

Minutes, Kirkland Alliance of Neighborhoods
November 14, 2018 Kirkland City Hall, Peter Kirk Room

Note: Action items are highlighted in yellow.

Neighborhoods attending:

Central Houghton	Larry Toedtli
Everest	
Evergreen Hill	
Finn Hill	Bill Blanchard (KAN Co-Chair)
Highlands	Karen Story, Debbie Ohman
Juanita Neighborhoods	
Lakeview	Mark Still
Market	Mark Nelson
Moss Bay	Amanda Judd
Norkirk	Janet Pruitt (KAN Co-Chair)
North Rose Hill	Margaret Carnegie, Kevin Coomer
South Rose Hill/Bridle Trails	Chris Kagen

City Staff/Elected Officials attending:

- David Wolbrecht, Neighborhood Services Outreach Coordinator
- Deb Powers, Kirkland Urban Forester
- Adam Weinstein, Deputy Planning Director (acting Director)
- Kathy Robertson, Traffic Control Coordinator
- Kari Page, Sr. Neighborhood Outreach Coordinator
- Dave Asher, City councilmember

Guests:

- Tom Kreinbring, Race Director, Hopelink TurkeyTrot (tkreinbring@hopelink.com)
- Rodney Rutherford, South Rose Hill, co-chair of SRH/BT Neighborhood Plan Update working group

7:04 pm Introduction

- Co-Chair Janet Pruitt called the meeting to order at 7:04pm
- Heather suggested having name placards, in addition to the neighborhood placards, to help learn each other's names
- Review of KAN charter: two reps per neighborhood
 - Invite people from neighborhoods that are currently underrepresented
- October 2018 minutes accepted

7:07pm Public comments

- Tom, Hopelink Turkey Trot race (Sun 11/18)
 - All race monitors are signed up!
 - Thank you to the Neighborhood Associations who hosted us
 - Over 1,000 registrants

- Raffle of a tandem skydive, food, chase cars, all the trimmings
- Dave: Nourishing Networks
 - Doing well on volunteer staffing

7:10pm Tree code update

- Deb Powers, Kirkland Urban Forester
- Tree retention with Development
 - Pre-submittal
 - Review process
 - Tree protection
 - Tree retention “quotas”
 - Current code uses “tree credits,” giving credit for number of trees planted
 - Could cap the credits
 - Limit credits awarded for arborvitae
 - Increase credit requirements
 - Use canopy cover instead, and eliminate quotas?
 - We’ve lost canopy cover over recent years
 - Quality tree retention
 - In 2006, Kirkland required 25% retention on developed lots
 - But the code didn’t say what kind of tree to retain
 - Need better criteria for “trees of merit”
 - Define and prioritize
 - Groves
 - Landmark
 - Specimen
 - Location
 - New tree planting
- Damage/removals prior to permit submittal
 - We’re seeing a rise in trees being damaged before permit submittal
 - Girdling, other methods of damage
- Development review process
 - Early review for shortplat tree retention (IDP)
- Next steps
 - 11/20 City Council update
 - 11/26 Joint Planning Commission/Houghton Community Council (HCC)
 - 12/13 Planning Commission (draft code?)
 - 1/24 Planning Commission (public hearing)
 - Feb 2019 City Council (adoption)
 - Late Feb 2019 HCC (approval)
 - Q1 2019 Implementation
- For more information:
 - https://www.kirklandwa.gov/depart/planning/Code_Updates/Projects/Tree_Code_Updates.htm
 - Citywide Tree Code Amendments [Listserv](#)

7:25pm Neighborhood Plans, Housing, FAR, and Lot Coverage

- Adam Weinstein and Rodney Rutherford
 - Neighborhood plans
 - New framework process established
 - New concepts
 - Promote innovative housing typologies that promote density while reflecting the residential character of the neighborhood
 - Promoting the redevelopment of parcels currently use for vehicle sales and storage through height increase incentives to bolster development of new residential and/or mixed use land uses in NRH 6
 - Outreach
 - Farmers' Markets, movie nights, Summerfest, etc.
 - Visioning workshops
 - Key changes
 - Combined North, South, and NE 85th plans into the Rose Hill Neighborhood Plan
 - Revised vision statements
 - Revised historical sections
 - New housing policies to promote ADUs, etc.
 - Support new Sound Transit station at NE 85th x I-405, with transit-accessible housing and commercial uses, and pedestrian and transit connections
 - Improve bike-pedestrian connections with the new Greenway
 - Preserve equestrian uses
 - Bridle Trails Shopping Center policy revised to encourage mixed use, open space, other goals
 - Housing concepts
 - Housing affordability
 - Definition: resident pays no more than 30% of income for housing costs, including utilities
 - \$86K median income in Kirkland = \$333K house price, \$2,150 rent
 - Challenge: build housing that is consistent with Kirkland's neighborhoods while serving more income levels
 - 10-minute neighborhoods
 - Can walk to services and transit connections
 - Concentrate around transit nodes and also in strategic neighborhood centers
 - Missing middle
 - Housing that falls between a single-family house and dense complexes
 - Duplex, triples, fourplex

- Courtyard apartment
- Bungalow court
- Townhouse
- Multiplex
- Live/work complex
- Neighborhood Plan policies
 - Bullet points pulled from the Plans for RH and BT
 - Examples:
 - Retain neighborhood character while accommodating growth
 - Incentivize ADUs and missing middle housing concepts
- Mixed use target areas
 - Costco/Lee Johnson/Madison sites
 - Smaller sites in NE 85th St. subarea
 - Bridle Trails shopping center
- Duplexes/Triplexes
 - Existing regulation
 - Limited to 1,000 sq.ft. each
 - Spacing a minimum distance from other, similar development
 - Requires up to 2 parking spaces
 - Prohibited in Houghton
 - New concept
 - Eliminate maximum unit size, allow buildout to FAR on the lot
 - Eliminate location requirements
 - Reduce parking requirement to 1 if within ¼ mile of transit
 - Allow in the area of Bridle Trails that is under Houghton Community Council jurisdiction
 - Want to encourage building but not overbuild
- Cottages
 - 1,500 sq. ft. limit
 - Allow cottage developments in Bridle Trails districts
 - Preserve the equestrian requirements for lot management, paddock space requirements
 - Increase density from 2x max number of detached units in the underlying zone, to 3x max
- ADUs
 - ADUs currently count toward the lot FAR; exclude detached ADUs to encourage building
 - Minimum parking and square foot standards currently are based on percentage of primary residence and ADU combined

- Within ½ mile of NE 85th St. transit corridor or Bridle Trails Shopping Center: remove parking requirement, remove square footage limits
 - Intern made further recommendations, under consideration
 - Remove owner residency requirement
 - Remove off-street parking requirement
 - Remove size restrictions based on primary residence FAR
 - Work with ARCH to expand financing options
 - Provide technical assistance and create a Kirkland ADU Handbook
 - Increase public education
 - Explore pre-approved designs
 - Consider providing incentives to homebuilders who include ADUs
 - Examples of ADUs
 - Detached cottage
 - Addition
 - Above detached garage
 - Converted basement
- Floor area ratio (FAR) and lot coverage
 - Concerns
 - New single-family houses may be perceived as out of scale and character with existing neighborhoods, e.g., “big box” houses, flat roofs, houses too close to adjacent properties
 - Design to preserve and promote tree retention and green spaces
 - Clarify regulations
 - Goals
 - Make current regulations more effective
 - Address “clean-up” issues in code (e.g., overlap with stormwater retention codes)
 - Outreach
 - Planning Commission, April and September 2018
 - Additional outreach:
 - Current planning staff, public works staff
 - Local architects
 - Master Builders
 - KAN
 - Little support for eliminating FAR or lot coverage regulations
 - Support for amendments to make regulations more effective and clear, and promote good design outcomes
 - Revisions
 - Add “Intent” section that describes the purpose of FAR regulations

- Clarify requirements for exempting covered/uncovered decks, porches, and walkways (more restrictive)
- Add new design incentives section (less restrictive): add 5% FAR if you meet two of the following requirements
 - The majority of the roof and all primary roof forms is peaked, with a minimum pitch of 4 feet vertical to 12 feet horizontal
 - Any portion of a primary dwelling unit above the ground floor and adjacent to the front and <didn't get the rest of this one>
 - Set back on sides by 7ft or more
- Upcoming projects for Planning
 - ADU regulations, city-wide
 - Downtown designation as an Urban Growth Center
 - Sustainability Master Plan
 - Shoreline Master Plan update
 - Sign Code update
 - Carbon Emissions report – almost ready for release
- Lessons learned in Housing Strategy effort
 - Rodney
 - Outreach is hard! Reaching people effectively
 - Speaking in person at meetings tends to go well
 - Online, in social media, is a rougher place: pitchforks and torches!
 - Started with vague language and ideas; perhaps better to start with some more concrete issues
 - Need to communicate better how innovations will benefit neighborhoods and residents
 - Need to consider the “streetscape” impact of developments, the pedestrian experience from the ground
 - The 85th St. corridor, for example, could be a great pedestrian area! Hard to imagine, but possible
 - Need to reconcile the needs of developers and of residents
 - Both have reasonable concerns
 - Establish some better, iterative process
 - Adam: City is looking at establishing such a process in the 85th corridor and Bridle Trails shopping center
 - Kevin
 - Looking forward to seeing the final result
 - It's about creating great spaces for people
 - People really do care about these issues
 - It's painful that change takes so long

8:20pm Neighborhood streetlight program

- Kari Page and Kathy Robertson

- Last year, PSE granted funds to improve lighting
- KAN asked that the City use half the funding immediately and return for further direction this year
- Kathy showed what's been done so far
 - 46 top-priority sites (due to crash history, other criteria)
 - Anticipate completing 37 of the projects with the 1st-year budget of \$100K
 - With LED improved equipment, we could upgrade many sites in place without adding a pole (so cheaper, \$300+)
 - Many sites also funded by other initiatives, such as the Lakefront Project
 - Only one site requires a new pole (\$22K)
- So, we've come way under budget
- Remaining improvements may be more expensive
- City has identified 293 crosswalks with deficient lighting
- Suggestions from KAN:
 - Look at dark walkways as well as intersections
 - Look at priorities around transit stations and accesses
 - Look at lighting along the Greenway routes (may share funding with Greenway funding)
- Directive from KAN:
 - Continue with the rest of the PSE grant, addressing this list
 - Come back to KAN with updates and any additional or changed objectives

8:35pm Announcements, planning

- Note that there is **no December meeting!**
- Handed out the KAN guidelines and policies, by-laws
 - Anyone want to **help the co-chairs review the by-laws?**
 - Who do we want to be?
 - What qualifies us to speak for our neighbors, and when?

8:40pm Neighborhood survey report

- Karen presenting results from last month's survey of Neighborhood Associations
- Most NAs have 5 meetings/year (two have 6-8, three have 4)
- Email standards
 - Addresses stored on someone's computer: 3 NAs
 - Addresses stored on the Cloud: 9 NAs
- Percentage of population on email:
 - Average 10%
- Nextdoor social media usage
 - Issues
 - Several NAs have incorrect boundaries
 - Fear of overcommunication
 - Confusion over the purpose of Nextdoor vs. email
- Other communication methods

- Street signs
- Meetup
- Postal fliers
- Fliers
- Twitter
- Printed cards
- Conclusions
 - Nextdoor.com is more effective than email in terms of the number of people it reaches (10% by email, vs. 23% for Nextdoor)
 - Nextdoor pays for outreach, sending a hard postcard to neighborhoods to encourage signup
- Things NAs want help with
- Next steps
 - Work with individual NAs to address specific needs
 - Host a communications workshop to share information about email tools, Nextdoor, social media, city communications
- Discussion
 - Nextdoor may tend toward homeowners, less reach to renters

8:48pm Neighborhood Services Report

- David Wolbrecht, Neighborhood Outreach Coordinator
- Feedback at NA meetings re: dog parks and bike shares
 - Thank you for hosting us at your meetings, for public outreach
 - Dec 6: public outreach session here at City Hall on these topics
 - Information on handout
- Budget season
 - Handout that highlights some of the budgeting process and issues
 - See timetable on the back of the handout
 - For more information, see www.kirkland.wa/budget
- Proposition 1 passed
 - Handout to describe the specific implementation
 - Dave Asher: Remember that Prop 1 is Phase 1 of a safety effort; in 2020, we'll need another proposition for fire upgrades
- Request from Kellie Stickney, Communication Manager
 - She tries to tag neighborhoods on social media, wants to use the right tags
 - **Send the correct social media tags for your neighborhood to David**
 - And if that doesn't make sense to you, David can explain it to you

8:52pm Hot Topics, Liaison Reports, Neighborhood Roundtable

- Liaison Reports (none)
- City Council Committee Reports (none)
- Neighborhood Reports
 - Central Houghton
 - Larry: was interested in how the Neighborhood Plan Update process, and following up on topics that Kari covered at the NA meeting last night

- Everest
- Evergreen Hill
- Finn Hill
- Highlands
- Juanita
- Lakeview
 - Mark: newly elected KAN representative
 - Karen to add Mark to KAN email list
- Market
- Moss Bay
- Norkirk
- North Rose Hill
- South Rose Hill / Bridle Trails

8:59pm Closing

- Adjourned at 8:59pm
- Next meeting: January 9, 2019

Upcoming agenda items, events, deadlines

- Agenda items
 - Communication and Outreach Strategies
 - Disaster Preparedness Coordination
 - Parking reduction proposal from Totem Lake study
 - CERT/Map Your Neighborhood
 - Parks Director – Lynn Zwaagstra
 - Community Conversations
 - Parking Survey – Part II
- Events
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