Mayor's Welcome

"Kirkland: We're open for business"

Amy Walen, City of Kirkland Mayor

Imagine your company in a city that offers a business-savvy environment and a distinct downtown business district on a beautiful lake; a city that attracts retains and nurtures successful businesses such as yours. This is the essence of the business climate in Kirkland, Washington, and we'd love to have your business here.

Why Kirkland? In addition to its picturesque waterfront setting and central location immediate to Seattle, Redmond and Bellevue, we approach growth differently than other cities. We anticipate the future needs of businesses, and through research and careful planning, we look beyond the present to build a thriving world-class economy and a more sustainable community that is characterized by being livable, walkable, green and vibrant.

Among its many advantages, Kirkland appeals to a variety of industries, particularly those in the IT and professional services sectors. Kirkland offers a desirable blend of work and leisure and provides the educational opportunities that today's competitive high-tech companies require in an environment that is both creative and entrepreneurial.

Kirkland has continued to grow as news of the city's innovative and positive atmosphere has spread, drawing world-renowned companies like Google, Allyis, Tableau, Nintendo and Inrix. What these and other companies appreciate about Kirkland is the resources available to support their success. In addition to the city's Economic Development Program, the Kirkland Business Roundtable, the Greater Kirkland Chamber of Commerce, and Eastside Business Association will partner with you and provide networking and promotional opportunities to ensure your success.

On behalf of the Kirkland City Council, I invite you to discover Kirkland, where local government strives to be both decisive and responsive. We welcome the opportunity to discuss incentives and resources, and introduce you to our highly-educated employment pool, and truly supportive business community. I encourage you to learn more about Kirkland by reviewing the enclosed materials, and contacting Ellen Miller-Wolfe, Economic Development Manager, at 425.587.3014 or emwolfe@kirklandwa.gov.

Here's to your enjoyable visit!

Amy Walen, Mayor
Kirkland, Washington

At a Glance

Kirkland is a business-savvy city, a vibrant place to live and a supportive place to work. Located on the east side of Lake Washington directly across from Seattle, Kirkland's thriving business environment offers companies a highly educated workforce and a dynamic, well-connected business community.

In this packet

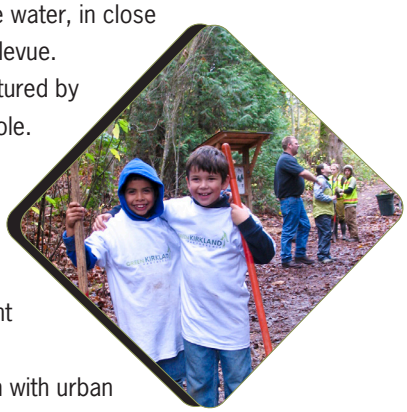
• Mayor's welcome • Demographics • Business Community • City Parks
• Business After Hours • Business Resources • Commercial Property
• Land Use, Neighborhoods and Transportation • Arts and Entertainment

On June 1, 2011, Kirkland annexed nearly seven square miles of unincorporated King County. The largely residential neighborhoods of Finn Hill, North Juanita and Kingsgate officially joined the City of Kirkland. Roughly 33,000 people have been added to the city's population following annexation. Home to more than 81,000 people, Kirkland is now the twelveth largest city in the state of Washington and the sixth largest in King County.

The Basics

- Population: 81,787
- 6th largest city in King County, 12th largest in Washington State
- 18 square miles
- Educated, diverse population, half of whom are between the ages of 25 and 54
- Median income: $81,927
- Median Disposable income: $66,726

Reasons to Locate Your Business in Kirkland



- **Location, location, location**. Kirkland is located on the water, in close proximity to Seattle and is adjacent to Redmond and Bellevue.
- A **strong, supportive business environment**, one nurtured by the city and by the greater business community as a whole.
- A **variety of business districts** which provide unique redevelopment opportunities that can be tailored to meet a company's specific requirements.
- The city's **proven track record** of supporting high-tech companies, including site planning, property development and technology infrastructure.
- The **charm** and **atmosphere** of a small waterfront town with urban amenities in town or nearby.
- An **award-winning** city with a highly rated city government.
- **Meaningful incentives** and programs to encourage companies to locate or relocate in Kirkland.
- **Educational opportunities**. More than a dozen universities, colleges and technical schools within 15 miles of Kirkland.
- A **highly educated** and resourceful employment pool.
- **Quality of life**. Kirkland offers a unique blend of lifestyle choices.

How Kirkland Residents Feel About Their City

- Top reasons to live in Kirkland: location, quality of life, size and physical environment.
- 87% of residents rated Kirkland a good or excellent place to live.
- 77% felt very safe walking in their neighborhood during the day.
- Residents feel Kirkland provides quality goods within a retail environment that is attractive, family friendly and accessible via walking and transit.
- Businesses and organizations have a high interest in the environment and sustainability.

An Award-Winning City

Kirkland was named one of the Best Overall Neighborhoods by Seattle Magazine in 2008 and 2009. In 2012, Kirkland was voted "Best City" by 425 Magazine readers.

Notable Kirkland Businesses

Google – In 2012, Google was ranked as the world's third most valuable global brand by the New York-based consulting firm Millward Brown.

Inrix – Providing real-time traffic information nationally and globally, INRIX processes more than 50 terabytes of data each day. Founded by former Microsoft employees, INRIX processes roadway speed data from more than 1.3 million vehicles.

Kenworth – Nearly 100 years old and a subsidiary of PACCAR, the world's third largest heavy-duty truck manufacturer, Kenworth has won numerous J. D. Power product satisfaction awards. The company has introduced new models that run on natural or liquefied gas.

EvergreenHealth – Kirkland's community hospital and one of the region's top medical centers. Renowned specializations include neo-natal care, cancer, orthopedics and neurosciences. In 2011, 4,581 births took place at Evergreen, which is also the city's largest employer.

The Heathman Hotel – Downtown Kirkland's boutique hotel and a 2012 winner of the Four Diamond Award from AAA Washington and 5th on Trip Advisor's "Top 25 Hotels in the US". Its Trellis restaurant features offerings from Executive Chef Brian Scheehs-er's five-acre organic farm. Scheehser was named the Eastside's top chef in 425 Magazine's 2009 readers poll.

Nintendo – Leading video game and video console manufacturer. From its 1889 origins as a Japanese playing card manufacturer to its current status as a video gaming leader, Nintendo's creations – Mario Bros, Donkey Kong, the Game Boy and Wii – have become household names.

On-Line Resources

- City of Kirkland. The city's electronic gateway and the starting point to all city departments.
- Kirkland Permits and Business Licenses. All the necessary details about permits and licenses.
- Kirkland First. A wealth of information about Kirkland businesses and business resources available through the City of Kirkland. Includes a free online business directory and links to products and services.
- Explore Kirkland. Kirkland's official tourism website.
- Greater Kirkland Chamber of Commerce. City-wide business advocacy organization.
- Kirkland Downtown Association. Representing the interests of the downtown business community.
- Northwest Properties. Local properties for sale or lease.

Note: Statistics provided by Hebert Research

Demographics

Population Growth

Kirkland is a growing, prosperous and diverse community and attracts people from all over the world. In June 2011, the annexation of several neighborhoods of unincorporated King County adjacent to the city increased Kirkland's population to an estimated **81,787**.

Diversity

Along with population growth, Kirkland is becoming a more diverse community as people from many different ethnic backgrounds move to the city. Between 2000 and 2010, Kirkland's minority population grew from 14.7% to 18.5%. With the growth of the region's high-tech and computer industries, Kirkland is becoming a younger city as well. In 2010, roughly 50% of the population was between the ages of 25-54.

Households

Kirkland is home to 33,122 households and 19,897 families. As of 2010, Kirkland's median age is 40.2 years; the median age for a householder is 47.1 years.

Household income

In 2010, Kirkland's estimated **average household income** was **$101,164**. The estimated median income was **$81,927**.

Education

Kirkland is fortunate to be at the center of a dynamic educational region. There are more than 15 colleges and universities within 15 miles of the city. Add to this Kirkland's established, highly educated workforce and employers have an outstanding base of qualified candidates from which to draw. More than 95% of Kirkland's population has at least a high school diploma. And more than 40% of the population age 25 or older has a college degree.

Employment Snapshot

As of 2012, Kirkland has 4,842 registered businesses and employs 31,254 people. Roughly 40 percent are home-based businesses, and between 15 percent and 20 percent are involved in software development.

More information is available through the City of Kirkland's Economic Development Office, 123 5th Avenue, Kirkland, WA 98033. Call (425) 587-3013, or e-mail: emwolfe@kirklandwa.gov.

Note: Statistics provided by Hebert Research

Business Community

With a highly educated and tech-savvy workforce, a broad range of businesses and industries are attracted to Kirkland, including well-known tech-giants Google and Nintendo. The city is also home to numerous privately held businesses such as Concurix. And Kirkland supports numerous locally owned businesses, such as The Grape Choice wine shop and Greenline Organic Health, a local organic grocery.

Kirkland's unique blend of casual living and urban style are draws for companies competing for top professional talent. And Kirkland has generated a high-end cluster of core business sectors, including technology, business and consumer services. Roughly 45 percent of businesses are in the service sector, including technology companies, attorneys and web-related services.

"No local government will care as much as Kirkland about your business. We can help you navigate the permit process, we will study issues you and other businesses raise and recommend strategies to clear the way to your success."

-Ellen Miller-Wolfe, Kirkland Economic Development Manager

Major Employers

There are 4,842 active business licenses in Kirkland employing 31,254 people. Below is a list of Kirkland's top 15 employers, based on the number of employees:

Employer	# of Employees
EVERGREENHEALTH	2603
GOOGLE, INC	625
CITY OF KIRKLAND	575
KENWORTH TRUCK COMPANY	439
EVERGREEN PHARMACEUTICAL LLC	269
IBM CORPORATION	256
WB GAMES INC.	236
ATG STORES	233
FAIRFAX HOSPITAL	231
FRED MEYER	208
WAVE BROADBAND	208
LAKE VUE GARDENS CONVALESCENT CENTER	200
TOYOTA OF KIRKLAND	200
LAKE WASHINGTON INSTITUTE OF TECHNOLOGY	175
GRIPTONITE GAMES	172

"Kirkland's central location makes it convenient to draw top technical talent from around the Puget Sound area, and the vibrant community life makes the city both a great headquarters for our business as well as an excellent place for employees to raise their families."

-Bryan Mistele, INRIX, Inc. CEO

"I love it here. I don't want to go anywhere else."

-Henry Bischofberger, Violin Maker, Bischofberger Violins

Working From Home

Entrepreneurs thrive in Kirkland's innovative, high-tech atmosphere. And approximately 40 percent of Kirkland companies are home-based businesses owned by IT consultants, software developers, artists, business people and entrepreneurs. Two-thirds of these are service-based businesses, including nearly 17 percent in the IT sector. Kirkland offers an engaged and highly supportive business environment.

Taxes

The City of Kirkland does not charge a Business and Occupation (B & O) tax, a revenue generating mechanism used by many Washington cities, including nearby Seattle, based on a percentage of gross revenue. No B & O tax can mean significant savings for larger companies. Washington State offers many tax incentive programs, which include tax breaks for general manufacturing companies, high technology ventures, warehouse use and the aerospace industry, among many others. Detailed information can be found at the Washington State Department of Revenue's tax incentive page.

Going green

The Pacific Northwest is known for placing a high value on environmental quality. Kirkland shares those concerns and works to promote green initiatives by taking a leading role in municipal environmental stewardship. A recent Economic Sustainability Study identified green opportunities and ways the city can promote green businesses, provide green jobs and support green business practices. Kirkland offers technical assistance through its Green Building Program and joined with the Cascade Land Conservancy to establish the Green Kirkland Partnership, which helps promote community stewardship. And Kirkland has proudly recognized more than 90 businesses which participate in the city's Green Business Program.

Education

Competitive edge

Education is crucial in today's competitive and fast-paced business environment. To ensure that companies stay ahead of the curve, Kirkland offers dozens of educational choices and unique programs to area businesses, staff and their families. The wide variety of educational options in and around Kirkland enables local companies to develop their workforce to meet new challenges.

"For 60 years, Lake Washington Institute of Technology has been an active part of the Kirkland community by providing workforce education programs in high-demand fields. The college has strong local business and industry partnerships and offers a variety of pathways to higher education and career training."

-Andrea Olson, Lake Washington Technical College Executive Director of College Relations

Unique Programs

The Kirkland area offers many unique education programs tailored to busy professionals so they can grow and adapt to changing trends and technology. Among the area's top programs are:

- **University of Washington Technology Management MBA program** – Located in Kirkland at the University of Washington's Eastside Executive Center, the course is an intense 18-month program designed to provide IT professionals with the knowledge and managerial skills needed to advance their careers. The program features a business management curriculum taught within the context of technology companies. With evening and weekend classes, the program caters to upwardly mobile, full-time IT employees.
- **Northwest University** – This Kirkland university offers 50 undergraduate and graduate degree programs in a variety of disciplines including Biology, Business Administration, Communication, Political Science, Psychology, Secondary Education and more. Programs cater to professionals with full-time jobs, and the school offers both undergraduate and graduate programs in Business Administration on nights and weekends.

- **Lake Washington Institute of Technology, Kirkland and Redmond** – This Kirkland-based college offers more than 100 degree and certificate programs in the areas of Information Technology, Business and Service, Health and Fitness, Manufacturing and Transportation, and Arts, Language and Science. The IT program offers courses, degrees and certificates in a range of disciplines including architectural graphics, computer security and networking technology, engineering graphics, information technology/applications development and multimedia design. The college also offers a full range of vocational training opportunities and continuing education courses.
- **DigiPen Institute of Technology** – Located nearby in Redmond, DigiPen is an acknowledged leader in game development education. The institute offers state-of-the-art degree programs, continuing education courses and workshops in real-time interactive simulation, computer engineering, computer science, game design, 3D animation and production animation.

Colleges and universities near Kirkland

More than 15 colleges and universities are located in or near Kirkland, providing businesses and their employees with multiple venues and a wide variety of programs. Below is a partial list of local colleges and universities:

- University of Washington, Seattle
- Seattle University, Seattle
- University of Washington, Bothell
- Bellevue College, Bellevue
- Seattle Community College, four campuses
- Cascadia Community College, Bothell
- City University, Seattle

Schools

Children's educational needs are met through a variety of educational resources in Kirkland. The range of options includes both private and public elementary and secondary schools.

Lake Washington School District

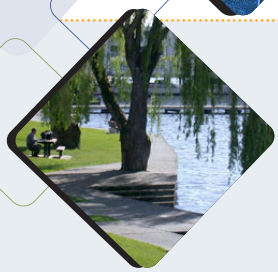
Kirkland is served by the Lake Washington School District, the sixth largest school district in the state and one of the region's largest employers. The school district covers a 76-mile area from Lake Washington to the Cascade Mountains and serves Kirkland, Redmond, as well as parts of Sammamish, Bothell and Woodinville. More than 23,000 students are enrolled in 51 schools, including 31 elementary schools, 12 junior high schools and eight high schools.

As an example of the district's commitment, U.S. News and World Report ranked Kirkland's International Community School (ICS) number 29 in its top 100 high schools in the United States for the 2009-2010 school year. ICS is a choice school serving students in grades 7 through 12.

Private schools

In addition to public schools, Kirkland offers the following several private schools:

- Eastside Preparatory School (grades 6 through 12)
- Holy Family Parish School (grades Pre-K through 8)
- Kirkland SDA School (K though 8)
- Countryside Montessori School (Pre-K through 1),
- Puget Sound Adventist Academy (grades 9 through 12)
- St. John's Preschool
- Our Redeemer Christian School (preschool through Kindergarten)
- Cedar Crest Academy (preschool through Kindergarten)



Commercial Property

The City of Kirkland has premium business property available for lease and purchase, as well as property available for redevelopment.

"Tenants in the downtown business district and Carillon Point like the views, location and convenience. Kirkland has a good address."

- Brian Leibsohn, President, Linc Property Advisors, Inc.

"Downtown Kirkland is an ideal location for retailers because of the critical mass of destination retailers and restaurants."

- Monica Wallace, Broker, Wallace Properties

"When Google needed to expand to a permanent campus we wanted to remain in a place that would be conducive to talented engineers. Our campus needed to be in an environmentally positive place, close to Seattle and transportation, and a place where people don't end up being overwhelmed by large office parks.."

- Scott Silver, Former Google site director

Business Districts

Businesses moving to or expanding in Kirkland have several business districts to choose from, each with its own advantages and amenities. Please see the included map for more details. The major business districts and their primary uses are:

- Downtown Kirkland – retail, office, commercial
- Carillon Point – retail, office, commercial
- Yarrow Bay – office, commercial
- Juanita Village – retail, office, commercial
- Market Street Corridor – retail, office, commercial
- 85th Street Corridor – retail, commercial, industrial, light manufacturing
- Totem Lake East and West – retail, commercial, industrial, light manufacturing

Commercial Zoning

The City of Kirkland's business districts primarily focus on commercial, office space, mixed use space and light manufacturing. Kirkland is generally considered a high-tech, innovative work center with many information technology and service-based businesses, including a growing number of home-based businesses and entrepreneurs.

Kirkland Commercial Real Estate	
OFFICE	
Total RBA	2,336,538 SF
Available SF	250,009 SF
Vacancy Rate	10.7%
Average Rental Rate	$25.78 Full Service
INDUSTRIAL/FLEX	
Total RBA	2,946,008 SF
Available SF	438,955 SF
Vacancy Rate	14.9%
Average Rental Rate	$0.87 NNN

(September 2012)

Locating the Ideal Property

To begin your search for the ideal property for your business, contact the City's Economic Development Office to point you in the right direction. They will put you in touch with knowledgeable resources to help you find the right business property to meet your company's current and future needs.

City of Kirkland · Economic Development Office
123 5th Avenue
Kirkland, WA 98033
(425) 587-3014
emwolfe@kirklandwa.gov

Northwest Property.net
(a program of ecitygov.net)
www.nwproperty.net

Business After Hours

"Kirkland's business community has a good camaraderie and does a good job of participating in business organizations."

- Brian Liebsohn, President, Linc Property Advisors, Inc.

Making Connections

There's more to work than just the office. Kirkland offers employees numerous networking opportunities to interact with people professionally and socially. Many organizations sponsor local activities, host events and hold regular meetings. These groups gather regularly at Kirkland restaurants, pubs and coffee houses and provide casual and enjoyable settings where people can connect with other local business professionals. The following groups provide such opportunities:

- Greater Kirkland Chamber of Commerce: www.kirklandchamber.org
- Kirkland Downtown Association: www.kirklanddowntown.org
- Kirkland Networkers: www.kirklandnetworkers.com
- Green Kirkland Partnership: www.greenkirkland.org
- Eastside Business Network: www.eastsidebusiness.com
- Eastside Business Association: www.theeba.org
- Eastside Women in Business: www.ewib.biz
- Green Drinks: www.seattlegreendrinks.org
- Washington Technology Industry Association: www.washingtontechnology.org

Stepping out

With everything from arts and entertainment to dining, shopping and outdoor recreation, Kirkland has much to offer outside the office. Kirkland is home to some of the Eastside's finest restaurants, a thriving arts scene and an extensive independent retail climate. Employees can stroll through downtown shops or even kayak between beaches. From May to October, the downtown's **Kirkland Wednesday Market** presents locally grown farm-fresh produce, as does the **Friday Night Market** at Juanita Beach. Residents and visitors alike look forward to the city's annual events, such as **Kirkland Uncorked**, which celebrates local wine, cuisine and art; and the **Kirkland Waterfront Summer Concert series**.

Staying in shape

Employees who like to stay in shape will love the dozens of fitness opportunities in Kirkland including health and fitness centers, classes, yoga studios, gyms, tennis clubs, sports leagues, Ultimate Frisbee tournaments and much more. A complete list of Kirkland activities and attractions can be found at:

- www.explorekirkland.com, Kirkland's official tourism site; and
- www.myParksandRecreation.com a guide to the region's many parks, trails and facilities.

"Kirkland was able to grow with us as we expanded. The city was encouraging and helpful during the process by which Google's large campus came together. Kirkland could have put unnecessary barriers in place. It's nice to be able to have a dialogue with a city about the things that are important to our company, and Kirkland has shown itself to be a place that wants to engage."

- Scott Silver, Former Google site director

In Addition...

- To **stay connected** on or off the job, free Wi-Fi is available downtown in and around Peter Kirk Park and Marina Park. Many local businesses also offer free Wi-Fi.
- The **Kirkland Library** and the **Kingsgate Library**, branches of the award-winning King County Library System, are active and popular community resources for learners of all ages.
- **Need to meet?** Not a problem. Kirkland offers **meeting space** at more than 20 locations for your company's events and activities. For city facility rentals, call 425-587-3342. For quick facts information, go to http://www.ExploreKirkland.com.

Staying informed

The region provides a wealth of print and online news sources keep Kirkland up to speed with the news of the day. A partial list of local media outlets includes:

- The Seattle Times, the Puget Sound's largest daily newspaper.
- Kirkland Reporter, weekly community newspaper covering all things Kirkland.
- The Seattle P-I, a former daily newspaper and now a major online news source.
- The Puget Sound Business Journal, comprehensive business news and analysis.
- The Seattle Daily Journal of Commerce, specializing in business, construction, real estate and legal news.
- 425 Magazine, an award-winning lifestyle magazine focusing on the Eastside.
- City Arts magazine provides regional arts coverage, features and listings.
- www.KirklandViews.com, an active and locally operated neighborhood blog covering all aspects of life in Kirkland.
- kirkland.patch.com, another neighborhood blog featuring comprehensive local coverage of Kirkland
- Kirkland Weblog, another neighborhood blog created by a local couple, includes features and goings-on about many Kirkland activities and people.
- Publicola, an online publication featuring local and state news as well as pointed analysis and provocative comment.
- Crosscut, online news source with local, social and national news.

Kirkland Parks

Priority: Parks

Kirkland's location on the shores of Lake Washington makes it a natural setting for spectacular parks. With 40 parks and nearly 10 percent of the city designated for parks or open space, Kirkland has an established record of developing, promoting and maintaining parks to suit a wide variety of uses. Nine parks are found along the waterfront. Kirkland's many other parks are tailored toward recreation, neighborhood and community activities. Other parks offer a natural and scenic setting that encourages calm and reflection.

"Parks, leisure and programs promoting a healthy life style enhance the quality of life in the community."

— Jennifer Schroder, Kirkland Parks and Community Services, Director

"I enjoy the solitude and the way I can walk away from my busy day and experience nature close to home."

— Candace Wallings, Kirkland resident, talking about her frequent visits to Juanita Bay Park

A sampling of the city's parks includes:

- **Juanita Beach Park**. This large park in the Juanita neighborhood offers a spacious enclosed swimming area, picnic tables and shelters, barbeque bins, lighted tennis courts, little league baseball fields and a public dock among many features.
- **Peter Kirk Park**. More than 12 acres of open space in the heart of downtown, three blocks from the waterfront. A lighted baseball field is the centerpiece of a park that features basketball and tennis courts and a skate park. It's adjacent to the city's public swimming pool, the Kirkland Teen Center and Peter Kirk Community Center. Free Wi-Fi is available as well.
- **Juanita Bay Park**. The city's largest park is an urban wildlife habitat area. More than 100 acres of preserved wetlands and marshes are home to many species of birds, amphibians and other animals. The park features boardwalks, trails, open grassy areas as well as monthly nature walks.

- **Bridle Trails State Park**. Found along Kirkland's south-eastern border are 500 acres of natural woodlands. The park supports and promotes equestrian activities, with 28 miles of equestrian trails and show facilities. Horses are not required. While no motorcycles or bikes are allowed walkers and joggers are more than welcome.
- **Doris Cooper Houghton Beach Park**. Just south of downtown and one of several waterfront Kirkland parks, Houghton Beach Park is especially popular during the summer. A large swimming area, picnic tables, a children's playground and a public dock make for a compelling neighborhood park.
- **McAuliffe Park**. A unique park situated in a residential neighborhood. Acquired by donation in 2001, the site is one of Kirkland's oldest homesteads and was owned by only two families in 124 years. Notable elements include a large forested area, groomed lawns, water features and several well-kept period buildings.
- **Marina Park**. Downtown waterfront park helps define Kirkland's identity. Docks and a boat launch are combined with an amphitheatre, a public pavilion and even free wireless Internet access. Marina Park is a central location for gatherings and summer festivals.
- **O. O. Denny Park**. Located at the foot of Finn Hill. This 46 acre waterfront park was once the country retreat of Seattle pioneer Orvin Orvil Denny.
- **Heritage Park**. Located downtown, the park features trails and open space, interpretive displays and Heritage Hall, a former church and a designated Kirkland landmark.

More information can be found at: www.kirklandwa.gov/depart/parks/Parks.htm and http://kirklandparks.net

Land-Use, Transportation & Neighborhoods

Located on the shore of Lake Washington, Kirkland offers the conveniences of a big city with the personal feel of a small town. Kirkland prides itself on its strong sense of community, features unique neighborhoods and places a strong emphasis on maintaining a highly desirable quality of life for its residents and businesses. The city recognizes that housing diversity, pedestrian friendliness and a variety of transportation choices are key elements to a city's quality of life.

Land-Use

Single and multi-family housing comprise the majority of Kirkland's land use, with the remainder being allocated to commercial, office, industrial, institutions, parks and open space, utilities and vacant space.

Property Taxes – In 2012, Kirkland's total property tax rate is $10.54 per $1,000 of assessed value. Of that total, $1.46 per $1,000 of assessed value goes to the city. For a $400,000 home in Kirkland, the yearly property tax in 2012 would be $4,216.

Jobs-Housing Ratio – A jobs-housing ratio is a basic measure of a city's economy in terms of the availability of local jobs for local households. With a jobs-housing ratio of 1.63, there are more than half again as many jobs in Kirkland as households. This ratio is higher than King County's ratio of 1.44 and notably higher than the combined ratio of the four county region of King, Snohomish, Pierce and Kitsap counties.

Transportation

Kirkland's central location makes the city a great choice for both residents and businesses. Situated across Lake Washington from Seattle along the Interstate 405 corridor, Kirkland is easily accessible to and from Seattle via State Route 520 (the 520 floating bridge) and State Route 908, which connects Kirkland with neighboring Redmond, Washington.

While many people commute by car, others commute using public transit, bicycles, or by foot. Kirkland commuters are well served by King County Metro Transit, a county-wide bus network, and by Sound Transit, a three-county multi-modal transit network. The city's two major transit centers — one downtown and another along Interstate 405 in the Totem Lake neighborhood — put the entire region within reach. More information is available at:

- King County Metro Transit, http://metro.kingcounty.gov/
- Sound Transit, www.soundtransit.org
- City of Kirkland transportation information can be found on the City of Kirkland website under the Public Works Department tab.

Kirkland also offers transportation management services to major employers in order to help businesses make the best use of transit and parking options to ensure that employee's commuting needs are met.

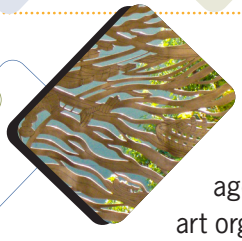
Neighborhoods

Kirkland takes great pride in its 13 neighborhoods, each of which possesses a distinct identity. Neighborhood associations feature community members who take an active role in preserving their neighborhood's character and style. Neighborhood associations also provide an efficient way for the city to interact and communicate with residents. Kirkland officially supports neighborhoods through its Neighborhood Services Program.

- Information about Kirkland's neighborhoods can by found at the city's Neighborhood Associations page.
- The Kirkland Alliance of Neighborhoods is an association of the city's neighborhoods that meets to share important information about city-wide issues.

As of February 2010, Kirkland is home to 22,429 households divided between a mix of housing options including single-family homes, duplexes, multiplexes and apartments. The average home value in Kirkland was $505,800 according to the King County Assessor.

Kirkland Arts



Creative focus

Visual arts... music…theater…dance. A vibrant and dynamic arts scene is essential to the vitality of any community, and Kirkland has always encouraged the artistic spirit. Home to working artists and numerous professional art organizations, the city promotes a strong artistic atmosphere. The Kirkland Cultural Council, a group of 15 volunteers aided by city staff, works continuously to find ways to enhance and improve Kirkland's artistic climate.

"I love the community here, and to me, community and art are intertwined. I have lived in Kirkland for 15 years. It's a place where you go to the store and run into friends and neighbors. These people have supported my art throughout the years."

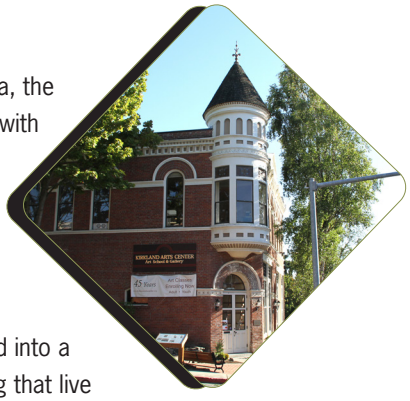
— Kirkland artist Rebecca DeVere

"Kirkland hosts a vibrant creative arts community. You can see constant renewal with the art walk and pocket galleries, and the collaborations between artists and the city. The Kirkland Cultural Council through its planning and communication ensures that all of these endeavors work together. I don't think you can find a stronger commitment to the arts in such a beautiful setting."

— Former Kirkland Arts Center Executive Director Christopher Shainin

Arts groups/performance spaces

- **Kirkland Performance Center**
  Opened in 1998, this 400-seat theater is Kirkland's centerpiece performing arts venue and one of the most popular venues on the greater Eastside. Showcasing a diverse range of national and local musical and theatrical artists, recent performances have featured Philip Glass, Mike Daisey, Richie Havens and "The King and I".
- **Kirkland Arts Center**
  A visual arts community hub. Set in a historic 1892 building, KAC offers a wide wealth of educational programs for artists of all ages and abilities. Each month, classes and workshops help more than 2,000 students in disciplines ranging from painting to ceramics to sculpture. The gallery space provides numerous display opportunities for emerging and established artists alike, and is the only free, professional nonprofit gallery on the Eastside.
- **International Ballet Theater**
  Founded in 2001 by Russian ballet master Vera Altunina, the company presents a diverse classical ballet repertoire with traditional and original choreography. Its International School of Classical Ballet teaches students of all ages how to explore a variety of dance forms through classical dance technique.



- **Studio East**
  Noted children's performing arts school recently moved into a new Kirkland location. Operating with the understanding that live theater inspires children's imagination, StudioEast teaches all aspects of stagecraft to the next generation of theater performers. StudioEast's StoryBook Theater productions are classic children's stories set on stage and take place throughout the Puget Sound region.
- **Kirkland Choral Society**
  From its modest 1988 beginnings, when rehearsals involved eight vocalists practicing in a rented basement, KCS now includes more than 90 audition-tested members who perform noted choral works from both classical and modern eras, including works by Pachebel, Beethoven and Haydn, as well as Daniel Pinkham, Benjamin Britten and Leonard Bernstein.

Galleries

- **Howard/Mandville Gallery** features art in contemporary and traditional styles.
- **Parklane Gallery** displays paintings, photography and mixed-media created by its 35 artist-owners.
- **KPC ArtStage** in the lobby of the performance center offers a range of rotating artists.