

AN ORDINANCE OF THE CITY OF KIRKLAND AMENDING AND SUPPLEMENTING THE LAND USE POLICIES PLAN AS ADOPTED BY CITY ORDINANCES 2346 and 2412 PERTAINING TO THE CENTRAL BUSINESS DISTRICT.

WHEREAS, since the adoption of the CBD Master Plan in 1978 as a component of the Land Use Policies Plan there have been a number of physical changes to the Kirkland Downtown Area, and

WHEREAS, the location and configuration of the boundaries of the Central Business District and its constituent Development Areas have been analyzed and evaluated by the City staff since 1978 and found to be appropriate for redefinition and clarification, and

WHEREAS, the City of Kirkland has heretofore, by Ordinances No. 2346 and No. 2412, adopted land use policies for the Central Business District, and

WHEREAS, there has been filed with the City of Kirkland an application for amendment to the text of the Land Use Policies Plan as it concerns the Central Business District, and

WHEREAS, said application was made pursuant to the authority and procedures described in Section 5 of Kirkland Ordinance 2346 adopting the Land Use Policies Plan, and

WHEREAS, the Kirkland City Council, has received a report containing recommendations of the Central Business District Advisory Committee and the Kirkland Planning Commission, the latter of which held a public hearing on June 4, 1981, and

WHEREAS, an Environmental Checklist was prepared and a Final Declaration of Non-Significance was made by the responsible official pursuant to the requirements of the Environmental Policy Act (RCW 43.21C; WAC Chapter 197-10; and Kirkland Ordinance No. 2319), and this was available throughout the entire review process.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Kirkland as follows:

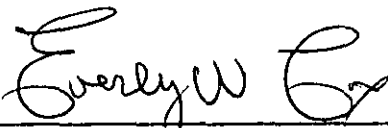
Section 1. The Land Use Policies Plan adopted by Ordinance 2346 and as amended by Ordinance 2412 is hereby amended by the adoption of amendatory language to the text of the Central Sub-Area of the Central/State/Everest Neighborhood. The amended portions beginning on Page 252 is amended as follows:

Section 2. The Land Use Policies Plan adopted by Ordinance 2346 and as amended by Ordinance 2412 is further amended by the adoption of revisions to Figures 23, 23A and 23B. Figure 23 is hereby amended to conform to Attachment "A"; Figure 23A is hereby amended to conform to Attachment "B"; Figure 23B shall be re-labeled as Figure 23B1 and is hereby amended to conform to Attachment "C"; and a new Figure 23B2 is hereby adopted as shown in Attachment "D".

Section 3. This ordinance shall be in force and take effect five (5) days from and after its passage by the Council and publication as required by law.

PASSED by the City Council of the City of Kirkland on the 6th day of July, 1981.

SIGNED IN AUTHENTICATION thereof on the 6th day of July, 1981.



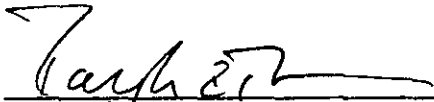
Mayor pro tem

ATTEST:



Director of Administration and Finance
(ex officio City Clerk)

APPROVED AS TO FORM:



City Attorney

5510A

ECONOMIC ACTIVITIES

Economic Activities in the Central Area are found in the Central Business District, Planned Area 4 and Planned Area 5. The boundaries of these three major activity areas are shown on Figures 23, 23A and 23D. Specific design and development criteria for Planned Areas 4 and 5 begin on pages 244 and 251, respectively. Recent private projects in these two Planned Areas have illustrated how these detailed policies may be implemented.

The Central Business District (CBD) has traditionally been a major focal point for commercial activities in Kirkland. The successful integration of downtown activities with public waterfront park facilities has created a unique and attractive setting for retail business. Future development in the downtown area should capitalize on the existing strengths of this commercial area according to the concepts listed below. Additional information is contained in the recently completed "Economic and Design Evaluation" of Kirkland's Central Business District.

Development standards are listed in Economic Activities Policy 2 as well as the Master Plan and Design Patterns for the Central Business District, which follows.

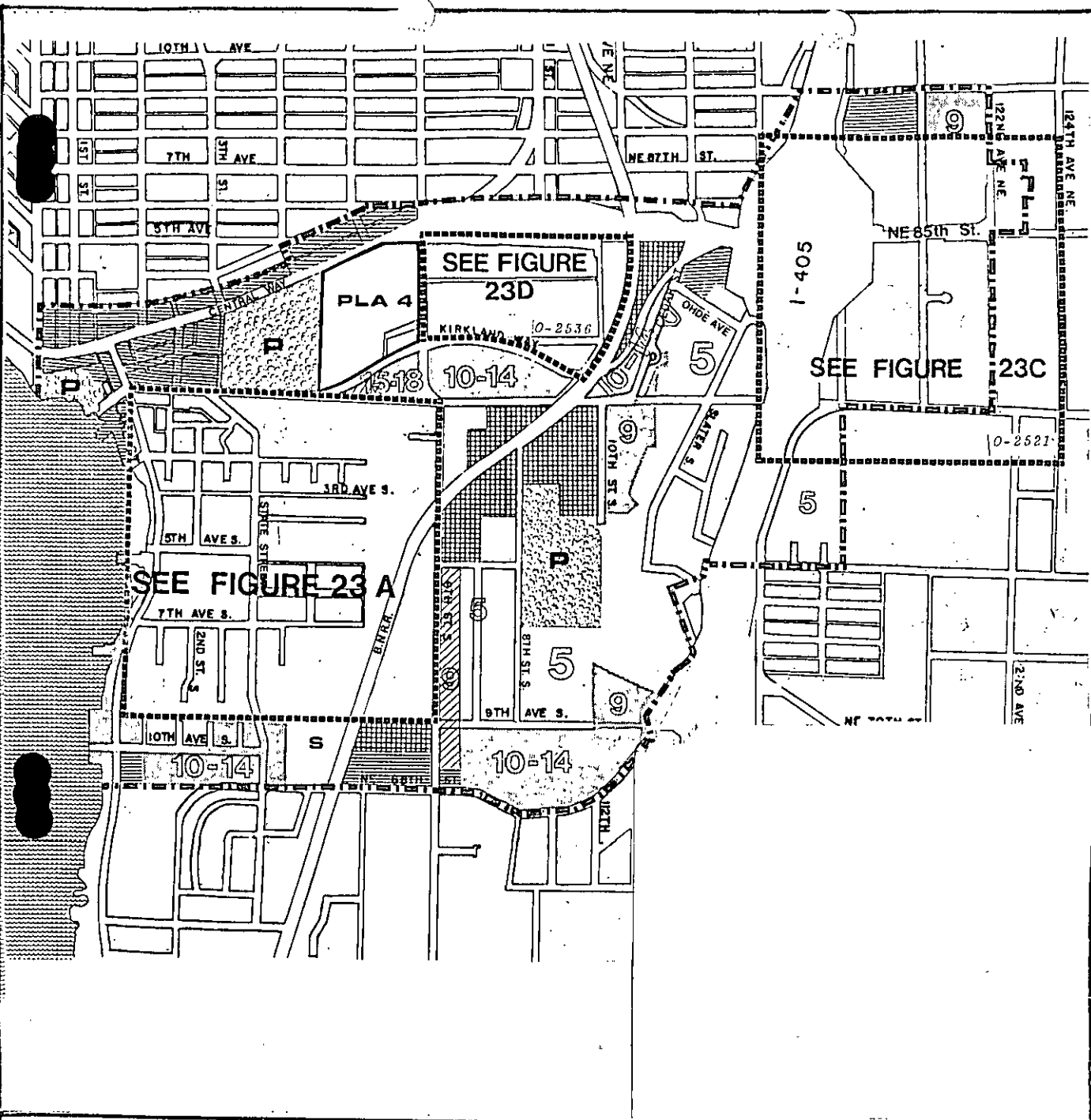
CBD MASTER PLAN AND DESIGN PATTERNS

The Master Plan for the Central Business District is structured to relate five major functional areas: new development, circulation, parking, public spaces and amenities, and city form and image. The map shown in Figure 23B2 delineates Development Areas "A": (Downtown Core), "B" (Downtown Frame), and "C" (which is made up of those lands east of Third Street), and "D" (which consists of lands along the southwestern perimeter that abut the shoreline). The policy mapped in Figure 23-B1 includes the location for new commercial space, new public parking, circulation improvements, and a number of special features, such as a civic square, and transitway. The Master Plan provides a policy framework upon which private and public decisions can be based. This allows for the future growth of the Central Business District with a high degree of certainty, efficiency, and coordination.

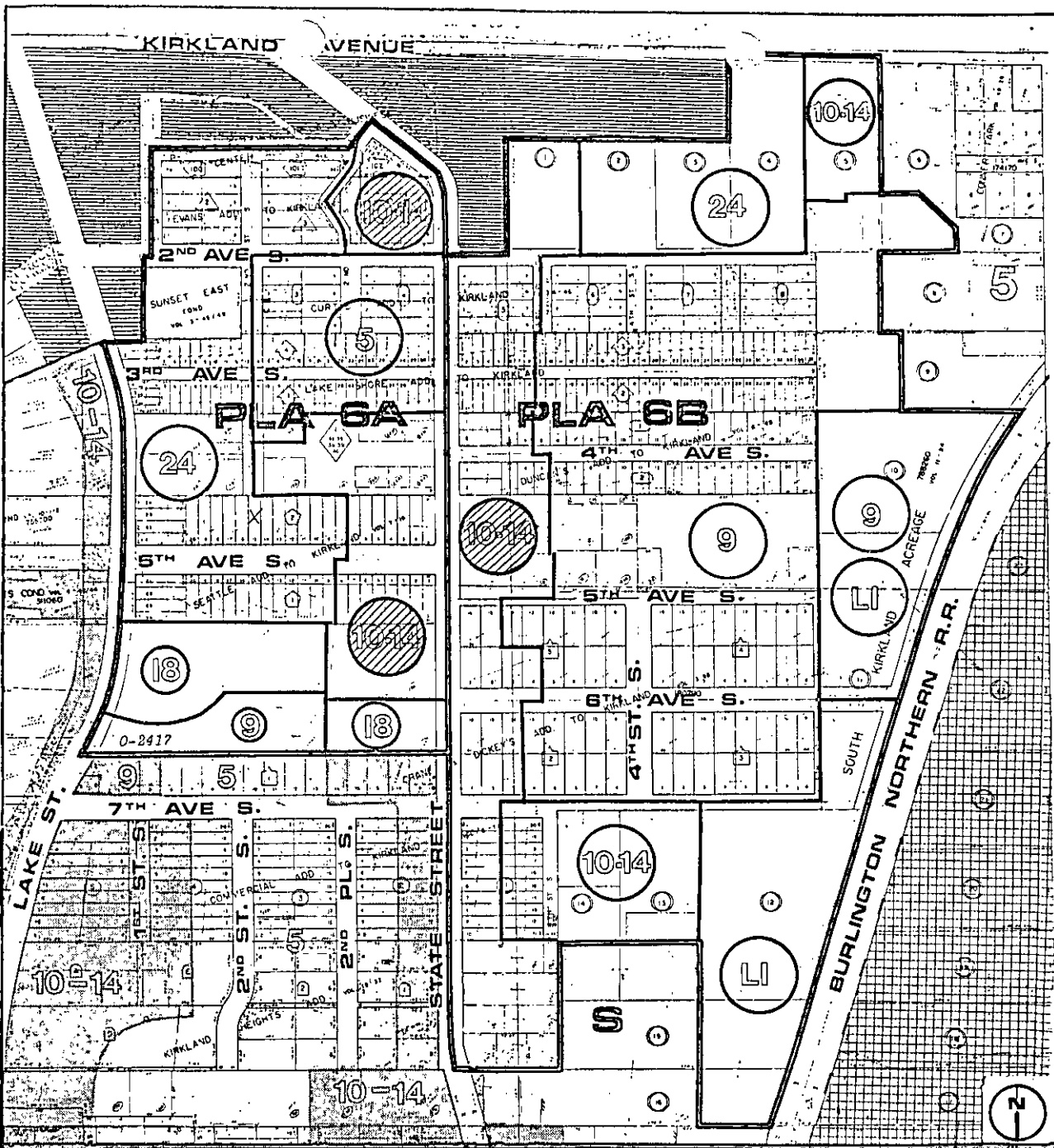
Commercial development in Planned Areas 4 and 5 is to be guided by specific standards.

Commercial development in CBD to be encouraged according to standards.

Master Plan and Design Patterns are outlined for land use, parking, and circulation in the CBD.



ORDINANCE
 ATTACHMENT "A"
 Ord. 2603



LEGEND

Depicted above are the land use designations for the State Street Area. Although this figure did not appear in earlier drafts of the Land Use Policies Plan, it does not represent new information. It is only a detail of one section of Figure 23 which has been mapped at a larger scale for purposes of clarity.

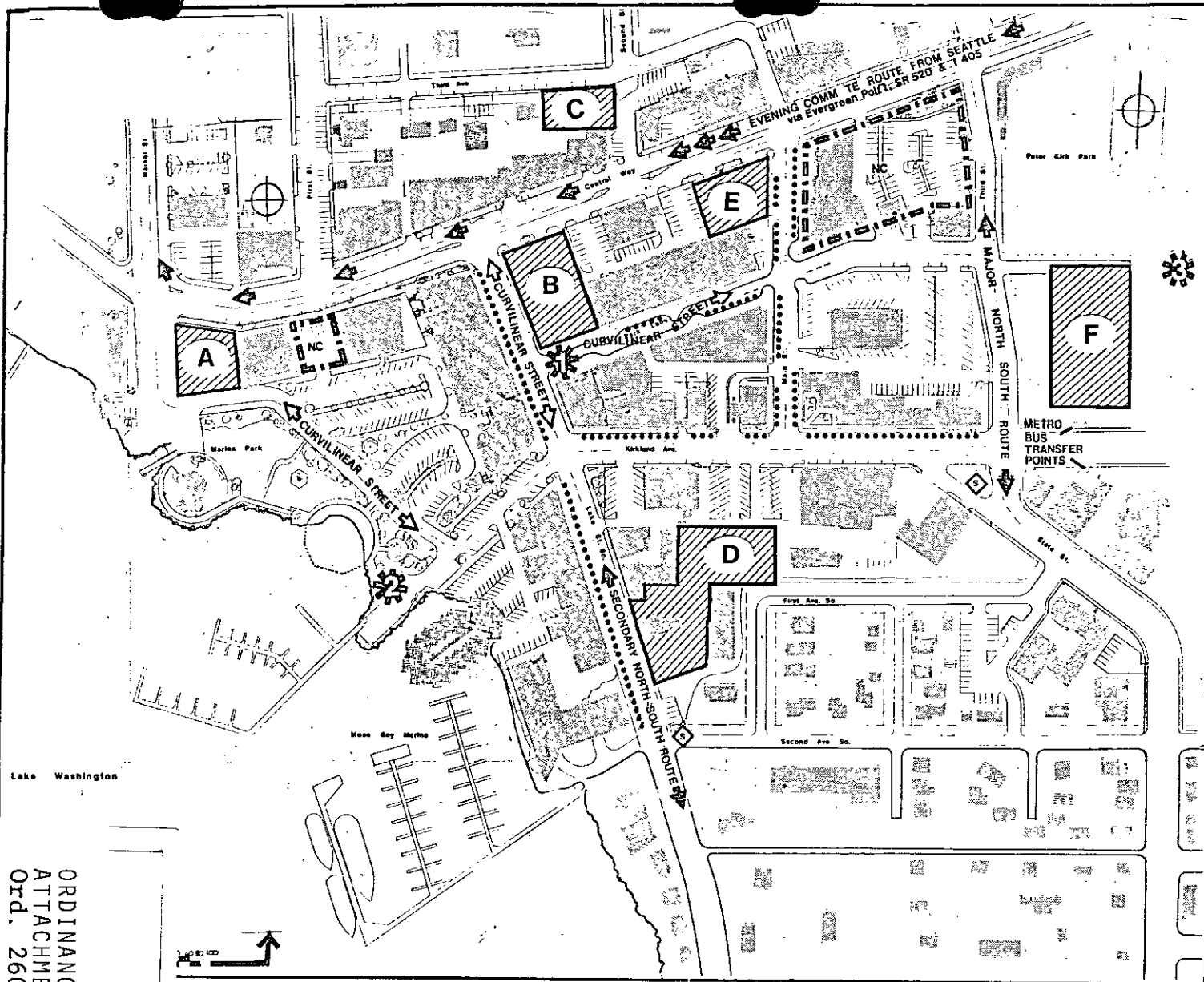
Refer to the Legend in Figure 23. The letters and numerals circled in Planned Areas 6A and 6B make reference to uses or densities permitted only within that sub-area. The initials "LI" are the notation for 'light industrial'.

**FIGURE
23A**








**CENTRAL/STATE/EVEREST
LAND USE : STATE STREET AREA**

236

ORDINANCE
ATTACHMENT "B"
Ord. 2603



LEGEND

-  New commercial floor area
-  Public off-street parking lots
- Lot A - approximately 30 stalls if redesigned for autos
- Lot B - approximately 50 stalls if redesigned. Short-term use as parking should yield to some commercial use later.
- Lot C - approximately 25 stalls
- Lot D - approximately 78 stalls which could increase to 90 if redesigned
- Lot E - approximately 25 stalls
- Lot F - approximately 100 stalls which should serve long term parkers, especially CBD employees.
-  Angle parking along block face
-  Heavy through traffic
-  Moderate through traffic
-  Public activity generators
 - 1 Public square
 - 2 Marina Park
 - 3 Civic Center
-  Downtown entry sign

ORDINANCE
 ATTACHMENT "C"
 Ord. 2603

CENTRAL/STATE/EVEREST CBD MASTER PLAN

September 1978 (Ord. 0-2412) **FIGURE 23B**

Accompanying the Master Plan are a number of Design Patterns. These statements of public policy both modify and amplify the locatioinal information contained in the Master Plan. In many cases, the design Patterns involve a specific principle or concept, while in others they describe objectives based on practical experience. In all cases, they represent an application of more general goal and policy statements to a specific district with a unique set of conditions, problems and opportunities.

Design Principles based on concepts and practical objectives.

The Design Patterns which follow are policy directions that should help guide public and private improvements, new construction and remodeling in the Downtown. They identify things to be encouraged, enhanced or preserved, sometimes in conjunction with information on the Master Plan map.

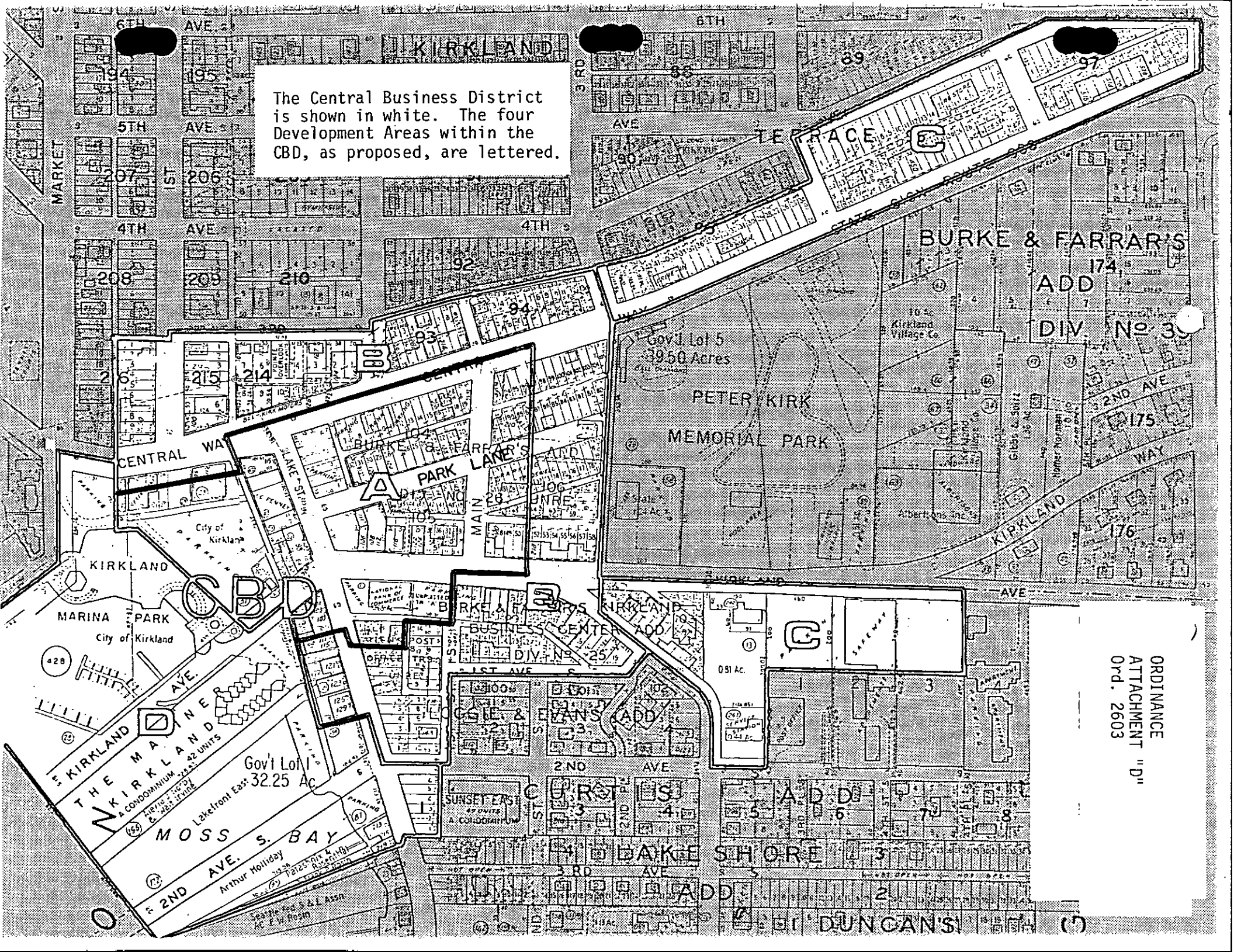
- (13) ~~Re-locate-the-Metro-bus-location-to-a site-on-Commercial-Avenue-just-east-of Main-Street.~~

~~Discussion:--The-present-location-of the-Metro-bus-shelters-on-Third-Street encourages-cross-lake-commuter-use-of the-Peter-Kirk-parking-lot-while-it-is too-far-from-the-core-area-of-the downtown-to-provide-any-meaningful reenforcement.--These-two-facts-must-be reversed-by-the-relocation-of-the-bus shelters-to-a-more-close-in-location. Of-course,-this-would-assume-the-prior relocation-of-the-Fire-Station-and-City Hall.~~

- (13) Incorporate public access into private development along the shoreline.

Discussion: Development Area "D" along the Lake is subject to the policy and regulations of the Shoreline Master Program. A major element to be specifically recognized is public pedestrian access to and along the lake.

The Central Business District is shown in white. The four Development Areas within the CBD, as proposed, are lettered.



ORDINANCE
ATTACHMENT "D"
Ord. 2603