



**City of Kirkland**  
**Planning and Building**  
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## MEMORANDUM

**To:** Planning Commission

**From:** LeAndra Baker-Lewis, Senior Planner  
Allison Zike, AICP, Deputy Planning and Building Director  
Adam Weinstein, AICP, Planning and Building Director

**Date:** June 26, 2024

**Subject:** **2044 Comprehensive Plan Continued Public Hearing: Kingsgate Neighborhood Plan Update, File No. CAM23-00555;**  
**2044 Comprehensive Plan Continued Public Hearing: General Neighborhood Plan Amendments, File No. CAM22-00032**  
**2023-2024 Par Mac – Totem Lake Community-Initiated Amendment Request, File No. CAM22-00873**

### Recommendation

Receive written public testimony until July 11, 2024, and continue the public hearings for all Neighborhood Plans except for the Juanita Neighborhood Plan (the PC previously completed their deliberation on this chapter at the May 23, 2024 meeting).

During the continued public hearing, the Planning Commission (PC) should deliberate and make a recommendation to City Council (Council) for each plan.

*The PC and community should note that the record remains open for written testimony to be submitted until the PC begins deliberations, but no further spoken testimony will be accepting during the July 11 PC meeting.*

### Background

At the previous PC public hearing on May 23, 2024, the PC voted unanimously to continue the hearing for the following neighborhood plans to their regularly scheduled July 11, 2024 meeting:

- Kingsgate Neighborhood Plan
- Lakeview Neighborhood Plan
- Central Houghton Neighborhood Plan
- Bridle Trails Neighborhood Plan
- Moss Bay Neighborhood Plan
- Everest Neighborhood Plan
- Rose Hill Neighborhood Plan

- NE 85th Street Station Subarea Plan
- Totem Lake Business District Plan
- Market Street Corridor Plan
- Market Neighborhood Plan
- Norkirk Neighborhood Plan
- Highlands Neighborhood Plan
- Finn Hill Neighborhood Plan

The PC also voted to keep the record open for additional written testimony from the public; testimony may be received by the PC up until the meeting start time. The July 11, 2024 meeting will not include another public comment period for spoken testimony; all oral testimony was received at the initial public hearing meeting in May.

### **Proposed Neighborhood Plan Updates**

The following subsections include footnotes that cite materials earlier provided to the PC. This memorandum offers a broad summary of the status of neighborhood plans being deliberated on at the July 11, 2024 PC meeting. The May 23, 2024 meeting packet materials<sup>1</sup> should be consulted for a comprehensive account of the background information for PC to consider in their discussions.

#### Kingsgate Neighborhood Plan

On May 23, 2024, the PC began the public hearing for the Kingsgate Neighborhood Plan, and received spoken testimony related to the draft amendments. The May 23, 2024 meeting packet includes background information on the draft Plan, including a draft policies matrix that provides a side-by-side comparison of the existing and revised draft goal and policy language. The packet also describes key study issues that emerged from the outreach and engagement done since August of 2023, includes a summary of the policy revisions within the Kingsgate Plan, and contains the draft Plan as an attachment.

#### Totem Lake Business District Plan

Since the May 23, 2024 public hearing, staff has amended and recommends changes to Policy-TL 19.3 and Figure TL-9 of the Housing section of the Totem Lake Business District Plan (see Attachment 7) to allow for mixed-use residential development in the Southern Industrial-Commercial Subarea consistent with the Par Mac community-initiated amendment request (CAM22-00873).

#### General Neighborhood Plan Amendments

On May 23, 2024, the PC also began the public hearing for the General Neighborhood Plan Amendments, and received spoken testimony related to the staff-proposed edits. The May 23, 2024 meeting packet includes contextual information on plan amendments, the changes and intent behind each type of change, and copies of each draft Neighborhood and Subarea Plan with staff-recommended changes shown within the text.

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<sup>1</sup><https://kirklandwa.primegov.com/meetings/ItemWithTemplateType?id=424&meetingTemplateType=2>

In brief summary of the previous materials, the general amendments in these chapters are not intended to make any substantive policy changes, but are instead focused on the following categories:

- *Equity* – minor revisions to plan text to ensure consistency with Kirkland’s goal of a welcoming city for all;
- *Consistency* – impartial updates to outdated information and titles to ensure each plan is aligned with current values and guiding principles for the City; and
- *Efficiency* – removal of development-level policy direction, policies more applicable to general Comprehensive Plan elements, and text that is redundant with zoning regulations to reasonably streamline these chapters per functional goals for the K2044 Plan.

In late June, staff met with members of the Kirkland Alliance of Neighborhoods, representing several neighborhood associations to review the staff-recommended amendments and receive comments and feedback. Using this feedback, staff has implemented minor text changes and revisions with the intent to enhance the accessibility and clarity of each plan. Included in this memorandum are updated staff-recommendations for the Moss Bay, Market, Highlands, Rose Hill, and Central Houghton Neighborhood Plans (see Attachments 1 through 5) as well as the Market Street Corridor Plan (see Attachment 6). The following minor updates have been made in the attached Plans since the May 23 packet:

- Addition of planned growth metrics for the Totem Lake and Greater Downtown Regional Growth Centers within the Moss Bay Neighborhood Plan and Totem Lake Business District Plan;
- Reestablishment of policy MS-7 within the Market Street Corridor Plan, and adjustments to verbiage to reflect adopted design guidelines;
- Update to MB-32 of the Moss Bay Neighborhood Plan to reflect recent Council direction for the future of Park Lane;
- Revision of language surrounding active transportation to reflect more commonplace terms such as “walking, biking and rolling”; and
- Implementation of non-substantive and limited edits to policies and narrative text for improved descriptions.

Note that for Plans not included in this memorandum, the staff recommended Plans in the May 23, 2024 packet are those that should be considered by the PC.

## **Public Comments**

Public comments regarding the Kingsgate Neighborhood Plan Amendments received through July 2, 2024 (prior to the publication of this memo for the continued public hearings) are available on the Kingsgate Neighborhood Plan update webpage<sup>2</sup>.

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<sup>2</sup> [https://www.kirklandwa.gov/files/sharedassets/public/v/3/planning-amp-building/neighborhood-plan-updates/kingsgate-neighborhood-plan/all\\_publiccomments\\_kingsgate\\_august302023-june302024.pdf](https://www.kirklandwa.gov/files/sharedassets/public/v/3/planning-amp-building/neighborhood-plan-updates/kingsgate-neighborhood-plan/all_publiccomments_kingsgate_august302023-june302024.pdf)

Comments on the General Neighborhood Plan Amendments received through July 2, 2024 (prior to the publication of this memo for the continued public hearings), are available on the K2044 webpage<sup>3</sup>. A Public Comment PDF document<sup>4</sup> containing unabbreviated versions of these public comments has also been made available on the webpage.

Additional public comments received after the publication date of this memorandum will be provided to the PC prior to the July 11 public hearing and compiled and posted on the K2044 webpage after the hearing.

### **Next Steps**

Following the public hearing, the Planning Commission should deliberate and make a recommendation to City Council for each individual Neighborhood Plan and Subarea Plan chapter.

### **Attachments**

1. Draft Moss Bay Neighborhood Plan (updated since May 23, 2024 public hearing version)
2. Draft Market Neighborhood Plan (updated since May 23, 2024 public hearing version)
3. Draft Highlands Neighborhood Plan (updated since May 23, 2024 public hearing version)
4. Draft Rose Hill Neighborhood Plan (updated since May 23, 2024 public hearing version)
5. Draft Central Houghton Neighborhood Plan (updated since May 23, 2024 public hearing version)
6. Market Street Corridor Plan (updated since May 23, 2024 public hearing version)
7. Draft Totem Lake Business District Plan (updated since May 23, 2024 public hearing version)

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<sup>3</sup> [https://www.kirklandwa.gov/files/sharedassets/public/v/1/planning-amp-building/kirkland-2044-comp-plan/2022.04.19-2024.05.01\\_public-comment-tracker\\_k2044\\_1.pdf](https://www.kirklandwa.gov/files/sharedassets/public/v/1/planning-amp-building/kirkland-2044-comp-plan/2022.04.19-2024.05.01_public-comment-tracker_k2044_1.pdf)

<sup>4</sup> [https://www.kirklandwa.gov/files/sharedassets/public/v/6/planning-amp-building/kirkland-2044-comp-plan/2022.12.06-2024.05.14\\_public-comments\\_k2044.pdf](https://www.kirklandwa.gov/files/sharedassets/public/v/6/planning-amp-building/kirkland-2044-comp-plan/2022.12.06-2024.05.14_public-comments_k2044.pdf)