

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO COMPREHENSIVE PLANNING AND LAND USE AND AMENDING THE LAND USE POLICIES PLAN (COMPREHENSIVE PLAN) ORDINANCE 2346 AS AMENDED.

Whereas, the City Council has received from the Kirkland Planning Commission a recommendation to amend certain portions of the Land Use Policies Plan (Comprehensive Plan) for the City, Ordinance 2346 as amended, all as set forth in that certain report and recommendation of the Planning Commission dated March 29, 1985 and bearing Kirkland Department of Planning and Community Development File No. IV-84-86; and

Whereas, prior to making said recommendation the Planning Commission, following notice thereof as required by RCW 35A.63.070, held on March 21, 1985, a public hearing on the amendment proposals and considered the comments received at said hearing; and

Whereas, pursuant to the State Environmental Policies Act there has accompanied the legislative proposal and recommendation through the entire consideration process, a final declaration of non-significance (including supporting environmental documents) issued by the responsible official pursuant to WAC 197-11-340 and WAC 197-11-390; and

Whereas, in regular public meeting the City Council considered the report and recommendation of the Planning Commission, now, therefore,

Be it ordained by the City Council of the City of Kirkland as follows:

Section 1. Text amended: The following specific pages 44-66 of the text of the Land Use Policies Plan, Ordinance 2346 as amended, be and they hereby are deleted and replaced with the text as set forth in Exhibit 1 attached to this ordinance and by this reference incorporated herein.

Section 2. If any section, subsection, sentence, clause, phrase, part or portion of this ordinance, including those parts adopted by reference, is for any reason held to be invalid or unconstitutional by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 3. To the extent that the subject matter of this ordinance is subject to the disapproval jurisdiction of the Houghton Community Council as created by Ordinance 2001, said plan shall become effective within the Houghton community either upon approval of the Houghton Community Council, or upon failure of said community council to disapprove this ordinance within 60 days of its passage.

Section 4. Except as provided in Section 4, this ordinance shall be in full force and effect five days from and after its passage by the City Council and publication or posting as required by law.

Passed by majority vote of the Kirkland City Council in regular, open meeting this 15th day of April, 1985.

Signed in authentication thereof, this 15th day of April, 1985.

Doris Cooper
MAYOR

ATTEST:

Tom Aduson
Director of Administration & Finance
(ex officio Cit. Clerk)

APPROVED AS TO FORM:

Carlyle
City Attorney

CERTIFICATION OF POSTING

I hereby certify under penalty of perjury that the foregoing ordinance was posted on the 17th day of April, 1985 in accordance with the provisions of RCW 35A.12.160 and City of Kirkland Ordinance No. 2600.

Tom Aduson
Clerk

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LIVING ENVIRONMENT INTRODUCTION

Housing is the primary land use in Kirkland. The majority of Kirkland's residential areas consist of single-family units, though in recent years there has been a sizable increase in multifamily development. As compared to neighboring areas, Kirkland has a wide range of existing housing types, including a relatively high proportion of older housing units.

Planning for residential areas generally involves density limitations, setbacks, building codes, and other issues directly related to the dwelling units. When people choose where to live, they consider many factors in addition to the structure itself. Most people are concerned about the character of the neighborhood, the location of nearby schools or day care facilities, the availability of public transportation, the distance from home to work, and accessibility to stores and services. The location of churches, parks and health care facilities is also of concern to many people. Therefore, when planning for residential areas, the context of the entire living environment should be taken into consideration.

People expect their living environment to fulfill a variety of needs. Overall, the City should have sufficient diversity to meet the residential needs of people with a broad range of, income levels, family sizes, life-styles and special needs.

Kirkland encompasses several distinct neighborhoods that can be differentiated on the basis of density, age of structures, size of home or apartment, and a variety of visible features. Some of these residential areas are relatively new and homogeneous. It is likely that such neighborhoods will remain relatively stable and maintain their character for many years to come. Older neighborhoods, however, may experience more change in the near future. Renovation and improvement of existing quality housing is important in maintaining neighborhood character. The City's neighborhoods with their own unique residential character offer a choice of living environments. This diversity adds to the community's ability to meet a wide variety of residential needs.

Kirkland's population represents a broad range of age groups, life-styles and income levels. Over the years the population has steadily increased, and this trend is likely to continue. In addition, there has been a gradual shift toward a younger population. These population characteristics influence not only future residential development but also associated land uses.

The following factors should be taken into consideration when planning for residential areas:

- A. There is a large demand for affordable housing.
- B. Some residential neighborhoods are experiencing deterioration of existing housing.
- C. Visual, traffic, and other conflicts may arise when economic activities locate in or near residential areas.
- D. Many residents wish to maintain Kirkland's single-family character. However, present housing types and site planning techniques may be inadequate to meet the emerging need for alternative forms of housing.
- E. Some predominately single-family residential areas have experienced an increase in multifamily development causing uncertainties about the future single-family status of the area.
- F. During the 1970s and early 1980s the number of one and two person and nonfamily households increased, while the number of young families with children decreased. This has caused an increase in household formation and a decline in family size.

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LIVING ENVIRONMENT
GOALS AND POLICIES

DISCUSSION

NEIGHBORHOOD QUALITY

Goal 1:

To maintain and enhance the unique residential character of each City neighborhood.

Approximately one-third of Kirkland's land area is developed for residential use, and another one-third is undeveloped land. Industrial and commercial uses account for a relatively small portion of the total land area. Although there will certainly be additional commercial and industrial development in the future, Kirkland is expected to remain a predominantly residential community.

Kirkland is a city of neighborhoods. Each neighborhood has its own mix of population, housing and visual features which help form its residential character. Until recently, most of the City's neighborhoods were composed predominately of single-family detached homes. In recent years, however, there has been a substantial amount of multi-family development. This development has had a considerable impact on existing neighborhoods. Future community growth should be evaluated to determine its affect on neighborhood character. Such growth should be controlled and shaped in ways that preserve and enhance the residential character of each neighborhood.

Policy 1.1:

The adverse impacts of vehicular and pedestrian traffic and parking within residential areas should be minimized to the greatest extent feasible.

Commercial, industrial, or multi-family development, in or near residential areas, may generate additional traffic and parking within these areas. Related adverse impacts include noise, traffic volume and speed, and the lack of adequate safety devices.

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Increased traffic flow should be routed away from residential structures. Furthermore, any necessary parking areas should be designed to be compatible with the character of the surrounding residential area. Homes should also be buffered from excessive pedestrian traffic.

Policy 1.2:

Residential areas should be protected from excessive noise, exterior lighting, glare, visual nuisances, and other conditions which detract from the quality of the living environment.

New and existing residential and nonresidential uses may create conditions which detract from the quality of life in surrounding residential areas. Standards should be maintained and established for acceptable levels of noise, exterior lighting, glare and other potential visual nuisances in residential areas. Careful site design, landscaped buffers and other methods may be required to help offset conditions which may have adverse affects on adjacent residential areas.

Policy 1.3:

The visual integrity of neighborhoods should be maintained and enhanced.

Higher density residential and nonresidential development should be appropriately designed and landscaped to retain and enhance the visual quality of neighborhoods. Compatible building scale, careful site design and preservation of existing vegetation are important for maintaining neighborhood visual integrity. If additional vegetation is needed to provide visual relief or buffering, new plant material, particularly hedges and trees, should not unreasonably restrict the views of adjacent property owners.

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In order to establish and maintain an uncluttered visual quality in neighborhoods, the use of signs should be severely limited. In addition, utilities should be undergrounded whenever possible to preserve and create uncluttered views and view corridors.

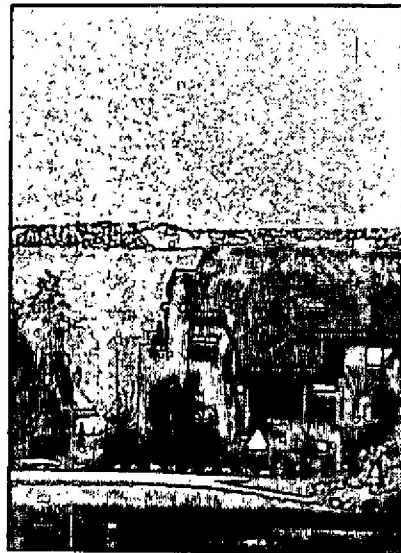
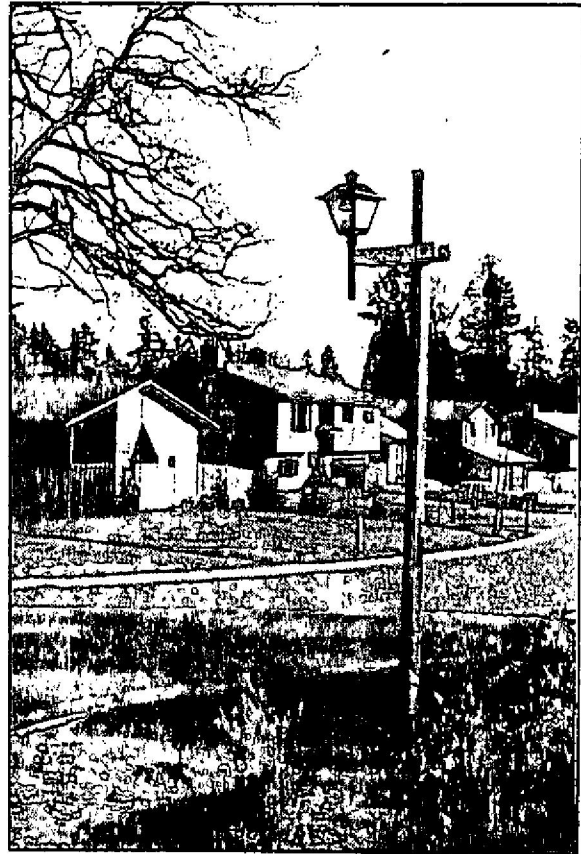
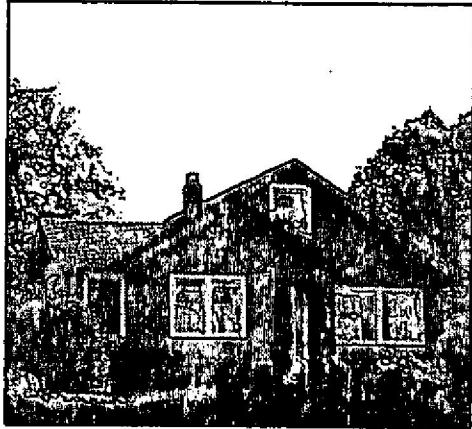
Policy 1.4:

Public spaces in residential areas should be well maintained and their appearance enhanced.

Typically, a substantial amount of the total open space in residential areas is in the public domain in the form of parks, schools, and street and pedestrian circulation systems. The appearance and level of maintenance of public spaces can have a substantial impact on neighborhood quality.

The City is responsible for maintaining many of these public spaces and enhancing their appearance through capital projects, for example, street landscaping and park improvement programs. The appearance of these spaces should be such that they enhance the surrounding residential area.

Some public open space in the community is not under the City's supervision. The City should work cooperatively with the Lake Washington School District and King County to insure that public open space under the School District's and King County's supervision is well maintained and is an asset to the neighborhood.



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Policy 1.5:

Residential areas should be protected from potentially hazardous conditions that may pose a threat to public health and safety.

In addition to the factors affecting neighborhood quality, there may be other conditions which need attention within a neighborhood. Potentially hazardous conditions may include traffic and pedestrian hazards; accumulations of refuse or debris; hazardous wastes; fire hazards; unfenced cliffs where children play; or other similar problems. These conditions should be corrected by all means available.

HOUSINGGoal 2:

To promote housing opportunities for people with a broad range of income levels, life-styles and special needs, including options for both owner-occupied and rental housing.

Kirkland should strive to maintain a balance in its housing supply in order to meet the housing needs of people with a broad range of income levels, life-styles and special needs. A balanced housing supply includes single and multifamily units of various sizes, ages and rent ranges. This mixture of housing types need not exist within each neighborhood, but the City as a whole should provide a range of housing opportunities.

This goal not only addresses the issue of housing types, but also the residential setting in which the units exist. The intent is to insure that an appropriate residential character is maintained and that a quality living environment is achieved.

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Policy 2.1:

The development of quality housing for low and moderate income; physically, mentally and emotionally disabled; and elderly persons should be encouraged.

DISCUSSION

Kirkland's housing supply should be sufficiently diverse to insure that people with low and moderate incomes; physical, mental and emotional disabilities; and the elderly have the opportunity to find quality housing in Kirkland.

Many times people with limited incomes have difficulty obtaining quality housing. The elderly and people with physical, mental and emotional disabilities, who may also be living on limited incomes, may require housing with special design features or living arrangements. By encouraging the development of a variety of housing types and innovative site designs; providing development incentives; allowing special living arrangements; and participating in available housing assistance programs the City can foster the development of quality housing for these population groups.

Low and moderate income housing, and in some cases housing for people with special needs, should be encouraged to allow people a choice of where to live. In some instances, it may be appropriate to locate housing near a special service needed by the residents. Other times it may be reasonable to locate housing close to a shopping area or commonly needed services because residents may have difficulty walking or driving. This Policy does not imply that all neighborhoods must meet the needs of all people.

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Policy 2.2:

A variety of housing types, sizes, and site designs should be encouraged where appropriate to foster the development of housing for a broad range of income levels.

Conventional multifamily and single-family homes may meet the housing needs of most Kirkland residents. The City should also consider other forms of housing, such as modular and prefabricated housing, accessory apartments, and residential complexes for elderly or disabled persons and others. Procedures should be established to consider innovative housing designs that meet the needs of all citizens including the specialized needs of the elderly, disabled and other groups. In such cases project design should be compatible with nearby residential development.

Policy 2.3:

Whenever possible, existing housing should be maintained, rehabilitated and preserved.

As housing ages, and maintenance costs and land value increase, the economic incentive to redevelop the property may also increase. Redevelopment often takes the form of higher intensity uses which recapture the costs of construction, demolition, or increased property taxes. This can create neighborhood instability by setting in motion a chain reaction of deferred maintenance and redevelopment. Therefore, whenever possible, existing quality housing should be preserved or rehabilitated as a way to limit redevelopment that would be detrimental to surrounding residential character. Furthermore, preserving existing housing is often more efficient and less expensive than building new housing.

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Policy 2.4:

Housing should not be denied to any person or group of persons solely for reasons of race, color, religion, ancestry, national origin, sex, age or marital status.

In some cases, potential residents may be denied housing by discriminatory practices. Such discrimination is against the law and Kirkland should enforce fair housing policies. Kirkland Ordinance No. 1144 requires that all housing units for sale, lease, or rent shall not be withheld from or denied accommodation for any person or group of persons solely for reasons of race, color, religion, ancestry or national origin. Ordinance Nos. 2338 and 2350 expanded this mandate to include matters regarding sex and marital status.

INFILL DEVELOPMENTGoal 3:

To encourage the development of vacant and underutilized residential land where such development will be compatible with existing residential character.

Some land in or adjacent to developed residential areas has been skipped over as development shifted to outlying areas. In some cases, natural constraints or other factors may have rendered the land unsuitable for development, but in other cases, undeveloped or underutilized land may be suitable for development. The intent of this goal is to encourage the development of vacant and underutilized residential land. Residential development on these parcels should be compatible with existing residential development and consistent with the goals, policies and development standards established by this plan. The purpose of this goal, however, is not to encourage development in natural constraint areas, or preclude the use of undeveloped land for open space.

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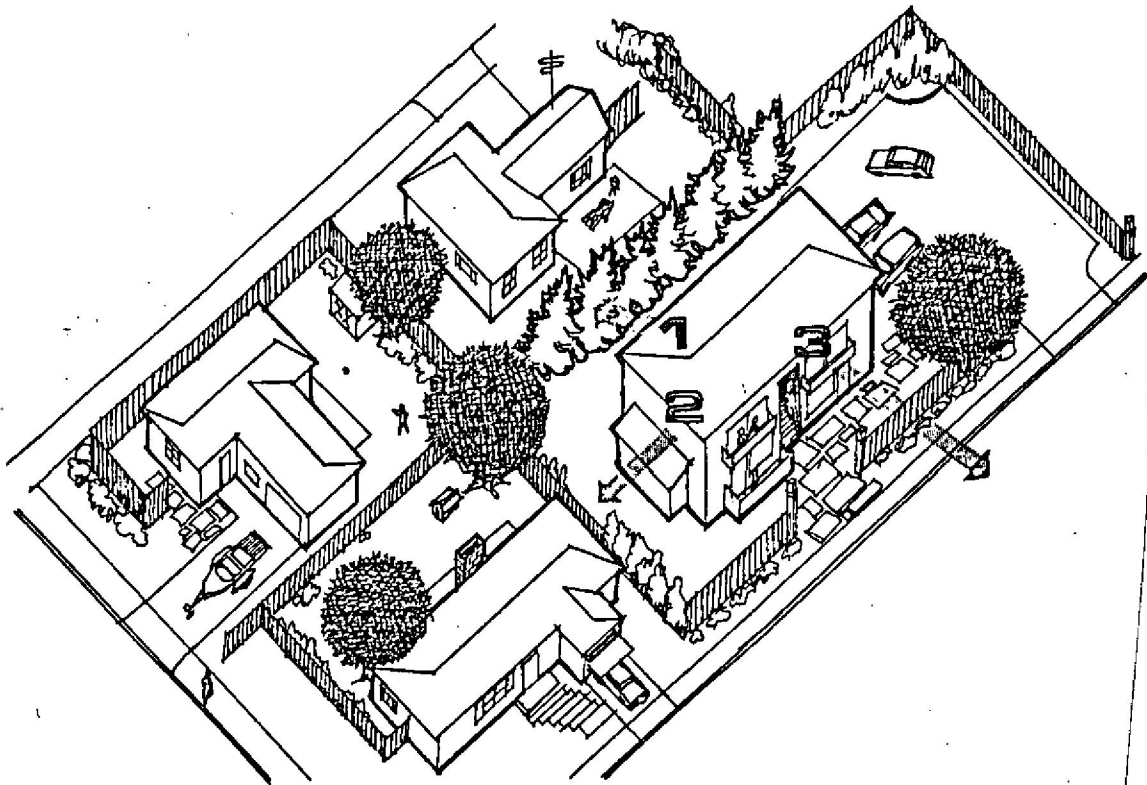
Policy 3.1:

Established single-family residential areas should be protected from infill development of higher density residential, commercial and industrial uses.

Many well-established single-family residential areas exist in Kirkland. The single-family character of such areas should be preserved by severely restricting the development of commercial, industrial and higher density residential uses.

Some of the impacts higher density residential, commercial and industrial uses may have on single-family areas include change to existing visual character; increased pressure to redevelop land to more intense uses; increase in local traffic; and uncertainty about the future single-family status of the area. Development performance standards should be established to insure that such uses do not generate any adverse impacts on surrounding single-family development.

In some cases it may be appropriate to allow certain nonresidential uses in established single-family residential areas. Such uses include museums, cemeteries, churches, day care homes, schools, parks, golf courses, home occupations, public utilities, convenience businesses, government facilities, and the keeping of livestock.



Building and site design standards may enable a compatible mix of different housing densities and types. Architectural scale and detail should be compatible. Privacy should be protected by: (1) a heavy vegetative buffer; (2) blank side facades; and (3) focusing upper level views on the open street.

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Policy 3.2:

Opportunities for the development of higher density residential uses should be provided in areas where such development will not create adverse impacts on existing residential character.

The primary intent of this policy is to maintain the predominantly single-family character of the City and provide a range of housing opportunities including new multi-family development that is compatible with surrounding uses.

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Multifamily development can have substantial impacts on the community. Before encouraging multifamily development in an area, an assessment of possible impacts should be undertaken. Higher density multifamily uses should be severely limited where possible impacts would have adverse affects on existing residential character.

The areas appropriate for locating higher residential densities are adjacent to the City's commercial and employment districts and areas where multifamily development is already the predominate use. Specific areas in the City where higher density multifamily development would be appropriate are indicated in the neighborhood plans.

Policy 3.3:

In areas with a mix of residential and non-residential uses, maintaining existing residential development should be encouraged.

The primary intent of this policy is to preserve and protect existing residential development in areas where single-family, multifamily and nonresidential uses coexist. Under this policy new higher density multifamily development would be permitted, but only in designated locations. These locations would be based on traffic considerations; the availability and delivery of public services and facilities; and compatibility with surrounding development. In addition, nonresidential uses in mixed land use areas may continue on a case-by-case basis if they are compatible with neighborhood scale and do not create significant adverse impacts on surrounding uses.

Residential areas with mixed land uses can be maintained as quality living environments if standards are established to insure compatibility among

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Policy 3.4:

Higher density and mixed use residential development should be located near existing City and neighborhood activity centers.

uses. Diversity in housing types and site planning techniques should be permitted if residential character and overall density can be preserved.

City-wide housing patterns should provide an opportunity for significant numbers of people to walk, bicycle or bus from their homes to work, shopping areas, schools and parks. An excellent way of increasing the opportunity for non-automotive commuting is to locate higher density and mixed use residential development near City and neighborhood activity centers.

Higher density and mixed use residential development should be allowed to locate only in areas where associated impacts will not adversely affect the surrounding residential area.

IMPLEMENTATIONGoal 4:

To establish and apply City policies which promote the maintenance and enhancement of neighborhoods with a wide range of housing opportunities.

City policies may directly or indirectly affect neighborhood quality and the range of housing available to people with a desire to live in Kirkland. Policies should be established and applied that encourage the maintenance and development of strong neighborhoods and promote enhancement of the visual, acoustic, safety and traffic characteristics of neighborhoods. City policies should also be established and applied which encourage the development of housing for people with a broad range of income levels, life-styles and special needs.

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Policy 4.1:

City policies and regulations affecting housing availability and cost should be reviewed and updated on a periodic basis.

Many City policies and regulations have an indirect impact on the availability and cost of housing. The City should periodically review its policies and regulations, and where appropriate, modify those which unreasonably limit housing opportunities.

Policy 4.2:

Development performance standards should be established to maintain and enhance the unique residential quality of each City neighborhood.

Development performance standards should be formulated to guide development within City neighborhoods. Each neighborhood may differ in the composition of land uses, man-made and natural features or other characteristics. Development standards which reflect each neighborhood's individual characteristics should be described in each neighborhood plan. These standards should be implemented, where appropriate, by establishing neighborhood and special planning districts. Standards should take into consideration building heights, housing densities, landscaping, lighting, signing, noise levels, and other aspects of development.

Policy 4.3:

Land use designated for a variety of residential development densities should be encouraged. The supply of such land should be reported by the City on an annual basis.

The supply of land available for residential development may affect the rate of production for a variety of housing types and densities. Generally, the greater the supply of land available for a specific housing type or density, the more housing of that type or density will be developed. Conversely, a limited supply of land may generate inflated

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land values which could result in higher housing costs or development of nonresidential uses. Thus, the supply of residential land should be monitored to encourage development of a full range of housing types and densities.

Policy 4.4:

Public amenities and facilities which serve as catalysts for beneficial development in declining residential areas should be encouraged.

In an effort to encourage property owners to maintain and improve existing housing and promote new residential development in declining residential areas, the City should enhance or provide needed public amenities and facilities. This could include street improvements, landscaping, pedestrian walkways, small parks, enhanced open spaces, undergrounded utilities and other similar projects.

Policy 4.5:

The City should utilize public housing assistance programs and undertake joint public/private projects to facilitate development of housing for people with low and moderate incomes and special needs.

Many residents are forced to pay a relatively high portion of their incomes for housing. Through limited federal and state financial assistance programs some funds are available to local government to assist such residents in lowering their housing costs. Kirkland should pursue available programs and should cooperate with the King County Housing Authority and other appropriate public or private entities to help meet the housing needs of residents with low and moderate incomes and special needs. In addition to federal and state programs, Kirkland should seek funds and cooperation from other public and private sources to help implement this Policy.

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Policy 4.6:

The City should encourage cooperation between developers and the community and expedite the development review process to facilitate diverse housing opportunities.

By encouraging cooperation between developers of residential projects and surrounding property owners, potential problems regarding a proposed project may be resolved. The City may be able to facilitate desirable housing which is compatible with the surrounding area by encouraging meetings between potential developers, neighbors and City representatives.

The development of such housing may also be facilitated by expediting the development review process. The City should make use of a number of techniques to speed the review process. These techniques include: preapplication meetings between developers and City officials; joint department review committees; and expedited review procedures for projects with minimal impacts.

Policy 4.7:

Community involvement in neighborhood enhancement activities should be encouraged.

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Active community participation should be encouraged to help maintain and enhance the City's neighborhoods. The City should also encourage local institutions and service organizations to participate in neighborhood enhancement. Such participation can take the form of volunteer clean-up projects, support of local improvement districts, constructive concern about neighborhood land use issues, and others. The City may also take a more active role by providing support equipment or technical assistance for volunteer projects. Not only will these

DISCUSSION

citizen-initiated actions help
improve neighborhood quality, but
they will also foster strong neigh-
borhood identity.

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