

City Council Study Session



NE 85th Station Area Plan Phase 2

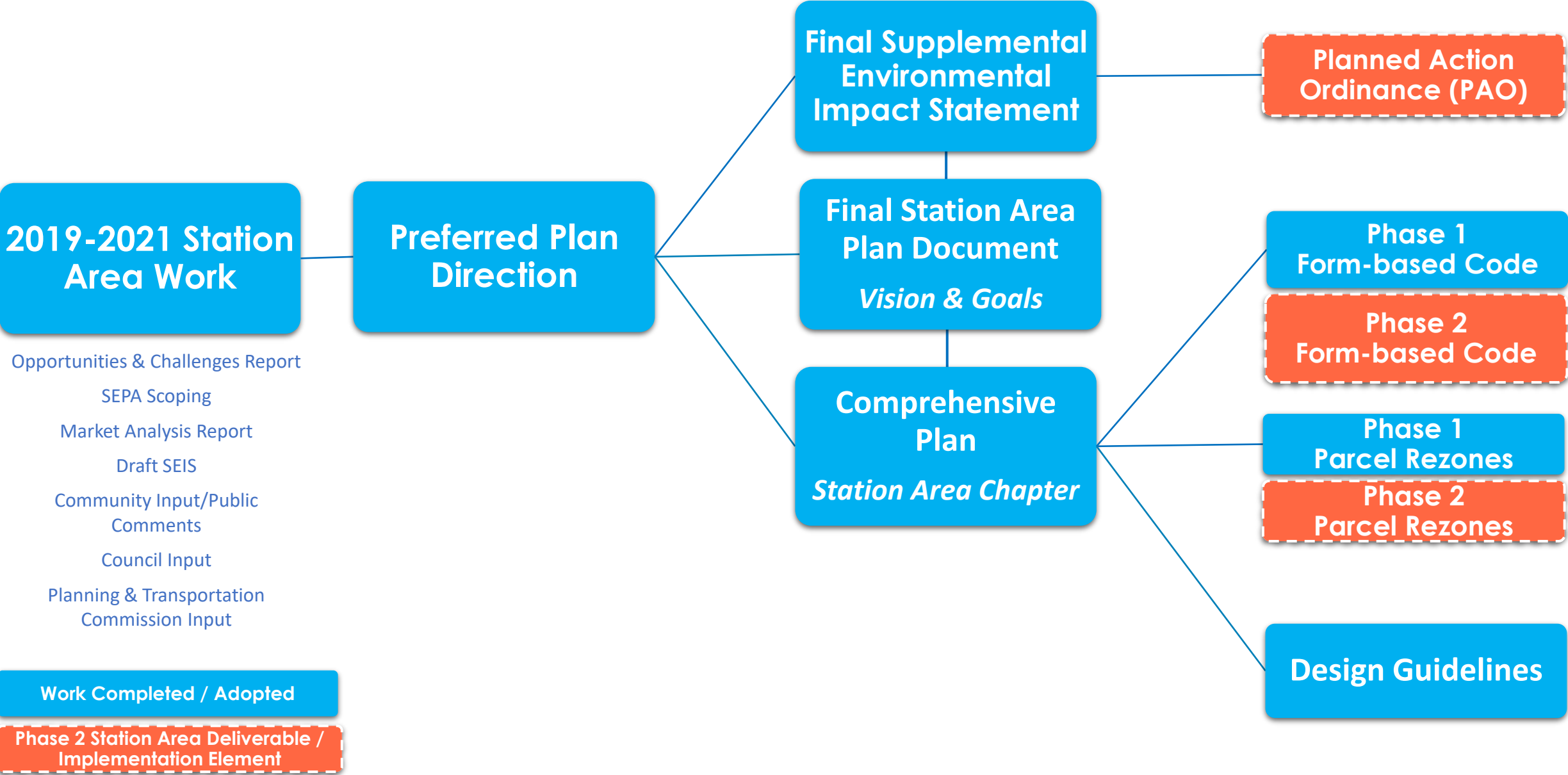
City of Kirkland

March 7, 2023



- **Station Area Plan Review**
- **Proposed Code Amendments**
 - **Phase 2 Form-based Code Overview**
 - **Parcel Rezones**
 - **KMC Amendments (MFTE Boundary)**
- **Affordable Housing**
- **Discussion**

Station Area Deliverables Workflow



Station Area – 2044 Vision

The Station Area is a thriving, transit-oriented, new walkable district with high tech and family wage jobs, plentiful affordable housing, sustainable buildings, park amenities, and commercial and retail services.

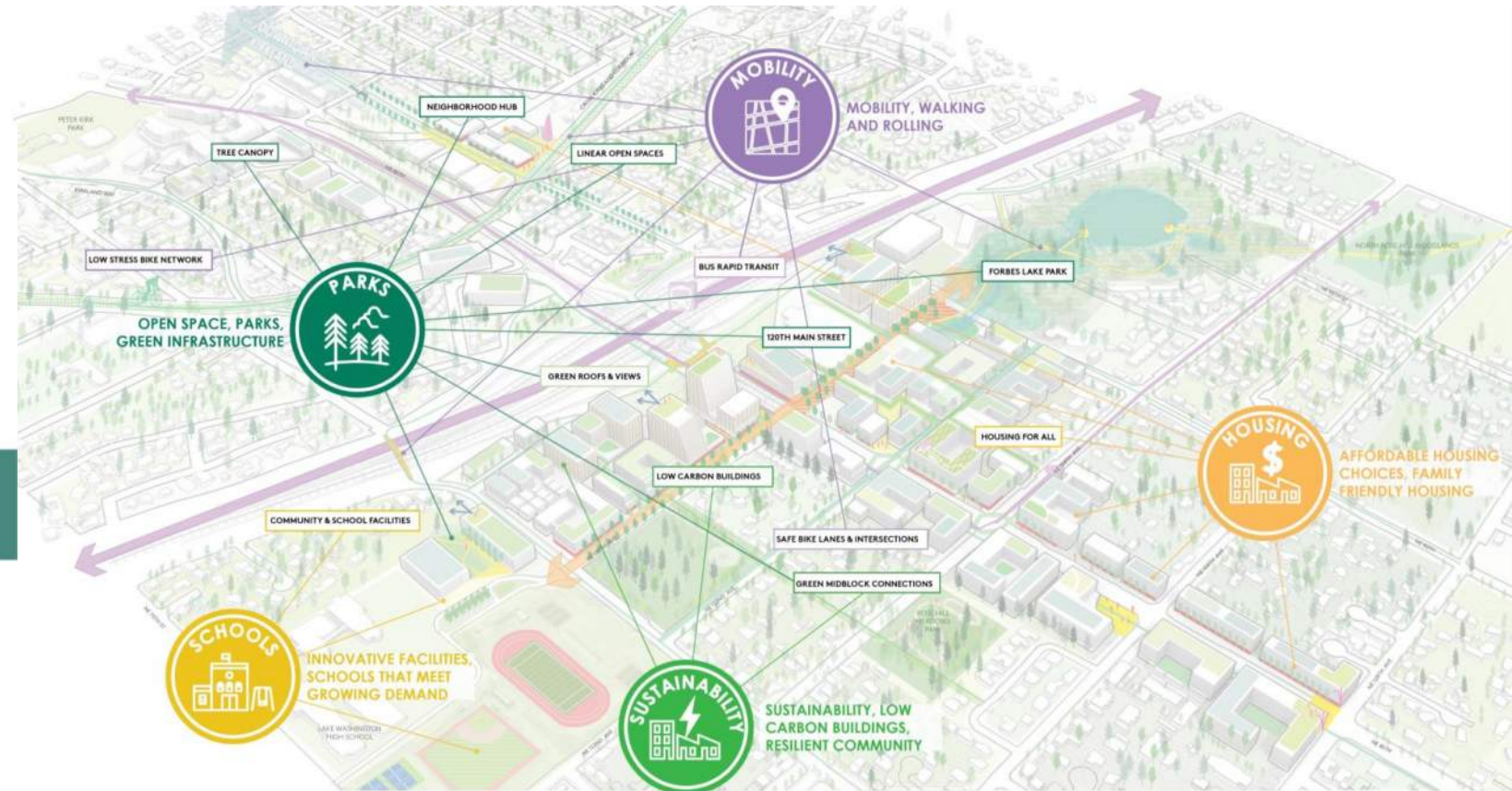


Phase 2 will implement goals and policies adopted in the Station Area Plan

Community Benefit Strategies

How can the public receive benefits of growth?

Priority community benefits were chosen based on community feedback, City Council and Planning Commission direction, and initial findings from DSEIS and 2020 Opportunities and Challenges Report.



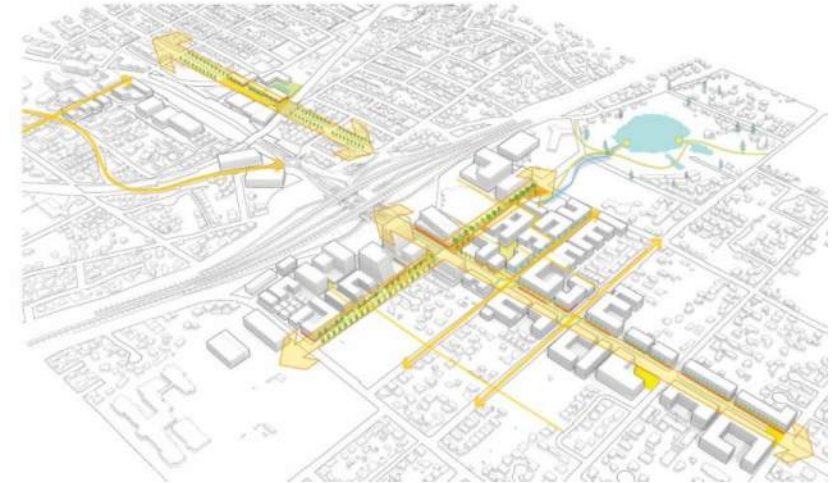
Chapter 05

Vision and Urban Design Framework

The Community Vision is supported by cohesive urban design strategies used throughout character areas.



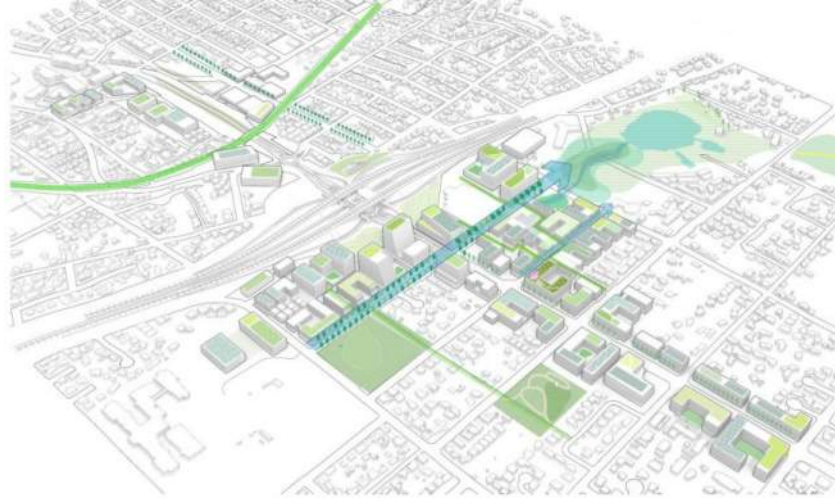
Focus Inclusive Growth Near Transit



A Strong Public Spine



A network of Mobility Options



Leverage Existing Natural Systems and Resources



Transitions in Scale to Adjacent Neighborhoods

What were the decisions under consideration by Planning Commission at the Feb. 23 hearing?

Planning Commission received public testimony, deliberated, and reached recommendation to City Council on 3 items.

1. Kirkland Zoning Code (KZC) Amendments

- *Station Area Form-based Code for NMU, CVU, and UF districts*
- *Updates to district-wide standards (e.g., transitions, parking, etc.)*
- *Misc. Zoning Code Amendments*

2. Legislative Rezones (Zoning Map Amendments)

- *Applies NMU, CVU, and UF districts to specific parcels*

3. Kirkland Municipal Code (KMC) Amendments

- *MFTE boundary adjustment to include UF district*

Previous Planning Commission Feedback That Guided Phase 2 FBC Development

- **Regulating Districts & Street Types**

- Important to consider **height allowances** between FBC districts and nearby residential neighborhoods
- Consider adjusting the Petco site's maximum building height to be 85 ft for consistency
- Consider using lower height version of NMU District to help **transition height between districts**
- Evaluate how to encourage **active ground floor** and public realm on key streets

- **Transitions**

- Test ways to create **gentler transitions** from existing residential to new NMU zones.
- Balance desire for transitions with **community benefits** that can come from **bonus height**
- Add more sensitivity to account for grade changes across property lines
- Consider **more substantial transition standards** where height difference is greater

- **Incentive Zoning**

- Focus on **affordable housing** in the Phase 2 districts
- Consider incentivizing **grocery stores**

Public Testimony at Feb. 23 Planning Commission Hearing

Public Hearing Testimony

- *Written testimony provided in hearing packet and directly to Commission via email*
- 3 speakers at hearing:
 - Request to add additional parcel to Urban Flex district
 - Comment that Phase 2 could examine more measures to mitigate height approved in Phase 1
 - Concern that many Phase 2 components (e.g., residential uses in UF district, UF zoning generally, administrative flexibility in FBC, parking on 120th Ave NE, rezones in Moss Bay) have not been discussed enough with public
 - Concern about lack of bus ridership
 - Concern about increased property taxes with upzone
 - Concern about pedestrian safety

Public Comments Outside of Public Hearing

- 6 speakers had comments related to affordable housing in the Station Area:
 - Station Area provides excellent opportunity for affordable housing
 - General support for ample affordable housing and “abundant housing choices”
 - Some speakers mentioned 10% inclusionary requirement will not be enough in the Station Area
 - Some concern that 20% inclusionary rate would discourage redevelopment
 - Offers to collaborate/partner with City to develop optimal requirements for affordable housing

1 KIRKLAND ZONING CODE AMENDMENTS (KZC 57)



PROPOSED PHASE 2 DEVELOPMENT STANDARDS & PC FOCUS TOPICS

An aerial photograph of a suburban neighborhood, showing a large hill in the background and a residential area with houses and trees in the foreground. The image is overlaid with a blue semi-transparent rectangle containing white text.

Phase 2 Regulating Districts Overview

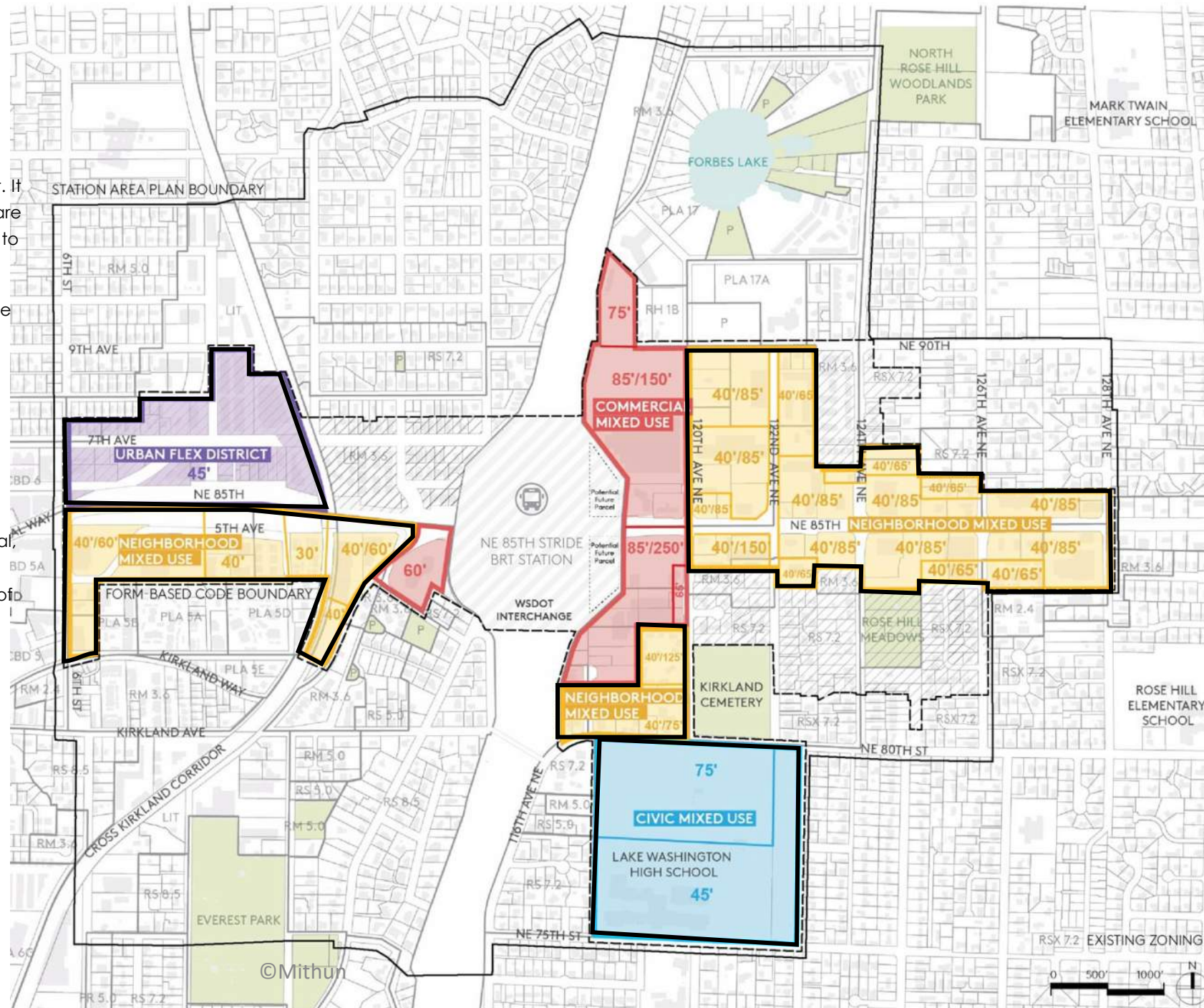
(New specific district standards)

- Neighborhood Mixed-use
- Civic Mixed-use
- Urban Flex

Administrative Amendments to FBC

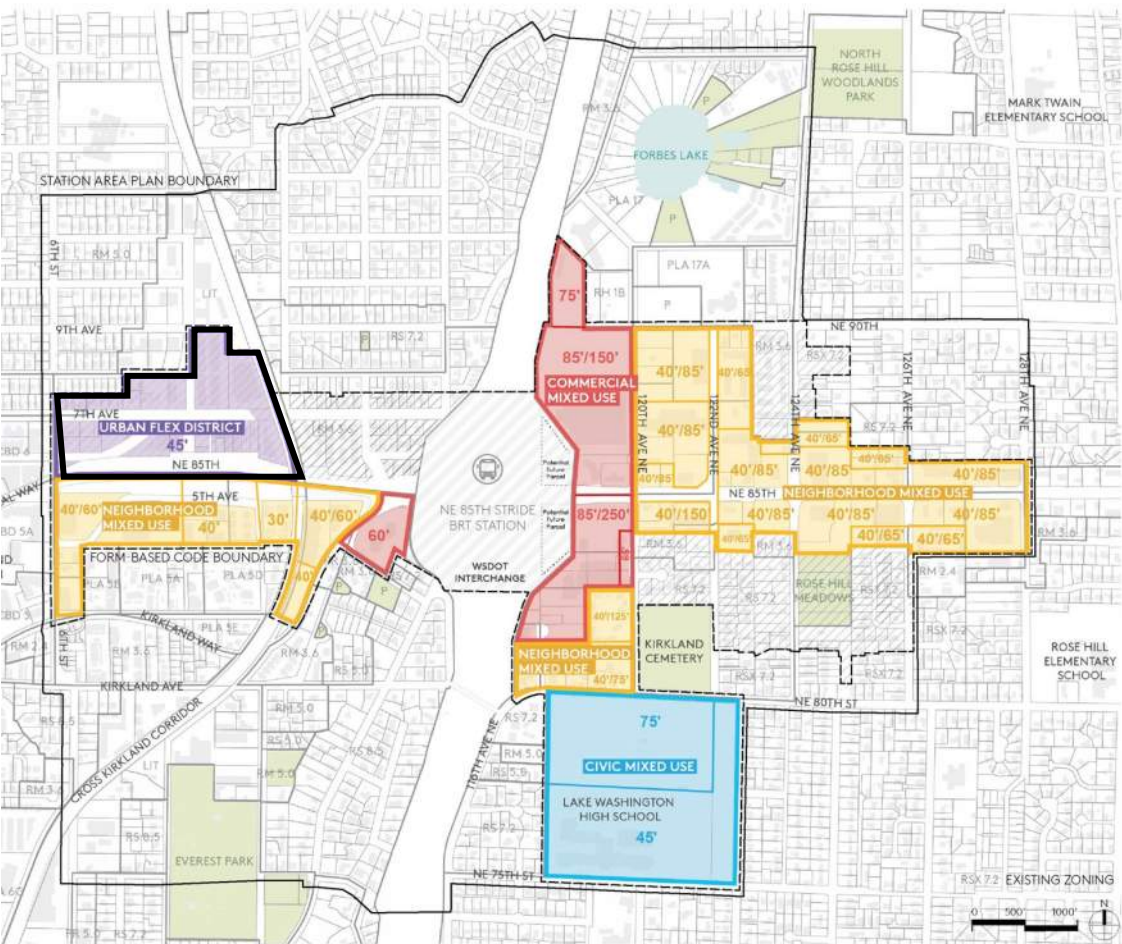
Regulating Districts

- **Commercial Mixed Use (CMU):** This zone is intended to encourage uses consistent with large scale commercial and office development. It allows for commercial and civic/institutional uses. Maximum heights are established in the Regulating Plan and range from 60 ft west of I-405 to 250 ft east of I-405.
- **Neighborhood Mixed Use (NMU):** This zone is intended to encourage uses consistent with a mixed-use neighborhood that includes commercial development and a range of residential development types. It allows for commercial, civic/institutional, residential uses. Maximum heights are established in the Regulating Plan and range from 60 ft west of I-405 to 150 ft east of I-405.
- **Urban Flex (UF):** This zone is intended to encourage uses consistent with a mixed-use neighborhood that supports light industrial uses consistent with an urban, walkable character. It allows for commercial, retail, civic/institutional, and residential uses. Maximum heights are established in the Regulating Plan and allow heights up to 45 ft west of I-405.
- **Civic Mixed Use (CVU):** This zone is intended to encourage uses consistent with a mixed-use environment anchored by civic/institutional uses. It allows for commercial and civic/institutional uses. Maximum heights are established in the Regulating Plan and allow heights up to 75 ft east of I-405.



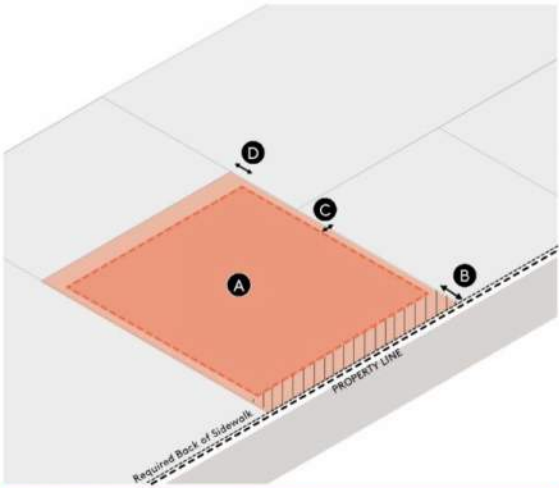
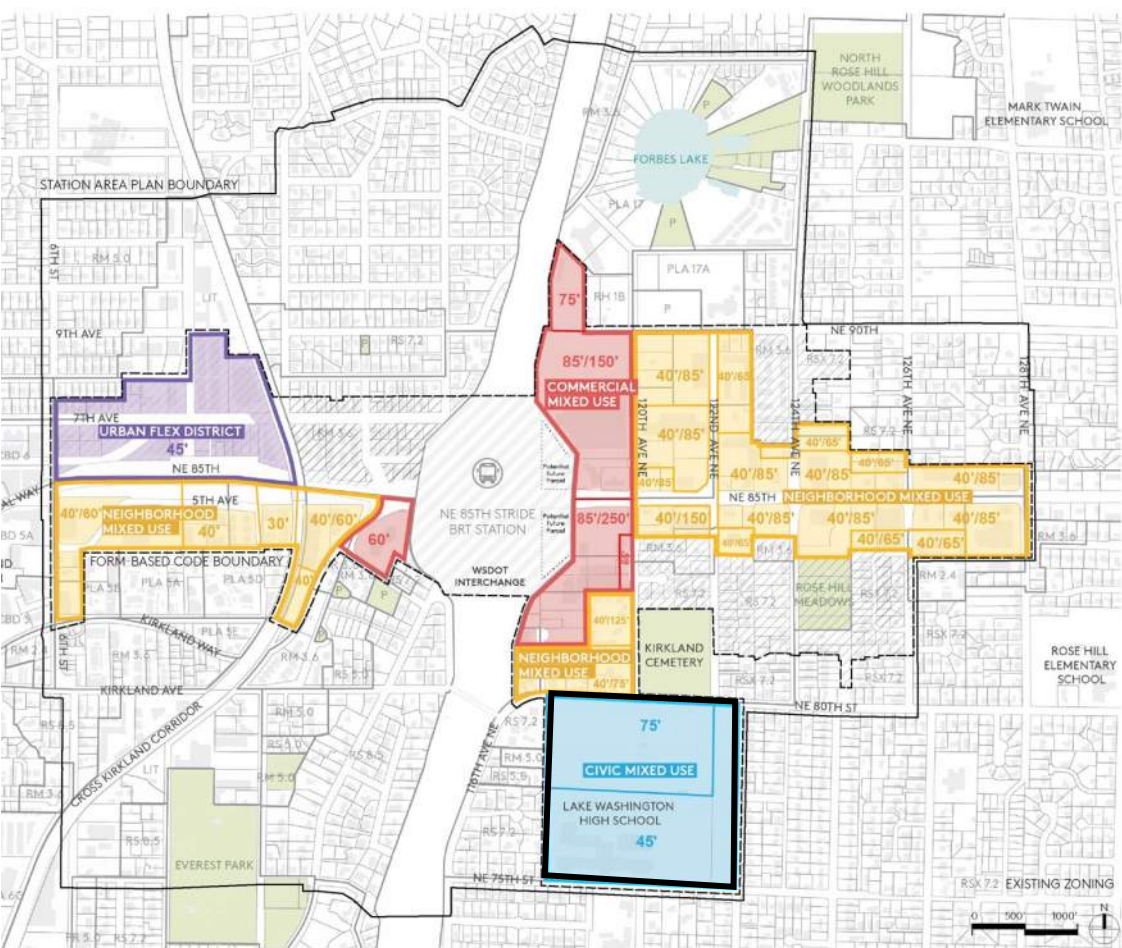
Urban Flex District

This zone is intended to encourage uses consistent with a mixed-use neighborhood that supports **light industrial uses consistent with an urban, walkable character**. It allows for commercial, retail, civic/institutional, and residential uses. Maximum heights are established in the Regulating Plan and allow heights up to 45 ft west of I-405.



Civic Mixed Use District

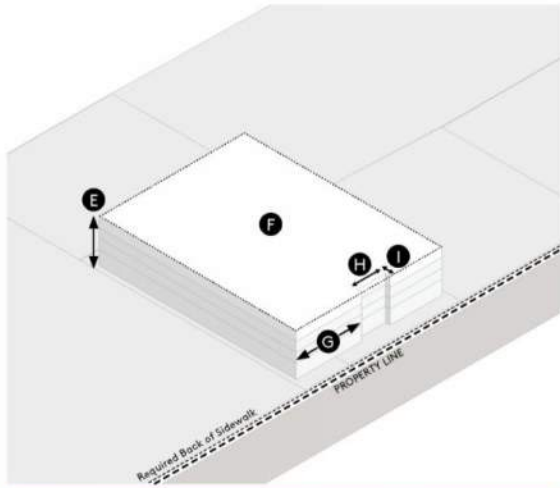
This zone is intended to encourage uses consistent with a **mixed-use environment anchored by civic/institutional uses**. It allows for commercial and civic/institutional uses. Maximum heights are established in the Regulating Plan and allow heights up to 75 ft east of I-405.



LOT COVERAGE AND SETBACKS

Permitted Uses	
General Permitted Uses	Commercial, Institutional, Residential
Lot Coverage	
A Max Lot Coverage *	80%
Required Setbacks	
B Front	Refer to Frontage Types
C Side	5 ft Min
D Rear	5 ft Min

* Lot coverage as shown does not represent intended building placement or setbacks.



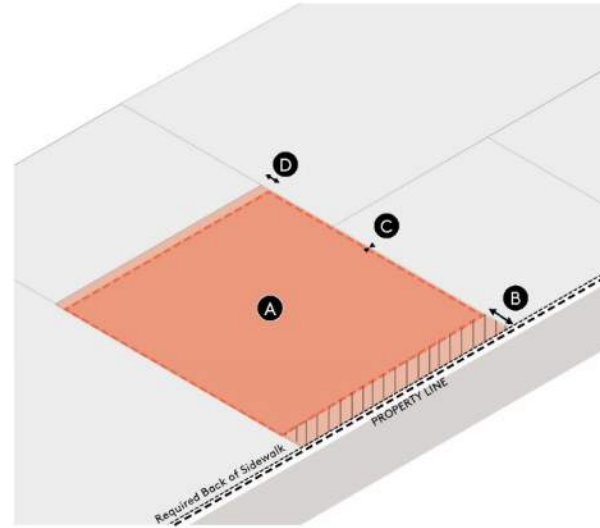
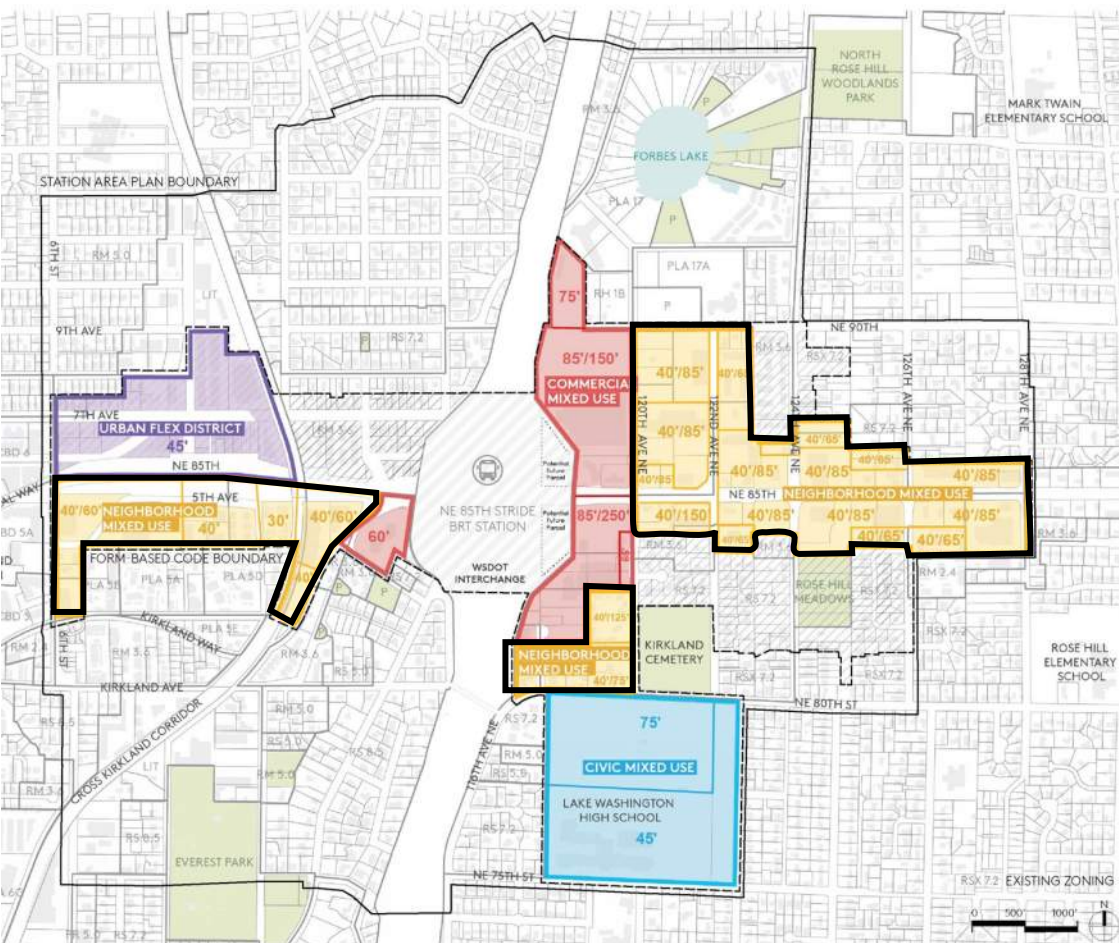
MASSING AND DEVELOPMENT INTENSITY

Maximum Height and Floor Plate	
E Base Maximum Allowed Height	Refer to Regulating Plan
Bonus Maximum Allowed Height	Refer to Regulating Plan
F Maximum Floor Plate (Per building)	45 ft-75 ft: 30,000 SF
Facade Design	
G Maximum Facade Width	120 ft
H Minimum Facade Break Width	10 ft
I Minimum Facade Break Depth	5 ft

- **Limited max height** to fit neighborhood context
- **Large floor area** to support educational/civic use
- **Upper story setbacks** to create human-scaled neighborhood development

This zone is intended to encourage uses consistent with **a mixed-use neighborhood that includes commercial development and a range of residential development types**. It allows for commercial, civic/institutional, residential uses. Maximum heights are established in the Regulating Plan and range from 60 ft west of I-405 to 150 ft east of I-405.

This zone is intended to encourage uses consistent with **a mixed-use neighborhood that includes commercial development and a range of residential development types**. It allows for commercial, civic/institutional, residential uses. Maximum heights are established in the Regulating Plan and range from 60 ft west of I-405 to 150 ft east of I-405.



LOT COVERAGE AND SETBACKS

Permitted Uses

General Permitted Uses	Commercial, Institutional, Residential
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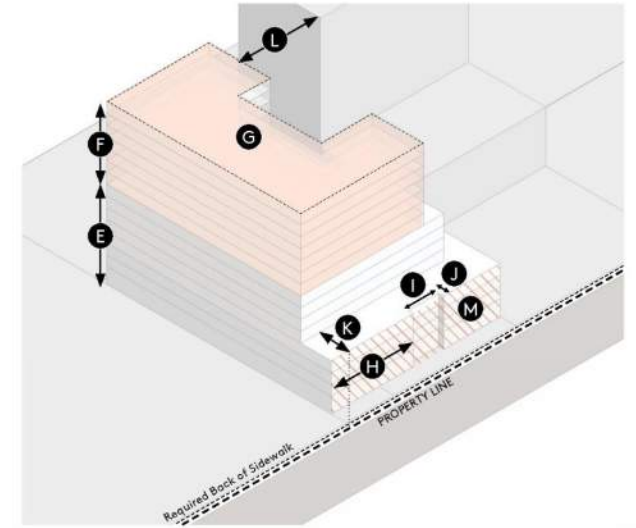
Lot Coverage

A Max Lot Coverage *	90%
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Required Setbacks

B Front	Refer to Frontage Types
C Side	0 ft Min
D Rear	5 ft Min

* Lot coverage as shown does not represent intended building placement or setbacks.



MASSING AND DEVELOPMENT INTENSITY

Maximum Height and Floor Plate

E	Base Maximum Allowed Height	Refer to Regulating Plan
F	Bonus Maximum Allowed Height	Refer to Regulating Plan
G	Maximum Floor Plate (per building)	45 ft-75 ft: 30,000 SF 75 ft-85 ft: 25,000 SF Above 85 ft: 15,000 SF

Facade Design

H	Maximum Facade Width	120 ft
I	Minimum Facade Break Width	10 ft
J	Minimum Facade Break Depth	5 ft

Upper Story Massing

K	Upper Story Street Setbacks	At 75 ft: 15 ft setback At 100 ft: 30 ft setback
L	Tower Separation	60 ft
M	Vertical Articulation	Required at 45 ft Refer to Design Guidelines for recommended articulation strategies.

PC Recommended Administrative Amendments to Station Area Form-based Code

- Re-order Street Type and Frontage Type sections
- Amend terms to improve cross-referencing with other KZC sections
- Clean-up definitions
- Add common standards such as Transportation Demand Management (TDM), sign, and overhead weather protection requirements
- Other miscellaneous clarifications

Regulating Plan Updates

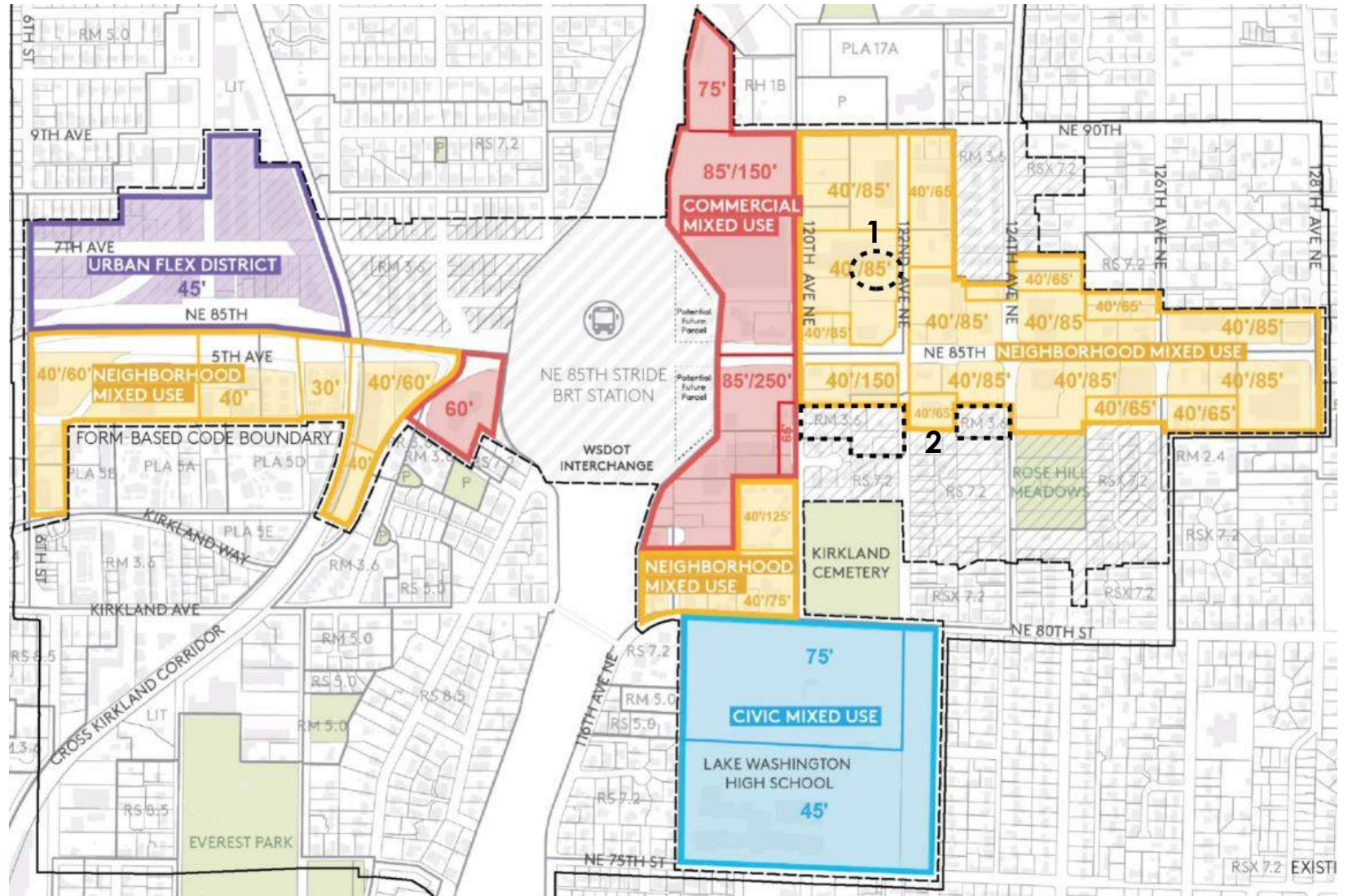


Recommended Changes for Neighborhood Mixed Use District

Planning Commission Recommendation

1. Max Allowed Heights Adjusted from 40/75 ft to 40/85 ft.
2. Specify NMU district boundary south of NE 85th St.

Add additional RM 3.6 parcels to NMU district with a max height of 40/65 ft.

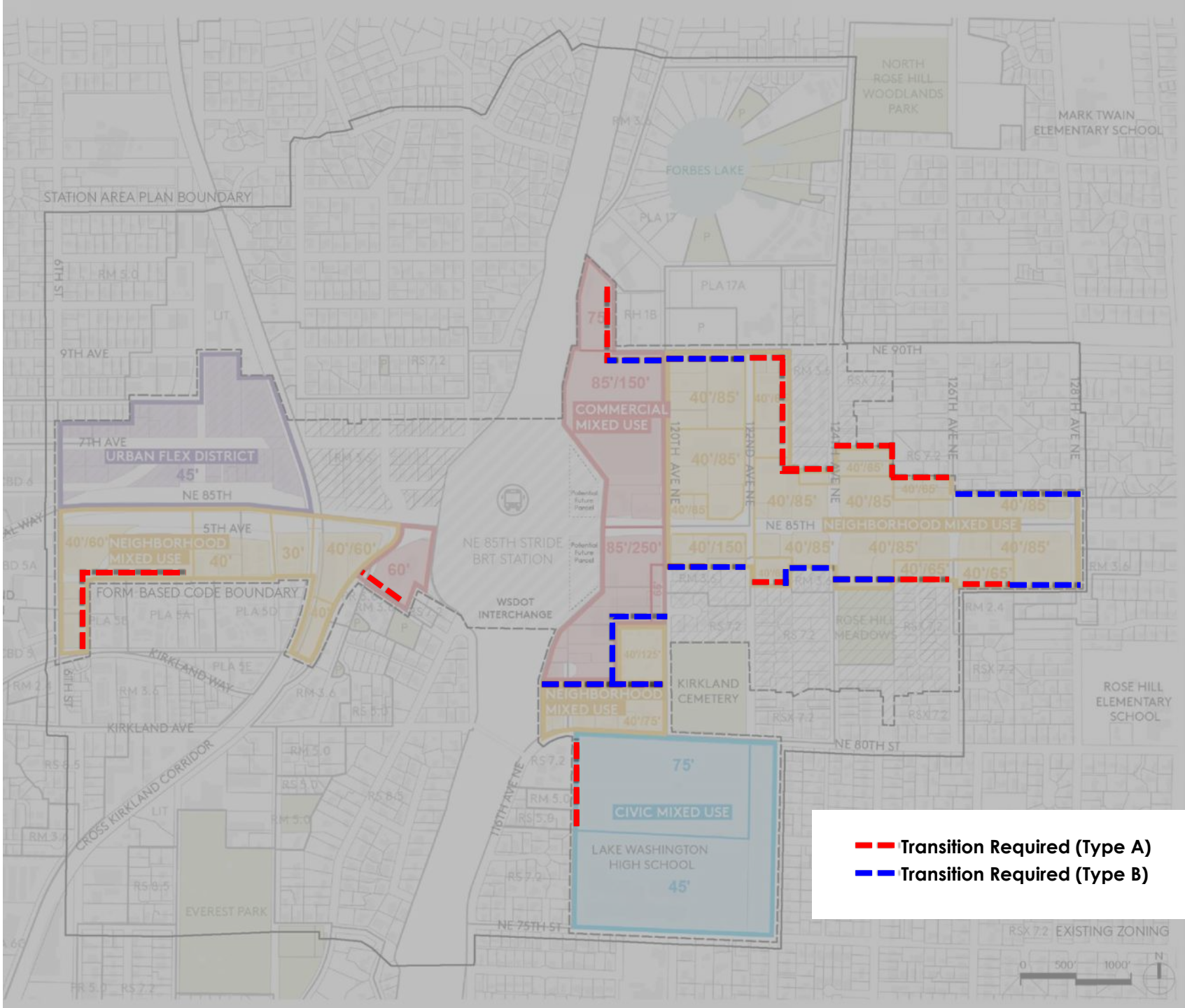
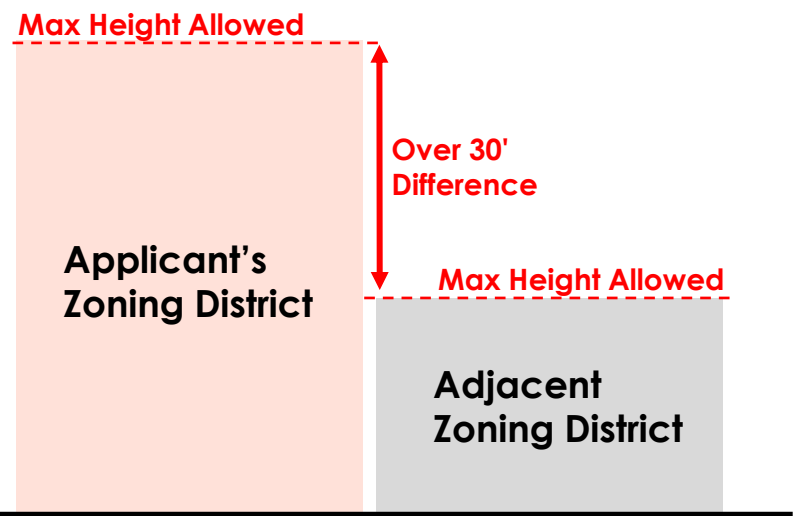


Transition Standards

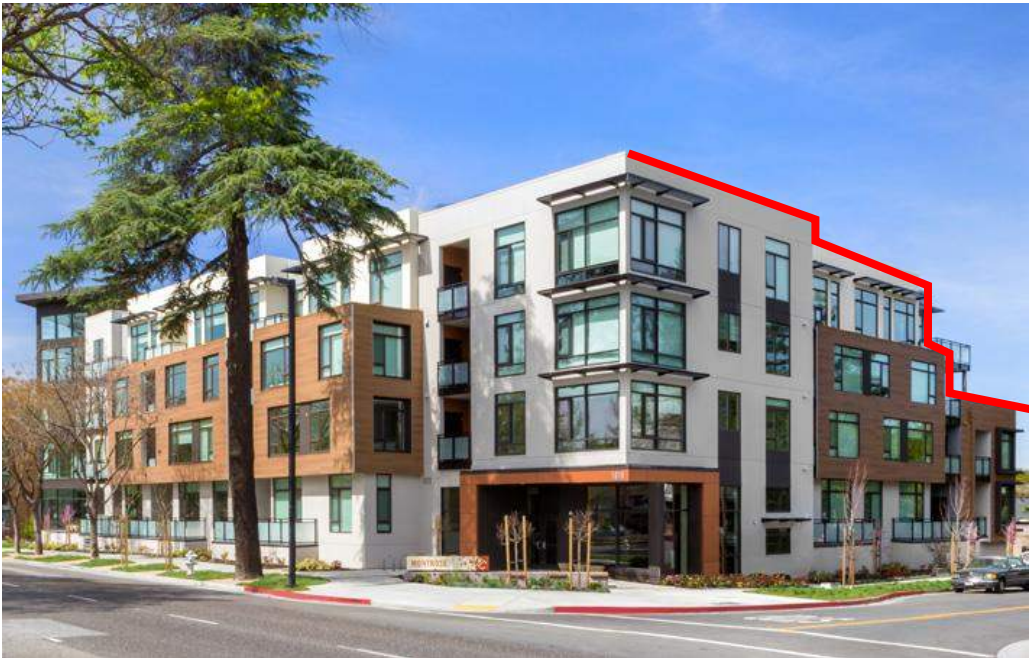


Transitions

Transitions are required where the difference between the maximum allowed height of a zoning district is at least **30 ft greater (Type A)** than the maximum allowed height of an adjacent zoning district, or **greater than 50 ft (Type B)**.



Transitions Examples

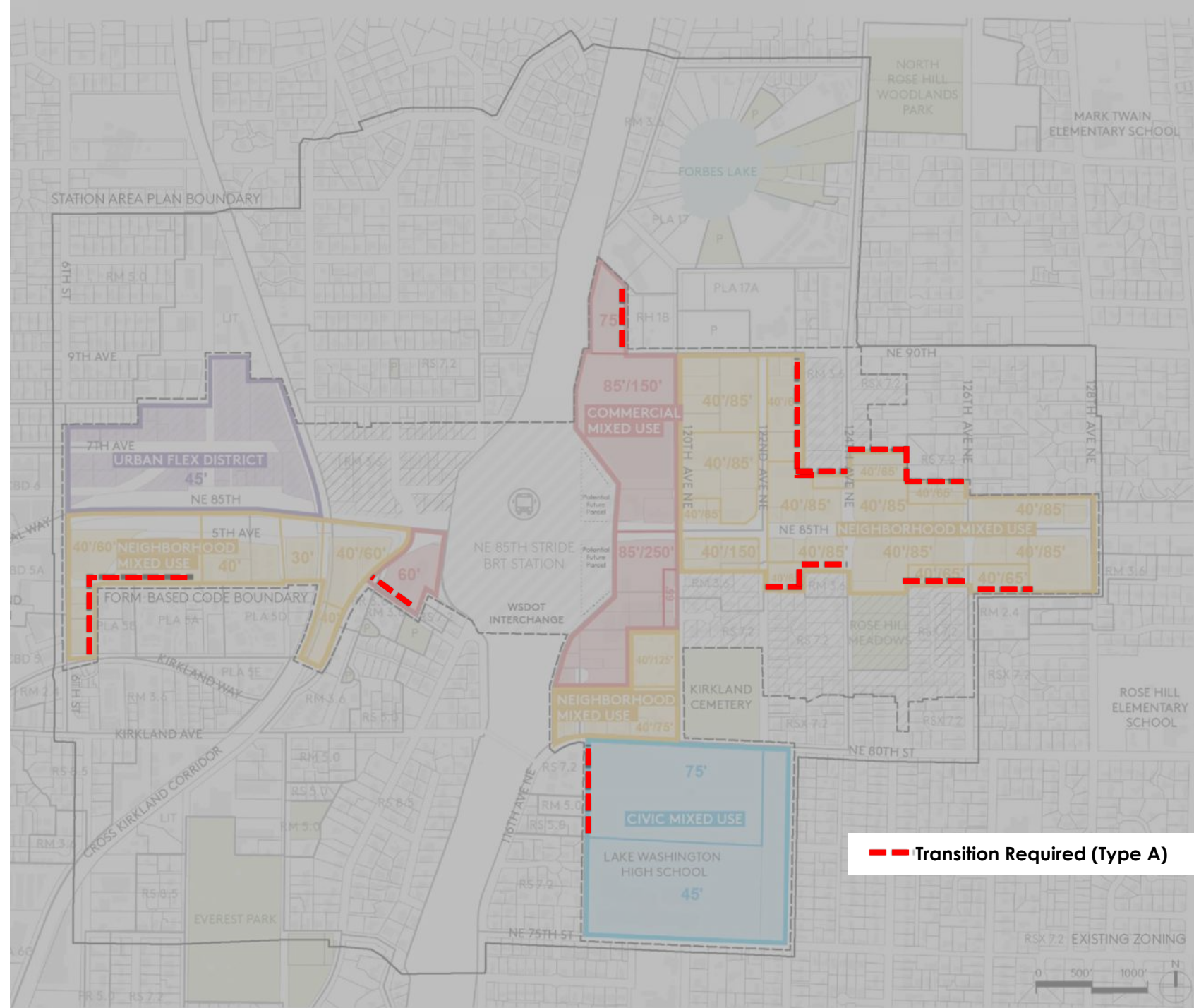


Transitions and Floor Plate Efficiency

- Setting transition angles is non-linear.
- Common building types like apartment buildings and offices are sensitive to factors like accommodating units on both sides of a corridor, and placing elevator cores within the office floorplate grid.
- Once transition angles begin to affect those considerations, it is often more feasible not to construct a floor at all than to build the portion allowed.

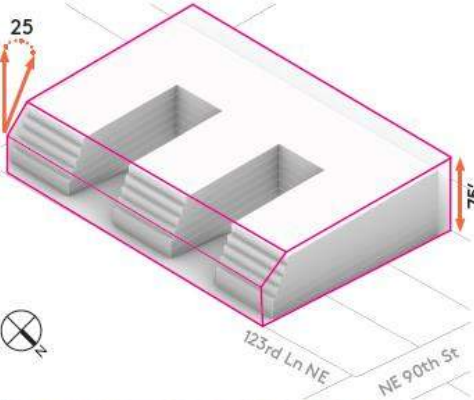


**Recommended Standard
(Transition Type A): 25 degree
angle where zoned maximum
height is less than 50' greater than
the adjacent parcel's zoned
maximum height.**

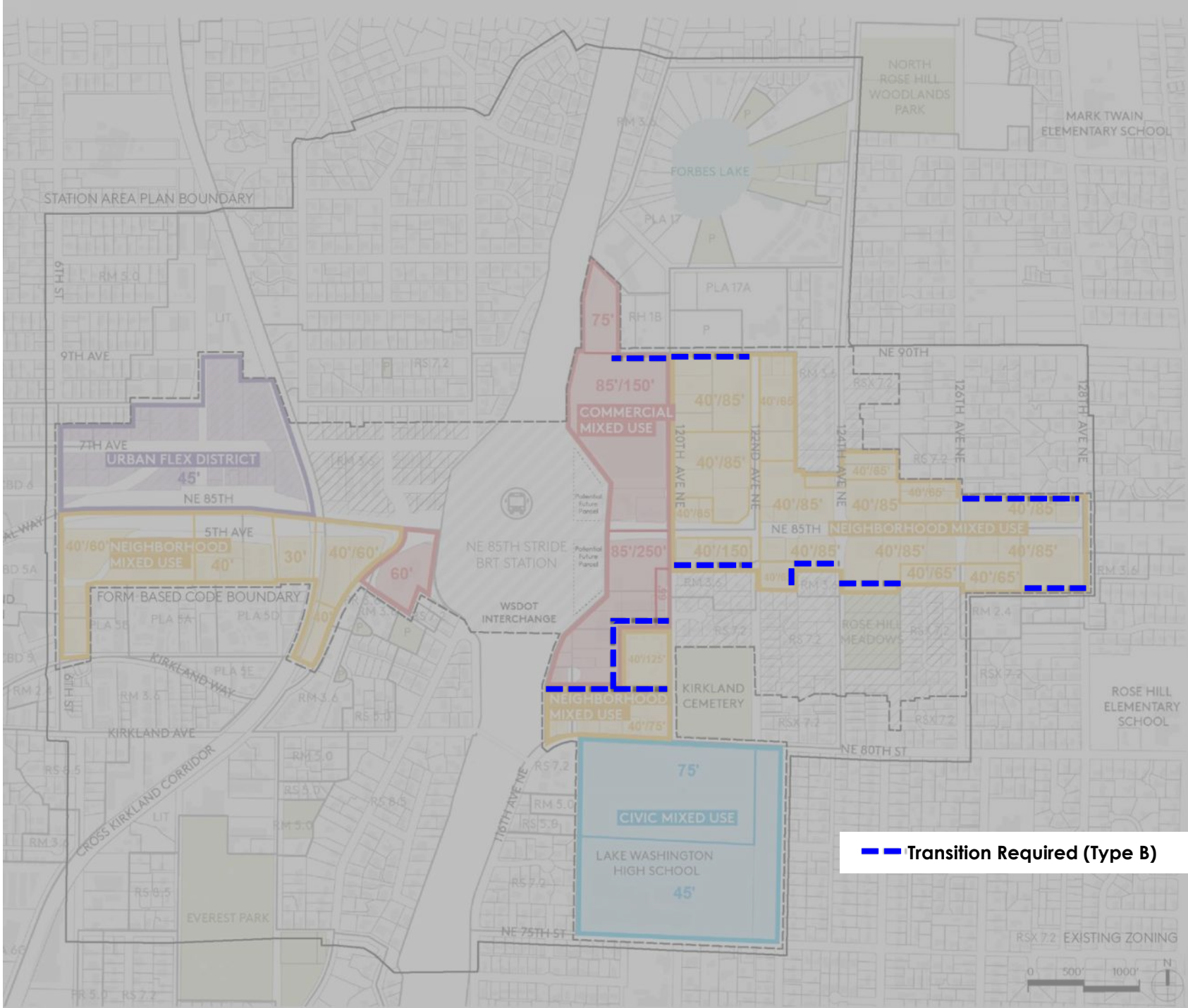


Existing Standard (Transition Type A): 25 degree angle where zoned maximum height is less than 50' greater

Code-Compliant Building
Massing with 25 degree
Transition Angle

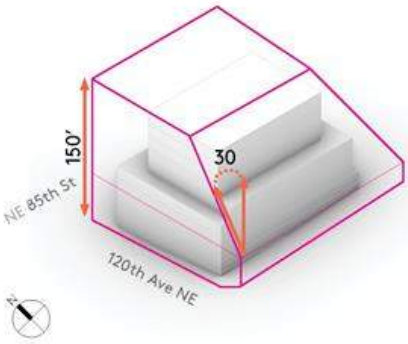


PC Recommended Standard
(Transition Type B): **30 degree**
angle where zoned maximum
height is **over 50' greater** than
the adjacent parcel's
maximum zoned height.



PC Recommended Standard (Transition Type B):
30 degree angle where zoned maximum height is over 50' greater

Code-Compliant Building
Massing with 30 degree
Transition Angle





Parking Standards

Staff Recommended Minimum Parking Standards

Land Use	Minimum Required Parking
Residential: Detached Dwelling Unit	2/unit
Residential: Residential Suites, Attached or Stacked Dwelling Units	0.5/affordable studio unit or residential suite 0.75/affordable one-bedroom unit 0.75/studio unit or residential suite 1/one-bedroom unit 1.25/two-bedroom unit 1.5/three- or more bedroom unit
Residential: Assisted Living Facility	0.5/unit
Residential: Convalescent Center	0.5/bed
Commercial	2/1000 SF GFA
Industrial	1/1000 SF GFA Breweries, wineries or distilleries shall apply the minimum required industrial parking rate only for the portion of the building engaged in industrial uses. Tasting rooms for breweries, wineries, or distilleries shall provide parking at 2/1000 SF GFA.
Institutional	Set by the City Transportation Engineer under KZC 105.25

PC Recommendation:
- Reduce residential suite parking to .5/unit

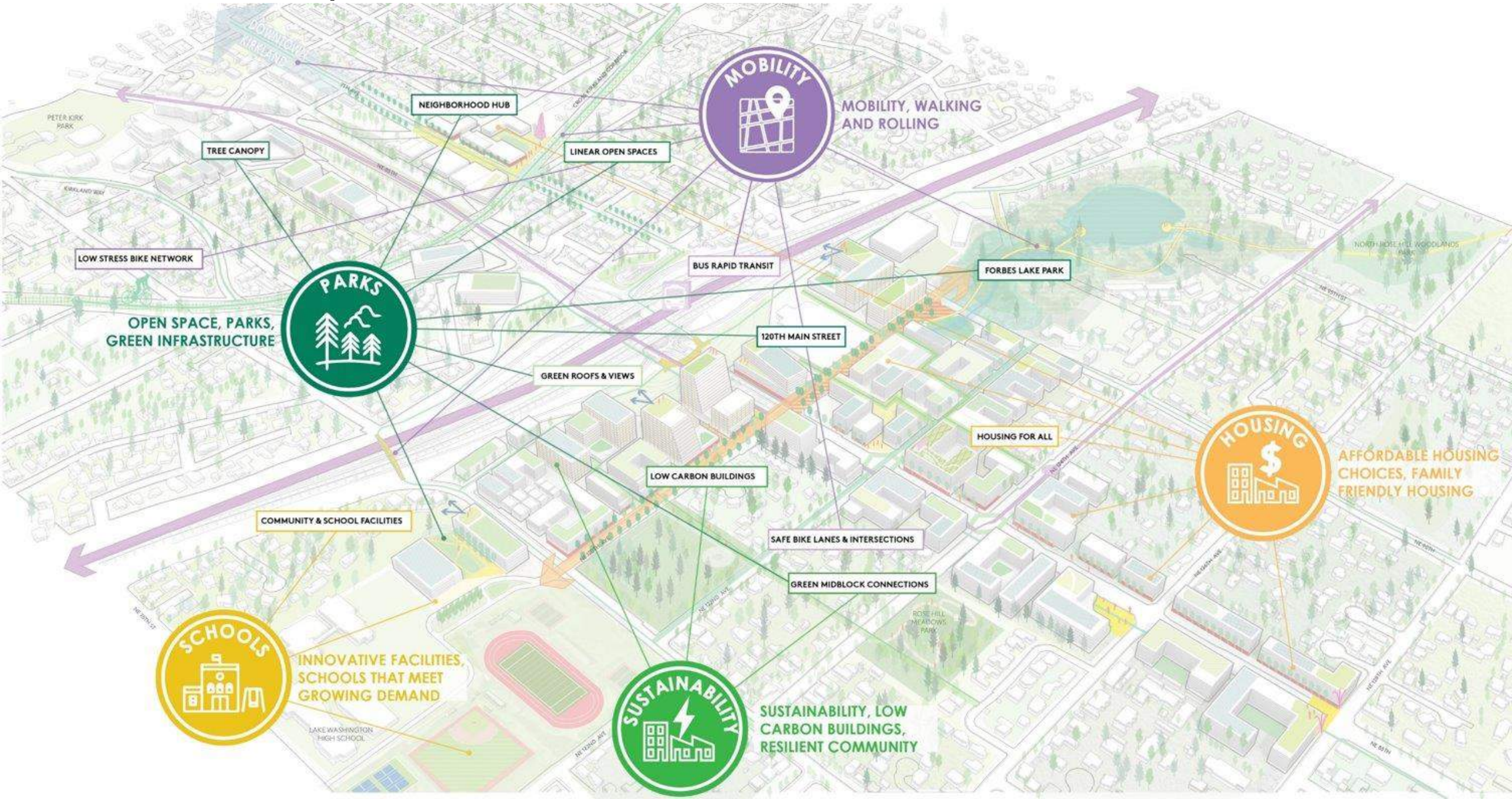
- Remove min. requirements for all affordable units

- Includes previously adopted standards for commercial and institutional uses
- Adds standards for residential and industrial uses
- Includes lower parking standards for affordable housing units



Incentive Zoning Program for Commercial Uses

NE 85th SAP Community Benefits Vision



Incentive Amenities Adopted in Phase 1

AFFORDABLE HOUSING	
Commercial development: Affordable housing contribution (fee-in-lieu)	Fee revenue for affordable housing
MOBILITY / TRANSPORTATION	
Enhanced Mid-block Green Connections	Square feet of enhanced mid-block green connections
PARKS / OPEN SPACE	
Public Open Space (outdoor)	Square feet of improved public outdoor park-like space
Public Community Space (indoor)	Square feet of improved public indoor community space
SUSTAINABILITY	
Enhanced Performance Buildings	New buildings that exceed Kirkland High Performance Building Code
Ecology and Habitat	SF of land, enhanced ecology/habit
Innovation Investments	New and innovative sustainability infrastructure in the Station Area
SCHOOLS, EDUCATION, AND CHILDCARE	
ECE/Day Care Operation Space	Long-term dedication of building space for non-profit childcare use
School Operation Space	Long-term dedication of building space for education use
OTHER APPLICANT PROPOSED AMENITIES	
Flexible Amenity Options	TBD

PC Recommended New Incentive Amenity: Grocery Store

GROCERY STORE	
Grocery Store*: Floor area of at least 20,000 SF dedicated to a full-service grocery store. This amenity may only be used to achieve incentive capacity when there are no other grocery stores within one-half mile of the proposed location.	Long-term dedication of building space for neighborhood grocery use

**A grocery store that sells food and supplies including but not limited to fresh fruits and vegetables; refrigerated and frozen foods; dairy products; canned goods; dry goods; fresh meats and cheeses; delicatessen items; beverages; nonfood items such as soaps, detergents, paper goods, and other household products; and health and beauty aids.*

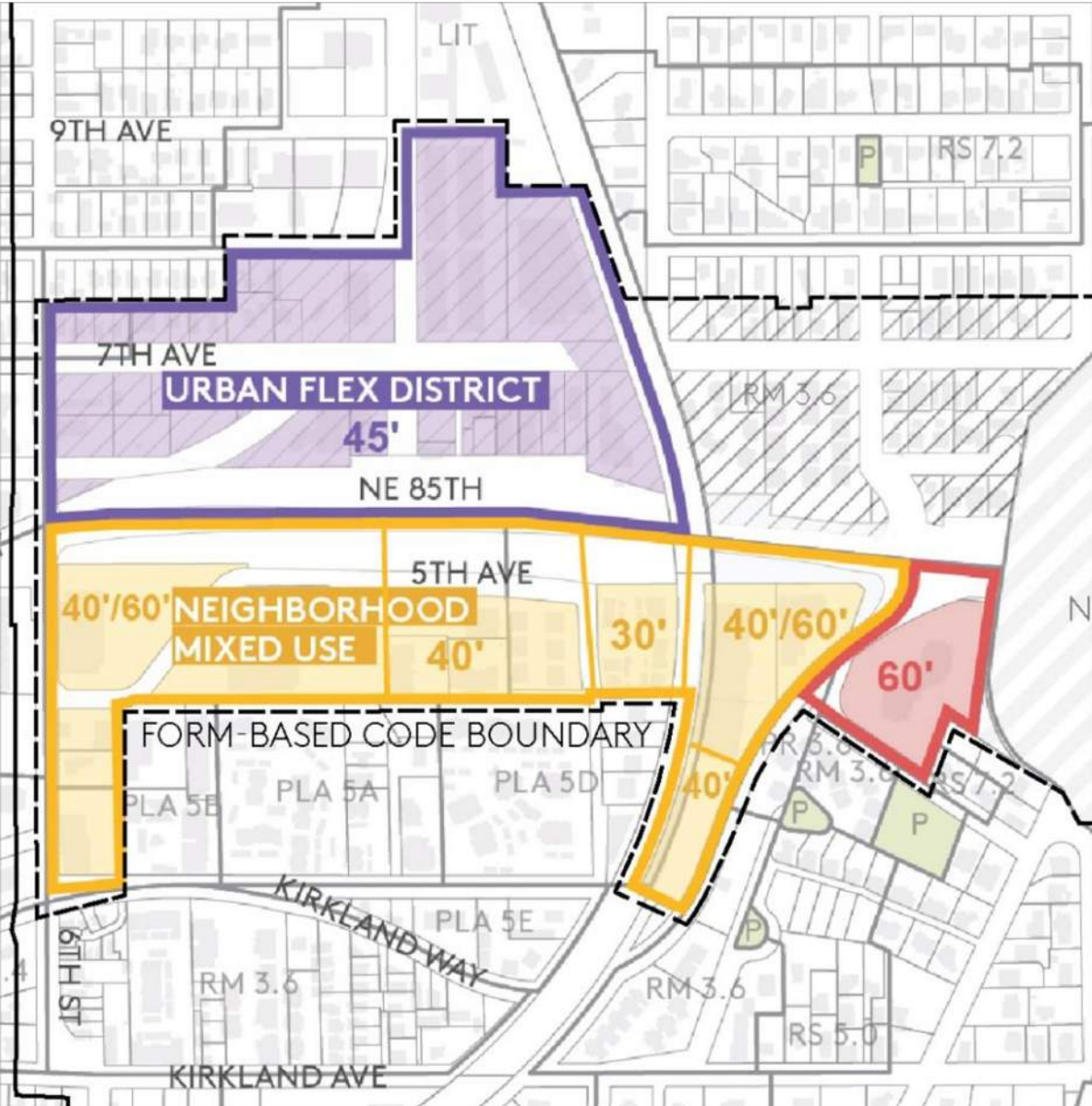
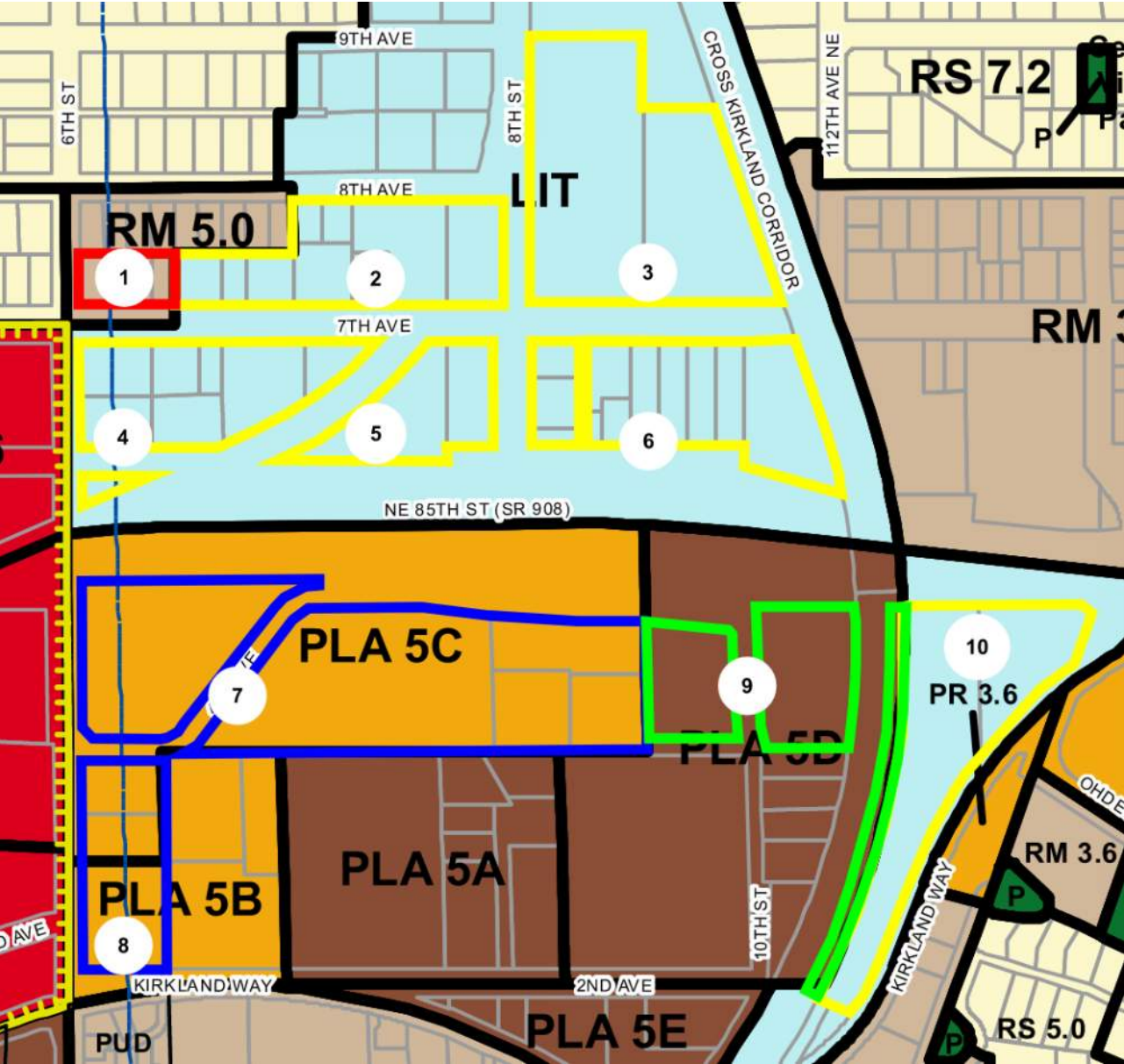
Miscellaneous Zoning Code Amendments

- **KZC 5 / KZC 10:** Amend to integrate Station Area zones
- **KZC 20 / KZC 25 / KZC 30 / KZC 40 / KZC 53:** Remove replaced Rose Hill Business District (RHBD) Zones and remove obsolete RHBD references
- **KZC 92 / KZC 95 / KZC 105 / KZC 110 / KZC 142 / KZC 180:** Amend to remove obsolete RHBD and/or RH zone references (except the remaining RH 8 zone)
- **KZC 112:** Amend Affordable Housing Incentives – Multifamily Chapter adding Station Area incentives

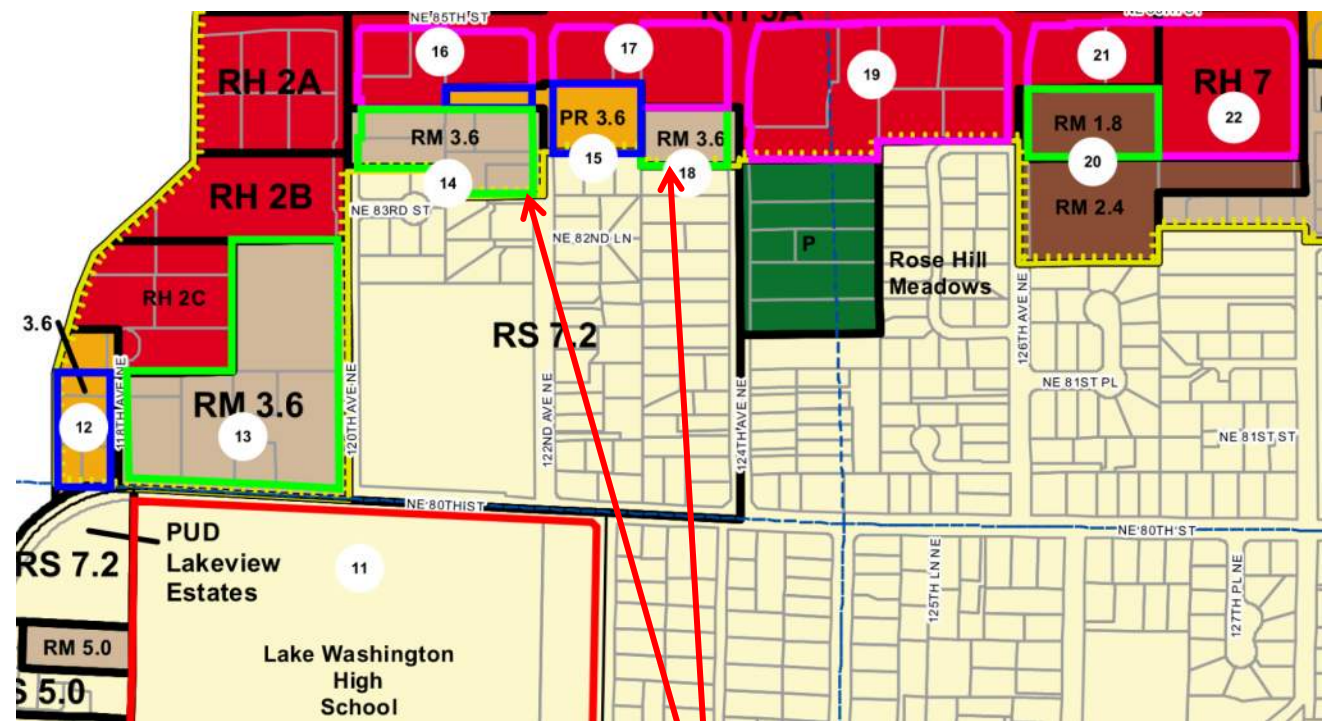
2 LEGISLATIVE REZONES



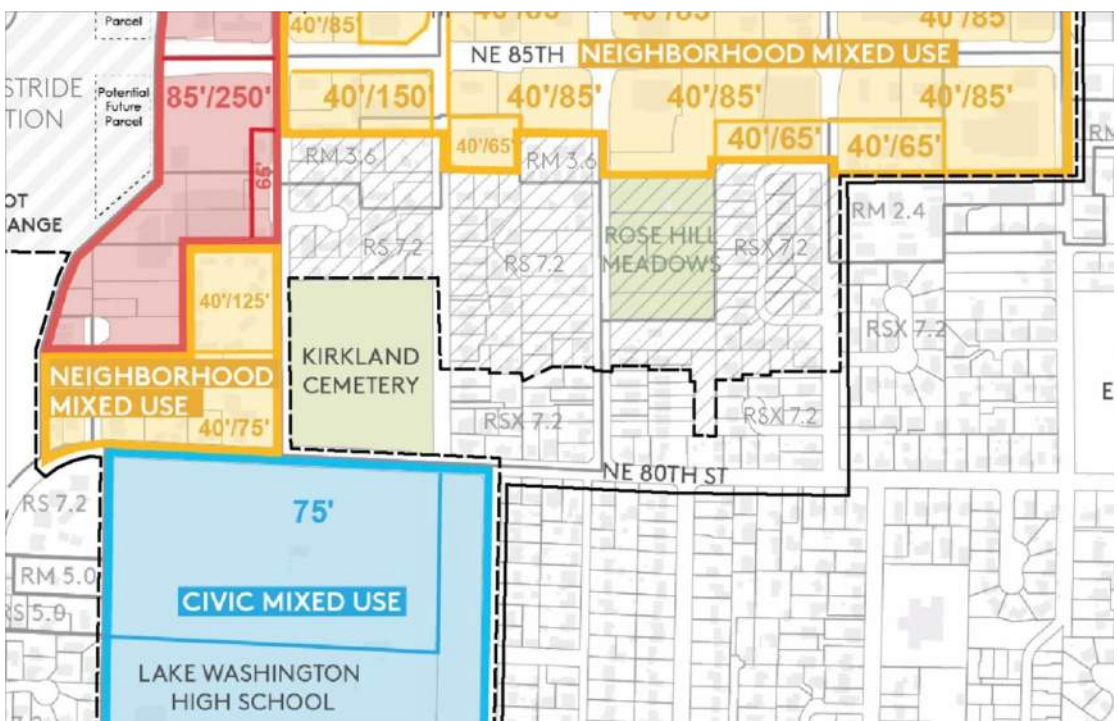
PC Recommended Parcel Rezones: Northwest and Southwest Quadrants



PC Recommended Parcel Rezones: Southeast Quadrant



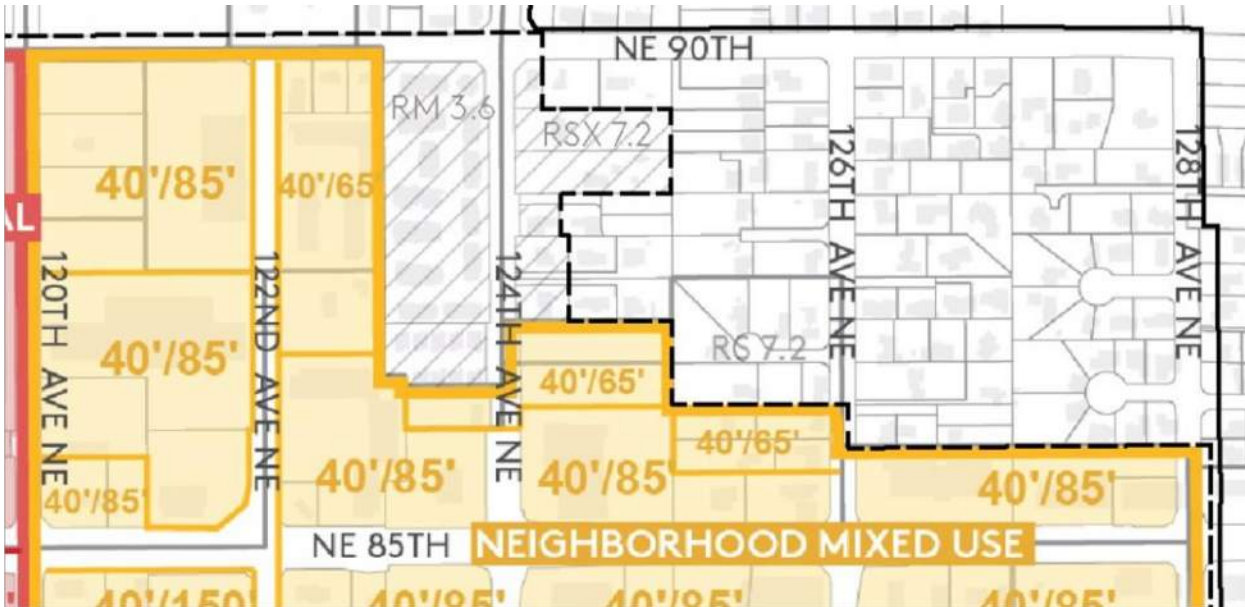
PC Recommendation:
Add RM 3.6 parcels in South
Rose Hill to NMU zone



The map displays the following zoning districts and lot numbers:

- Lot 29:** LIT (Light Industrial)
- Lot 31:** RH 1B (Residential Single-Family Detached)
- Lot 30:** RH 3 (Residential Single-Family Detached)
- Lot 28:** RH 5A (Residential Single-Family Detached)
- Lot 27:** RH 4 (Residential Single-Family Detached)
- Lot 26:** RH 5C (Residential Single-Family Detached)
- Lot 25:** RS 7.2 (Residential Single-Family Detached)
- Lot 24:** RH 5A (Residential Single-Family Detached)
- Lot 23:** RH 5B (Residential Single-Family Detached)

Streets shown include NE 90th St, NE 88th Pl, NE 87th St, NE 86th St, NE 85th St, 120th Ave NE, 126th Ave NE, and 128th Ave NE.

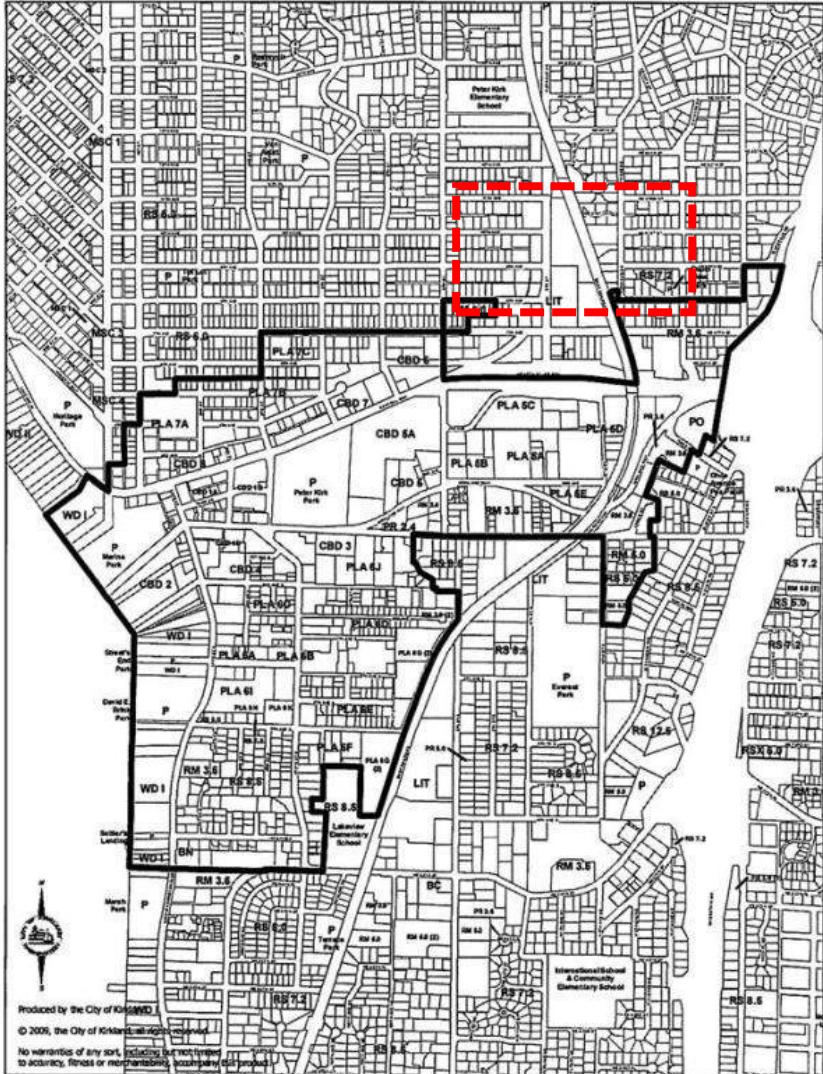


3 KIRKLAND MUNICIPAL CODE (KMC) AMENDMENTS



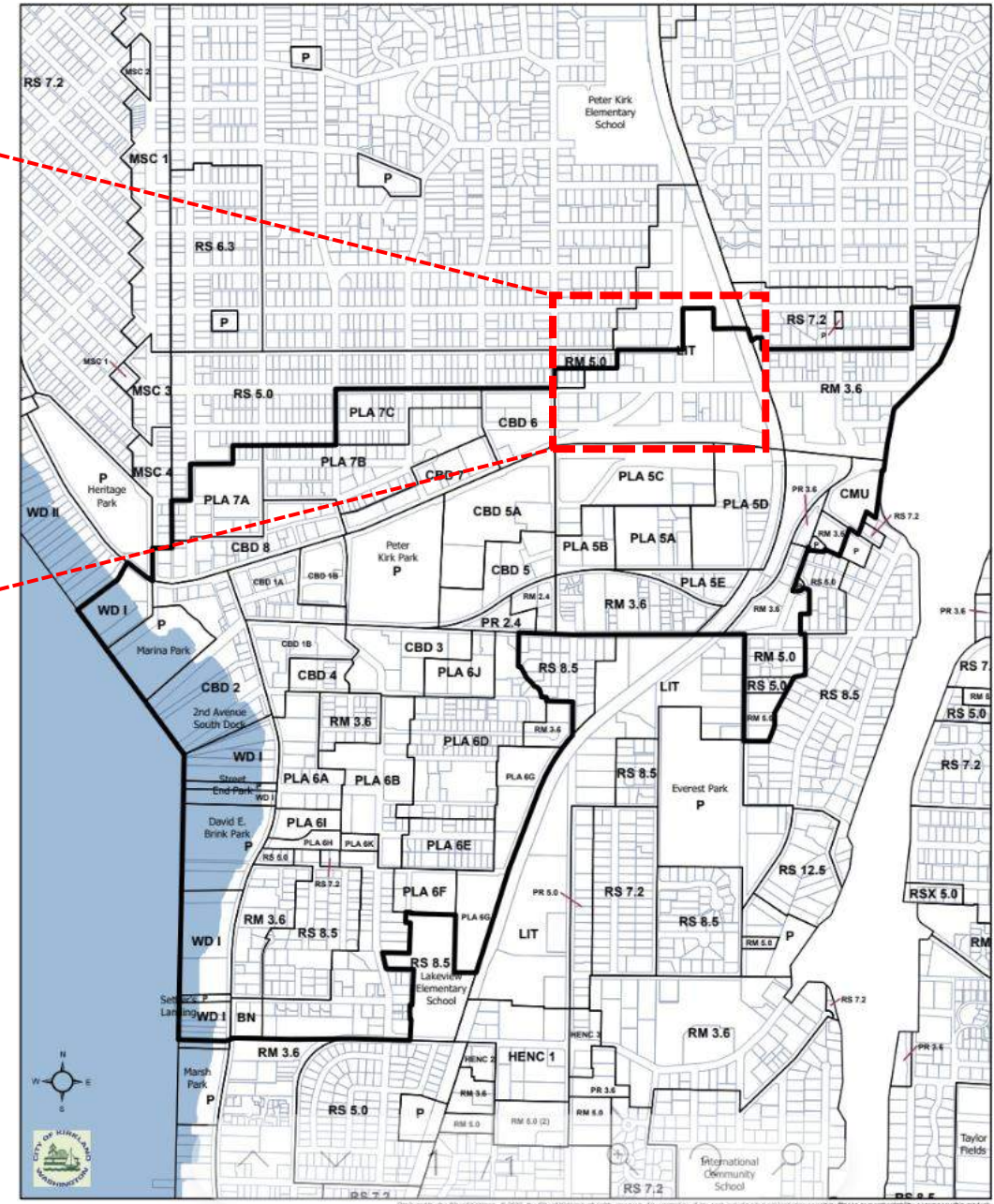
PC Recommended Amendment to MFTE Boundaries

Central Kirkland Residential Targeted Areas



Amendment adds parcels in Station Area Urban Flex district to the Residential Targeted Areas available for MFTE

Central Kirkland Residential Targeted Areas





Draft Station Area Affordable Housing Requirements

STATION AREA PLAN AFFORDABLE HOUSING FRAMEWORK

Developed in coordination with A Regional Coalition for Housing (ARCH) with the goal to maximize affordable housing in the Station Area



2022 Income and Rent Limits - Multifamily Rental Housing

Kirkland Base Affordability Requirement: 50%

Maximum 2022 Household Income for Multifamily Rental Properties

Family Size	30%	35%	40%	45%	50%	60%	65%	70%	80%	HOME* 80%
1 Person	\$27,200	\$31,710	\$36,240	\$40,770	\$45,300	\$54,360	\$58,890	\$63,420	\$66,750	\$66,750
2 Persons	\$31,050	\$36,260	\$41,440	\$46,620	\$51,800	\$62,160	\$67,340	\$72,520	\$76,250	\$76,250
3 Persons	\$34,950	\$40,775	\$46,600	\$52,425	\$58,250	\$69,900	\$75,725	\$81,550	\$85,800	\$85,800
4 Persons	\$38,800	\$45,290	\$51,760	\$58,230	\$64,700	\$77,640	\$84,110	\$90,580	\$95,300	\$95,300
5 Persons	\$41,950	\$48,930	\$55,920	\$62,910	\$69,900	\$83,880	\$90,870	\$97,860	\$102,950	\$102,950
6 Persons	\$45,050	\$52,570	\$60,080	\$67,590	\$75,100	\$90,120	\$97,630	\$105,140	\$110,550	\$110,550
7 Persons	\$48,150	\$56,175	\$64,200	\$72,225	\$80,250	\$96,300	\$104,325	\$112,350	\$118,200	\$118,200
8 Persons	\$51,250	\$59,815	\$68,360	\$76,905	\$85,450	\$102,540	\$111,085	\$119,630	\$125,800	\$125,800

Maximum RENTS for Projects Based on UNIT SIZE**

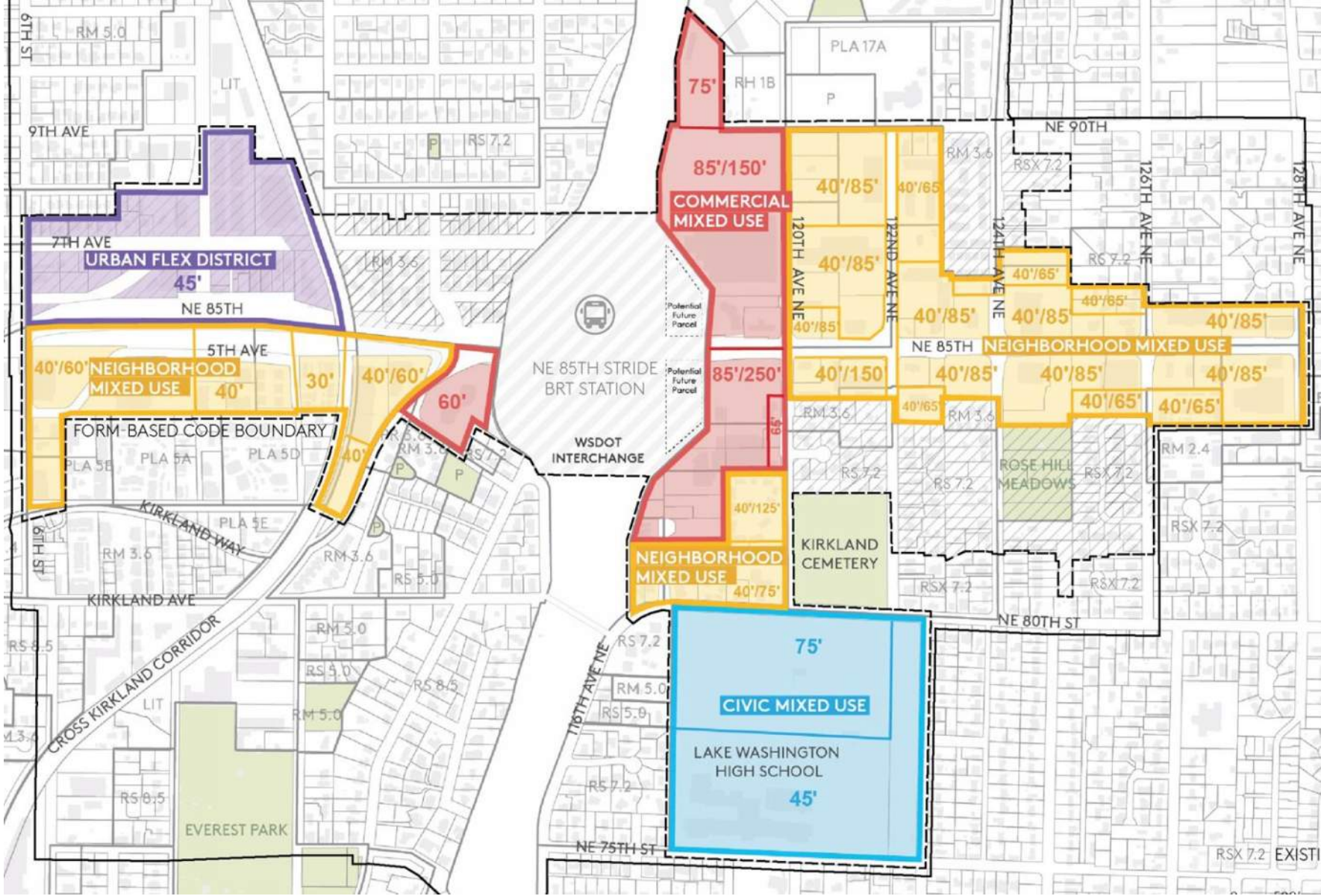
Unit Size	30%	35%	40%	45%	Low HOME	50%	60%	High HOME	65%	70%	80%
0 Bedrooms	\$680	\$792	\$906	\$1,019	\$1,132	\$1,132	\$1,359	\$1,453	\$1,472	\$1,585	\$1,668
1 Bedroom	\$728	\$849	\$971	\$1,092	\$1,213	\$1,213	\$1,456	\$1,558	\$1,577	\$1,699	\$1,787
2 Bedrooms	\$873	\$1,019	\$1,165	\$1,310	\$1,456	\$1,456	\$1,747	\$1,871	\$1,893	\$2,038	\$2,145
3 Bedrooms	\$1,009	\$1,177	\$1,346	\$1,514	\$1,682	\$1,682	\$2,019	\$2,153	\$2,187	\$2,355	\$2,478
4 Bedrooms	\$1,126	\$1,314	\$1,502	\$1,689	\$1,877	\$1,877	\$2,253	\$2,383	\$2,440	\$2,628	\$2,763
5 Bedrooms	\$1,242	\$1,449	\$1,657	\$1,864	\$2,071	\$2,071	\$2,485	\$2,610	\$2,692	\$2,899	\$3,050

AFFORDABLE HOUSING: MAXIMUM BASE REQUIREMENTS SUPPORTED BY UPZONE VALUE

Maximum Allowed Zone Height*	Minimum Percent of Affordable Housing Units Required**
Less than 65'	10% - 15%
65' to 85'	20% - 25%
Above 85'	20% - 25%

*Required in NMU, CVU, and UF districts

** Units must be affordable to households whose income does not exceed 50% of King County AMI for rental units, or 80% of King County AMI for owner-occupied units.



AFFORDABLE HOUSING PROGRAM STRUCTURE ALTERNATIVES

OPTION 1
SINGLE INCLUSIONARY REQUIREMENT
APPLIED TO ALL NEW RESIDENTIAL UNITS
(Higher than existing 10% standard)

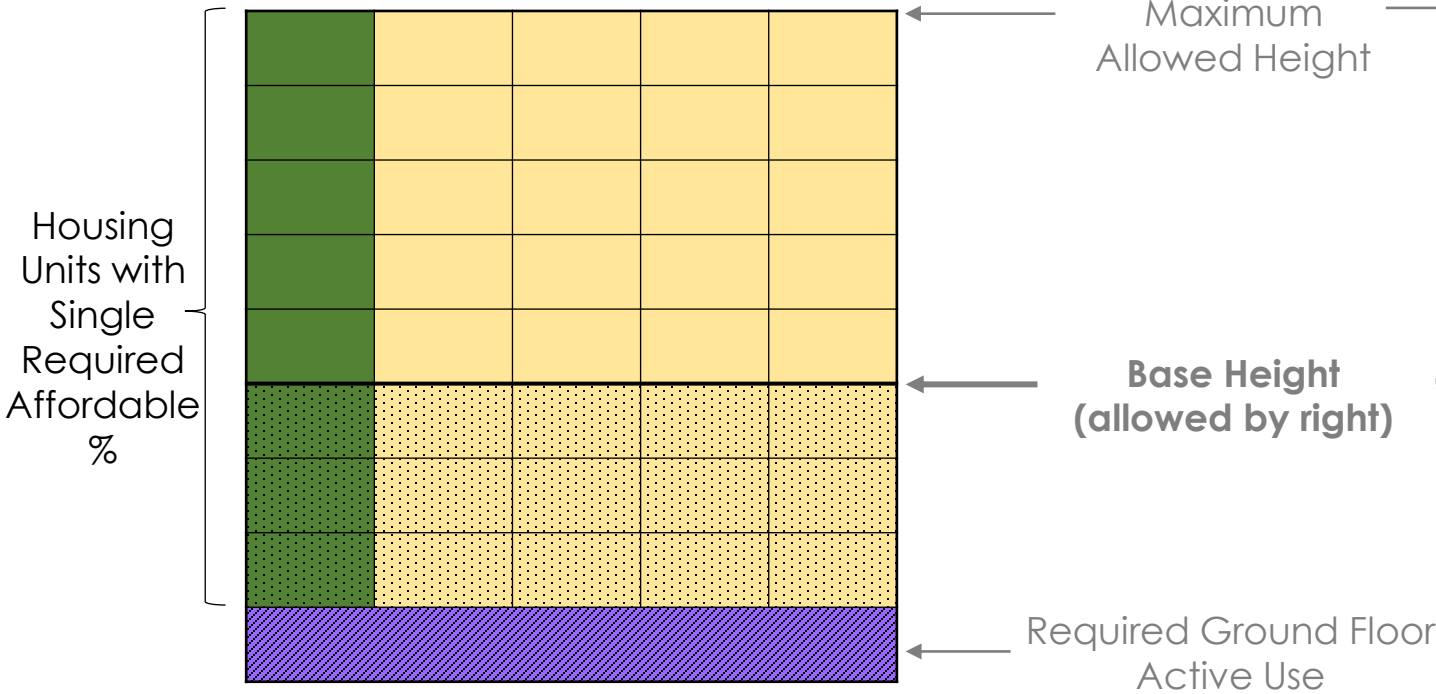


Illustration showing rough of 20% inclusionary requirement for ALL residential units

OPTION 2
BASE INCLUSIONARY REQUIREMENT AT
10% + BONUS INCLUSIONARY
REQUIREMENT AT HIGHER %

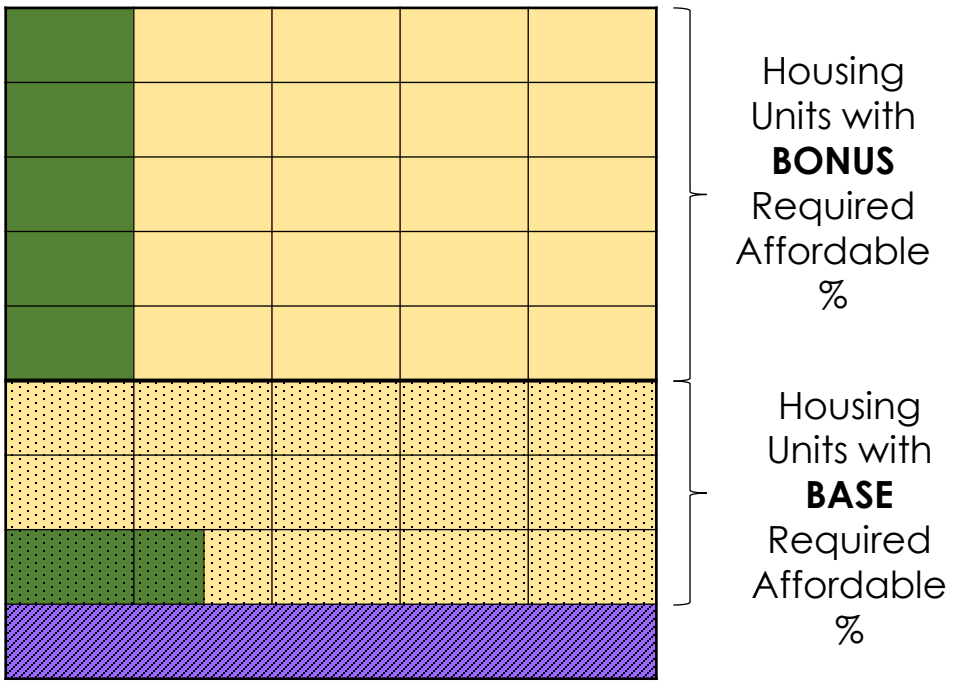


Illustration showing example of a 10% inclusionary requirement below the base height, and a 20% inclusionary requirements for all units above the base height

AFFORDABLE HOUSING: ALTERNATIVE AFFORDABILITY LEVEL OPTION

Optional Affordability Level Alternative (Sliding Scale Option)

Maximum Allowed Height for Zone	Affordability Level (as % of King County AMI)	Minimum Percent of Affordable Housing Units Required
Less than 65'	60% - 80%	Increases above base requirement
65' to 85'	60% - 80%	Increases above base requirement
Above 85'	60% - 80%	Increases above base requirement

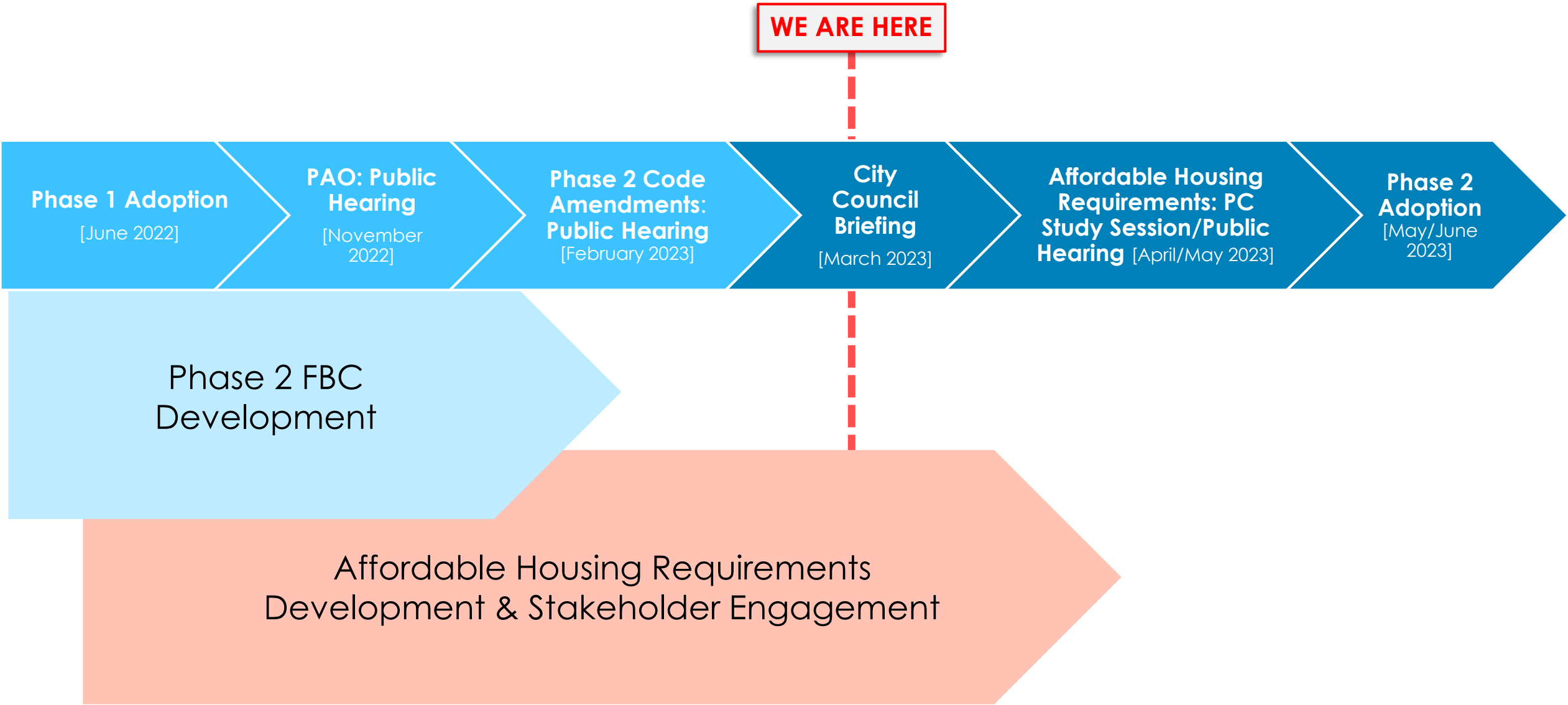
*Units may be provided to households making higher income levels, and % of total affordable units in development increases accordingly

Maximum RENTS for Projects Based on Unit Size

(King County 2022 Income and Rent Limits)

Unit Size	50%	60%	70%	80%
0 Bedrooms	\$1,132	\$1,359	\$1,585	\$1,668
1 Bedroom	\$1,213	\$1,456	\$1,699	\$1,787
2 Bedrooms	\$1,456	\$1,747	\$2,038	\$2,145

Station Area Phase 2 Timeline



NEXT STEPS

Staff is coordinating with ARCH to further refine draft affordable housing requirements and conduct additional stakeholder outreach

April 27, 2023: Tentative PC Hearing on Affordable Housing Requirements

May 2023: Council Phase 2 Adoption