

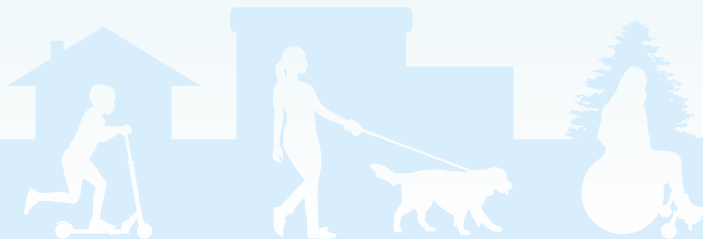


Juanita and Kingsgate Neighborhood Plans Update

Kirkland City Council

February 20, 2024

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Agenda



- General Overview: Engagement and Revisions
- Kingsgate Plan Updates
 - Community Feedback
 - Planned Policy Additions
- Juanita Plan Updates
 - Community Feedback
 - Planned Policy Additions
- Potential Land Use Changes
- Juanita Public Pathway Concept
- Questions and Comments



General Engagement



- Neighborhood Community Surveys (333 Juanita responses; 312 Kingsgate responses)
- Neighborhood Working Groups
- Neighborhood Visioning Workshops
- Postcards to residents and property owners
- Neighborhood Association Meetings
- Youth Council Meeting
- Kirkland Alliance of Neighborhoods (KAN)
- General outreach (tabling at events, City communications/social media, etc.)
- Targeted and neighborhood-specific engagement



General Revisions



- Incorporation of **updated Vision Statements** based on community feedback and working group direction;
- Redundant and non-specific **historical context consolidation**
- **Reformatting** to be consistent with the current format for neighborhood plans
- **Equity and inclusion edits** – incorporate recommendations from Equity Review of the 2044 Comprehensive Plan
- Policies added to **improve multi-modal circulation** and connections to key city locations
- Policy and text added to **support Citywide Middle Housing** and **affordable housing policies**
- Policy and **text support** for citywide functional plans
- **Updates** to outdated or irrelevant text

Neighborhood
PLAN PROCESS

Kingsgate Plan Updates



Community Input Themes

- Infrastructure and capacity enhancements
- Housing concerns
- Redevelopment of the Kingsgate Commercial Center
- Access to greenspace; tree canopy conservation
- Pedestrian and bicycle connectivity

Draft Policy Themes

- Preservation of naturally-occurring affordable housing; diversification of housing types
- Economic revitalization of the Kingsgate commercial area
- Multimodal connections to parks, transit-served locations, and other key destinations
- More frequent, reliable, and comprehensive public transit options
- Central sites for inclusive public gathering opportunities
- Examining a renaming process for the neighborhood to choose a more accurate and inclusive name

Juanita Plan Updates



Community Input Themes

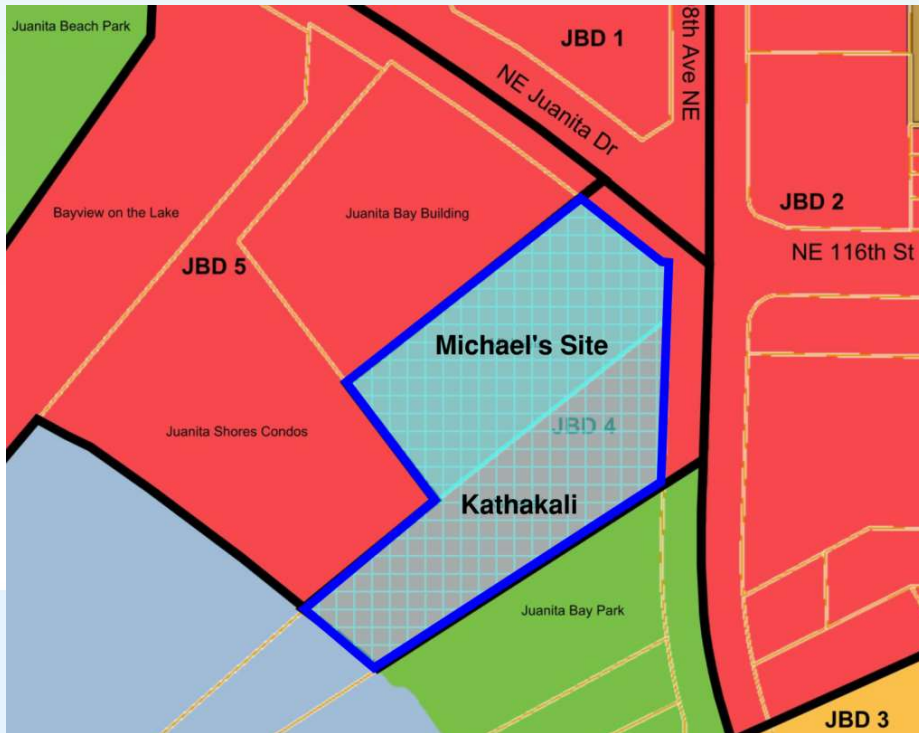
- Housing concerns
- Pedestrian and bicycle connectivity
- Lack of business/retail options
- Environmental protection and conservation
- Safety of students and pedestrians

Draft Policy Themes

- Diversification of housing options
- Increased public transportation options; improvements to pedestrian and bicycle infrastructure
- Promotion of 10-minute neighborhood concept
- New pedestrian routes and connections to regional trails
- Revision of JBD 6 narrative text prohibiting certain retail uses east of NE 120th Pl
- Land use changes/rezones that are proposed through community-initiated amendment requests (as directed by Council)



Michael's Site – 9755 NE Juanita Drive



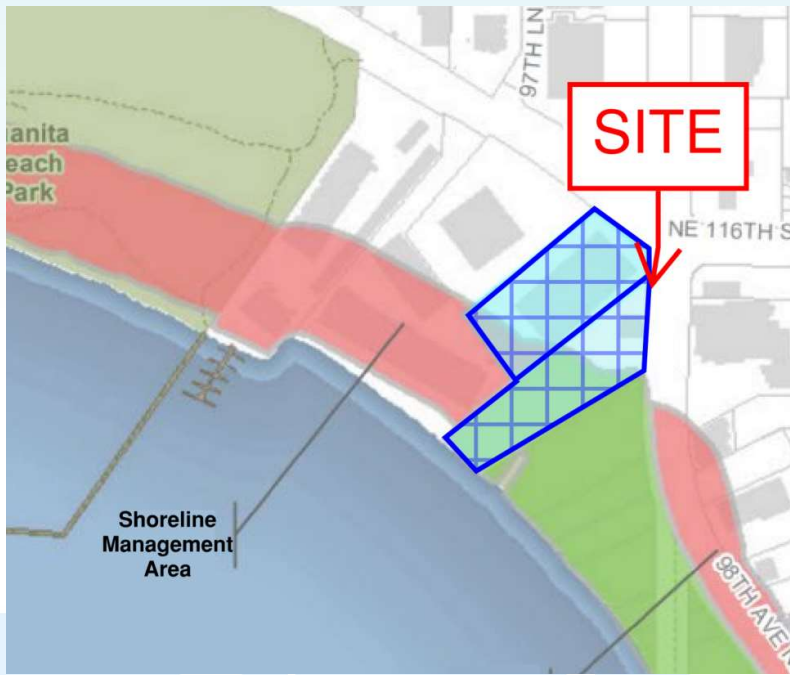
Proposal Overview

- 26 feet → 70 feet maximum height
- Approximately 170 units
- Retail proposed

Key Themes from Engagement

- Important site; gateway to the neighborhood
- More housing is needed in Juanita
- No more shoreline housing; there are “better” areas for more density inland near Juanita Village
- Reduce parking requirements on the site to allow pedestrian-oriented development
- Concerns about environmental and traffic conditions at the site
- **Future development should support park-to-park connection**

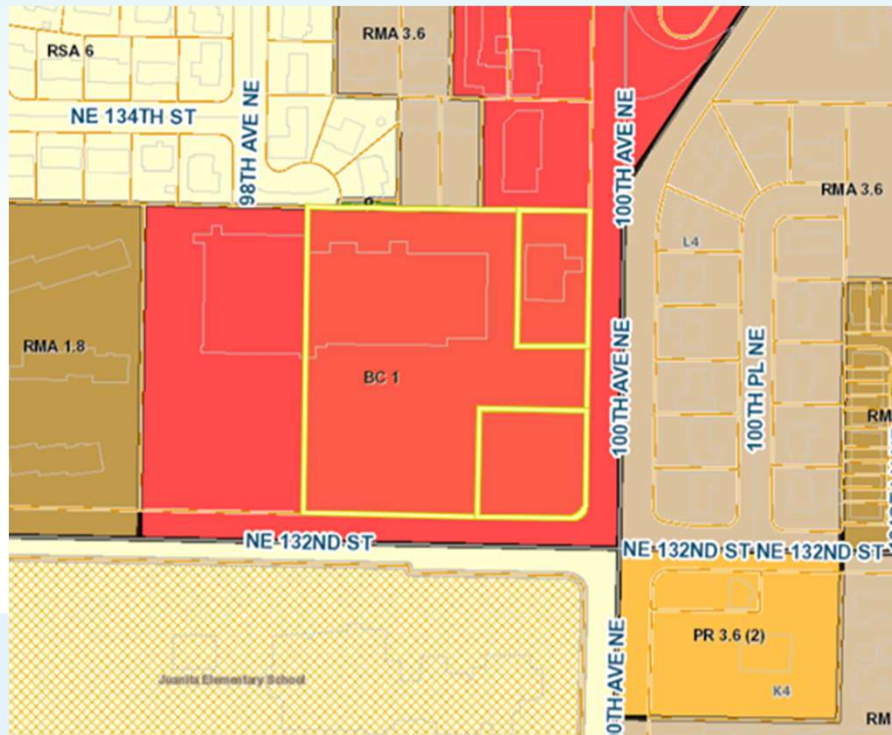
Michael's Site – 9755 NE Juanita Drive



Development Regulations	Existing	Shoreline (UM)	Proposed
Use	Retail	Allows mixed-use	Mixed-use (retail/residential) *minimal retail reqs requested
Density	1,800 sq. ft./unit	(1,800 sq. ft./unit)	Removal of density restrictions to allow 250-300 units
# of units	30.49	30.49	250-300
Height	26'	41'	70'
Parking	1.2 per studio unit 1.3 per 1 bedroom unit 1.6 per 2 bedroom unit 1.8 per 3+ bedroom unit	1.2 per studio unit; 1.3 per 1 bedroom unit; 1.6 per 2 bedroom unit; 1.8 per 3+ bedroom unit	General reductions (example: parking requirements in station area)
units/acre	24.2	24.2	198.41 - 238.1

Staff recommendation: Continue studying JBD 4 zoning as proposed by applicant, exploring requested height and density *outside* of the Shoreline Management Area. Staff recommendations do not include any updates to the City's Shoreline Master Program (SMP).

Goodwill Site - 9826 NE 132nd St



Proposal includes:

- 35 feet → 75 feet maximum height
- 500-600 units
- 10,000–15,000 square feet of commercial/retail space

Key themes from outreach:

- General support for this change due to need for additional housing in Juanita (proposed height allowance is not supported by some)
- Housing at this site should be accessible and attainable for families given close proximity to schools; important to identify safe connections from site to schools
- Future development should support multimodal connections and provide and promote non-vehicular visits

Staff recommendation: Continue study of this land use change as proposed, including consideration of urban design and public benefits.

Juanita Public Pathway (JPP) Concept



- Multimodal pathway suggested by the Juanita Neighborhood Association
- Objective: connect Brickyard Road Park and Ride in Bothell to Edith Moulton Park, Windsor Vista Park, Juanita High School, Jasper's Dog Park, and the Cross Kirkland Corridor
- City's Feasibility Study underway
- JPP proposed as a more direct route than the City's existing and proposed neighborhood greenway system

Staff recommendation: Staff recommends continuing to study the JPP and considering policy additions to the neighborhood plan that will support future multimodal connectivity.



Questions For Council



1. Does the Council have suggested policy direction for the Juanita or Kingsgate plans?
2. Does the Council have suggested edits to the drafted Vision Statements?
3. Does the Council agree with the staff recommendations on the community-proposed land use change requests and the JPP?
4. Are there any concerns or comments from Council regarding the community-proposed land use change requests at this time?

THANK YOU

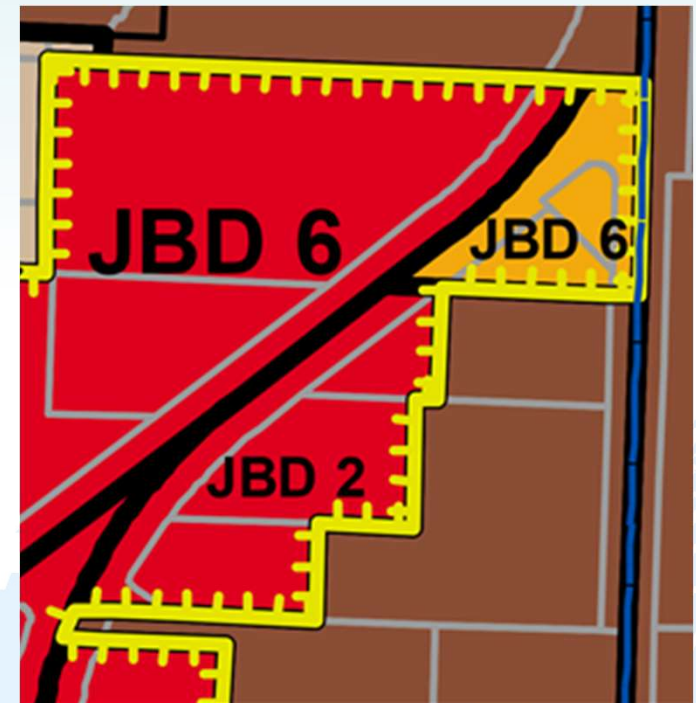
STAFF CONTACT: [LeAndra Baker-Lewis](mailto:LeAndra.Baker-Lewis@kirklandwa.gov)
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JBD 6 Use Allowance Revision



Current Neighborhood Plan Text regarding JBD 6

“Appropriate uses in this area should be office and multifamily with restaurants, taverns, and neighborhood-oriented retail allowed. Drive-through facilities should be prohibited. Buildings should be a maximum of two stories. However, three-story buildings could be approved by the Design Review Board. Pedestrian access easements along Juanita Creek should be acquired which are designed to prohibit unrestricted access to the creek. All development should protect the creek as described in the Natural Environment section. **In the triangular parcel between 98th Avenue NE and 100th Avenue NE, office and multifamily should also be allowed, but not restaurant, tavern, or neighborhood-oriented retail due to its prominent location when entering the district and its proximity to the East Ridge area.**”



Juanita Public Pathway (JPP)



Juanita Neighborhood Association Proposed Alignment

Segment 1. Brickyard Road Park and Ride to NE 145th Street

Segment 2. NE 145th Street to Edith Moulton Park

Segment 3. Edith Moulton Park to NE 132nd Street

Segment 4. NE 132nd Street to Juanita High School (NE 116th Street)

Segment 5. Juanita High School to Jasper's Dog Park (NE 117th Street)

Segment 6. Jasper's Dog Park to Cross Kirkland Corridor (NE 120th Avenue NE)



[Attachment 3:
Juanita Public Pathway Proposal Map](#)

