
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, July 27, 2023
7:00 PM

To join the meeting via Zoom:

[Click here to join meeting](#)

Passcode: 047168

Webinar ID: 843 4603 9816

To join via telephone: 12532050468,,84346039816# US 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**
4. **STUDY SESSION**
 - a. Kirkland 2044 Comprehensive Plan Update Briefing
5. **PUBLIC HEARINGS**
6. **READING AND / OR APPROVAL OF MINUTES**

- b. February 09, 2023
- c. March 23, 2023
- d. April 27, 2023

- 7. **ADMINISTRATIVE REPORTS AND PLANNING COMMISSION DISCUSSION**
- 8. **COMMENTS FROM THE AUDIENCE**
- 9. **SPECIAL PRESENTATIONS**
- 10. **ADJOURNMENT**
- 11. **PLACEHOLDER**

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. [예게titleviordinator@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: Janice L Swenson, Senior Planner
Allison Zike, AICP, Deputy Director of Planning and Building
Adam Weinstein, AICP, Director of Planning and Building

Date: July 17, 2023

Subject: **Kirkland 2044 Comprehensive Plan Update Briefing**

Recommendation

Receive a briefing on the status update of the Kirkland 2044 Comprehensive Plan Update process. Staff will provide a summary of feedback received from City Council at its July 18, 2023 study session.

Background

At the June 22, 2023 meeting, the Planning Commission (PC) received a briefing on the Land Use and Transportation Element focus groups and survey results, potential policy changes related to the Land Use Element, community engagement activities held to date (including the number and demographics of participants), a draft 2044 Vision Statement, and overview of the Transportation Master Plan update process^{1 2}. The PC also received a staff presentation and voted on their recommendation to City Council (Council) for Phase I Community Amendment Requests.³

These same topics will be discussed with Council at a study session on July 18, 2023. At the June 27, 2023 PC meeting, staff will report back to the PC on Council comments on the various topics, including Council's determination on the Phase 1 CAR reviews.

Status of Revising Elements

For the remainder of summer 2023, Planning staff teams will be focusing on revising all the Elements to meet state, regional, and countywide regulatory requirements, and to incorporate public input received so far in the process. The goal is to have draft Elements available for PC, Council, and public review in early 2024.

¹ https://www.kirklandwa.gov/files/sharedassets/public/planning-amp-building/planning-commission/k2044-comprehensive-plan-update-briefing-land-use-element_pc-packet_6.22.2023.pdf

² https://www.kirklandwa.gov/files/sharedassets/public/planning-amp-building/planning-commission/transportation-master-plan-update_pc-packet_6.22.2023.pdf

³ https://www.kirklandwa.gov/files/sharedassets/public/planning-amp-building/planning-commission/community-initiated-amendment-reuest_pc-packet_6.22.2023_web_red.pdf

Attachment 1 is a summary of potential study issues and policy changes being considered for each Element. This summary is a combined and refined version of previous documents listing potential study issues reviewed by the PC. Staff requests PC comments at the July 27 meeting if additional study issues or policy changes are requested, in order to allow staff ample time in 2023 to conduct research and develop revised goal and/or policy options for Council to consider as they review draft Element revisions.

Community Outreach and Engagement Activities

At the June 22, 2023 PC meeting, staff provided an overview of the community engagement activities held to date and who's been participating. Staff is gearing up for the community engagement for the Economic Development Element in August-October and coordinating with the City Manager's Office staff on these efforts (survey(s), focus groups, tabling events).

Community Engagement activities will continue throughout the summer into fall. Staff will continue to seek community engagement opportunities with groups who have not traditionally been heavily involved in citywide planning projects, including Black, Indigenous, People of Color (BIPOC) communities, immigrants, lower-income households, and renters (i.e., Community Engagement Plan Priority Populations).

Future activities planned for 2023-2024 include:

- Juanita Farmers markets booth
- City Hall for All event – fall 2023
- Economic Development engagement and outreach, focus group, surveys, meetings with business organizations - September-October 2023
- Additional seasonal tabling events
- Open houses/forums at Imagine Housing facilities
- Open Houses on draft Plan Elements, study sessions, public hearing, and other meetings with PC and Council
- K2044 Coordination with engagement and outreach for Juanita and Kingsgate Neighborhood Plan updates

Next Steps

Staff will continue to fine-tune the Vision Statement to incorporate comments from City Council, Planning Commission and to reduce the length. Staff will analyze the Community Amendment Requests during the Phase II portion of the review in preparation for the public hearing on the draft Plan in Spring 2024.

The City's environmental review and transportation consultant, Parametrix, is currently working on an analysis of the City's existing and planned capacity, and tasks associated with updating the Transportation Master Plan with Public Works Transportation staff.

Staff has begun coordinating the Juanita and Kingsgate Neighborhood Plan updates, with a tentative briefing on the process scheduled with Planning Commission in August.

Attachments

1. Summary of Study Issues/Potential Policy Changes per Element

Kirkland 2044 Comprehensive Plan Update

Potential Study Issues and Anticipated Policy Changes for Elements

This document summarizes potential study issues and anticipated policy changes related to Elements of the Comprehensive Plan update.

Note: All Elements will include consistency check with regulatory requirements of State Growth Management Act (GMA), Puget Sound Regional Council (PSRC) Vision 2050, King County Countywide Planning Policies, Equity report prepared by ECONorthwest, Sustainability Master Plan, Kirkland Diversity, Equity, Inclusion, Belonging (DEIB) 5 year Road Map, and City Council goals.

Land Use Element

- Strategies for citywide affordable housing requirements, including potential for requirements in low-density zones;
- Policies to stimulate the production of missing middle housing types;
- Consolidating low-density residential zones for more uniform development regulations in similar zones citywide;
- Potential density increases in existing neighborhood commercial-oriented sites, along transit corridors, or other appropriate locations (which will also be explored through the Juanita and Kingsgate Neighborhood Plan Updates, and the current cycle of Community-initiated Amendment Requests);
- Introducing more allowances for small-scale neighborhood commercial uses and/or home-based businesses in low-density residential neighborhoods;
- Exploring appropriate uses and densities on sites such as the Houghton Shopping Center;
- Reducing and/or restructuring parking standards;
- Increasing public access to Lake Washington and other natural areas; and,
- Concepts that will enable Kirkland to become a more “Complete City” (e.g., completing sidewalks, undergrounding overhead utilities, integrating arts into the community);
 - Planning Commission notes the 2044 Comp Plan update should define “Complete City” or perhaps focus more on “Complete Neighborhoods.”
- Updates to incorporate new legislative requirements for middle housing, affordable housing, and climate change;
- Establish policies to mitigate restrictive covenants or homeowners association restrictions that may be contrary to City policies like encouraging ADUs and middle housing.

Housing Element

(Note: Many of these potential changes will likely work in tandem with Land Use Element updates.)

- Encourage more middle housing in compliance with new State requirements;
- Reduce the number of residential zoning districts to encourage more regulatory consistency citywide;
- Simplify development standards, potentially incorporating Form-Based Code principles, to increase predictability and encourage more development;
- Study how to encourage more housing near existing and planned future transit:
 - Compact development: medium to high density (anticipate return of transit-oriented development (TOD bill)) and upper middle housing (up to 12-unit multiplex);
 - Eliminating maximum densities (in terms of numbers of units per acre) in multifamily and mixed-use districts (i.e., densities would be governed by building envelopes);
- Study minimum densities for more efficient use of available land;
- Up-zone key residential areas (near transit and to build out 10-minute neighborhoods) to increase housing choices affordable to a wider range of incomes (mixed use/mixed income);
- Rezone or otherwise incentivize the redevelopment of religious organization-owned properties to accommodate the development of affordable housing;
- Reduce parking requirements to reduce housing costs;
- Anticipate increased density with Community-Initiated Amendment Requests
- Study city-wide inclusionary zoning requirements;
- Consider the transfer of development rights to preserve existing affordable housing.

Sustainability, Climate, and Environment Element (new title for Environment Element)

- Analyze impacts on the electrical grid of policies moving the entire community towards electrification and elimination of the use of fossil fuels in homes, businesses and vehicles including public transit (electric buses);
- Encourage more intense water conservation measures that reduce the impact on our potable water supply and transitioning to black, grey, and reclaimed water supplies for non-drinking water uses;
- Update policies related to installing charging stations for electric vehicles at public facilities, parks, public rights-of-way (adjacent to sidewalks), along major transportation corridors, and near freeway entrances/exits;
- Update climate policies that promote mitigating impacts related to climate change (for example: higher temperatures and more heat days and wildfire smoke days) – required by current legislation;
- Update climate policies that make the community more resilient to climate change (for example, this could include more dense tree plantings and promoting the planting of species that can adapt and survive higher temperatures, more cooling centers for

vulnerable populations, including providing food, water, and shelter) – required by current legislation.

Parks, Recreation, and Open Space Element

- Update policies to ensure consistency with relevant functional plans:
 - Update the Level of Service (LOS) standards per the 2022 PROS Plan
 - Update 10-year projects/facilities list per the 2022 PROS Plan and Capital Facilities Plan;
- Improve ADA accessibility at parks;
- Improve pedestrian/bicycle/transit connections to parks;
- Preserve and enhance the tree canopy;
- Increase the resiliency of the City’s parks, open spaces, and natural areas to meet the challenges of a rapidly changing climate;
- Support equitable distribution of parks and recreation opportunities throughout the city.

Human Services Element

- Update policies to ensure consistency with relevant plans;
- Encourage siting of childcare facilities (issue of affordability) – may also be addressed in the land use element;
- Encourage siting of grocery stores in areas that are lacking them – may also be addressed in the land use element;
- Supportive policies for affordable housing and housing for seniors that will be addressed in the housing element update.

Public Services Element

- Update policies to ensure consistency with relevant functional plans;
- Increasing public school capacity – 2022-2024 Planning work program includes working with the Lake Washington School District on increasing school capacity and related code amendments. For example:
 - Adopt an incentive zoning program that creates development bonuses for new development to provide school space;
 - Adopt development standards that can provide Lake Washington School District with more development capacity to build additional school space or workforce housing on current district-owned sites;
 - Remove potential development barriers in current regulations that might preclude siting of school facilities on private properties as part of mixed-use developments;
 - Encourage publicly-accessible rooftop or ground-level recreational facilities on school properties

- Conduct a Citywide assessment of zoning regulations to remove potential barriers to Lake Washington School District capacity projects on current district-owned sites and possible public/ private partnership sites.

Utilities Element

- Update policies to ensure consistency with relevant functional plans;
- Ensure consistency with the 2025 Comprehensive Water System Plan – if information is available during EIS & K2044 Comp Plan work;
- Strengthen water conservation policies regarding the construction of new buildings and retrofitting of existing buildings;
- Consider the impacts of climate change and fisheries protection on the region's water supply;
- Policies to support the installation of electric vehicle charging stations in public ROW and make it easier for property owners to install EV charging stations.

Capital Facilities Element

- Update to incorporate long-range capital and transportation projects.

Transportation Element

The Transportation element updates will be informed by the City's planning process to update the Transportation Master Plan (TMP) led by the Transportation Division and Transportation Commission. See the May 24, 2023, Transportation Commission meeting materials¹ for more detail about the TMP update process.

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 Land Use Element);

¹ <https://www.kirklandwa.gov/Government/Departments/Public-Works-Department/Commission-Transportation/TC-Meeting-Archive>

- Consider zoning changes to allow light manufacturing in Downtown. Allow for “make” retail experiences which draw people to shop in person (jewelry making, coffee roasting, open kitchens, brewing, distilling, etc.);
- Restructure parking requirements for retail and change of use to reduce required stalls (designate downtown as a “mall”; allow accessing public city lots after hours, the library lot, etc.);
- Study changing nature of home-based businesses and potential code amendments to support a variety of home-based businesses (2023-2025 Planning Work Program);
- Study Zoning constraints to encourage and support urban farming.

Community Character Element

- Incorporate recommendations from the Equity Review of the Comp Plan (prepared by ECONorthwest), such as:
 - Incorporate more accurate recounting of histories of discrimination and Kirkland Native History; and
 - Revise language to be more inclusive (see examples in Equity Review Report²);
- Explore renaming the element to more clearly reference the intent of the chapter;
- Identify ways to celebrate Native history and culture through landscape design and protection;
- Review historic preservation policies.

² <https://www.kirklandwa.gov/files/sharedassets/public/planning-amp-building/kirkland-2044-comp-plan/equity-review-report-kirkland-comprehensive-plan-econorthwest-final20221108.pdf>



**KIRKLAND PLANNING COMMISSION
February 09, 2023**

1. CALL TO ORDER/ROLL CALL (6:03 PM)

Members Present: Angela Rozmyn - Chair, Scott Reusser - Vice Chair, John Tymczyszyn, Sandeep Singhal, Rodney Rutherford, Katya Allen, and Bria Heiser.

Members Absent: None.

Staff Present: Adam Weinstein - Planning & Building Director, Allison Zike Deputy Planning & Building Director, Diana Hart - Government Affairs Manager, Blanca Garcia-Reyes - Office Specialist, and Jeannie Dines - Recording Secretary.

2. INTRODUCTION TO LEGISLATIVE SESSION, CITY LEGISLATIVE PRIORITIES AND PROCEDURES (6:04 PM)

Government Affairs Manager Diana Hart reviewed the State legislative process, including the composition of the Washington State Legislature, Kirkland legislative districts, how a bill becomes law, and the 2023 legislative session. She responded to Commission questions.

Ms. Hart reviewed Kirkland's 2023 legislative priorities including legislative agenda development and 2023 legislative agenda.

Planning & Building Director Adam Weinstein, Deputy Planning & Building Director Allison Zike, and Ms. Hart responded to Commission questions.

3. UPDATE ON STATUS OF 2022-2024 PLANNING WORK PROGRAM (6:50 PM)

Mr. Weinstein and Ms. Zike reviewed 2021-2022 completed projects, key takeaways, process to adopt the 2023-2024 Planning Work Program, and Planning Work Program (PWP) status buckets (ongoing/in progress, maintenance, not started, new projects, and deprioritize).

4. BRAINSTORMING SESSION ON 2023-2025 PLANNING WORK PROGRAM (7:00 PM)

Commissioners identified potential new projects. Ms. Zike described not-started projects and Commissioners provided input on projects.

Staff will compile a 2023-2025 PWP for Commission review at the next meeting.

5. **CLOSING THOUGHTS (8:07 PM)**

Commissioners agreed review of the draft PWP should be at a different meeting than the Station Area Plan public hearing.

Ms. Zike will schedule small group briefings with Commissioners prior to the Station Area Plan public hearing.

Commissioners agreed to have staff research the Planning Commission going paperless with the City providing Commissioners iPads and support.

Commissioners and staff discussed how to engage the public and improve attendance at Planning Commissions and how to transmit recommendations to the City Council.

6. **ADJOURNMENT (8:28 PM)**

Chair
Kirkland Planning Commission



KIRKLAND PLANNING COMMISSION
March 23, 2023

1. CALL TO ORDER/ROLL CALL (7:01 PM)

Members Present: Angela Rozmyn - Chair, Scott Reusser - Vice Chair, Katya Allen, Bria Heiser, Rodney Rutherford, Sandeep Singhal, and John Tymczynsyn.

Members Absent: None.

Staff Present: Allison Zike - Deputy Planning & Building Director, Victoria Kovaks - Transportation Planner, Martha Chaudhry - Special Projects Coordinator, Blanca Garcia-Reyes - Office Specialist, and Jeannie Dines - Recording Secretary.

2. ANNOUNCEMENT OF AGENDA (7:02 PM)

3. COMMENTS FROM THE AUDIENCE (7:02 PM)

1. Sue Contreras, speaking for the Downtown Alliance which was formed to oppose permanent closure of Park Lane to traffic, listed serious flaws in the findings of MIG's study. There is a petition with hundreds of signatures opposing the closure of Park Lane to cars as well as legal action pending if permanent closure occurs. She responded to Commission questions.
2. Sheila Cloney, Kirkland, shared information regarding the fire lane, zoning, and building potential on Park Lane.
3. Garrett [no last name given], owner of IVY Gift and Home on Park Lane with his mother and brother, advised 100% of the businesses and property owners on Park Lane are opposed to a permanent closure. He listed meetings where that information has been shared with the City Council and MIG.
4. Kurt Dresner, Kirkland, found MIG's presentation to the Transportation Committee regarding opening Park Lane to the public imaginative and creative with exciting possibilities. He urged the Commission to consider all stakeholders and not give weight to a particular group.
5. Taylor [no last name given] addressed claims made by the previous speaker. He commented on the effects of previous pilot projects, parking turnover, changes post-Covid, and MIG's suggestions for activation.
6. Tina Moody, owner of Absolute Fabulous on Park Lane and member of Kirkland Downtown Alliance, commented on the lack of parking, activation ideas that belong in a park, a potential location for a parking structure and a recent petition that illustrates patrons do not support closure of Park Lane

4. STUDY SESSION (7:24 PM)**A. Future of Park Lane Study**

Deputy Planning & Building Director Allison Zike provided an introduction. Transportation

Planner Victoria Kovaks introduced Special Projects Manager Martha Chaudhry; Ali Schafer, Urban Planner and Designer, MIG; and Nathan Polanski, Senior Civil Engineer, MIG.

Ms. Schaefer reviewed objectives for today and provided an update on the study process.

Mr. Polanski reviewed existing conditions, meetings with City staff, listening sessions and key themes, and baseline needs.

Ms. Schaefer reviewed guiding principles, evaluation of the guiding principles, and the four scenarios for Park Lane (car free Summer evenings May to October, car free 24/7 May to October, 24/7 year-round closure, and no street closure).

Ms. Schaefer and Mr. Polanski reviewed the five primary topics (public safety, infrastructure, programming, parking, and operations) considered in the study for each scenario. Ms. Schaefer reviewed next steps.

MIG and City staff responded to Commission questions and Commissioners provided input on the following topics:

- Guiding Principles
- Infrastructure - Vehicle Access Control
- Infrastructure - Stormwater Planter Options
- Programming - Activation Examples

5. PUBLIC HEARING (8:39 PM)**A. Miscellaneous Code Amendments**

Chair Rozmyn opened the public hearing at 8:40 PM.

Ms. Zike relayed minor changes were made as a result of the Planning Commission's review of the Miscellaneous Code Amendments at the previous meeting and as the amended language was prepared. She reviewed the Miscellaneous Code Amendments:

1. PLA3C FLA ratio requirements
2. Retail storage services in Houghton/Everett Neighborhood Center
3. Master Plan requirement in TL3 Zone
4. Holmes Point Drive Street Design Standards 4a. Holmes Point Standards
5. Land use buffer modification requirements
6. FAR calculation
7. Work hour exceptions
8. Nonconformance clarification
9. ABE calculation plate

Public Testimony

There was no public testimony.

Commissioners deliberated on the amendments.

With no further public comment, Chair Rozmyn closed the public hearing at 8:57 PM.

Motion to advance the full set of miscellaneous code amendments including 4a to the City Council as recommended by staff.

Moved by Sandeep Singhal, seconded by Angela Rozmyn - Chair

Vote: Motion carried 7-0

Yes: Katya Allen, Bria Heiser, Scott Reusser - Vice Chair, Angela Rozmyn - Chair, Rodney Rutherford, Sandeep Singhal, and John Tymczyszyn.

Chair Rozmyn reported the quarterly meeting she and Vice Chair Reusser had with the Mayor and Deputy Mayor included discussion regarding Park Lane, the Station Area Plan affordable housing, and housing bills in the legislature.

6. READING AND/OR APPROVAL OF MINUTES - None

7. ADMINISTRATIVE REPORTS AND PLANNING COMMISSION DISCUSSION (8:59 PM)

A. City Council Actions

B. Public Meeting Calendar Update

Ms. Zike advised the April 13 meeting will be canceled. A joint study session with the City Council is scheduled on April 18 to discuss the Planning Commission Work Program. She reviewed agenda topics for upcoming meetings.

8. COMMENTS FROM THE AUDIENCE - None (9:00 PM)

9. ADJOURNMENT (9:00 PM)

Chair
Kirkland Planning Commission



KIRKLAND PLANNING COMMISSION
April 27, 2023

1. CALL TO ORDER/ROLL CALL (7:00 PM)

Members Present: Angela Rozmyn - Chair, Scott Reusser - Vice Chair, John Tymczynszyn, Rodney Rutherford, Katya Allen, and Bria Heiser.

Members Absent: Sandeep Singhal.

Staff Present: Adam Weinstein - Planning & Building Director, Allison Zike - Deputy Planning & Building Director, Scott Guter - Senior Planner, Janice Swenson - Senior Planner, Blanca Garcia-Reyes - Office Specialist, and Jeannie Dines, Recording Secretary.

2. ANNOUNCEMENT OF AGENDA (7:00 PM)

Chair Rozmyn amended the agenda to allow the Juanita High School Presentation to be first on the agenda.

4. STUDY SESSION (7:00 PM)

C. Juanita HS Affordable Housing Presentation (Special Presentation)

Senior Planner Scott Guter provided an introduction for the Juanita High School Civics Class of 2023's presentation on affordable housing; two classes chose the topic of affordable housing.

Four JHS students presented regarding affordable housing in Kirkland and possible solutions.

The students responded to Commission questions.

3. COMMENTS FROM THE AUDIENCE - None (7:17 PM)

4. STUDY SESSION - Continued (7:18 PM)

B. Pre-Approved DADU Program Briefing

Mr. Guter briefed the Commission on the Pre-Approved DADU Program launched last month. He reviewed ADU permits issued and applied for between 2016-2023, details regarding the program, and trends to look for.

Mr. Guter and Building & Planning Director Adam Weinstein responded to Planning Commission questions.

AUDIENCE COMMENTS RELATED TO STATION AREA AFFORDABLE HOUSING (7:51 PM)

1. Kim Faust, Senior Vice President of Development, MainStreet Property Group, owner of a parcel in the Station Area Plan, reported on affordable units in other MainStreet projects on the eastside, common goals, MainStreet's property in the Station Area, staff's current proposal, current economics, valuation vs. cost of affordable units, BAE/ARCH vs. developer model, and proposed solutions. She responded to Commission questions.

4. STUDY SESSION - Continued (8:17 PM)**A. Station Area Plan Affordable Housing Requirements**

Deputy Building & Planning Director Allison Zike provided an introduction and process recap, and reviewed adopted Station Area housing goals and policies, incentives for Station Area development, and staff's recommendation regarding affordable housing requirements.

Lindsey Masters, Executive Director, A Regional Coalition for Housing (ARCH), described ARCH, housing units they have created, and assistance they provide to member cities and projects. She introduced a consultant team, Rick Jacobus, Street Level Advisors, and Matt Farris, Bay Area Economics, assembled to provide input on setting up incentives and inclusionary policies for affordable housing.

Mike Stanger, ARCH, reviewed land use and tax exemption programs, what affordability means (2022), housing units in recorded agreements from Land Use or MFTE Programs in Kirkland, benefits analysis: "land value capture", initial policy considerations, benefit analysis results, and recommendations. He responded to Commission questions.

Matt Farris, BAE, reviewed the financial feasibility analysis including the analysis methodology, critical assumptions, model results, and critical findings.

Rick Jacobus, Street Level Advisors, reviewed a comparison of King County housing production 1990 to 2019, the effect of San Francisco's inclusionary policy changes (difficulty in timing the market), the level at which to set requirements, and how affordable housing is limited by the number of development sites.

Ms. Zike introduced the discussion questions in the packet.

Staff and the ARCH/BAE/SLA team responded to Commission questions and Commissioners provided input.

Planning Commissioners, staff, and the team discussed information to be considered at a future study session. Planning Commission discussion continued.

Ms. Zike reviewed a Miscellaneous Code Amendment related to elevator overrun allowances for taller structures and Commissioners provide input.

5. PUBLIC HEARING - N/A

6. READING AND/OR APPROVAL OF MINUTES - N/A

7. ADMINISTRATIVE REPORTS AND PLANNING COMMISSION DISCUSSION (9:52 PM)

A. **City Council Actions**

Ms. Zike reported the City Council adopted the Miscellaneous Code Amendments on April 18. The Planning Commission Work Program is on the Council's May 16 agenda.

B. **Public Meeting Calendar Update**

Ms. Zike reviewed upcoming agenda items.

8. COMMENTS FROM THE AUDIENCE - None (9:55 PM)

9. ADJOURNMENT (9:56 PM)

Chair
Kirkland Planning Commission