

**2026-2028 PLANNING WORK PROGRAM**

Adopted April 21, 2026 by City Council Resolution R-5732.

START	TASK #	TOPIC	DESCRIPTION*	PM	POLICY LEVEL**	2026				2027				2028						
						Q 1	Q 2	Q 3	Q 4	Q 1	Q 2	Q 3	Q 4	Q 1	Q 2	Q 3	Q 4			
2026	1	NE 85th St Station Area Plan Code Adjustments and Activation	Identify potential code amendments to implement a minimum residential density for new development in the Station Area, as well as miscellaneous code amendments to improve clarity of KZC 57. This project will be coordinated with a project led by the City Manager's Office to explore Economic Development activation strategies.	Baker-Lewis	Medium															
	2	Code Enforcement Policies/Procedures	Adopt KMC/KZC provisions related to code enforcement policies, procedures, and regulations.	Nelson/Sedlacek	High															
	3	Expanding Housing Opportunities for Faith-based Organization-owned Properties	Pursuant to State legislation requirements, adopt code amendments to expand housing opportunities on faith-based organization owned properties.	Guter	Medium															
	4	Neighborhood Plan Amendment Request (NPAR) Process Establishment	Similar to, but separate from the CAR process, complete administrative work to implement a new process for community members to requests amendments. Draft process is substantially complete.	Baker-Lewis	Low															
	5	CBP3 Stormwater Project Support	Provide Planning support to the Public Works Stormwater Division to fulfill requirements for a State Dept. of Ecology grant for a Community-Based Public Private Partnership (CBP3) framework that the City has already received, and that requires grant-supported work to begin in 2025.	Baker-Lewis	N/A (Administrative)															
	6	Housing Performance Monitoring and Reporting	Collect and aggregate housing data to complete required annual reporting to King County, PSRC, and State agencies. Includes ongoing maintenance of Kirkland's Housing Dashboard.	Guter	N/A (Administrative)															
	7	SB 5184 Parking Bill Implementation	Zoning Code amendments to reduce parking requirements citywide to implement State requirements that limit the minimum number of parking spaces jurisdictions can require for developments.	Rubardt	Low															
	8	HB 1096 Lot Splitting Bill Implementation	Subdivision Title (KMC 22) and/or Zoning Code amendments to implement State requirements to allow for lot-splitting citywide.	MacGregor	Low															
	9	Affordable Housing Requirements in Low Density Residential Zones Check-in	Per Council direction prior to adoption of the new affordable housing requirements in low density zones (2025), no later than June 30, 2026, the Planning and Building Director will propose for City Council consideration alternative affordable housing methodologies for affordable housing requirements in low density residential zones. This task could be expanded to consider affordable housing requirements citywide.	Guter/Weinstein	High															
	10	Artificial Intelligence-based tools for permit review	Consider implementing Artificial Intelligence (AI)-based tools for application submittals and permit review.	Weinstein	N/A (Administrative)															
	11	Totem Lake Southern Industrial Subarea Visioning (Phase 1)	Grant-funded visioning and strategy planning to document certain existing conditions and establish a framework for a future sub-area plan to implement Comp Plan policy TL 33.1. Includes focused stakeholder engagement.	Rubardt	Medium															
	12	Home Occupation and Neighborhood Commercial Allowances	Review home occupation allowances and consider amendments to allow types of home occupations that may not comply with current guidelines (e.g., restrictions on number of clients per day). The scope of this project will also explore potential code amendments to increase flexibility for neighborhood-scale commercial uses in primarily residential zones.	Baker-Lewis	Medium															
	13	Short Term Rental Policy Development	The project seeks to require short-term rental platforms to provide information to the City about short-term rentals, to aid in code enforcement.	tbd	Medium															
	14	Urban Forestry Strategic Plan Update	10-year update to the Urban Forestry Strategic Management Plan, previously adopted in 2013.	Heckman	High															
	15	Middle Housing Focused Optimization	Near-term code adjustments to identify and improve existing sticking points in middle housing permit review, and that could include incentivizes for the retention of existing dwelling units in middle housing projects. Code adjustments will not include changes to: heights; setbacks; affordable housing requirements; tree protection requirements; units per acre limits; stormwater mitigation requirements; and could include changes to: floor area ratio; lot coverage; incentives for developments built for aging in place; incentives for off street parking; clarifications to floor area ratio exemptions; adjustments to square footage allowances for cottages; and increasing flexibility for existing dwelling units within middle housing projects.	tbd	Medium															
	16	2026 State Legislation Implementation	Pending final approval by Governor Ferguson, Zoning Code amendments to implement State Senate Bill 6026 to expand residential allowances to all commercial and mixed-use zones where the use isn't currently allowed, and to ensure consistency with State limitations on ground-floor commercial requirements in mixed-use zones citywide. Task scope may be expanded to capture other minor 2026 State Legislation Implementation, if needed.	tbd	Medium															
	17	Miscellaneous Code Amendments	Update KZC on various priority topics to reflect current practice, clarify sections of the Code, and promote good planning principles.	tbd	Low															
	18	Annual Comprehensive Plan Amendments	Adopt mandatory updates to Capital Facility Plan and miscellaneous updates and rezones for park acquisitions.	tbd	Low															
	19	Community-Initiated Amendment Request (CAR) Process Evaluation	Evaluate the existing process for reviewing CARs and consider changes to apply to future requests.	tbd	Medium															
	20	Evaluation of Citywide Affordable Housing Requirements	Conduct a comprehensive evaluation of affordable housing requirements in all areas of the City, in order to consider any adjustments in context with all other requirements and prioritizing consistency and predictability.	tbd	High															
2027	21	Low-density Residential Zone Consolidation & Streamlining	Identify opportunities to simplify development standards in low-density residential zoning districts by completing actions including, but not limited to: consolidating the number of individual zones into related and simplified groups based on existing conditions and planning objectives; eliminating or combining zones that only apply to a limited number of parcels; and standardizing development standards across similar zones when appropriate. Review potential reduction of minimum lot sizes in consideration of State legislation changes that increase lot segregation options and reduce utility of differentiated minimum lot sizes across LDR zones. Supported by Comp Plan Policies LU-1.1, LU-1.3, and LU-4.2.	tbd	Medium															
	22	House Moving Permit Reform and Adaptive Re-use Incentives	Develop and implement procedure improvements to streamline and make the permitting process for moving structures more effective, and develop additional incentives to encourage retention and reuse of existing structures.	Barnes	Medium															
	23	Sustainability Strategic (formerly Master) Plan (SSP) Update	Update the SSP to acknowledge completed projects since adoption in 2020, and make amendments to incorporate any relevant new state legislation and needed action items for the next 5 years.	tbd	High															
	24	Totem Lake Southern Industrial Subarea Plan (Phase 2)	Explore the long-term market for light industrial/manufacturing lands and explore additional residential capacity in the Totem Lake Southern Industrial Subarea by undertaking a comprehensive subarea planning process, including extensive community engagement, in alignment with a new adopted policy in the Totem Lake Business District Plan.	tbd	High															
	25	Universal Design Regulations	Review Zoning Code and Building Code regulations to incorporate Universal Design elements.	Aldworth	Low															
	26	Neighborhood Center Zone Consolidation and Reducing Regulatory Barriers to Redevelopment	Identify and remove regulatory barriers to development in the City's Center Mixed Use (Neighborhood Center) areas including, but not limited to: reducing or eliminating minimum parking requirements, removing land aggregation or minimum parcel size requirements, increasing nearby housing densities, and removing minimum lot size per housing unit requirements. Includes consideration of consolidating all neighborhood center zones into a standard NC Zone. Supported by Comp Plan Policy LU-5.8.	tbd	Medium															

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2027	27^	HB 1491 Transit-oriented Development Bill Implementation	Adopt code amendments to implement State-requirements for minimum densities, minimum floor area ratio allowances, and reduced parking requirements within proximity of transit stops.	tbd	Medium													
	28	Sign Code Update	Update KZC to clarify rules, enhance aesthetics, reduce visual clutter, and integrate recently-completed work on A-frame signs	tbd	Medium													
	29	Miscellaneous Code Amendments	Update KZC on various priority topics to reflect current practice, clarify sections of the Code, and promote good planning principles.	tbd	Low													
	30	2026 Community-Initiated Amendment Request (CAR) - Threshold Reviews	Review CAR applications submitted by 2026 deadline and identify which applications should proceed to further study.	tbd	High													
	31^	Vehicle Electrification Infrastructure	Review standards that enable vehicle charging infrastructure and encourage utilization of electric vehicles.	tbd	Medium													
	32^	Curb Management Policy	Review r.o.w. management policies and regulations for streeteries, sidewalk cafes, TNCs, short term parking and other curbside uses	tbd	Medium													
	33	Annual Comprehensive Plan Amendments	Adopt mandatory updates to Capital Facility Plan and miscellaneous updates and rezones for park acquisitions.	tbd	Low													
2028	34	Middle Housing Broad Optimization	Building on the 2026 Middle Housing Focused Optimization, Zoning Code amendments to optimize middle housing production across residential zones, and explore Citywide opportunities to expand inclusionary zoning requirements based on additional development incentives.	tbd	High													
	35	Greater Downtown Action Plan	Explore potential code amendments with a focus on potentially increasing housing allowances per the high-bookend studied in the Station Area Plan SEIS and exploring affordable housing requirements in the CBD.	tbd	High													
	36	Periodic Shoreline Master Program Update	State-required periodic update of the Shoreline Master Program.	tbd	Medium													
	37	K2044 Comp Plan Progress Report Capacity Analysis	Complete a land capacity analysis of housing units and jobs to inform the City's State-required Comp Plan progress report due to the State in 2029.	tbd	N/A													
	38^	Increase School Capacity	Review zoning for LWSD facilities (current sites and potential future) for opportunities to increase capacity for students and District housing	tbd	Medium													
	39	Miscellaneous Code Amendments	Update KZC on various priority topics to reflect current practice, clarify sections of the Code, and promote good planning principles.	tbd	Low													
	40	Annual Comprehensive Plan Amendments	Adopt mandatory updates to Capital Facility Plan and miscellaneous updates and rezones for park acquisitions.	tbd	Low													
	41	Housing Strategy Plan Update	Conduct a planning process to update the 2018 Housing Strategy Plan and identify specific actions that will implement housing policies adopted in the 2044 Comprehensive Plan. Develop a community engagement program that implements 2044 Comprehensive Plan policies regarding equity and innovative public engagement.	tbd	Medium													
^ Indicates task in coordination with Public Works Transportation division and/or development review division.																		
* The text in the "Description" column is simply intended to provide a range of options and/or examples of what each task may entail and does not reflect a final decision about the scope of study for each project. The scope of work for each project that constitutes more than implementation of existing policy (i.e., a Policy Level of "medium" or "high") will be reviewed and approved by Council before the Planning Commission and Planning & Building staff initiate work on that task.																		
** Policy levels indicate the anticipated level of policy decisions change or establishment for a given project, and generally indicate the amount of community engagement that would be scoped for a project. High policy level tasks may establish new policies, or result in a departure from existing policy, and would be primarily guided/scoped by City Council. Low policy level tasks are expected to result in very little, or no, change to existing policy, procedures, or application of development standards - or are implementing State requirements where there is limited local influence on the outcome.																		