

ORDINANCE NO. 2876

Repealed by 3481

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 May 30, 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 May 16, 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: Pages 67 - 99 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. Graphics amended: Figure (8) and the graphics appearing on pages 81, 85, 94 & 97 of the Land Use Policies Plan, Ordinance 2346 as amended, be and they hereby are deleted.

Section 3. 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 4. 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 5. 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 3rd day of June 1985.

Signed in authentication thereof this 3rd day of June, 1985.

Donna Cooper
MAYOR

ATTEST:

Tom Johnson
Director of Administration & Finance
(ex officio City Clerk)

APPROVED AS TO FORM:

[Signature]
City Attorney

CERTIFICATION OF POSTING

I hereby certify under penalty of perjury that the foregoing ordinance was posted on the 4th day of June, 1985 in accordance with the provisions of RCW 35A.12.160 and City of Kirkland Ordinance No. 2600.

[Signature]
Clerk

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ECONOMIC ACTIVITIES

INTRODUCTION

Economic activities contribute in many ways to the quality of Kirkland's living environment. Local businesses provide shopping facilities and services for nearby residents. Commercial and industrial activities provide employment opportunities for people living in the Kirkland area. Furthermore, local economic development is an important element in Kirkland's tax base.

Kirkland's potential for economic development is influenced by the following factors:

- (1) The private market system--
The system places great emphasis on individual economic activities. However, in some cases the public interest may impose constraints on private decisions.
- (2) The regional economy--
Changes in regional population or employment patterns have an impact on local economic development.
- (3) The actions of Federal and State government--
National fiscal policy affects interest rates and can thereby stimulate or depress commercial and industrial activities. Similarly, the State's tax policies may influence economic development. Government contracts with local businesses, capital projects and revenue sharing programs with local government may also influence local economic development.
- (4) The actions of local government--
The City exerts its greatest influence on economic development by means of zoning and other regulations to protect the public health, safety and welfare. In addition, public improvement projects to upgrade business districts may stimulate private investment and promote economic development.

Although the major land use in Kirkland is residential, there is also a significant number of commercial and industrial uses. Recognizing Kirkland's limitations in terms of resources and market area, industrial uses which are attracted to Kirkland are likely to be those that are not dependent upon a particular geographic location. Kirkland also has many retail

and service activities within a variety of business districts. Although specialized commercial activities may draw people from a wide market area, a large percentage of commercial development is oriented to the local area.

Despite the advantages of commercial and industrial development, there are potential conflicts between economic activities and other land uses. Consequently, new commercial and industrial development should be evaluated for its impact on adjacent land uses, as well as its effect on governmental services.

The following factors should be considered when planning for economic development:

- A. Kirkland's commercial and industrial districts are diverse and serve a variety of shopping, service and employment functions.
- B. Unless properly located and designed, industrial development may have an adverse impact on air and water quality, noise levels, traffic, and the visual character of the surrounding area.
- C. Without adequate buffering, economic development may conflict with established residential uses.
- D. Opportunities for new economic development may be constrained by the location of existing uses and activities.
- E. Kirkland's commercial and industrial districts are part of a highly interrelated regional economy.

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LIVING ENVIRONMENT
GOALS AND POLICIES

DISCUSSION

ECONOMIC DEVELOPMENT

Goal 1.

To promote a strong local economy and vital commercial and industrial districts.

Healthy commercial and industrial districts are vital to the economy of the City. They provide business and employment opportunities and a place for the production and exchange of goods and services. They also provide the City with a stable or expanding tax base. In addition, thriving and well-maintained commercial and industrial districts create a focus for the community and can provide a positive community image.

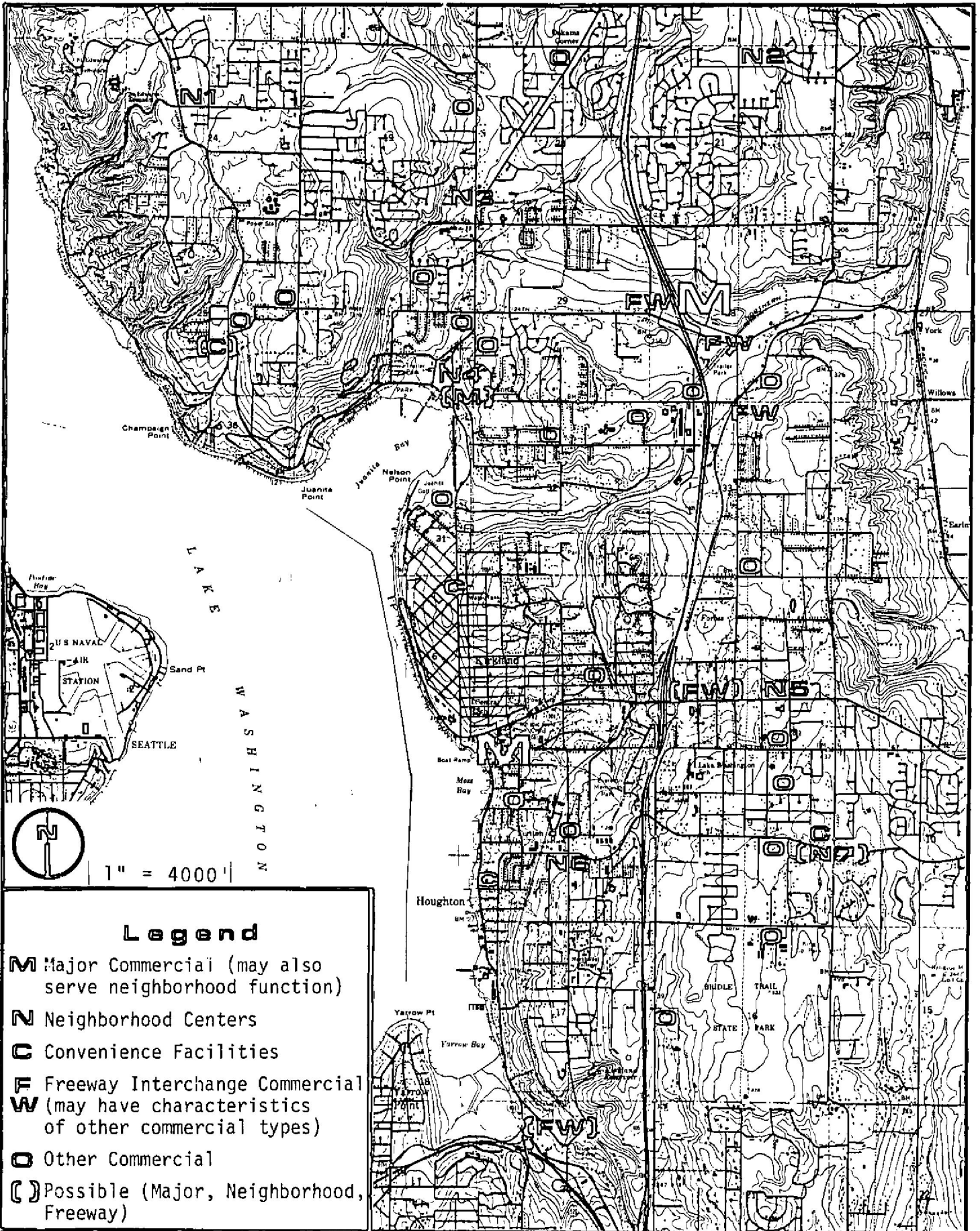
Policy 1.1:

Existing commercial and industrial districts should be maintained and strengthened by focusing new economic development within such districts.

This policy states that future economic development should be concentrated in existing commercial and industrial districts. The concentration of new and existing economic development can help to maintain and strengthen these districts. Kirkland already has many commercial and industrial districts, and these should continue to provide the focus of new economic development.

Encouraging new economic development within existing commercial and industrial districts also promotes orderly and efficient growth that minimizes impacts and service expansion costs, and allows businesses to benefit from proximity to each other.

Infilling within existing commercial and industrial districts is the preferable location for new economic development. However, as the community grows, a need may arise to expand the areas designated for economic activities. If so, expansion to land adjacent to existing commercial and industrial districts is preferable to scattering new development or



Legend

- M** Major Commercial (may also serve neighborhood function)
- N** Neighborhood Centers
- C** Convenience Facilities
- F** Freeway Interchange Commercial
- W** (may have characteristics of other commercial types)
- O** Other Commercial
- (C)** Possible (Major, Neighborhood, Freeway)

COMMERCIAL LAND USE

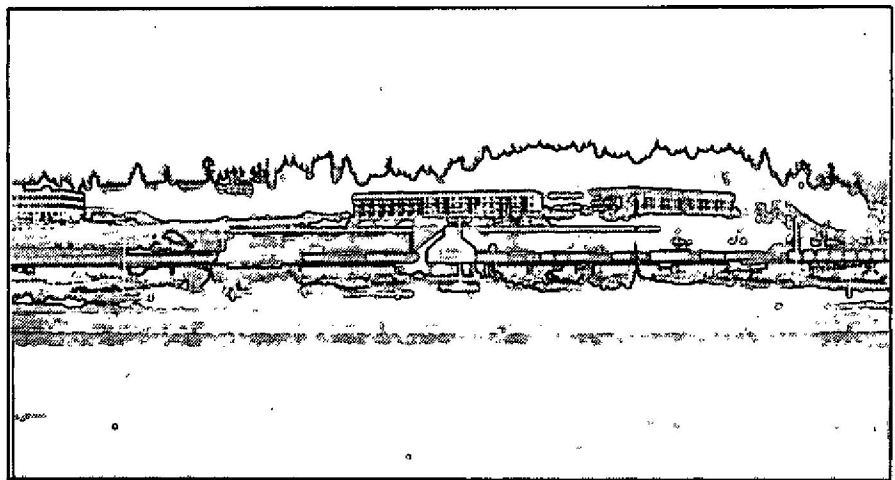
FIGURE
3

creating new districts. This will tend to keep economic activities concentrated and will help reduce conflicts with surrounding land uses.

Policy 1.2:

The size, function and mix of uses in the City's commercial and industrial districts should be based on regional, community and neighborhood needs and constraints.

Each of Kirkland's commercial and industrial districts plays a unique role in the regional and local economy. Some districts provide goods and services only to the surrounding neighborhood. Others serve a broader market area or more specialized clientele. Similarly, some districts include only small offices, while others have large offices and/or industrial activities which provide significant employment opportunities for residents of Kirkland and surrounding communities. At the same time, each district is provided with its own unique opportunities and constraints as a result of its setting. The characteristics, problems and potentials of each district should be identified as part of the applicable neighborhood plan.



Totem Lake Shopping Center

Policy 1.3

Kirkland's Central Business District (CBD) should be maintained and enhanced as a vital and unique commercial district.

As its name implies, the Central Business District (CBD) has historically been the center of commercial activity in Kirkland. With its location on the shores of Lake Washington, the CBD also serves as a focus of entertainment and recreational activities as well as adding to the unique identity of Kirkland. These prominent roles of the CBD should be maintained and enhanced.

The CBD's greatest development potential lies in taking advantage of its orientation to Lake Washington. This unique setting increases the desirability of being and shopping in the CBD.



Aerial view of the Central Business District

POLICIES

DISCUSSION

Policy 1.4:

Business park development should be encouraged as a way to foster quality commercial and industrial development.

Business parks combine light manufacturing, high technology enterprises, warehousing, offices and limited retail uses into a campus-like setting. The well-planned combination of businesses in a single development can provide quality economic development; enhance business and employment opportunities; and add to the City's tax base. Business park development should be located in or adjacent to existing commercial and industrial districts. The design of business parks should make use of open space and landscaping, as well as safe and efficient traffic circulation patterns to minimize impacts on surrounding areas.

POLICIES

DISCUSSION

Policy 1.5:

Large office buildings should be developed within existing major commercial and industrial districts or major freeway interchange areas.

The purpose of this Policy is to define where large office buildings should be developed. This Policy would tend to concentrate large office structures in the Central Business District; the Totem Lake and Par Mac areas; and the I-405/N.E. 124th Street, I-405/N.E. 85th Street and SR-520/Lake Washington Boulevard interchange areas. Large office buildings at these locations complement nearby manufacturing, retail and service activities and benefit from convenient access. In addition, large offices at these locations create relatively few conflicts with less intensive uses. Large office buildings are generally those with more than two stories of office space and/or designed as a complex.

Policy 1.6

Small office buildings should be located in existing commercial and industrial districts and along major and secondary arterials where economic activities presently exist.

As with large office buildings, small office buildings would be appropriate within major commercial and industrial districts. Small offices would also be well suited to smaller business districts, where large offices would be out of scale.

Small office buildings may also be desirable along some arterial streets as buffers for adjacent residential uses. In such instances, the height and scale of small office buildings should correspond to nearby residential structures. If properly designed, the size and form of these office buildings may be entirely compatible with adjacent residential structures while providing them with a buffer from nearby arterial traffic. Care must be taken, however, to assure that the traffic generated by these facilities will not adversely impact adjacent residential uses. In addition, small office buildings should not be allowed to extend onto arterial streets that are committed to residential development.

Areas suitable for small office use should be identified in each Neighborhood Plan as well as development standards to minimize adverse impacts. Standards may include location on a major road, visual buffers, height and bulk limitations, suitable setbacks, open space, and other site development requirements.

Policy 1.7:

Ancillary residential development should be encouraged within existing business districts.

Residential development which is incorporated into business districts can provide benefits for businesses and residents alike. Housing within business districts provides the opportunity for people to live close to shops, services and places of employment. Conversely, residents living within business districts create a localized market for nearby goods and services, and help to create a "sense of community" for those districts.

Residential development within business districts should be compatible with and complementary to business activity. Residential use should be considered an ancillary activity, and should not displace existing or potential commercial use. Housing on the upper floors of mixed use development is preferred. This policy, however, should not be interpreted to encourage residential development within industrial districts.

Policy 1.8:

Economic activities should be discouraged within freeway interchange areas and along major and secondary arterials if these areas have an established pattern of residential development.

Within the Kirkland Planning Area, land uses adjacent to freeway interchanges and along major and secondary arterials vary from industrial and commercial uses to low and moderate density residential development. Commercial activities that serve the motorist on the interstate freeway system may be appropriate at those interchanges where commercial develop-

POLICIES

DISCUSSION

ment is now predominant, but not where the primary use is residential. Similarly, commercial uses should not be allowed to spread along arterial streets, unless a nonresidential pattern of uses already exists. Further definition of appropriate development and locational standards should be set forth in the neighborhood plans.

Policy 1.9:

Commercial uses should be discouraged within low-density residential areas, unless the activity is a home occupation that is compatible with the existing residential character.

Due to the broad range of commercial activities covered by this Policy, it is necessary to examine the merits of each activity on a case-by-case basis. Home occupations, such as an accounting office or artist's studio, generally do not generate excessive traffic, require new structures or signing, and are incidental to the residential use of the home. These types of commercial uses may be appropriate in low-density residential areas. Other, more intensive commercial uses, however, should not be allowed.

Policy 1.10:

Small scale neighborhood oriented commercial uses may be permitted in higher density residential areas if they are compatible with the surrounding residential character.

The intent of this Policy is to permit small individual stores in some higher density residential areas on a case-by-case basis. These businesses should cater almost exclusively to nearby residents; be oriented to pedestrian traffic; and require very little customer parking. They should be designed and located in a manner that is compatible with adjacent residences and that will not encourage the spread of commercial uses into residential areas. No auto-oriented convenience businesses should be located in these higher density residential areas.

GOALS AND POLICIES

DISCUSSION

IMPLEMENTATION

Goal 2:

To promote City actions that encourage commercial and industrial development which complements the City's economy and unique character.

City actions may affect the level and range of economic development within the City. The intensity and variety of economic development has an impact on the community's economy and its character. City policies and regulations can be established and applied to encourage commercial and industrial development that complements the City's economy and tax base, and contributes to its unique character. In addition, the City can take more direct actions to create an environment which is attractive to desirable economic activities.

Policy 2.1:

City policies and regulations affecting economic development should be reviewed and updated on a periodic basis.

Many City policies and regulations have an impact on economic development. The City should periodically review its policies and regulations, and where appropriate, modify those which unreasonably restrict opportunities for economic development. In all cases, new economic development should conform to the goals, policies and standards established by this plan.

Policy 2.2

Land should be designated for development with a variety of economic activities. The supply of such land should be reported by the City on an annual basis.

The supply of land designated for economic development is likely to affect the overall economy of the City. If there is little opportunity for new development or expansion of existing economic activities, the vitality of the City's business districts could be lost. By monitoring land supply on a regular basis, the City will be in a position to provide the framework for varied and sustained economic growth.

POLICIES

Policy 2.3

The City should encourage commercial and industrial development which provides a reasonable balance between municipal costs and public benefits.

DISCUSSION

If the City is to foster economic development, an understanding of the public benefits and municipal costs of such development is essential. The major thrust of this policy is to assure that future economic development does not impose greater costs on the City than may be offset by the public benefits derived from such development.

Economic development may produce farreaching economic impacts. New economic activity could create an immigration of employees who wish to live near their work. As local population increases, demand is created for new commercial activity and housing. Other impacts may include: higher assessed valuation yielding increased property taxes and bonding capacity as well as increased sales tax; and significant public expenditures for public services and facilities to the new development.

gc These impacts which have no easily assigned dollar value and should be considered in the decision-making process may include: (1) Changes in local employment patterns; (2) changes to local housing markets; (3) impacts on surrounding neighborhoods; (4) increases in the availability of private and public goods and services; (5) impacts on existing economic activities; (6) impacts on special population groups; and (7) lost or added value to adjacent land and the community at large. During evaluation, long range as well as immediate costs and benefits should be considered.

POLICIES

DISCUSSION

Developers may be required to provide data to aid in the review and evaluation of municipal costs and public benefits. Developers should also provide the appropriate means for mitigation of adverse impacts that may result from the proposed development.

Policy 2.4:

Economic activities should conform to development performance standards which minimize adverse impacts on adjacent uses, and insure that economic development reflects neighborhood characteristics and respects natural features.

Economic activities may create impacts on surrounding development because of building and site design, location or daily operation. Economic activities may generate impacts as a result of open storage, large structures, poorly maintained grounds, parking lots, signs, exterior lighting, noise, air or water pollution and pedestrian or vehicular traffic. Some of these impacts can be mitigated on site while others require additional measures.

Adverse visual impacts created by economic activities should be minimized through development standards which maintain the visual character of adjacent development. Standards should insure that outdoor storage areas, parking lots, and structures are adequately buffered with landscaping or some other appropriate means, and that on-site debris and wastes are removed. Landscaping both within and around the edges of development can serve to provide visual screening and separation, as well as help to decrease surface runoff. Additional standards may include appropriate setbacks and open space requirements.

Standards also should be established and applied to control the use, size and number of signs. In the competition to achieve increased visibility, commercial activity may create a confused array of signs. Signs should be used to inform the public of available services without ~~competing~~ *for attention*, interfering with traffic safety signing or detracting from surrounding development.

Another group of development standards should be set and applied to control possible adverse environmental impacts on adjacent uses. These standards should seek to maintain and improve air and water quality, and assure safe and compatible levels of noise, lighting, radiation and other impacts.

Standards to minimize the impacts of pedestrian and vehicular traffic generated by economic activities also should be established. The location and number of access points should be controlled; and where necessary, on or off-site improvements should be made to insure the safe passage of vehicles and pedestrians.

Development standards should be tailored to the needs, unique characteristics, natural features and other special conditions of each neighborhood. These standards should be implemented, where appropriate, by establishing neighborhood and special planning districts.

Policy 2.5

The City should work cooperatively with business organizations to foster economic growth.

Although economic development is largely dependent upon private market decisions, the City can help create a positive climate to attract new business and industry and allow for the expansion of existing economic activities. An important role for the City in this regard is to participate with members of the business community in groups such as the Kirkland Chamber of Commerce. Such participation can promote greater understanding between City officials and the business community and achieve economic development.

POLICIES

Policy 2.6

The City should pursue available public economic development programs and grants, and consider joint public/private projects to foster economic development.

Policy 2.7

Kirkland should work cooperatively with King County, other local jurisdictions and appropriate public and private organizations to minimize local adverse impacts of regional economic growth.

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DISCUSSION

By pursuing available federal and state economic development programs and grants, the City may be able to encourage desirable economic development in declining business and employment districts. Such grants and programs may include low interest business loans and special tax credits. Another alternative would be to consider joint public/private projects to facilitate desirable economic development. In all cases, publicly and privately financed economic development should be consistent with the goals, policies and standards contained in this plan.

Regional economic growth can generate impacts which adversely affect Kirkland. These impacts may include, but are not necessarily limited to greater demand for housing, increased traffic congestion, deterioration of air and water quality, greater demand for public utilities and services. Kirkland should work cooperatively with King County, other local jurisdictions and appropriate public and private organizations to minimize these impacts.

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