



CITY OF KIRKLAND

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MEMORANDUM

To: Planning Commission

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Date: June 13, 2023

Subject: K2044 Comprehensive Plan Update Briefing – Land Use Element

Recommendation

Staff recommends that the Planning Commission (PC) receive a briefing on the 2044 Comprehensive Plan update process as it relates to updates to the Land Use Element (the term Element refers to the chapters in the Comprehensive Plan).

Summary

This memo contains the following:

- Kirkland 2044 process overview and status;
- Information on mandatory State, regional and King County regulatory and consistency requirements related to the Land Use Element;
- What we have learned from community input on the Land Use Element thus far;
- List of potential study issues or policy changes being explored for the Land Use Element; and
- Next steps.

Kirkland 2044 Comprehensive Plan (K2044) Update Process Overview

The City of Kirkland is in the process of conducting a State-mandated update of the Kirkland Comprehensive Plan with a target completion date of mid-2024 (the State deadline for City Council adoption is December 31, 2024). The Comprehensive Plan is the primary citywide guide for how we, as a community, manage growth over the next 20 years (with a horizon year of 2044) in terms of land use, transportation, and the public facilities and services necessary to support that growth. The Comprehensive Plan also includes goals and policies for how the City addresses housing, sustainability and climate change, economic development, parks and open space, shoreline management, and more.

The two-year Comprehensive Plan Update (referred to hereafter as K2044) process will be an opportunity to reflect on the kind of community we aspire to become, and to create a policy roadmap to achieve that vision. The process involves staff in each City department, City Council, City Boards and Commissions, and an extensive community outreach and engagement process focused specifically on reaching a wide diversity of perspectives, as has been discussed with Planning Commission in the previous briefing on the K2044 Community Engagement Plan at its [December 8, 2022](#) meeting. The Transportation Master Plan is being updated in conjunction with the K2044 process and will be primarily guided by the Public Works Transportation Division and the Transportation Commission. Land use and transportation are intertwined topics, primarily because land use decisions have traffic and mobility implications, and there is a desire to situate more intensive land uses around transportation infrastructure (particularly transit). Therefore, staff have been conducting the majority of outreach for the Land Use element jointly with Transportation staff to ensure that updates to goals and policies are complementary.

The last major (periodic) update to the Kirkland Comprehensive Plan was in 2015. The [existing Comprehensive Plan](#) contains the City's 2035 [Vision Statement](#) and [Guiding Principles](#), which form the foundation for the goals and policies contained in the General Elements (chapters of the Comprehensive Plan). These two components establish an overall goal of maintaining Kirkland as a livable, sustainable, and connected city, which is still relevant today.

The K2044 Plan update will need to be consistent with updated State, regional, and King County policies and plans, along with local goals, discussed further in the element subsections below. As part of the process to certify Kirkland's K2044 Plan, the State, Puget Sound Regional Council, and King County will review drafts and approve the final Plan once it is adopted by City Council.

More general information about the update process can be found in the briefing memos from [Planning Commission's April 28, 2022](#), [City Council's December 8, 2022](#), and [Planning Commission's May 11, 2023](#) meetings. These meeting packets, presentations, other documents, and additional resources are available on the City's K2044 Comprehensive Plan update webpage at Kirklandwa.gov/K2044.

Community Outreach and Engagement Activities

Beginning in early 2023, Staff conducted a substantial number of public outreach and community engagement activities to implement the community engagement plan. Below is a summary of general community engagement activities accomplished to date or that are in progress as of June 2023:

- [Community Engagement Plan](#), prepared by Broadview Planning consultants
- [Equity Review Report](#) of existing Comprehensive Plan elements, prepared by EcoNorthwest
- Project webpage updates and listserv email announcements
- Surveys
- Focus Group recruitment focused on priority populations
- Focus Group meetings for Sustainability, Climate Change & Environment, Parks, Land Use, and Transportation elements

- Publication of informational handouts (including introduction materials translated into the four most common languages in the City besides English)
- Presentations to community groups, Boards and Commissions (City Council, Planning Commission, Transportation Commission, Youth Council, Senior Council, Human Services Commission), neighborhood associations, and Kirkland Alliance of Neighborhoods
- Community events (Town Hall on Bikes, Eastside for All event, Kirkland City Hall for All event)
- Tabling events (seasonal events, Evergreen Health Fair, Pride Crosswalk Ribbon-cutting)
- Class projects with Lake Washington and Juanita High Schools and student surveys
- Community-wide visioning event (January 2023)

In addition to the general K2044 activities above, staff has conducted outreach and engagement activities specific to the Land Use element. The topics of Land Use and Transportation are interrelated, and the majority of the element-specific activities (listed below) were conducted jointly with Transportation staff leading the Transportation Master Plan (TMP) and Transportation Element updates to ensure that updates to goals and policies are complementary, and that the community has the opportunity to learn more about how the two topics relate to each other and must be balanced.

- Land Use and Transportation Survey (503 responses have been received to date; the survey will be open for responses until June 30, 2023)
- Senior Council Meeting (April 11, 2023)
- Land Use and Transportation Focus Groups (May 1 and May 9, 2023)
- Youth Council Meeting (May 22, 2023)
- Kirkland Alliance of Neighborhoods (June 14, 2023)

Land Use Element Overview

Background

The Land Use Element guides future growth in Kirkland and helps establish the appropriate locations for certain types of development (i.e., land uses), the allowed intensity of each land use, and where open space preservation should be located. The Land Use element is the foundational chapter to establish how Kirkland will accommodate our assigned growth targets for the Comprehensive Plan Update horizon year of 2044, shown in the table below. As shown below, the City has more than sufficient capacity to accommodate Kirkland's housing and jobs targets, meaning that additional changes to land use designations/zoning are not necessary to meet growth

targets. However, such changes may be desirable to help achieve other City-wide objectives related to sustainability, affordable housing, and other topics.

HOUSING UNITS			JOBS		
Existing (2018)	K2044 Target (2019 – 2044)	Existing Capacity (2023) *	Existing (2018)	K2044 Target (2019 – 2044)	Existing Capacity (2023)*
38,656	13,200 (above 2018 existing)	19,595	49,280	26,490 (above 2018 existing)	36,082

**Note: “Capacity” is the amount of development that would be allowed under existing zoning. This estimate is pending completion of the City’s 2044 capacity analysis. Number reflects approximate remaining capacity from K2035 Plan (units/jobs planned for, but not achieved), plus the additional capacity adopted with NE 85th St Station Area Plan.*

This element is intertwined with many other Comprehensive Plan elements, in that other elements will need to take into account the existing and future growth capacity and locations for growth established in the Land Use element. The primary challenge in the Land Use Element will be designing future growth in a way that retains and improves what people already love about Kirkland, while providing additional opportunities for new housing and jobs that are well connected to the region. Attachment 1 contains a list of the existing goals and policies without the corresponding narrative text. The entire existing Land Use Element can be accessed via this [link](#).

The Land Use element contains the goals and policies that address:

- Accommodating regional population and employment targets and needs;
- Community growth and redevelopment in an orderly and balanced manner;
- Equitable access to jobs, housing, services, parks, and economic opportunity;
- The protection of Kirkland’s natural environment and resources;
- Open spaces that are connected and utilized by people and wildlife; and,
- The development of government, public, and community facilities.

Statutory and Policy Guidance for Update

The Land Use Element is a required element in comprehensive plans pursuant to the Growth Management Act (GMA). The GMA requires that the element designate the proposed general distribution, location, and extent of the uses of land. It must also include population densities, building intensities, and estimates of future population growth. See Attachment 2 for an overview of State, regional, and County policies that the Land Use Element must be consistent with. The Comprehensive Plan Update will also incorporate or support recommendations and goals from City plans such as the Diversity, Equity, Inclusion and Belonging (DEIB) 5-Year Roadmap, Parks, Recreation, and Open Space (PROS) Plan, and the Sustainability Master Plan (SMP). Attachment 2 includes a summary of recommendations from local plans that pertain to the Land Use Element.

Community Feedback on Land Use Element

To date, comments from the community, survey responses, and discussion at meetings and public outreach events have included the following themes/recommendations:

- Provide opportunities for more housing, especially affordable housing;
- Focus growth in areas of the City that already have a lot of activity, existing neighborhood commercial centers, and along major roads and transit; and
- Create a land use pattern and transportation network that makes it easier to live near neighborhood commercial uses and community facilities.

At the May 2023 Land Use and Transportation Focus Group, staff facilitated a discussion with participants to develop a set of guiding principles. These focus group guiding principles are intended to communicate policy priorities from the perspective of the focus group participants for Planning Commission and City Council to consider in their pending review of draft revisions to the Land Use Element. A summary of the focus groups and the guiding principles are shown in Attachment 3. The focus group guiding principles are centered on: Affordable Housing; Accessible Places; Small/Middle Businesses; Mixed-use; and Green Communities.

Key Land Use Policy Issues

Throughout the K2044 Update process, staff anticipates highlighting specific topics or policy areas of focus for the PC to direct attention to, or to request specific feedback on. There are several policy concepts that staff anticipates exploring through the update to the Land Use Element, including, but not limited to, the following:

- Citywide affordable housing requirements, including potential for requirements in low-density zones;
- How to stimulate production of missing middle housing types;
- Consolidating low-density residential zones for more uniform development regulations in similar zones citywide;
- Potential density increases in existing neighborhood commercial-oriented sites, or other appropriate locations (which will also be explored through the Juanita and Kingsgate Neighborhood Plan Updates, and the current cycle of Community-initiated Amendment Requests);
- Introducing more allowances for small-scale neighborhood commercial uses and/or home-based businesses in low-density residential neighborhoods;
- Reducing and/or restructuring parking standards;
- Increasing public access to Lake Washington and other natural areas; and,
- Concepts that will enable Kirkland to become a more “Complete City” (e.g., completing sidewalks, undergrounding overhead utilities, integrating arts into the community, etc.).

General Questions for Discussion

- Does the Commission have any questions about what staff has learned from the community through engagement to date?
- Does the Commission have any questions about any of the State, regional, or County requirements for updating the Land Use Element?
- Does the Commission have any feedback on the potential Land Use concepts for study shown above, or any concepts to add?

Next Steps

For the remainder of 2023, staff will continue to conduct the community engagement activities outlined above to gather public input on each Element, attend City Council, Board and Commission meetings for their input, and begin to draft edits to each Element. The goal is to have draft elements of the Comprehensive Plan completed in early 2024 for review by the various Boards and Commissions, with a tentative public hearing set for spring 2024 and final adoption by fall 2024.

Other tasks in the K2044 Update scope include conducting a land use capacity analysis to confirm compliance with Kirkland's assigned job and housing growth targets, updating the Community Profile, updating the Transportation Master Plan (basis for the Transportation Element), and conducting an environmental review of proposed changes. The PC will be briefed on the status of these tasks at future meetings.

Attachments:

1. Existing Land Use Element goals and policies
2. Land Use Element Summary of potential State, Regional, County, and local policy topics for consideration
3. Land Use Element Focus Group Report Out

cc: File: CAM22-00023

VI. Land Use Element

Existing adopted Goals and Policies with reduced descriptive text-4/20/2023
Here is a [link](#) to the full text of the adopted Land Use Element in the Comprehensive Plan.

A. Introduction

Kirkland's existing pattern of land use has served the City well for many years. Over the next 20 years, the real challenge for the community will be how to preserve existing community character in the face of continued population and employment growth. Kirkland is part of a regional and interrelated pattern of land uses. Most land in the City is devoted to housing, and the majority of Kirkland residents commute to other communities to work.

Kirkland is also a balanced community, providing shops, services and employment both for local residents and for those who live in other communities. Kirkland is also a city of neighborhoods – each with its own mix of population, housing, commercial opportunities, and visual features which help form its unique character. The City's residential neighborhoods are generally strong and well established. They are also diverse in housing type, size, style, history, maturity and affordability. More mixed-use residential/commercial centers have developed, including Juanita Village and Downtown Kirkland. The commercial areas are healthy, offer a broad range of goods and services, and provide a strong tax base to help fund public services and facilities. Kirkland has a diverse economic base with several retail centers, mixed-use retail/office districts, a regional health care center, auto dealerships, business parks, industrial complexes and home-based businesses.

B. The Land Use Concept

The fundamental goal of the Land Use Element is to maintain a balanced and complete community by retaining the community's character and quality of life, while accommodating growth and minimizing traffic congestion and service delivery costs. To accomplish this, the Element:

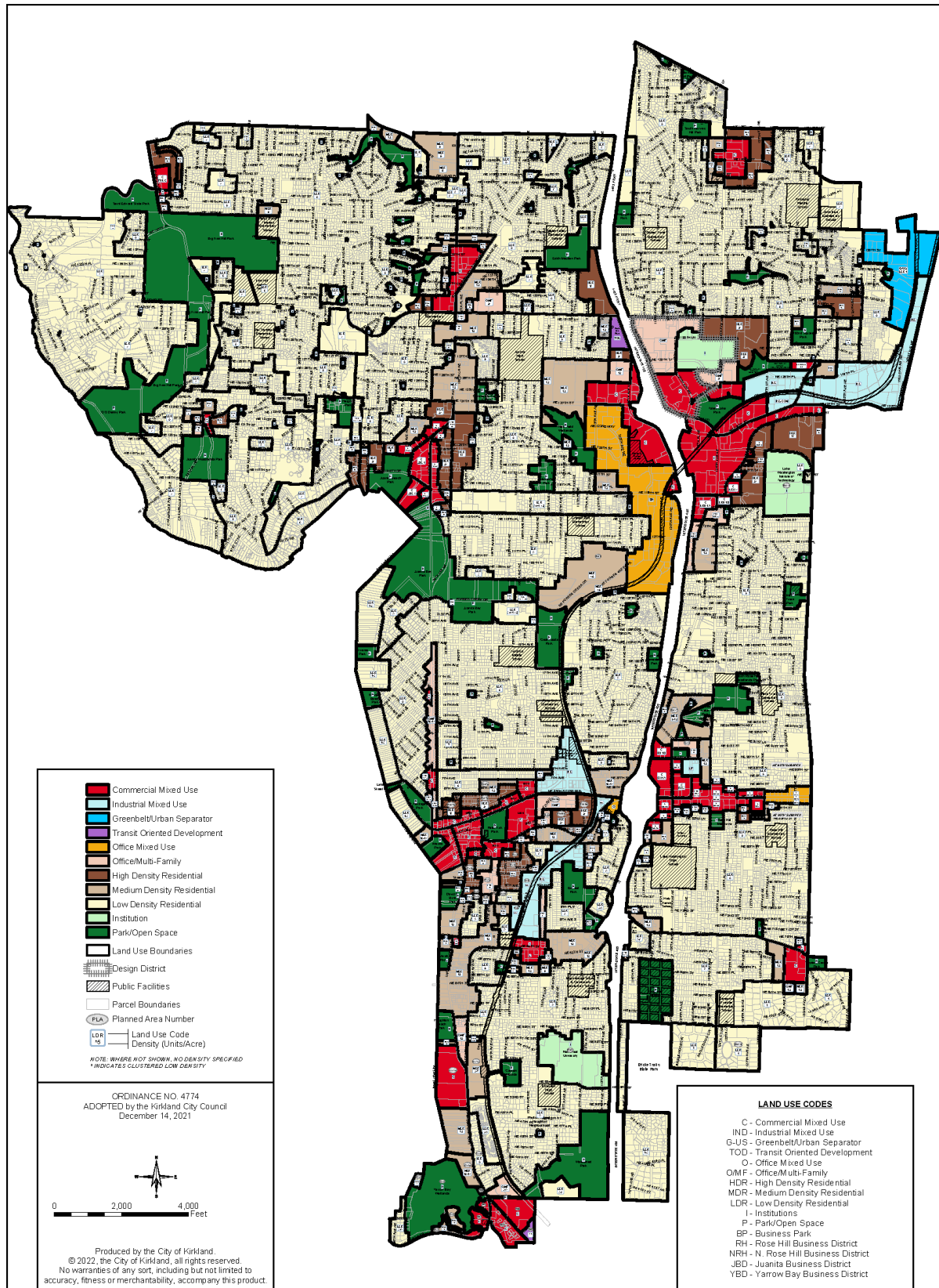
- Seeks a compact and walkable community with shops, services and employment close to home; numerous civic activities and entertainment options; high-quality educational facilities; numerous parks; and a variety of housing choices;
- Identifies the values that must be weighed in managing growth. Goals and policies promote a land use pattern that is orderly, compact, well- designed, and responsive both to the natural and physical environment;
- Proposes a land use pattern that supports a multimodal transportation system and results in more efficient service delivery. Placing urban neighborhoods around commercial areas allows residents to walk or bicycle to corner stores or neighborhood centers, and then connect by transit to other commercial areas. High-capacity transit could connect and serve larger commercial areas, both inside and outside of the community;
- Protects existing residential neighborhoods. Goals and policies support a stable nucleus of single-family housing and more housing options. Higher-density residential areas continue to be located near commercial centers and transportation hubs;
- Supports a range of employment opportunities in the City and sets out standards for vibrant commercial areas. Opportunities for new growth are provided in the Totem Lake Center and Downtown Kirkland. Other existing commercial areas in the City are maintained and strengthened. While not encouraging heavy industry, goals and policies work to preserve

opportunities for higher-paying jobs to locate in the City;

- Encourages preservation of an open space network, including environmentally sensitive areas, recreational facilities, and the shoreline; and
- Acknowledges the City's regional role in working with other jurisdictions and the County to site regional facilities.

C. Land Use Map and Definitions

The Comprehensive Land Use Map (Figure LU-1) indicates where certain types of uses may be appropriate. The Comprehensive Land Use Map identifies areas for a range of housing densities and a variety of nonresidential uses. The map contains land use designations reflecting the predominant use allowed in each area. These designations are reflected in a broad variety of zoning districts on the Kirkland Zoning Map. Within some of these land use designations are mixed-use developments.



D. Land Use Goals and Policies

Growth Management

Washington's Growth Management Act establishes goals to be considered in the development of local comprehensive plans. These goals include concentrating growth in urban areas to provide efficient services and reduce sprawl, supporting transportation choices, providing housing that is affordable to all, and encouraging economic development. VISION 2040 sets an overarching goal of focusing growth in urban areas to create walkable, compact, transit-oriented communities that maintain local character. These goals are consistent with the vision established by Kirkland citizens.

Goal LU-1: Manage community growth and redevelopment to ensure:

- **An orderly pattern of land use;**
- **A balanced and complete community;**
- **Maintenance and improvement of the City's existing character; and**
- **Protection of environmentally sensitive areas.**

Policy LU-1.1: Maintain clear and predictable development regulations that are consistent with City goals and policies.

Policy LU-1.2: Create logical boundaries between land use districts that take into account such considerations as existing and planned land uses, access, property lines, topographic conditions, and natural features.

Policy LU-1.3: Encourage attractive site and building design that is compatible in scale and in character with existing or planned development.

Policy LU-1.4: Create effective transitions between different land uses.

Policy LU-1.5: Regulate land use and development in environmentally sensitive areas to improve and protect environmental quality and avoid unnecessary public and private costs.

Goal LU-2: Promote a compact, efficient, and sustainable land use pattern in Kirkland that:

- **Supports a multimodal transportation system that efficiently moves people and goods;**
- **Minimizes energy use, greenhouse gas emissions, and service costs;**
- **Conserves land, water, and natural resources; and**
- **Provides sufficient land area and development intensity to accommodate Kirkland's share of the regionally adopted population and employment targets.**

Policy LU-2.1: Support a range of development densities in Kirkland, recognizing environmental constraints and community character.

Policy LU-2.2: Facilitate infill development and encourage redevelopment of underutilized land.

Policy LU-2.3: Ensure an adequate supply of housing units and commercial floorspace to meet the required growth targets.

Policy LU-2.4: Support development patterns that promote public health and provide opportunities for safe and convenient physical activity and social connectivity.

Land Use/Transportation Linkages

Land use/transportation linkage policies address the relationship between the land use pattern and a

complete transportation system. Separation of jobs and housing means longer commute trips – generally accommodated on the City’s roadways either by private automobile or transit. When shops and services are long distances from residential areas, this also translates into additional vehicle or transit trips. Allowing residential and nonresidential uses to locate in closer proximity provides transportation options, making walking or bicycling a viable option.

Goal LU-3: Provide a land use pattern and transportation network that promotes mobility, transportation choices, and convenient access to goods and services.

Policy LU-3.1: Create and maintain neighborhoods that allow residents and employees to walk or bicycle to places that meet their daily needs.

Policy LU-3.2: Encourage residential development within commercial areas.

Policy LU-3.3: Encourage housing, offices, shops, and services at or near the park and ride lots.

Policy LU-3.4: Locate higher density land uses in areas served by frequent transit service.

Policy LU-3.5: Provide vehicular access for commercial development from arterials or freeways and avoid vehicular access from residential streets.

Policy LU-3.6: Incorporate features in new development projects that support transportation choices.

Policy LU-3.7: Consider reducing minimum parking requirements in the Zoning Code in walkable areas with convenient shops, services and good transit service.

Policy LU-3.8: Create a complementary relationship between adjoining land uses and the Cross Kirkland Corridor and Eastside Rail Corridor, both in terms of short term nonmotorized access and future opportunities for high capacity transit.

Policy LU-3.9: Encourage vehicular and nonmotorized connectivity.

Residential

Most of the land in Kirkland is developed with housing of some type – whether single-family or multifamily homes. Kirkland will continue to be primarily a residential community and preservation and protection of residential neighborhoods is an important goal to ensure future livability. The notion of preserving community character is one that is explored more fully in the Housing and Community Character Elements and the Neighborhood Plans, where careful review of the features that make a neighborhood unique are identified. In the Land Use Element, the general notion of protection of community character is promoted. However, this Element also acknowledges that the community will be growing and that a balance must be struck between providing more housing units and preserving the neighborhoods as they are today. Several of the most important housing issues – affordability, special needs housing, and accessory units – are not addressed in this Element. They are discussed, instead, in the Housing Element.

Goal LU-4: Protect and enhance the character and quality of residential neighborhoods while accommodating the City’s growth targets.

Policy LU-4.1: Maintain and enhance the character of Kirkland’s residential areas.

Policy LU-4.2: Locate the highest density residential areas close to shops and services and transportation hubs.

Policy LU-4.3: Allow for new residential growth consistent with the basic pattern of land use in the City.

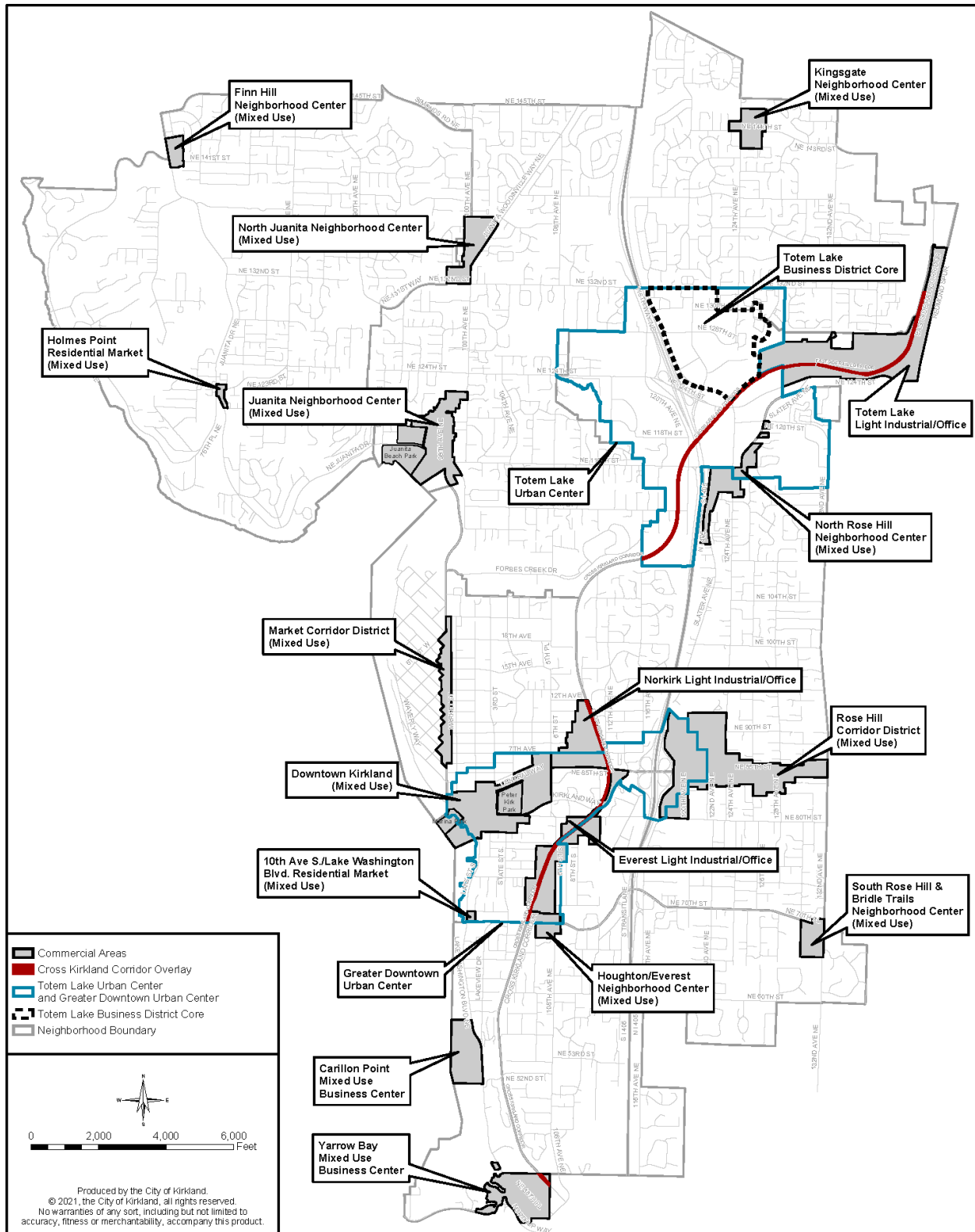
Policy LU-4.4: Consider neighborhood character and integrity when determining the extent and type of land use changes.

Policy LU-4.5: Allow neighborhoods to propose small scale neighborhood-oriented commercial uses within residential areas to meet local needs and reduce reliance on vehicle trips to meet daily needs.

Commercial and Mixed Use

Commercial land uses are a critical part of the Kirkland community. They provide shopping and service opportunities for Kirkland residents, and also create employment within the City. The tax revenues generated by business help fund the capital facilities and public services that residents enjoy.

Problems that the community faces – traffic congestion, particularly – create concerns for commercial land uses. Along with the need to provide new housing units for future residents, the City will need to designate adequate land area for commercial uses, some of which may employ Kirkland residents. If the opportunity for local employment is increased, the high proportion of residents who work outside the community may be reduced. This in turn would ease traffic congestion by shortening commute trips and making other modes of travel to work more feasible. In addition, many of Kirkland's commercial areas are designated for mixed use development. Mixed use development is a fundamental part of the regional and local growth strategy. As evidenced in areas like Downtown Kirkland and Juanita Village, the mixing of residential and commercial uses creates compact, walkable, transit-oriented communities.



Goal LU-5: Plan for a hierarchy of commercial and mixed use areas serving neighborhood, community, and/or regional needs.

Policy LU-5.1: Reflect the following principles in development standards and land use plans for commercial and mixed use areas:

Urban Design

- Create lively and attractive districts with a human scale.
- Create attractive, pedestrian-oriented streets through building placement and design and by minimizing the obtrusive nature of parking lots.
- Support a mix of retail, office, and residential uses in multistory structures.
- Create effective transitions between commercial areas and surrounding residential neighborhoods.

Access

- Encourage multimodal transportation options.
- Promote an intensity and density of land uses sufficient to support effective transit and pedestrian activity.
- Promote a street pattern that provides through connections, pedestrian accessibility and vehicular access.
- Encourage pedestrian travel to and within commercial and mixed use areas by providing:
 - *Safe and attractive walkways;*
 - *Close groupings of stores and offices;*
 - *Placement of parking in structures, underground, or to the back or side of buildings.*

Policy LU-5.2: Maintain and strengthen existing commercial and mixed use areas by focusing economic development within them.

Policy LU-5.3: Enhance and strengthen Kirkland's commercial and mixed use areas consistent with the neighborhood plan for each area.

Policy LU-5.4: Provide opportunities for a variety of employment.

Policy LU-5.5: Support the Greater Downtown area as an Urban Center/Regional Growth Center.

Policy LU-5.6: Maintain and enhance Kirkland's diverse Neighborhood Centers to serve as business centers and as walkable focal points for the local community. Reflect the following principles in development standards and land use plans for these areas:

- Preserve and enhance neighborhood-serving retail, especially grocery stores.
- Promote a mix of complementary uses.
- Support redevelopment at an intensity that helps meet Kirkland's required growth targets in walkable neighborhoods with good transit service.
- Create gathering places and opportunities for social interaction.
- Create and maintain unique places that complement and reflect the character of the surrounding neighborhood.

Policy LU-5.7: Encourage redevelopment and adaptive reuse of Kirkland's Light Industry/Office areas in a manner that supports the existing mix of allowed uses while enabling these areas to evolve into innovative areas for commerce and employment.

Policy LU-5.8: Allow for innovative land use and development within the Cross Kirkland Corridor Overlay where such innovation enhances the recreational, transportation, and economic development potential of the Corridor.

Open Space and Resource Protection

Open space may serve amenity, utilitarian and/or recreational purposes. Open space also may protect and preserve special natural places such as stream corridors, wetlands, and wildlife habitat. As growth continues, the value of open space will increase, providing relief from the urban environment and an opportunity to experience nature inside the City.

Goal LU-6: Establish a coordinated and connected system of open space throughout the City that:

- ***Preserves natural systems,***
- ***Protects wildlife habitat and corridors,***
- ***Provides land for recreation, and***
- ***Preserves natural landforms and scenic areas.***

Policy LU-6.1: Distribute parks and open spaces throughout the City, with particular focus on new facilities in areas of the City facing the greatest population growth, in areas where facilities are deficient, and/or in areas where connections of the open space network could be made.

Policy LU-6.2: Work with adjacent jurisdictions; County, State, federal, and tribal governments; and nonprofit groups to identify and protect open space networks to be preserved within and around Kirkland.

Policy LU-6.3: Consider the City's streets and the Cross Kirkland Corridor as integral parts of the overall open space network.

Policy LU-6.4: Preserve Kirkland's urban separators.

Goal LU-7: Protect and enhance Kirkland's natural resources.

Policy 7.1: Continue to designate and protect critical areas based on best available science, with special consideration to preserving and enhancing anadromous fisheries.

Policy LU-7.2: Decrease energy use, promote renewable energy, and promote public health through land use strategies that promote a mix of housing, employment, and services at intensities sufficient to promote walking, bicycling, and transit.

Essential Public Facilities, Government Facilities and Community Facilities

Essential public facilities as well as government and community facilities serve a variety of populations. Some serve local low-income residents who may not have easy access to private transportation. Others, such as landfills, serve regional waste haulers in large trucks along with local residents. Recognition of the unique characteristics of the clients of these facilities is important to their siting.

Government facilities are uses consisting of services and facilities operated from any level of government. Community facilities are uses that serve the public and are generally of a public service, noncommercial nature and usually operated by nonprofit agencies or organizations.

Goal LU-8: Maintain criteria, regulations and procedures that allow for the siting of essential public facilities as well as government and community facilities.

Policy LU-8.1: Work cooperatively with King County, the State and/or other cities to site essential public facilities.

Policy LU-8.2: Consider the following in siting essential public facilities:

- Accessibility to the people served;
- Public involvement;
- Protection of neighborhoods;

- Preservation of natural resources;
- The cost-effectiveness of service delivery;
- Location near transit and mixed-use centers; and
- The goals and policies of the City's Comprehensive Plan.

Policy LU-8.3: Design essential public facilities as well as government and community facilities to reduce incompatibility with adjacent land uses.

K2044 Comprehensive Plan Update Briefing for Land Use Element (June 2023)

Summary of *new* or *revised* policies and/or regulatory changes that will be addressed in the element update to achieve consistency with State, Regional, King County Planning Policies, and local goals for Land Use Element. Note, several existing policies from the referenced plans are not listed if the element is already in compliance.

- **Washington State Growth Management Act (GMA)** – [goals and amendments since the last update:](#)
 - Update to show capacity for 2044 housing and job growth targets, and population forecasts for 2044.
- **Washington State Department of Commerce (DOC)** – [periodic review checklists](#) will address requirements of state law, and identify policy and regulatory updates required under new state laws:
 - A consistent population projection throughout the plan which should be consistent with the county's sub-county allocation of that forecast and housing needs.
 - Estimates of population densities and building intensities based on future land uses and housing needs.
 - Plan or program for monitoring how well comprehensive plan policies, development regulations, and other implementation techniques are achieving the comp plan's goals and the goals of the GMA.
 - Consideration of urban planning approaches that increase physical activity.
- **Puget Sound Regional Council (PSRC)** – periodic review checklist for cities and regional centers, the Regional Growth Strategy and multi-county planning policies (MPPs) provided for in [PSRC's Vision 2050 Growth Strategy Plan](#) and [2050 Regional Transportation Plan](#):
 - Coordinate planning efforts among jurisdictions, agencies, federally recognized tribes, ports, and adjacent regions, where there are common borders or related regional issues, to facilitate a common vision.
 - Prioritize services and access to opportunity for people of color, people with low incomes, and historically underserved communities to ensure all people can attain the resources and opportunities to improve quality of life and address past inequities.
 - Prioritize investments in centers, including regional centers, countywide centers, high-capacity transit areas with a station area plan, and other local centers.
 - Avoid increasing development capacity inconsistent with the Regional Growth Strategy in regional geographies not served by high-capacity transit.
 - Reduce disparities in access to opportunity for the region's residents through inclusive community planning and targeted public and private investments that meet the needs of current and future residents and businesses.
 - Conduct inclusive engagement to identify and address the diverse needs of the region's residents.

- Reduce disparities in access to opportunity for the region's residents through inclusive community planning and targeted public and private investments that meet the needs of current and future residents and businesses.
 - Encourage the private, public, and nonprofit sectors to incorporate environmental and social responsibility into their practices.
 - Promote equity and access to opportunity in economic development policies and programs. Expand employment opportunity to improve the region's shared economic future.
 - Make reduction of health disparities and improvement of health outcomes across the region a priority when developing and carrying out regional, countywide, and local plans.
 - Evaluate planning in areas for potential residential and commercial displacement and use a range of strategies to mitigate displacement impacts.
 - Evaluate planning in regional growth centers and high-capacity transit station areas for their potential physical, economic, and cultural displacement of marginalized residents and businesses. Use a range of strategies to mitigate displacement impacts.
 - Identify potential physical, economic, and cultural displacement of existing businesses that may result from redevelopment and market pressure. Use a range of strategies to mitigate displacement impacts to the extent feasible.
- **King County Countywide Planning Policies (CPPs)** adopted by King County which address growth management issues in King County and allocates employment and housing growth targets to each city:
 - Adopt land use and community investment strategies that promote public health and address racially and environmentally disparate health outcomes and promote access to opportunity. Focus on residents with the highest needs in providing and enhancing opportunities for employment, safe and convenient daily physical activity, social connectivity, protection from exposure to harmful substances and environments, and housing in high opportunity areas.
 - Increase access to healthy and culturally relevant food in communities throughout the Urban Growth Area by encouraging the location of healthy food purveyors, such as grocery stores, farmers markets, urban agriculture programs, and community food gardens in proximity to residential uses and transit facilities, particularly in those areas with limited access to healthy food.
 - Evaluate the potential physical, economic, and cultural displacement of residents and businesses in regional growth centers and high-capacity transit station areas, particularly for Black, Indigenous, and other People of Color communities; immigrants and refugees, low income populations; disabled communities; and other communities at greatest risk of displacement. Use a range of strategies to mitigate identified displacement impacts.
 - Evaluate the potential physical, economic, and cultural displacement of residents and businesses in countywide and local centers, particularly for Black, Indigenous, and other People of Color communities; immigrants and refugees, low-income populations; disabled communities; and other communities at

greatest risk of displacement. Use a range of strategies to mitigate identified displacement impacts.

- Plan for neighborhoods or subareas to encourage infill and redevelopment, reuse of existing buildings and underutilized lands, and provision of adequate public spaces, in a manner that enhances public health, existing community character, and mix of uses. Neighborhood and subarea planning should include equitable engagement with Black, Indigenous, and other People of Color communities; immigrants and refugees; people with low-incomes; people with disabilities; and communities with language access needs.

LOCAL GOALS AND RECOMMENDATIONS

- [K2044 Comp Plan Update Equity Review Report Recommendations](#) (for the Land Use Element):
 - Increase accessibility of the Comprehensive Plan.
 - Continually integrate equity guidance.
 - Develop and incorporate implementation plan and plan performance tools.
 - Revise language in the Comprehensive Plan to be more inclusive.
 - Examine alternative language to terms in the existing Plan that may be exclusionary or overly subjective (e.g., “character”, “community character”).
- [Kirkland Diversity, Equity, Inclusion, Belonging \(DEIB\) 5-Year Roadmap](#):
 - Equity analysis in the City’s planning documents and processes.
- [City Council Goals 2023-2024](#)
 - Inclusive and Equitable Community
 - Vibrant Neighborhoods
 - Attainable Housing
 - Sustainable Environment
 - Thriving Economy
 - Balanced Transportation

KIRKLAND 2044 COMPREHENSIVE PLAN



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Sustainable – Connected – Welcoming

Land Use Element

Focus Group Update

On the evenings of May 1st and May 9th, City staff hosted virtual focus groups to discuss the Land Use Element of the 2044 Comprehensive Plan Update. The goal of the focus groups was to analyze Land Use topic areas, develop “guiding principles” for staff to utilize when revising goals and policies, to identify priorities and trade-off decisions, and how those align with identified guiding principles. Participants of the focus group had the following age distribution:

- 25 to 34 17%
- 35 to 39 20%
- 40 to 49 13%
- 50 to 59 26%
- 60+ 22%

Recommended Guiding Principles from K2044 Land Use Focus Group

The following guiding principles were developed based on the discussions held at the focus groups:

Affordable Housing - Policies should promote diverse and affordable housing types that are well-connected to jobs and services by increasing density equitably throughout the City, including within traditionally low-density neighborhoods.

Accessible Places - Policies should enhance and improve connectivity by locating housing, parks, schools, entertainment, and commercial uses where there is access to public transportation, walking/rolling, and safe active transportation routes to reduce the reliance on cars and parking.

Small/Middle Business - Policies should stimulate and foster more opportunities for small and middle sized businesses well-connected to residential uses, including accessory commercial uses within residential neighborhoods.

Mixed Use - Policies should enable various scales of mixed-use developments with diverse retail, office, and affordable housing options within 10-minute neighborhoods.

Green Communities - Policies should protect existing natural resources while managing growth, with a focus on development patterns that can improve access to parks and green corridors in all neighborhoods, and especially those that have less access today.

