

ORDINANCE O-4859

AN ORDINANCE OF THE CITY OF KIRKLAND AMENDING KIRKLAND MUNICIPAL CODE SECTION 5.88.030(e) REGARDING THE MULTIFAMILY HOUSING PROPERTY TAX EXEMPTION RELATED TO PHASE 2 OF THE NE 85TH ST STATION AREA PLAN; FILE NO. CAM20-00153.

1 WHEREAS, Washington State law, Chapter 84.14 RCW,
2 provides for the exemption from ad valorem property taxation for the
3 value of eligible improvements associated with qualifying multi-unit
4 housing located in residential targeted areas, and further authorizes the
5 City to designate said residential targeted areas; and
6

7 WHEREAS, the stated purpose of Chapter 84.14 RCW is to
8 increase residential housing opportunities by stimulating construction of
9 new multifamily housing, and the rehabilitation of existing vacant and
10 underutilized buildings for multifamily housing, in areas where the City
11 finds there are insufficient residential opportunities; and
12

13 WHEREAS, a primary objective of the NE 85th Street Station
14 Area Plan is to expand the City's supply of affordable housing in order
15 to foster a walkable, sustainable, equitable, and transit-oriented
16 community; and
17

18 WHEREAS, the City Council, following notice in accordance with
19 84.14.040 RCW, held a public hearing on November 21, 2023, on the
20 amendment proposals and considered the comments received at the
21 hearing; and
22

23 WHEREAS, the City finds that the areas designated as
24 residential targeted areas in this Ordinance are each located within an
25 urban center as defined in 84.14.010 RCW, that each area lacks
26 sufficient available, desirable and convenient residential housing,
27 including affordable housing, to meet the needs of the public who would
28 be likely to live in such areas if the affordable, desirable, attractive and
29 livable residences were available; and that the residential targeted areas
30 implemented by this Ordinance will encourage increased residential
31 opportunities within the City and stimulate the construction of new
32 multifamily housing and the rehabilitation of existing vacant and
33 underutilized buildings for multifamily housing.
34

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

37 Section 1. Map 1 in Section 5.88.030(e) of the Kirkland
38 Municipal Code (KMC), and the corresponding portions of Ordinance O-
39 4312 § 1 (2011), is hereby replaced with the Central Kirkland Residential
40 Targeted Areas map shown in Attachment A to this ordinance; all other
41 provisions of this section shall remain unchanged and in full force and
42 effect.

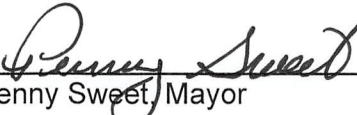
43 Section 2. Map 4 in Section 5.88.030(e) of the Kirkland
44 Municipal Code (KMC), and the corresponding portions of Ordinance O-
45 4312 § 1 (2011), is hereby replaced with the Northeast 85th Street
46 Residential Targeted Areas map shown in Attachment B to this
47 ordinance; all other provisions of this section shall remain unchanged
48 and in full force and effect.

49 Section 3. If any section, subsection, sentence, clause, phrase,
50 part or portion of this ordinance, including those parts adopted by
51 reference, is for any reason held to be invalid or unconstitutional by any
52 court of competent jurisdiction, such decision shall not affect the validity
53 of the remaining portions of this ordinance.
54

55 Section 4. This ordinance shall be in full force and effect five
56 days from and after its passage by the Kirkland City Council and
57 publication, pursuant to Kirkland Municipal Code 1.08.017, in summary
58 form attach to the original of this ordinance and by this reference
59 approved by the City Council as required by law.
60

61 Passed by majority vote of the Kirkland City Council in open
62 meeting this 12 day of December, 2023.

63 Signed in authentication thereof this 12th day of December,
64 2023.
65



Penny Sweet, Mayor

Attest:



Kathi Anderson, City Clerk

Publication Date: December 18, 2023

Approved as to Form:



Kevin Raymond, City Attorney

PUBLICATION SUMMARY
OF ORDINANCE NO. O-4859

AN ORDINANCE OF THE CITY OF KIRKLAND AMENDING KIRKLAND MUNICIPAL CODE SECTION 5.88.030(e) REGARDING THE MULTIFAMILY HOUSING PROPERTY TAX EXEMPTION RELATED TO PHASE 2 OF THE NE 85TH ST STATION AREA PLAN; FILE NO. CAM20-00153.

1 SECTION 1. Replaces Map 1 in Kirkland Municipal Code
2 Section 5.88.030(e) relating to multifamily housing property tax
3 exemption in residential target areas.
4

5 SECTION 2. Replaces Map 4 in Kirkland Municipal Code
6 Section 5.88.030(e) relating to multifamily housing property tax
7 exemption in residential target areas.
8

9 SECTION 3. Provides a severability clause for the ordinance.
10

11 SECTION 4. Authorizes publication of the ordinance by
12 summary, which summary is approved by the City Council pursuant to
13 Section 1.08.017 Kirkland Municipal Code and establishes the effective
14 date as five days after publication of summary.
15

16 The full text of this Ordinance will be mailed without charge to
17 any person upon request made to the City Clerk for the City of Kirkland.
18 The Ordinance was passed by the Kirkland City Council at its meeting
19 on the 12th day of December, 2023.
20

21 I certify that the foregoing is a summary of Ordinance 4859
22 approved by the Kirkland City Council for summary publication.



Kathi Anderson, City Clerk

ATTACHMENT B

NE 85th Street Residential Targeted Areas

