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Kirkland Planning Commission August 22, 2024

1. CALL TO ORDER (6:00 PM)

2. ROLL CALL (6:00 PM)

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

Members Absent: None.

Staff Present: Adam Weinstein - Planning and Building Director, Allison Zike - Planning and Building Deputy Director, LeAndra Baker-Lewis - Senior Planner, Bryan Cole - Program Specialist, Katie Kapoor - Program Specialist, and Jeannie Dines - Recording Secretary.

3. COMMENTS FROM THE AUDIENCE (6:05 PM)

Chair Rutherford described procedures for Comments from the Audience and public testimony during the Public Hearing and the Planning Commission's decision to limit comments to 2 minutes.

1. Joslande Gracien, Kirkland, commented on the need for housing that is more affordable and more housing to assist with supply and demand.
2. Zurab Nelson, Kirkland, spoke regarding the need for more apartments so people can afford to live in Kirkland.
3. Arjang Tahmasebie, Kirkland, requested growth not exceed the capacity of the infrastructure.

4. SPECIAL PRESENTATIONS - N/A (6:13 PM)

5. STUDY SESSION - N/A (6:13 PM)

6. PUBLIC HEARINGS (6:13 PM)

- a. **2044 Comprehensive Plan Continued Public Hearing: Market Street Corridor Plan and Land Use Element, File No. CAM22-00032**

Chair Rutherford opened the continued public hearing on the Market Street Corridor Plan and the Land Use Element at 6:13 PM.

Planning and Building Deputy Director Allison Zike reviewed where we are in the

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process for the Land Use Element, Land Use Element Amendments v. Zoning Code Amendments (what is and is not decided in the Land Use Element), updates to the draft Land Use Element since the June hearing, steps to implement Comprehensive Plan policies, example of policy implementation (Station Area Plan timeline), what we've heard from the community, frequent transit corridors, existing Comprehensive Plan policies supporting density near frequent transit, revised draft Policy LU-2.4, draft Land Use map, and Planning Commission options for decisions on LU-2.4.

Senior Planner LeAndra Baker-Lewis provided background on the Market Street Corridor Plan, and reviewed updates made to the draft Plan since the July hearing, and staff's recommendation to remove MS-8: Limiting MSC Building Height.

Staff responded to Commission questions.

Due to the number of people signed up to speak, Ms. Zike recommended gathering public testimony tonight, closing the record to spoken and written testimony and continuing deliberations to the September 12 Planning Commission meeting.

Commission discussion followed. Commission consensus to take public comment, have initial Commission discussion tonight, and to continue the hearing.

Public Testimony.

4. Lauren Hall-Stigerts, Kirkland, described challenges with her family's support network living further away due to the lack of affordable housing in Kirkland and expressed support for increasing the variety of middle housing options along frequent transit corridors.
5. Guillermo Rivera, Eastside for All, expressed support for increasing the density and diversity of housing types especially near frequent transit.
6. Candida Vazquez, Kirkland (translated by Guillermo Rivera), commented on how expensive it is to live in Kirkland and requested the City address housing affordability issues.
7. Matthew Sachs, Kirkland, requested the Commission study more than 100 dwelling units/acre near frequent transit corridors and meet the housing affordability crisis with hope and love and not fear and selfishness.
8. Susmita Srikant, Kirkland, described unreliable transit on Finn Hill and urged the Commission to slow implementation of the corridor plan, consider ample parking for high density building and to develop a robust transit system.
9. Valentia Little, Kirkland, addressed how the ideas of inclusion and exclusion are being manipulated to drive the plan forward.
10. William Whitehouse, Kirkland, commented on misinformation in the community about the Comprehensive Plan and reiterated his strong support for the transit corridor proposal.
11. Sarah Jokar-Devis, Kirkland, urged the Commission to remove the frequent transit corridors policy from the Comprehensive Plan due to inadequate transit service.
12. Eli Youngs, Kirkland, a resident on a transit corridor, expressed support for more

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housing on the corridor.

13. Debbie Lacy, Kirkland, founder of Eastside for All, spoke regarding the benefits of increased affordable housing.

14. Kurt Dresner, Kirkland, relayed his support for building more housing especially along transit corridors.

15. Luke Johnson, Kirkland, spoke regarding Kirkland's human scale and accessible waterfront, commenting affordable housing along transit corridors may be appropriate but not in residential neighborhoods.

16. Christopher Randels, Tacoma, described living in Bellevue on a frequent transit corridor and taking transit to visit Kirkland and his recent move to Tacoma due to housing costs and the lack of housing availability.

17. Betsy Lewis, Kirkland, described her opposition to the proposed transit corridor in the draft Land Use Element, specifically the NE 70th corridor.

18. Yuanmeng Zhao, Redmond, described Overlake Village as an inspiration for Kirkland, higher density housing next to a frequent transit corridor.

19. Deidre Johnson, Kirkland, described feeling betrayed due to the amount of time and money spent on siting density and affordable housing in the station area plan and the proposed Policy LU-2.4 placing density along transit corridors.

20. Oliver Chen, Kirkland, commented on the vision for Kirkland and recommended the Commission consider increased housing density on frequent transit corridors.

21. Amanda Reinhart, Kirkland, CFO, Hopelink, commented on the relationship between stable and affordable housing and individual and household stability and well-being and the need for affordable housing at every income level on the eastside.

22. Sarah Diamond, Kirkland, encouraged moderation in the plan, to site higher density where it makes sense and not in areas where it does not.

23. Erin Bowser, Kirkland, elementary school principal in LWSD, commented on the loss of teachers and support staff and families moving out of the district due to the lack of affordable housing in Kirkland.

24. Rex Rempel, Kirkland, a tenured professor at a college in Kirkland, said he is unable to purchase a house in Kirkland and asked for help making Kirkland affordable for ordinary people.

25. Tarney Nevarro, Kirkland, agreed with the proposal to increase housing to meet needs and make housing more affordable.

26. Randy Bannecker, representing Seattle King County Realtors, asked the Commission to support bold housing growth and capacity especially in areas served by frequent transit and to study options for more than 100 dwelling units/acre.

27. Michael Van Bemell, Kirkland, relayed support for anyone who works in Kirkland to live in Kirkland if they wished and said transit corridors are a great place for locating increased housing.

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Chair Rutherford declared a brief recess.

28. Lara Gardner described their search for a car-free neighborhood in Kirkland, inability to afford to live in Kirkland, and her support for more people living in Kirkland by allowing more housing in walkable areas with frequent transit.

29. Liz Van Bommel, Kirkland, said she cherishes Kirkland and wants more people to be able to live in Kirkland. She supported the Commission studying more than 100 dwelling units/acre near frequent transit.

30. Niel Lebeck, Kirkland, described walking and taking transit and expressed support for more housing on transit corridors to make transit more affordable and to increase transit service.

31. Sheila Loesch, Kirkland, commented Kirkland has made great strides to be more welcoming to the LGBTQIA2S community and recommended prioritizing dense and affordable housing in the Comprehensive Plan Update.

32. Alex Brennan, executive director, Futurewise, expressed support for more housing options on transit corridors and fully studying and exploring those options.

33. Brady Nordstrom, Housing Development Consortium, representing 210 members in the affordable housing sector, urged the Commission to support bold growth strategies to lay the foundation for affordable housing especially near transit.

34. Jim O'Farrell, Kirkland, described Bothell United Methodist Church's purchase of property in downtown Bothell to develop 244 affordable rental units. He urged the City to consider infrastructure in identifying appropriate locations for affordable housing.

35. Barbara Loomis, Kirkland, requested the Commission restore the residential land use designation instead of residential mixed use and remove transit corridors in Policy LU-2.14.

36. Luke Travis, Kirkland, commented on misinformation in the community, pointing out the transit corridor proposal is to study where higher density makes sense.

37. Alycia Ramirez, Kirkland, commented on the effect that rising rents in Kirkland have had on her family and the need for more affordable housing especially on transit routes.

38. Larry Waldman, Kirkland, relayed current zoning will exceed the City's growth target and transit corridors will result in a surplus. He objected to including transit corridors in the Comprehensive Plan without appropriate study.

39. James Sugarbroad, Kirkland, commented on inadequate transit service near his home and that the proposals will take time to implement.

40. David Stansel-Garner, spoke in favor of more Kirkland density. He cited chapters from a book by Doug Griffiths, 13 Ways to Kill Your Community: live in the past, shut out seniors, reject everything new, don't cooperate, ignore outsiders, grow complacent, and don't take responsibility.

41. Kathy Jacobs, Kirkland, expressed concern with encouraging density in areas without services or transit and urged the Commission to reinstate the residential land use designation.

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42. Gary Greenberg, Kirkland, relayed concern the proposed transit corridor plan is a massive overstep that will cause irreparable harm to the City, residents, infrastructure and neighborhoods and recommended achieving additional growth and housing in a more measured approach.
43. Heidi Hendrickson, Kirkland, described her opposition to transit corridors in Kirkland.
44. Richard Carlson, Kirkland, described his experience with growth in high tech and high income communities and said he usually testifies in favor of greater density but the proposed density is overkill and should be focused in key nodes not corridors.
45. Anna Cavender, Kirkland, described a colleague at Google's search for housing in a walkable neighborhood with reliable and frequent transit. In addition to investing in good pedestrian access and better transit options, it is imperative the City invest in more housing to keep pace with demand.
46. Liz Hunt, Kirkland, commented on the number of new housing units constructed in her neighborhood in the past year, concluding middle housing zoning is already working.
47. Terri Dayton, Kirkland, urged the Commission to consider the critical role of transit oriented affordable housing in shaping the City's future. Planning for affordable housing near transit stops creates a legacy of equity, resilience and shared prosperity.
48. Clifton Durante, Kirkland, suggested the City find a way to translate this detailed policy proposal to community members so there is a better understanding. He commented on options for sustainable future growth and benefits of housing on transit corridors.
49. Jackie Mendez, Kirkland, relayed other cities considered multiple growth alternatives, Kirkland only considered two, no change and a growth alternative that heavily impacts neighborhoods via the transit corridor proposal. She urged the Commission not to include the transit corridors.
50. Brian Smith, Kirkland, spoke against the proposed plan and impacts to the Market Street corridor due to the impacts on single family neighborhoods.
51. Cindy Claypool, Kirkland, commented the Comprehensive Plan should bring communities together. She was opposed to opening the door to over development in transit corridor neighborhoods. She suggested ways to provide affordable housing.
52. Catie Malik, Kirkland, said she supports responsible growth but was concerned with the proposed transit corridors, especially increased heights and urged the Commission to remove the transit corridor proposal.
53. Curtis Johnson, former Kirkland resident, spoke in favor of badly needed density on transit corridors. Due to limited housing options, he now commutes to Kirkland, adding to traffic congestion.
54. Scott Aldridge expressed support of Livable Kirkland and Eastside Urbanism's efforts to advocate for more housing and more transit-oriented housing and to make Kirkland more walkable and livable.
55. Danielle Sanine, Kirkland, expressed support for more affordable housing,

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commenting cottage zoning and DADU/ADU zoning already provide middle housing. She objected to considering Market Street a transit corridor.

56. Kyle Sullivan, Kirkland, expressed support for the draft Land Use Element and studying increased density along transit corridors.

57. Kira Krimkevich, Kirkland, relayed her concerns with transit corridors and how little time the City had devoted to the concept and recommended removing transit corridors from the 2044 Comprehensive Plan.

58. Valentia Vaneeva, Bellevue, described her search for housing on the eastside near transit and expressed support for allowing more housing capacity in Kirkland especially near transit and affordable to all income levels.

59. Abdullah Nusayr expressed support for higher density and studying transit corridors, pointing out taller buildings save trees.

60. Joliette de Carteret, Kirkland, commented on density in Kirkland and suggested the City needed a plan to solve the issue of affordable housing and transit corridors will not create needed housing.

61. Martin Stoddart, Kirkland, relayed his concerns regarding the proposed transit corridor overlays and recommended removing them from Comprehensive Plan.

62. Jill Stoddart, Kirkland, shared the words of University of British Columbia Professor Patrick Condon regarding the addition of housing in Vancouver BC which has not led to affordable housing.

63. Jonathan Nichols, Kirkland, spoke in favor of the proposal to explore increase density along transit corridors and encouraged the Commission to recommend the City Council adopt the transit corridor proposal.

64. Ingrid Salmon, Kirkland, described the benefits of transit-oriented housing and the challenges of being an active transportation community member.

65. Bryan Olay, Kirkland, recommended the City engage experts to assist with providing affordable housing.

66. Brittany [no last name given] expressed support for methodical growth and more affordable housing in Kirkland, but was opposed to adding density on transit corridors.

67. Michael Brockman said he had nothing to add to what all the eloquent speakers had expressed, and it was great to hear everyone's comments.

68. Khrista Schaffner described her opposition to targeted upzoning on transit corridors and recommended removing them from the Comprehensive Plan.

69. Jacquelyn Kimzey, former Kirkland resident, expressed support for increased housing density along the Market Street corridor and appropriate housing density to support the community.

70. Jennifer Loy commented on the lack of information provided to the community. Older properties are affordable, rezoning property for increased density increases the cost.

71. Ken MacKenzie, Kirkland, described his request for the Commission to retain

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Market Street Corridor Policy MS-8.1.

Chair Rutherford declared a brief recess.

72. Nicole MacKenzie, Kirkland, commented the proposed Comprehensive Plan is neither comprehensive nor a plan and the process has not been transparent or engaged the community regarding impacts of the proposed changes.

73. Robert Dimpsey, Kirkland, described how the transit corridors and the subsequent zoning will impact him and his neighbors on Market Street. He requested the City keep current residents in mind as it plans for growth and to develop something equitable for all.

74. Tanya Dimpsey, Kirkland, requested the inaccurate description in Market Street Corridor Plan Policy MS-6 regarding the slope and alley parallel to the east side of Market Street be corrected.

75. Amy Maxim, land use planner, Compass Engineering and Surveying, relayed a request on behalf of John Graham to include 9205 NE 120th St and 11933 93rd Ave NE in the Community Mixed Use designation immediately adjacent to Juanita Beach.

76. Jennifer Ohayon, Kirkland, described her request not to include transit corridors in the Comprehensive Plan and requested Policy LU-2.4 be removed.

77. Ashish Amarnath, Kirkland, expressed concern with Policy LU-2.4 and suggested considering urban centers for density. He suggested being more transparent in decision making and involving the community.

78. Marla Groves, Kirkland, urged the Commission to consider the impacts that the proposed increase in density will have on schools.

79. Michelle Plesko, Kirkland, commented on the ability to bike in Kirkland and relayed support for more housing throughout Kirkland, especially in frequent transit corridors.

80. Maureen Albi, Kirkland, expressed support for diversity and inclusive communities and more affordable housing near steady, reliable transit. Transit corridors are not the answer and she suggested removing them from the plan.

81. Laurie Hope, Kirkland, commented there are areas where increased density can create affordability, but it is not reasonable to think that will occur on Market Street.

82. Kristine Bickdash, Kirkland, urged the Commission not to adopt the land use and transit corridor proposals and to ensure the plan will achieve the goal of more affordable housing and transit.

83. Bea Nahon, Kirkland, commented everyone wants a livable Kirkland. The City must plan for the future and there needs to be common sense and respect for each other's perspectives, ideas and concerns.

84. Charlie Liban, Kirkland, explained by using multiple transportation modes, he is able to live in Kirkland without a car. He commented on the convenience that mixed use zoning provides and expressed support for building more varied housing near transit.

85. Dave Deland, Shoreline, described his inability to continue living in Kirkland due to increased housing prices. He supported upzoning around transit throughout the City,

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assuring it would not destroy neighborhoods.

86. Keith Dunbar, Kirkland, expressed support for high density in existing centers rather than transit corridors and recommended removing transit corridors from the Comprehensive Plan.

87. Dani Park expressed concern with the proposed changes to transit corridors especially Market Street due to the potential consequences and urged the Commission to carefully evaluate the impacts on affordability and community character.

88. Joslande Gracien, Kirkland, commented on the need for more access to housing in Kirkland and said she looked forward to hearing more.

89. Chris Groves, Kirkland, commented there is noble intent in the plan, but he did not anticipate the plan would generate affordable housing.

Hearing no further public comment, Chair Rutherford closed public testimony.

Commissioners reflected on what they heard tonight and shared their initial thoughts regarding the Land Use Element.

Ms. Zike described next steps.

Motion to Continue the public hearing regarding the Market Street Corridor Plan and Land Use Element to the September 12 Planning Commission meeting and leave the record open for written comments.

Moved by Aaron Jacobson, seconded by Katya Allen

Vote: Motion carried 7-0

Yes: Rodney Rutherford - Chair, Bria Heiser - Vice Chair, Katya Allen, Aaron Jacobson, Gina Madeya, Scott Reusser, and Angela Rozmyn.

Discussion followed.

7. READING AND/OR APPROVAL OF MINUTES - None (10:35 PM)

8. ADMINISTRATIVE REPORTS AND PLANNING COMMISSION DISCUSSION (10:35 PM)

a. Public Meeting Calendar Update

Ms. Zike reviewed upcoming Planning Commission agenda items and upcoming topics at City Council.

9. COMMENTS FROM THE AUDIENCE (10:37 PM)

90. Ken MacKenzie, Kirkland, described his early life in an urban setting and moving to the suburbs of Kirkland. He commented on the visceral reaction to the Comprehensive Plan by residents who love suburbia because they feel threatened.

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10. ADJOURNMENT (10:41 PM)

Chair
Kirkland Planning Commission