

Planning Commission Public Hearing



NE 85th Station Area Plan Phase 2

City of Kirkland

February 23, 2023

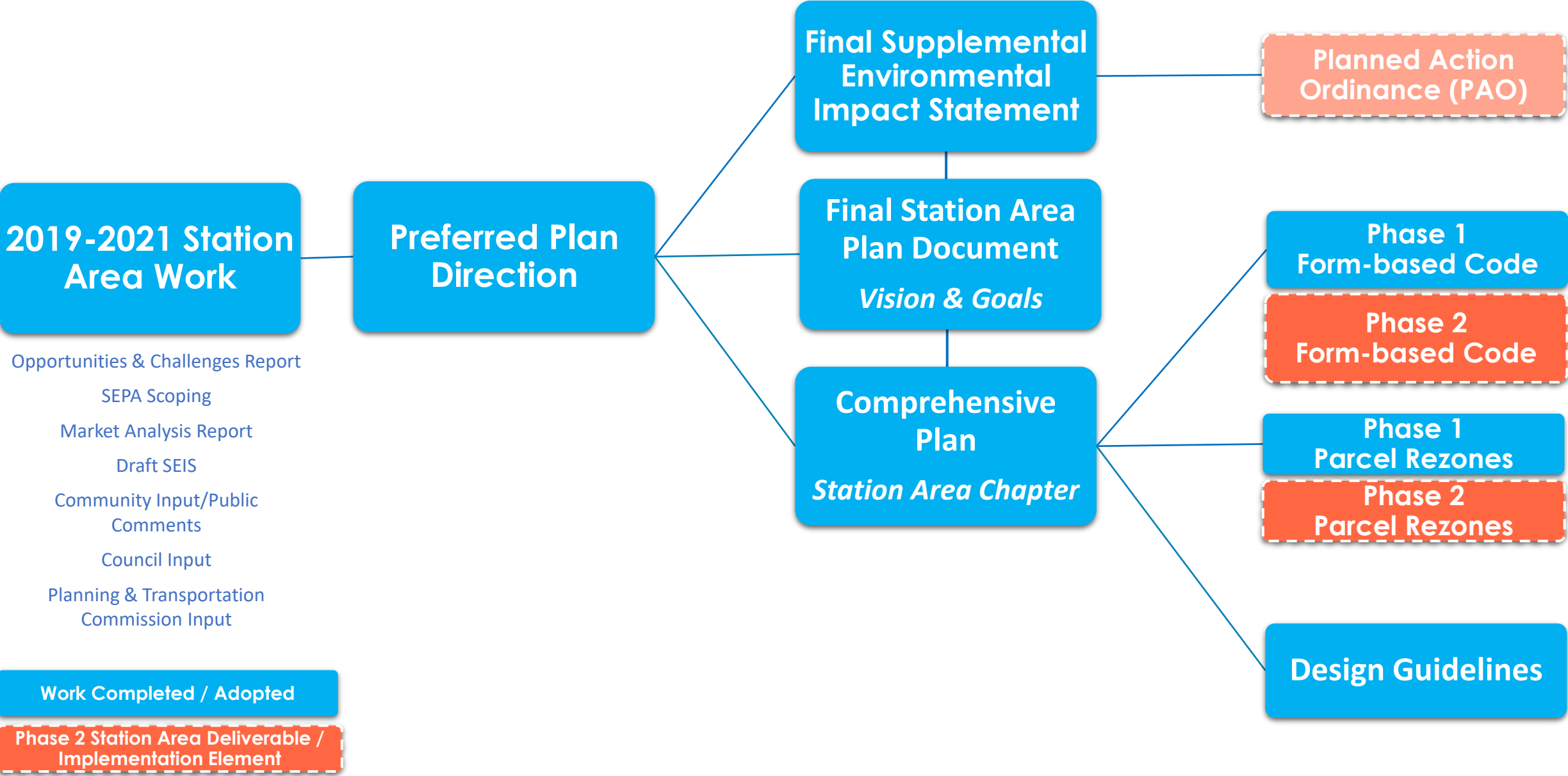


Tonight's Agenda

- Staff Introductions
- Station Area Plan Review
- KZC Amendments
 - Regulating District Updates
 - District-wide Standards
 - Misc. KZC Implementing Amendments
- Parcel Rezones
- KMC Amendments (MFTE Boundary)
- Affordable Housing
- Discussion



Station Area Deliverables Workflow



What are the decisions under consideration by Planning Commission at this hearing?

Planning Commission will receive public testimony, deliberate, and make a 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 (including Affordable Housing Requirements)*

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*

What is not under consideration at this hearing?

The following are outside of Planning Commission's purview, and are not being decided upon as a result of public testimony and deliberation at this hearing:

- **Deliverables Adopted in Phase 1**

- Station Area Plan (Comprehensive Plan) Goals/Policies
- Form-based Code (KZC 57)
 - Commercial Mixed-Use district: specific development standards and parcel rezones
- Station Area Design Guidelines

- **Station Area Planned Action Ordinance (Public Hearing held by Council November 2022)**

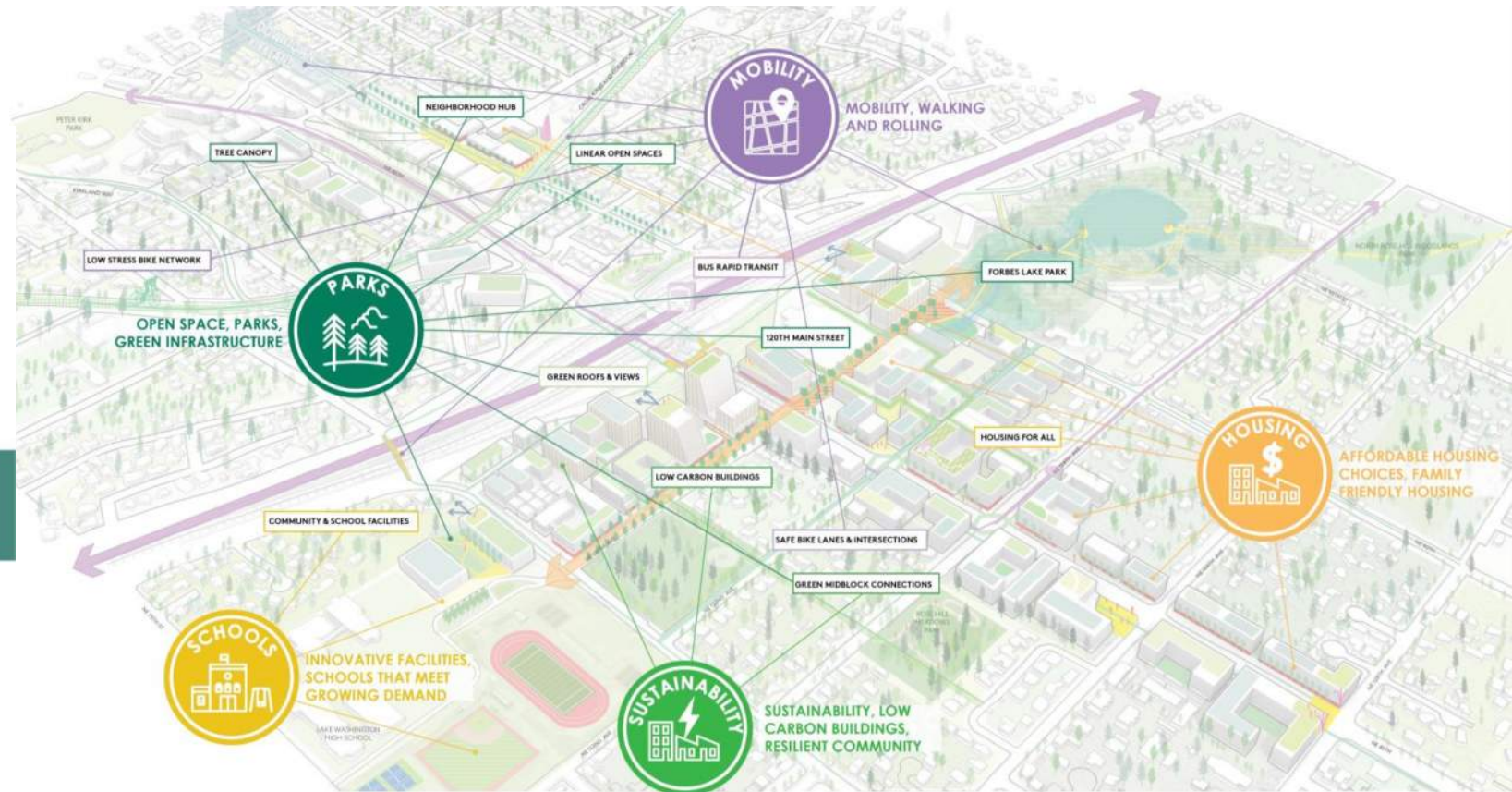
- **WSDOT/Sound Transit Interchange Project & Pick-up/Drop-off Lot**

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.



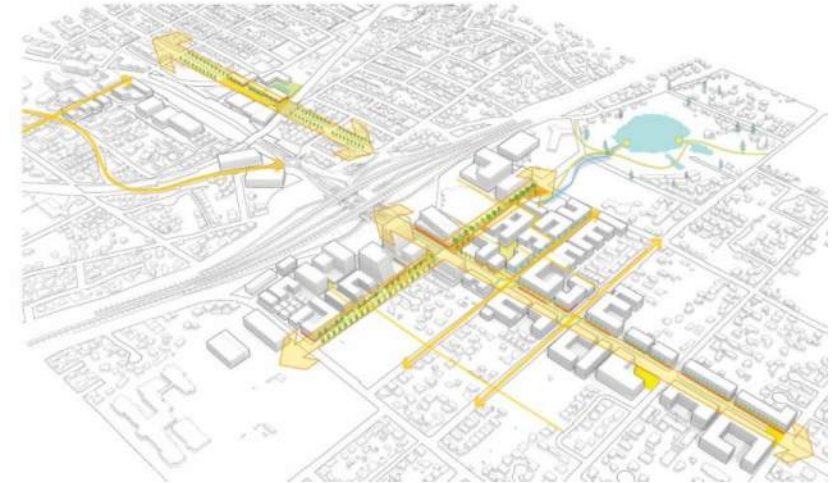
Chapter 05

Vision and Urban Design Framework

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



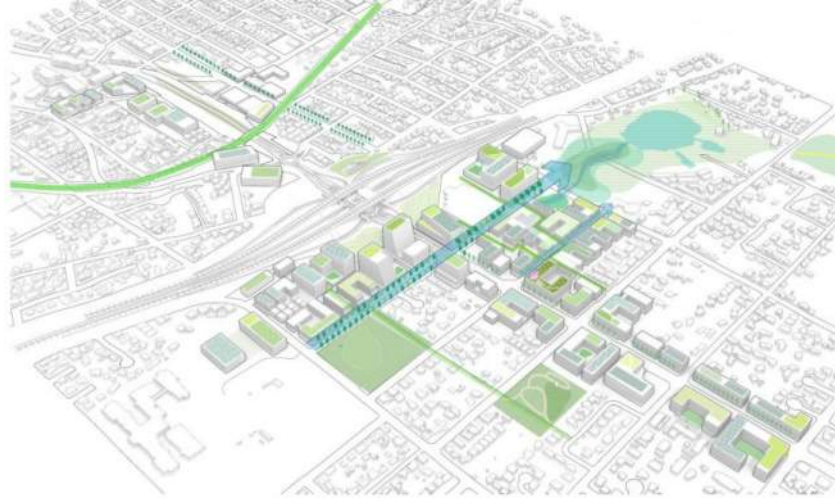
Focus Inclusive Growth Near Transit



A Strong Public Spine



A network of Mobility Options



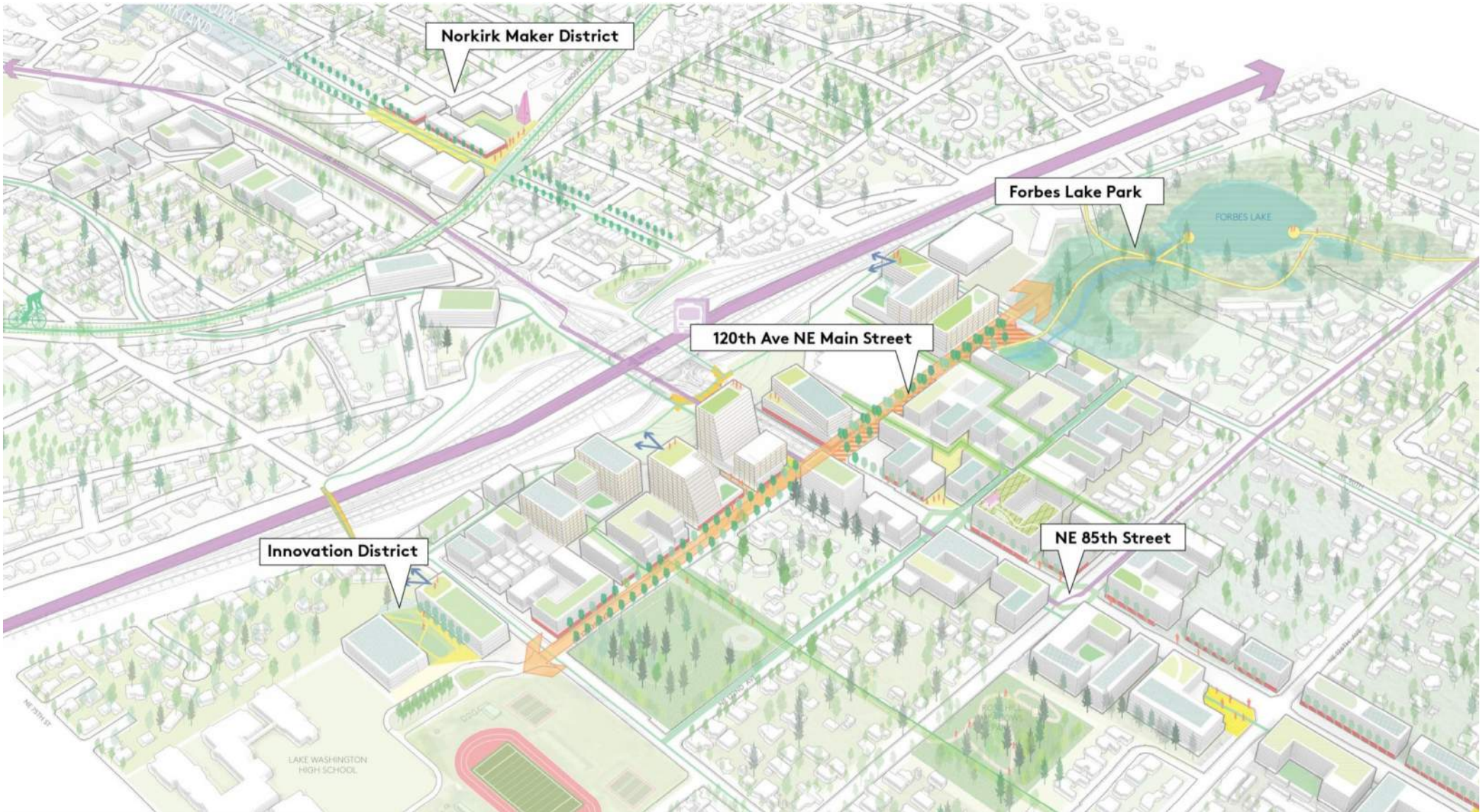
Leverage Existing Natural Systems and Resources



Transitions in Scale to Adjacent Neighborhoods

Key Urban Design Elements in Character Areas

The framework coordinates a set of urban design elements that respond to community input and are intended to achieve the plan goals in different character areas. These elements are described in the following components of the plan.



- 06 LAND USE AND ZONING
- 07 PARKS, OPEN SPACE AND ENVIRONMENT
- 08 TRANSPORTATION AND MOBILITY
- 09 UTILITIES AND PUBLIC SERVICES
- 10 SUSTAINABILITY FRAMEWORK

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 a 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

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

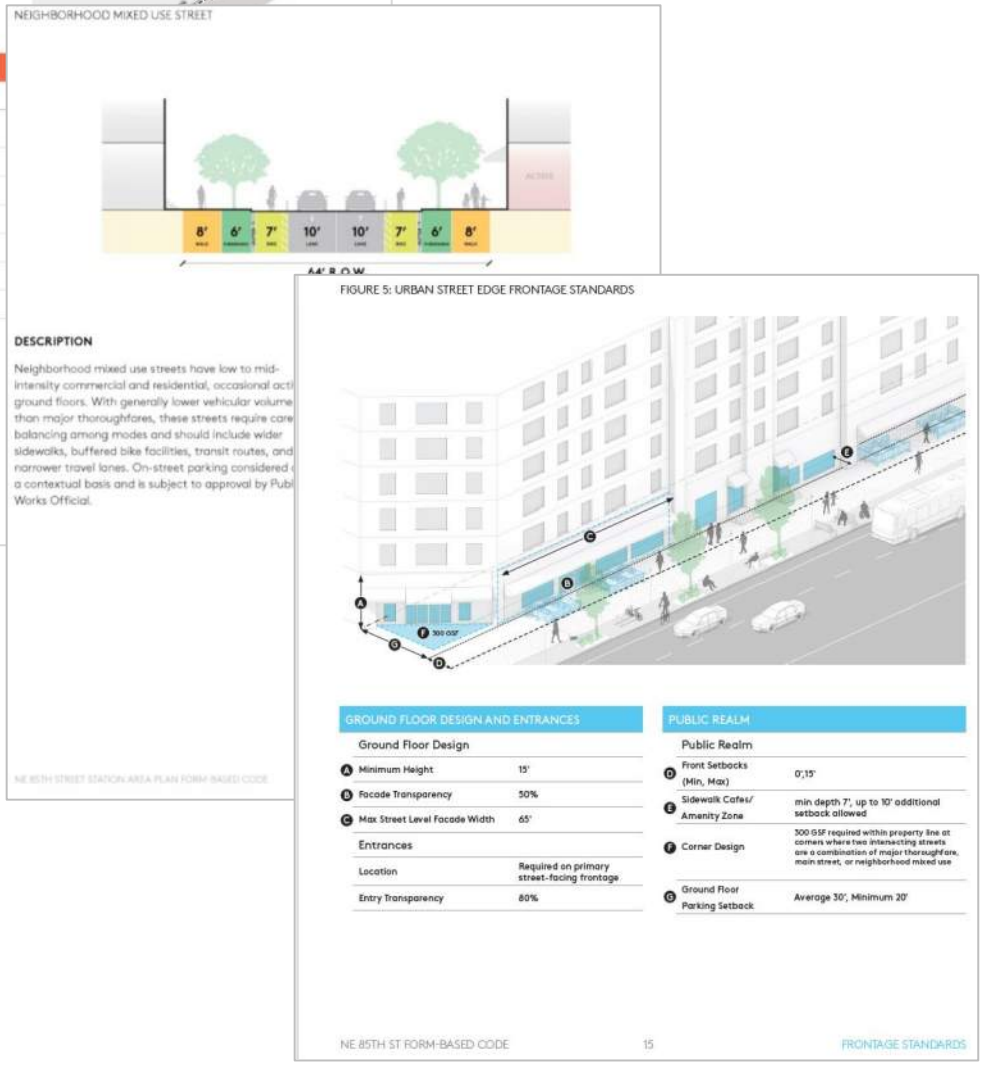
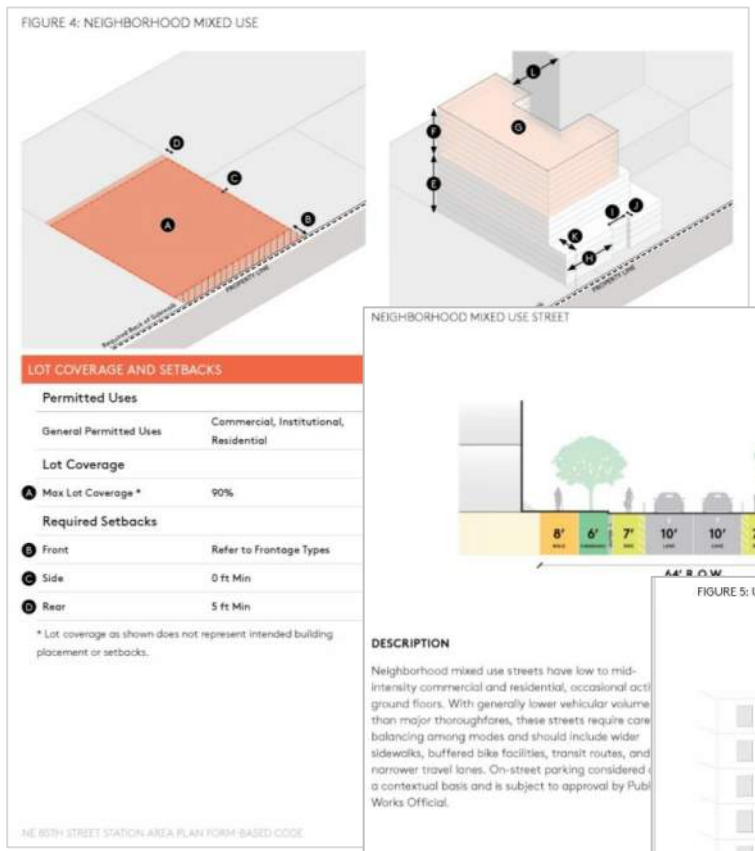
(New specific district standards)

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

Administrative Amendments to FBC

What's Different About FBC?

Form-based codes are an approach to zoning that focuses on regulating the physical form and desired outcomes of development, rather than focusing on land uses.



NE 85th St Form-based Code Organization

Regulating District

Building Height
Building Massing
Facade Modulation
Side & Rear Setbacks

Frontage Type

Front Setbacks
Ground Floor Design
Cafe & Amenity Zones

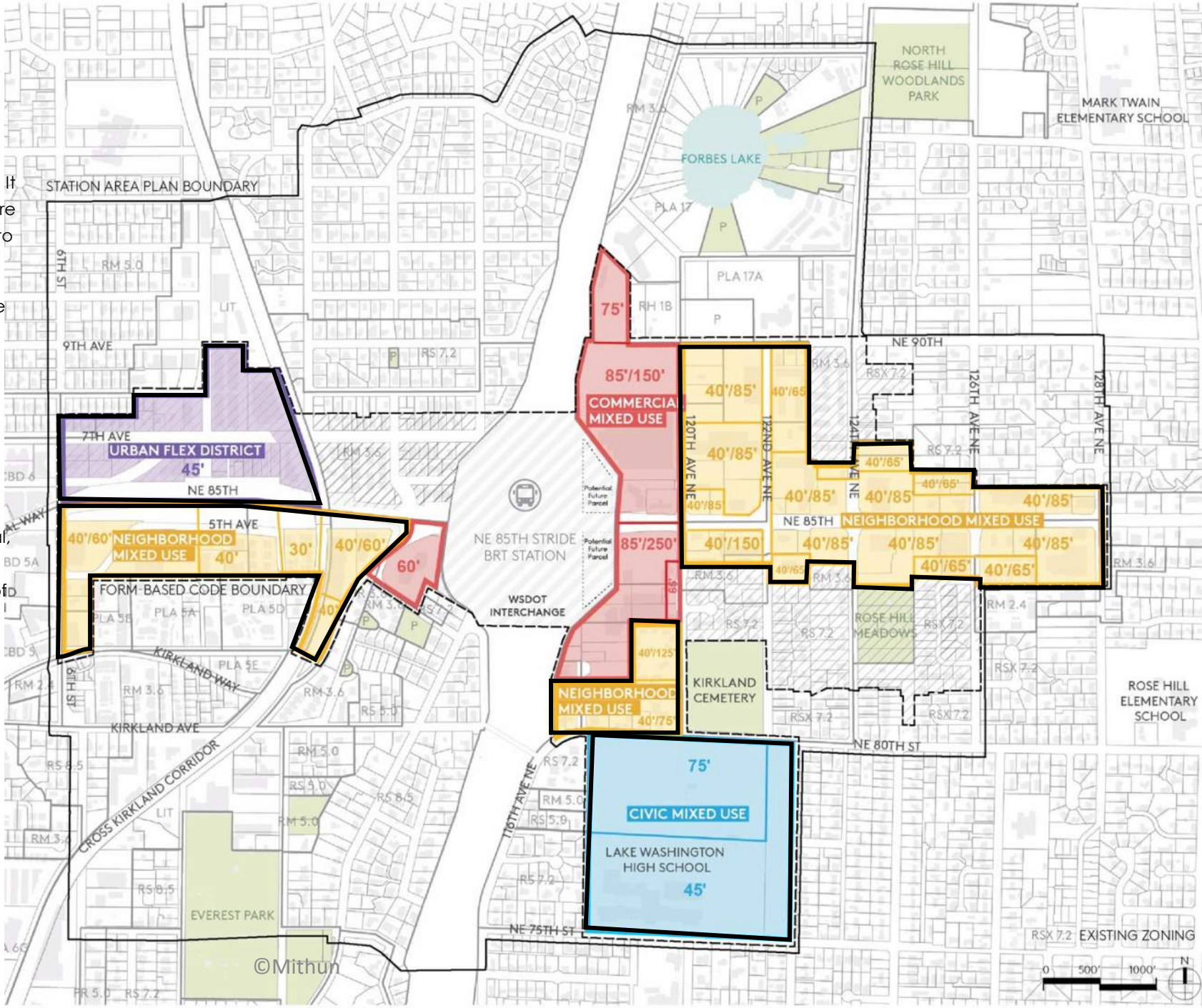
Street Type

Sidewalks
Trees & Street Furnishings
Bike Facilities
Road Widths



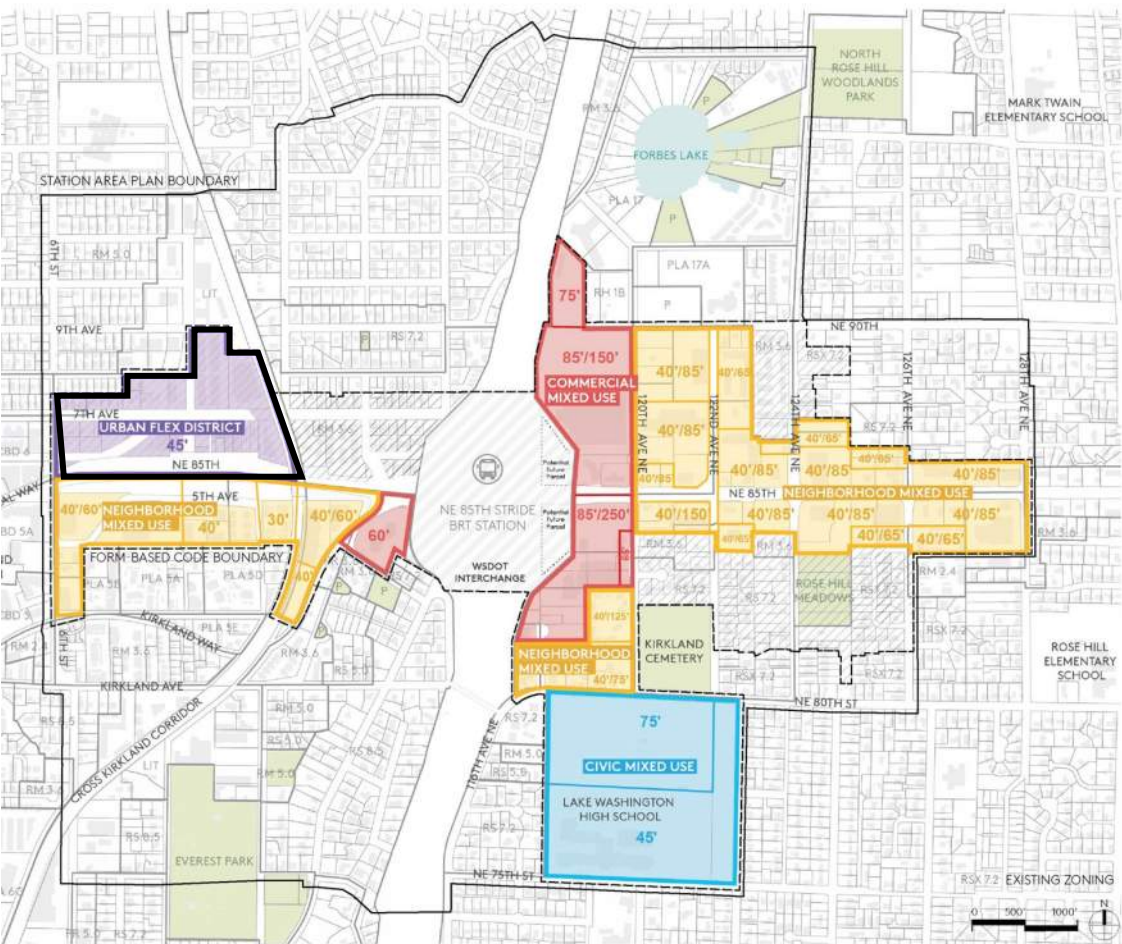
Regulating Districts

- **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.



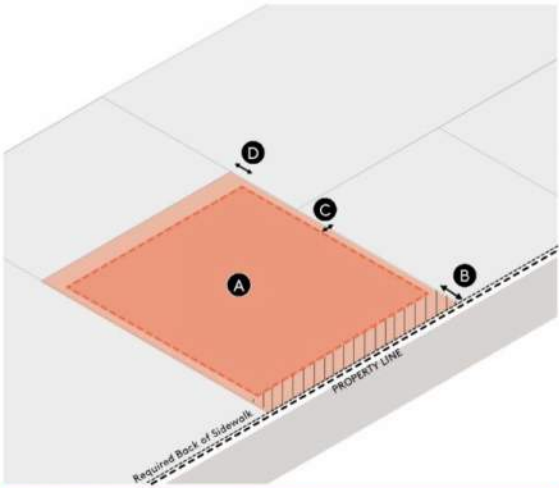
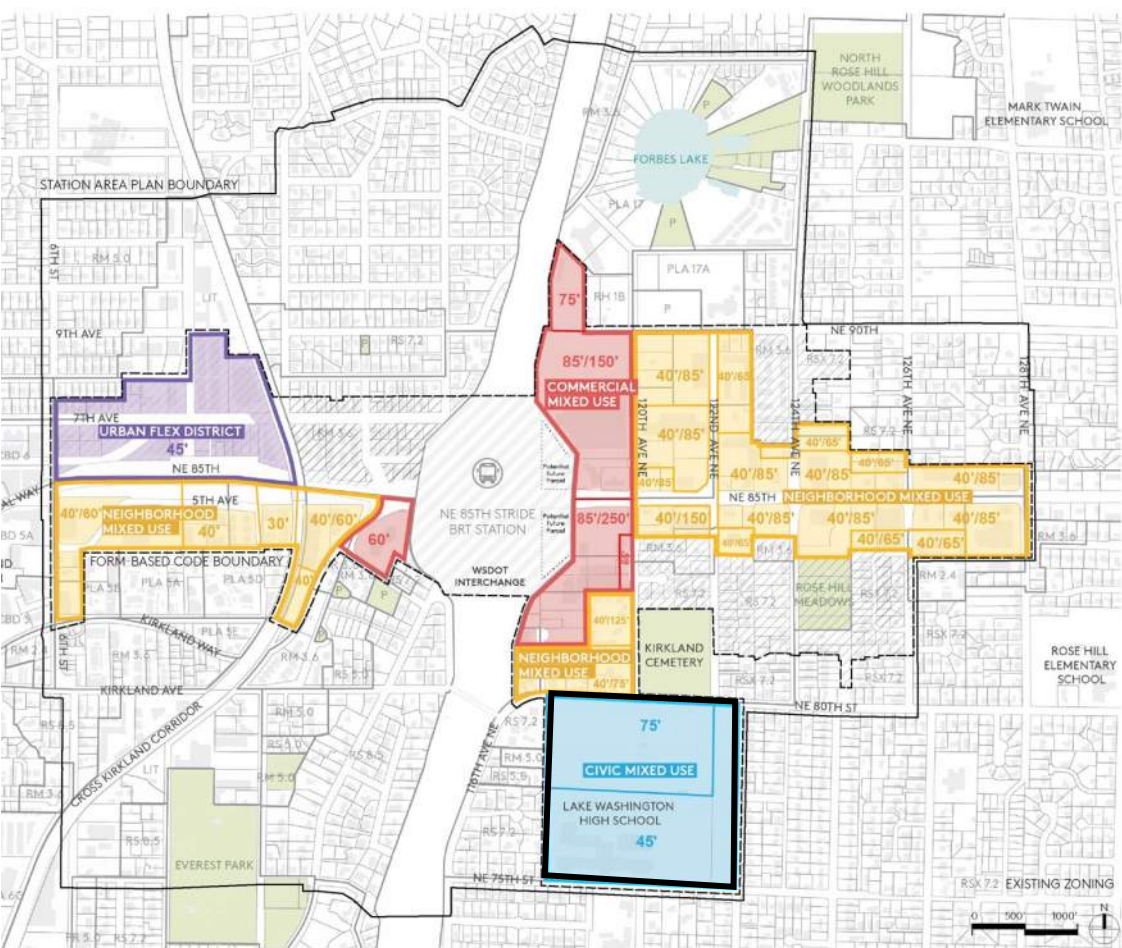
Urban Flex District

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

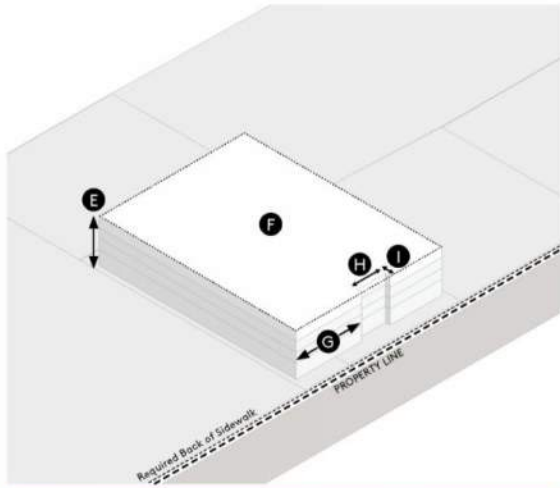
This zone is intended to encourage uses consistent with a **mixed-use environment anchored by civic/institutional uses**. It allows for commercial and civic/institutional uses. Maximum heights are established in the Regulating Plan and allow heights up to 75 ft east of I-405.



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.



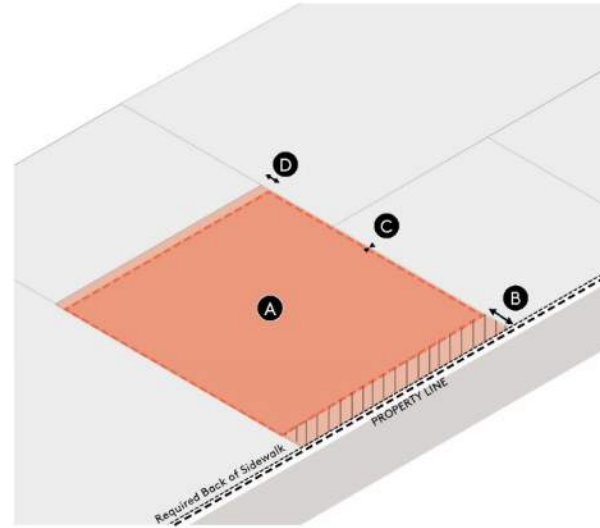
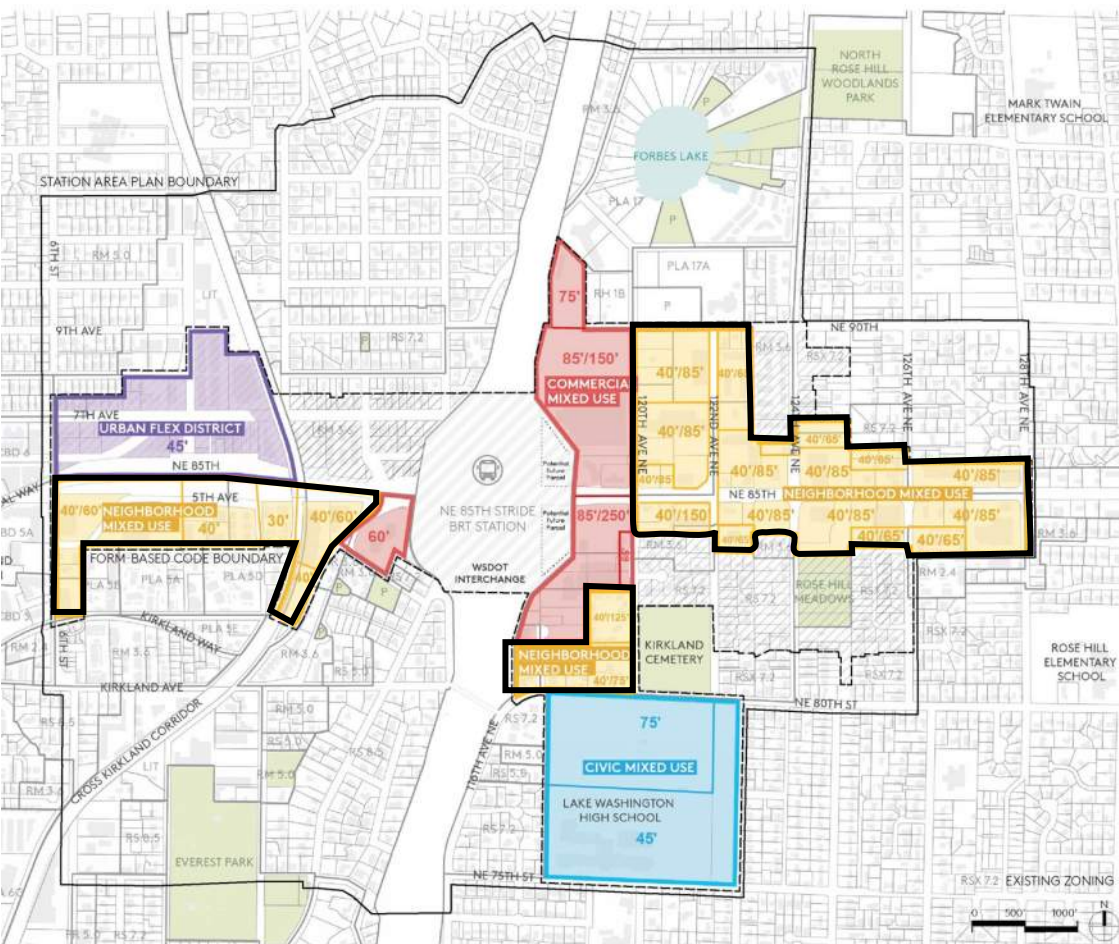
MASSING AND DEVELOPMENT INTENSITY

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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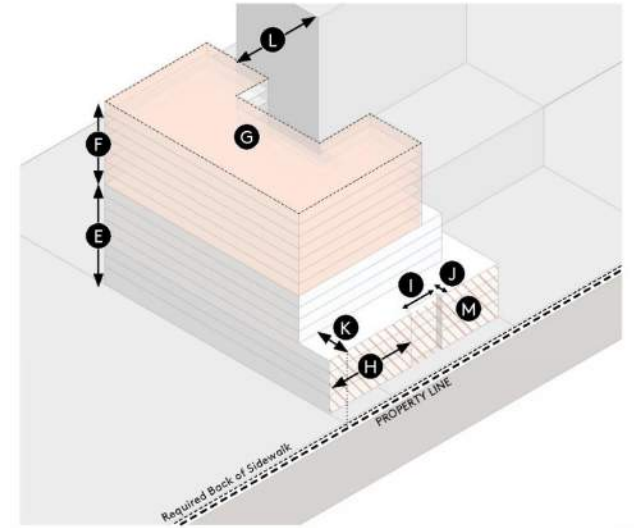
Lot Coverage

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.

Proposed 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

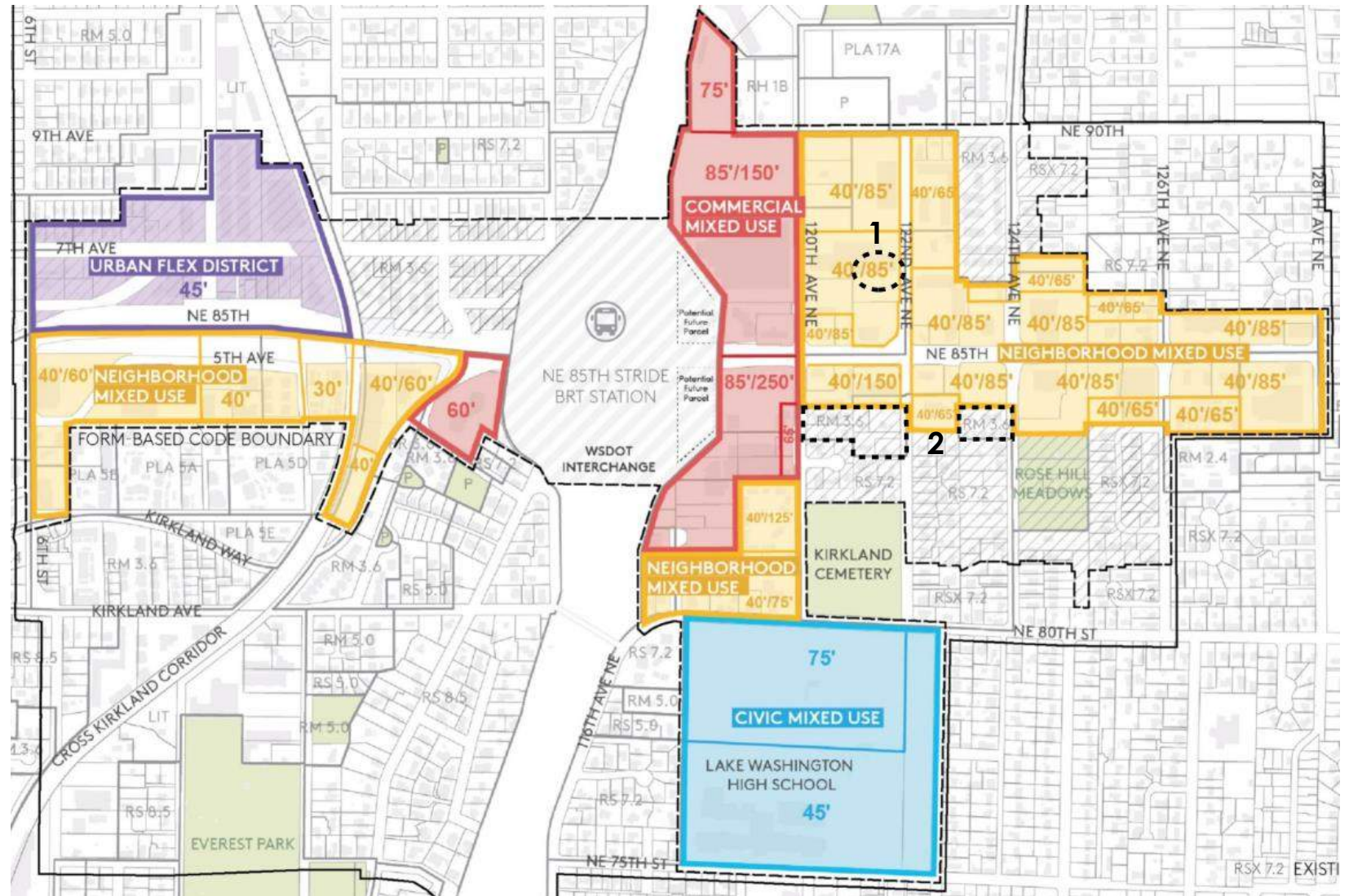
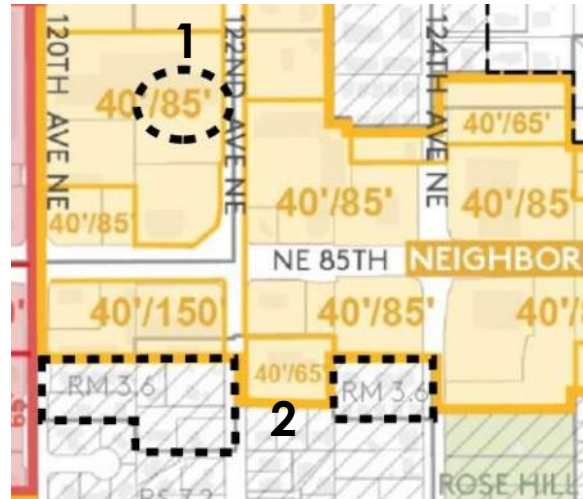


Recommended Changes for Neighborhood Mixed Use District

Staff Recommendation

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

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





REGULATING PLAN QUESTIONS FOR PC:

- Should the NMU district include the additional parcels shown in Figure 2?

Staff recommendation: Include alternative regulating plan (with additional NMU parcels) in the PC recommendation.

- If included, is a maximum allowed height of 65 feet appropriate?

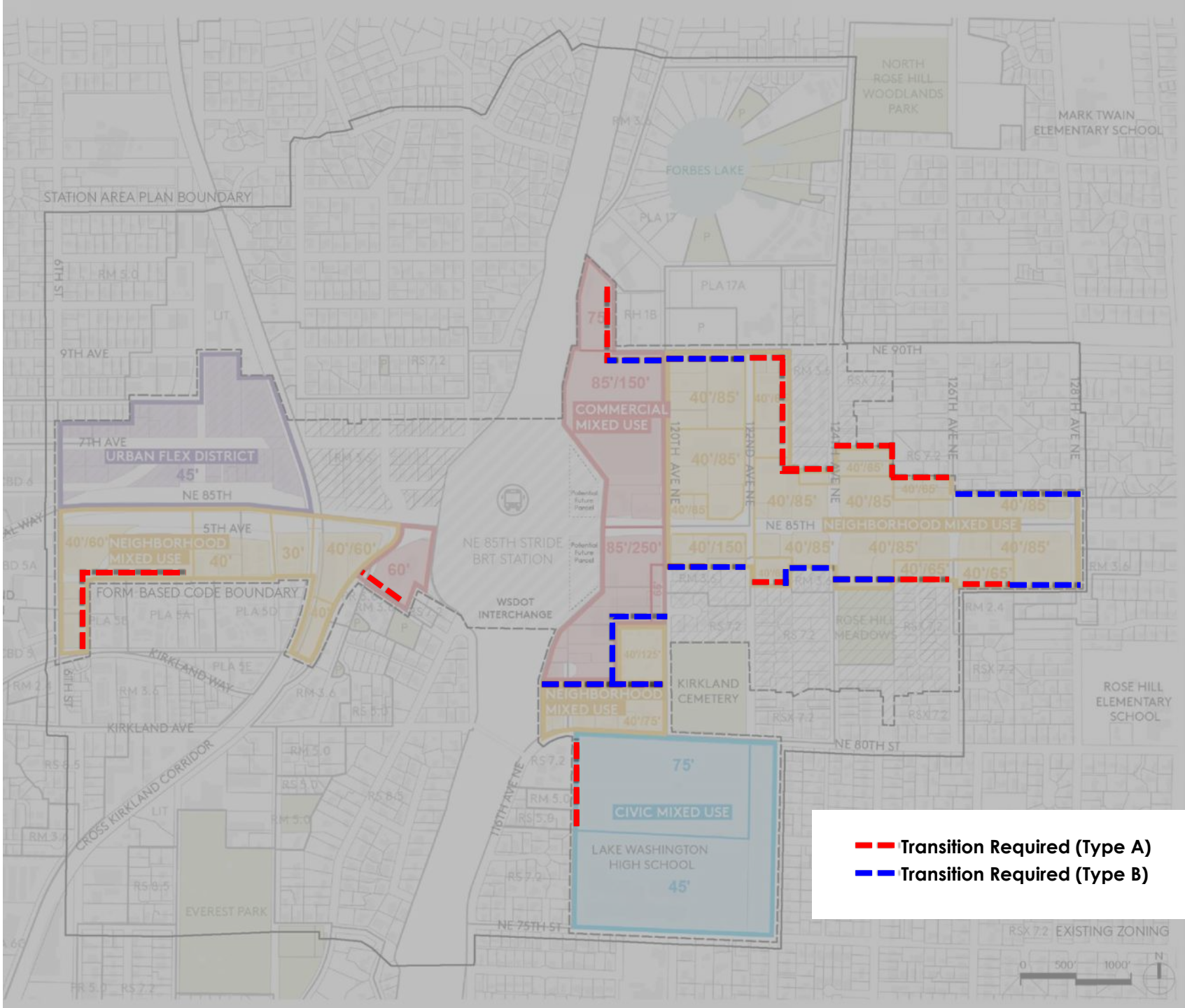
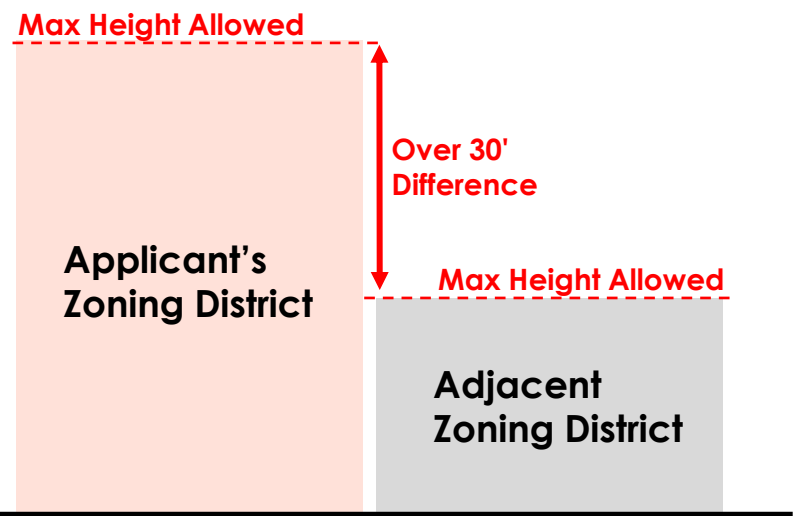
Staff recommendation: Zone additional parcels with maximum height of 65'.

Transition Standards

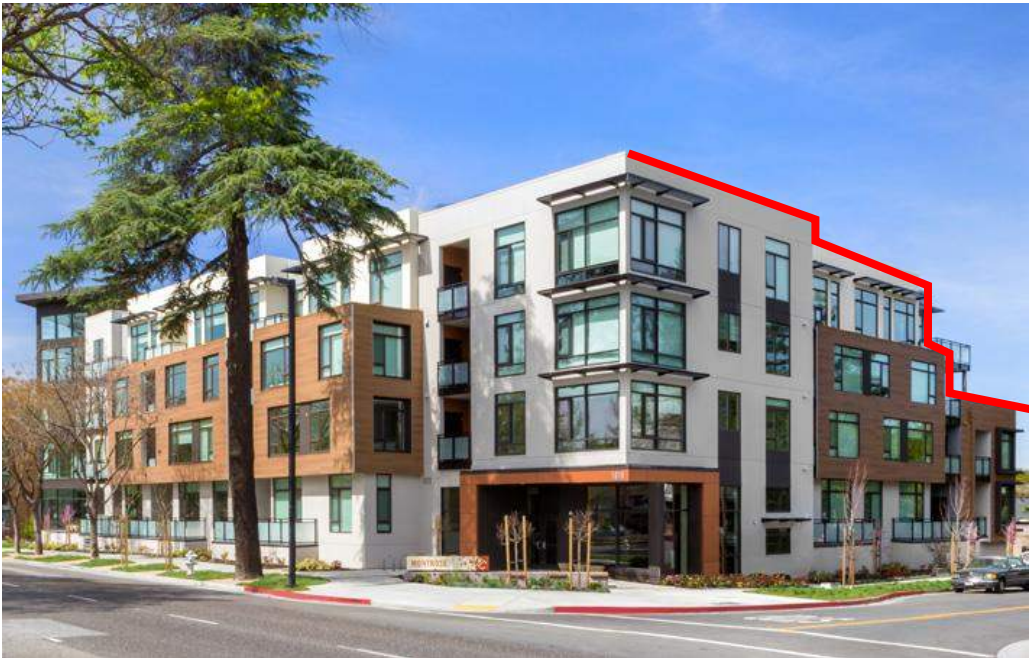


Transitions

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)**.



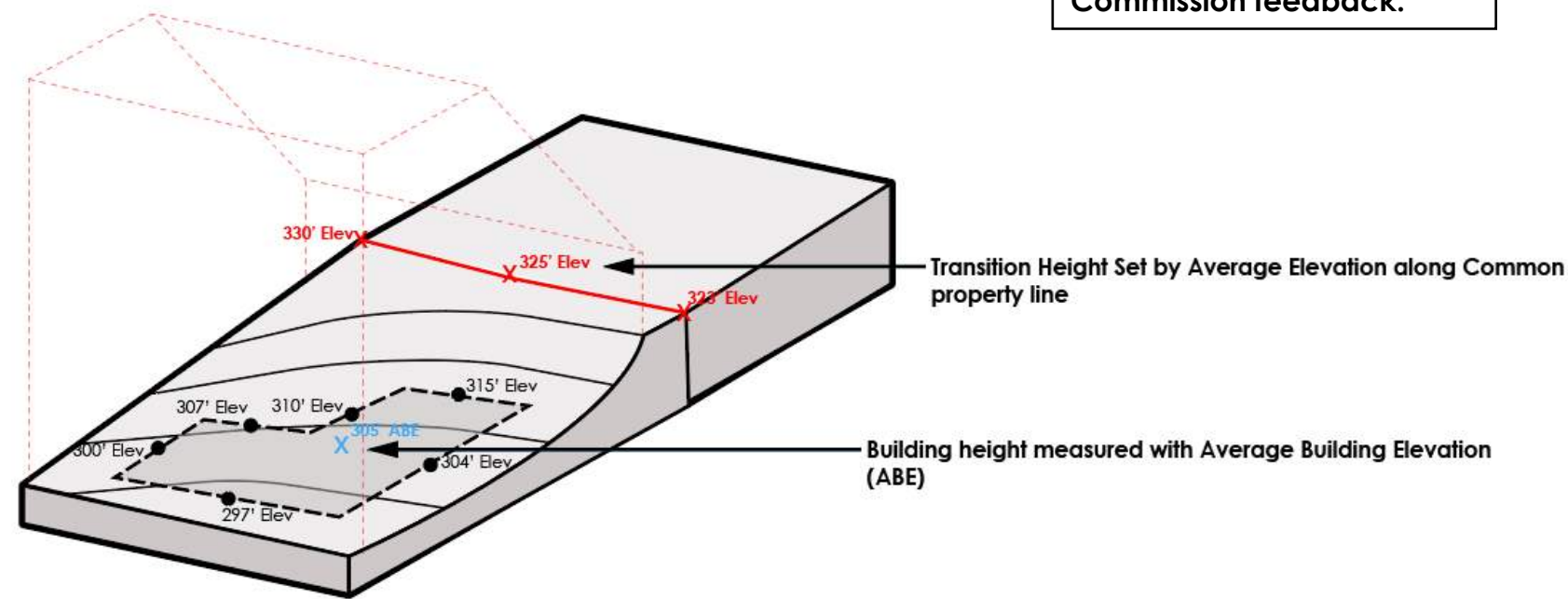
Transitions Examples



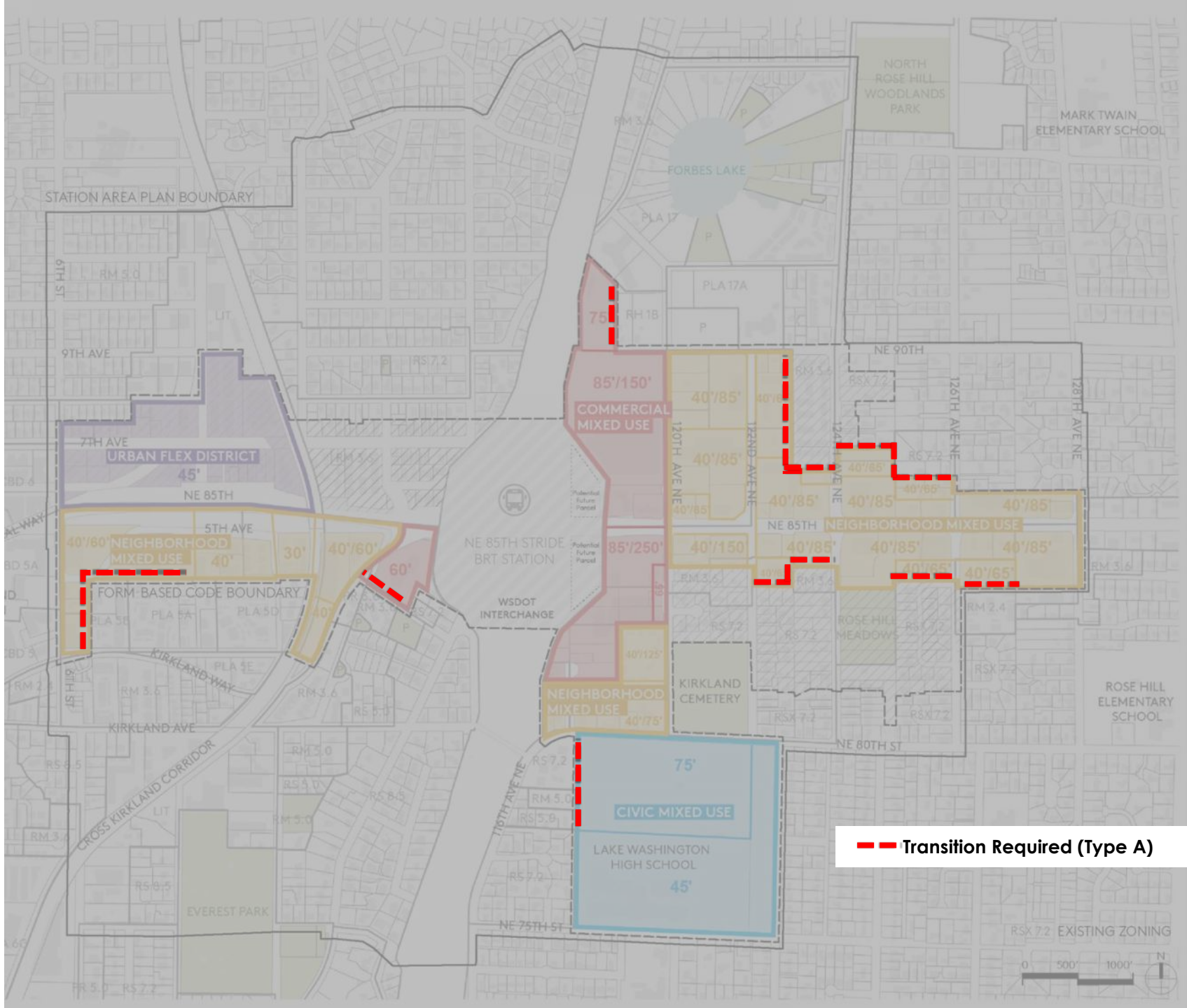
Additional Property Line Elevation Measurement

Heights for setting the transition plane are set based on the **average** elevation of the **common property line**. Building heights are measured based on **Average Building Elevation (ABE)**, the current formula used by City of Kirkland to calculate allowed building height.

This methodology has been adjusted in response to Commission feedback.

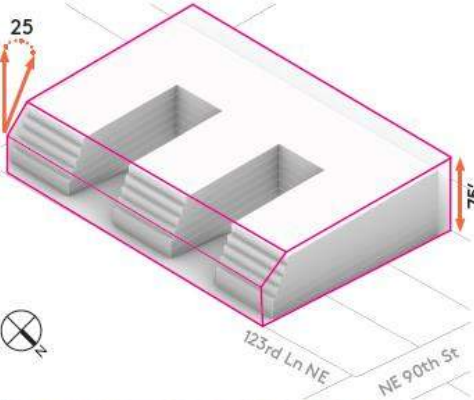


Existing Standard
(Transition Type A): **25 degree**
angle where zoned maximum
height is **less than 50'** greater than
the adjacent parcel's zoned
maximum height.

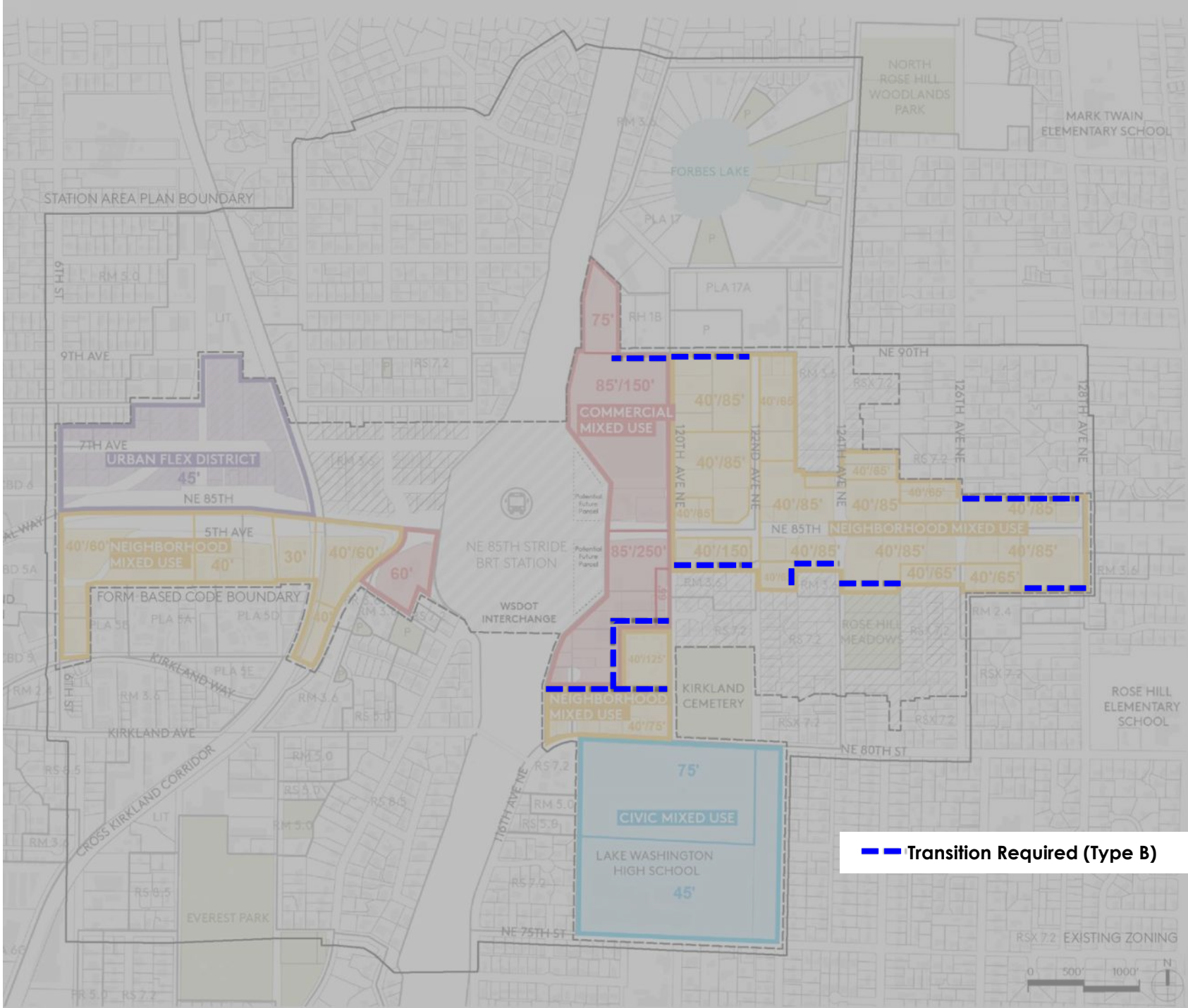


Existing Standard (Transition Type A): 25 degree angle where zoned maximum height is less than 50' greater

Code-Compliant Building
Massing with 25 degree
Transition Angle



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



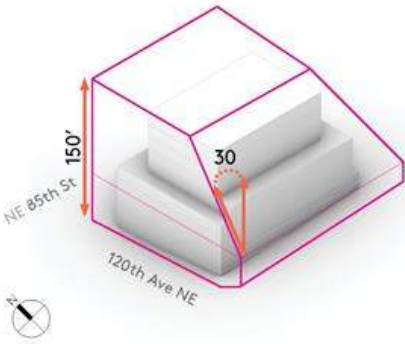
Transitions and Floor Plate Efficiency

- 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.



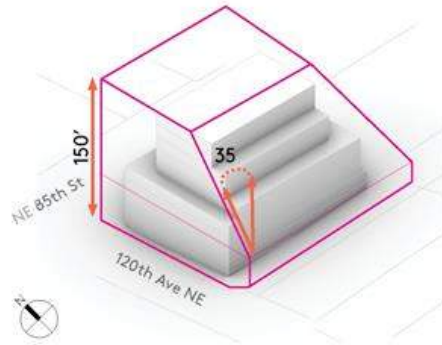
Updated Standard (Transition Type B): 30 degree angle where zoned maximum height is over 50' greater

Code-Compliant Building
Massing with 30 degree
Transition Angle

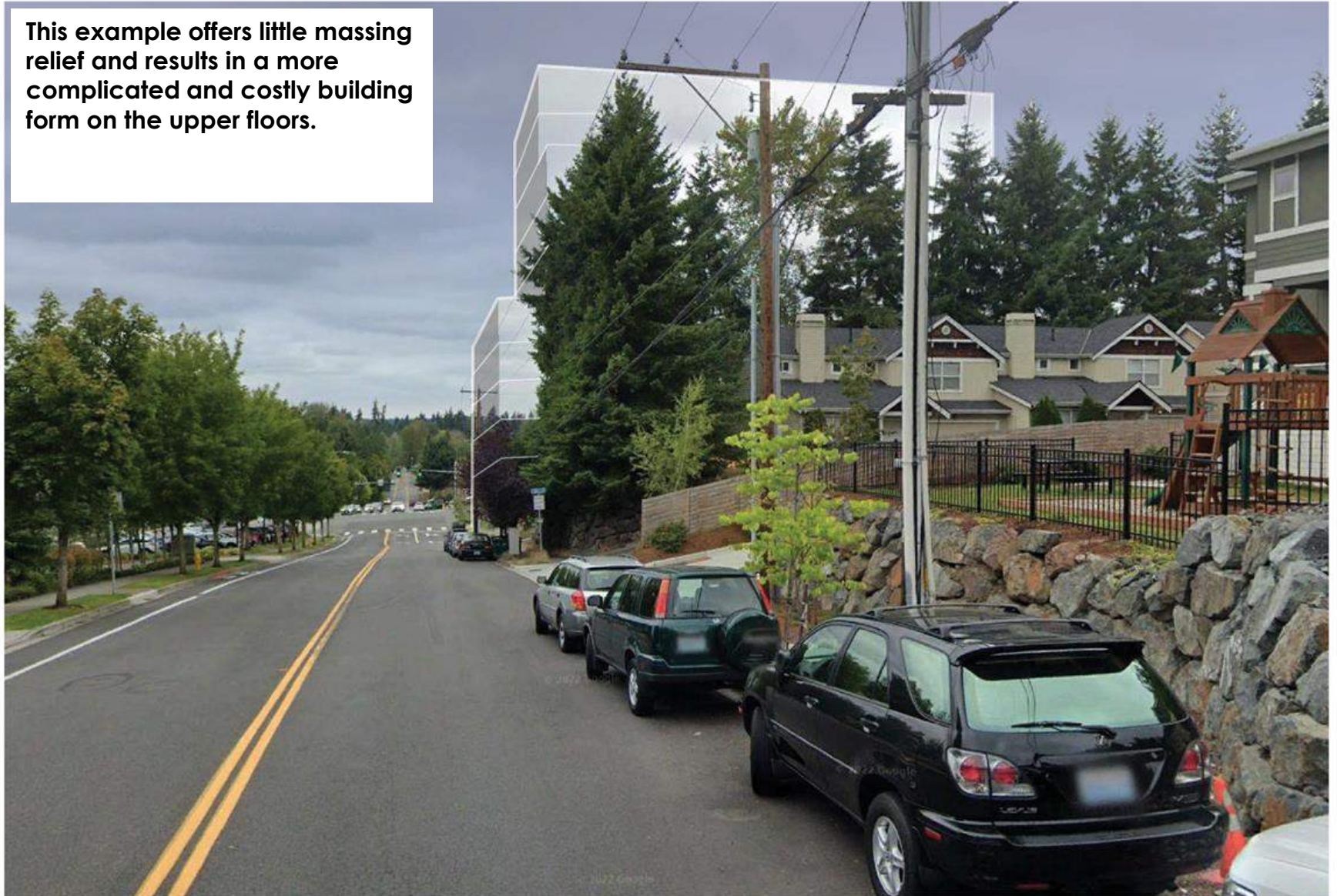


Updated Standard (Transition Type B): 35 degree angle where zoned maximum height is over 50' greater

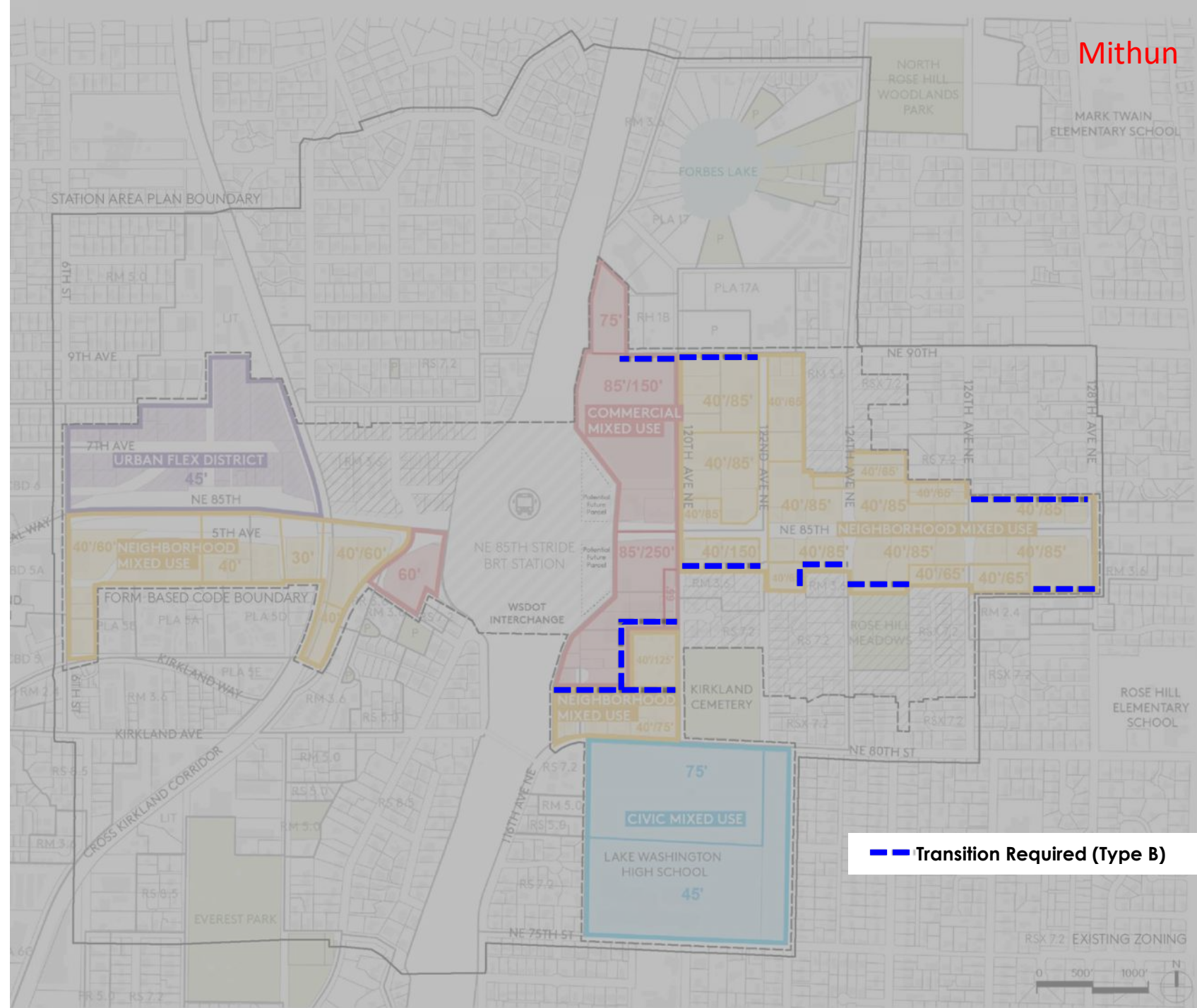
Code-Compliant Building
Massing with 35 degree
Transition Angle



This example offers little massing relief and results in a more complicated and costly building form on the upper floors.

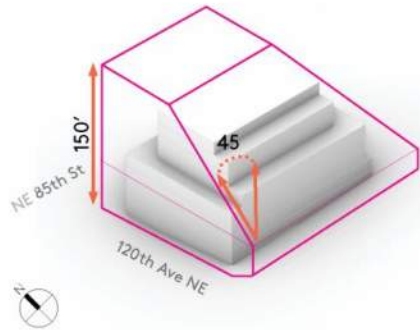


**Updated Standard
(Transition Type B): 35 degree
angle where zoned maximum
height is over 50' greater than
the adjacent parcel's
maximum zoned height.**



Alt. Standard (Transition Type C): 45 degree angle where zoned maximum height is over 50' greater

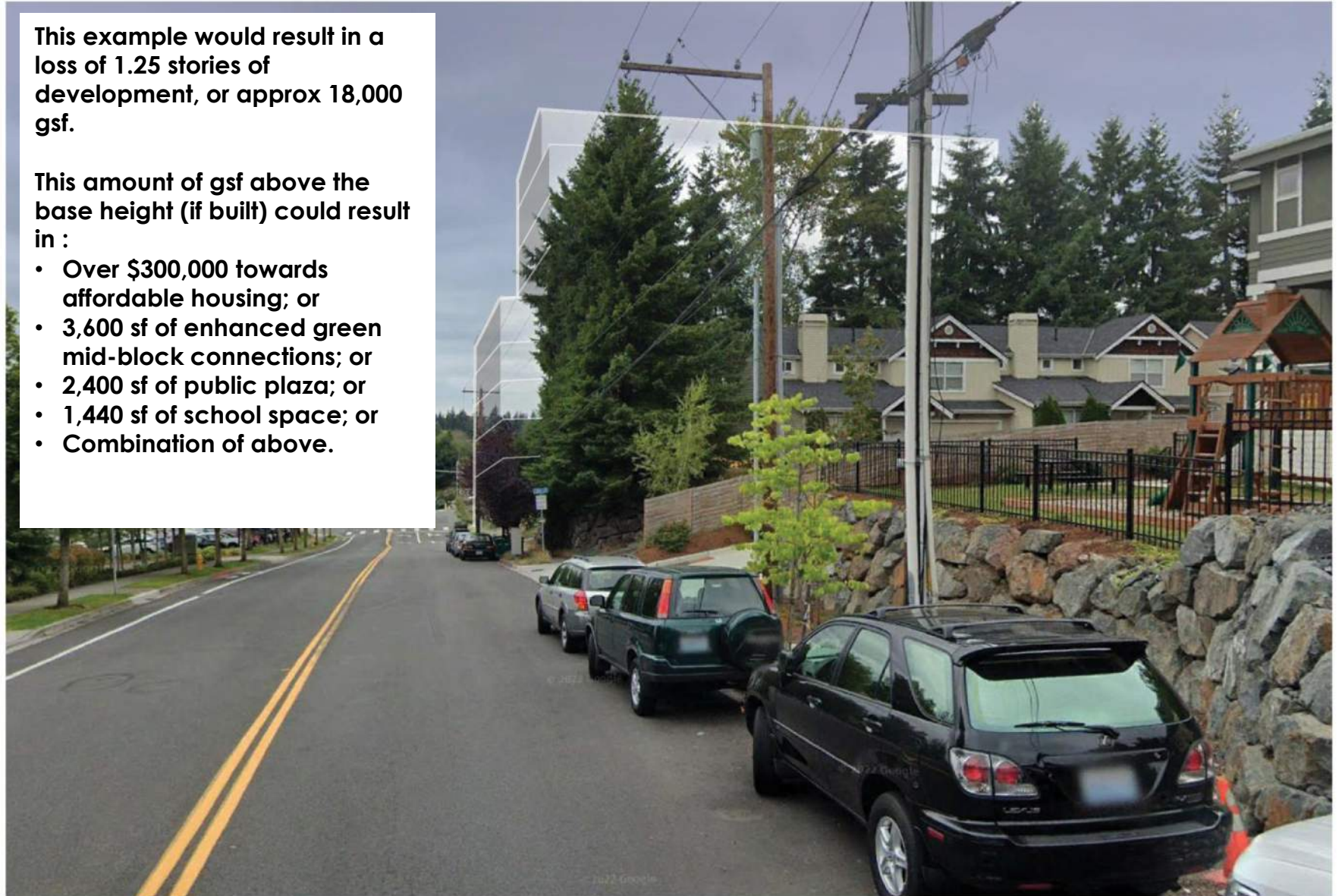
Code-Compliant Building Massing with 45 degree Transition Angle



This example would result in a loss of 1.25 stories of development, or approx 18,000 gsf.

This amount of gsf above the base height (if built) could result in :

- Over \$300,000 towards affordable housing; or
- 3,600 sf of enhanced green mid-block connections; or
- 2,400 sf of public plaza; or
- 1,440 sf of school space; or
- Combination of above.



TRANSITION STANDARD QUESTION FOR PC:

- What sky exposure plane angle should be required for locations where the maximum allowed height difference is greater than 50 feet?
 - Staff recommendation:
 - Existing Standard (Transition Type A): 25-degree angle where zoned maximum height is less than 50' greater
 - Updated Standard (Transition Type B): 30-degree angle where zoned maximum height is over 50' greater
 - Updated alternative Standard (Transition Type B): 35-degree angle where zoned maximum height is over 50' greater



Parking Standards

Drafted 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

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

PARKING QUESTION FOR PC:

- Does PC agree with the minimum parking standards as drafted?

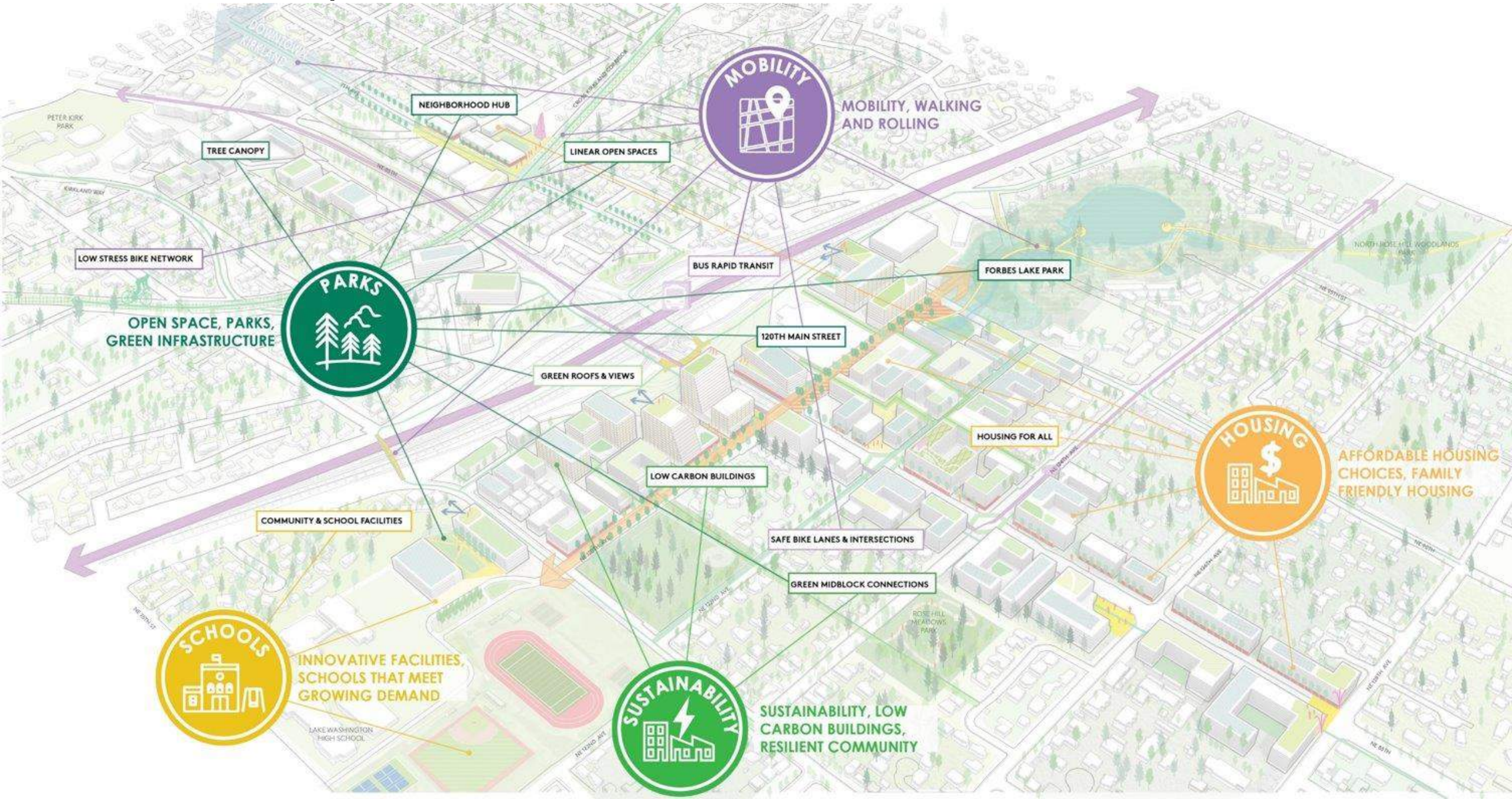
Staff recommendation: Recommend standards as drafted in Attachment 1 (KZC 57).





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/habitat
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

Potential 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.*



INCENTIVE ZONING QUESTIONS FOR PC:

- Should the Incentive Zoning program be amended to add an option for development receive bonus development capacity for providing a grocery store?

Staff recommendation: Maintain the currently adopted incentive amenities as adopted in Phase 1.

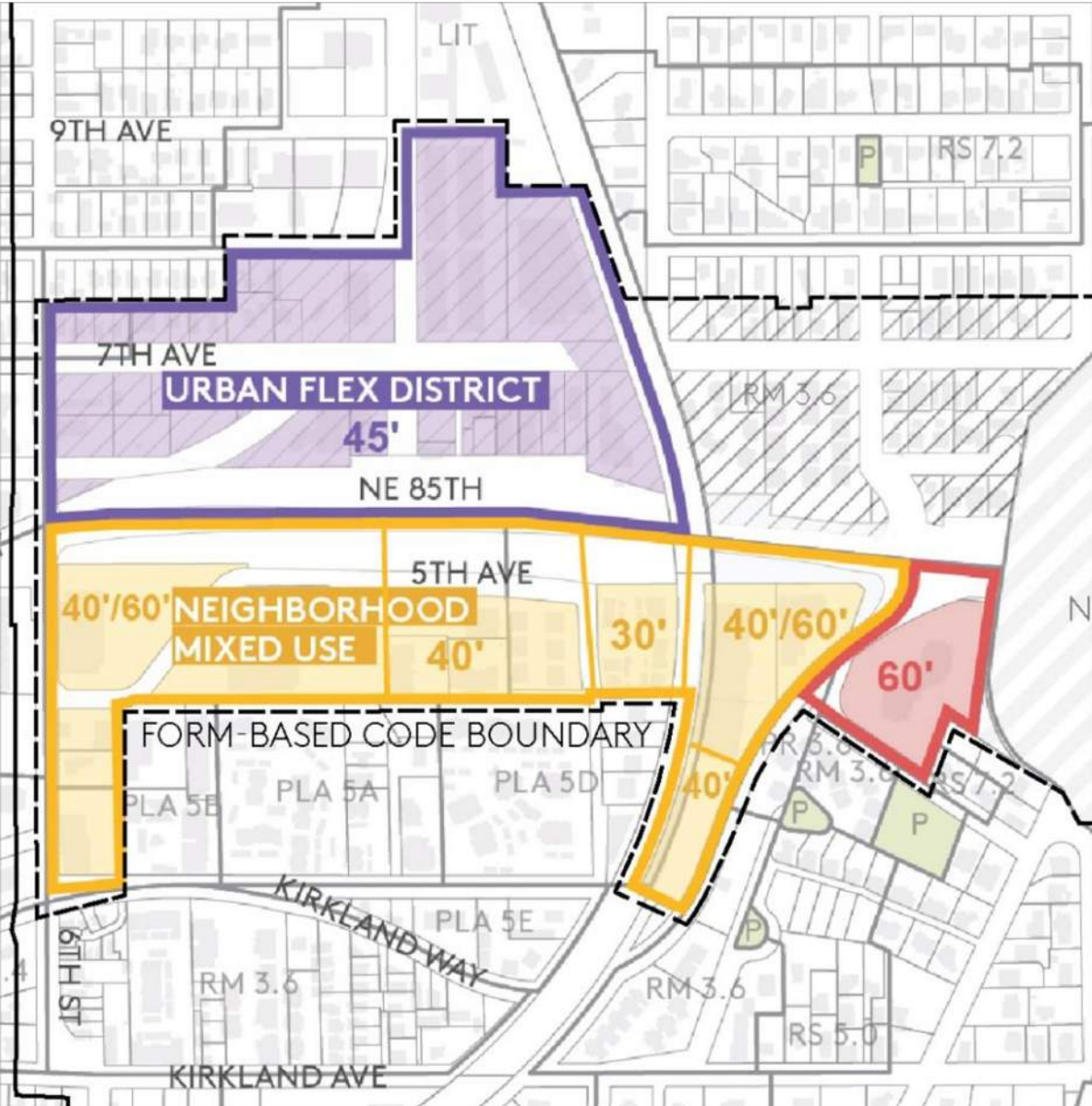
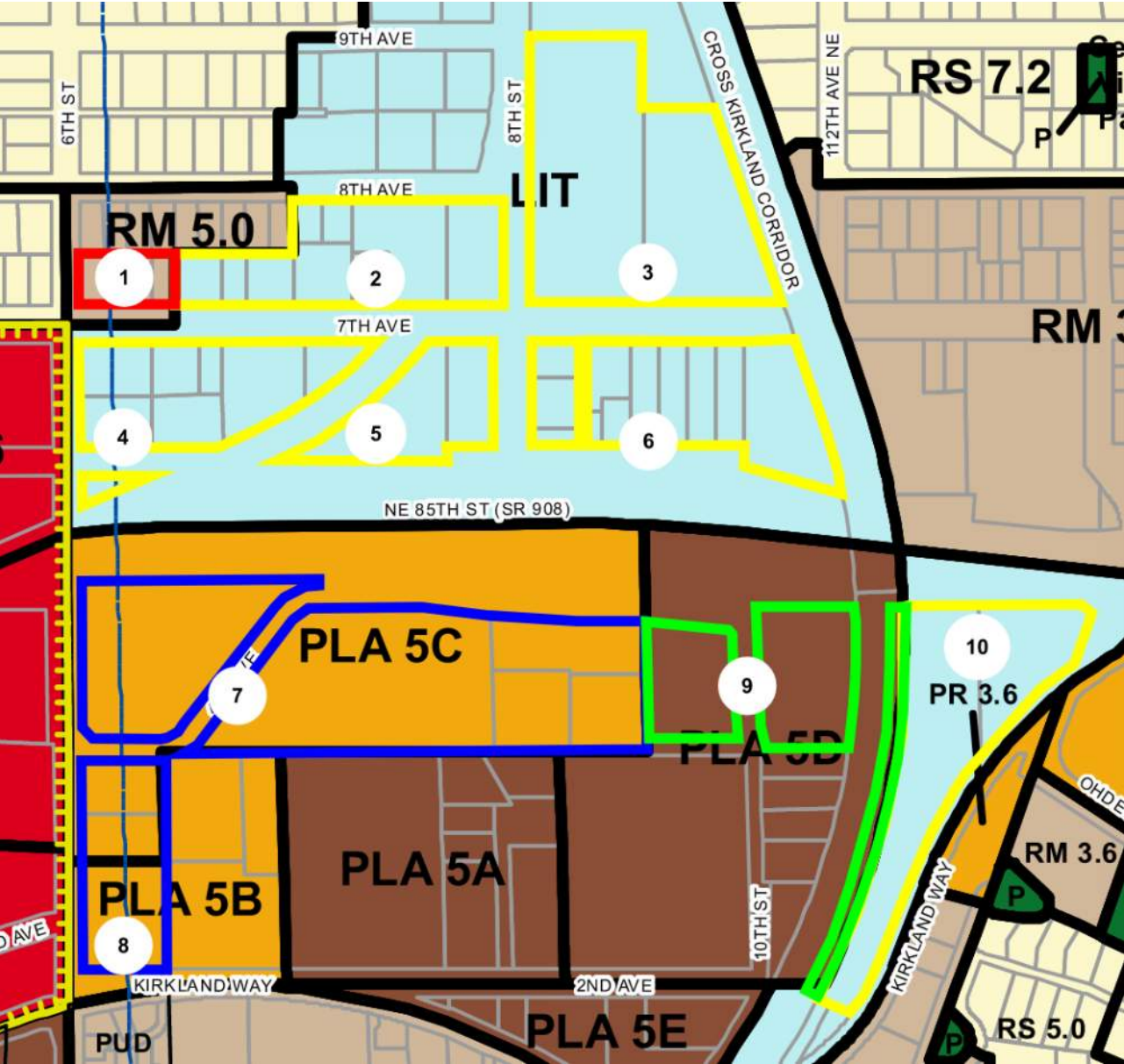
Miscellaneous Zoning Code Amendments

- **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

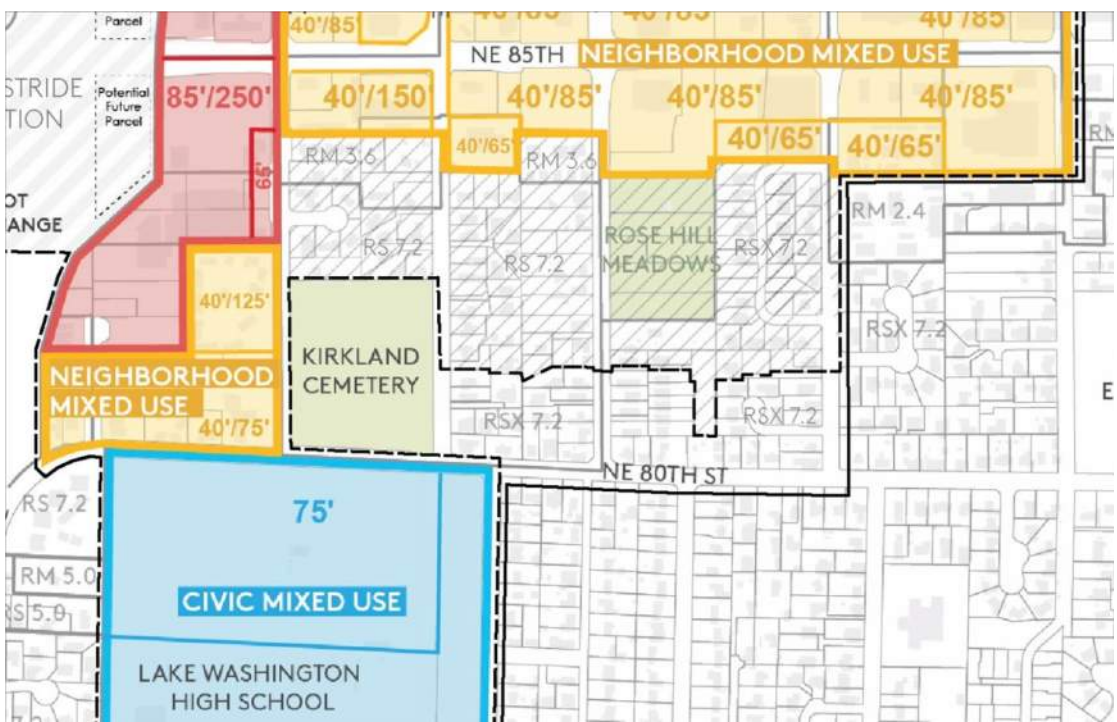
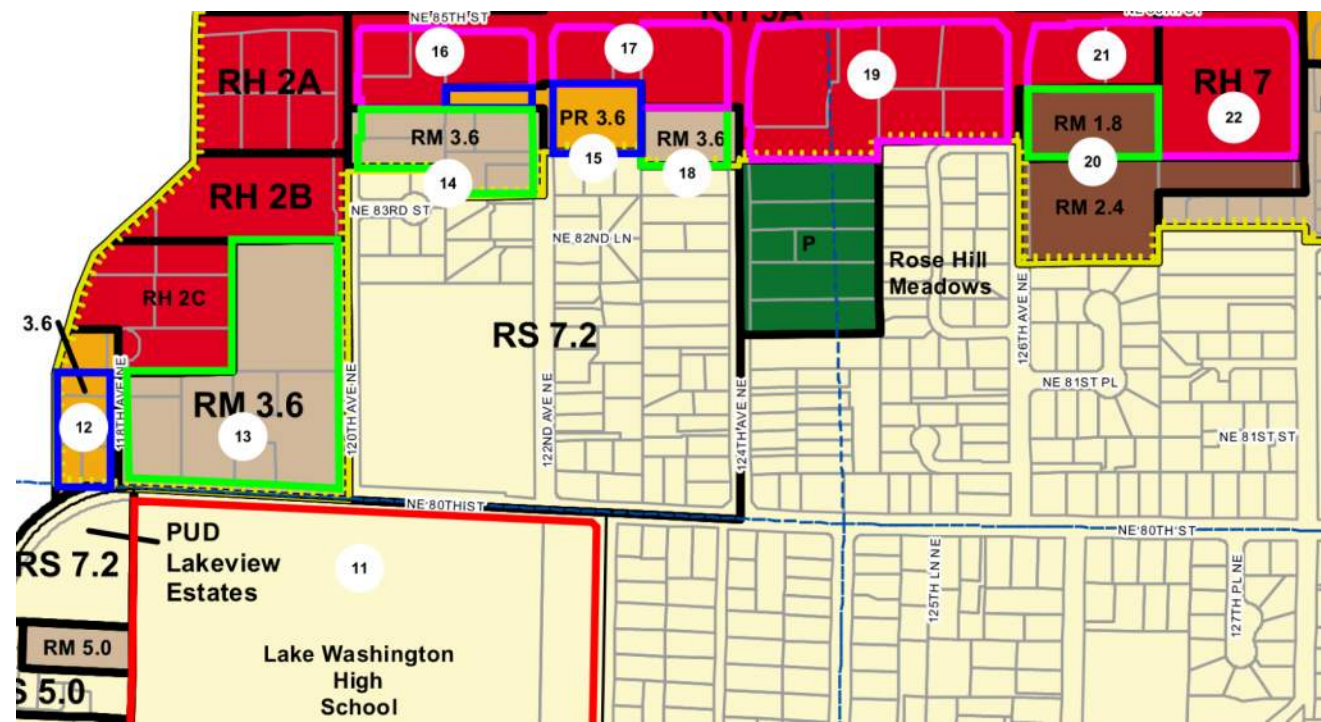
2 LEGISLATIVE REZONES



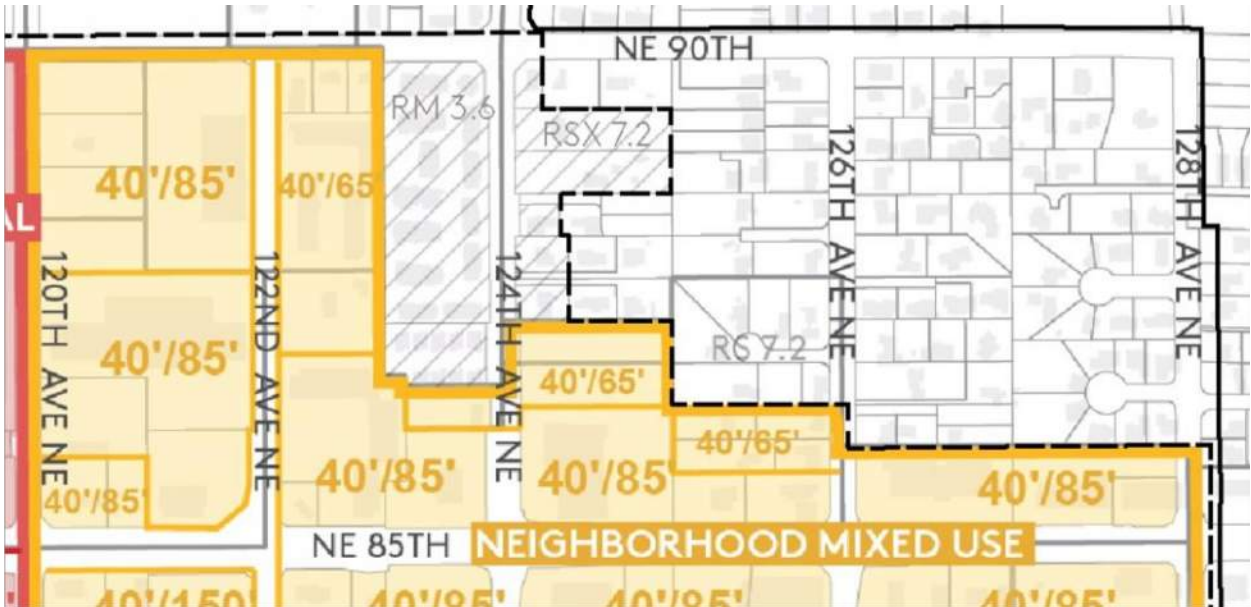
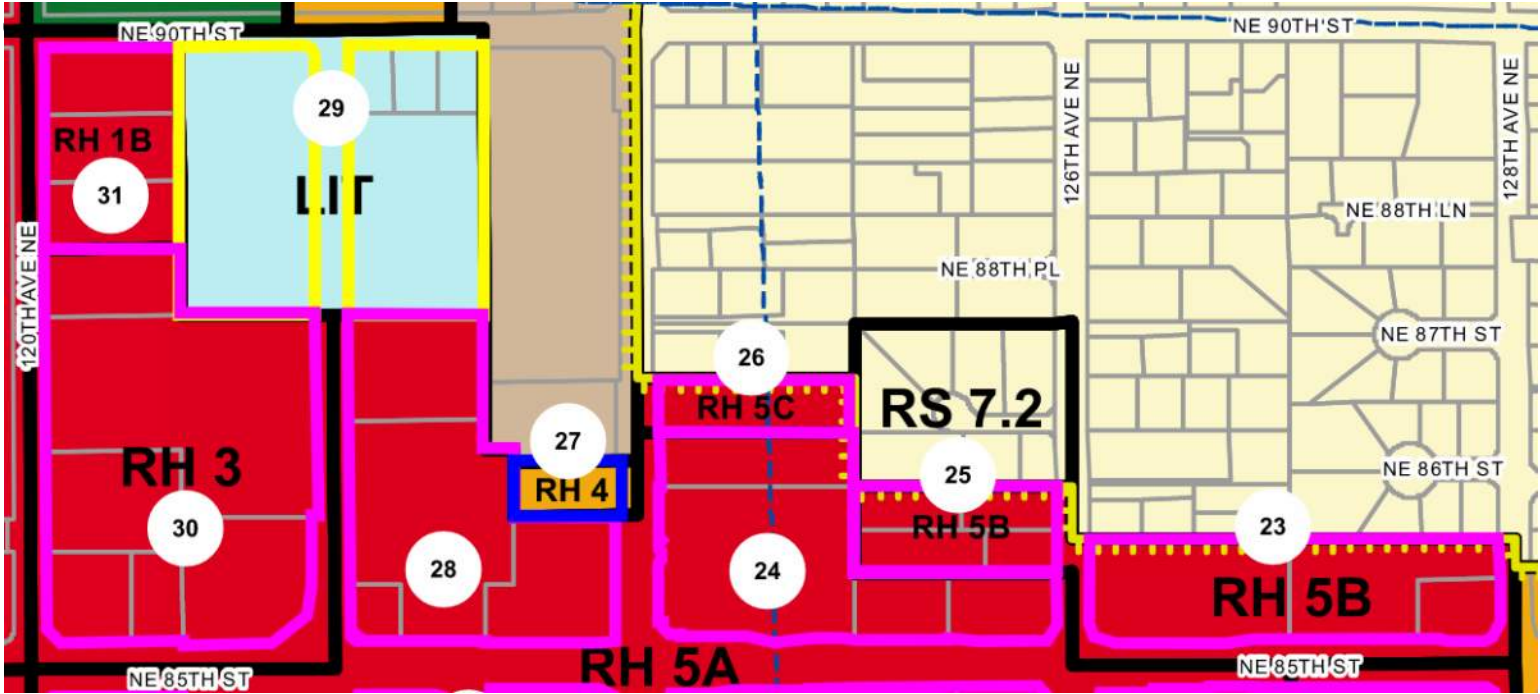
Proposed Parcel Rezones: Northwest and Southwest Quadrants



Proposed Parcel Rezones: Southeast Quadrant



Proposed Parcel Rezones: Northeast

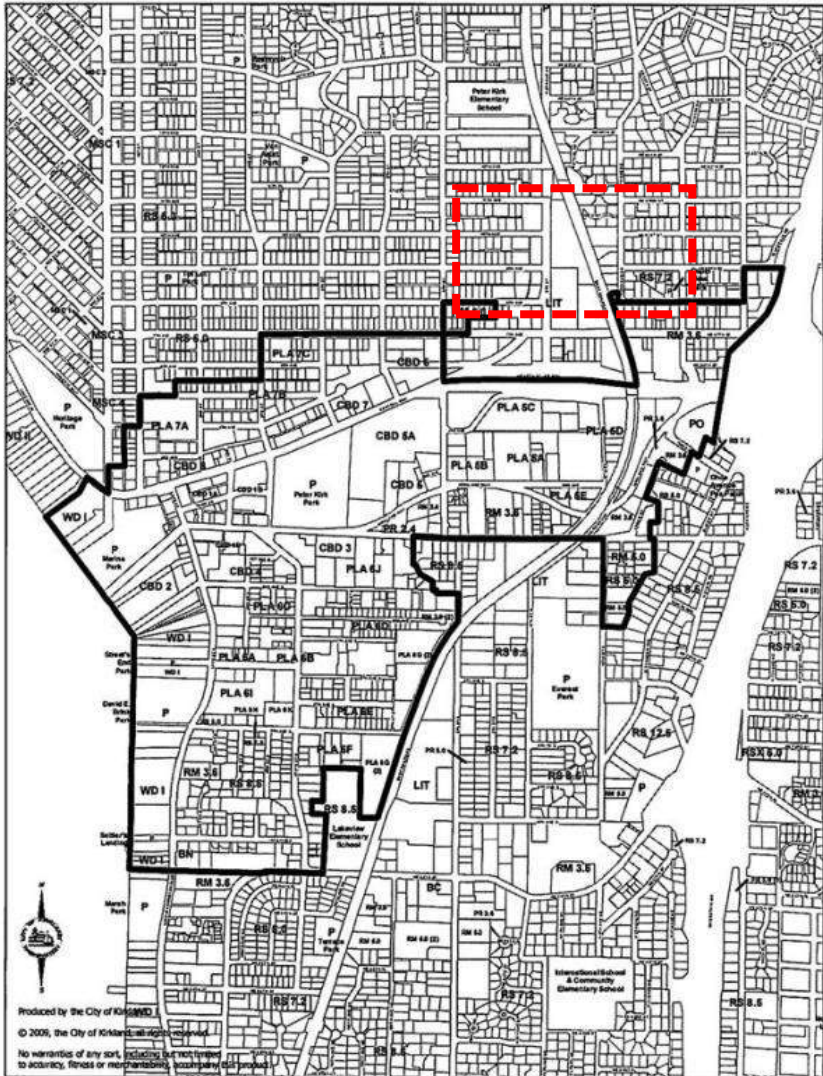


3 KIRKLAND MUNICIPAL CODE (KMC) AMENDMENTS



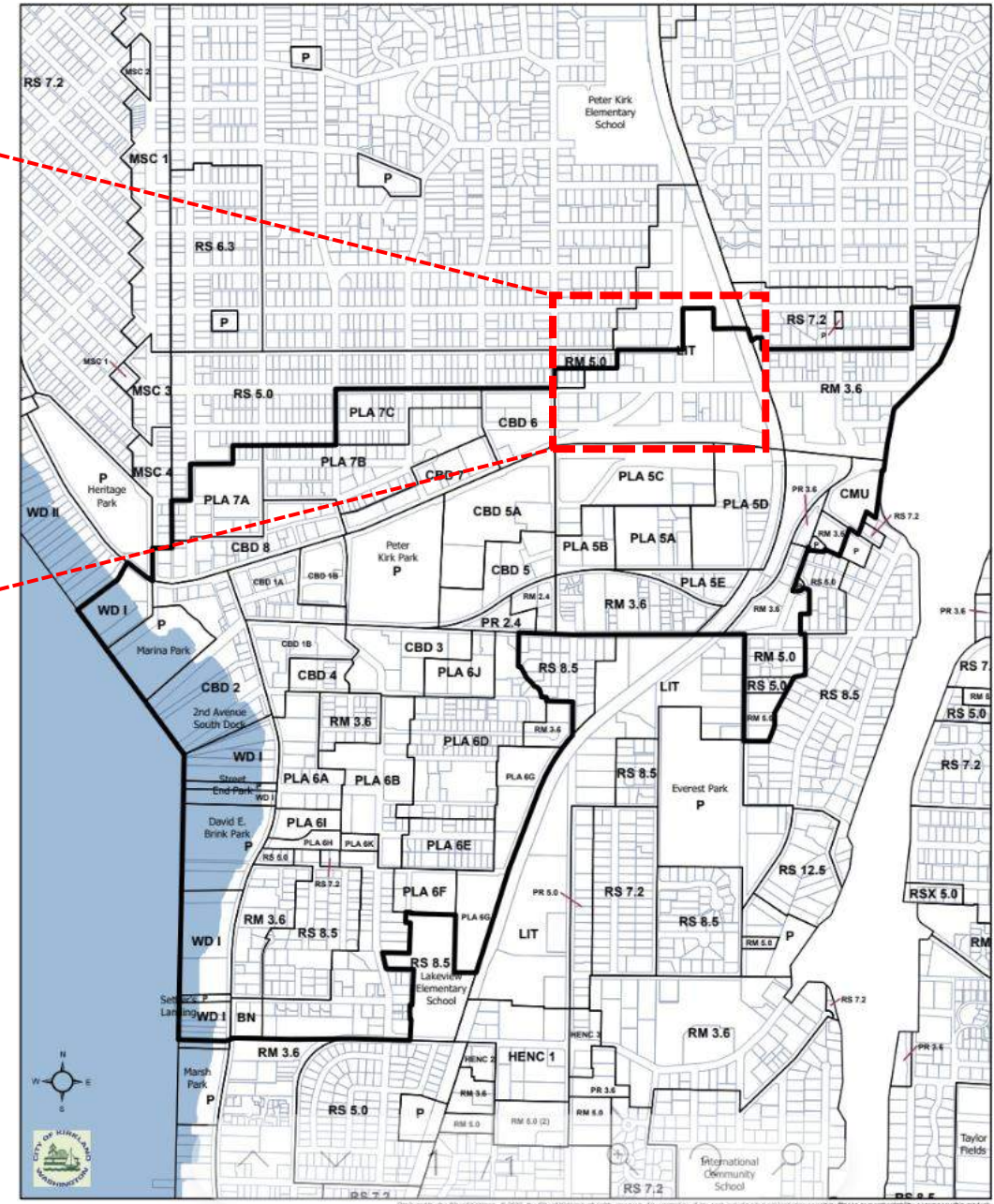
Proposed Amendment to MFTE Boundaries

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



An aerial photograph of a suburban neighborhood, featuring a large school building with multiple wings and a central courtyard in the center. The surrounding area is filled with residential houses, trees, and a few sports fields. The image is slightly faded to serve as a background for the text.

NEXT STEPS

- Questions for Staff?**
- Public Testimony**
- Close Public Hearing**
- Planning Commission Deliberations**