

ORDINANCE NO. 3736

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO COMPREHENSIVE PLANNING AND LAND USE AND AMENDING SECTIONS OF THE CENTRAL NEIGHBORHOOD PERIMETER AREA OF THE COMPREHENSIVE PLAN (ORDINANCE 3481 AS AMENDED).

WHEREAS, the City Council has received from the Kirkland Planning Commission a recommendation to amend certain portions of the Comprehensive Plan for the City, Ordinance 3481 as amended, all as set forth in those certain reports and recommendations of the Planning Commission dated, January 19, 2000, and bearing Kirkland Department of Planning and Community Development File No IV-99-1; and

WHEREAS, prior to making the recommendation the Planning Commission, following notice thereof as required by RCW 35A.63.070, held on October 28, 1999 and November 18, 1999 (File IV-99-1) public hearings on the amendment proposals and considered the comments received at the hearings; and

WHEREAS, pursuant to the State Environmental Policies Act there has accompanied the legislative proposal and recommendation a SEPA Adoption of and Addendum to Existing Environmental Documents and Determination of Nonsignificance (DNS) issued by the responsible official pursuant to WAC 197-11-600(4); and there was an appeal to the Hearing Examiner and it was denied on December 27, 1999; and

WHEREAS, considered the environmental documents received from the responsible official, together with the reports and recommendations of the Planning Commission;

NOW, THEREFORE, the City Council of the City of Kirkland do ordain as follows:

Section 1. Text amended: The following specific portions of the text and graphics of the Comprehensive Plan, Ordinance 3481 as amended, are amended to read as follows:

A. Element VI: Land Use:

- Figure LU-1 – Comprehensive Plan Land Use Map: The pre-existing Figure LU-1 is repealed. There is adopted a new Figure LU-1 Comprehensive Plan Land Use Map as shown in Exhibit A attached to this ordinance and incorporated by reference. Changes include redesignation of 213, 215, and 225 6<sup>th</sup> Street South from High to Medium Density Residential.

B. Section XV.D: Central Neighborhood Plan:

- Figure C-2: The pre-existing Figure C-2 Central Area Land Use is repealed. There is adopted Figure B-1 attached to this ordinance and incorporated by reference.
- Section XV.D.4.A: Text amendments to Central Neighborhood Perimeter Areas Living Environment as shown in Exhibit B-4 attached to this ordinance and incorporated by reference.

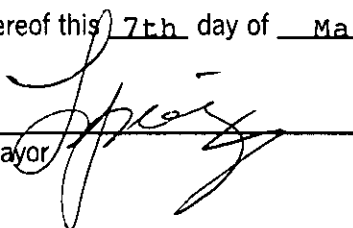
Section 2. If any section, subsection, sentence, clause, phrase, part or portion of this ordinance, including those parts adopted by reference, is for any reason held to be invalid or unconstitutional by any court of competent jurisdiction, such decision shall not affect the validity of the remaining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

Section 3. This ordinance shall be in full force and effect five days from and after its passage by the City Council and publication, pursuant to Section 1.08.017, Kirkland Municipal Code, in the summary form attached to the original of this ordinance and by this reference approved by the City Council as required by law.

Section 4. A complete copy of this ordinance shall be certified by the City Clerk, who shall then forward the certified copy to the King County Department of Assessments.

Passed by majority vote of the Kirkland City Council in regular, open meeting this 7th day of March, 2000.

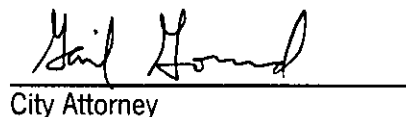
SIGNED IN AUTHENTICATION thereof this 7th day of March, 2000.

Mayor 

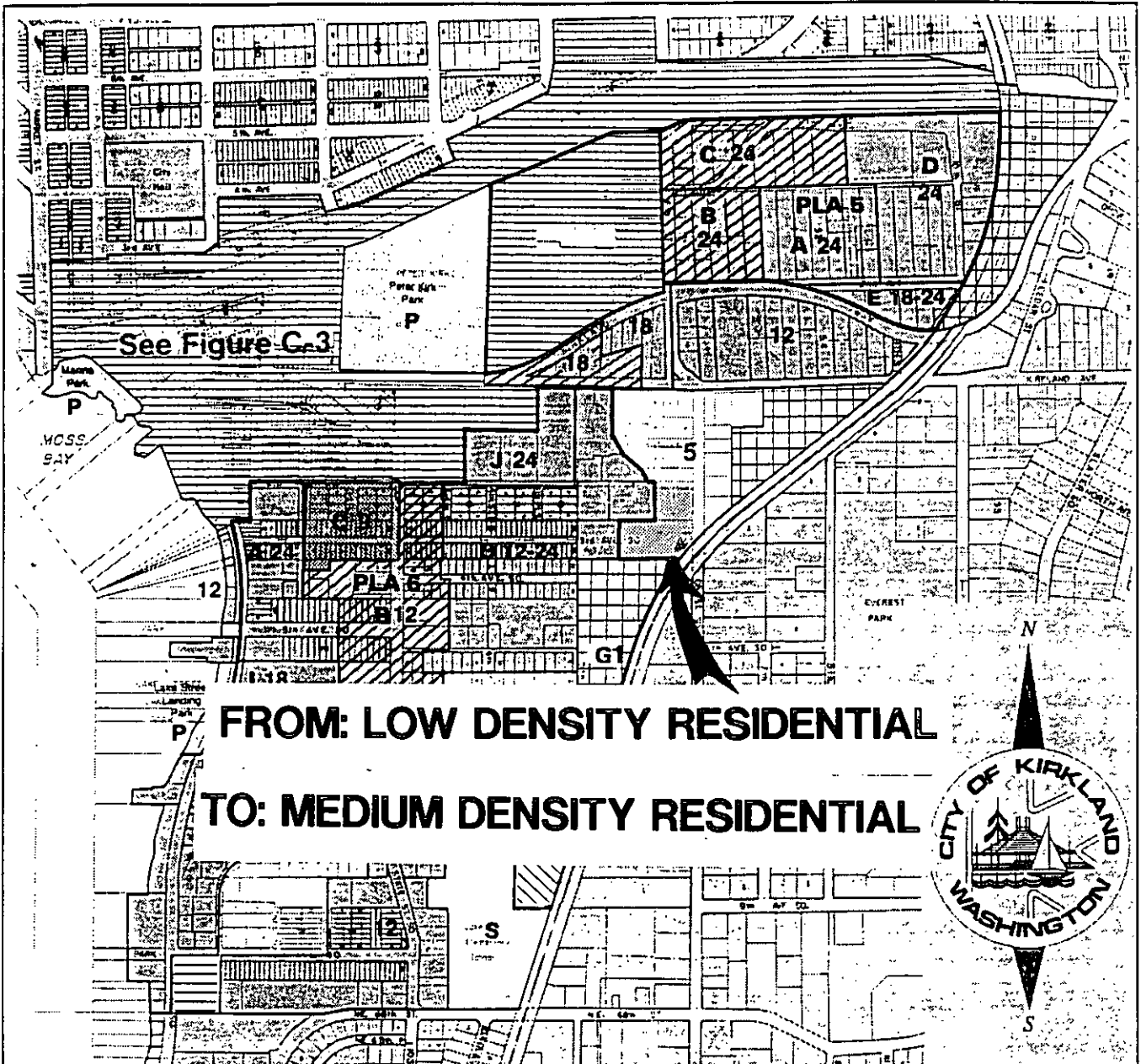
Attest:

  
City Clerk

Approved as to Form:

  
City Attorney



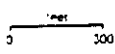


**FROM: LOW DENSITY RESIDENTIAL  
TO: MEDIUM DENSITY RESIDENTIAL**



- |   |                         |
|---|-------------------------|
| Residential Low density                           | Commercial              |
| Residential Medium and high density               | Industrial              |
| <b>24</b> Maximum allowable dwelling unit density | School                  |
| Office/Multi-family                               | Park                    |
| Planned area                                      | Industrial/Multi-Family |

Areas outside this neighborhood are shown with a light gray tint.  
Published in 1989 by the City of Kirkland, WA  
Cartography by Rainier Mapping, Tacoma, WA



Ordinance No. 3276  
Ordinance No. 3016

**Figure C-2: Central Area Land Use**

## XV.D. CENTRAL NEIGHBORHOOD

### 4. PERIMETER AREAS

#### A. LIVING ENVIRONMENT

The Central Neighborhood contains a wide variety of housing types, including many single-family residences and multifamily units. It is the intent of the Comprehensive Plan to provide a range of housing opportunities, and a continued broad range is planned for the Central Neighborhood (Figure C-1).

#### *Considerations for low-density residential development are discussed.*

The various residential densities designated for land in the Central Neighborhood, and particularly for the areas lying south of Kirkland Avenue, will be compatible if certain concerns are addressed. For example, a low-density designation is appropriate in any area developed predominantly in single-family homes, if the likelihood exists that these structures will be maintained for the lifetime of this Plan. Similarly, an area should remain committed to low-density uses if a higher-density development in the area could not be adequately buffered from single-family houses.

#### *Considerations for medium- and high-density residential development are discussed.*

A medium-density designation is appropriate for areas where sufficient land area is available to separate such development from adjacent single-family uses. In addition, medium-density residential development should not be allowed where it would significantly increase traffic volumes on streets where single-family housing is the predominant land use. Other considerations include the overall compatibility of medium-density development with adjacent single-family uses, with respect to height, setbacks, landscaping, and parking areas. If special precautions are taken to reduce adverse impacts on existing single-family homes, higher densities may be allowed. Within the Central Neighborhood, land surrounding the Downtown is generally most appropriate for these higher-density developments.

*Medium-density residential development permitted in block between Kirkland Avenue and Kirkland Way, along 6th Street South, as well as south and west of Planned Area 6.*

The block of land lying east of 6th Street, between Kirkland Way and Kirkland Avenue, is largely developed in a mix of single-family and multifamily uses. Medium-density residential development at a density of 12 dwelling units per acre is appropriate for this area, to serve as a transition between high-density development to the north and low- to medium-density development to the south.

Several small offices have developed near the intersection of Kirkland Avenue and Kirkland Way, west of 6th Street. Multifamily residential development is also permitted in this area at a density of 18 dwelling units per acre. This area lies both north and south of land with the potential for high-density residential development.

Land is designated for a density of 12 dwelling units per acre between Planned Area 6D and 6th Street South. Here, in-fill housing opportunities exist close to the downtown. Redevelopment should blend in with small lot single-family development to the west along 3rd Avenue South. To ensure compatibility with the existing single family character of the area, to protect the Everest creek and ravine, and to provide a transition between the existing single-family development to the north along 6th Street South and the industrial uses to the south, the following standards should apply:

1. Single-family detached units, rather than attached or stacked, should be developed.
2. Peaked (pitched) roofs are desired design elements.
3. The ravine and stream should be protected in perpetuity with greenbelt easements.
4. Development should follow the recommendations of a geotechnical engineer approved by the City with regard to building

## AV.D. CENTRAL NEIGHBORHOOD

### 4. PERIMETER AREAS

setbacks from the ravine on the north side of these lots.

5. No vehicular connection should be established between State Street and 5th Place South or 6th Street South from 2nd or 3rd Avenue South.
6. No vehicular connection should be established between 2nd and 3rd Avenue South.
7. Pedestrian connection should be provided in lieu of vehicular connection.
8. A maximum Floor Area ration of 65% should be allowed in order to encourage smaller and presumable less expensive homes.

A density of 12 dwelling units per acre is also designated for properties along State Street, south of Planned Area 6 (Figure C-2). This designation is consistent with densities of existing development as well as with densities permitted along State Street to the north and south. Lands on the west side of Lake Washington Boulevard, south of 7th Avenue South and west of the midblock between First and Second Streets South, are also appropriate for multifamily uses at a density of 12 dwelling units per acre. This designation is consistent with permitted densities to the north and south along Lake Washington Boulevard.

The area situated east of the midblock between First and Second Streets South, west of the midblock between State Street and Second Place South, and south of 7th Avenue South, contains a well-established enclave of single-family homes. Existing development in this area should be preserved.

As discussed in the Shoreline Master Program, residential uses should continue to be permitted along the shoreline at medium densities (12 dwelling units per acre). This is consistent with the density of development along the shoreline to the south and on many properties on the east side of Lake Street South.

#### Development along the shoreline is discussed.

As specified in the Shoreline Master Program, new residential structures constructed waterward of the high water line are not permitted. Additional standards governing new multifamily development can be found in the Shoreline Master Program.

### **B. ECONOMIC ACTIVITIES**

Economic Activities in the Central Neighborhood occur primarily in the Downtown area, and in Planned Areas 5 and 6. The boundaries of these three major activity areas are shown in Figure C-2.

#### Economic Activities in Planned Area 5 are discussed.

While Planned Area 5 has been developed largely in multifamily uses, several offices – including the United States Post Office – serving the Greater Kirkland area, are located in this planned area. Land use in Planned Area 5 is discussed in greater detail in the Living Environment section of this chapter.

#### Limited economic activities presently exist in State Street area.

Although the character of Planned Area 6 is predominantly residential, several economic activities are presently located in the area. Small offices and some commercial uses exist along Lake Street South and along State Street, and industrial development has occurred near the railroad. The Living Environment Section of this chapter contains a more in-depth discussion of land use in Planned Area 6.

PUBLICATION SUMMARY OF  
ORDINANCE NO. 3736

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO COMPREHENSIVE PLANNING AND LAND USE AND AMENDING THE COMPREHENSIVE PLAN (ORDINANCE 3481 AS AMENDED).

SECTION 1. Amends the following specific portions of the text and graphics of the Comprehensive Plan as follows:

- A. Repeals existing Figure LU-1 the Comprehensive Plan Land Use Map and adopts a new one, and amends specified text in Land Use Element.
- B. Repeals existing Figure C-2, Central Area Land Use, and replaces it with a new one. Amends specified text in the Central Neighborhood, Perimeter Area.

SECTION 2. Provides a severability clause for the ordinance.

SECTION 3. Authorizes publication of the ordinance by summary, which summary is approved by the City Council pursuant to Section 1.08.017 Kirkland Municipal Code and establishes the effective date as five days after publication of summary.

SECTION 4. Provides that the City Clerk shall forward a certified copy of this ordinance to the King County Department of Assessment.

The full text of this Ordinance will be mailed without charge to any person upon request made to the City Clerk for the City of Kirkland. The Ordinance was passed by the Kirkland City Council at its regular meeting on the 7th day of March, 2000.

I certify that the foregoing is a summary of Ordinance 3736 approved by the Kirkland City Council for summary publication.

  
City Clerk