



## **MEMORANDUM**

**To:** Planning Commission

**From:** Jeremy McMahan, Deputy Director, Planning and Building  
Janice Swenson, Senior Planner

**Date:** April 20, 2022

**Subject:** K2044 COMPREHENSIVE PLAN UPDATE FOR 2022-2024  
FILE NO: CAM22-00023

### **I. RECOMMENDATION:**

It is recommended that Planning Commission receive an overview of the approach for the major update to the Comprehensive Plan scheduled for 2022-2024 and provide suggestions to staff on the scope of work, key themes, and objectives for the process.

### **II. BACKGROUND DISCUSSION:**

#### **A. Introduction**

In 2022-2024, the City of Kirkland will conduct a state-mandated update of the Kirkland Comprehensive Plan with a target completion date of mid 2024 (the State deadline is December 31, 2024). The Comprehensive Plan is a citywide guide for how we as a community manage growth over the next 20 years (horizon year 2044) in terms of land use and the public facilities and services necessary to support that growth. The update process will be an opportunity to reflect on the kind of community we aspire to become and create a policy roadmap to achieve that vision. The two-year process will involve staff in each department, City Boards and Commissions, and an enhanced community engagement process. For brevity, in this memo we will refer to the Comprehensive Plan update as the K2044 update.

This memo covers the following topics planned for the K2044 update process:

- Section III- Requirements- State and Regional: What we must do based on state, regional, and county-level mandates
- Section IV- Local Needs: What we want to accomplish and key themes for the update
- Section V- Work Program Tasks and Phases: Key tasks, process, and phases for how we will conduct the update
- Section VI- Next Steps

Questions for Planning Commission to discuss and provide direction to staff are included in each section below.

On [April 5, 2022](#), the City Council received a briefing on Comprehensive Plan update process. Council's comments are summarized below and will be integrated into the work program documents moving forward:

- Key Themes
  - Adjust themes as we hear more from the community during the process
  - Add to the sustainability theme the concept of balancing growth with creating and preserving open/green spaces/natural areas for the future
- Objectives for planning process additions
  - Emphasize the historic and future plan to concentrate growth around commercial centers, transportation connections, and existing infrastructure
  - Continue to observe changes resulting from the pandemic in areas like transportation, parks, and commercial uses and how they might influence key themes and objectives (see Resiliency theme)
  - Emphasize affordable housing policies to support future residents who may want to live in Kirkland, not just those who live here now
  - Encourage increasing access to reliable, affordable, quality childcare options
- Community engagement process
  - Involve the new Diversity, Equity, Inclusion, Belonging (DEIB) Manager in the engagement process and in designing the Community Engagement Plan
  - Important to reach out to people with disabilities in the engagement process
  - Improve on the feedback loop used in 2015 to report to the community what we heard, how that influenced policy, and how the major changes will impact them on a day- to -day basis. Should be in plain language
- Neighborhood Plan update process related to K2044 Comprehensive Plan update process:
  - There is Council consensus to proceed with conducting a full update process in 2023 for the Juanita and Kingsgate Neighborhood Plans (since they have not received a thorough update since 2011 annexation);
  - After Juanita and Kingsgate updates, switch to updating all neighborhood plans with the major citywide Comprehensive Plan update (every 8 years). This will allow a more wholistic approach and should ensure that the plans are updated even more frequently than current cycle; and
  - Interest in a community conversation with neighborhoods about this potential change in the process.
- Miscellaneous comments
  - Go beyond adding a Land Acknowledgement in the Plan and add text to recognize our First People contributions, historical places, and community names.
  - Include HB 1099 recommendations to improve the state's climate response through updates to Comprehensive Plans (HB 1099 did not pass the Washington State House of Representatives. Will do as part of incorporating the Sustainability Master Plan (SAP) into the Plan.)

- Evaluate existing Implementation Strategies for what we have accomplished; how are we doing, and what do we still need to do?
- What are our next steps to become a “*Complete City*”; i.e., completing all sidewalks; underground overhead utilities; improve aesthetics and art in community?
- How do we look at standardizing our approach to neighborhood centers to have what they need for success and establish consistent urban design principles?
- From a property rights issue, what can the City (or legislature) do eliminate or reduce restrictive covenants or home- owners association restrictions that may be contrary to City policies like encouraging ADU units and missing middle housing.

## **B. Overview of Existing Comprehensive Plan**

The last major update to the Kirkland Comprehensive Plan was in 2015. The [existing Comprehensive Plan](#) contains the City’s [Vision Statement](#) - a verbal snapshot of Kirkland in 2035 and [Guiding Principles](#) - forming the foundation for the goals and policies contained in the General Elements (chapters of the Comprehensive Plan) (see Attachment 1). These two components establish an overall goal of maintaining Kirkland as a livable, sustainable, and connected city.

The General Elements are organized by subject area and establish citywide policies related to land use, transportation, environment, housing, etc. The City’s functional plans, such as the Sustainability Master Plan, Capital Facilities Plan, Parks, Recreation, Open Space (PROS) Plan, Transportation Master Plan, etc. are adopted by reference and supporting goals and policies incorporated into relevant Elements. The Implementation Chapter describes implementation strategies related to each Element and many have been codified. There are 13 Neighborhood Plans or Subarea Plans covering specific geographies. The goals and policies in the Comprehensive Plan provide the citywide policy guidance for establishing land use, development regulations, and long-range decision-making regarding capital facilities and public services.

Minor amendments are updated annually, including the Capital Facilities Element, to align revisions to the Capital Improvement Program with the budget; amendments may include land use changes to property acquired by the City for parks and open space or other public use.

## **C. Summary of K2035 Update**

The last major update to the Comprehensive Plan involved a two-year process for the horizon year of 2035 (adopted in 2015). The public outreach tagline was *Kirkland 2035, Your Voice, Your Vision, Your Future*. A major emphasis of the K2035 update was welcoming 31,000 people within the Juanita, Finn Hill, and Kingsgate, annexation area into the City. The extensive public engagement process produced a new Vision Statement and Guiding Principles. Each Element was updated. Some of the more significant updates included a major rewrite of the Transportation Element to incorporate a new Transportation Master Plan, an updated Parks and Open Space Element to incorporate the updated PROS Plan, and an extensive process to work with the neighborhood associations in revising each neighborhood plan. Citizen amendment

request applications for land use changes/rezones were submitted and evaluated. Attachment 3 is a City Update publication from the K2035 process, issued prior to adoption, summarizing the process and key changes to the Plan.

### **III. REQUIREMENTS - STATE AND REGIONAL**

The K2044 Plan update will need to show consistency with state, regional, and county requirements summarized below. As part of that process, these entities will review drafts and approve the final Plan, once adopted by City Council:

- **Washington State Growth Management Act (GMA)** – goals and amendments since the last update;
- **Washington State Department of Commerce (DOC)** – periodic review checklists will address requirements of state law, and identify policy and regulatory updates required under new state laws;
- **Puget Sound Regional Council (PSRC)** – periodic review checklist for cities and regional centers, the Regional Growth Strategy and multi-county planning policies provided for in PSRC’s Vision 2050 regional plan; and
- **King County Countywide Planning Policies (CPPs)** adopted by King County which address growth management issues in King County and allocates employment and housing growth targets to each city.

#### **A. Growth Management Act (GMA)**

The Growth Management Act (GMA) mandates that cities in King County must plan for growth within the regional planning context, consistent with the GMA, the Puget Sound Regional Council Vision 2050 Regional Growth Strategy Multicounty Growth Policies, and the King Countywide Planning Policies. GMA requirements stated in [RCW 36.70A.020](#) establish 13 goals that must be the basis of all comprehensive plans and development regulations (see Attachment 2). In addition, plans must support the Shoreline goals of the Shoreline Management Act stated in RCW 36.70A.480.

Cities and counties must revise comprehensive plans and development regulations every eight years ([RCW 36.70A.130](#)) to ensure consistency with GMA requirements and any amendments. For example, GMA amendments for Housing Elements require counties and cities to accommodate housing that is affordable to all economic segments of the population of the state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock. Cities must now conduct a housing needs assessment, set affordable housing targets, and monitor performance to meet those targets. Cities may not prohibit emergency shelters, transitional housing, or permanent supportive housing in any zones in which residential dwelling units or hotels are allowed and adopt regulations allowing accessory dwelling units. Kirkland has already fulfilled the bulk of these requirements and will coordinate with King County, ARCH and other eastside cities on needed revisions to the Housing Element.

#### **B. Washington State Department of Commerce**

The State [Department of Commerce](#) (DOC) provides guidance to local jurisdictions on updating comprehensive plans and development regulations across Washington. Prior to adoption, cities must notify the DOC of the intent to adopt amendments to their

comprehensive plans and zoning codes and send final amendments after adoption for DOC's review. The DOC reviews the amendments for GMA compliance. The DOC is in the process of preparing updated administrative rules for the GMA for the next update. Commerce will finalize rulemaking by summer 2022 so that local governments have clear guidance on how to implement GMA requirements before the next round of periodic updates to local plans and regulations. We will use these checklists as guides to evaluate changes that will be needed to each element of the Comprehensive Plan.

### **C. Puget Sound Regional Council (PSRC) Vision 2050 Growth Strategy**

PSRC is a regional planning entity, comprising King, Pierce, Snohomish, and Kitsap counties, that helps coordinate regional and local planning efforts. This coordination occurs through countywide planning groups, local jurisdictions, transit agencies, and other entities to ensure that adopted regional policies and provisions are addressed in local plans.

The PSRC [VISION 2050 Growth Strategy \(full plan\)](#) is the shared regional plan for moving toward a sustainable future in the region. The Vision 2050 Regional Growth Strategy contains 16 policies that:

- Promote opportunities for all ([planning for equity](#))
- Increase housing choices and affordability - see the [Regional Housing Strategy, a strong economy](#) and the [Regional Economic Strategy](#)
- Reduce greenhouse gas emissions (see climate change analysis in the 2018 Regional Transportation Plan)
- Keep the region moving - see the 2022-2050 [Regional Transportation Plan](#)
- Restore the health of Puget Sound - see [stormwater and watershed planning](#)
- Protect the network of open space – see the [Regional Open Space Conservation Plan](#) and plan for growth in centers and near transit;
- Promote mixed use transit-oriented planning in designated Urban Growth Centers. See information about [Regional Centers Framework document](#) (2018).

Many of these same growth objectives align with Kirkland's existing Comprehensive Plan or will need to be updated in the new Plan to be consistent with the Vision 2050 Growth Strategy.

*PSRC Coordination and Certification Process.* PSRC has provided a [Vision 2050 Planning Resources Guide Plan Review Manual](#) (May 2021) for cities and counties to use as a guide for consistency with Vision 2050, the GMA, and Countywide Planning Policies (CPPs). Local jurisdictions must show how their Comprehensive Plans are consistent with these Regional Growth Strategy Plans in order to receive funding for transportation and infrastructure projects.

Staff will use the [Vision 2050 Consistency Tools for Local Comprehensive Plans](#) checklists to be sure all requirements are met with revisions to Kirkland's General Elements and Urban Growth Centers. Staff continues to work with PSRC staff on our Greater Downtown Growth Center application which will include the updated Moss Bay and yet-to-be adopted NE 85<sup>th</sup> Street Station Area Plan.

#### **D. King County Countywide Planning Policies and Growth Targets**

On December 14, 2021, the Growth Management Planning Council (GMPC) adopted the [2021 King County Countywide Planning Policies \(CPP\)](#). This link includes a [matrix](#) showing the key revisions to the King County Planning Policies and consistency with the Multi-County Planning Policies since the last update. Plan update needs to align with these changes to the Countywide Planning Policies. The [2021 King County Urban Growth Capacity Report](#) (Buildable Lands Report) describes the status of cities throughout the county and if how they are meeting their housing, employment and land capacity growth targets for 2035. See page 127 for the City of Kirkland dashboard showing Kirkland's growth since 2006 and how we are on track for meeting our jobs and housing growth targets for 2035.

For the year 2044, Kirkland's allocation of King County's growth targets is summarized below. Keep in mind that, as shown in the table below, we have capacity in our existing Comprehensive Plan for 13,352 additional housing units and 18,139 additional jobs, which provides significant flexibility to shape our own land use future without worrying about meeting targets, particularly when paired with the additional growth that could occur as part of the Station Area Plan.

Existing Housing Units 2018*	K2035 Plan existing remaining housing unit capacity	<b>Target K2044 new housing units 2019-2044</b>	Existing Jobs 2018*	K2035 Plan existing remaining jobs capacity	<b>Target K2044 new jobs 2019-2044</b>
38,656	13,352	<b>13,200</b>	49,280	18,139	<b>26,490</b>

Source: 2021 King County Urban Growth Capacity Report (Buildable Lands Report) and King County Countywide Planning Policies

#### ***Kirkland's Affordable Housing Targets***

Consistent with the GMA, the King County Planning Policies establish that cities must plan for affordable housing based on a range of income levels.

On October 5, 2021, City Council adopted R-5493, establishing interim affordable housing targets for the K2044 update (table below), with the goal of providing a unit of housing that is affordable for every cost-burdened household. The intended outcome of achieving this target would be to eliminate the cost-burden of all households expected to be cost-burdened in 2044. Information on the methodology used for the affordable housing targets is available in the [September 7, 2021](#) and [October 5, 2021](#) City Council meeting materials. Kirkland will need to show how we are planning to achieve these affordable housing targets for these income levels.

Household Income	Cost Burdened Households (spending 30-49% of gross income), 2017	Severely Cost Burdened Households (spending 50%+ gross income), 2017	Estimated Cost Burdened Households, 2017	Percent of Income Group	Estimated Cost Burdened Households Affordable Unit Deficit, 2044
<=30% AMI	274	2,735	3,009	91%	4,374
31% - 50% AMI	935	1,285	2,220	74%	3,227
51% - 80% AMI	1,584	615	2,199	64%	3,196
81% - 100% AMI	929	225	1,154	45%	1,677
<b>Total</b>	<b>3,722</b>	<b>4,860</b>	<b>8,582</b>		<b>12,474</b>
<b>Total Units Needed (less than 100% AMI) Per Year, 2017-44</b>					<b>462</b>

AMI = Area Median Income; Source: 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) 5-year Estimates; King County Proposed Housing Growth Targets; Office of Financial Management.

#### IV. **LOCAL NEEDS - KEY THEMES AND OBJECTIVES**

For the K2044 update, in addition to the minimum regulatory requirements outlined in Section III, we plan on building on the successes of the previous process and the existing Comprehensive Plan. Relative to the K2035 effort, which integrated significant new area and community members into the Plan, staff anticipates that the scope of changes to the Plan would be primarily moderate in nature. Long range plans developed during the K2035 update and associated development projects are in the process of being implemented - such as the Totem Lake Business District Plan, redevelopment of the Totem Lake Mall and surrounding capital improvement and park projects, and Kirkland Urban and surrounding development. In addition, the Station Area Plan Subarea Plan will be completed prior to adoption of the K2044 Plan and, as indicted in the adopted Preferred Plan Direction, would assist with meeting Kirkland's growth targets in that area to support transit-oriented development around the new Sound Transit Bus Rapid Transit (BRT) station and new I-405 interchange.

Emphasis will be on how we can improve multi-modal connections to the transit hubs within the city and to regional transit centers, implement the Sustainability Master Plan (and other functional plans adopted since 2015) and how we can become a more equitable, inclusive, and belonging community. Preliminary key themes and objectives for the update are described below.

##### **A. Key themes for the K2044 update process**

As we conduct the community engagement process and evaluate potential changes to the Comprehensive Plan, staff recommends consideration of the following key themes that



would be woven into the updated Plan policies. Staff would like Planning Commission's input on these themes:

- **Advance Social Justice, Equity, Inclusivity and Belonging**

Integrate social justice, equity, and health into our Plan policies and text within all Elements, to be more equitable, inclusive and welcoming as a community especially for our Black, Indigenous and People of Color (BIPOC) and Lesbian, Gay, Bisexual, Transgender, Intersex, Queer/questioning, Asexual (LGBTQA+), low income, and other historically underserved communities, including the following specific actions:

- 1) Integrate the recommendations of the soon to be adopted *Equity Plan of Record 5-year Roadmap to a Diverse, Equity, Inclusion and Belonging Action Plan* into the Plan
- 2) Establish an innovative and robust equity and inclusion plan for the process to ensure an equitable and inclusive process and outcomes
- 3) Review all existing and draft text for potential exclusionary language and revise accordingly
- 4) Integrate the above into the Community Engagement Plan Process
- 5) Add the adopted local Land Acknowledgement regarding the First People of Kirkland to the Plan

- **Sustainability**

Integrate the adopted Sustainability Master Plan strategies into all Plan Elements to address personal health, climate change, greenhouse gas emission reduction goals, and environmental protection.

- **Housing options for all and housing affordability**

Ensure consistency with the Regional Housing Strategy. Integrate the adopted Kirkland Housing Strategy Plan and Missing Middle Housing program into the Plan, seek new strategies to increase affordable housing options, and if needed implement code amendments to achieve housing goals.

- **Mobility Connections to Regional Transit System and Accessibility**

Improve mobility, accessibility and non-motorized pedestrian and bicycle connections between land uses and major transit hubs within the city, to the I-405/NE 85<sup>th</sup> Street BRT/Stride Station, and regional transit facilities.

- **Resiliency**

Ensure that the community plans for future emergencies, pandemic response resiliency, and responsible fiscal planning to ensure a sustainable and thriving community.

- **Smart City Initiatives**

Use technology to meet the needs of a growing city, by developing the city's very first Smart City Master Plan (SCMP) in partnership with all city departments. Led by the Resilience and Technology Officer, the SCMP will guide the city's effort in advancing City Council goals through innovation, technology advancement, and resilience. The SCMP will have six areas of focus: Transportation & Mobility, City Infrastructure, Digital Transformation, Built Environment, Community/Civic Engagement.



### ***Implement the City Council Goals***

In addition to the above themes and programs, staff will consider how potential changes to the Plan will further the City Council's adopted goals:

- Inclusive and Equitable Community
- Vibrant Neighborhoods
- Community Safety
- Supportive Human Services
- Balanced Transportation
- Abundant Parks, Open Space & Recreational Services
- Attainable Housing
- Financial Stability
- Sustainable Environment
- Thriving Economy
- Dependable Infrastructure

### ***Questions for Planning Commission discussion and direction:***

- *Does the Commission **agree with the key themes** for the K2044 process as outlined above?*

### **B. Key Objectives for the K2044 Update Process**

In summary, below is a list of the key objectives and tasks we hope to accomplish with the K2044 update:

- Meet State, Regional, and County requirements; complete by December 31, 2024
- Use the current plan as the foundation; do not undertake a complete re-write of plan
- Plan for our allocated housing and employment growth targets. Based on the capacity of current zoning and with the preferred Station Area Plan direction, it is anticipated that there will not be a significant need to increase densities in other parts of the City to meet growth targets
- Conduct a visioning process to evaluate if the Vision Statement and Guiding Principles express the community's values and embody the desired future
- Explore strategies to increase affordable housing, especially for the lower income community. We've implemented many of the ideas from the Affordable Housing Strategy Plan including requirements for a minimum set-aside of 10% affordable housing units with new multi-family development and adoption of Missing Middle Housing regulations. How can we do more?
- Conduct a robust, equitable and inclusive public engagement process so the entire community feels welcome and heard
- Revise text and policies throughout the Plan to plan for a more equitable and inclusive future where all Kirkland residents have access to housing, transportation, education, and employment choices and open space amenities regardless of their race, ethnicity, or income
- Continue to focus future growth in our two urban centers (Totem Lake, Greater Downtown Kirkland (including the NE 85th Subarea Plan)) and neighborhood commercial districts around transit hubs to leverage regional transit infrastructure and more effectively integrate land use and transportation

- Improve mobility and connectedness around the city, to and from transit facilities, non-motorized corridors and greenways
- Incorporate recently updated functional plan policy changes into the related General Elements (such as PROS Plan, Surface Water Master Plan)
- Strategize on economic development post pandemic and increasing employment opportunities with a focus on making employment/job growth more broad-based and providing access to economic growth to all members of the community (i.e., more of an equity focus)
- Incorporate the NE 85th Street Station Area Plan policies (when adopted) into the Plan to support job growth and transit-oriented development
- Update the 10-minute neighborhood analysis
- Explore innovative planning principles (e.g., Smart Cities)

**Questions for Planning Commission discussion and direction:**

- *Does the Commission **agree with these objectives**?*
- *Are there particular **issues or topics** that the Commission would like to include in the Plan update?*

**K2044 WORK PROGRAM AND PHASING**

This section describes the major tasks or milestones and phasing for the K2044 update. Attachment 4 is a graphic showing the milestones and the 2022-2024 timeframe.

**A. City Organizational Structure for Update Process**

Planning staff will take the lead coordinating interdepartmental staff meetings, community engagement activities, ensuring regulatory compliance, and coordinating study sessions with Boards and Commissions. To assess needed revisions to each Element, planners will be paired with staff from other departments specializing in specific topic areas. For example, coordinating with Parks and Community Services staff to revise the Parks and Open Space Element policies to be consistent with the revised PROS Plan or with staff in the Transportation Division to update the Transportation Master Plan/Transportation Element. Together, staff will use checklists to ensure consistency with regulatory requirements and the City's objectives and themes for the process. Study sessions will be held with City Boards and Commissions. City Council will be briefed throughout the process.

**B. Community Engagement**

Planning staff will partner with the City Manager's Office and a consultant to develop an Equity Review and Engagement Program for the Comprehensive Plan update. The goal is to deliver a meaningful and innovative community engagement process that simultaneously 1) informs the K2044 plan; and 2) embodies the Council Goal for an "Inclusive and Equitable Community" by ensuring that all voices belong in this community conversation and will be heard. A request for proposal for the consultant services will be advertised by the end of April.

The engagement plan will incorporate recommendations from the draft *Diversity, Equity, Inclusion and Belonging 5 Year Roadmap*. With help from the consultant, the plan will involve the (to be developed) recommendations for citywide guidelines for engaging community members underrepresented in civic life, including Black, Indigenous, and People of Color (BIPOC), youth, LGBTQIA+, seniors, low-income households, people experiencing

homelessness, disabilities, and immigrant communities including people facing language barriers. To help guide this work, staff will conduct an equity impact assessment at the beginning and end of the process, with updates and adjustments during the process.

The intent is that the City undertakes an engagement process that builds on the work of R-5434, creates equitable and inclusive outcomes and achieves the broadest possible community participation in revising the Plan, with a particular emphasis on involving those who have not traditionally participated. This anticipates using existing City outreach platforms, methods, and networks, as well as exploring other techniques of engagement, such as in-language events, honoraria payments, and trusted messenger outreach. Staff will build on what was learned from community engagement strategies for the previous K2035 process, current long-range planning efforts, R-5434 engagement, and other recent projects. Although the specific techniques will be identified by summer 2022, options for engagement include in-person or virtual workshops, open houses, town halls, focus group stakeholder meetings, surveys, project webpages, interactive portals for comments, community events, and a virtual City Hall lobby.

*Consultant Services* - To help with this effort, a service package for \$50,000 was approved in the 2021-2022 biennial budget to retain a consultant to assist staff to:

1. design a community outreach and engagement strategy that is equitable and inclusive; and
2. review the existing Comprehensive Plan for consistency with the draft Roadmap and recent City initiatives related to equity, including R-5240 (Safe, Inclusive, and Welcoming) and R-5434.

**Questions for Planning Commission discussion and direction:**

- *What additional expectations does the Commission have for the **community engagement process**?*
- *Do you have ideas for a logo or tagline? Such as, Kirkland 2044, Your Voice-Your Future?*

**C. Visioning Process**

One of the first community engagement phases will be to conduct a visioning process (ideally in the fall) to assess if the city's existing Vision Statement and Guiding Principles still reflect the community's common values and issues the community would like to see addressed with the Comprehensive Plan update. The outcome of this process will result in a revised Vision Statement and Guiding Principles to guide revisions to policies in the General Elements.

**D. Data Collection, Community Profile and Land Use Capacity Analysis**

*Update Community Profile*

Staff will compile a profile of current information that provides an overview of the community in 2022 and use that information to update the 2015 Community Profile. This document is a snapshot of the City focusing on demographic, housing, economic and land use information. By comparing this data over time, Kirkland can see how it has changed and take into consideration possible future trends in population, jobs, housing, the workforce, and household size. Several data resources will be used to accomplish this task including the 2020 U.S. Census, American Community Survey, ESRI, Office of Financial Management, and other recognized sources. Early estimates from the U.S. 2020 Census data shows Kirkland

with a population of 92,175 (6<sup>th</sup> largest city in King County and 12<sup>th</sup> largest city in the State).

#### *Update Land Capacity Analysis*

Another important database is the City's land capacity analysis. The capacity analysis assesses current zoning, development trends, and assessed value of land to estimate whether existing zoning provides adequate growth capacity to accommodate projected growth over the 20-year planning horizon. The King County section above includes a link to the updated 2021 Urban Growth Capacity Report (UGC Report) that shows how Kirkland is on track to meet our growth targets for housing and employment for the current horizon year of 2035.

Staff will conduct a revised land capacity analysis and GIS mapping effort to graphically show existing land use, vacant and potential further developable land, land use in relation to transit centers, and 10-minute neighborhood map analysis. It will form the initial base data to determine if we currently have capacity to accommodate our growth targets.

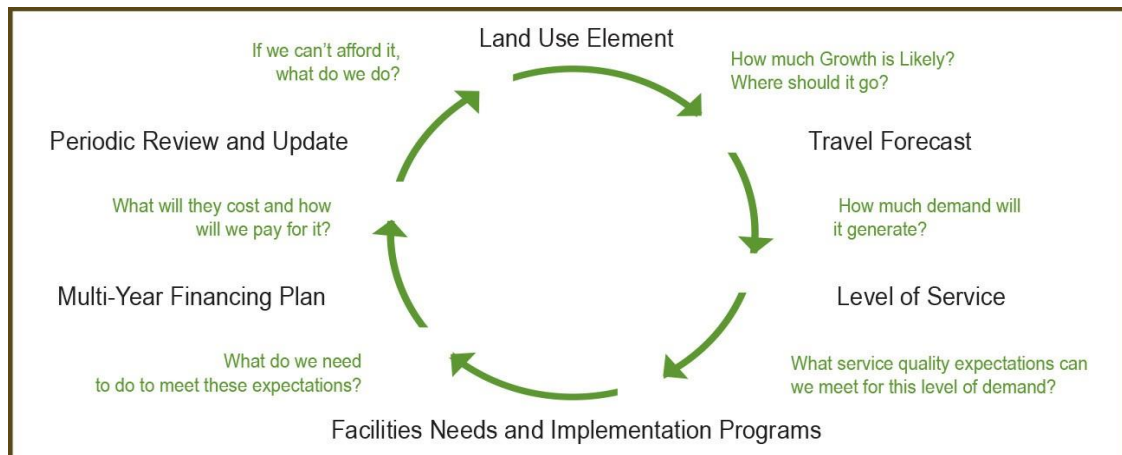
### **E. Environmental Compliance (SEPA) EIS and Transportation Master Plan**

#### *New Environmental Impact Statement*

When the City conducted its last GMA-required Comprehensive Plan update it also prepared an Environmental Impact Statement (EIS) to comply with the State Environmental Policy Act (SEPA). The purpose of an EIS is to assist the public and decision-makers in considering decisions on the Comprehensive Plan and development regulations. The K2044 EIS will look at the broad city-wide analysis of potential impacts associated with amendments to the Plan or associated zoning actions. It will provide both a qualitative and quantitative analysis of environmental impacts of various land use and transportation alternatives. A new EIS based on the revised Comprehensive Plan has the added benefit that it can reduce or eliminate detailed SEPA review for future code and plan updates. The public is given an opportunity to help scope the EIS and comment on the draft EIS before finalized.

#### *Revise Transportation Master Plan*

A major part of the EIS will assess our transportation network (facilities, level of service, etc.) to be consistent with the land use plan at the appropriate funding and performance levels. The GMA specifically requires that the Transportation Element be "consistent with and implements the land use element." Consistency means that the transportation plan be sufficient in scope (projects, funding and level of service) to carry out the Land Use Element. The Transportation Master Plan (TMP) must support the Land Use Map with adequate transportation facilities. The revised PSRC Regional Transportation Strategy Plan document is scheduled for completion by May 2022 and will be used as a guide. The diagram below illustrates this relationship between land use and transportation elements.



*Consultant Services* - Technical consulting services will be used to assist the City with the EIS and TMP. Funding in the amount of \$500,000 for the Comprehensive Plan update, including the EIS and Transportation Master Plan (TMP), is approved in the 2021-2022 budget. Planning and Public Works Department Transportation staff will coordinate with a consultant(s) to complete this work. The existing TMP has a good foundation, and therefore, it is anticipated that limited changes will be made to the TMP and policies in the Transportation Element.

*Preliminary Scope of Work for TMP* - Below is a simplified scope of work for the consultant and the City to analyze with the update of the TMP & Transportation Element:

- Integrate results of various planning efforts, including:
  - Kirkland Transit Implementation Plan (KTIP)
  - Active Transportation Plan Update (ATP)
  - Vision Zero Strategic Plan
  - Safer Routes to School (SRTS) Action Plans
  - NE 85th St Station Area Plan
  - Intelligent Transportation System Plan
  - Neighborhood Greenways Design Guidelines
  - Sound Transit ST3
  - North Eastside Mobility Project
- Perform multimodal transportation modeling to evaluate the performance of the transportation network. This will assist the City in preparing the TMP to be consistent with the land use plan at the appropriate funding levels and system performance level
- Analyze Kirkland Transit Capacity to help to what extent transit capacity and service need to increase to meet the City's vision. This is guidance from the KTIP Resolution approved on March 19, 2019 and would be based on regional transit planning efforts, such as the Metro Connects Long Range Transit Plan, Metro North Eastside Mobility Project, and Sound Transit ST3

- Establish cross sections for each functionally classified street corridor to define right of way width, include widths for sidewalks, bicycle facilities, separation/planters, parking (if applicable) and travel lanes
- Identify multimodal intersection improvement projects through an evaluation process
- Create a prioritized, fiscally constrained, multimodal 20-year transportation plan project list, including brief project scope descriptions and planning level cost estimates
- Update performance measures
- Identify a city truck route system

Development of the Transportation Master Plan & Transportation Element will be guided by the Transportation Commission.

#### **F. Community Initiated Amendment Requests (CAR)**

Known as Community-Initiated Amendment Requests (CARs), amendments to the Comprehensive Plan, Zoning Map or Zoning Code can be initiated by an individual, property owner, neighborhood organization, or other group. With the K2035 update, 30 CAR applications were received requesting changes in land use/rezoning of property. Of those, 13 requests were approved to be included in the update process. For the K2044 process, CAR applications will be accepted with a submittal due date of December 1, 2022. Review of the CAR's will be conducted simultaneously with the Comprehensive Plan update. CAR's have a two-phase review process by the Planning Commission and City Council. They tend to be a very time-consuming part of the update process due to the staff time required to analyze the potential impacts and due to the opposition that they often generate from adjacent property owners.

#### **G. Neighborhood Plan Updates**

One important topic that needs consideration for the K2044 process is how to update neighborhood plans. Neighborhood plans have been a fixture of city-wide planning for many years, and have helped launch many citywide initiatives (e.g., the Station Area Plan, small lot and historic home subdivisions, and missing middle housing code amendments). They also help involve and educate the community about good planning principles and the relationship of the Comprehensive Plan to regional growth objectives. However, the yearly update cycle under which two plans are updated every year consumes a significant volume of staff, Planning Commission (and other City commissions), City Council, and community resources. In a typical year, Planning & Building staff devote 1.0 to 1.50 FTE of staff resources on updating neighborhood plans, and the Planning Commission and City Council engage with the content of the plans in over a half-dozen meetings. Many other staff across City departments also spend significant amounts of time on neighborhood plan updates. At the same time, the Council and community have been requesting that the Planning Department devote more senior planner capacity to citywide issues such as the Sustainability Master Plan implementation and affordable housing strategies.

In addition, city-wide plans such as the Transportation Master Plan, the PROS Plan, the Active Transportation Plan, Sustainability Master Plan, the Housing Strategy Plan, the Urban Forest Strategic Management Plan and others are now the primary guiding documents for capital investments and services in the neighborhoods.



Increased attention on city-wide planning merits rethinking how the City approaches neighborhood plans. While the plans remain valuable in achieving a neighborhood vision, much of this objective could be accomplished by updating all neighborhood plans during the major Comprehensive Plan update rather than an update cycle of two plans per year. Such a comprehensive effort could still engage neighborhoods in local planning, while entailing a more efficient process that is integrated with city-wide planning.

#### *K2035 Update Process*

During the K2035 Comprehensive Plan update, staff worked with the neighborhoods to make limited revisions to outdated text and maps to all the neighborhood plans to ensure consistency with the citywide elements and development regulations. This involved a great deal of staff resources by assigning planners several neighborhood plans to evaluate, drafting plan revisions, conducting meetings with each neighborhood association, Planning Commission study sessions, incorporating public comments into the plans that were not already addressed in the citywide Elements, and evaluating community amendment requests for changes in land use.

#### *K2044 Update Recommendations*

Staff recommends with the K2044 project that we make limited changes to the neighborhood plans that have been recently updated, including text revisions for consistency with our equity and inclusion efforts and city- wide policies. Major neighborhood plan updates should be reserved for the Juanita and Kingsgate Neighborhood Plans that have not yet been updated. The staff recommendation is based on the following:

- Since 2015, most neighborhood plans have received an update using the more streamlined Neighborhood Plan Update Framework document guidelines. Juanita and Kingsgate are the only two neighborhoods that have not been updated as part of this cycle. Although, staff resources are limited, we could prioritize devoting staff to update the Juanita and Kingsgate neighborhood plans with the K2044 update project
- Working on neighborhood plan updates concurrent with citywide updates would ensure greater consistency between related goals and policies and potentially reduce redundancies
- Staff resources could be used more efficiently on the citywide Elements
- Community engagement with the neighborhoods will be conducted as part of the citywide K2044 update

#### *Neighborhood Plans - Long Term*

Moving forward, to balance the importance of neighborhood plans with resource allocation to citywide efforts, staff recommends retaining neighborhood plans in the Comprehensive Plan but updating all neighborhood plans during major 8-year Comprehensive Plan updates. In between these major Comprehensive Plan updates, if a neighborhood requested special consideration for an update, we could consider the proposed update as part of the Planning Work Program. Individual property owners could also seek community-initiated amendment requests (CARs) in between major updates. Community feedback on this potential change would be essential. Designing a



community conversation about this topic would likely require a separate work item. See Council comments above that support staff's recommendation.

**Questions for Planning Commission discussion and direction:**

- Does the Commission have feedback on staff's recommendations to:
  1. Complete major **updates for Juanita and Kingsgate neighborhood plans** and limited updates to the recently completed neighborhood plans
  2. Initiate community outreach about evolving the update of **neighborhood plans to the 8-year comprehensive plan cycle?**

**H. 2022-2024 Work Program Phases and Schedule**

The illustration below describes the key phases of the K2044 Comprehensive Plan update process for 2022-2024 with an adoption date of May 2024 (prior to the state deadline of December 31, 2024). Attachment 4 provides a more detailed timeline for major project milestones.

**Timeline and Project Phasing 2022-2024**



**I. Public Comments**

We have received our first public comment letter for your consideration from Bill Cruikshank in Attachment 5.

**VI. NEXT STEPS:**

Following discussions with City Council and the Planning Commission on the scope of work, the next steps will be refining the work program tasks, discussing the work program with Department Directors, forming the interdepartmental staff team and beginning to prepare the request for proposal (RFP) for the consultants (equitable and inclusive outreach, EIS, TMP) and undertaking the consultant selection process. Throughout the process there will be study sessions with the Planning Commission, Houghton Community Council, Transportation Commission (and other boards and commissions) and status updates with City Council.

**Attachments:**

1. Existing Vision Statement and Guiding Principles
2. GMA Goals
3. K2035 City Update Publication
4. K2044 Comprehensive Plan Timeline
5. Email from Bill Cruikshank

Cc: File: CAM22-00023



## 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. Safe, walkable, bikeable and friendly neighborhoods are connected to each other and to thriving mixed use activity centers, schools, parks and our scenic waterfront. Convenient transit service provides a viable alternative to driving. Diverse and affordable housing is available throughout the city. Kirkland strives to be a model, sustainable city that values preserving and enhancing our natural environment for our enjoyment and future generations.

## Guiding Principles

# Livable

**Quality of life:** safe and well-maintained neighborhoods with convenient access to parks, recreational facilities, the waterfront, community gathering places, excellent schools, and nearby services.

**Diverse and Affordable:** neighborhoods containing homes and businesses for a variety of incomes, ages and life styles.

**Community Design:** High quality and attractive architectural design and landscaping, and preservation of historic buildings and sites.

# Sustainable

**Ecological:** natural systems and built structures that protect and enhance habitats, create a healthy environment, address climate change and promote energy efficiency.

**Economic:** a vibrant economy offering choices in living wage jobs, businesses, services and entertainment throughout the community.

**Social:** health and human services that fulfill the basic needs of all people without regard to income, age, race, gender or ability.

# Connected

**Sense of Community:** community involvement in government, schools, civic events and volunteer activities creating a sense of belonging through shared values.

**Accessible:** safe, well maintained and extensive systems of roads, bicycle routes, pedestrian paths, and transit corridors for all users that interconnect neighborhoods and connect to the region.

**Technology:** reliable, efficient and complete systems for residents and businesses to be connected, informed and involved.

[www.kirklandwa.gov/kirkland2035](http://www.kirklandwa.gov/kirkland2035)



### **Washington State Growth Management Planning Goals- RCW 36.70A.020**

The following goals are adopted to guide the development and adoption of comprehensive plans and development regulations of those counties and cities that are required or choose to plan under RCW 36.70A.040. The following goals are not listed in order of priority and shall be used exclusively for the purpose of guiding the development of comprehensive plans and development regulations:

1. Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.
2. Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.
3. Transportation. Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.
4. Housing. Plan for and accommodate housing affordable to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.
5. Economic development. Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.
6. Property rights. Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.
7. Permits. Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.
8. Natural resource industries. Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forestlands and productive agricultural lands, and discourage incompatible uses.
9. Open space and recreation. Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.
10. Environment. Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water
11. Citizen participation and coordination. Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.
12. Public facilities and services. Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.
13. Historic preservation. Identify and encourage the preservation of lands, sites, and structures, that have historical or archaeological significance.
14. Shoreline Management Act- see RCW 36.70A.480





## CITY UPDATE



The Official Newsletter of the City of Kirkland, Washington | June 2015 Special Edition

## YOUR VOICE AND VISION HELP PLAN FOR KIRKLAND'S GROWTH IN THE YEAR 2035

**"WHAT WILL KIRKLAND BE LIKE IN THE YEAR 2035?"** This question has been the focus of a constant conversation in the community since early 2013.

Many residents and businesses have shared their voice and their vision about their city's future. Public involvement has shaped many of the Kirkland 2035 long-range plans (See graphic pg. 8), including the Comprehensive Plan.

The Comprehensive Plan provides a vision for how the city will grow and develop over the next 20 years and how Kirkland will accommodate anticipated growth in people living and working here. The update, which is required by the State's Growth Management Act, plans to the year 2035, incorporates new state legislation and county policies, and integrates the annexation areas of North Juanita, Finn Hill and Kingsgate into the Plan.

The City Council, Planning Commission and Houghton Community Council are continuing their review of updates to the Comprehensive Plan, Neighborhood Plans, and Citizen Amendment Requests through public meetings, public hearings and open houses. You are encouraged to continue to share your voice, your vision, and your future with your Councils and Commissions. (See calendar, page 2)

Kirkland's Comprehensive Plan is organized by General Elements, neighborhood subarea plans, and a Shoreline Area chapter. Input by the community has shaped all parts of the Plan and the changes are reflected in this publication.

### KIRKLAND'S GROWTH TARGETS NOW & FUTURE

	NOW (2013)	FUTURE (2035)
Housing Units	37,221	+8,360
Jobs	32,000	+22,430
Population	81,730	94,000

Draft Vision Statement (As of 03/18/2014)

**Kirkland**

**KIRKLAND**  
2035 | YOUR VOICE.  
YOUR VISION.  
YOUR FUTURE.

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. Safe, walkable, bikeable and friendly neighborhoods are connected to each other and to thriving mixed use activity centers, schools, parks and our scenic waterfront. Convenient transit service provides a viable alternative to driving. Diverse and affordable housing is available throughout the city. Kirkland strives to be a model, sustainable city that values preserving and enhancing our natural environment for our enjoyment and future generations.

Draft Guiding Principles (to replace Framework Goals)

### Livable

**Quality of life:** safe and well-maintained neighborhoods with convenient access to parks, recreational facilities, the waterfront, community gathering places, excellent schools, and nearby services.

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### Sustainable

**Ecological:** natural systems and built structures that protect and enhance habitats, create a healthy environment, address climate change and promote energy efficiency.

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### Connected

**Sense of Community:** community involvement in government, schools, civic events and volunteer activities creating a sense of belonging through shared values.

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**Technology:** reliable, efficient and complete systems for residents and businesses to be connected, informed and involved.

[www.kirklandwa.gov/kirkland2035](http://www.kirklandwa.gov/kirkland2035)

#### Element

#### Key Changes

**Vision Statement** is a summary of the desired future characteristics of the community with three guiding principles for directing growth and development over a 20-year horizon. (See graphic to the right)

Updated **vision statement** and **new guiding principles** describe Kirkland as a livable, sustainable and connected community that is a welcoming place to live, work and play; a green, community; inclusive and diverse: and connected by walking, biking and transit

## COMPREHENSIVE PLAN UPDATE CALENDAR

Public  
Meeting  
NoticesMAKE THE MOST OF  
YOUR PUBLIC COMMENTS

Open Houses	Public Hearings
<b>June 25, 5-7 pm Open House</b>	<b>June 25, 7 pm</b> <ul style="list-style-type: none"> <li>■ Joint Hearing (PC and HCC) on Element Chapters (except Capital Facilities tables) and Bridle Trails Neighborhood Plan</li> <li>■ HCC /TC Recommendations on both items above</li> <li>■ PC Hearing on MRM amendment and Newland, Waddell, Nelson/Cruikshank CARs</li> <li>■ PC Hearing on Everest, Moss Bay, South Rose Hill, Juanita, NE 85<sup>th</sup> Street, Kingsgate Neighborhood Plans</li> <li>■ PC may begin deliberation</li> </ul>
	<b>July 9, 2015, 7pm</b> <ul style="list-style-type: none"> <li>■ SEPA Official Hearing on the EIS and PC deliberation and recommendation on June 25, 2015 items</li> </ul>
<b>July 23, 5-7 pm Open House</b> <b>Community Meeting on Totem Lake Planned Action EIS</b>	<b>July 23, 7 pm</b> <ul style="list-style-type: none"> <li>■ PC Hearing on Norkirk, North Rose Hill &amp; Highlands</li> <li>■ PC Hearing on Basra, Griffis, Walen &amp; Norkirk CARs</li> <li>■ PC deliberation and recommendation</li> </ul>
<b>August 13, 5-7 pm Open House</b>	<b>August 13, 7 pm</b> <ul style="list-style-type: none"> <li>■ PC Hearing on Totem Lake Neighborhood Plans</li> <li>■ PC Hearings on Morris, Rairdon, Astronics, Evergreen Healthcare, Totem Commercial Center CARs</li> <li>■ PC Hearing on Totem Lake Planned Action EIS</li> <li>■ Joint Hearing (PC and HCC) on CFE tables (unless HCC waives it)</li> <li>■ HCC recommendation on CFE tables (unless waived)</li> <li>■ PC may begin deliberation</li> </ul>
	<b>August 27 or Sept 10, 7pm</b> <ul style="list-style-type: none"> <li>■ PC deliberation and recommendation on August 13 items</li> </ul>

## LEGEND

HCC = Houghton Community Council  
 TC = Transportation Commission  
 PC = Planning Commission

CAR = Citizen Amendment Request  
 SEPA = State Environmental Policy Act  
 CFE = Capital Facilities Element  
 EIS = Environmental Impact Statement

Your voice matters to the City Council and City advisory boards. You have an opportunity to address your elected officials (City Council, Houghton Community Council) and appointed board and commission members during their regular meetings and public hearings.

You can address members during specified portions of their meeting agendas on matters not scheduled for a public hearing. To do so, you have to sign in to speak and your name will be called by the Mayor or Chair. In most instances, you will have three (3) minutes to speak about an issue, event, or concern.

If the meeting is held in the City Council Chambers at City Hall, you'll notice a lighted timer at the podium. When you begin to speak, a green light will display. The light will change to yellow when you have 30 seconds left. The red light means your time has ended.

Public Hearings are formal proceedings held to receive public input on quasi-judicial decisions or legislative matters on matters of policy. Public Hearings are typically required by State law on certain issues and are often listed as part of a regular meeting agenda.

Procedurally, the Mayor or Chair will "open" the public hearing, followed by an informational presentation by a staff member, followed by public testimony. It is at the discretion of the Mayor or Chair to limit public testimony for speakers. After all testimony is given, the public hearing will be "closed," after which deliberation of the issue will be conducted.

Although it is typical that a vote is taken or a decision is made following the closing of a public hearing, the applicable procedures or law allow that public hearings be continued to a future meeting.

**For specific questions, contact the Office of the City Clerk at 425-587-3190.**

## PUBLIC MEETING QUICK TIPS

- Practice, before you give public comment or testimony.
- If possible, sign in to the speaker list before the start of the meeting or hearing.
- Listen for your name to be called and go to the podium.
- Introduce yourself by your first and last name.
- Speak clearly as you face the members you are addressing (not the audience).
- Respect your time limit.
- Be courteous and speak in a respectful tone of voice.
- Remember, if you do not have time to say everything you wish to, ask ahead of the meeting about submitting your supporting documentation or additional comments in writing.

**Additional tips on how to address the City Council can be found at [www.kirklandwa.gov/council](http://www.kirklandwa.gov/council).**



### WHAT WILL YOUR NEIGHBORHOOD LOOK LIKE IN THE YEAR 2035?

JUST AS THE COMPREHENSIVE PLAN envisions the community characteristics of Kirkland in the year 2035, a Neighborhood Plans takes a deeper look at what each of Kirkland's neighborhoods desires to be in the future.

Neighborhood Plans include goals and policies, such as land use, housing, natural environment, among others, that help to address unique issues to the neighborhood.

Kirkland residents and businesses have been very involved in the update to their Neighborhood Plans. Outreach has been conducted through neighborhood association meetings, community planning days, and the Planning Commission.

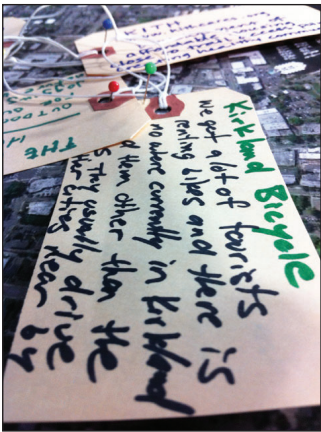
As part of the Neighborhood Plan outreach, residents were introduced to the "10 Minute Neighborhood" concept which envisions a community where residents can walk short distances from home to destinations that meet their daily needs.

Most of the comments received were related to transportation and park improvements and can be addressed

in the Transportation Master Plan, the Parks, Recreation and Open Space (PROS) Plan, Capital Improvement Program or other City plans or programs.

Draft updated plans are considered by the Planning Commission and Houghton Community Council with recommendations are forwarded to the City Council.

The City Council will receive briefings and the Planning Commission and Houghton Community Council will hold Public Hearings on Neighborhood Plans over the summer.



#### Existing Neighborhood Plans being updated\*

- Bridle Trails
- Everest
- Highlands
- Moss Bay
- NE 85th Street Corridor
- Norkirk
- North/South Juanita (includes Juanita Annexation)
- North Rose Hill
- South Rose Hill
- Totem Lake Business District

#### Existing Neighborhood Plans having minimal updates

- Central Houghton
- Market
- Lakeview

#### New Neighborhood Plans to be adopted

- Kingsgate (2015)
- Finn Hill (2016)

\*Currently adopted version and the proposed updates to several of the Neighborhood Plans are posted at [www.kirklandwa.gov/kirkland2035](http://www.kirklandwa.gov/kirkland2035).

### CITIZEN AMENDMENT REQUESTS (CARs)

The City accepted applications in spring 2014 for requests to change the allowed land use, zoning and/or development regulations for properties in Kirkland. Certain applications were then selected for future study and consideration in 2015. The study area for each request was expanded to include some of the surrounding properties.

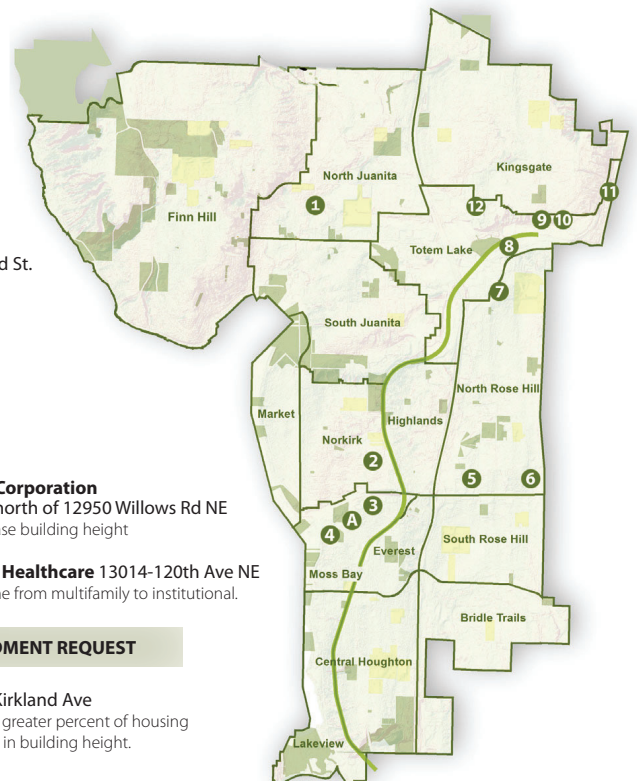
For more information on the proposed amendments, go to [www.kirklandwa.gov/kirkland2035](http://www.kirklandwa.gov/kirkland2035)

- 1 Newland 12625-100th Ave NE**  
Study: Rezone from single family to multifamily.
- 2 Norkirk Light Industrial Technology (LIT) Zone**  
Study: Rezone of 642 and 648 9th Ave from single family to industrial and other areas in industrial area to residential, allow live/work lofts, and consider transition regulations along boundary.
- 3 Waddell 220-6th Street**  
Study: Remove residential recreational open space requirement.
- 4 Nelson/Cruikshank 202 & 208 2nd St. South and 207 & 211 3rd St.**  
Study: Rezone from single family to multifamily & consider changes to CBD 3 and 4 regulations.
- 5 Basra 8626 122nd Ave NE**  
Study: Rezone from light industrial to commercial/mixed use.
- 6 Griffis 8520 131st Ave NE and 8519 132nd Ave NE**  
Study: Rezone from single family to office.
- 7 Walen 11680 Slater Ave**  
Study: Allow limited commercial use.
- 8 Totem Commercial Center 12700-12704 NE 124th Street**  
Study: Increase height and range of uses.
- 9 Rairdon 12601-132nd Place NE & 130XX-132nd Place NE/vacant**  
Study: Rezone from industrial/multifamily residential to industrial/commercial.
- 10 Morris 132XX NE 126th Place/vacant**  
Study: Rezone from industrial to multifamily residential and increase height.

- 11 Astronics Corporation**  
vacant lot north of 12950 Willows Rd NE  
Study: Increase building height
- 12 Evergreen Healthcare 13014-120th Ave NE**  
Study: Rezone from multifamily to institutional.

#### OTHER AMENDMENT REQUEST

- A MRM 434 Kirkland Ave**  
Study: Allow greater percent of housing and increase in building height.



ELEMENT	KEY CHANGES
<b>LAND USE ELEMENT</b> addresses how to plan for and manage our future growth while maintaining our community values. It establishes the basis for the development patterns for the residential, commercial, industrial and institutional areas and contains the Land Use Map.	<ul style="list-style-type: none"> <li>Support land use patterns that <b>promote public health</b>.</li> <li>Factors <b>availability of transit</b> into decisions about future growth.</li> <li>Encourage land uses that are complementary with <b>Cross Kirkland Corridor (CKC)</b>.</li> <li>Update and clarifies definitions and guidance for <b>commercial and mixed use areas</b>.</li> <li>Emphasize importance of <b>streets</b> and <b>CKC</b> as parts of Kirkland's <b>open space network</b>.</li> </ul>
<b>HOUSING ELEMENT</b> addresses diversity of housing types, including affordable housing and special needs housing, preservation of neighborhood quality and housing options for all.	<ul style="list-style-type: none"> <li>Support <b>senior housing needs</b> and <b>fair housing</b>.</li> <li>Establish City's proportionate share of <b>housing needs for very low-, low-, and moderate income households</b>.</li> <li>Address <b>homelessness</b>.</li> </ul>
<b>NEW ENVIRONMENT ELEMENT</b> covers both the natural and built environment. It includes: wetlands, streams, and landslide and seismic hazard maps.	<ul style="list-style-type: none"> <li>Maintain current <b>trees and vegetation</b> canopy cover.</li> <li>Seek ways to stabilize <b>soils and geology</b> to protect life and property.</li> <li>Address <b>built environment</b>.</li> <li>Focus on <b>climate change</b> with emphasis on reducing greenhouse gas emissions.</li> </ul>
<b>ECONOMIC DEVELOPMENT ELEMENT</b> supports businesses, job opportunities and goods and services to the community.	<ul style="list-style-type: none"> <li>Promote a <b>sustainable</b> and <b>resilient local economy</b>.</li> <li>Encourage a <b>diverse tax base</b>.</li> <li>Address <b>tourism</b> and <b>business retention</b>.</li> <li>Encourages businesses that provide <b>living wage jobs</b>.</li> </ul>
<b>COMMUNITY CHARACTER ELEMENT</b> promotes a sense of community, supports historic preservation, and encourages maintaining visual identity through quality built and natural environment.	<ul style="list-style-type: none"> <li>Seek opportunities for open space, art and public events on the <b>Cross Kirkland Corridor</b>.</li> <li>Address <b>impacts of outdoor storage</b> of large vehicles, boats and junk in single-family neighborhood.</li> </ul>
<b>HUMAN SERVICES ELEMENT</b> addresses City's role in supporting social development of the community, and supports those at risk, including youth, seniors and those in need.	<ul style="list-style-type: none"> <li>Embraces <b>diversity, discrimination-free community</b> and <b>social equity</b>.</li> <li>Meet <b>basic physical, economic and social needs</b> and enhance <b>quality of life</b> of residents.</li> <li>Encourage <b>partnerships</b> to meet needs of children and families.</li> <li>Locate human services facilities <b>near commercial centers, transit and non-motorized facilities</b> and provide <b>barrier free programs</b>.</li> </ul>
<b>CAPITAL FACILITIES ELEMENT</b> is six-year plan for funding capital improvements that support City's planned population and jobs. It addresses level of service (LOS) standards for transportation, water, sewer, surface water, parks, and fire and emergency services (See "CIP/CFP" page 6)	<ul style="list-style-type: none"> <li>Support <b>sustainable development practices</b> for design and construction of public facilities.</li> <li>Establish a new <b>Transportation (LOS)</b> based on a <b>multimodal network</b>.</li> <li>Establish a new <b>Park LOS</b> based on <b>dollar amount spent per person on parks, recreation and open space</b>.</li> </ul>



ELEMENT	KEY CHANGES
<b>PUBLIC SERVICES ELEMENT</b> addresses police and fire protection, emergency medical response, emergency management, solid waste, recycling, schools and libraries.	<ul style="list-style-type: none"> <li>Establish an <b>emergency management</b> program.</li> <li>Change desired closure of <b>Houghton Transfer Station</b> to reflect the regional solid waste transfer plan.</li> </ul>
<b>UTILITIES ELEMENT</b> covers utilities water, sewer, surface water, natural gas, electricity, telecommunications and hazardous liquid pipelines.	<ul style="list-style-type: none"> <li>Encourage the <b>undergrounding of utilities</b> when telecommunication facilities are installed.</li> <li>Address <b>social equity</b> and <b>equal access</b>.</li> <li>Encourage <b>screening utility infrastructure</b> to blend into surroundings.</li> <li>Promote <b>water reuse</b> and <b>reclamation</b>, and <b>renewable energy</b>, strengthening <b>energy codes</b>, and actions addressing <b>climate change</b>.</li> </ul>
<b>NEW TRANSPORTATION ELEMENT</b> (based on new Transportation Master Plan) addresses four modes of travel: walking, biking, transit and vehicles.	<ul style="list-style-type: none"> <li>Create a transportation system that supports <b>land use plan</b>.</li> <li>Encourage safe and efficient <b>walking and biking, interconnected system</b> for all ages and abilities.</li> <li>Support viable and realistic <b>transit system</b>.</li> <li>Provide for efficient and safe <b>vehicular circulation</b> recognizing congestion is present.</li> <li>Focus on <b>safety</b> to reduce fatal and serious injury crashes.</li> <li>Promote <b>sustainability</b> that provides mobility using available funding sources and minimizes environmental impacts.</li> </ul>
<b>NEW PARKS ELEMENT</b> (based on new PROS Plan) addresses park facilities and recreational services.	<ul style="list-style-type: none"> <li><b>Neighborhood and Community Parks.</b> Need additional park lands to meet future population needs.</li> <li><b>Waterfront Parks.</b> Maintain and enhance.</li> <li><b>Trail Network.</b> Develop network of shared-use pedestrian and bicycle trails to connect to other parks, neighborhoods, public amenities, and major pedestrian and bicycle routes.</li> <li><b>Signature greenways:</b> Develop, enhance and maintain greenways and trails that connect residents to parks and other amenities.</li> <li><b>Recreation Facilities.</b> Develop additional multiuse indoor recreation, aquatic, and community spaces.</li> <li><b>Specialized Facilities.</b> Establish specialized recreational facilities (e.g. action sports facilities, off leash areas, skate parks, community gardens).</li> <li><b>Athletics.</b> Provide sport facilities and programs in partnership with the Lake Washington School District, local sports organizations, and other regional providers.</li> <li><b>Conservation and Stewardship.</b> Preserve and restore natural areas for enhancing their ecological health, sensitive habitats and native species.</li> <li><b>Universal Access and Inclusion.</b> Reduce barriers to participation and provide universal access to facilities and programs.</li> </ul>





## TOTEM LAKE BUSINESS DISTRICT PLAN UPDATE: CREATING A SENSE OF PLACE

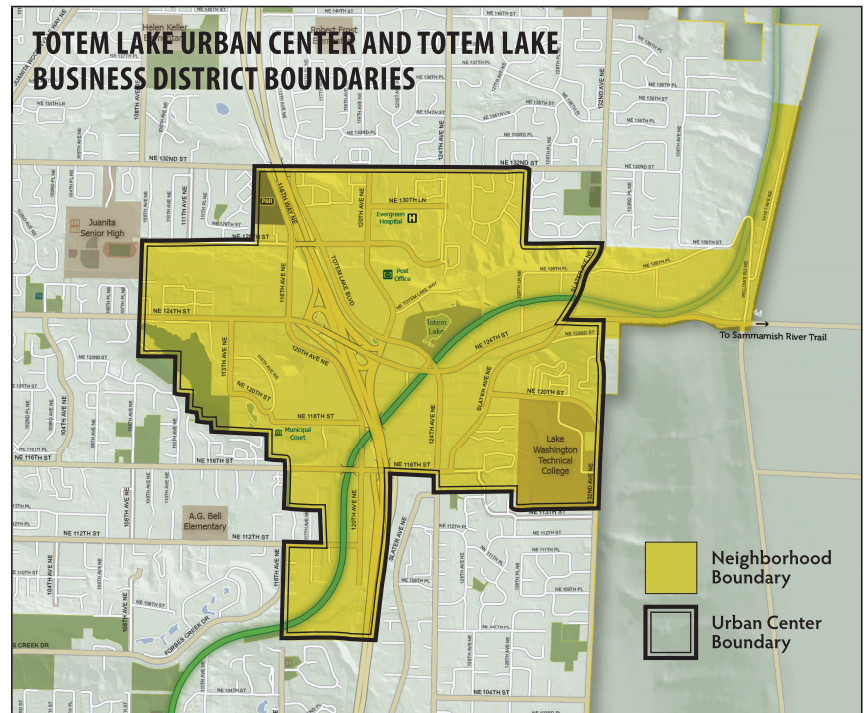
AS PART OF THE COMPREHENSIVE PLAN update process, the City is updating the long-range plan for the Totem Lake Business District and the Totem Lake Urban Center. The Totem Lake Business District (TLBD) Plan addresses goals and policies for the business district and the Designated Urban Center. Urban Centers reflect growth management and transportation planning strategies that seek to intensify land use in areas that already have a concentration of development. By targeting Urban Centers like Totem Lake for housing and employment growth, and prioritizing them for transportation projects to accommodate this prescribed density, the region seeks to manage anticipated growth while creating compact, mixed use, livable communities.

As drafted, the TLBD Plan envisions a thriving center of residential and commercial activity. Its central core includes a dense mix of medical, retail, office and housing uses in architecturally attractive buildings.

The Planning Commission has held study sessions on a variety of issues, including the District's light industrial areas, possible changes to the Urban Center boundaries, opportunities for housing and mixed use development, transportation, changes to height limits and other development standards, and various other topics. The plan update will also include the consideration of five Citizen Amendment Requests for policy or zoning changes for property within the district. (See CARs on page 3)

A hearing on draft changes to the Totem Lake Business district Plan and related changes to the Zoning Map and regulations is tentatively scheduled for August 13th. (See page 2)

A "Planned Action" Environmental Impact Statement (EIS) is being prepared for the Totem Lake Business District. The benefit of this more detailed environmental assessment is that it may make the development process simpler within the area. The hearing on the Planned Action EIS will also take place on August 13th. (See also page 7, Environmental Impact Statement)



## BUILDING OUR FUTURE INFRASTRUCTURE: CAPITAL IMPROVEMENT PLAN/CAPITAL FACILITIES PLAN

THE CAPITAL IMPROVEMENT PROGRAM (CIP) and the Capital Facilities Plan (CFP) are two different but equally important tools that show how the City plans to build public infrastructure projects to support growth and provide services in Kirkland. Similar in many ways, they differ in the time span they cover, the projects they include and the role they serve.

The CFP includes projects that support the growth goals, policies and vision of the Comprehensive Plan. It includes street, park, water/ sewer and other facility improvements to keep up with the planned growth over the next 20 years based on defined level of service standards. For example, the CFP may include road lanes to keep up with an increase number of vehicle trips due to new development. The role of the CFP in the Comprehensive Planning process is to match the long term public infrastructure investments with the planned growth in the city over the next 20 years.

The CIP covers a six year timeframe and is part of the City's budget process, where funds are legally designated by the City Council for specific uses. The CIP includes all the projects that are in the first six years of the CFP. However, the CIP will also include projects that are not related to growth during this six year period. For example, the CIP may also include projects that repair or replace existing facilities, or which add a new quality of life amenity. The role of the CIP is to provide the near term funding plan that matches the City's available financial resources with the infrastructure wants and needs of the community.

In July, the City Council will hold a Study Session on the Preliminary 2015-2020 CIP as a first look at proposed projects that have been identified in the various Kirkland 2035 plans. You are encouraged to attend the Public Hearing it will hold in September and provide your feedback.

For more information about the CIP, go to [www.kirklandwa.gov/cip](http://www.kirklandwa.gov/cip). To learn about current Public Works improvement projects go to [www.kirklandwa.gov/pwcip](http://www.kirklandwa.gov/pwcip).



## ENVIRONMENTAL IMPACT STATEMENT EVALUATES PROPOSED AMENDMENTS

AN ENVIRONMENTAL IMPACT STATEMENT (EIS) is being prepared for the Comprehensive Plan Update and will assess any significant impacts that could result from Kirkland's planned future growth, any amendments to the Comprehensive Plan and development regulations and selected Citizen Amendment Requests. The Draft EIS evaluates three "growth alternatives" which differ in how projected growth would be distributed.

- **Alternative 1: Existing Plan:** Totem Lake as major employment and housing center, Central Business District (CBD) as secondary growth center, small amount of growth in neighborhood centers, light industrial areas slowly converting to office;
- **Alternative 2: Center Focused Growth:** More growth in mixed use centers (both housing and employment in Totem Lake area and employment in CBD) and no growth in neighborhood centers; same above for industrial;
- **Alternative 3: More Disperse Growth:** More housing growth in neighborhood centers and CBD, less employment growth in CBD, less housing and employment growth in Totem Lake, residential/office/retail in Norkirk industrial, retail/hotel/office in North Rose Hill industrial area.

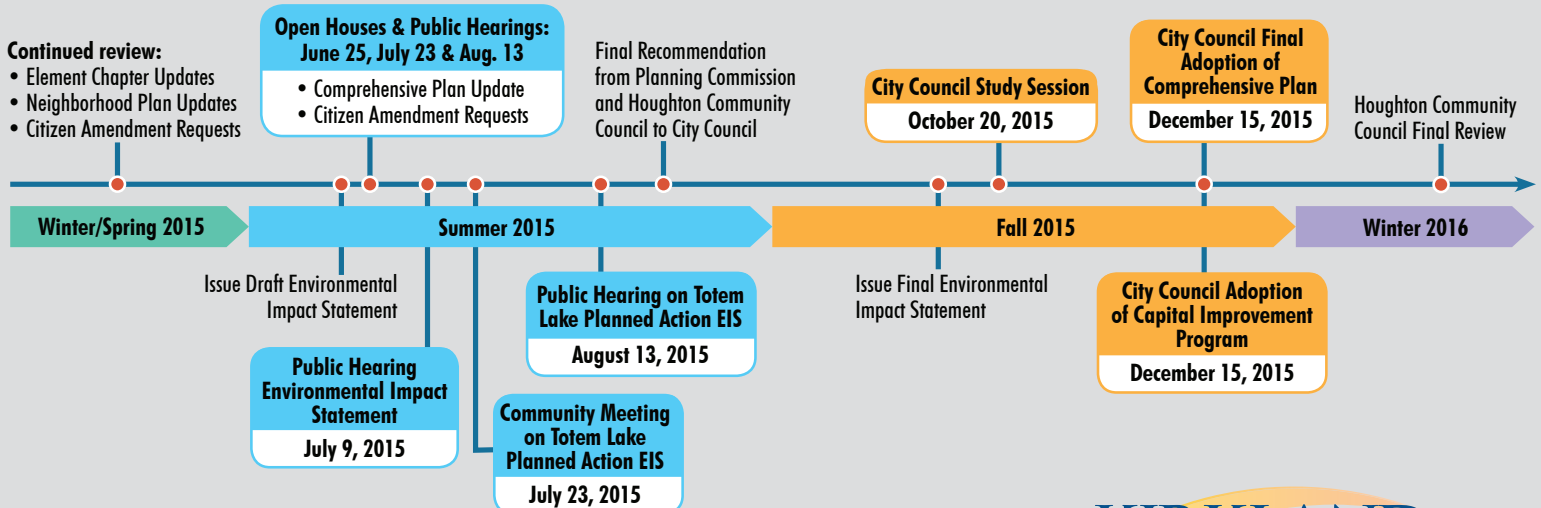


The EIS will be issued on or near June 22, 2015 with opportunities for written public comments through the end of July, 2015. Written and public comments are welcome at the July 9 public hearing.

A final EIS responding to public comments and reflecting changes on the Draft EIS will be issued in early October 2015.



## COMPREHENSIVE PLAN UPDATE SCHEDULE ELEMENT CHAPTERS, NEIGHBORHOOD PLANS, CITIZEN AMENDMENT REQUESTS & ENVIRONMENTAL IMPACT STATEMENT







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**Comprehensive Plan  
Open Houses 2015**  
5–7 p.m.



**Planning Commission  
Public Hearings**  
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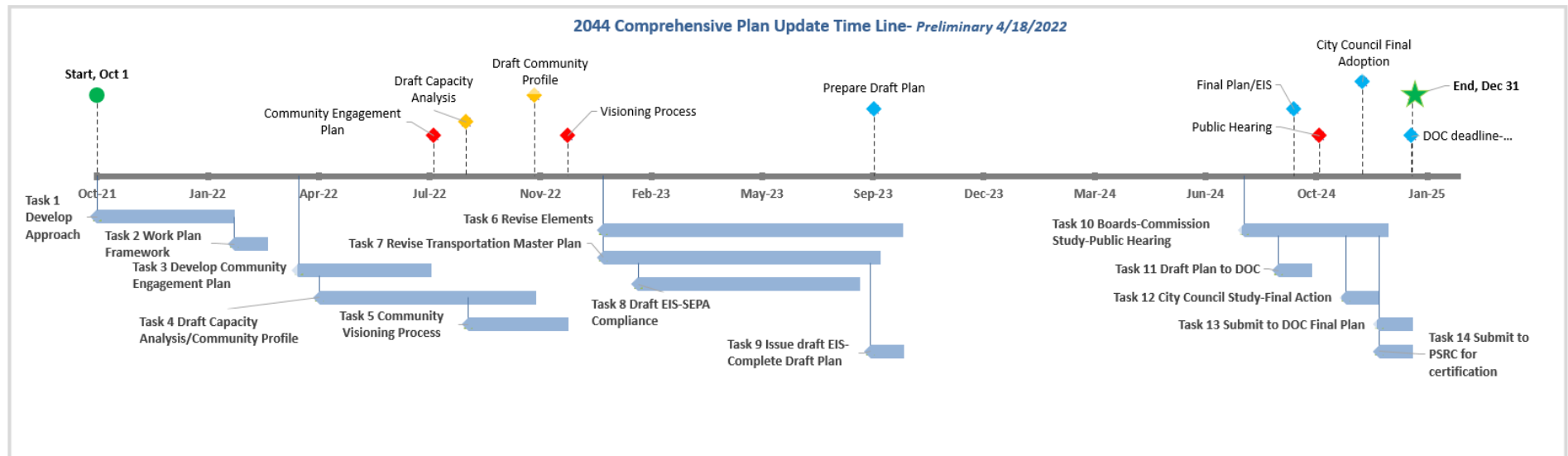
Stay Informed About Kirkland's Future Planning [www.kirklandwa.gov/kirkland2035](http://www.kirklandwa.gov/kirkland2035).  
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To request an alternate format or for questions about Kirkland's Title VI Program Coordinator at 425-587-3011 or [titlevicoordinator@kirklandwa.gov](mailto:titlevicoordinator@kirklandwa.gov).





**From:** [Bill Cruikshank](#)  
**To:** [Janice Swenson](#)  
**Subject:** K2044 Planning - 5 Changes for a Better City  
**Date:** Tuesday, April 19, 2022 5:15:21 PM

**CAUTION/EXTERNAL:** This email originated from outside the City Of Kirkland. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Janice,

My name is Bill Cruikshank and I currently live in the Moss Bay neighborhood. I'm looking forward to seeing the Kirkland 2044 Comprehensive Plan Update come together over the next few years. I'd love to get involved and provide feedback so I subscribed to the email list and have been keeping an eye out for updates on Kirkland's website. In the meantime, I thought I would write to you as the main contact for the project and call out what I think are some of the most important changes the city can make as we envision 2044:

1. **Update zoning to allow 4-8 unit buildings on all lots** throughout the city. Small buildings of this size have better land use, great street presence, efficient form and plans, big backyards, generous porches, flexible unit sizes (including family size), and ownership opportunities compared to the currently favored infill. This can be enhanced greatly with number 2 and 3 below.
2. **Update zoning to allow single stair buildings.** Seattle allows for the highest single stair building heights in the United States. Seattle has specific amendments to the Washington State Building Code, and one of those is [Section 1006.3.3 Single exits](#) which lays out the requirements for single exit buildings of up to five and six stories (Seattle recently approved code modifications for a seven story building). Kirkland should copy this for better, climate friendly and affordable, housing. A great website called [Second Egress](#) has local examples of this type of building.
3. **Incentivise mass timber passive houses** for new buildings and passive house retrofits for old buildings. Kirkland already has some great new mass timber buildings. We need to go as far as we can to continue to encourage this type of development to build a more climate resilient city.
4. **Reduce our reliance on cars.** This goal should take many shapes but key components include eliminating parking minimums. Adding paid street parking in the places with high demand to reduce traffic congestion. A rapid deployment of a grade separated bike network (cheap materials during deployment and solidify/strengthen over time). Add options for car/bike/scooter shares. Improve transit options city wide (especially currently underserved areas). Reclaim street space for pedestrians by reducing street parking in desirable areas such as downtown Kirkland (For example, Park Ln in downtown should be pedestrian only 24/7 with permits for delivery and handicap. Sidewalks should be widened in this area as well, by removing street parking, and the Lake and Central St parking lot should be reclaimed for pedestrians).
5. **Voluntarily adopt the planning requirements in the failed HB1099** like our neighbors in Bothell, Kenmore, and Redmond.

Thanks for reading through and please let me know if there are any other ways to get involved in the near future that I've overlooked.

Thank you,  
Bill Cruikshank