
City of Kirkland

Planning and Building Department



Land Acknowledgment

We acknowledge that the Southern Salish Sea region lies on the unceded and ancestral land of the Coast Salish peoples, the Duwamish, Muckleshoot, Puyallup, Skykomish, Snoqualmie, Snohomish, Suquamish and Tulalip tribes and other tribes of the Puget Sound Salish people, and that present-day City of Kirkland is in the traditional heartland of the Lake People and the River People. We honor with gratitude the land itself, the First People – who have reserved treaty rights and continue to live here since time immemorial – and their ancestral heritage.

Vision Statement

Kirkland is one of the most livable cities in America. We are a vibrant, attractive, green and welcoming place to live, work and play. Civic engagement, innovation and diversity are highly valued. We are respectful, fair and inclusive. We honor our rich heritage while embracing the future. Kirkland strives to be a model, sustainable city that values preserving and enhancing our natural environment for our enjoyment and future generations.

123 Fifth Avenue, Kirkland, Washington 98033-6189 • 425-587-3600 • TTY Relay Service 711 • www.kirklandwa.gov

Kirkland Planning Commission

Agenda

Regular Meeting - Hybrid

Council Chamber and Virtual
Thursday, January 25, 2024
7:00 PM

To join the meeting via Zoom:

<https://kirklandwa-gov.zoom.us/j/84346039816?pwd=VWNmM1laaWVLSUZPa0NGanFtbnpTQT09>
Passcode: 047168
Webinar ID: 843 4603 9816

To join via telephone: +1 253 215 8782 US (Tacoma) US
To provide public comment in advance of the meeting please email
planningcommissioners@kirklandwa.gov.

If you have questions about an item on the agenda, please contact the project planner listed below.

This meeting packet is also available online on the Planning and Building Department webpage:
<https://www.kirklandwa.gov/Government/Departments/Planning-and-Building/Planning-Commission>

1. **Call to Order**
2. **Roll Call**
3. **Comments From the Audience - Limited to 3 Minutes**
4. **Study Session**
 - a. Juanita Neighborhood Plan Update, File: CAM23-00554

Kingsgate Neighborhood Plan Update, File: CAM23-00555

b. 2044 Comprehensive Plan Briefing - Economic Development Element

5. **Public Hearings**
6. **Reading and / or Approval of Minutes**
7. **Administrative Reports and Planning Commission Discussion**
8. **Comments From the Audience**
9. **Special Presentations**
10. **Adjournment**

Note: If you would like more information on an item on this agenda, please call the Planning & Building Department at 425-587-3600. **Please refer to the file number and planner listed for that item.**

For more information on the Planning and Building Department public comment and rules and procedure, visit our [Public Comments and Rules of Procedures](#) webpage.

- [Planning Commission Rules of Procedure](#)

English:

To request information from this document in English, please contact the Title VI Coordinator at titleviordinator@kirklandwa.gov or 425-587-3831.

Chinese, simplified:

如需此文件中信息的简体中文版本, 请发送电子邮件至 titleviordinator@kirklandwa.gov 或拨打 425-587-3831 联络 Title VI 协调员。

Russian:

Чтобы запросить перевод этого документа на по-русски, свяжитесь с координатором по вопросам Раздела VI по электронной почте titleviordinator@kirklandwa.gov или по номеру 425-587-3831.

Spanish:

Para pedir información sobre este documento en español, comuníquese con el coordinador del Título VI escribiendo a titleviordinator@kirklandwa.gov o llamando al 425-587-3831.

Portuguese:

Para solicitar informações deste documento em português, entre em contato com o Coordenador do Título VI em titleviordinator@kirklandwa.gov ou 425-587-3831.

Korean:

해당 (언어)로 이 서류의 정보를 요청하려면, 타이틀 VI 코디네이터 타이틀 VI 코디네이터.

[에게titleviordinator@kirklandwa.gov](mailto:titleviordinator@kirklandwa.gov) 또는 425-587-3831로 연락하십시오.

Vietnamese:

Để yêu cầu thông tin từ tài liệu này bằng Tiếng Việt, vui lòng liên hệ với Điều Phối Viên Tiêu Đề VI theo địa chỉ titleviordinator@kirklandwa.gov hoặc theo số 425-587-3831.

Alternate Formats:

People with disabilities may request materials in alternate formats.

Title VI: Kirkland's policy is to fully comply with Title VI of the Civil Rights Act by prohibiting discrimination against any person on the basis of race, color, national origin or sex in the provision of benefits and services resulting from its programs and activities. Any person who believes his/her Title VI protection has been violated, may file a complaint with the City. To request an alternate format, file a complaint or for questions about Kirkland's Title VI Program, contact the Title VI Coordinator at 425-587-3831 (TTY Relay: 711) or TitleVICoordinator@kirklandwa.gov.



City of Kirkland
Planning and Building
123 Fifth Avenue, Kirkland, WA 98033
425-587-3600 | www.kirklandwa.gov

MEMORANDUM

To: Planning Commission

From: LeAndra Baker-Lewis, Senior Planner
Allison Zike, Deputy Planning & Building Director

Date: January 10, 2024

Subject: **Juanita Neighborhood Plan Update, File: CAM23-00554**
Kingsgate Neighborhood Plan Update, File: CAM23-00555

Recommendation

Receive a briefing on the outreach findings from the Juanita and Kingsgate Neighborhood Plan update processes and provide direction for further study of the community-initiated land use change requests in the Juanita neighborhood.

Staff requests that Planning Commission discuss the following questions at the January 25 meeting:

- Does the Commission have suggested edits to the drafted vision statements?
- Does the Commission have any additional policy direction for either neighborhood plan update?
- Does the Commission agree with the staff recommendations on the community-proposed land use change requests (see relevant subsection)?
 - Are there any concerns or direction the PC has for the land use change requests at this time?
 - What additional information is needed for the Commission to make an informed decision at the upcoming public hearing (tentatively scheduled for May 9, 2024)?
- Does the Commission have any comments on the Juanita Public Pathway, as proposed by the Neighborhood Association?

Background

A key project on the 2023-2025 Planning Work Program (PWP), and extending into the 2024-2026 PWP, is updating the existing Juanita¹ and Kingsgate² Neighborhood Plan chapters of the Comprehensive Plan. In July 2023, staff began organizing for the neighborhood plan update, planned to be coordinated with the periodic update of the full

¹ <https://www.codepublishing.com/WA/Kirkland/html/KirklandCP15J/KirklandCP15J.html>

² <https://www.codepublishing.com/WA/Kirkland/html/KirklandCP15O/KirklandCP15O.html>

Comprehensive Plan. At their August 24, 2023 meeting³, staff briefed the Planning Commission (PC) on the scope of work for updating the two plans, using the Neighborhood Plan Framework process document⁴ as a guide, and utilizing the community engagement approach documented for the Comprehensive Plan update. The PC suggested that staff focus outreach on the commercial centers within both neighborhoods and conduct outreach to reach out to the homeowner associations that encompass much of the Kingsgate neighborhood. The PC also suggested that staff communicate with the Kirkland Library Board and library staff to understand the current community use and needs of the Kingsgate Library and how the facility can be better utilized.

At the October 3 City Council meeting⁵, Council was briefed on the neighborhood plan update process. Council suggested the following actions be taken by staff during the update process and drafting of policies:

- Consider and communicate concerns raised by the community regarding proposed land use changes in Juanita and strategize on how to address them throughout the plan update process;
- Remain clear during outreach processes about proposed land use change requests in Juanita to avoid surprises to the public;
- Explore the role of homeowner associations in achieving middle housing goals; and
- Include policies to address displacement risk in housing as well as the existing businesses in each neighborhood commercial center.

Community Engagement Summary

On October 23, 2023, staff sent out a survey to solicit input from those who live, work, or visit the neighborhoods. The outreach for this survey included flyers to numerous businesses within each neighborhood commercial center, in-person events to get the word out for the survey and the City's Communication staff posting a survey link to Facebook and Next Door to encourage more participation. The survey was open until December 31, 2023 and 333 responses were received from the Juanita community survey and 312 responses were received from the Kingsgate community survey. Executive summaries of the survey findings are available on the Juanita Neighborhood Plan project webpage⁶ and the Kingsgate Neighborhood Plan project

³<https://kirklandwa.primegov.com/Public/CompiledDocument?meetingTemplateId=439&compileOutputType=1>

⁴ https://www.kirklandwa.gov/files/sharedassets/public/v/3/planning-amp-building/neighborhood-plan-updates/juanita-kingsgate-2023-neighborhood-plan-framework_final_wattachments_09072023.pdf

⁵ https://www.kirklandwa.gov/files/content/public/v/3/government/city-council/council-meeting-minutes-and-agendas/2023-kirkland-city-council-meetings/october-3-2023-kirkland-city-council-meeting/agenda-october-3-2023-kirkland-city-council-regular-meeting/october_3_2023_kirkland_city_council_meeting-agenda_-_october_3_2023_kirkland_city_council_regular_meeting-generated.pdf

⁶ <https://www.kirklandwa.gov/Government/Departments/Planning-and-Building/Planning-Projects/Neighborhood-Planning/Juanita-Neighborhood-Plan-Update>

webpage⁷.

Juanita-Specific Outreach and Engagement

In Fall 2023, Staff conducted in-person visits to the South Juanita commercial area to inform local businesses and employees about the neighborhood plan updates and available opportunities to be involved. Staff also attended two Friday Markets at Juanita Beach which allowed residents, visitors, as well as small and local business owners the chance to learn more about the neighborhood plan update process and ask questions.

Staff has utilized channels of engagement such as the Juanita Working Group (see next section) and the Juanita Visioning Workshop to inform the public of the proposed land use changes requested by two property owners in Juanita. This topic was also a key subject discussed during the roundtable activities at each neighborhood Visioning Workshop.

Kingsgate-Specific Outreach and Engagement

Simultaneously, staff conducted in-person visits to both the Kingsgate commercial center area as well as the South Juanita commercial area to inform local businesses and employees about the neighborhood plan updates and available opportunities to be involved. Staff contacted the five major homeowner associations within Kingsgate to learn more about the role the homeowner associations have in the growth and development of the neighborhood. Multiple Kingsgate Working Group members are also members of local homeowner associations and brought their experiences with them when assisting in the Kingsgate Neighborhood Plan update. Feedback from a meeting between City staff and the King County Library System (KCLS) regional management offered insight on the current and future goals that KCLS has for connecting the community to each other, to resources, and to information. Staff also connected with the community directly at the library by hosting the Kingsgate Visioning Workshop there.

With the aforementioned outreach to the homeowner associations, staff learned from the High Woodlands homeowner association leadership that their organization welcomes the opportunity to help shape the future and guide the growth of the neighborhood and are open to continued conversations and brainstorming with City of Kirkland. Staff engaged with the working groups and the general community via several activities (see Community Engagement Activities to Date section) to understand the challenges faced by local businesses historically and in present day.

Working Groups

Members for each working group were recruited by the neighborhood associations, staff and stakeholder organizations within the community with the goal of selecting a diverse group of members while keeping the group a manageable size. The working groups have each met twice thus far and have worked closely with staff to review drafted vision statements, survey questions and to assist at the workshops. Additionally, staff conducted a walking and carpool tour for each neighborhood with the working group to assess neighborhood conditions in-person and review key locations for study within each neighborhood. The working groups will continue to meet during the drafting of the

⁷ <https://www.kirklandwa.gov/Government/Departments/Planning-and-Building/Planning-Projects/Neighborhood-Planning/Kingsgate-Neighborhood-Plan-Update>

updated plans to review the proposed revisions prior to a final draft being completed for the PC public hearing.

Both working groups comprised an involved and motivated group of community members from a wide array of backgrounds, ages, and abilities. The Juanita working group is made up of residents, Juanita Neighborhood Association members, community members belonging to faith-based organizations, and members of other Kirkland-based community organizations such as Kirkland Alliance of Neighborhoods and Livable Kirkland. Kingsgate Working Group members in large part have a residential relationship with the neighborhood, some dating back more than 20 years, and are involved with faith-based organizations, local schools, and the Evergreen Hill Neighborhood Association.

Community Engagement Activities to Date

Since August of 2023, staff has conducted the following engagement to inform community members in each neighborhood about the plan update and process, recruit members for the working groups, and to promote the survey and other opportunities for input. Where possible, we combined the public engagement activities of both neighborhoods. Meetings were held virtually and in-person, providing a variety of avenues for public involvement. Feedback from the following activities has been reviewed and will be incorporated into the draft plans:

- Project webpages on the City's webpage share information and meeting dates: Juanita Neighborhood Plan Update⁸ and Kingsgate Neighborhood Plan Update⁹
- Presentations at the Juanita and Evergreen Hill (representing Kingsgate) Neighborhood Association meetings
- Presentation at a Kirkland Youth Council meeting
- Email announcement to the Kirkland Senior Council
- Announcement to adult family homes in Kingsgate via the Adult Family Home Council
- Direct emails to five primary Kingsgate Homeowner's associations with questions specific to function of the association
- Postcards mailed to multifamily properties in Juanita neighborhood
- Postcards mailed to multifamily properties, and all properties within 2020 census block groups with a median household income at or below the Federal Poverty Line, in the Kingsgate neighborhood
- An online survey conducted October-December 2023. Juanita¹⁰ and Kingsgate¹¹ survey summaries are available on the project webpages.

⁸ <https://www.kirklandwa.gov/Government/Departments/Planning-and-Building/Planning-Projects/Neighborhood-Planning/Juanita-Neighborhood-Plan-Update>

⁹ <https://www.kirklandwa.gov/Government/Departments/Planning-and-Building/Planning-Projects/Neighborhood-Planning/Kingsgate-Neighborhood-Plan-Update>

¹⁰ https://www.kirklandwa.gov/files/sharedassets/public/v/1/planning-amp-building/neighborhood-plan-updates/juanita-neighborhood-plan/juanita_survey_summary_01082024.pdf

¹¹ https://www.kirklandwa.gov/files/sharedassets/public/v/1/planning-amp-building/neighborhood-plan-updates/kingsgate-neighborhood-plan/kingsgate_survey_summary_01082024.pdf

- Two separate community visioning workshops conducted on November 29 and November 30, 2023. Workshop comment summaries are on the Juanita¹² and Kingsgate¹³ neighborhood plan update project webpages.
- Two working group meetings held for each neighborhood
- Flyers to numerous businesses within each neighborhood commercial center to promote Working Group recruitment and general neighborhood plan involvement.
- Staff-led walking/carpool tour for each neighborhood with the working group and other interested members of the public
- List serve email announcements sent to 317 subscribers in Kingsgate and 360 subscribers in Juanita
- Meetings with Youth Eastside Services representatives working at Juanita High School and Kamiakin Middle School, who provide mental health counseling and substance use treatment to youth and families in need
- Staff conducted an early Equity and Inclusion Assessment (EIA) for the plans
- City wide media posts on This Week in Kirkland, Next Door, Twitter, Facebook
- Attendance at City Hall for All event
- Attendance at Kirkland Forest Day
- Juanita Friday Market booth

Draft Vision Statements

The draft Vision Statements incorporate the comments received from the public outreach activities and Working Groups.

During our engagement with the Juanita community, it became evident that there is a growing interest among residents in steering the neighborhood towards a more sustainable and alternative transportation model and to encourage more housing and housing variety. The community values the idea of embracing environmentally friendly modes of transport, reducing reliance on traditional cars, and creating a more walkable and bike-friendly environment. The Working Group also generally supports the addition of density and housing variety within the entire neighborhood (i.e., in low-density and high-density zones alike). This aligns with the broader goal of promoting sustainable living and enhancing the overall quality of life in our city. As the Plan update moves forward, it is essential to consider and integrate these community aspirations into planning strategies to facilitate a successful shift towards a more sustainable and diverse transportation system. The first draft of an updated Vision Statement for the Juanita Neighborhood Plan is included in Attachment 1.

Input from the Kingsgate community highlighted key considerations for enhancing neighborhood livability and connectivity. The public emphasized the importance of addressing transit options to and from isolated areas within the neighborhood, recognizing that not everyone has the ability to walk or bike. Affordability of homes in Kingsgate was highlighted as a unique and cherished characteristic of the neighborhood and it is important that the area remain attainable and affordable to the senior community due to its proximity to nearby health services. Additionally, residents

¹² https://www.kirklandwa.gov/files/sharedassets/public/v/1/planning-amp-building/neighborhood-plan-updates/juanita-neighborhood-plan/juanita_visioningworkshop_summary_final.pdf

¹³ https://www.kirklandwa.gov/files/sharedassets/public/v/1/planning-amp-building/neighborhood-plan-updates/kingsgate-neighborhood-plan/kingsgate_visioningworkshop_summary_final.pdf

emphasize the need to create welcoming environments that go beyond formal settings, providing opportunities for spontaneous interactions and strengthening of neighborhood solidarity. The first draft of an updated Vision Statement for the Kingsgate Neighborhood Plan is included in Attachment 2.

Anticipated Revisions for Draft Neighborhood Plans

General Revisions

The draft plans will incorporate the comments received from the public engagement activities and Working Groups into revised policies (see planned key changes for each plan below).

Both plans will be revised to include the following key changes:

- Incorporation of updated Vision Statements based on community feedback and working group direction;
- Redundant and non-specific historical context sections will be removed from individual Plans and consolidated into a Kirkland History appendix to the updated K2044 Comprehensive Plan (this approach was discussed with the PC at their January 11, 2024 meeting);
- Plans will be reformatted to be consistent with the current format for neighborhood plans;
- Equity and inclusion edits – revisions that incorporate recommendations from the Equity Review of the 2044 Comprehensive Plan
- Policies added to improve multi-modal circulation and connections from the neighborhoods to activity centers in City and transit centers including the Totem Lake Transit Center, the future Bus Rapid Transit (BRT) Station at NE 85th Street Station Area (similar to policy adopted in the Norkirk and Highlands Plans), and the Downtown Kirkland Transit Center;
- Policy and text added to support Citywide Middle Housing and affordable housing policies in the Housing Element and adopted Middle Housing and Accessory Dwelling Unit regulations;
- Policy and text added to align with citywide functional plans such as the Housing Strategy Plan, Sustainability Strategic, Transportation Strategic Plan, and Kirkland's Parks, Recreation, and Open Space (PROS) Plan; and
- Updates to existing text that is outdated or no longer relevant to the neighborhood.

Revisions to Juanita Neighborhood Plan

The expected key changes between the existing plans and first drafts of the revised neighborhood plan are summarized below:

- Existing relevant text headings to be revised into policy statements;
- Policies to be updated and revised based on key priorities expressed by the public and working group (see Workshop and Survey Summaries), including the following:
 - Encouraging the diversification of housing options in the neighborhood as a direct effort to increase housing affordability;
 - Facilitate a significant shift away from cars towards other forms of transport by encouraging public transportation options and improving pedestrian and bicycle infrastructure;

- Repairing and improving existing sidewalk and pedestrian and bicycle connections; adding sidewalk and pedestrian and bicycle connections for all users and abilities such as:
 - Complete north/south bicycle corridors in the neighborhood
 - Pedestrian and bicycle pathways needed to connect Juanita High School (and other schools) to transit, services, and commercial areas;
- Aid vehicular circulation throughout the neighborhood;
- Address traffic management concerns to ensure safety of students;
- Promoting the concept of 10-minute neighborhoods by increasing access and adding destinations;
- Improvements and economic revitalization of the North Juanita commercial area, including potential support for additional density in the area; and,
- Identify and encourage central sites for public gathering and community activities (note: this was particularly emphasized by the Kirkland Youth Council); and,
- Tentative: any land use changes/rezones that are proposed through community-initiated amendment requests (CARs) as directed by Council.

Revisions to Kingsgate Neighborhood Plan

The expected key changes between the existing plans and first drafts of the revised neighborhood plan are summarized below:

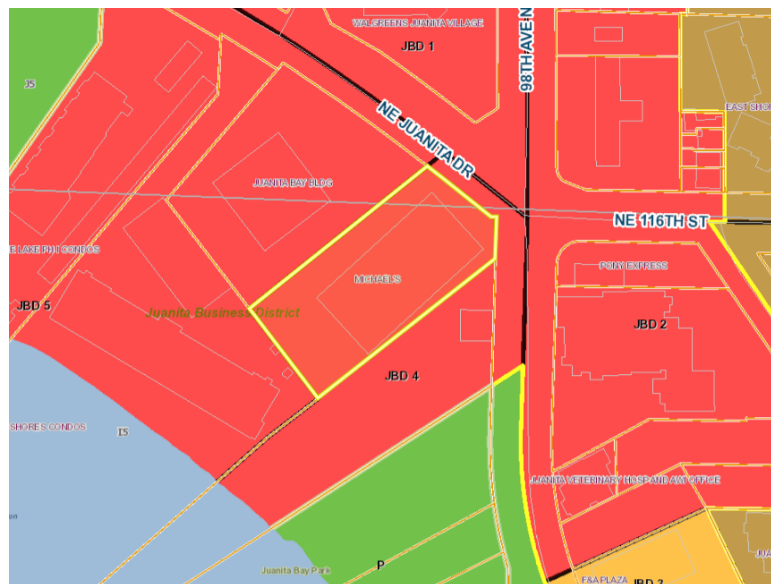
- Policies to be updated and revised based on key priorities expressed by the public and working group (see Workshop and Survey Summaries), including the following:
 - Addition of policy addressing how growth of neighboring jurisdictions that has potential to impact traffic volumes can be considered at the neighborhood plan level;
 - Economic revitalization of the Kingsgate commercial area without displacement of existing businesses; more options for restaurants, grocery, retail, and recreation;
 - Improving and adding sidewalk and pedestrian and bicycle connections to parks, transit-served locations, and other key destinations within Kingsgate as well as the neighboring areas;
 - Promote vehicular circulation throughout the neighborhood; address traffic management concerns with calming measures and other improvements;
 - Exploring the idea of renaming the neighborhood to something that is more inclusive of the entire neighborhood – the name “Kingsgate” carries with it assumptions that the neighborhood is limited to those belonging to the formally named subdivisions and homeowner associations of Kingsgate 1 & 2, and Kingsgate 3 & 4; and
 - Identify and encourage central sites for public gathering and community activities that have little or no cost associated (note: this was particularly emphasized by the Kirkland Youth Council); and,
- Updates to Parks and Open Space section to reflect updates in public greenspace (e.g., Hazen Hills Park).

Other Study Issues (Juanita Neighborhood Plan)

Potential Land Use Changes

9755 NE Juanita Drive (Existing Michaels Site)

Carl Peterson, the property owner of the site at 9755 NE Juanita Drive has expressed interest in Kirkland Zoning Code (KZC), Comprehensive Plan and Shoreline Master Program (SMP) amendments that would change development allowances on his property. The proposal requests an increase in the allowed building height from 26 feet to 70 feet, elimination of the residential density restrictions of JBD 4 zone (KZC 52.27.070) and revision of the SMP to accommodate the added height and density requested. The scope of the requestor's proposal is intended to accommodate approximately 250-300 residential units in a structure up to approximately seven stories with on-site parking. The applicant has also requested the City reduce the required parking in this zone to ratios more in line with other eastside communities and other transit-rich areas in Kirkland. Staff notes that the current cycle of Comprehensive Plan and related KZC amendments under consideration does not include amendments to the SMP; if the requested amendment is moved forward as proposed by the applicant, subsequent amendments to the SMP would be necessary to accommodate the requested height and density.



Juanita Working Group members discussed the applicant's proposal for increased height and density at this site and although a consensus wasn't definitively reached, the Working Group felt strongly that the future of this site is crucial to the identity of Juanita as it is located at an entrance to the neighborhood. The proximity to the shoreline and two major parks within the neighborhood underscores the desire for an accessible destination that engages the public. Some were in favor of mixed-use development, while support was expressed for reducing parking requirements on the site, and some Working Group members appreciated the idea of limiting parking altogether within the JBD 4 zoning area. A primary interest of the Working Group is to require that future development supports an accessible, attractive connection between Juanita Bay Park and Juanita Beach Park. At the Juanita visioning event, attendees expressed a desire

for the site (and the adjacent parcel to the southeast) to include additional housing opportunities, mixed-use development that is an appropriate scale, public greenspace and park area, and similar community-oriented development that provides substantial public benefit. Similar ideas were voiced by the larger community in multiple survey results.

Staff Recommendation: Staff agrees that the proposed land use change could help to spur redevelopment of underdeveloped properties. Redevelopment could yield such community benefits as providing shoreline access between Juanita Bay Park and Juanita Beach Park and the provision of additional housing opportunities (including affordable housing) close to shops, recreation, and transportation. The JBD zone already requires that developments creating four or more new dwelling units shall provide at least 10 percent affordable housing. Removing the residential density maximum and increasing the building height could add to the number of affordable housing units.

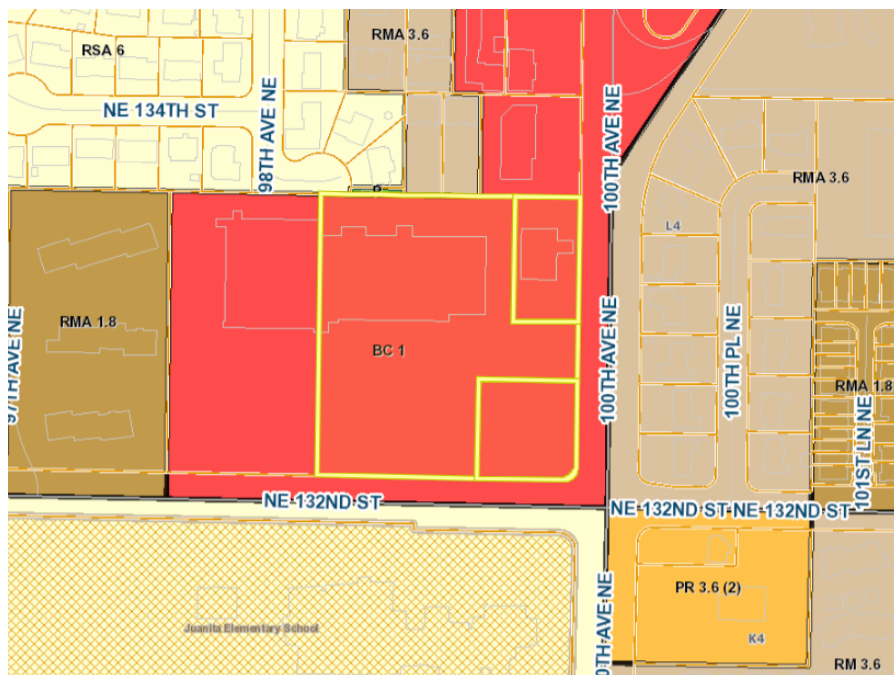
Staff recommends that further studies proceed, and that the study area be expanded to consider both properties located in the JBD 4 zone. Staff recommendations do not include any updates to the City's Shoreline Master Program (SMP). Any change to the building height and density within the shoreline jurisdiction will require Department of Ecology (DOE) review and approval. Kirkland recently amended its SMP and was approved by the DOE on September 21, 2020. Per State law, the next periodic review must be completed by June 30th, 2027, and there is not a task in the City's Planning Work Program allotted to SMP amendments ahead of the periodic review. DOE generally does not favor amendments outside of the periodic update cycle because of the staff resources they require to review those amendments. The applicant could decide to participate in the periodic update to request a height change within the Shoreline Management Area if it is still desired at that time. If the PC feels strongly about exploring the full extent of the requested height within the Shoreline Management Area, a supportive policy could be drafted in the updated Juanita Neighborhood Plan- with work deferred to the periodic update.

The staff recommendation at this time is to continue consideration of amending the Comprehensive Plan and Zoning Code per the submitted request, but only to the extent allowed without amending the SMP. If the request for amendments to the JBD 4 zoning and associated Comprehensive Plan policies continues to be studied - without an SMP amendment – the result could increase JBD 4's maximum building height up to 41' above Average Building Elevation (currently allowed within the UM shoreline environment) remove density restrictions to that portion of land existing outside of the shorelines jurisdiction, and explore reductions to required parking minimums.

9826 NE 132nd Street (Existing Goodwill Site)

The property owner of three adjacent parcels located in the northwest corner of NE 132nd St and 100th Ave NE are requesting the City amend Kirkland Zoning Code (KZC) 35.30.020 and/or the zoning designation of the subject property (currently zoned BC 1) to increase the maximum allowed height from 35 feet to 75 feet, and density allowances to accommodate approximately 500 – 600 residential units and 10,000–15,000 square

feet of commercial/retail space. This proposal can be accomplished through a zoning text amendment to the current zone, or through a rezone of the property.



The Juanita Working Group members expressed a desire to see this area transformed and agree that a resolution on the future of the site is important. Located near schools, public safety facilities, and a community center, these parcels occupy a prominent location in the neighborhood that the Working Group describes as an ideal location for additional density, amenities, and services. Proposed height and density are generally supported by the Working Group and could be approached as an innovative land use change that is part of a larger rezoning of the North Juanita commercial center. The Working Group members seek a design that addresses the need for housing in the neighborhood and simultaneously complements the existing neighborhood, enhancing shopping experiences and destination opportunities for those nearby. This reflects a preference for sustainable and inclusive urban development, fostering a sense of community, pedestrian-friendly spaces, and a balanced mix of commercial and residential elements. Other community ideas expressed during outreach include mixed-use development with multifamily housing and welcoming design features, pedestrian and bicycle improvements, traffic calming measures at the 100th Ave NE St and NE 132nd St intersection, public greenspace, recreational facilities, and a grocery store.

Staff Recommendation: Staff recommends that the study of this land use change request move forward with as proposed. If directed by the PC, staff will draft and review the associated neighborhood plan policy direction necessary to support the request.

Staff agrees with community input that the site redevelopment could provide substantial community benefits such as housing, affordable housing, and commercial opportunities. Currently, the BC 1 development standards require a development

creating four or more new dwelling units provide at least 10 percent affordable housing. Removing the residential density maximum and increasing the building height provides an opportunity to increase housing stock and diversity within Juanita while also increasing affordability.

Juanita Public Pathway (JPP)

The JPP was suggested originally over eight years ago by the Juanita Neighborhood Association. It is a proposed path connecting the Cross Kirkland Corridor (CKC), three public parks, Juanita High School, and the Brickyard Road Park and Ride in Bothell. Juanita Neighborhood Association Chair Doug Rough has asked staff to include support for this multi-modal pathway within the neighborhood plan to promote non-vehicular travel to the parks, schools, and key transit opportunities. Currently, the JPP is being evaluated at a high-level by our Public Works Transportation Planning team. The study will be a high-level feasibility study with a site visit scheduled for staff on January 18, 2024. See Attachment 3 for the mapped full proposal curated by the Juanita Neighborhood Association.

Staff Recommendation: Staff recommends continuing to study the JPP and considering policy additions to the neighborhood plan that will support future multimodal connectivity. If directed by the PC, Planning & Building staff will continue to work with Public Works staff as they complete the feasibility study for the pathway.

Next Steps

The Zoning Code establishes the legislative review process (Process IV) for amending the Comprehensive Plan whereby the Planning Commission conducts a public hearing on the draft plans, then makes a recommendation to City Council for final decision. The next step will be for staff to draft a revised Plan for each neighborhood, and review those plans with respective working groups and with the Planning Commission, then incorporate Planning Commission comments into a subsequent revised draft of each plan for public review and comment at the public hearing. The required environmental analysis for the plans will be conducted within the Supplemental Environmental Impact Statement (SEIS) being prepared for the 2044 Comprehensive Plan Update. Ongoing public outreach about the upcoming public hearing will be conducted. Following the public hearing, the Planning Commission will make a recommendation to City Council for review and final adoption. Below are the tentative public meeting dates:

- April 11, 2024 Planning Commission Study Session: review Draft Plans
- May 9, 2024 Planning Commission Public Hearing: Draft Plans
- August 9, 2024 City Council Meeting: briefing on draft plans
- November 16, 2024 City Council Meeting: Council adoption

Questions for Planning Commission

- Does the Commission have suggested edits to the drafted vision statements?
- Does the Commission have any additional policy direction for either neighborhood plan update?
- Should the Juanita land use change requests continue to be studied?
 - Are there any concerns you'd like to raise at this time?

- What additional information is needed for the Commission to make an informed decision at the upcoming public hearing (tentatively scheduled for May 9, 2024)?
- Does the Commission have any comments on the Juanita Public Pathway, as proposed by the Neighborhood Association?

Attachments

1. Juanita Neighborhood Plan Vision Statement Draft
2. Kingsgate Neighborhood Plan Vision Statement Draft
3. JPP Proposal presentation and map

Draft Updated Juanita Vision Statement

Juanita is home to an active, diverse community. The neighborhood contains two vibrant Neighborhood Commercial Centers (known as the South Juanita and North Juanita Neighborhood Centers) in close proximity to residential areas with a variety of housing types that provide opportunities for people of all income levels. The Neighborhood Centers have evolved into thriving, pedestrian-oriented mixed-use Centers with businesses that meet the retail and service needs of the community, with public spaces that provide opportunities for the community to gather, and housing in the Commercial Center supports the businesses, employees and residents in all areas of the neighborhood. The two Neighborhood Centers incorporate innovative, adaptable, urban design features and people can safely and conveniently travel between the two areas with prioritized routes that accommodate alternative modes of transportation. Schools in Juanita are highly valued, and commuting students utilize protected routes that facilitate connections from educational institutions to various key neighborhood locations.

Environmental features and natural areas within the neighborhood remain protected. Primary environmental features include Lake Washington, Juanita Bay and its associated wetlands to the east, as well as Juanita and Forbes Creek. Measures are taken to significantly improve public views of, and access to, these important locations. Restoration of our natural systems and critical areas (including stream, wetland, and shoreline habitat areas) continues to promote maximum ecological value and function. Juanita Creek is a healthy fish-bearing stream that thrives within the urban fabric of the neighborhood, and opportunities to daylight sections of the stream have been pursued. The Juanita Creek drainage system is resilient, and the streams have been revitalized and enhanced in sections through ongoing public and private collaborative action. The Juanita Bay Park and wetland areas along Forbes Creek Drive are protected and provide recreational opportunities and wildlife habitat.

Residential density in Juanita is comprised of diverse housing types, allowing housing within the neighborhood to remain affordable and accessible to those of all ages, races, ethnicities, income levels, and abilities for generations to come. Additional density is prioritized along transit routes, near amenities, and where the most infrastructure exists to support it. The Juanita neighborhood values its many historic structures that are landmarks to the neighborhood. These structures are preserved.

Public services and capital facilities required to implement the neighborhood plan and support the community have been established and maintained to support future growth in Juanita. The transportation circulation system acknowledges the needs of the region, and the burden of vehicular traffic is lessened as the neighborhood prioritizes and promotes safe and reliable alternatives to vehicular travel. The expansion and enhancement of park and recreation facilities continue in order to maintain equitable access for all; public gathering spaces and community placemaking opportunities are abundant.

Taken in total, the Juanita community is connected to the environment through recreation and appreciation; growth within the neighborhood is strategic and sustainable; and a sense of connection and belonging exists for residents, employees, and visitors alike.

Existing Juanita Vision Statement (adopted in 2015)

Juanita is a diverse neighborhood containing two mixed use neighborhood commercial centers (known as the South Juanita and North [Juanita Neighborhood](#) Centers) with nearby multifamily and substantial single-family residential areas. The neighborhood centers are stable and provide goods and services to the surrounding community along with housing and local jobs. The South [Juanita Neighborhood](#) Center continues to redevelop with the initial development of Juanita Village. The North [Juanita Neighborhood](#) Center has great potential for redevelopment and improvement. The two neighborhood centers will evolve into cohesive pedestrian-oriented mixed-use neighborhood centers that incorporate innovative urban design features. Gateways containing signs and landscaping are located in prominent locations that identify the boundaries of the neighborhood.

Pedestrian access and views to and along the shoreline within Juanita Bay of Lake Washington are primarily limited to Juanita Beach Park and Juanita Bay Park because most of the private development along the shoreline restricts access and views. Pedestrian access should be extended along the entire Juanita shoreline; provided, that it does not impact the ecological function of the wetlands, streams and shoreline habitat. Juanita Bay and the associated wetlands to the east are the single most critical environmental feature of the neighborhood that must be protected, and thus pedestrian access requires careful planning and design. Whenever redevelopment occurs, major view corridors to the lake should be opened. Measures should be taken to significantly improve public views of the lake. The City's [Shoreline Master Program](#) contains policies and regulations to ensure that the ecological function of the lake and shoreline will be maintained and even restored where possible and that public views and access are provided.

Juanita Creek drains into Juanita Bay. It is a major fish-bearing stream that has suffered from the impacts of urbanization. Development will not be allowed to interfere or negatively impact the Juanita Creek drainage system; in fact, the streams have been and will continue to be restored and enhanced in sections through future public and private action. The Juanita Bay Park and wetland areas along Forbes Creek Drive will continue to be preserved.

There are relatively few large vacant parcels within the neighborhood so most new development will be infill and redevelopment. A major policy direction for Juanita is to protect the low-density residential areas of the neighborhood. High-density residential development is to be contained within clear and stable boundaries.

The [Juanita neighborhood](#) values its many historic structures that are landmarks to the neighborhood. The Langdon House and Homestead (1888), Ostberg Barn (1905), Dorr Forbes House (1906), Shumway Mansion (1909) and Johnson Residence (1928) are located in South Juanita. The Shumway Mansion was relocated from the [Moss Bay Neighborhood](#) when the property at its former location was redeveloped. The Malm House (1929) is located in North Juanita. If at all feasible, these structures should be preserved. See also the [Community Character Element](#).

Public services and capital facilities will be required to implement the neighborhood plan and support the community. The traffic circulation system must acknowledge the needs of the region

yet provide a safe and efficient network for the Juanita residents. The expansion and upgrading of park and recreation facilities will be necessary to be more accessible to the neighborhood.

Taken in total, these actions will create a “sense of place” for Juanita residents that make Juanita unique from other neighborhoods. The neighborhood will develop in the future aligned with its environment and strengths.

Draft Updated Kingsgate Vision Statement

Kingsgate is an inviting, age-inclusive neighborhood in which all people can grow up and grow old comfortably. The predominately residential neighborhood has a strong community feel. The neighborhood is composed of a community that prioritizes inclusivity, safety, and accessibility for residents of all ages, backgrounds, and income levels, fostering a cohesive and supportive environment for everyone. Kingsgate remains affordable for the existing residents while also providing a variety of housing opportunities that meet the needs of the older population as well as future generations. Additional density is concentrated along transit routes, near amenities, and where the most infrastructure exists to support it.

Kingsgate residents, employees, and visitors value the mixed-use neighborhood commercial center as a way to meet their retail, service, and housing needs. The commercial center is recognized as a central community gathering place. The dynamic, pedestrian-oriented commercial center is complimented by a nearby community center and public library that provide a place for public events, collective activities, and cultural celebrations. These types of activities enhance the neighborhood. Future development of the Kingsgate neighborhood commercial center has highlighted the interdependent relationship between the built environment and the natural environment. The community's intrinsic appreciation of nature is honored through creative, environment-focused design principles that shape the local living and working environments within the commercial center.

Improved and well-maintained parks and open space are distributed equitably throughout the neighborhood and offer a variety of spontaneous recreational opportunities. Trees are preserved and replaced as they are removed to provide a consistent vegetative canopy throughout the neighborhood, connect greenbelt corridors and support wildlife. Public and private partnerships provide access to greenspace within Kingsgate to be appreciated and enjoyed by all.

Extensive transportation networks for pedestrians, public transit, bicycles, and vehicles prioritize safety within the neighborhood and connection to amenities, neighboring areas, and to the Cross Kirkland Corridor/Eastside Rail Corridor. Traffic is evenly distributed through well-planned road connections, with targeted traffic calming measures near schools and to address potential congestion. The neighborhood benefits from convenient, reliable and frequent transit services connecting residents internally, citywide and to regional transit networks.

Existing Kingsgate Vision Statement (adopted in 2015)

Kingsgate's character is predominately low density residential with a small neighborhood feel. In addition to efforts in preserving affordable housing, varied housing choices help to expand housing opportunities for all residents within the neighborhood. Local residents value the Kingsgate mixed use commercial center as a way to meet their shopping and service needs and as a community gathering place. A community center and public library provide a place for public events and activities. Improved and well maintained parks in each part of the neighborhood offer a variety of recreational opportunities. Trees are preserved or replaced to provide a consistent vegetative canopy throughout the neighborhood, connect greenbelt corridors and support wildlife.

Transportation facilities for vehicles, bicycles, and pedestrians provide extensive access within the neighborhood, to other neighborhoods, and to the Cross Kirkland Corridor/Eastside Rail Corridor. These facilities include bike greenways with signage and markers along neighborhood roads parallel to major streets. Through road connections spread traffic evenly throughout the neighborhood. Traffic calming improvements on neighborhood streets are installed as needed to ensure safety near schools, and to minimize "by-pass" traffic due to congestion along the I-405 corridor. Transit service provides frequent bus service within the neighborhood and to the rest of the City.

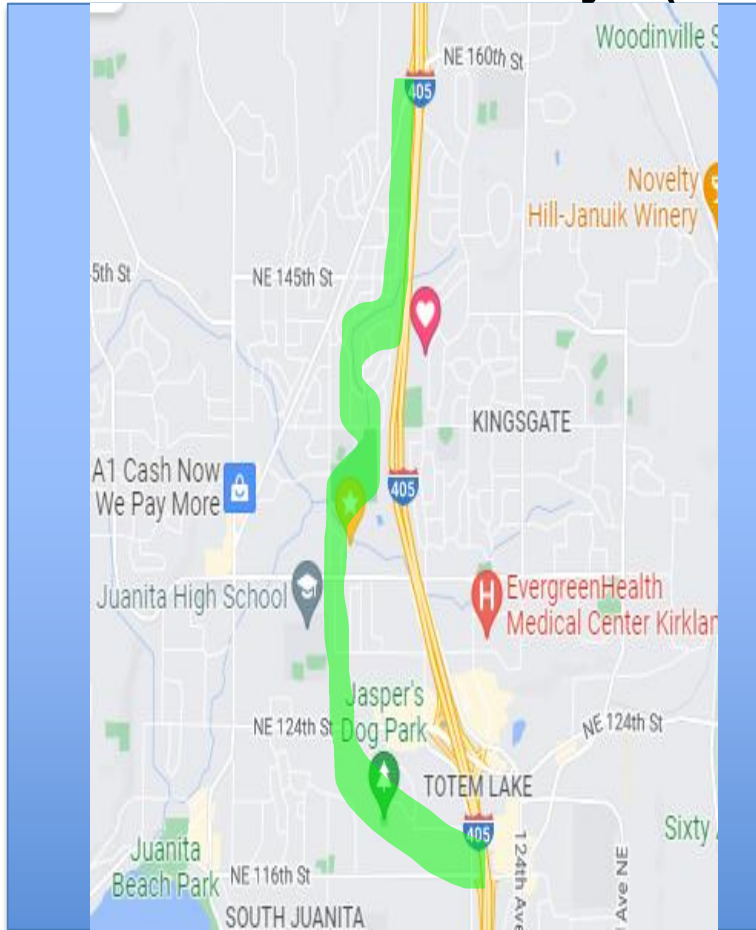


Juanita Neighborhoods Association

Juanita Public Pathway (JPP)

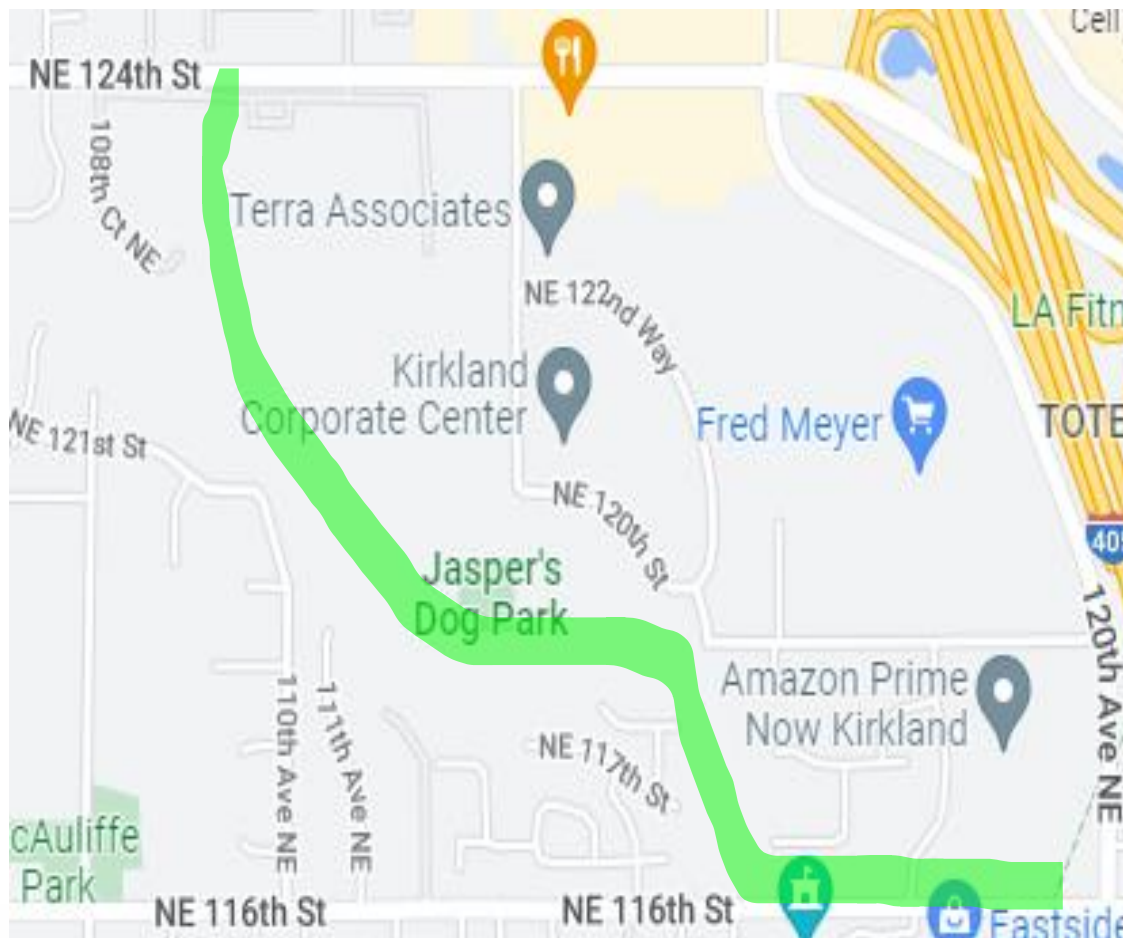


Juanita Public Pathway (JPP)



- Sponsored by the Juanita Neighborhoods Association

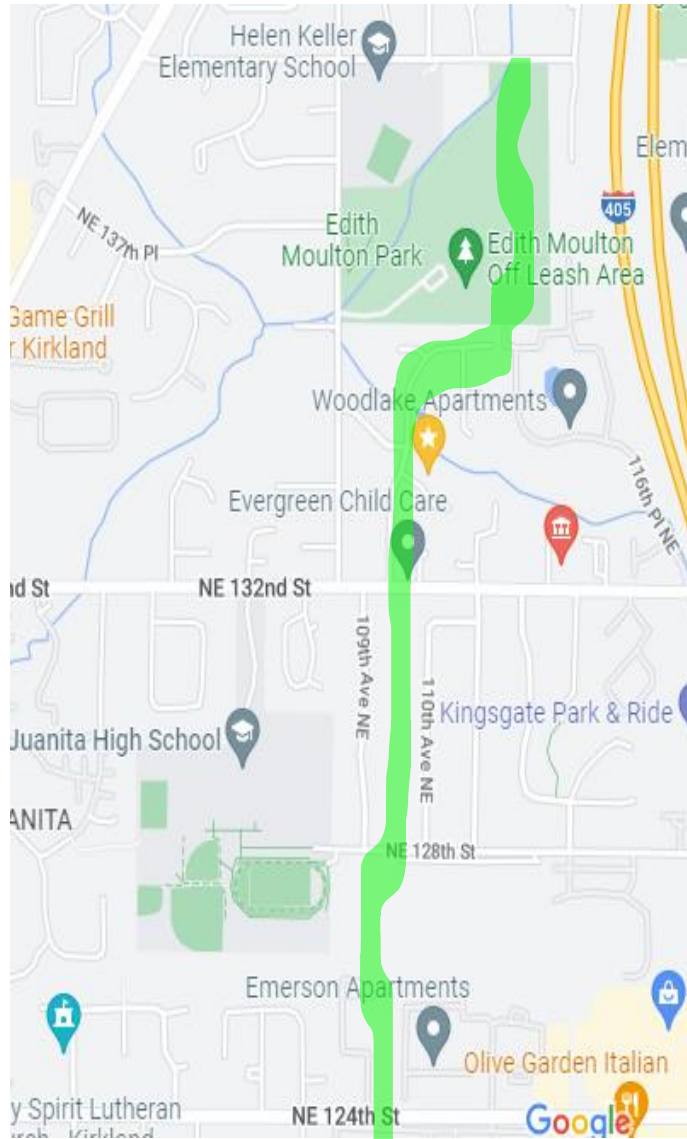
JPP – Section A



Connects Cross Kirkland Corridor (CKC) through Heronfield park to NE 124th Street

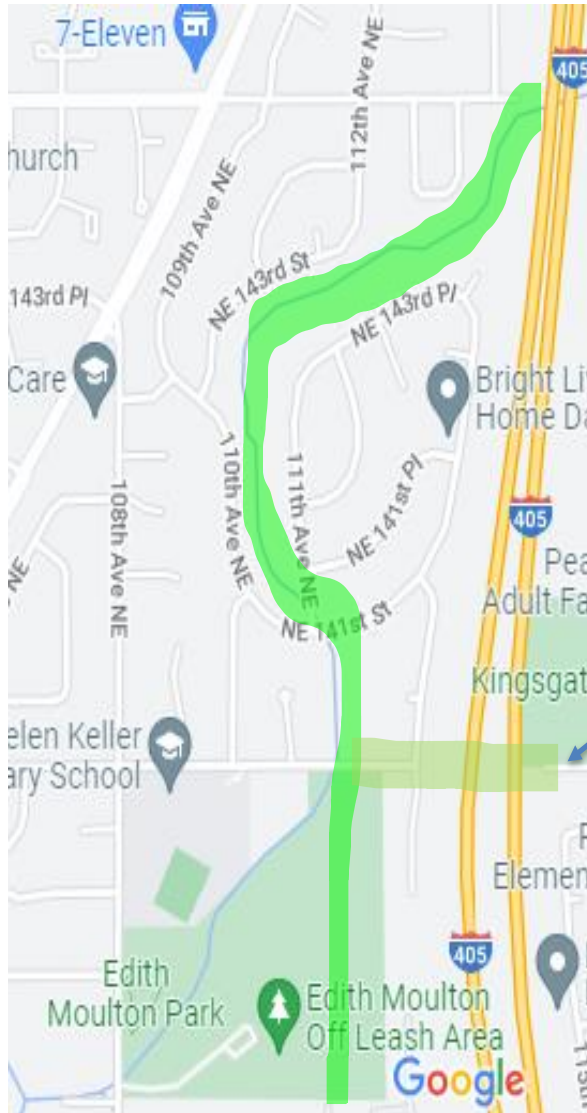
JPP – Section B

Connects Section A at NE 124th St. alongside Juanita High School's eastern edge, then Alongside PSE's Juanita Substation's Existing path (opened to the Public), then Through Edith Moulton park to NE 140th street. This would allow JHS students access from the SE which is not now possible and generally help JHS students walk to school.



JPP – Section C

Connects to Section B at Edith Moulton park then northward through Windsor Vista park to NE 145th St. (north edge of Kirkland)

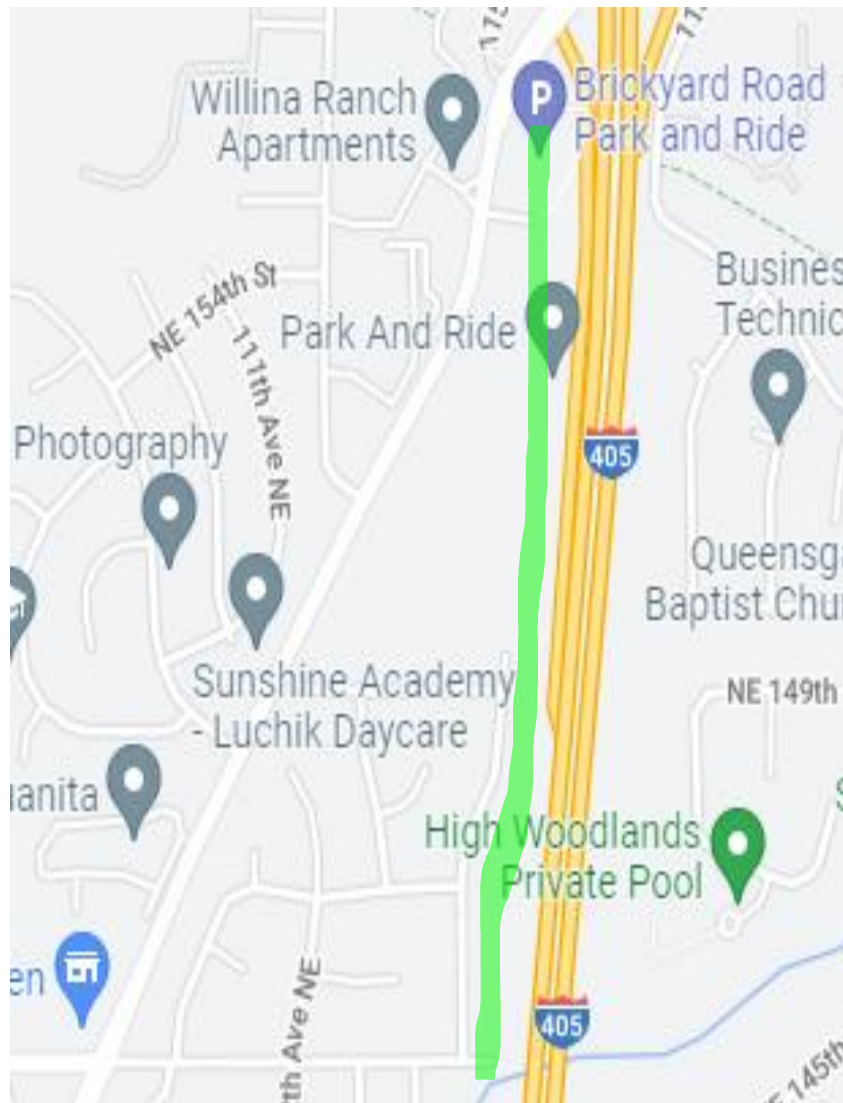


Potential Bridge over I-405 to Connect Edith Moulton And Kingsgate Parks as well as Hellen Keller And Robert Frost Elems.



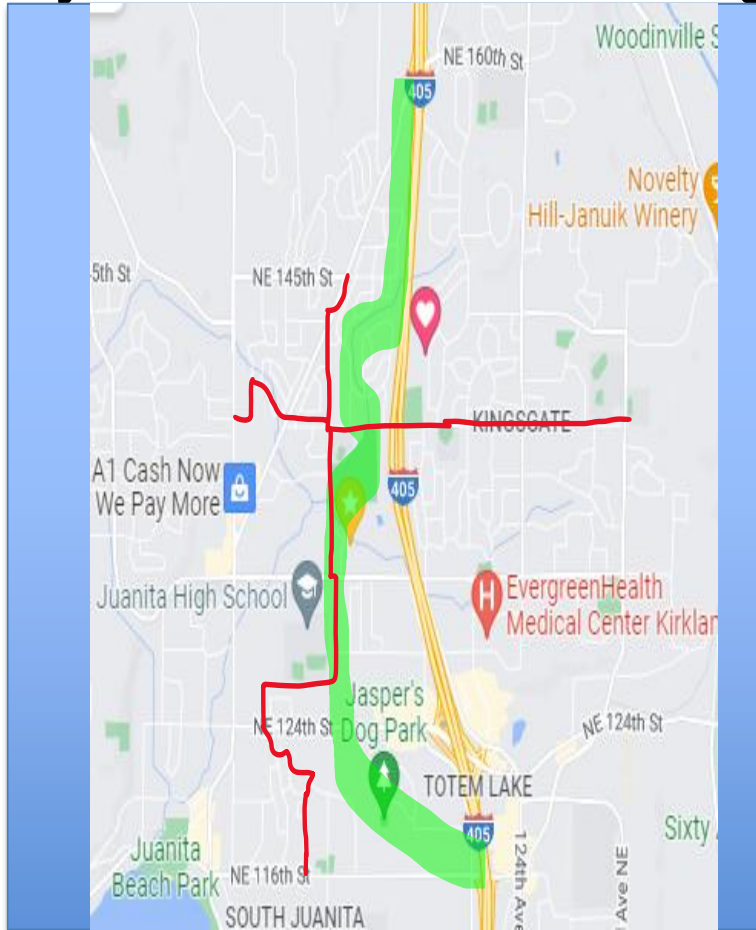
JPP – Section D

Connects to Section C at Kirkland city boundary at NE 145th St. and continues along land all owned by Sound Transit to the Brickyard Road Park and Ride



Greenways in red, JPP in green

Note the
“Greenways” do
not provide
Normal paths of
Travel, nor
Connect logical
Destinations,
While the JPP
Connects transit
To the CKC and
JHS.



- Sponsored by the Juanita Neighborhood Association

JPP should be included in Safe Routes to School discussions

- Juanita HS is the only Kirkland school where students were killed walking to school
- Juanita HS should get priority SRTS funding as there is no safe route to and from the SE
- The JPP (Sec. A) is a proposed safe route to and from the SE of JHS



- Sponsored by the Juanita Neighborhoods Association



City of Kirkland
Planning and Building
 123 Fifth Avenue, Kirkland, WA 98033
 425-587-3600 | www.kirklandwa.gov

MEMORANDUM

To: Planning Commission

From: Janice Swenson, Senior Planner
 Allison Zike, AICP, Deputy Planning & Building Director
 Adam Weinstein, AICP, Planning & Building Director

Date: January 16, 2024

Subject: **2044 Comprehensive Plan Briefing - Economic Development Element**

Recommendation

Receive a briefing on the 2044 Comprehensive Plan update process as it relates to the Economic Development Element. The Planning Commission will hold the public hearing on the revised goals and policies in 2024 as a formal part of the legislative process to amend the Comprehensive Plan.

Background

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 (Plan) with a target adoption 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 2044), in terms of land use, transportation, economic development, and the public facilities and services necessary to support that growth.

Additional information about the update process can be found in the briefing memoranda from the Planning Commission's April 28, 2022¹ and City Council's December 8, 2022² meetings. Meeting packets, presentations, and other documents and resources are available on the City's K2044 Comprehensive Plan update webpage.³

Economic Development Element

Background

¹ <https://www.kirklandwa.gov/files/sharedassets/public/v/2/planning-amp-building/kirkland-2044-comp-plan/planning-commission-april-28-2022-comprehensive-plan-engagement-plan-econw-report.pdf>

² <https://www.kirklandwa.gov/files/sharedassets/public/v/1/planning-amp-building/kirkland-2044-comp-plan/city-council-dec-13-2022-comprehensive-plan-update-engagement-plan-econw-report.pdf>

³ <https://www.kirklandwa.gov/Government/Departments/Planning-and-Building/Code-and-Plan-Amendment-Projects/Kirkland-2044-Comprehensive-Plan-Update>

The existing Economic Development Element⁴ adopted in 2015, describes the overarching economic strategy for Kirkland as follows:

- A sustainable and resilient economy;
- A diverse tax base; and
- Access to job opportunities.

To accomplish this, the existing Element identifies public and private initiatives, goals, and policies to promote a sustainable and resilient Kirkland economy with emphasis on:

- Economic growth while maintaining an attractive and sustainable city;
- A diverse economy that has a variety of businesses to weather economic cycles, provide living wage jobs, goods, services, and encourages small, start up, locally-owned companies;
- A positive business climate so businesses will grow and enhance Kirkland's role in the Eastside and Puget Sound regional economy; and,
- Using policies in the Land Use Element, economic growth for the future is focused in the Totem Lake Business District, the Greater Downtown Growth Center (including NE 85th Street Station Area), and other commercial areas.

Attachment 1 contains the existing Economic Development Element goals and policies.

In reviewing the existing Element and Kirkland's economic performance over the last decade, staff would make the following observations:

- Kirkland has experienced substantial economic growth over the last 10 years, with many positive impacts across the community (e.g., more job opportunities, the growth of the technology industry, provision of locally serving retail uses in our urban centers, new commercial development that is environmentally sustainable, and increased opportunities for immigrants to start businesses).
- At the same time, we have recognized that economic prosperity has not necessarily been equitably distributed across the City – many community members have jobs that do not pay enough to support residence in Kirkland.
- Other adverse impacts of economic development include escalating housing prices and increased traffic congestion.
- In the upcoming update, it would be helpful to explore how to foster economic development that has a broad positive impact on the community and helps address the unintended negative consequences of economic development.

Statutory and Policy Guidance for Update

The Economic Development Element is a mandatory part of the Comprehensive Plan per the Growth Management Act (GMA) 36.70A.070 RCW⁵:

Goal (7) An economic development element establishing local goals, policies, objectives, and provisions for economic growth and vitality and a high quality of life.

The GMA requires that plan elements be consistent with each other, relevant county-wide planning policies, and multi-county planning policies. Attachment 2 includes a list of

⁴ <https://www.codepublishing.com/WA/Kirkland/>

⁵ <https://app.leg.wa.gov/rcw/default.aspx?cite=36.70a.070>

State and regional plans that the Economic Development Element must be consistent with, and City plans and goals to consider for alignment. These include the PSRC Vision 2050 Multicounty Planning Policies, Vision 2050 Economic Development Strategy, Vision 2050 Transportation Strategy, and King County Countywide Planning Policies.

The Economic Development Element update will also need to align with and incorporate recommendations from City plans and goals including the City Council Goals, DEIB 5-Year Roadmap, Kirkland Sustainability Strategic Plan, and the Kirkland Equity Report prepared by EcoNorthwest in 2022⁶.

Existing Economic Development Program

The City's primary role in the local economy is to create good underlying conditions for economic growth by fostering a livable, sustainable community. It does this in part through a coordinated effort between City departments to provide services to the business community. The City Manager's office manages the City's economic development, tourism, cultural arts programs, and provides business ombuds services. The City's Development Services Center provides an online and in-person customer service portal for development permit processing (tenant improvements, sign permits, café permits, parking permits), and public information. Business licensing service assistance is also available online, via phone, or in-person at Kirkland City Hall. The Parks, Recreation, and Community Services manages special event permits and other services that help promote tourism. Below are examples of the City's other business support programs:

- Explore Kirkland tourism program at www.explorekirkland.com encourages people to stay in hotels, shop, dine, and attend performing arts. The Tourism Development Committee advises the City Council on allocating the lodging excise tax fund (1%) for tourism promotion (marketing or operations of special events, festivals that generate overnight stays);
- Small Business Development Center assistance program for new and small businesses;
- Shop Local Kirkland www.shoplocalkirkland.com to promote local businesses;
- Employee parking permit program for Downtown businesses;
- Ombud services to help problem-solve;
- Commercial solid waste recycling program;
- Coordination with local and Eastside business organizations to promote Kirkland and to provide business resources and services; and
- Coordination with educational facilities who provide job training.

The Kirkland Chamber of Commerce and Kirkland Downtown Association provide additional business support and community wide events.

⁶ <https://www.kirklandwa.gov/files/sharedassets/public/v/1/planning-amp-building/kirkland-2044-comp-plan/equity-review-report-kirkland-comprehensive-plan-econorthwest-final20221108.pdf>

K2044 Community Outreach and Engagement Activities

Beginning in 2022, staff has conducted a substantial number of public outreach and community engagement activities to implement the community engagement plan for the 2044 Comprehensive Plan update.⁷

In late 2023 and early 2024, the Planning and Building Department and the City Manager's staff conducted several community engagement activities to gain input from businesses and residents related to the future goals and actions centered around Economic Development in Kirkland:

- Economic Development Focus Group - Nine to Fifteen people attended two virtual Focus Group meetings (November 1 and December 5, 2023). The focus group was made up of a mix of small business owners (primarily Downtown), home businesses, and residents. Staff prepared a series of questions for the group discussions;
- Two Surveys were issued: 1) a general economic development survey (257 responses) and 2) a home occupation survey conducted by the City Manager's office and consultant (308 responses);
- Youth Council meeting (October 23, 2023);
- Senior Council meeting (November 14, 2023);
- Door to door staff outreach to businesses was conducted in Juanita, Kingsgate, and Totem Lake business districts; and
- Media announcements (This Week In Kirkland, Biz News newsletter, Govdelivery listserv).

Below are the key themes we heard during the community engagement process, including the Focus Group and general engagement, related to Economic Development:

- Provide space for entrepreneurs; encourage small business start-ups to "test the market";
- Need reliable, accessible transportation and transit system for employees to get to work and to enable businesses to deliver goods and services;
- Provide a variety of affordable housing options for workers to live and work in Kirkland;
- Provide a year-round farmers market or multi-cultural community space for non-profits or new businesses;
- Improve communication with businesses so they feel heard, especially in the design and construction of city projects, street closures, and land use decisions that may impact businesses;
- Streamline the City permit review process and business license approval;
- Provide educational support for new businesses such as guidance on: how to create business plans, how to start a business, how to understand their customers, and small incubator spaces for new pop-up businesses; and
- Downtown: increase parking and pick-up and delivery spaces for customers to access businesses; improve maintenance of alleys, remove weeds, garbage, add landscaping, screen garbage dumpsters, and repair sidewalks and parking lots.

⁷ <https://www.kirklandwa.gov/files/sharedassets/public/v/1/planning-amp-building/kirkland-2044-comp-plan/community-engagement-plan-k2044-kirkland-comprehensive-plan-finalwappendixabc12152022.pdf>

Youth Council Discussion

Key themes heard specifically from the Youth Council include:

- Provide affordable or used clothes stores;
- Provide less expensive retail stores, thrift stores, antique stores where students could work and sell things, promote sustainable clothes options, not “fast fashion”;
- Foster affordable places to hang out and meet friends, more “Third Places” – only Third Places available now are libraries;
- Increase retail options for hardware stores, outdoor equipment stores, and used books; and,
- Kirkland Teen Union Building (KTUB) would be a good place to have a retail store.

Senior Council Discussion

Key themes heard specifically from the Senior Council include:

- Provide more affordable and Americans with Disability Act (ADA) accessible housing that meets Universal Design standards;
- Increase sustainable development;
- City should provide a “how to start a new business” informational packet;
- Provide a sidewalk system that is connected, accessible, and safe to walk to services;
- Provide a reliable transportation and transit system;
- Provide business revitalization incentives, façade improvements to older commercial strip malls as a temporary fix until they redevelop, provide a grant program as an incentive; and
- Reduce vehicle parking requirements for commercial uses to make more affordable tenant spaces and more affordable housing.

Results from both surveys will be provided at the March 14, 2024 meeting.

Economic Development Element Study Issues - Potential Policy Changes

Throughout the K2044 Update process, staff reviewed feedback from outreach events, public comments, meetings with the business community and meetings with City staff that work on economic development programs, in addition to updates that are required to align with City, State, and regional plans.

In addition to the comments from the community engagement process above, the following is a list of key policy issues to be considered for updates to the Economic Development Element:

- Incorporate the City Manager’s Office Economic Development Strategic Action Plan goals and actions into the Economic Development Element;
- Enhance policies to support women and minority owned businesses and other diversity, equity, inclusion, and belonging goals (incorporate Equity report by EcoNorthwest recommendations);
- Explore allowing small-scale commercial uses in residential neighborhoods (in tandem with the Land Use Element);
- Consider zoning changes to allow light manufacturing in Downtown. Allow for “maker” retail experiences which draw people to shop in person (jewelry making,

- coffee roasting, food production, open kitchens, brewing, distilling, etc.) and buy products from the makers;
- Restructure vehicle parking requirements for retail, restaurants, and change of use to reduce required stalls (designate downtown as a comprehensive parking zone where parking requirements can be met collectively and allow drivers to access public city lots and the library lot after hours);
 - Study changing nature of home-based businesses and potential code amendments to support a variety of home-based businesses (2023-2025 Planning Work Program), including businesses that serve the immediate neighborhood;
 - Evaluate economic development policies that promote entrepreneurship and create broad-based and distributed economic prosperity; and
 - Study the future of the workforce (also applies to changes to housing, excess/vacant office space, online sales).

Next Steps

Over the next month, staff will prepare the actual draft edits to the Economic Development Element goals and policies in preparation for the March Planning Commission meeting. The goal is to have the draft Elements of the Comprehensive Plan completed in early 2024 for review by the various Boards and Commissions, with tentative Planning Commission public hearings set for Spring-Summer 2024 and final adoption by the City Council at the end of 2024.

Attachments

1. Existing Economic Development Element goals and policies
2. Economic Development Element: Summary of State, regional, County, and local policy topics

cc: File Number: CAM22-00023

City Staff:

Diana Hart, dhart@kirklandwa.gov

Christian Switzer, cswitzer@kirklandwa.gov

Nida Haroon, nharoon@kirklandwa.gov

Scott Guter, sguter@kirklandwa.gov

Alex Kaiser, akaiser@kirklandwa.gov

1_Attachment 1_Existing 2015 Economic Development Element Goals-
Policies Only**Kirkland Comprehensive Plan Chapter VIII. Economic Development Element***Existing adopted Goals and Policies only adopted in 2015**Here's a link to the entire [Economic Development Element](#) chapter in the Comprehensive Plan***Introduction**

A healthy economy plays an important role in ensuring Kirkland remains a vibrant, sustainable, and connected community for living and working. The purpose of the [Economic Development Element](#) is to establish the goals and policies for economic growth and vitality that will enhance the City's character and quality of life.

This element describes Kirkland's economic role locally and within the context of East King County and the Central Puget Sound regional economy. This element discusses the importance of business retention and recruitment, the types of businesses and jobs to be encouraged to address future economic needs of the community and priorities – while accommodating employment growth targets for the year 2035.

The overarching economic strategy for Kirkland strives to provide:

- A sustainable and resilient economy
- A diverse tax base
- Access to job opportunities
- Goods and services for the community

To accomplish this, the [Economic Development Element](#):

- Encourages economic growth while maintaining attractive residential neighborhoods and a sustainable natural and built environment.
- Promotes a growing and diverse economy that has a variety of business sectors, living wage jobs, exports goods and services and encourages small, start up, locally owned companies.
- Promotes a positive business climate so businesses will grow and enhance Kirkland's role in the Eastside and Puget Sound regional economy.
- Supports economic growth focused in the Totem Lake Urban Center, Downtown, and other commercial areas.

Currently Adopted Economic Development Element Goals and Policies

The following outlines the currently adopted goals and policies in the Economic Development Element from 2015. This update will be looking at which of these may need to be updated in this plan update.

Goal ED-1: Promote a strong and diverse economy that provides a sustainable tax base and jobs.

Policy ED-1.1: Support activities that retain and expand existing businesses. Target recruitment activities toward new businesses that provide living wage jobs.

Policy ED-1.2: Encourage a broad range of businesses that provide goods and services to the community.

Policy ED-1.3: Strengthen Kirkland's tax base to maintain long-term fiscal sustainability.

Policy ED-1.4: Encourage clusters of complementary businesses that bring revenue and jobs into the community and export goods and services.

Policy ED-1.5: Strive to maintain a balance of jobs and housing to enable residents to live near work.

Policy ED-1.6: Promote Kirkland as a visitor, cultural, and entertainment destination.

Policy ED-1.7: Encourage home-based businesses that are compatible with neighborhood character.

Policy ED-1.8: Support locally developed enterprises by encouraging small start-up businesses.

Goal ED-2: Promote a positive business climate.

Policy ED-2.1: Create and maintain a competitive tax environment.

Policy ED-2.2: Foster a culture of creativity, entrepreneurship and innovation.

Policy ED-2.3: Make land use decisions that take into consideration the effects on businesses and the economic benefit to the community.

Policy ED-2.4: Provide a regulatory environment that is predictable, fair, responsive, and timely.

Policy ED-2.5: Support tools that encourage economic development.

Examples allowed by State statutes:

- Public/private development agreements;
- Recruitment strategies that will result in new jobs;
- Tax or fee deferrals, credits, or waivers;
- County-sponsored industrial revenue bonds;
- Participate in County, State or federally sponsored low interest loans or grants;
- Installing infrastructure improvements;
- Use of special taxing districts;
- Expediting permitting and regulatory incentives;
- Participation in regional Transfer of Development Rights or Landscape Conservation and Local- Infrastructure programs;
- Legislative support for a form of tax increment and other economic development tools.

Goal ED-3: Strengthen commercial areas to provide local goods, services, and vibrant community gathering places to live, work, shop, and play.

Policy ED-3.1: Encourage businesses to develop and operate in a manner that enhances the character of the community, minimizes impacts on surrounding development, and respects the natural

environment.

Policy ED-3.2: Encourage infill and redevelopment of commercial and industrial areas.

Policy ED-3.3: Support businesses and organizations involved in the arts, cultural programs, historic preservation, and civic activities.

Policy ED-3.4: Support businesses that encourage the health and well-being of all people by providing convenient access to healthy and locally grown food.

Goal ED-4: Provide the infrastructure and public facilities to support economic activity and growth.

Policy ED-4.1: Encourage construction and maintenance of infrastructure systems for utilities, transportation and telecommunications that optimize service delivery to the business community.

Policy ED-4.2: Create strong multimodal circulation linkages to and within commercial areas.

Policy ED-4.3: Support regional infrastructure initiatives that enhance economic development opportunities.

Policy ED-4.4: Develop the Cross Kirkland Corridor to attract businesses and housing and provide a multimodal transportation facility connecting businesses and employees with local and regional employment centers.

Goal ED-5: Foster socially and environmentally responsible businesses.

Policy ED-5.1: Encourage businesses that provide products and services that support resource conservation and environmental stewardship.

Policy ED-5.2: Promote environmental responsible practices in business development and operations.

Policy ED-5.3: Promote socially responsible practices in the private, public, and non-profit sectors.

Policy ED-5.4: Help facilitate the environmental remediation of contaminated sites.

Goal ED-6: Foster collaborative partnerships among community groups and regional organizations to create a prosperous Kirkland economy.

Policy ED-6.1: Partner with businesses and community organizations to create a prosperous Kirkland economy.

Policy ED-6.2: Work with businesses, schools, and other institutions to sustain a highly educated and skilled workforce through job training and education resources that lead to job opportunities, especially for disadvantaged populations.

K2044 Comprehensive Plan Update Briefing**Economic Development Element Policy Requirements**

Summary of new or revised policies and/or regulatory changes for consistency with State, Regional, King County Planning Policies, and local goals related to the Economic Development Element:

- **Washington State Growth Management Act (GMA)** – goals related to Economic Development¹
GMA Goal (7) An economic development element establishing local goals, policies, objectives, and provisions for economic growth and vitality and a high quality of life.
- **Washington State Department of Commerce (DOC)** – periodic review checklists (November 2023)² will address requirements of state law, and identify policy and regulatory updates required under new state laws;
- **Puget Sound Regional Council (PSRC)** – Vision 2050 Consistency Tool Checklists for cities³ and regional centers⁴, the Regional Growth Strategy and multi-county planning policies provided for in PSRC's Vision 2050 Growth Strategy Plan; 2050 Regional Transportation Plan⁵; Vision 2050 Regional Economic Development Strategy⁶. [PSRC Matrix showing changes from Vision 2040 and 2050.](#)⁷ The Multi-Planning Policies related the Economic Development promote a prosperous and sustainable regional economy, activities that help businesses and job creation, investing in all people and their health, sustaining environmental quality, and creating great central places, diverse communities, and high quality of life and ensure the efficient flow of people, goods, services, and information in and through the region with infrastructure investments. Policies promote concentrating a significant amount of economic growth in designated Regional Centers.

¹ <https://apps.leg.wa.gov/rcw/default.aspx?cite=36.70a&full=true#36.70A.020>

² <https://deptofcommerce.app.box.com/s/lzqh1lwfi2qn6drg964412r43tv780hh>

³ <https://www.psrc.org/sites/default/files/2022-09/psrc-compplanconsistencytool-2022.pdf>

⁴ <https://www.psrc.org/media/7012>

⁵ <https://www.psrc.org/planning-2050/regional-transportation-plan>

⁶ https://www.psrc.org/sites/default/files/2022-03/2022-2026_ceds_central_puget_sound_region_-_final_adopted.pdf

⁷ <https://www.psrc.org/media/1694>

2_Attachment 2_Economic Development Element Reg Policy Scan

- **King County Countywide Planning Policies (CPPs)**⁸ adopted by King County which address growth management issues in King County and allocates employment and housing growth targets to each city. King County policies encourage cities coordination to be consistent with the King County economic policies, with PSRC VISION 2050, and the Regional Economic Strategy with regards to growth management, transportation, environmental objectives, infrastructure development, and implementation of economic development strategies.
The Countywide Planning policies related to economic development are summarized below in three topic areas:

Business Development- The CPP policies encourage cities to play a role in Countywide business development by making regulations more predictable, engaging in public-private partnerships, by nurturing a business-supportive culture, particularly for Black, Indigenous, and other People of Color, immigrant and refugee, LGBTQIA+, disabled, and women-owned businesses; and support the regional food economy, including production, processing, wholesaling, and distribution of the region's agricultural food and food products.

People- Provide economic opportunities for all people, particularly with a focus on those communities historically most disadvantaged, to alleviate problems of poverty and income disparity, encourage a diversity of jobs at a variety of wages, skill levels.

Places- Concentrate economic and employment growth in designated regional, countywide, and local centers through local investments, planning, and financial policies; make local investments to maintain and expand infrastructure and services that support local and regional economic development strategies; focus investment where it encourages growth in designated centers and helps achieve employment targets; work cooperatively with local businesses to protect and restore the natural environment in a manner that is equitable, efficient, predictable, and complements economic prosperity; encourage private, public, and non-profit sectors to incorporate environmental stewardship and social responsibility into their practices; encourage commercial and mixed-use development that provides a range of job opportunities to create a closer balance between the location of jobs and housing; develop systems that provide a financial safety net during economic downturns and recovery; and ensure public investment decisions protect culturally significant economic assets and advance the business interests of Black, Indigenous, and other People of Color communities; immigrant and refugees; and other marginalized communities.

⁸ https://cdn.kingcounty.gov/-/media/king-county/depts/executive/performance-strategy-budget/regional-planning/cpps/kc_2021_cpps_ord_19660_113021.pdf?rev=dc68c4a4ea67465c8c79de0869fcb867&hash=A3EB1B05E22148F999802F018F0827B3

2_Attachment 2_Economic Development Element Reg Policy Scan

- **EcoNorthwest Equity Review Report⁹** (For Economic Development starting on page 52)

Recommendations include:

- Align with the City's DEIB Plan
 - Update outdated language
 - Use of inclusive language and assumptions by using specific descriptors to convey meaning that is easily understood
- **Kirkland Diversity, Equity, Inclusion, Belonging (DEIB) 5 Year Roadmap**
Recommendation for long-range planning¹⁰.
 - **City Council Goals 2023-2024¹¹**
 - Inclusive and Equitable Community- To protect and serve all those who live in, work in or visit Kirkland without regard for race, religion, color, national origin, gender identity, age, income or economic status, political affiliation, military status, sexual orientation, or physical, mental or sensory ability; strive for equitable access to justice and eliminate systemic barriers to equality
 - Thriving Economy- To attract, retain and grow a diverse and stable economic base that supports city revenues, needed goods and services and jobs for community members
 - Financial Stability- To provide a sustainable level of core services that are funded from predictable revenue
 - Dependable Infrastructure- To maintain levels of service commensurate with growing community requirements at optimum life-cycle costs
 - **Kirkland Sustainability Strategic Plan (KSSP) (Previously known as the Sustainability Master Plan)¹²**
The KSSP contains detailed goals and actions. The Economic Development Element will incorporate some aspects of the relevant Economic Development goals from the Sustainability Plan summarized below:

Green Business
 - Goal SB-1 Engage with Kirkland businesses on environmental best practices.

⁹ <https://www.kirklandwa.gov/files/sharedassets/public/v/1/planning-amp-building/kirkland-2044-comp-plan/equity-review-report-kirkland-comprehensive-plan-econorthwest-final20221108.pdf>

¹⁰ https://www.kirklandwa.gov/files/sharedassets/public/v/1/city-managers-office/roadmap-as-adopted_1.pdf

¹¹ <https://www.kirklandwa.gov/files/sharedassets/public/v/1/city-managers-office/pdfs/2023-2024-kirkland-city-council-goals.pdf>

¹² <https://www.kirklandwa.gov/files/sharedassets/public/v/1/public-works/recycling/sustainability/sustainability-master-plan-adopted-dec-2020.pdf>

2_Attachment 2_Economic Development Element Reg Policy Scan

(EnviroStars Green Business, Source Control Programs to follow environmental best practices; businesses recycling; technical assistance to reduce pollution entering the stormwater system)

Goal SB-2 Foster economic diversity throughout the community.

(Partner with the Greater Kirkland Chamber of Commerce & the Kirkland Downtown Association on promoting "Buy Local"; encourage mixed-use development and economic diversity).

Economic Diversity

- Goal SB-3 Support and enhance the resilience of the Kirkland business community.
(encourage businesses to develop economic resilience plans for during uncertain economic times; formulate a green economic recovery plan to focus clean, green industries and living wage jobs; support legislation that promotes a resilient business community; promote home occupation businesses and telecommuting to create more jobs and to reduce transportation impacts related to commuting)

Green Economy

- Goal SB-4 Support the transition to an equitable, socially-just sustainable business community in Kirkland.
(help restaurants, institutions, and schools procure food from local sources and farms; training programs to assist immigrant and Black, Indigenous, and People of Color (BIPOC) small business owners; public/private partnerships to create spaces and places for startups that focus on making and selling sustainable products).

General Related Goals:

- Goal ES-2: Ensure that purchased energy is 100% carbon-free by 2030.
- Goal ES-3: Add an additional 10 MW of combined individual and community distributive solar by 2030.
- Goal ES-4: Reduce GHG emissions from vehicles 25% by 2030.
- Goal ES-5: Reduce emissions of pipeline gas and other fossil fuels from all buildings by 20% by 2025 and 50% by 2030, as compared to a 2017 baseline.
- Goal BI1: Certify all new construction as High-Performing Green Buildings by 2025
- Goal BI-2: Increase the resilience of the built environment by requiring 50% of new construction to be certified Net-Zero-Energy by 2025 and 100% of new construction to be certified Net-Zero-Energy by 2030.
- Goal BI-3: Achieve the K4C Goal to reduce energy use in all existing buildings by 25% by 2030 and 45% by 2050 compared to a 2017 baseline.
- Goal BI-4: Reduce water use in buildings by 10% by 2025 and 20% by 2030 as compared to a 2019 baseline.
- Goal EV-1: Protect and enhance the water quality of Kirkland's streams, lakes and wetlands.
- Goal EV-3: Protect and maintain the City's surface water and stormwater infrastructure for optimal performance.

2_Attachment 2_Economic Development Element Reg Policy Scan

- Goal EV-4: Reduce threats to public infrastructure or private property due to flooding.
- Goal LT-1: Employ Smart Growth principles in all City planning practices
- Goal LT-3: Achieve the K4C goal of reducing driving per capita by 20% by 2030 and 50% by 2050, compared to 2017 levels.
(Partner with local businesses to subsidize programs to increase access to transit; public-private partnerships to work employers to find creative transportation solutions for commuters; increase bicycle parking requirements; require amenities for employees such as showers, lockers and secure storage; reduce parking minimums in areas well served by transit; remove parking minimums in 10- minute neighborhoods)

HB 1181 (new GMA Climate Goal)¹³ related to Economic Development

Goal- Identify, protect, and enhance community resilience to climate impacts, including social, economic, and built-environment factors, which support adaptation to climate impacts consistent with environmental justice.

HB 1181 Model Policies:

1. Ensure that the local economy is resilient to climate disruptions and fosters business opportunities associated with climate mitigation and adaptation.
2. Support local businesses' efforts to bolster climate preparedness to and continuity of operations.
3. Facilitate a green jobs pipeline for frontline communities.
4. Policy Support workers displaced from carbon-intensive industries.
5. Promote purchasing from local businesses to support economic development and reduce emissions associated with the transportation, production, and distribution of goods.

¹³ <https://deptofcommerce.app.box.com/s/esl8t7fb19iqntjz8ax7havsm7rihnfh>