



DRAFT

Kirkland Planning Commission
January 25, 2024

1. CALL TO ORDER (7:00 PM)

2. ROLL CALL (7:00 PM)

Members Present: Scott Reusser - Chair, Rodney Rutherford - Vice Chair, Katya Allen, Bria Heiser, Aaron Jacobson, Angela Rozmyn, and Sandeep Singhal.

Members Absent: None.

Staff Present: Allison Zike - Deputy Planning & Building Director, Janice Swenson - Senior Planner, LeAndra Baker-Lewis - Senior Planner, Bryan Cole - Program Specialist, and Jeannie Dines - Recording Secretary.

Commissioner Singhal arrived at 7:02 PM.

3. COMMENTS FROM THE AUDIENCE - (7:01 PM)

1. Jessica Clawson, McCullough Hill, working with the owners of Juanita Michaels, expressed support for staff's consideration of a 70-foot height and additional density on the site which will be necessary to provide a good pedestrian environment, mixed use, affordable housing, high quality design, and pedestrian connections.

2. Carl Peterson, Shoreline, owner of property currently leased to Michaels, expressed interest in a positive change in the neighborhood. Their proposal will provide much of what the public is interested in such as bike lanes, wider sidewalk, trees, safer links for pedestrians and bicycles as well as a minimum of 17-20 affordable units. A change to the wetland regulations decreased the buildable land on the site. Without an increase in the height and density, he intends to sign a 20–30-year lease extension.

3. Meredith Everist, managing partner, Baylis Architects, referred to slides with conceptual images which Ms. Zike advised had been provided to Commissioners. Ms. Everist described current uses on the 1.2-acre Michaels site, surrounding sites, and conceptual images that include enhancing the streetscape on Juanita Drive, a variety of residential unit types (total 170) as well as retail. She summarized benefits of redeveloping the site.

4. Jeff Schram, transportation engineer on the Michaels property team, commented on the key corridor/gateway intersection, multiple transportation modes in a heavily traveled corridor, site served by single driveway close to intersection, easement with adjacent property allows multiple access points, and the opportunity to widen sidewalk and enhance intersection for cars, buses, pedestrians and bikes.

Mr. Schram, Ms. Everist, Ms. Clawson, Mr. Peterson responded to Commissioners' questions.

5. Ingrid Salmon, Kirkland, member of the Juanita Working Group, said her focus was making the area livable for humans out of their cars by promoting gathering spaces for humans and to free Juanita Creek and make it accessible for humans. As a participant in the Juanita Neighborhood Association and the Finn Hill Neighborhood Alliance, she supported efforts to create pedestrian corridors.

6. Joe Gill, Balboa Retail Partners, said he and his colleague Allison Warner and land use counsel Jeremy Eckert represent the owners of the Goodwill site which includes U.S. Bank and the vacant corner parcel. He relayed their support for staff's recommendation to study the land use change request for this site.

Mr. Peterson added to his comments that the site may be leased to a Montessori school which would result in the loss of retail. Redevelopment of the site moves the building away from the creek.

7. Luke Travis, Kirkland, member of the Juanita Working Group, commented he has watched the community become increasingly unaffordable and as a result increasingly gentrified. He highlighted results from the neighborhood survey. He urged the City to prioritize building more housing and relayed his support for increased density on the Michaels and Goodwill sites.

8. Jan Bordeau, Kirkland, member of the Kingsgate Working Group, relayed Kingsgate HOAs want their parks and open space to remain private and not under City ownership. A bike overpass ramp in Kingsgate is no longer needed or wanted due to the Cross Kirkland Corridor bridge and Totem Lake Connector bridge. New safe, wide bike lanes are available on 132nd. She asked the Commission to take note of these issues before moving forward.

4. STUDY SESSION (7:34 PM)

A. **Juanita Neighborhood Plan Update, File: CAM23-00554; Kingsgate Neighborhood Plan Update, File: CAM23-00555**

Deputy Planning and Building Director Allison Zike provided an introduction.

Senior Planner LeAndra Baker-Lewis provided a status update on the Juanita and Kingsgate Neighborhood Plans. She reviewed general engagement and revisions applicable to both plans.

Regarding the Kingsgate neighborhood plan, Ms. Baker-Lewis reviewed the working group's role, goals and engagement; survey demographics; survey responses; survey highlights; key engagement themes; anticipated Kingsgate Plan updates; and the draft Kingsgate vision statement. She invited input from Commissioners related to edits to the vision statement and any additional policy direction for the Kingsgate neighborhood plan update.

Ms. Baker-Lewis responded to questions and Commissioners provided input.

Regarding the Juanita neighborhood plan, Ms. Baker-Lewis reviewed the working group's role, goals, and engagement; survey demographics; survey responses; survey highlights; key engagement themes; anticipated Juanita plan updates; and the draft

Juanita vision statement. She invited input from Commissioners related to edits to the vision statement and any additional policy direction for the Juanita neighborhood plan update.

Ms. Baker-Lewis responded to questions and Commissioners provided input.

Ms. Baker-Lewis reviewed potential land use changes on the Michaels site, 9755 NE Juanita Drive, including the applicant's proposal, key themes from outreach, and staff's recommendation.

Ms. Baker-Lewis and Ms. Zike responded to questions and Commissioners provided input. Commissioners supported staff's recommendation to continue studying the applicant's request.

Ms. Baker-Lewis reviewed potential land use changes on the Goodwill site, 9826 NE 132nd St, including the applicant's proposal, key themes from outreach, and staff's recommendation.

Ms. Baker-Lewis and Ms. Zike responded to questions and Commissioners provided input. Commissioners supported staff's recommendation to continue studying this land use change as proposed.

Ms. Baker-Lewis reviewed the Juanita Public Pathway (JPP) concept and staff's recommendation.

Ms. Baker-Lewis and Ms. Zike responded to questions and Commissioners provided input. Commissioners supported staff's recommendation to continue studying the JPP.

Ms. Baker-Lewis reviewed next steps.

Chair Reusser declared a brief recess.

B. 2044 Comprehensive Plan Briefing - Economic Development Element

Senior Planner Janice Swenson provided an overview of the existing Economic Development Element, City business programs and services, map of Kirkland's commercial districts, regional system, community engagement, Youth Council comments, Senior Council comments, Focus Group comments, survey demographics, survey responses, policy study issues, and next steps.

Commissioners provided input.

5. PUBLIC HEARING - N/A

6. READING AND/OR APPROVAL OF MINUTES - None (10:08 PM)

7. ADMINISTRATIVE REPORTS AND PLANNING COMMISSION DISCUSSION (10:08 PM)

Ms. Zike thanked the Planning Commission for coming to 2024 ready to work and for their thoughtful comments, questions, and input. The Commission's next meeting will include policy briefings on the Parks, Recreation and Open Space Element and the Sustainability, Climate and Environment Element.

Two Commissioners' terms expire at the end of March, one can reapply, one is term limited.

Applications are due February 13. Ms. Zike responded to Commission questions.

8. COMMENTS FROM THE AUDIENCE - None (10:13 PM)

9. SPECIAL PRESENTATIONS - N/A

10. ADJOURNMENT (10:13 PM)

Chair
Kirkland Planning Commission