

Minutes, Kirkland Alliance of Neighborhoods  
October 9, 2019 Kirkland City Hall, Peter Kirk Room

Note: Action items are highlighted in yellow.

Neighborhoods attending:

Central Houghton	Lisa McConnell
Everest	Anna Aubry
Evergreen Hill	
Finn Hill	Scott Morris, Cindy Rondezzo
Highlands	Debbie Ohman, Karen Story
Juanita Neighborhoods	Bob Scarber
Lakeview	Judy Beto
Market	Ken Mackenzie
Moss Bay	Bea Nahon
Norkirk	Janet Pruitt (KAN Co-Chair), Heather Hendrix McAdams
North Rose Hill	Margaret Carnegie
South Rose Hill/Bridle Trails	Chris Kagen

City Staff/Elected Officials attending:

- David Wolbrecht, Neighborhood Services Outreach Coordinator
- Adam Weinstein, Planning and Building Director
- Dave Asher, City Council
- Dorian Collins, Planning

Guests:

- David Schwartz, Bridle Trails
- Martin Morgan, South Rose Hill
- Amy Falcone

7:014 pm Introduction

- Co-Chair Janet Pruitt called the meeting to order
- June 2019 minutes accepted
- September 2019 minutes announced, pending acceptance

7:05pm Public comments

- Tree ordinance: Scott Morris
  - Public hearing at Planning Commission and Houghton Community Council on Nov 5
  - To City Council for approval, possible at December meeting
  - Recommends that NAs get the word out
  - He wrote a summary for Finn Hill; can provide it if you ask
  - David Schwartz: you can see a discussion in the recording of the last Council meeting

- Sustainability Fair this weekend: Dave Asher
  - Sustainability Master Plan under discussion
  - Sustainability Advisory Council is critical, requires public participation
  - Issaquah has a sustainability staff – Kirkland doesn't

7:15pm Citywide Transportation Connections map

- Jim Lopez presenting
- Anticipate changes through the Capital Improvement Plan or through development requirements
  - Moving from doing incremental plans, ad hoc for each instance
  - Single map to capture intentions
- Online, interactive map with all data available
  - Public comments
  - Historical documents
  - Data from strategic plans, neighborhood plans, etc.
- Next steps
  - The map is done
  - City staff will present to Council on Oct 15<sup>th</sup> at a study session
  - Postcards will go to residents within 300' of any potential connection (arriving 10/10/19)
  - Planning Commission on Oct 24<sup>th</sup>
- Questions
  - (Scott) Public hearing?
    - The Council study session on the 15<sup>th</sup> is public access, no opportunity to speak
    - Planning Commission on the 24<sup>th</sup> is an opportunity to speak
    - Written comments are also still acceptable
  - (Janet) What can we do to help?
    - Already got great input from NAs
  - (Bea) Where did the 300' distance come from?
    - (Jim) We went beyond the requirement, and we posted notices on social media

7:24pm "Missing middle" housing (MMH) and accessory dwelling unit (ADU) draft proposals

- Adam Weinstein and Dorian Collins presenting
  - Sean Leroy, project manager for the Missing Middle initiatives, out sick
- Amendments to the Zoning Code and Municipal Code
- Public hearing coming January 23, 2020, Planning Commission and HCC
- Housing Strategy Plan
  - Adopted in 2018
  - Objective: foster housing choices while preserving neighborhood character
  - Purpose: Identify strategies for the City to explore in greater detail over the next 3 to 5 years
  - Extensive public process

- Advisory group
  - Focus groups
  - Public workshop
  - Survey with 1,400 respondents
- Public outreach
  - Housing Strategy Plan process
  - Update of Rose Hill and Bridle Trails Neighborhood Plans
  - Update of Market, Norkirk, and Highland plans this year
  - KAN
  - Master Builders/ Residential Builders Council
  - Direct outreach to architects and builders
  - Several study sessions with Planning Commission and HCC
  - Planning and Economic Development Commission
- Definition
  - Range of [multi-unit or clustered housing types](#), compatible in scale with detached single-family homes, that help meet the growing demand for walkable urban living
  - “Affordability”: Median income in Kirkland correlates to a \$330K house
  - “Single-family zoning” is actually a relatively new thing in Seattle area
    - Historically, mixtures of duplexes, other multi-family types
    - Multi-family housing doesn’t have to look out of character when next to single-family houses
    - [Danielson Grove](#), built in 2005 in North Rose Hill, example of cottage development
- Objective: Promote the construction of market-rate housing that is more compact and more affordable than typical detached single-family units, and compatible with predominantly single-family neighborhoods
- Potential amendments to Zoning
  - Allow these housing types in [all low-density zones](#)
  - Increase max. size of a “cottage” to 1,700 ft<sup>2</sup> (not to include attached ADUs)
  - Retain exiting provisions, allowing 2 times the maximum number of detached dwelling units allowed in the underlying zone
  - Allow the same floor area ratio (FAR) as would apply to a single-family house built on property
  - Reduce development size minimum to 2 cottage units, rather than 4 (keep maximum of 24 units, with a cluster maximum of 12 units)
  - Review process for cottages and 2- or 3-unit homes same as for single-family
  - Eliminate location requirements (i.e., restrictions on proximity to another similar housing type)
  - Retain exiting minimum lot size provisions
  - Reduce parking requirement to 1 space per unit, within ½ mile of transit service with 15-minute headways during commute hours. For units more than ½ mile away:
    - Units 1,000 ft<sup>2</sup> or less: 1 space per unit

- Over 1,000 ft<sup>2</sup>: 1.5 spaces per unit
- See KZC 105.20 for visitor parking
- ADUs associated with MMH development shall comply with KZC
- Question: This is not fair consideration of residents who do take transit but also own a car and need to store it at property – in fact, store it more because it's there all day
  - (Adam) Just because we set that minimum requirement doesn't mean that you can't build more
  - (Response) But if you code it that way, some builders will build that way, because it's cheaper
- Minimum required clearances (many details, skipped over)
- Common open space: 300' per unit for Cottage of 5 or more units, not required for duplexes
  - Can be reduced to 200' under some circumstances
- Common buildings encouraged
- Covered porch required, min area of 64 ft<sup>2</sup>
- Allow attached ADUs
- Design guidelines for cottages: details on building orientation, required common open space, shared detached garages, low impact development, variations in sizes
- 2-3-unit homes
  - Design standards for entries, materials, architectural design elements
  - Proposing significant requirements, not required of single-family homes
  - E.g., parking not permitted in the front yard
    - Detached garages
    - Driveways that reach into the back yard
    - Won't work for all projects everywhere
  - Minimum density: develop at 80% of the maximum density allowed in the underlying zone
  - Converting single-family to duplex is possible but difficult
- ADUs (Dorian)
  - Subordinate dwelling unit added to, created within, or detached from the principal dwelling unit
  - Research showed that relaxing zoning regulations is the easiest and most cost-effective strategy to increase the number of ADUs built
    - Remove requirement that property owner live on site
    - Remove off-street parking requirement
    - Remove size requirements dependent on floor area ratio (FAR)
  - Proposed changes to regulations
    - Display of large chart of proposed changes; see a recent posted version as Attachment 1 from the Houghton Community Council [August planning materials](#)

- Increase from 1/home to 2/home (one attached, one detached)
  - Remove the occupancy requirement for property owner
  - Remove off-street parking requirement
  - Scale:
    - Attached:  $\leq 40\%$  of primary residence and ADU combined
    - Detached:  $\leq 40\%$  of primary residence and ADU combined &  $\leq 800 \text{ ft}^2$
  - ADU entrance must appear secondary
  - ADU  $\leq 15'$  above primary residence or max height in zone
  - Maximum 5 unrelated people currently; increase to 8 for one ADU, 12 for two ADUs
  - Separate ownership is not permitted now. Proposed: allow separate ownership for detached ADUs under condominium rules, not a subdivision
- Next steps
  - Public hearing (PC/HCC): January 23, 2020
  - City Council action: Feb/March 2020
  - HCC action on ordinance: Feb/Mar 2020
  - Questions or comments (email or written) to [Dorian Collins](#), (425) 587-3249
- Questions
  - Maximum occupancy: how many people?
    - Maximum 12 unrelated people in two ADUs
    - Some contend that cities can't regulate this at all, due to federal Fair Housing provisions
    - Washington State Community Association Institute, for example, contends that you can only regulate behavior, not count of bodies
  - Prefabricated ADUs
    - Look like mobile homes, can install for ~\$200K
    - Yes, we've had interest from people who provide those
  - Can sell a detached ADU as a condo?
    - Yes. Can sell these pre-fabs as condos?
    - So, can you take the wheels off a "tiny home," hook it up to utilities, and sell it as a condo? Yes, probably. Might have to create a Homeowner's Association (HOA), other condo requirements, so it's probably not easy to do. Seattle has allowed this, and they haven't seen much of this kind of thing.
  - Will we see a surge of these housing types?
    - (Adam) Many of these are allowed under current zoning, and we don't see a rush to build them. Easing the restrictions is an attempt to stimulate them, but we don't anticipate a boom.
  - Impact on water requirements
    - We don't see undue impact
  - Does increasing density truly lower cost?

- Small spaces in Seattle are still not affordable
- Why do we think this will help with affordability?
- If you install these housing types, it can increase the value of the property, and that may lead to charging more rent, or higher purchase price
- (Adam) The cottages built recently in Rose Hill are indeed the lowest-cost single-family housing in that area. We need to attack the missing middle housing issue in multiple ways, and this is one.
- (Martin) The triplex on 132<sup>nd</sup> was still pretty expensive per square foot, relative to the construction cost
- With all this up-zoning, does the City ever do down-zoning?
  - Yes, but it's unusual. There are some tricky legal questions.
- If you want a presentation on this at your NA, contact Adam

### 8:30pm Neighborhood Services Report

- David Wolbrecht, Neighborhood Outreach Coordinator
- City Hall for All
  - October 12, 2019
  - Truck-a-Palooza!, noon to 2pm
    - More than just Touch-a-Truck; many City vehicles and booths
  - City program booths
  - City services open for business
  - Giveaways!
  - Sustainability Fair, 1-4pm
  - Sustainability Summit, 2-5pm
    - Last big, in-person activity of the Sustainability Plan process
    - Facilitated discussion
    - Sustainability resources
    - Already have full enrollment at 70 people, but you can show up anyway and we're trying to figure how to expand the capacity
  - Booths for neighborhood resources, such as KAN itself
    - David has built a map, with cards for each neighborhood
    - Volunteers to staff the booth? Noon to 4pm
      - Lisa 12-2pm
      - Heather 2-4pm
      - More are welcome!
    - What else would you like at the booth?
      - Food
      - Pushpins, for people to show where they live
      - Signup sheet for requesting information on KAN
      - Flyer: what is KAN?
- Community Safety Advisory Group for November 2020 fire ballot measure
  - City asking each neighborhood for a delegate
    - Want delegates identified by October 18
    - First meeting: October 29
    - Each NA: use your own process to identify a delegate

- Will include corporate members, at-large members
- Target: 40-ish members
- Evening meetings, once or twice a month, through November 2020
  - First meeting on Oct 29<sup>th</sup>
- See [video](#) from Joe Stanford, Fire Chief, describing the Advisory Group
- Provide recommendations to City Council on measure line items and funding
- Neighborhood Safety Program
  - Kari is busily compiling the maps for each neighborhood
    - She's primarily focused on Safer Routes to School
  - Maps coming to NAs by end of this week, for consideration of possible projects
  - Some potential projects have come from the Safer Routes and Community Connections efforts

8:55pm Hot Topics, Liaison Reports, Neighborhood Roundtable

- Liaison Reports
  - Transportation (Lisa)
- City Council Committee Reports
- Neighborhood Reports
  - Central Houghton
    - NW University Master Plan is complete, needs final signoff from HCC and City Council – expanding academic space, not doing a new tennis center
  - Everest
    - Big cleanup project done at the site of the old railroad station
    - Rotary Club and City funding restoration project, with history and native plant garden
  - Evergreen Hill
  - Finn Hill
  - Highlands
    - Would like an update on parks (e.g., impacts of lighting on wildlife)
    - Let David W. know if you want a Parks update at your NA mtg
    - NE 87<sup>th</sup> crossing of Cross-Kirkland Corridor: rain garden creation; contact Karen if you want to participate
  - Juanita
    - Trying to get playground equipment for Juanita Beach Park; bathhouse is perhaps due for renovation
    - Windsor Vista Park, north of Edith Moulton Park, 5-7-acre park. Short life expectancy for the playground equipment there
    - City's Surface Water staff put out yellow signs to mark where unbagged dog poop was found, will follow up to see if there's any change in behavior
  - Lakeview
    - Resurrecting the NA; 8 people involved now!

- Sent out a card recently, with low impact
- Many new families with two working parents, au pairs who don't speak English – would love to get advice on how to engage!
  - Suggestion: physical door-hanger flyers
  - Can send out postcards by cheaper “direct route” mailing (Houghton plans to do this, hasn't done it yet) – check that the routes map well enough to your neighborhood boundaries
- Market
  - Halloween house decorating contest
  - Working on increasing our contact list, validating addresses on existing contact list
- Moss Bay
  - Candidate forum has video posted on our Facebook page
- Norkirk
  - Had Kari present our NSP map at last meeting; ahead of the game!
  - Invasive plants were an engaging topic at the last meeting; get Jeremy Jones from Green Kirkland Partnership to speak at your NA
  - New roadside signs have been very effective in attracting new attendees
- North Rose Hill
  - 124<sup>th</sup> Ave. cleanup recently
  - Sidewalk installation on 124<sup>th</sup> Ave. is nearly done
- South Rose Hill / Bridle Trails
  - Good to see zoning implications shaping up from housing initiatives

9:01pm Closing

- Adjourned at 9:00pm
- Next meeting: November 13, 2019

Upcoming agenda items, events, deadlines

- Agenda items
  - Housing strategies
  - Neighborhood Plan updates
  - Transportation – City, Metro – upcoming changes in bus routes 540, etc.
  - Tree Code review
  - Disaster Preparedness Coordination
  - Community Conversations
- Events
  - Oct. 12 – City Hall for All
  - Oct. 14 – Candidate Forum, 7pm, Holy Spirit Lutheran Church
  - Oct. 26 - Pumpkins in the Park Festival, 12-3pm, Marina Park
  - Nov. 5 - Election Day
  - Nov. 5 – Public hearing on tree code, Planning Commission and HCC