



CITY OF KIRKLAND
Planning and Community Development Department
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MEMORANDUM

Date: January 8, 2015

To: Kurt Triplett, City Manager

From: Janice Coogan, Senior Planner
Teresa Swan, Senior Planner
Paul Stewart, AICP, Deputy Planning Director
Eric Shields, AICP, Director

Subject: COMPREHENSIVE PLAN UPDATE BRIEFING, CAM13-00465, SUB-FILE #9

I. RECOMMENDATION

Staff recommends that the City Council reviews and provide comments to staff to be forwarded to the Planning Commission on its recommended draft chapters of the Comprehensive Plan completed so far. For this briefing the following chapters will be discussed:

- Introduction Chapter
- Vision Chapter
- General Chapter
- Community Character Element Chapter
- Economic Development Element Chapter

II. BACKGROUND

The City Council has requested that the Council reviews and comments on draft sections of the Comprehensive Plan Update starting now rather than wait until the entire Draft Plan is complete later this year. Each of the elements in this packet has been preliminarily approved by the Planning Commission, but the Commission has not yet conducted a hearing on them, so the elements should not be considered to be final drafts. Early review by the Council would allow more time for the Planning Commission to review the Council feedback and to incorporate Council revisions. It would also speed up the adoption process this fall.

Note that two copies of each element are attached – one showing specific proposed revisions and the other a “final” version, showing the elements as they would read if revisions were incorporated. The complete existing [Comprehensive Plan](#) is available on the City’s web site.

City Council will have an opportunity to have an in depth discussion with the Planning Commission on the status of the Comprehensive Plan Update at their joint meeting scheduled for March 3, 2015.

III. SUMMARY OF REVISIONS TO THE CHAPTERS

The Planning Commission has completed study sessions on the Introduction, Vision, General, Community Character and Economic Development chapters of the Comprehensive Plan. Below is an overview of the proposed changes to these chapters. *The enclosed Attachments show the existing chapter with ~~strikeout~~/underlined text and clean versions of the chapters.*

A. Revisions to Introduction Chapter (see Attachments 1 and 2)

The Introduction Chapter is the first chapter in the Comprehensive Plan. It addresses the following topics:

- Historic Perspective
- Community Profile – Population, Household Income, Housing, Employment, Existing Land Use, Targets and Capacity Analysis
- About the Comprehensive Plan – What is a Comprehensive Plan and How was the Plan Prepared
- Guide to the Comprehensive Plan

Minor edits and updates have been made to the sections in this chapter. The Planning Commission reviewed the Introduction Chapter at their meeting of October 9, 2014, and had only a few minor comments on staff's draft document.

1. Historic Perspective section

Information on the 2011 annexation area has been added along with a new map with Kirkland's history of annexations. A new paragraph includes a description about the Cross Kirkland Corridor and a brief summary covering major development trends since the last update to the Comprehensive Plan in 2004.

2. Community Profile section

The section addresses data on population, household income, housing, employment, existing land use, targets and capacity analysis. This data has been updated based on the 2010 census, Kirkland, King County and state information, data from A Regional Coalition for Housing (ARCH) and other sources. Also, some of the information from the 2000 census has been corrected based on follow-up data from the census office.

A new section has been added called *Kirkland at a Glance* that contains a listing of key facts about the city and its demographics, housing, economy, land use and future growth capacity. The information is from the revised [Community Profile](#) document that the Planning and Community Development Department is preparing with support from the City's GIS Division. The Community Profile document contains a more extensive collection of

information about Kirkland beyond what is found in the Introduction Chapter. A link will be provided in the Introduction chapter to the final Community Profile.

Several of the **tables** have been converted to **bar or pie charts** for easier comprehension and to provide more visual interest. We received a public comment at one of the community planning day events to provide more graphics in place of text for those who are more visually oriented. Also, some statistics of interest from the draft Community Profile have been added in the form of charts.

Some of the **statistics** showing changes over time do not follow logical assumptions and patterns because the 2011 annexation brought a significant number of single family homes that have skewed the data. For example, we had expected an overall increase in the number of multifamily housing compared to single family housing since 2004 because of the growth in the multi-family housing sector and the slowdown in single family construction. But this is not the case for Kirkland because of the large number of single family homes annexed into Kirkland in 2011. Also, we had expected the number of people per household to decline over the past 10 years following the national trend, but this is not the case again because of the number of single family households annexed in 2011.

3. About the Comprehensive Plan section

Minor edits are proposed to the existing sections on "Why are we planning?" and "What is a Comprehensive Plan?" The existing section on "How was the plan prepared?" has a lengthy description on preparation of the 1995 and 2004 Comprehensive Plans that has been reduced in detail. A description about the 2015 Comprehensive Plan update has been added.

4. Guide to the Comprehensive Plan section

Minor reorganization and edits are proposed. For the list of neighborhood maps, the open space and park map had been deleted since it is a redundant map; the land use map shows the same city properties.

B. Revisions to the Vision Chapter (see Attachments 3 and 4)

The Planning Commission reviewed the new draft [Vision Statement and Guiding Principles](#) at their meetings of December 12, 2013 and January 9, 2014. During the February 21, 2014 retreat, the City Council reviewed the draft Vision Statement and Guiding Principles and provided edits to staff. Then the Transportation Commission reviewed the document on February 26, 2014, and the Houghton Community Council reviewed it on March 24, 2014. Overall, both groups support the new Vision Statement and Guiding Principles. One Houghton Community Councilmember prefers the existing longer Vision Statement and Framework Goals.

The introductory text leading up to the Vision Statement and Guiding Principles has been revised to reflect the recent visioning process. The cumulative Wordle that was created over the many visioning conversations and was the framework for the new Vision Statement and

Guiding Principles is included in the chapter. The Planning Commission reviewed the introductory text at their October 9, 2014 meeting.

C. Revisions to the General Chapter (Attachments 5 and 6)

The General Chapter addresses plan applicability and consistency, intergovernmental coordination, citizen participation, and plan amendments. The Planning Commission reviewed the revisions to the General Chapter at their meeting of August 14, 2014, and only had a few minor changes.

1. Plan Applicability and Consistency section

The City is required to add a new section called "VISION 2040 Regional Planning Statement" that states that the updated Comprehensive Plan is consistent with the multicounty planning policies and conforms to the Growth Management Act. Staff at Puget Sound Regional Council (PSRC) provided staff with a template as a framework of what needs to be in this section. The proposed text mirrors that template.

2. Intergovernmental Coordination and 3. Citizen Participation sections

Minor edits to both sections, including new ways to encourage citizen participation, such as webpages, listservs, on-line community forums and blogs and social media.

4. Plan Amendments section

The sentence addressing **neighborhood plan amendments** has been revised to read:

The City ~~amends~~ ~~establishes a schedule for amending~~ the neighborhood plans as needed and when possible given ~~and reviews the schedule each year as part of~~ the Planning Department's work program and City Council priorities.

Staff wants to be sure the Council reviews this revision carefully and indicates whether it creates any concern. The Council has identified it as a priority to have a schedule for neighborhood plan updates and that it would like to adopt a schedule along with the Comprehensive Plan. However placing language about a schedule in the Comprehensive Plan is unnecessarily restrictive. Changing this sentence gives the current and future Councils more flexibility in how to address neighborhood plan amendments. Staff has been discussing with the Planning Commission and the Kirkland Alliance of Neighborhoods various approaches to neighborhood plans. This will be a topic for the joint City Council/Planning Commission meeting in March.

D. Revisions to the Community Character Element Chapter (see Attachments 7 and 8)

Under the Growth Management Act, the Community Character is an optional element to include in a Comprehensive Plan. The Puget Sound Regional Council Policies (PSRC) in [Vision 2040](#) related to community character promote preservation of historic, visual and cultural resources (MPP-DP-34) and the importance that design of public buildings contributes to a sense of community (MPP-DP-38).

The King County Countywide [Policies](#) encourage cities to develop plans and design processes that promote infill development, redevelopment and reuse of existing buildings to enhance community character and a mix of uses (DP-39). These policies also encourage the City to adopt design standards or guidelines that foster infill development compatible with the existing or desired urban character (DP-44) and to promote high quality of design and site planning in public-funded and private development (DP-40). Overall our Community Character Element is consistent with these county and regional policies.

The Element provides policy guidance related to **four key goals**:

- **Supports Kirkland's Sense of Community**
- **Promotes preservation and enhancement of historic resources**
- **Accommodate and monitor change**
- **Strengthen Kirkland's Built and Natural Environment**

The Planning Commission completed its review of the draft element on October 9, 2014. Houghton Community Council received a briefing of the changes on October 27, 2014. Overall both groups supported staff's recommended changes and made minor editing changes.

The revised Community Character Element maintains the same key goals with **one new policy related to the Cross Kirkland Corridor/Eastside Rail Corridor (CC-1.7)** as an opportunity for open space, art, events, and cultural activities. **Two policies were deleted** related to supporting home occupations appropriate to residential neighborhoods (old CC-4.4) because a similar policy is in the Economic Development Element and Policy CC-4.12 related to encouraging multi-modal transportation because it will be added to the Transportation and Land Use Elements.

Minor text edits were made to:

- change churches to faith based organization,
- update the name of the Cultural Arts Commission,
- revise name of the Kirkland Arts Center,
- reflect growth of the city as a result of the 2011 annexation, and
- reference the regulations in the Zoning Code Chapter 115 related to enforcement of adverse impacts of outdoor storage of large vehicles, boats, junk etc. in residential neighborhoods

In Policy CC-1.4 text was deleted that referenced a needed code amendment to the Planned Unit Development Criteria to include public art as a public benefit and instead the text will be added to the Implementation Strategies Chapter and code amendment list maintained by staff.

Policy CC-4.2 regarding gated developments was revised to change the word *prohibit* to *discourage* because there are no regulations to enforce prohibition of gated developments. Regulations could be drafted to implement this policy.

E. Revisions to Economic Development Element Chapter (Attachments 9 and 10)

To gain a sense of current economic development issues, the Department of Planning and Community Development and the Economic Development Manager conducted outreach activities with the business community including the City Council Planning and Economic Development Committee, Kirkland Business Roundtable, Kirkland Chamber of Commerce Policy Committee. The Planning Commission discussed the draft Economic Development Element at their March 27, May 8 and August 28 meetings in 2014 and had very few discussion issues.

Below is a summary of the key changes made to the Economic Development Element:

- Additions- The following new goals and policies were added to support the City's new draft Vision Statement and Guiding Principles to be a more sustainable and resilient City, or to be consistent with the Puget Sound Regional Council Vision 2040's Regional Growth Strategy and Countywide Planning Policies:
 - Policy 1.8 encourages small, startup, locally developed enterprises.
 - Policy 3.4 encourages businesses that provide healthy, locally grown food.
 - Policy 3.5 is a place keeper for a policy related to industrial areas based on the findings from the Heartland Industrial Lands Study and final Planning Commission direction.
 - Policy 4.4 supports the Cross Kirkland Corridor to be a catalyst to attract new businesses, housing development and a multi-modal transportation facility connecting employees with business centers.
 - A new goal ED-5 encourages businesses to be socially and environmentally responsible businesses.
 - Policy 5.1 encourages businesses that provide products and services that support resource, conservation and environmental stewardship.
 - Policy 5.2 supports businesses to incorporate environmental responsible practices in business development and operations.
 - Policy 5.3 encourages private, public and non-profit organizations to incorporate social equity into their practices.
 - Policy 5.4 encourages the City to help facilitate remediation of contaminated sites.
 - Policy 6.2 supports partnering with schools, businesses and educational institutions to provide job training and education for a skilled work force.

- Deletions- Some goals or policies were deleted because text was redundant with other policies or Elements:
 - Policy ED-1.2 supporting a strong job and wage base and policy ED-2.1 regarding business retention were combined with Policy ED-1.1 to target recruitment efforts toward businesses that provide living wage jobs.

 - Policy ED-2.5 related to providing a skilled workforce was combined with new Policy ED-6.2 to encourage businesses and schools to collaborate to provide job training.

- Policies ED-3.1, 3.4, 3.5 were deleted because policies promoting the economic success of each commercial area and encouraging mixed use development is covered in the Land Use Element.
- Goal ED-4 and its policies were deleted because they were redundant with ED-6 which fosters partnerships with community groups and regional organizations to achieve Kirkland's economic goals.
- Goal ED-7 and its policy were combined with the tourism policy ED-1.6 promoting Kirkland as a tourism, cultural and entertainment destination.

IV. COMPREHENSIVE PLAN UPDATE SCHEDULE

Staff has developed a schedule of **Planning Commission meetings** for 2015 to complete the Comprehensive Plan Update (see Attachment 11). It is a very aggressive schedule because of the number of Citizen Amendment Requests to review along with review of updates to all of the neighborhood plans, incorporation of the Juanita annexed area into the Juanita Neighborhood Plan and preparation of the Kingsgate Neighborhood Plan (Finn Hill Neighborhood will be prepared later this year). The Planning Commission's goal is complete the study sessions in time to hold public hearings on the Draft Plan, including the Citizen Amendment Requests and the neighborhood plan revisions, in June before the bulk of summer vacations begin for the public, complete its deliberations in July and have a Final Draft Plan transmitted to City Council for a study session in early September 2015.

The State deadline for completion of the Comprehensive Plan Update is June 30, 2015. In the past the State has allowed some flexibility provided that a jurisdiction has made progress on the Plan Update. Given that we anticipate a Draft Plan to be ready by June 2015 and the scope of the Comprehensive Plan Update was broadened to include a significant number of citizen amendment requests and updates to all of its neighborhood plans, the State will likely accept the City completing the update by fall 2015. We will apprise the State of our progress.

The tentative schedule for **future Council briefings** on the element chapters are: February 3 (Land Use), February 17 (Housing), March 3 (Public Services and Utilities), April 21 (Human Services and Implementation Strategies), May 5 (Environment, Parks and Transportation), May 19 (Neighborhood Plans) and June 2 (Capital Facilities).

Attachments:

1. Draft Introduction Chapter with strikethroughs and underlined text
2. Clean copy of Draft Introduction
3. Draft Vision Chapter with strikethroughs and underlined text
4. Clean copy of Draft Vision Chapter
5. Draft General Chapter with strikethroughs and underlined text
6. Clean copy of Draft General Chapter
7. Draft Community Character Element with strikethroughs and underlined text
8. Clean copy of Draft Community Character Element
9. Draft Economic Development Element with strikethroughs and underlined text
10. Clean copy of Draft Economic Development Element
11. 2015 Comprehensive Plan Update schedule

REVISED INTRODUCTION CHAPTER: STRIKEOUTS/UNDERLINES

I. INTRODUCTION

ABOUT KIRKLAND

Historical Perspective

The original inhabitants of the eastern shore of Lake Washington were the Duwamish Indians. Native Americans, called Tahb-tah-byook, lived in as many as seven permanent longhouses between Yarrow Bay and Juanita Bay and at a village near Juanita Creek. Lake Washington and its environment provided a bounty of fish, mammals, waterfowl and plants. Small pox, brought by fur traders in the 1830s, eliminated much of the Native American civilization. However, survivors and their descendents continued to return to Lake Washington until 1916 when the lake was lowered for building the Ship Canal which destroyed many of their food sources. The salmon spawning beds in the marshes dried out and the mammal population, dependent on salmon for food, died off. With most of their food sources gone, the Native American population in Kirkland declined dramatically.

The first Euro-American settlers in what is now Kirkland arrived at Pleasant (Yarrow) Bay and Juanita Bay in the late 1860s. By the early 1880s, additional homesteaders had settled on the shore of Lake Washington between these two bays. Inland growth was slow because the land beyond the shoreline was densely forested and few decent roads for overland travel existed. By 1888 the population along the shoreline between Houghton and Juanita Bay was approximately 200. The settlement at Pleasant Bay was renamed Houghton in 1880 in honor of Mr. and Mrs. William Houghton of Boston, who donated a bell to the community's first church.

Early homesteaders relied on farming, logging, boating/shipping, hunting, and fishing for survival. Logging mills were established at both Houghton and Juanita Bay as early as 1875. The promise of industrialization for Kirkland came in 1888 with the discovery of iron ore deposits near Snoqualmie Pass and the arrival of Peter Kirk, an English steel industrialist. Kirkland was slated to become the center of a steel industry – the “Pittsburgh of the West.” Platting of the Kirkland townsite, planning and construction of the steel mill near Forbes Lake on Rose Hill, and development of a business and residential community proceeded through the year 1893. The financial panic of 1893 put an end to Kirk's industrialist dreams before the steel mill could open. Kirkland became a virtual ghost town, and a subsistence economy again arose as the lifeblood of the remaining inhabitants.

Kirkland began to grow and prosper, along with Seattle and the Puget Sound region, at the time of the Klondike gold rush. In 1910, Burke and Farrar, Inc., Seattle real estate dealers, acquired many of the vacant tracts that had been platted in the 1890s. They created new subdivisions and aggressively promoted Kirkland. Ferry service between Seattle and Kirkland operated 18 hours a day. The population grew from 392 people at incorporation in 1905 to 532 by 1910 and to 1,354 by 1920. Logging and farming remained the primary

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occupations in Kirkland, but the town was also becoming a bedroom community for workers who commuted by ferry to Seattle.

The Klondike gold rush was also a boon for Houghton. The Alaska-Yukon Exposition of 1909, held in Seattle, prompted the Anderson Steamboat Company, located at the future site of the Lake Washington Shipyards, to build several ships to ferry passengers to the Exposition. Employment at the Steamboat Company increased from 30 to 100 men. World War I and the construction of the Lake Washington Ship Canal brought further expansion of the shipyard and employment increased to 400. By the outbreak of World War II, the Anderson Steamboat Company had become the Lake Washington Shipyards. After the attack on Pearl Harbor, defense contracts allowed the shipyard to quadruple in size and employment exceeded 8,000. The Kirkland-Houghton area became an industrial metropolis virtually overnight. By 1944, an estimated 13,000 to 14,000 people were served by the Kirkland Post Office.

The rapid growth associated with the war effort came at a cost. By the end of the war, many residents felt the loss of a sense of small town community and stability. In addition, serious environmental concerns surrounded the growth of the shipyards and the population. An inadequate septic system threatened water supplies and lake beaches, while an oil spill at the shipyards in 1946 fouled the beaches and killed wildlife along the eastern shore of Lake Washington. The shipyards closed at the end of 1946 and, to avoid future industrialization of their waterfront, Houghton moved to incorporate in 1947 and zoned the waterfront for residential uses.

Following World War II, the automobile and better roads opened up the Eastside to development. Improvements in regional transportation linkages have had the greatest impact on Kirkland's growth since the demise of Peter Kirk's steel-mill dream, when Kirkland was considered "the townsite waiting for a town." Access to Kirkland, which began with the ferry system across Lake Washington, was improved later with the completion of the Lacey V. Murrow floating bridge in 1940, the opening of the State Route 520 Bridge across Lake Washington in 1963, and the construction of Interstate 405 in the 1960s. Kirkland continued to grow as a bedroom community as subdivision development spread rapidly east of Lake Washington. Commercial development also grew following the war, providing retail services to the new suburban communities.

Acquisition of Kirkland's renowned waterfront park system started many years ago with the vision and determination of community leaders and City officials. Waverly Park and Kiwanis Park were Kirkland's first waterfront parks dating back to the 1920s. A portion of Marina Park was given to the City in 1937 and then the remaining parkland was purchased from King County in 1939. Houghton Beach was deeded to the City of Houghton from King County in 1954, and came into the City as part of the 1968 Houghton annexation. It was expanded in 1966 and again in 1971. In the early 1970s, Marsh Park was donated by Louis Marsh, and Dave Brink Park was purchased; and subsequent land purchases expanded both parks. The Juanita Golf Course was purchased in 1976 and redeveloped as Juanita Bay Park with further park expansion in 1984. Yarrow Bay Park Wetlands were dedicated to the City as part of the Yarrow Village development project. The latest waterfront park to come under City ownership is Juanita Beach Park, which was transferred to the City from King County in 2002.

In 1968, just over 20 years after its initial incorporation, the town of Houghton consolidated with the town of Kirkland. The 1970 population of the new City of Kirkland was 15,070. Since that time, the City has continued

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to grow in geographic size and population. For example, the 1989 annexations of Rose Hill and Juanita added just over four square miles of land and 16,000 people to the City. In 2011, another large annexation occurred with Finn Hill, North Juanita, and Kingsgate adding more than 30,000 residents. See Figure I-1 for Kirkland's history of annexations. ~~In recent years, Kirkland and other Eastside cities have grown beyond bedroom communities, becoming commercial and employment centers in their own right.~~

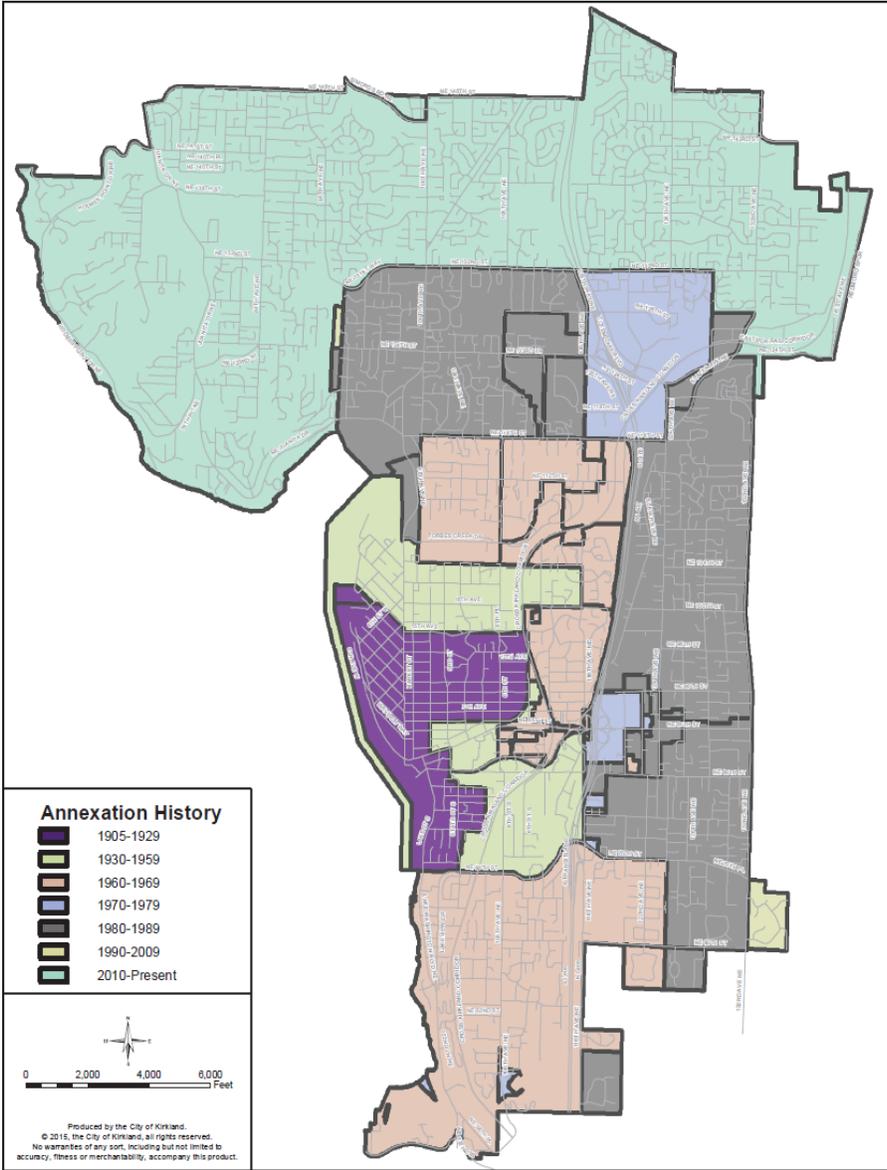


Figure I-1: City of Kirkland Historical Annexation Areas

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~~Between 1980 and 2004~~, major retail, office and mixed-use developments ~~were~~~~have been~~ built in many areas of the City, including Park Place, Yarrow Bay Office Park, Kirkland 405-Corporate Center, Juanita Village, and Carillon Point, ~~built~~constructed on the former site of the Lake Washington Shipyards. City Hall moved from Central Way and 3rd to its current location at 1st and 5th Avenue to provide expanded services in response to years of growth. Downtown Kirkland intensified with mid-rise buildings around the perimeter. Housing, art galleries, restaurants and specialty shops joined existing office and basic retail uses. The Downtown civic hub came alive with the addition of a library, senior center, teen center and performing art theatre bordering on Peter Kirk Park. Many new multifamily complexes were built near the commercial centers and along arterial streets while redevelopment of single-family neighborhoods resulted in traditional subdivisions and innovative developments offering a variety of housing choices. Evergreen Health Care ~~was~~has expanded, giving Kirkland a strong array of medical services. Lake Washington Technical College and Northwest University also ~~have~~ expanded, giving Kirkland a strong educational presence. Lake Washington School District remodeled or reconstructed most of its schools. The City also made major investments in capital facilities for roads, bike lanes and sidewalk construction, sewer improvements and park purchases. This was also a period of time when neighborhood associations, business organizations and community groups were established to work on issues of interest and to form partnerships for improving the quality of life in Kirkland.

~~Kirkland and other Eastside cities have grown beyond bedroom communities, becoming commercial and employment centers in their own right.~~

Since 2004, the Downtown has continued to redevelop with mid-rise mix use buildings. Former industrial areas are being replaced with high technology campuses. The range of housing choices continue to expand, including small lot subdivisions and micro units. The South Kirkland Park and Ride facility has been converted into a transit oriented development with housing for a mix of incomes. In 2012, the City purchased a 5.75 mile segment of the 42-mile Eastside Rail Corridor from the Port of Seattle. At the end of 2015, construction of an interim trail was completed for walking and biking. Kirkland envisions the trail as a major spine connection to schools, parks, businesses and neighborhoods, and a multimodal transportation corridor.

Kirkland has grown beyond bedroom communities, becoming commercial and employment centers in its own right. See Figure I-2 for map of Kirkland and surrounding area. Kirkland today has come a long way from Peter Kirk's vision as the center of the steel industry and the "Pittsburgh of the West."

Portions condensed from: Harvey, David W. Historic Context Statement and Historic Survey: City of Kirkland, Washington. Unpublished manuscript, March 1992, on file, Kirkland Department of Planning and Community Development.

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Community Profile

An update to the community profile was completed in ~~2014~~2002 and includes relevant Kirkland data about demographics, housing, economics, land use and capacity. This data was compiled from a variety of sources, ~~including primarily from~~ the U.S. Census Bureau, Washington State Office of Financial Management, Puget Sound Regional Council, ARCH (A Regional Coalition for Housing), King County and the City of Kirkland Finance Department.

KIRKLAND AT A GLANCE

Kirkland is a city in the Puget Sound region of western Washington. The city is located in Seattle's greater suburban area known as the Eastside, on the shores of Lake Washington. See Figure I-2. In 2014, at nearly 83,000 population, Kirkland is the sixth largest municipality in King County and the thirteenth largest in the state. Kirkland has long been a regional commerce center as well as a popular destination for recreation, entertainment and the arts. Over the past 11 years since the last Comprehensive Plan update, the city has grown and changed with the annexation of Finn Hill, North Juanita and Kingsgate, high technology companies laying roots and the Downtown continuing to redevelop as an urban village. Quick facts provided below represent a "snapshot" of Kirkland in 2014:

CITY

- Incorporated: 1905
- Area: 17.81 square miles
- Population: 82,590 (April, 2014 estimate, Washington State Office of Financial Management)
- Rank: thirteenth largest municipality in Washington State; sixth largest in King County (2013)
- Miles of streets, highways: approximately 300 miles (includes private streets and some driveways)
- Elevation range: ~15' to ~535' above sea level
- Real property parcels: approximately 24,300
- Neighborhoods: Fifteen, represented by thirteen neighborhood associations
- City government: City council/city manager; 544 permanent staff (December 2013)

DEMOGRAPHICS

- Minority population: 10,095 (2010); 21% of total population
- Median age: 36.6 (2012)
- Junior and senior population: 9,155 younger than age 18; 5,299 65 and older (2010)

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- Households: 22,445 total; 12,014 family, 10,431 non-family (2010)
- Average Household size: 2.15 (2010)
- Median household income: \$86,656 (2012 est.)
- Households below poverty level: 1,306; 5.85% of total (2011)

HOUSING

- Housing units: 37,450 (2014 est.)
- Housing unit growth: 107% increase from 1990 to 2014
- Housing unit types: 21,176 single family, 16,188 multifamily (2014)
- Median rent: \$1,370 (2012)
- Rental vacancy rate: 3.9% (2012 est.)
- Median home price: \$464,200 (2012 est.)
- Owner versus rental: owner-occupied 12,897; renter-occupied 9,429 (2012 est.)
- Rental expenditure: 37% of renters spend more than 30% of income
- Mortgage expenditure: 42% of owners spend more than 30% of income
- Households in poverty: 520 family households and 786 other households (2012)

ECONOMY

- Property assessed valuation: \$4.9 billion (2000); \$11 billion (2010); \$13.9 billion (2013)
- Largest employer: Evergreen Healthcare; 3,762 employees (2014)
- Total employment: 30,124 (2012 est.)
- Kirkland residents who work in Kirkland: 6,108 (2012 est.)
- Number of business licenses: 4,688 (July, 2014)
- Home business licenses: 1,972 (July, 2014)
- City government revenues: \$108.6 million (2013)
- Sales tax generated: \$16.6 million (2013)
- City permit valuation: \$151.4 million (2011)
- Future employment forecasts: 59,309 jobs (2025); 65,893 jobs (2030) (PSRC)

LAND USE AND FUTURE GROWTH CAPACITY

- Single family housing zoning: 53% of city (2014)
- Multifamily housing zoning: 8% of city (2014)
- Commercial mix use/office/industrial/institutional zoning: 10% (2013)

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- Parks/open space: 8% of city (2013)
- Right of way: 20% of city (2013)
- Residential density (range by neighborhood): Moss Bay Neighborhood 25 units/acre (highest); Bridle Trails Neighborhood 2.6 units/acre (lowest)
- Housing unit growth capacity: 10,000 additional; 2,900 in Totem Lake Neighborhood (2035)
- Employment growth capacity: 23,000 additional; 7,300 in Totem Lake Neighborhood (2035)

Source: Community Profile

POPULATION

With an estimated 2014 City population of 82,590~~45,790~~ as of April 1, 2002, Kirkland grew ~~’s~~ population increased significantly ~~by over 30,000 people in 2011 with the annexation of Finn Hill, North Juanita and Kingsgate. Although future annexations are unlikely, Kirkland will continue to have a steady increase primarily due to new~~ from ~~has steadily grown at an average annual rate of 1.1 percent since 1990. This increase represents a combination of new births and people moving into Kirkland~~ redevelopment of existing structures. By the year 2022-2030, it is expected that Kirkland’s population is expected to ~~will~~ grow by more than 10,000 to 92,800~~to 853~~ more than 54,790 persons. ~~8,773 more than lived in Kirkland in 2003.~~

Table I-1 below shows how Kirkland’s population has grown over time and what the projected population is expected to be over the next 20 years.³

Table I-1: Kirkland Growth Trends

Year	Population	Population Increase	Land Area Increase
1910	532		
1920	1,354	155%	0%
1930	1,714	27%	2%
1940	2,048	19%	0%
1950	4,713	130%	112%
1960	6,025	28%	6%
1970 ¹	15,070	150%	170%
1980	18,785	25%	16%
1990 ²	40,052	113%	67%

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2000	45,054	12%	0%
2010 ³	<u>48,787</u> 49,327	<u>8.3</u> 9.5%	0%
2012 <u>2014</u>	<u>50,256</u> <u>82,590</u>	<u>69.3%</u>	<u>64.9%</u>

2025 <u>2020</u> ³	<u>89,000</u> 54,00	<u>7.7%</u> 9.3%	0%
2022 ³	54,790	—	—
2030 <u>2035</u> ⁴	<u>95,000</u> <u>58,287</u>	<u>0.6%</u> 8.1%	0%

¹ Includes consolidation with the City of Houghton in 1968 which included 1.91 square miles.

² Includes annexations of Rose Hill and Juanita in 1988. *Source: Office of Financial Management.*

³ City of Kirkland Planning Department projections. Growth trends and population do not reflect the Includes annexations of Bridleview (2009) Finn Hill, North Juanita, and Kingsgate (2011). Washington Office of Financial Management

⁴ PSRC 2014

~~Kirkland's population as continue to age over the past decade.~~ The Kirkland median age has increased from 32.8 in 1990 to 36.1 in 2000 to 36.6 in 2012. Similarly At the time, however, the The percentage of the population under 18 years old has also increased decreased from 18.2% 20.7 percent in 1990-2000 to 18.5% 18.8% in 2000-2010 and while the percentage of the population 65 and older has also increased from 9.6 to 10.2 10.1 to 10.9%. The largest age group in both 2000 and 2010 was the 25-44 group. See Figure I-3 for Kirkland's Age Group Composition 2000-2010

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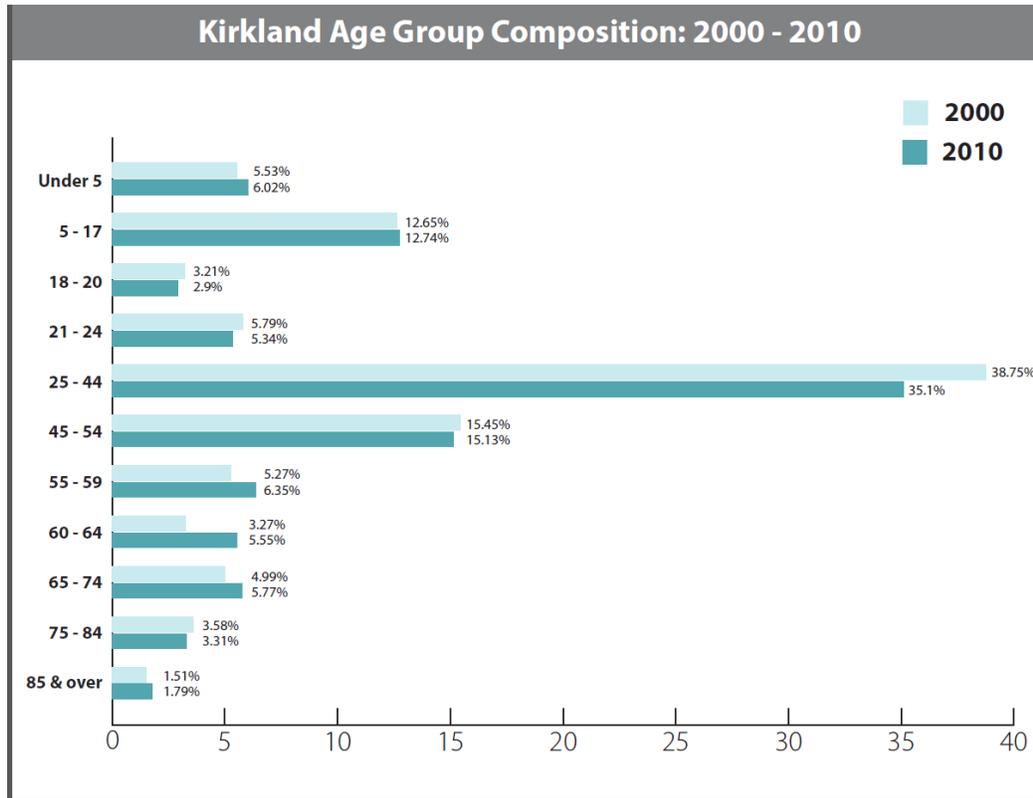


FIGURE I-3: KIRKLAND AGE GROUP COMPOSITION

Source: State Office of Financial Management

HOUSEHOLD INCOME

Median household income and poverty status are two measures that indicate economic well-being. As indicated in Figure I-4 ~~Table I-2~~ below, Kirkland’s median household income in 2012 ~~1999~~ was \$86,656 ~~\$60,332~~, which is 21.7% ~~13.5 percent~~ higher than King County’s median of \$71,175 ~~\$53,157~~. In 2000, In 2010, 31% percent of the City’s households were considered low- to moderate-income (80% ~~percent~~ or less of the County median income) which has remained the same over the past 10 years. Poverty is still present within the City. The 2000 ~~2010~~ Census reported that 5.3 ~~5.85% percent~~ of all individuals in Kirkland fell below federal poverty thresholds which is an increase over the past 10 years as compared to 9.92% ~~8.4 percent~~ for King County as a whole.

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Note: Information in Table I-2 has been updated with 2012 data and converted into a figure. See new Figure I-4 below.

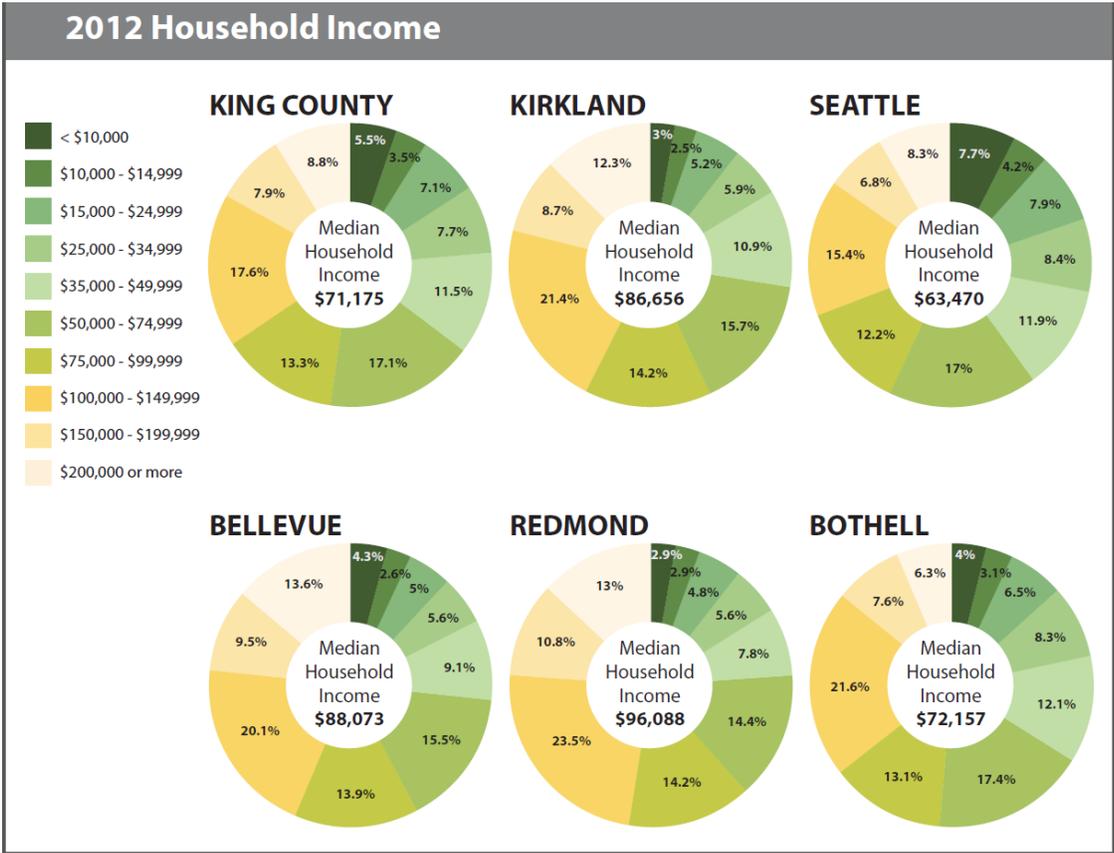


Figure I-4: 2012 Household Income

Source: U.S. Census Bureau

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	King County	Kirkland	Seattle	Bellevue	Redmond	Bothell
Median Household Income	<u>\$71,175</u> \$53,157	<u>\$86,656</u> 60,332	<u>\$63,470</u> \$45,736	<u>\$88,073</u> \$62,338	<u>\$96,088</u> \$66,735	<u>\$72,157</u> \$59,264
<\$10,000	<u>5.5%</u> 6.4%	<u>3.0%</u> 4.5%	<u>7.7%</u> 8.9%	4.3%	<u>2.9%</u> 3.3%	<u>4.0%</u> 4.8%
\$10,000 to \$14,999	<u>3.5%</u> 4.2%	<u>2.5%</u> 2.6%	<u>4.2%</u> 5.6%	<u>2.6%</u> 3.4%	<u>2.9%</u> 2.6%	3.1%
\$15,000 to \$24,999	<u>7.1%</u> 9.3%	<u>5.2%</u> 6.3%	<u>7.9%</u> 11.2%	<u>5.0%</u> 7.2%	<u>4.8%</u> 5.2%	<u>6.5%</u> 8.3%
\$25,000 to \$34,999	<u>7.7%</u> 10.9%	<u>5.9%</u> 9.4%	<u>8.4%</u> 12.3%	<u>5.6%</u> 8.6%	<u>5.6%</u> 9.5%	<u>8.3%</u> 11.4%
\$35,000 to \$49,999	<u>11.5%</u> 15.6%	<u>10.9%</u> 16.3%	<u>11.9%</u> 15.9%	<u>9.1%</u> 15.2%	<u>7.8%</u> 13.8%	<u>12.1%</u> 14.4%
\$50,000 to \$74,999	<u>17.1%</u> 21.2%	<u>15.7%</u> 23.1%	<u>17.0%</u> 18.9%	<u>15.5%</u> 20.4%	<u>14.4%</u> 22.4%	<u>17.4%</u> 23.7%
\$75,000 to \$99,999	<u>13.3%</u> 13.6%	<u>14.2%</u> 15.6%	<u>12.2%</u> 11.4%	<u>13.9%</u> 14.5%	<u>14.2%</u> 16.6%	<u>13.1%</u> 16.9%
\$100,000 to \$149,999	<u>17.6%</u> 11.5%	<u>21.4%</u> 13.3%	<u>15.4%</u> 9.4%	<u>20.1%</u> 14.7%	<u>23.5%</u> 16.3%	<u>21.6%</u> 13.0%
\$150,000 to \$199,999	<u>7.9%</u> 3.4%	<u>8.7%</u> 3.7%	<u>6.8%</u> 2.9%	<u>9.5%</u> 5.4%	<u>10.8%</u> 5.4%	<u>7.6%</u> 2.5%
\$200,000 or more	<u>8.8%</u> 3.8%	<u>12.3%</u> 5.2%	<u>8.3%</u> 3.5%	<u>13.6%</u> 6.4%	<u>13.0%</u> 4.9%	<u>6.3%</u> 1.9%

Source: U.S. Census Bureau

HOUSING

Changes in the population characteristics have implications for the average household size. In past recent decades, Kirkland and other jurisdictions throughout King County have experienced a decrease in the average household size. However, more recently in Kirkland, the average household size stayed about the same with declined from 2.14-2.28 persons per household in 2000-1990, increasing slightly to 2.13 2.15 persons per household in 20002010. However, with the 2011 annexation average household size increased due to the

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addition of single family homes. Nonetheless, Kirkland has the second lowest household size for renter occupied behind Seattle and the lowest household size for owner occupied. See Figure I-5 for Average Household Size (Rent vs. Occupied) for 2012.

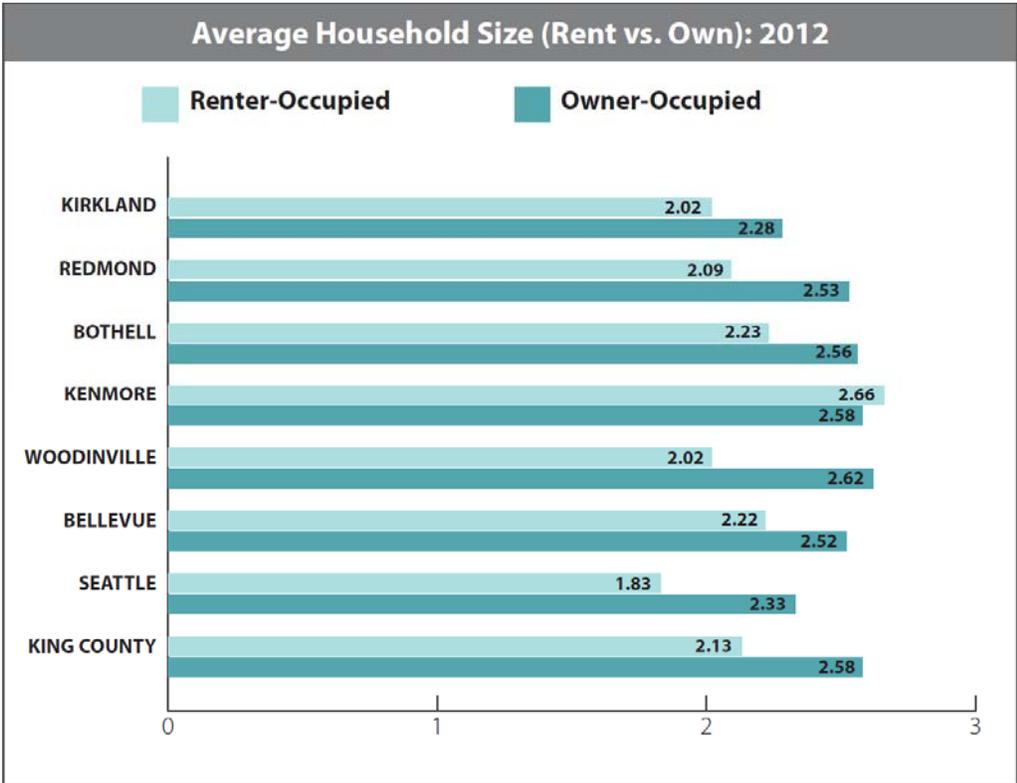


Figure I-5: 2012 Average Household Size (Rent vs. Own)

Source: State Office of Financial Management

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~~King County also has seen little change in household size over the same period. These decreases reflect The national trends is a declining household size, including: people living longer, fewer children being born, a rise in single-parent households, and an increase in the number of single-occupant households. Given that trend, Kirkland may also see a decline of persons per household over the next twenty years. The decline is expected to continue, to an average of 2.06 persons per Kirkland household by 2020. If so, p~~Population growth in the future ~~would~~ will result in more housing units per capita and different types of housing to accommodate changing needs.

~~Decreasing household size is reflected in Kirkland's housing growth over the past decade. Due to the 2011 annexation, t~~The City's housing stock grew from 18,061 units in 1990 to 21,939 units in 2000 ~~to 37,450 units in 2012 – a 71% increase. – a 21.5 percent increase between 1990 and 2000. Reflective of the substantial housing increase due to annexation, t~~The population ~~nearly doubled between 2000 and 2014~~grew by only about 12.5 percent during that same time period ~~largely due to annexation. The 2011 annexation also altered the balance of housing unit types. In 2000, there were 50.47% single family units and 49.28% multifamily units. By 2010, the ratio was 48.83% single family units to 50.95% multifamily units with more multifamily housing. By 2011 with annexation, the balance tipped back to single family housing with 56.54% single family units and 43.23% of multifamily units. See Figure I-6 for the change in single family and multi-family housing type in Kirkland between 2000-2014.~~The balance between single and multifamily housing in Kirkland also continued to widen in the last decade. As of 2003, there are 10,006 single family units and 11,315 multifamily units in Kirkland. This represents a three percent decrease in the percentage of single family units from 50.1 percent in 1990 to 47 percent in 2003 and a 3.3 percent increase in the percentage of multifamily units from 49.9 percent in 1990 to 53.2 percent in 2003. Throughout King County, the multifamily housing stock increased faster than the single family stock during the 1990s.

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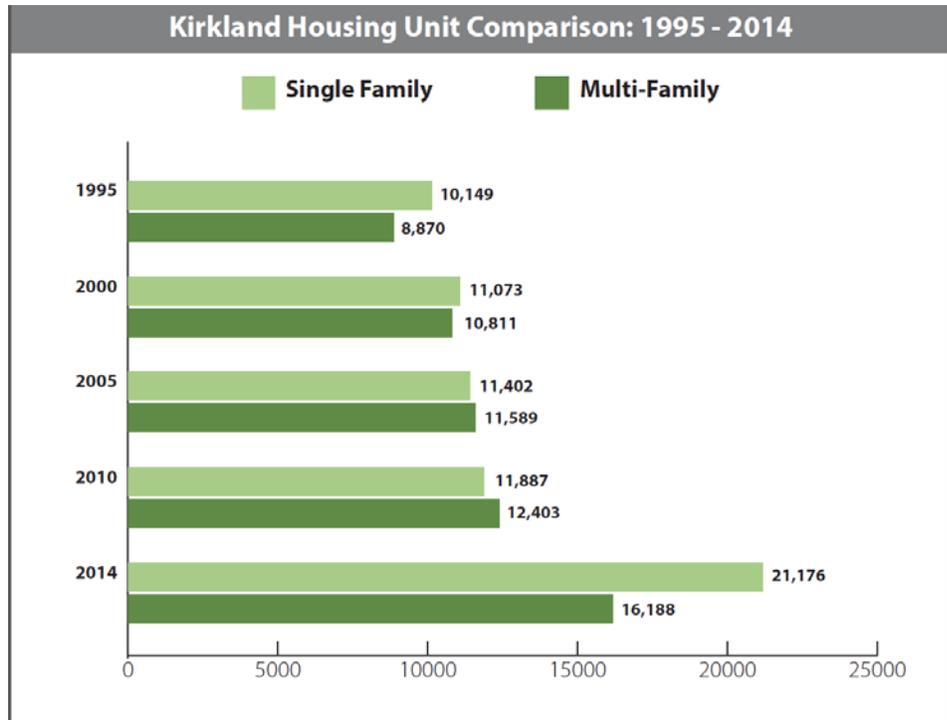
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Figure I-6: 2000-2014 Kirkland Housing Unit Comparison

Source: State Office of Financial Management

Figure I-7 ~~Table I-3~~ below compares Kirkland owner-occupied and renter-occupied housing units with King County and other Eastside cities for ~~2000 and~~ 2010. In both cases, Kirkland falls within the median range. Only Kirkland did not see a change in the percent of owner-occupied and rental-occupied units between 2000 and 2010.

Note: Information in Table I-3 has been updated with 2010 data and converted into a figure. See new Figure I-7 below

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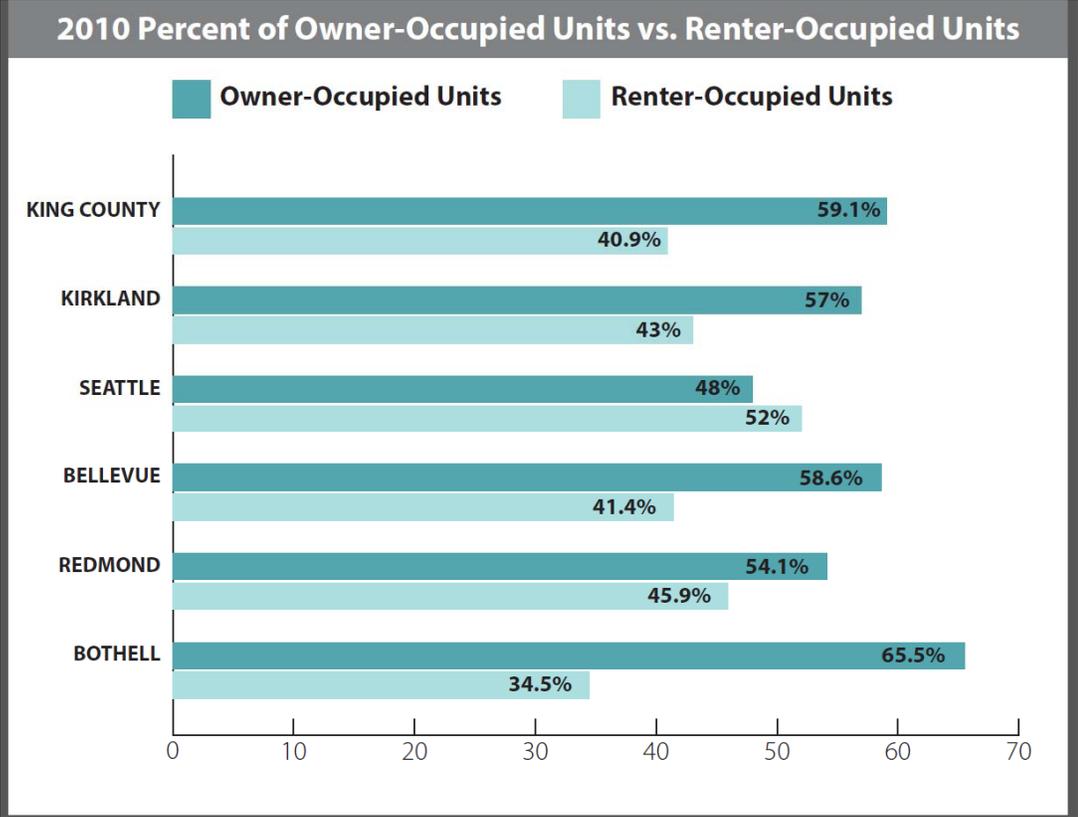


FIGURE I-7: 2010 OWNER-OCCUPIED VS. RENTER-OCCUPIED

SOURCE: U.S. CENSUS BUREAU

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	Owner-Occupied- Units	%	Rental-Occupied- Units	%
	2000		2000	
King County	425,436	59.8%	285,480	40.2%
Kirkland	11,813	57.0%	8,923	43.0%
Seattle	125,165	48.4%	133,334	51.6%
Bellevue	28,189	61.5%	17,647	38.5%
Redmond	10,520	55.1%	8,582	44.9%
Bothell	8,105	68.0%	3,818	32.0%

EMPLOYMENT

Kirkland provided approximately ~~30,942~~ 32,384 jobs in ~~2010 based on the U.S. Census,~~ 2000 based on City of Kirkland estimates. When calculating the employment percentages, PSRC uses those jobs that are reported to the State as covered by unemployment insurance are used. Although a percentage is given for those jobs in the construction and resource trades, they are not included in the total employment percentages because they are typically reported to a central location, but the actual work may be located several miles outside the reported jurisdiction.

The highest percentage of all jobs reported within the City of Kirkland, including those jobs in the construction and resources sector reported to the Washington State Employment Security Department, were reported in the finance, insurance, real estate and services sector (35.6 percent). The remaining jobs were divided among the following sectors: 24.1 percent wholesale; communications, transportation and utilities; 22.4 percent retail; 7.6 percent education; 6.6 percent manufacturing; and 3.7 percent government.

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In ~~Figure I-8 Table I-4~~ below, total jobs performed in ~~2010~~2000 are listed by sector for Kirkland. ~~The highest percentage of all jobs reported within the City of Kirkland, including those jobs in the construction and resources sector reported to the Washington State Employment Security Department, were reported are in the~~ finance, insurance, real estate and services sector (56.5%). ~~However, the construction and natural resource sector is not included in Table I-4 because the jobs are transient and may not actually occur in Kirkland. The City of Kirkland estimates for jobs in 2000 are used instead of the Puget Sound Regional Council (PSRC)~~

~~estimates because errors were found in the PSRC information suggesting significant overestimation.~~

Note: Information in Table I-4 has been updated with 2010 data and converted into a figure. See new Figure I-8 below

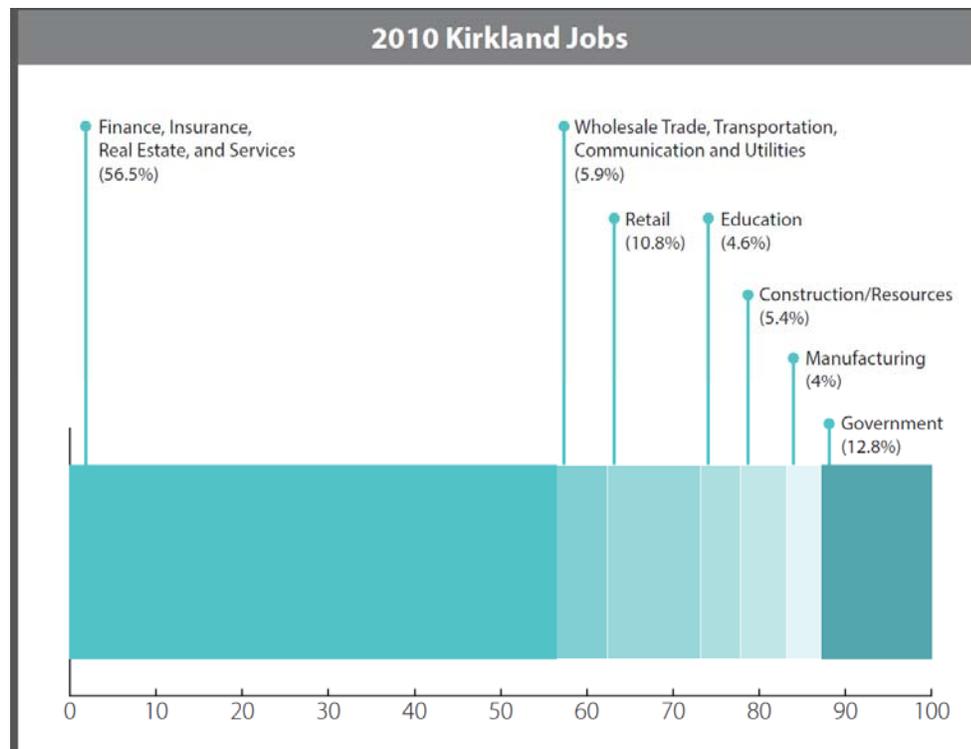


Figure I-8: 2010 Kirkland Jobs

Source: City of Kirkland and PSRC estimates

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	(1)	(2)
• Finance, Insurance, Real Estate, and Services	<u>17,4</u>	<u>56.5%</u>
	<u>7311</u>	<u>35.6%</u>
	<u>529</u>	
• Wholesale Trade, Transportation, and Utilities	<u>1,83</u>	<u>5.9%</u>
	<u>3</u>	<u>24.1%</u>
	<u>7,80</u>	
	<u>5</u>	
• Retail	<u>3,32</u>	<u>10.8%</u>
	<u>9</u>	<u>22.4%</u>
	<u>7,25</u>	
	<u>4</u>	
• Education	<u>1,42</u>	<u>4.6%</u>
	<u>7</u>	<u>7.6%</u>
	<u>2,46</u>	
<u>Construction/Resources</u>	<u>1</u>	<u>5.4%</u>
	<u>1,67</u>	
	<u>7</u>	
• Manufacturing	<u>1,23</u>	<u>4.0%</u>
	<u>9</u>	<u>6.6%</u>
	<u>2,13</u>	
	<u>7</u>	
• Government	<u>3,96</u>	<u>12.8%</u>
	<u>4</u>	<u>3.7%</u>
	<u>1,19</u>	
	<u>8</u>	
Total	<u>32,3</u>	<u>100%</u>
	<u>8430</u>	
	<u>942</u>	

Sources: (1) City of Kirkland (2) PSRC ~~2010~~2000 estimates

The ~~2010~~2000 Census reported that 28,140 ~~28,347~~ (69.8% ~~75.2~~ percent) of Kirkland's residents 16 years and over are employed. This is slightly higher than the ~~70.1~~ 65.6% percent employment of the King County population. Overall, this represents a decline in the number of residence in the workforce that may reflect an increase in young children and/or retired people. The majority of these jobs span several sectors: professional (16.7 percent), education and health care (14.2 percent), transportation, warehousing and utilities (13.2 percent), and manufacturing (11 percent).

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In Kirkland, the jobs to housing ratio is 79%62 percent (30,124 jobs ÷ 23,932 units ~~35,512 ÷ 21,939~~) compared with 77%66 percent (1,099,630 jobs ÷ 851,180 units ~~742,237 ÷ 1,118,347~~) in King County. One of ARCH's goals for East King County is to have a close job to housing ratio in order to have a sufficient housing supply that can help to reduce housing costs and commute times.

As of 2014, In 2003, the largest employers in Kirkland represent a wide range of businesses ~~ventures~~, including Evergreen Healthcare Center, Google, Inc., City of Kirkland, Kenworth Truck Co., ~~City of Kirkland~~ Astronics Advanced Electronics Systems, ~~Larry's Market~~ Costco Wholesale, and Evergreen Pharmaceutical LLC ~~Fred Meyer.~~ Health care and high technology is the current trend for major employers in Kirkland.

As described in Figure I-9 ~~Table I-5~~ below, in ~~2000~~ 2012, Kirkland ranked first ~~second~~ out of the five local cities whose residents worked outside the ~~City~~ with 79.7%77 percent of its total workforce traveling to other cities to work. Not surprisingly, Seattle, ~~at ranked first with~~ 67.4%73 percent, has the greatest proportion of its residents working within its City limits. Workforce includes those 16 years and older.

Note: Information in Table I-5 has been updated with 2012 data and converted into a figure. See new Figure I-9 below.

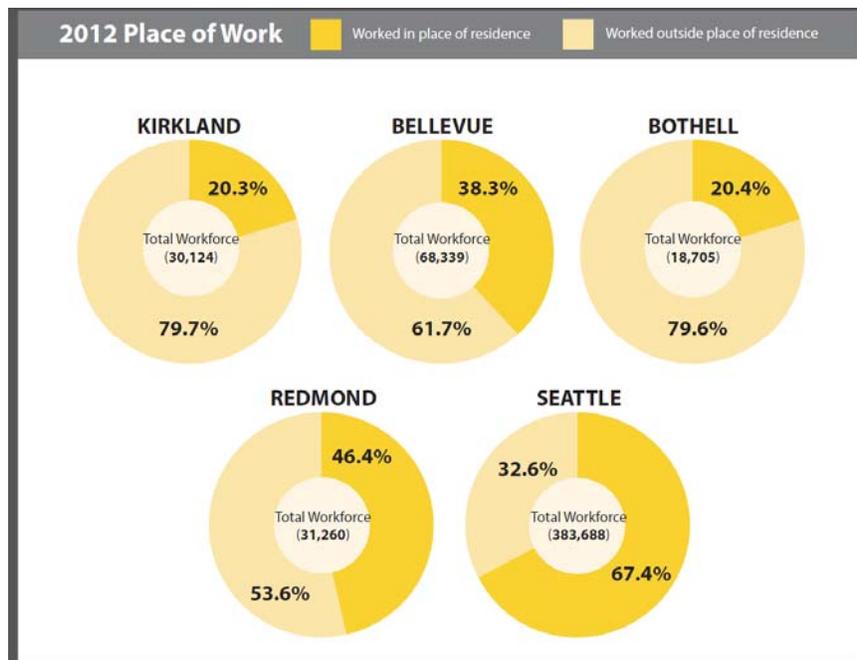


Figure I-5 2012 Place of Work

Source: U.S. Census Bureau

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Table I-5: Place of Work

	Kirkland		Bellevue		Bothell		Redmond		Seattle	
	<u>2012</u> <u>2000</u>	%	<u>2012</u> <u>2000</u>	%	<u>2012</u> <u>2000</u>	%	<u>2012</u> <u>2000</u>	%	<u>2012</u> <u>2000</u>	%
Worked in place of residence	<u>6108</u> 6,211	<u>20.3%</u> 23.0%	<u>26,180</u> 21,634	38.3%	<u>3,819</u> 3,125	<u>20.4%</u> 19.3%	<u>14,511</u> 10,433	<u>46.4%</u> 40.7%	<u>258,706</u> 233,600	<u>67.4%</u> 73.8%
Worked outside place of residence	<u>24,016</u> 20,849	<u>79.7%</u> 77.0%	<u>42,159</u> 34,840	61.7%	<u>14,886</u> 13,038	<u>79.6%</u> 80.7%	<u>16,749</u> 15,205	<u>53.6%</u> 59.3%	<u>124,982</u> 82,893	<u>32.6%</u> 26.2%
Total Workforce (16 years and over):	<u>30,124</u> 27,060		<u>68,339</u> 56,474		<u>18,705</u> 16,163		<u>31,260</u> 25,638		<u>383,688</u> 316,493	

Source: U.S. Census Bureau

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EXISTING LAND USE

There are approximately 11,400.70 ~~7,000~~ gross acres or almost 18 ~~10.9~~ square miles of land in Kirkland ~~(year 2000-2013 data)~~. This represents a 62.8% increase since 2000 due to the 2011 annexation. The developable land use base, which excludes all existing public rights-of-way, totals 9,124.5 ~~200~~ net acres of land in Kirkland. The City maintains an inventory of the land use base which classifies the land according to the uses and the zones that occur on the various parcels.

Figure I-10 ~~Table I-6~~ below describes the type of land uses in Kirkland. Fifty-four ~~Sixty-two~~ percent of the land contains existing residential uses. Since 1991, lands containing residential uses have increased 13 percent. The Finn Hill neighborhood has the highest percent of single family land in acres while the Totem Lake neighborhood has the fewest acres. South Juanita has the highest percentage of multifamily land in acres while the Market neighborhood has the fewest acres. Not surprisingly, the Totem Lake neighborhood has the greatest commercial and office land in acres. ~~2001, the Highlands neighborhood has the highest percentage of residential uses and the Totem Lake neighborhood has the lowest percentage of residential uses.~~

Note: Information in Table I-6 has been updated with 2013 data and converted into a figure. See new Figure I-10 below.

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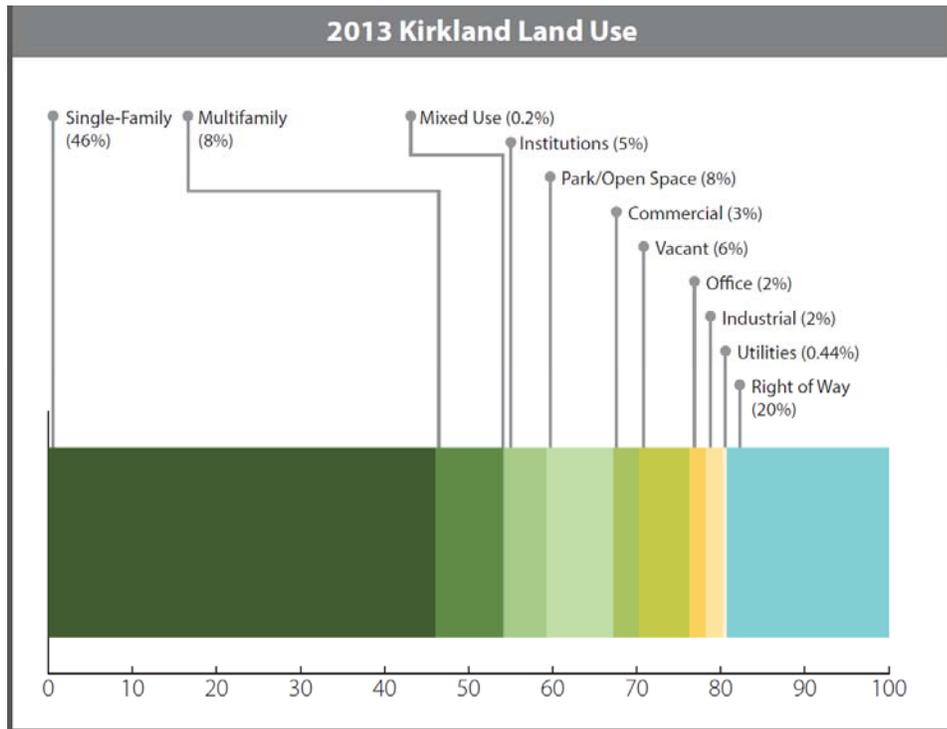


Figure I-10: 2013 Kirkland Land Use

Source: City of Kirkland – Land Use Inventory

Table I-6: Kirkland Land Use – ~~2013~~2000

Land Use/Zoning Category	Land-use as % of Total Acres
Single Family	46% 49%
Multifamily	8% 13%
Mixed Use	0.2 %
Institutions	5%

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	9%
Park/Open Space	8% <i>(no changes)</i>
Commercial	3% 6%
Vacant	6% <i>(no change)</i>
Office	2% 4%
Industrial	2% 4%
Utilities	0.44% 1%
Right of Way	20%
Total	100%

Source: City of Kirkland – Land Use Inventory

Twelve percent ~~Twenty three percent~~ of the developable land use base is developed with nonresidential uses (excludes residential, park/open space, and utilities). As of 2013, Kirkland has approximately 13,478,712 ~~11,145,000~~ square feet of existing floor area dedicated to nonresidential uses. Of that developed total, 5,689,271 ~~4,500,000~~ acres (~~42%~~ 40 percent) are office uses, 4,241,082 ~~3,445,000~~ (~~31%~~ percent) are commercial uses, and 3,548,359 ~~3,200,000~~ (~~26%~~ 29 percent) are industrial uses. The Totem Lake neighborhood has the greatest percent of commercial and industrial uses in square footage and the Lakeview Neighborhood has the greatest percent of office uses in square footage.

TARGETS AND CAPACITY ANALYSIS

Counties and cities must plan for household and employment growth targets as determined by the State and King County. In the case of Kirkland, the King County Growth Management Council works with the local cities to agree on each city’s share of the growth targets. ~~The term “household” refers to an occupied unit, whereas the term “housing units” includes occupied households and vacant units.~~

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When updating the Comprehensive Plan Each year, the City of Kirkland forecasts capacity for residential and nonresidential development. Capacity is, simply, an estimate of possible future development. To calculate capacity, the City takes into account a number of factors. Vacant properties, and those properties considered more likely to redevelop, are identified and built to the maximum development potential allowed by the current zoning is calculated. These figures The totals are then reduced to take into account current market factors, environmentally sensitive areas, right-of-way needs and projected public developments, such as parks and schools. The results are summarized as capacity housing units for residential development and capacity square footage for nonresidential development converted into number of employees.

Residential and employment capacity ies as of 2014 July 2003, for total housing units in Kirkland under the current zoning and Comprehensive Plan and the assigned growth targets are reflected in Table I-2.

~~has been calculated at approximately 28,000 units. Forty five percent of these units would be multi family and (55 percent) would be single family units. Kirkland currently has approximately 11,900 multifamily and 10,200 single family units, based on January 2003 King County Assessor's data.~~

~~As of July 2003, Kirkland has the capacity for an additional 19,760 employees and an additional 5,500,000 square feet of nonresidential floor area. The Moss Bay, Totem Lake, Lakeview, and South Rose Hill neighborhoods have the greatest capacity for additional employees and new commercial floor area. In 2003, Kirkland had approximately 11,700,000 square feet of floor area and 34,800 employees.~~

~~Table I-7 below shows the 2000 existing household units and jobs, the total number of household units and jobs by 2022 based on the assigned growth targets and the 2000 available capacity for household units and jobs. Based on certain assumptions for the 2000 available capacity, Kirkland will be able to accommodate its assigned 2022 growth targets.~~

Table I-2~~I-7~~: Comparison of Growth Targets and Available Capacity

	2012 <u>2000</u> Existing ¹	2022 <u>2035</u> Growth Targets ²	Available Capacity ³
Housing Units	<u>23,932</u> 21,831	<u>32,293</u> 27,311 (at <u>8,361</u> 5,480 new <u>units</u>) households)	<u>33,448</u> 28,800 (at <u>9,516</u> new units)
Employment/<u>Jobs</u>	<u>30,124</u> 32,384	<u>52,559</u> 41,184 (at <u>22,435</u> 8,800 new jobs)	<u>53,068</u> 58,400 (<u>22,944</u> new jobs)

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Sources:

1. See 2014-Community Profile 2000 housing units: Office of Financial Management (OFM). “Households” are occupied units, whereas “housing units” include households (occupied) and vacant units.
~~— 2000 employment: City estimate based on existing nonresidential floor area and information about the typical number of employees/amount of floor area for different types of nonresidential uses. By comparison, the PSRC estimated 2000 employment was 38,828. Examination of PSRC records found errors suggesting this was a significant overestimate.~~
2. Targets for household and employment growth from King County Countywide Planning Policies (CPP’s) for period 2006-2031 has been adjusted to reflect the period 2013-2035. See City of Kirkland’s 2014 Development Capacity Analysis. ~~between 2000 and 2022 were assigned by the King Countywide Planning Policies. Targeted growth was added to the 2000 totals to establish the 2022 totals.~~
3. See City of Kirkland’s 2014 Development Capacity Analysis City estimates.

B. ABOUT THE COMPREHENSIVE PLAN

Why are we planning?

In 1977, Kirkland adopted a new Comprehensive Plan establishing broad goals and policies for community growth and very specific plans for each neighborhood in the City. That plan, ~~originally~~ called the Land Use Policy Plan, ~~has~~ served Kirkland well. Since its adoption, the plan has been actively used and updated to reflect changing circumstances. The ~~1977 previous~~ Comprehensive Plan provided a foundation ~~has contributed to~~ for a pattern and character of development that has made ~~makes~~ Kirkland a very desirable place to work, live, and play.

~~Kirkland and the Puget Sound region, however, have changed significantly since 1977. Since the original plan was adopted, the City has not had the opportunity to reexamine the entire plan in a thorough, systematic manner. Passage of the 1990/1991 Growth Management Act (GMA) provided~~ the City such an opportunity to reexamine the entire plan in a thorough, systematic manner and to include focused goals and policies on citywide elements, such as land use, transportation and housing. The GMA requires jurisdictions, including Kirkland, to adopt plans that provide for growth and development in a manner that is internally and regionally consistent, achievable, and affordable. The 1995, ~~and 2004~~ and 2015 GMA updates of the Comprehensive Plan and annual amendments reflect Kirkland’s intention to both meet the requirements of GMA as well as create a plan that reflects our best understanding of the many issues and opportunities currently facing the City.

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What is a Comprehensive Plan?

The Comprehensive Plan establishes a vision, goals and policies, and implementation strategies for managing growth within the City over the next 20 years. The Vision Statement and Guiding Principles in the plan are a reflection of the values of the community – how Kirkland should evolve with changing times. The goals and policies identify more specifically the end result Kirkland is aiming for; policies address how to get there. The Implementation chapter identifies those actions that should be undertaken by the City to accomplish the goals and policies. All regulations pertaining to development (such as the Zoning Code, including shoreline management regulations, and the Subdivision Ordinance) must be consistent with the Comprehensive Plan. The end result will be a community that has grown along the lines anticipated by the Comprehensive Plan.

How was the plan prepared?

The 1995 Comprehensive Plan, the first plan prepared under the Growth Management Act (GMA), was guided by a City Council appointed citizen advisory committee known as the Growth Management Commission (GMC). This group was established to recommend an updated Comprehensive Plan to the City Council consistent with the requirements of the GMA.

Two more GMA updates were completed in 2004 and 2015. The 2004 update included a community visioning outreach called “Community Conversations – Kirkland 2022” that won the Puget Sound Regional Council’s Vision 2020 Award in 2003 for its grass roots approach of residents and businesses hosting their own conversations about Kirkland’s future. The 2015 GMA update included a community visioning program called “Kirkland 2035 - “Your Vision, Your Voice Your Future” that used a variety of internet approaches to connect with people along with several community planning days and hosted conversations at various neighborhood and business events and City boards and commissions. With each GMA update, additional citywide topics have been addressed, including human services and sustainable community.

The City has made annual updates to the Comprehensive Plan between the mandated GMA updates. These updates included changes to the Transportation and Capital Facilities Elements, incorporating new GMA legislation, making minor corrections and considering private amendment requests.

Environmental Impact Statements (EISs) have been prepared for each of the GMA updates that included analyses of growth alternatives and impacts on a variety of topics. The 2015 GMA update also included a Planned Action EIS for Totem Lake.

Planning and preparation for the 1995 update began in the fall of 1991 with a Community Growth Forum. At about the same time, the City Council appointed a citizen advisory committee known as the Growth

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~~Management Commission (GMC). This group was charged with the mission of recommending to the City Council an updated Comprehensive Plan consistent with the requirements of the Growth Management Act.~~

~~Through 1992 and 1993, the City worked with the GMC and the public in a variety of forums to identify critical issues facing Kirkland and to consider the community’s vision for the future. This work culminated in the identification of three growth patterns for review and analysis in a 1994 Draft Environmental Impact Statement. The technical analysis of the 1994 Draft EIS, together with the broad policy direction established by the community vision statement, provided the basis for the policy direction in the 1995 Plan.~~

~~Between 1995 and 2004, the City made annual updates to the Comprehensive Plan. These updates included changes to the Transportation and Capital Facilities Elements, incorporating new GMA legislation, making minor corrections and considering private amendment requests.~~

~~Work on the 2004 Plan began in 2002 with a detailed evaluation report to the State to determine changes that were needed to meet the requirements of recent Growth Management Act (GMA) legislation and to plan for the next 20 years (2022). Update of the Plan began with a dynamic visioning process called “Community Conversations — Kirkland 2022” where citizens from all sectors of the community were asked to provide the City with their preferred future for Kirkland over the next 20 years. The Planning Commission was responsible for recommending an updated Comprehensive Plan to the City Council consistent with the GMA, reflective of the community’s vision and anticipating needed changes over the next 20 years. The Planning Commission used the responses from the “Community Conversations” visioning process, commonly held principles of smart growth and ideas from the various study sessions held between 2003 and 2004 as a basis for the draft changes to the 2004 Plan.~~

~~A scoped Draft Environmental Impact Statement (DEIS) was prepared for the 2004 draft Comprehensive Plan. Topics covered in the DEIS included natural resources, land use patterns, relationship to plans and policies, population, housing, employment and transportation.~~

~~Throughout the planning process to prepare and amend the Plan and to prepare the DEIS, the City actively encouraged and facilitated public participation using a variety of forums and involving several City boards and commissions, including the Kirkland Planning Commission, the Houghton Community Council, the Transportation Commission, and the Park Board, the Senior Council, and Human Services Board.~~

**C. GUIDE TO THE
COMPREHENSIVE PLAN**

REVISED INTRODUCTION CHAPTER: STRIKEOUTS/UNDERLINES

I. INTRODUCTION

The Comprehensive Plan is comprised of two major parts. The first part contains a vision statement, guiding principles~~framework goals~~, and a series of plan elements that apply Citywide. The second part contains plans for each of the City's neighborhoods (see Figure I-2).

~~All of the Comprehensive Plan Elements contain goals, policies, and narrative. Goals generally describe a desired end that the community is striving to attain, and policies are principles that reflect the City's intent. Explanatory text accompanies most of the goals and policies. This discussion provides background information on the topic or provides further clarification or interpretation of the goal or policy statement. The appendices are attached to provide additional background information.~~ **PARAGRAPH HAS BEEN MOVED TO NEXT SECTION)**

Citywide Elements

All of the Comprehensive Plan Elements contain goals, policies, and narrative. Goals describe the desired outcome that the city is striving to attain, policies are principles to achieve the goals, while the narrative provides further explanation of the goals and policies. In addition, several appendices are included to provide additional background information.

Two key parts of the ~~C~~citywide portion of the Plan are the Vision Statement and the Guiding Principles~~Framework Goals~~. The Vision Statement is a reflection of the values of the community and establishes the character of community that the Plan is oriented toward. The Guiding Principles~~Framework Goals~~ represent the fundamental goals~~principles~~ guiding growth and development and establish a foundation for the Plan. The remaining elements are:

- Community Character
- ~~Natural~~ Environment
- Land Use
- Housing
- Economic Development
- Transportation
- Parks and Recreation
- Public Utilities
-

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I. INTRODUCTION

- Public Services
- Human Services
- Capital Facilities
- Implementation Strategies

Neighborhood Plans

The Neighborhood Plans allow a more detailed examination of issues affecting smaller geographic areas within the City and clarify how broader City goals and policies in the cCitywide Elements apply to each neighborhood. See Figure I-11 for the name, location and boundary of each neighborhoods.

It is intended that each neighborhood plan be consistent with the cCitywide Elements. ~~However, because somemany of the neighborhood plans were adopted prior to the 1995 Plan update, portions of some of the neighborhood plans may contain inconsistencies. The 2015 GMA Plan Update included revisions to the neighborhood plans to ensure consistency with the citywide elements and the development regulations. Where this is the case, the conflicting portions of the cCitywide Elements will prevail. It is anticipated that each of the neighborhood plans will eventually be amended, and in so doing, all inconsistencies will be resolved.~~

The Neighborhood Plans, found in Chapter XV, contain policy statements and narrative discussion, as well as a series of maps. The maps describe land use, natural elements, ~~open space and parks,~~ pedestrian and bicycle systems, vehicular circulation, urban design, and other graphic representations. These maps serve as a visual interpretation of the Neighborhood Plan policy statements and discussion. In the event of a discrepancy between the land use maps and the narrative, the land use map ~~narrative~~ will provide more explicit policy direction.

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I. INTRODUCTION

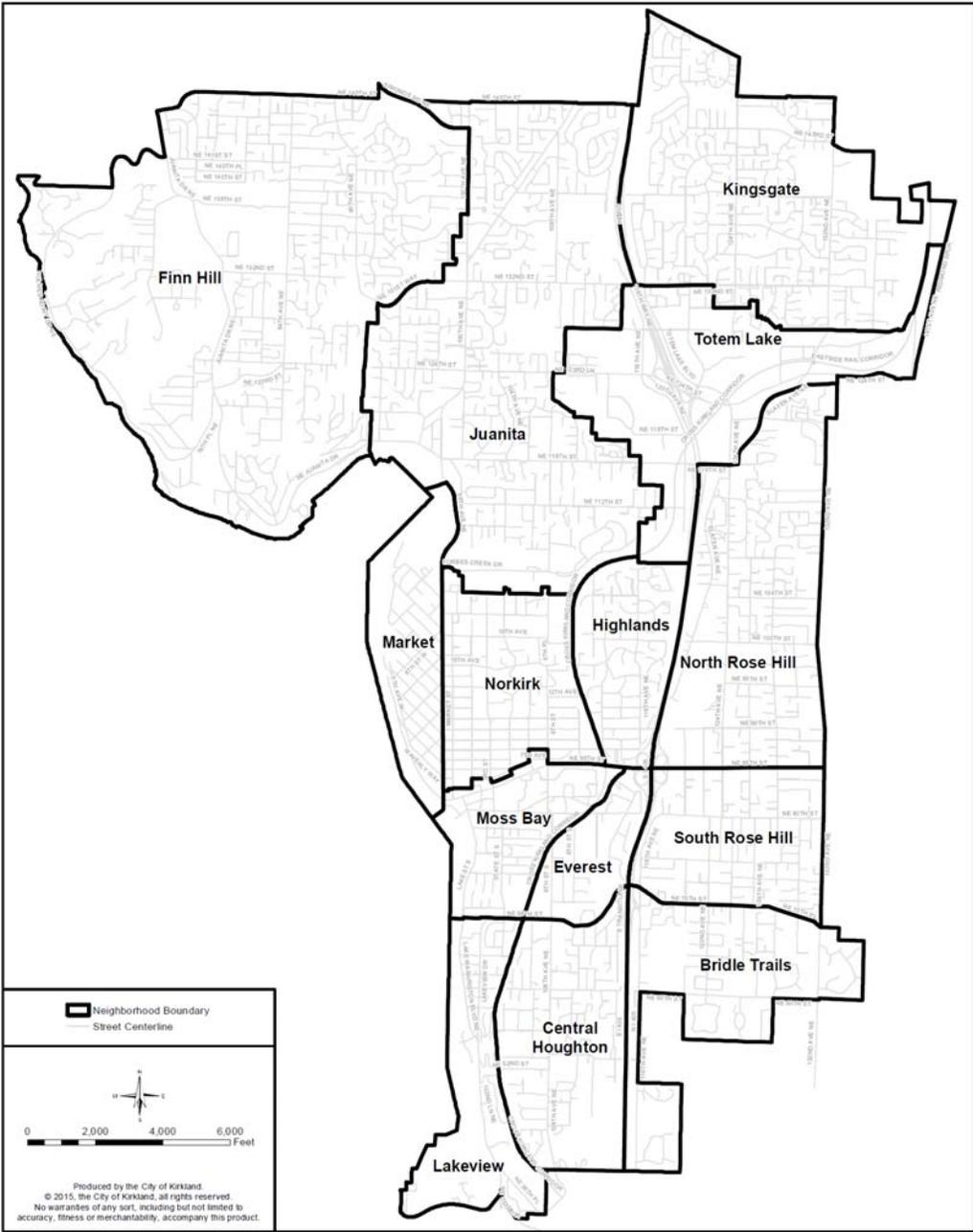


Figure I-11: City of Kirkland Neighborhoods

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I. INTRODUCTION

<h2>A. ABOUT KIRKLAND</h2>

Historical Perspective

The original inhabitants of the eastern shore of Lake Washington were the Duwamish Indians. Native Americans, called Tahb-tah-byook, lived in as many as seven permanent longhouses between Yarrow Bay and Juanita Bay and at a village near Juanita Creek. Lake Washington and its environment provided a bounty of fish, mammals, waterfowl and plants. Small pox, brought by fur traders in the 1830s, eliminated much of the Native American civilization. However, survivors and their descendents continued to return to Lake Washington until 1916 when the lake was lowered for building the Ship Canal which destroyed many of their food sources. The salmon spawning beds in the marshes dried out and the mammal population, dependent on salmon for food, died off. With most of their food sources gone, the Native American population in Kirkland declined dramatically.

The first Euro-American settlers in what is now Kirkland arrived at Pleasant (Yarrow) Bay and Juanita Bay in the late 1860s. By the early 1880s, additional homesteaders had settled on the shore of Lake Washington between these two bays. Inland growth was slow because the land beyond the shoreline was densely forested and few decent roads for overland travel existed. By 1888 the population along the shoreline between Houghton and Juanita Bay was approximately 200. The settlement at Pleasant Bay was renamed Houghton in 1880 in honor of Mr. and Mrs. William Houghton of Boston, who donated a bell to the community's first church.

Early homesteaders relied on farming, logging, boating/shipping, hunting, and fishing for survival. Logging mills were established at both Houghton and Juanita Bay as early as 1875. The promise of industrialization for Kirkland came in 1888 with the discovery of iron ore deposits near Snoqualmie Pass and the arrival of Peter Kirk, an English steel industrialist. Kirkland was slated to become the center of a steel industry – the “Pittsburgh of the West.” Platting of the Kirkland townsite, planning and construction of the steel mill near Forbes Lake on Rose Hill, and development of a business and residential community proceeded through the year 1893. The financial panic of 1893 put an end to Kirk's industrialist dreams before the steel mill could open. Kirkland became a virtual ghost town, and a subsistence economy again arose as the lifeblood of the remaining inhabitants.

Kirkland began to grow and prosper, along with Seattle and the Puget Sound region, at the time of the Klondike gold rush. In 1910, Burke and Farrar, Inc., Seattle real estate dealers, acquired many of the vacant tracts that had been platted in the 1890s. They created new subdivisions and aggressively promoted Kirkland. Ferry service between Seattle and Kirkland operated 18 hours a day. The population grew from 392 people at incorporation in 1905 to 532 by 1910 and to 1,354 by 1920. Logging and farming remained the primary

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occupations in Kirkland, but the town was also becoming a bedroom community for workers who commuted by ferry to Seattle.

The Klondike gold rush was also a boon for Houghton. The Alaska-Yukon Exposition of 1909, held in Seattle, prompted the Anderson Steamboat Company, located at the future site of the Lake Washington Shipyards, to build several ships to ferry passengers to the Exposition. Employment at the Steamboat Company increased from 30 to 100 men. World War I and the construction of the Lake Washington Ship Canal brought further expansion of the shipyard and employment increased to 400. By the outbreak of World War II, the Anderson Steamboat Company had become the Lake Washington Shipyards. After the attack on Pearl Harbor, defense contracts allowed the shipyard to quadruple in size and employment exceeded 8,000. The Kirkland-Houghton area became an industrial metropolis virtually overnight. By 1944, an estimated 13,000 to 14,000 people were served by the Kirkland Post Office.

The rapid growth associated with the war effort came at a cost. By the end of the war, many residents felt the loss of a sense of small town community and stability. In addition, serious environmental concerns surrounded the growth of the shipyards and the population. An inadequate septic system threatened water supplies and lake beaches, while an oil spill at the shipyards in 1946 fouled the beaches and killed wildlife along the eastern shore of Lake Washington. The shipyards closed at the end of 1946 and, to avoid future industrialization of their waterfront, Houghton moved to incorporate in 1947 and zoned the waterfront for residential uses.

Following World War II, the automobile and better roads opened up the Eastside to development. Improvements in regional transportation linkages have had the greatest impact on Kirkland's growth since the demise of Peter Kirk's steel-mill dream, when Kirkland was considered "the townsite waiting for a town." Access to Kirkland, which began with the ferry system across Lake Washington, was improved later with the completion of the Lacey V. Murrow floating bridge in 1940, the opening of the State Route 520 Bridge across Lake Washington in 1963, and the construction of Interstate 405 in the 1960s. Kirkland continued to grow as a bedroom community as subdivision development spread rapidly east of Lake Washington. Commercial development also grew following the war, providing retail services to the new suburban communities.

Acquisition of Kirkland's renowned waterfront park system started many years ago with the vision and determination of community leaders and City officials. Waverly Park and Kiwanis Park were Kirkland's first waterfront parks dating back to the 1920s. A portion of Marina Park was given to the City in 1937 and then the remaining parkland was purchased from King County in 1939. Houghton Beach was deeded to the City of Houghton from King County in 1954, and came into the City as part of the 1968 Houghton annexation. It was expanded in 1966 and again in 1971. In the early 1970s, Marsh Park was donated by Louis Marsh, and Dave Brink Park was purchased; and subsequent land purchases expanded both parks. The Juanita Golf Course was purchased in 1976 and redeveloped as Juanita Bay Park with further park expansion in 1984. Yarrow Bay Park Wetlands were dedicated to the City as part of the Yarrow Village development project. The latest waterfront park to come under City ownership is Juanita Beach Park, which was transferred to the City from King County in 2002.

In 1968, just over 20 years after its initial incorporation, the town of Houghton consolidated with the town of Kirkland. The 1970 population of the new City of Kirkland was 15,070. Since that time, the City has continued

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to grow in geographic size and population. For example, the 1989 annexations of Rose Hill and Juanita added just over four square miles of land and 16,000 people to the City. In 2011, another large annexation occurred with Finn Hill, North Juanita, and Kingsgate adding more than 30,000 residents. See Figure I-1 for Kirkland's history of annexations.

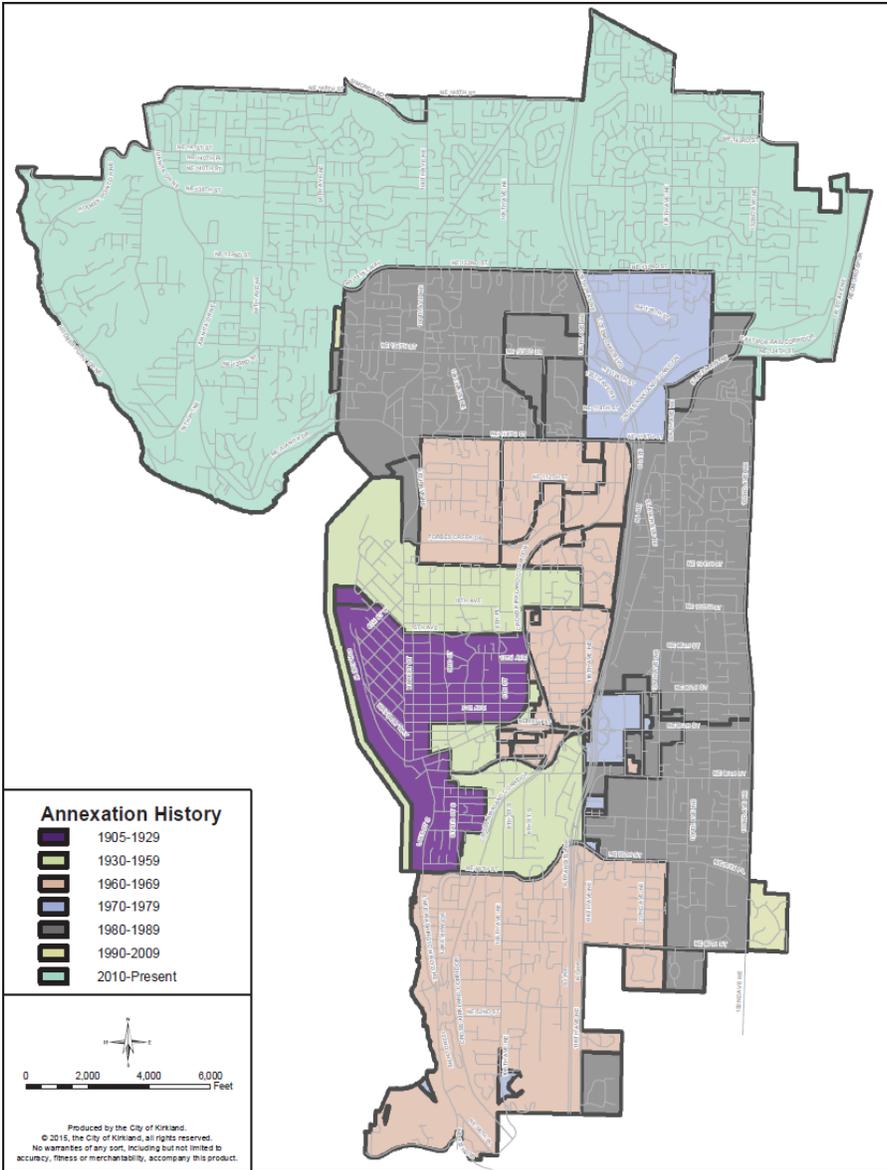


Figure I-1: City of Kirkland Historical Annexation Areas

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Between 1980 and 2004, major retail, office and mixed-use developments were built in many areas of the City, including Park Place, Yarrow Bay Office Park, Kirkland 405-Corporate Center, Juanita Village, and Carillon Point, constructed on the former site of the Lake Washington Shipyards. City Hall moved from Central Way and 3rd to its current location at 1st and 5th Avenue to provide expanded services in response to years of growth. Downtown Kirkland intensified with mid-rise buildings around the perimeter. Housing, art galleries, restaurants and specialty shops joined existing office and basic retail uses. The Downtown civic hub came alive with the addition of a library, senior center, teen center and performing art theatre bordering on Peter Kirk Park. Many new multifamily complexes were built near the commercial centers and along arterial streets while redevelopment of single-family neighborhoods resulted in traditional subdivisions and innovative developments offering a variety of housing choices. Evergreen Health Care was expanded, giving Kirkland a strong array of medical services. Lake Washington Technical College and Northwest University also expanded, giving Kirkland a strong educational presence. Lake Washington School District remodeled or reconstructed most of its schools. The City also made major investments in capital facilities for roads, bike lanes and sidewalk construction, sewer improvements and park purchases. This was also a period of time when neighborhood associations, business organizations and community groups were established to work on issues of interest and to form partnerships for improving the quality of life in Kirkland.

Since 2004, the Downtown has continued to redevelop with mid-rise mix use buildings. Former industrial areas are being replaced with high technology campuses. The range of housing choices continue to expand, including small lot subdivisions and micro units. The South Kirkland Park and Ride facility has been converted into a transit oriented development with housing for a mix of incomes. In 2012, the City purchased a 5.75 mile segment of the 42-mile Eastside Rail Corridor from the Port of Seattle. At the end of 2015, construction of an interim trail was completed for walking and biking. Kirkland envisions the trail as a major spine connection to schools, parks, businesses and neighborhoods, and a multimodal transportation corridor.

Kirkland has grown beyond bedroom communities, becoming commercial and employment centers in its own right. See Figure I-2 for map of Kirkland and surrounding area. Kirkland today has come a long way from Peter Kirk’s vision as the center of the steel industry and the “Pittsburgh of the West.”

Portions condensed from: Harvey, David W. Historic Context Statement and Historic Survey: City of Kirkland, Washington. Unpublished manuscript, March 1992, on file, Kirkland Department of Planning and Community Development.

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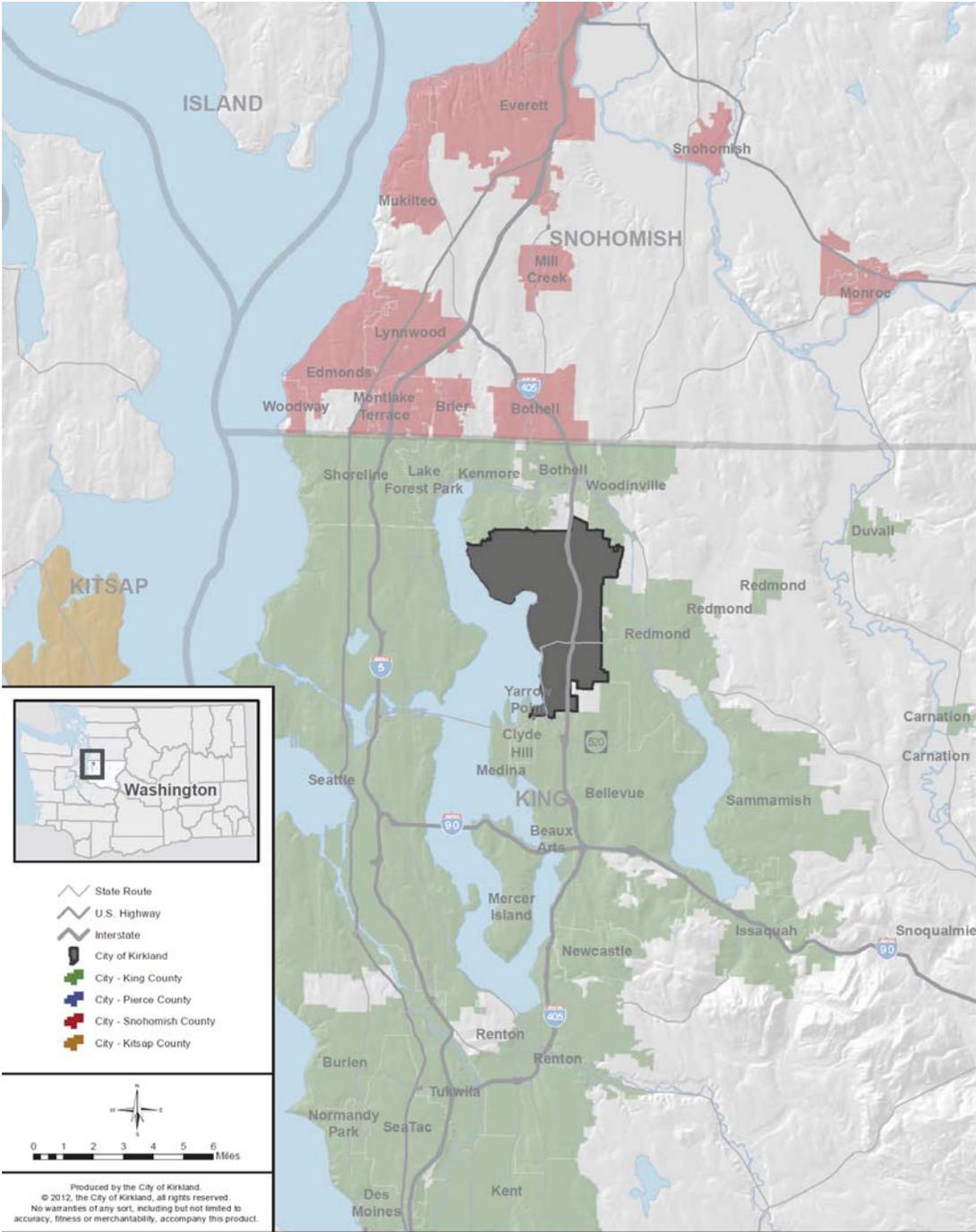


Figure I-2: Kirkland and Surrounding Area

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Community Profile

An update to the community profile was completed in 2014 and includes relevant Kirkland data about demographics, housing, economics, land use and capacity. This data was compiled from a variety of sources, including the U.S. Census Bureau, Washington State Office of Financial Management, Puget Sound Regional Council, ARCH (A Regional Coalition for Housing), King County and the City of Kirkland Finance Department.

KIRKLAND AT A GLANCE

Kirkland is a city in the Puget Sound region of western Washington. The city is located in Seattle’s greater suburban area known as the Eastside, on the shores of Lake Washington. See Figure I-2. In 2014, at nearly 83,000 population, Kirkland is the sixth largest municipality in King County and the thirteenth largest in the state. Kirkland has long been a regional commerce center as well as a popular destination for recreation, entertainment and the arts. Over the past 11 years since the last Comprehensive Plan update, the city has grown and changed with the annexation of Finn Hill, North Juanita and Kingsgate, high technology companies laying roots and the Downtown continuing to redevelop as an urban village. Quick facts provided below represent a “snapshot” of Kirkland in 2014:

CITY

- *Incorporated:* 1905
- *Area:* 17.81 square miles
- *Population:* 82,590 (April, 2014 estimate, Washington State Office of Financial Management)
- *Rank:* thirteenth largest municipality in Washington State; sixth largest in King County (2013)
- *Miles of streets, highways:* approximately 300 miles (includes private streets and some driveways)
- *Elevation range:* ~15’ to ~535’ above sea level
- *Real property parcels:* approximately 24,300
- *Neighborhoods:* Fifteen, represented by thirteen neighborhood associations
- *City government:* City council/city manager; 544 permanent staff (December 2013)

DEMOGRAPHICS

- *Minority population:* 10,095 (2010); 21% of total population
- *Median age:* 36.6 (2012)
- *Junior and senior population:* 9,155 younger than age 18; 5,299 65 and older (2010)

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- *Households:* 22,445 total; 12,014 family, 10,431 non-family (2010)
- *Average Household size:* 2.15 (2010)
- *Median household income:* \$86,656 (2012 est.)
- *Households below poverty level:* 1,306; 5.85% of total (2011)

HOUSING

- *Housing units:* 37,450 (2014 est.)
- *Housing unit growth:* 107% increase from 1990 to 2014
- *Housing unit types:* 21,176 single family, 16,188 multifamily (2014)
- *Median rent:* \$1,370 (2012)
- *Rental vacancy rate:* 3.9% (2012 est.)
- *Median home price:* \$464,200 (2012 est.)
- *Owner versus rental:* owner-occupied 12,897; renter-occupied 9,429 (2012 est.)
- *Rental expenditure:* 37% of renters spend more than 30% of income
- *Mortgage expenditure:* 42% of owners spend more than 30% of income
- *Households in poverty:* 520 family households and 786 other households (2012)

ECONOMY

- *Property assessed valuation:* \$4.9 billion (2000); \$11 billion (2010); \$13.9 billion (2013)
- *Largest employer:* Evergreen Healthcare; 3,762 employees (2014)
- *Total employment:* 30,124 (2012 est.)
- *Kirkland residents who work in Kirkland:* 6,108 (2012 est.)
- *Number of business licenses:* 4,688 (July, 2014)
- *Home business licenses:* 1,972 (July, 2014)
- *City government revenues:* \$108.6 million (2013)
- *Sales tax generated:* \$16.6 million (2013)
- *City permit valuation:* \$151.4 million (2011)
- *Future employment forecasts:* 59,309 jobs (2025); 65,893 jobs (2030) (PSRC)

LAND USE AND FUTURE GROWTH CAPACITY

- *Single family housing zoning:* 53% of city (2014)
- *Multifamily housing zoning:* 8% of city (2014)
- *Commercial mix use/office/industrial/institutional zoning:* 10% (2013)
- *Parks/open space:* 8% of city (2013)
- *Right of way:* 20% of city (2013)

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- *Residential density (range by neighborhood):* Moss Bay Neighborhood 25 units/acre (highest); Bridle Trails Neighborhood 2.6 units/acre (lowest)
- *Housing unit growth capacity:* 10,000 additional; 2,900 in Totem Lake Neighborhood (2035)
- *Employment growth capacity:* 23,000 additional; 7,300 in Totem Lake Neighborhood (2035)

Source: Community Profile

POPULATION

With an estimated 2014 population of 82,590, Kirkland grew by over 30,000 people in 2011 with the annexation of Finn Hill, North Juanita and Kingsgate. Although future annexations are unlikely, Kirkland will continue to have a steady increase primarily due to new redevelopment of existing structures. By the year 2030, Kirkland’s population is expected to grow by more than 10,000 to 92,800.

Table I-1 below shows how Kirkland’s population has grown over time and what the projected population is expected to be over the next 20 years.³

Table I-1: Kirkland Growth Trends

Year	Population	Population Increase	Land Area Increase
1910	532		
1930	1,714	27%	2%
1950	4,713	130%	112%
1970 ¹	15,070	150%	170%
1990 ²	40,052	113%	67%
2010	48,787	8.3%	0%
2014 ³	82,590	69.3%	64.9%
2025	89,000	7.7% %	0%
2035 ⁴	95,000	0.6% %	0%

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- ¹ Includes consolidation with the City of Houghton in 1968 which included 1.91 square miles.
- ² Includes annexations of Rose Hill and Juanita in 1988. *Source: Office of Financial Management.*
- ³ Includes annexations of Bridleview (2009) Finn Hill, North Juanita, and Kingsgate (2011). Washington Office of Financial Management
- ⁴ PSRC 2014

The Kirkland median age has increased from 36.1 in 2000 to 36.6 in 2012. At the time, however, the percentage of the population under 18 years old has also increased from 18.2% in 2000 to 18.8% in 2010 and the percentage of the population 65 and older has also increased from 10.1 to 10.9%. The largest age group in both 2000 and 2010 was the 25-44 group. See Figure I-3 for Kirkland’s Age Group Composition 2000-2010.

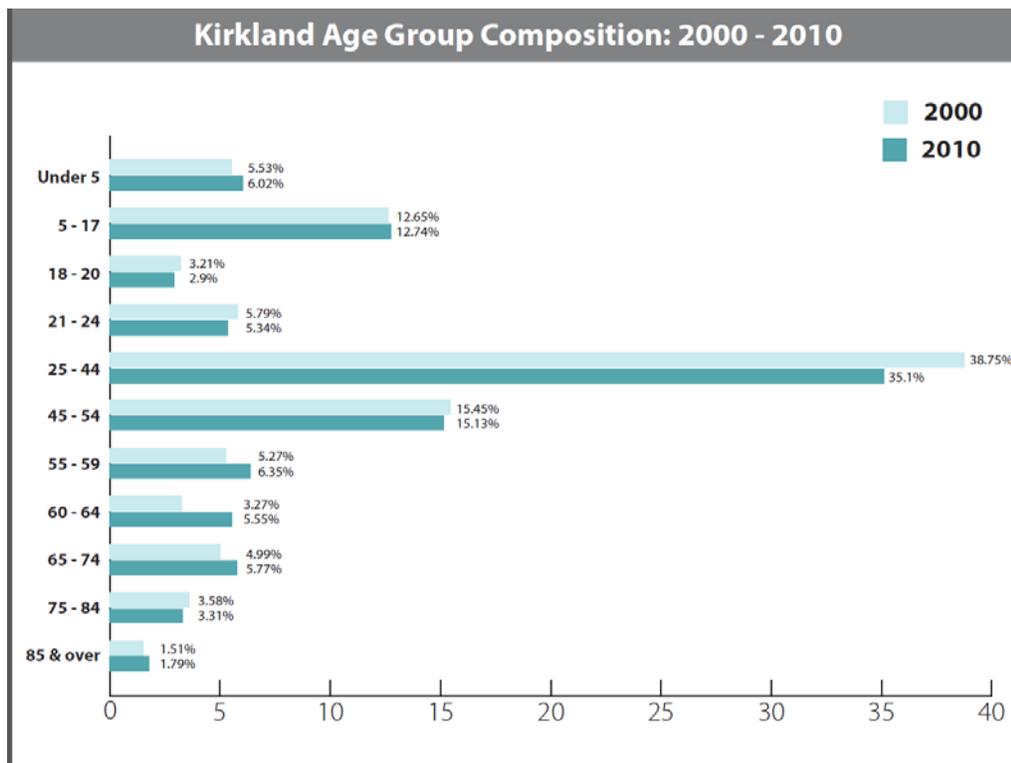


FIGURE I-3: KIRKLAND AGE GROUP COMPOSITION

Source: State Office of Financial Management

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HOUSEHOLD INCOME

Median household income and poverty status are two measures that indicate economic well-being. As indicated in Figure I-4 below, Kirkland’s median household income in 2012 was \$86,656, which is 21.7% higher than King County’s median of \$71,175. In 2010, 31% of the City’s households were considered low- to moderate-income (80% or less of the County median income) which has remained the same over the past 10 years. Poverty is still present within the City. The 2010 Census reported that 5.85% of all individuals in Kirkland fell below federal poverty thresholds which is an increase over the past 10 years as compared to 9.92% for King County as a whole.

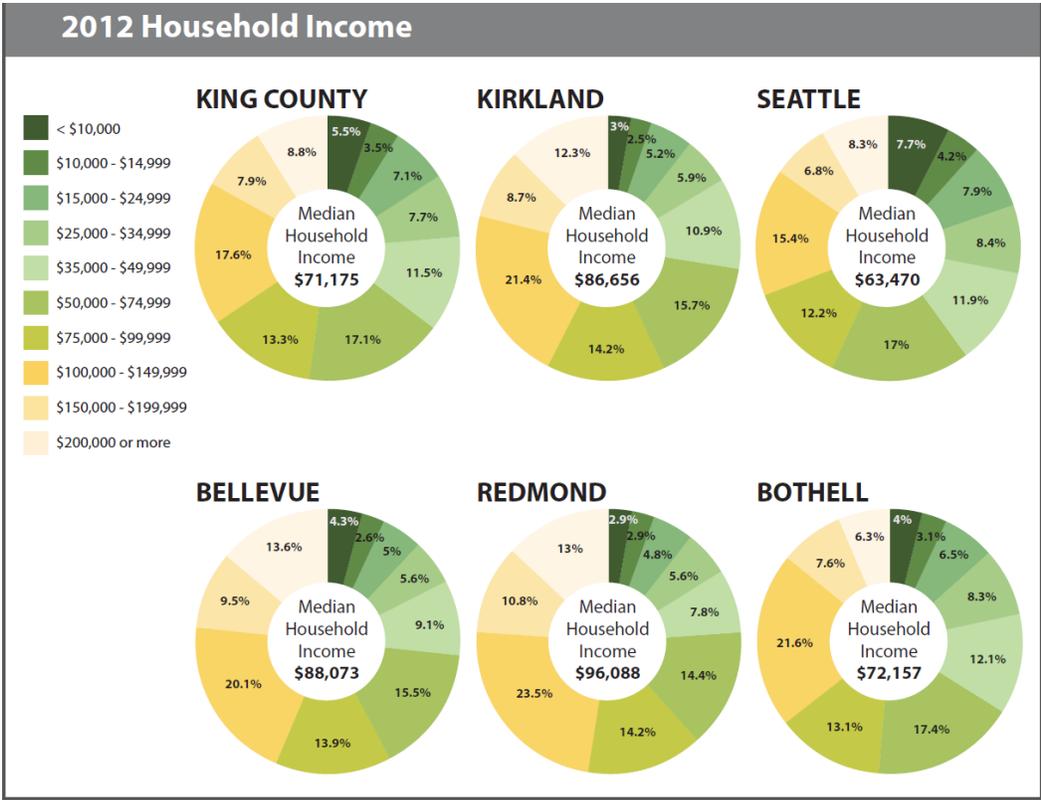


Figure I-4: 2012 Household Income

Source: U.S. Census Bureau

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I. INTRODUCTION*HOUSING*

Changes in the population characteristics have implications for the average household size. In past decades, Kirkland and other jurisdictions throughout King County have experienced a decrease in the average household size. However, more recently in Kirkland, the average household size stayed about the same with 2.14 persons per household in 2000, increasing slightly to 2.15 persons per household in 2010. However, with the 2011 annexation average household size increased due to the addition of single family homes. Nonetheless, Kirkland has the second lowest household size for renter occupied behind Seattle and the lowest household size for owner occupied. See Figure I-5 for Average Household Size (Rent vs. Occupied) for 2012.

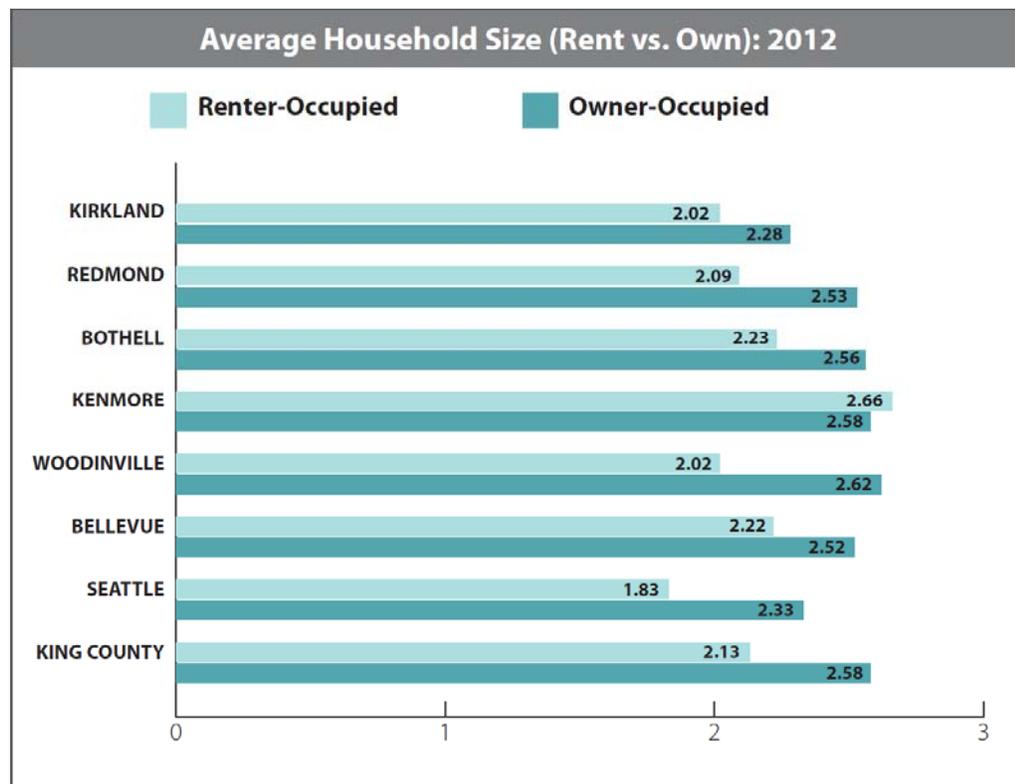


Figure I-5: 2012 Average Household Size (Rent vs. Own)

Source: State Office of Financial Management

King County also has seen little change in household size over the same period. The national trend is a declining household size, including: people living longer, fewer children being born, a rise in single-parent

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households, and an increase in the number of single-occupant households. Given that trend, Kirkland may also see a decline of persons per household over the next twenty years. If so, population growth in the future would result in more housing units per capita and different types of housing to accommodate changing needs.

Due to the 2011 annexation, the City’s housing stock grew from 21,939 units in 2000 to 37,450 units in 2012 – a 71% increase. Reflective of the substantial housing increase due to annexation, the population nearly doubled between 2000 and 2014 largely due to annexation. The 2011 annexation also altered the balance of housing unit types. In 2000, there were 50.47% single family units and 49.28% multifamily units. By 2010, the ratio was 48.83% single family units to 50.95% multifamily units with more multifamily housing. By 2011 with annexation, the balance tipped back to single family housing with 56.54% single family units and 43.23% of multifamily units. See Figure I-6 for the change in single family and multi-family housing type in Kirkland between 1995 and 2014.

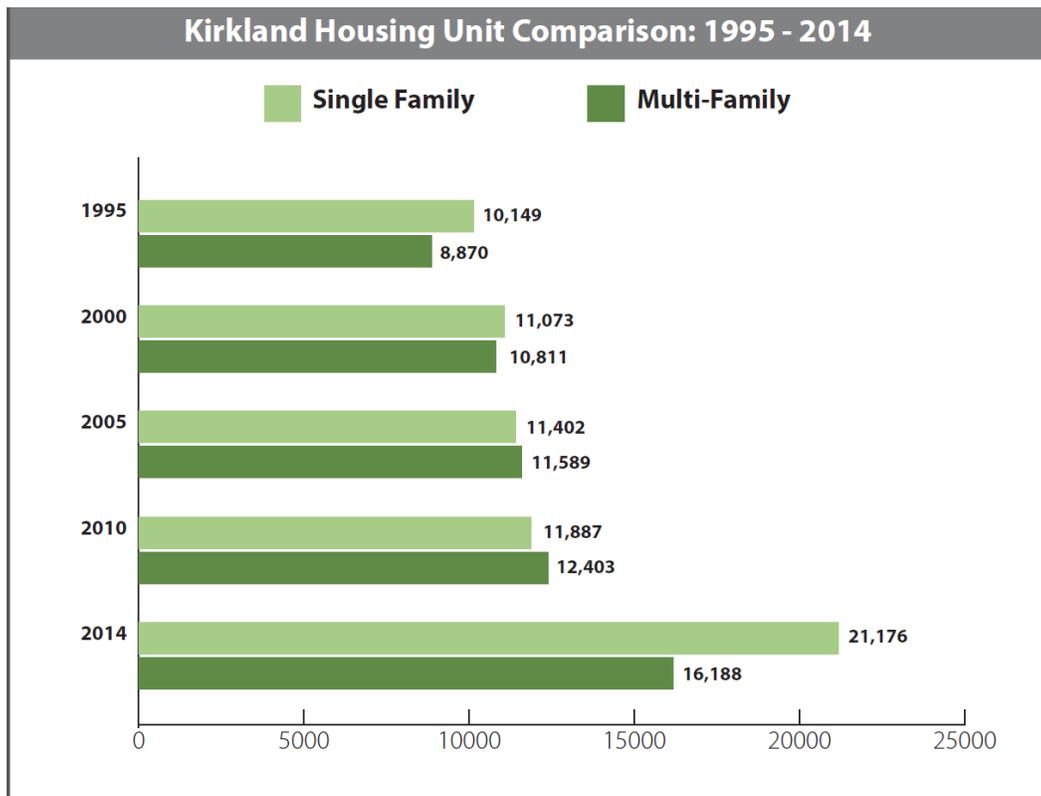


Figure I-6: 1995-2014 Kirkland Housing Unit Comparison

Source: State Office of Financial Management

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Figure I-7 below compares Kirkland owner-occupied and renter-occupied housing units with King County and other Eastside cities for 2010. In both cases, Kirkland falls within the median range. Only Kirkland did not see a change in the percent of owner-occupied and rental-occupied units between 2000 and 2010.

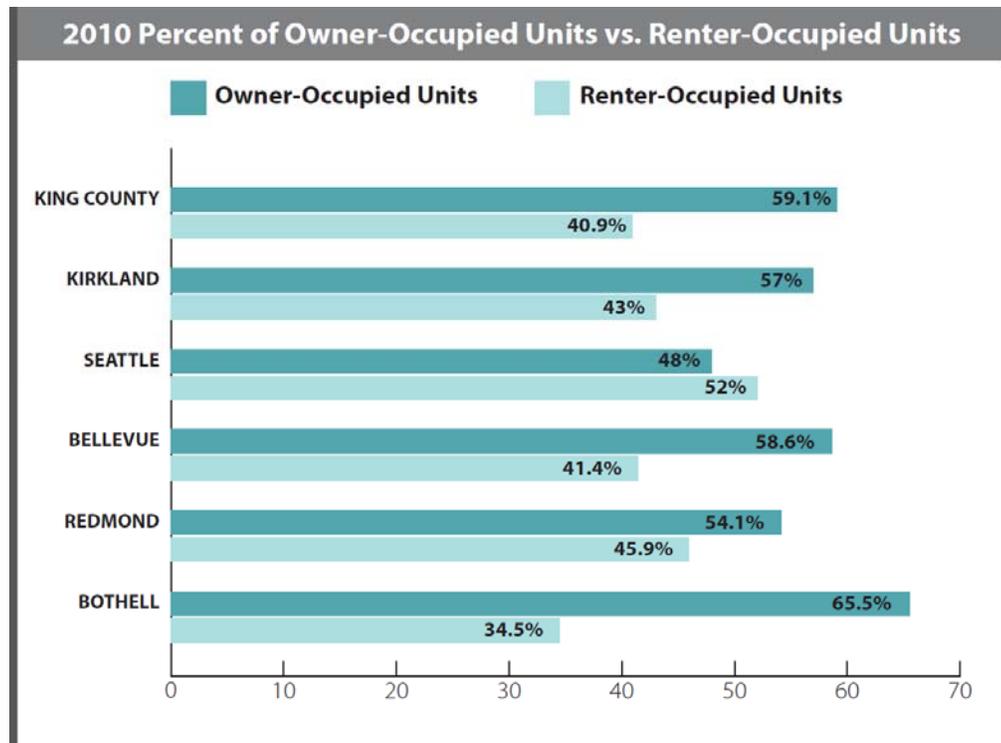


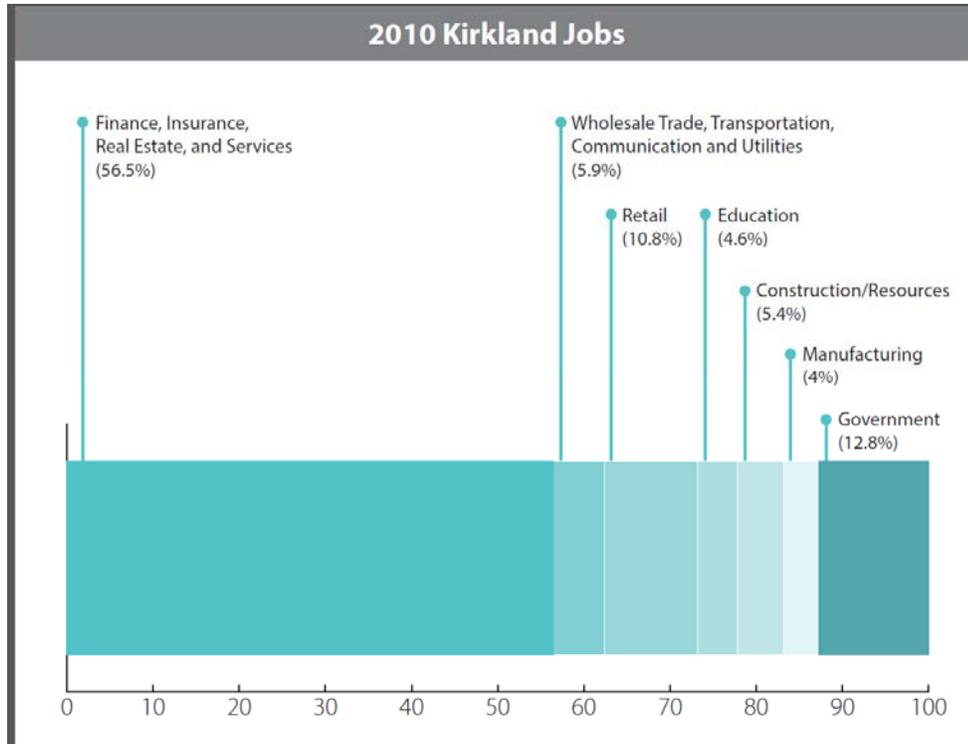
FIGURE I-7: 2010 OWNER-OCCUPIED VS. RENTER-OCCUPIED

SOURCE: U.S. CENSUS BUREAU

EMPLOYMENT

Kirkland provided approximately 30,942 jobs in 2010 based on the U.S. Census. In Figure I-8 below, total jobs in 2010 are listed by sector for Kirkland. The highest percentage of all jobs, were in the finance, insurance, real estate and services sector (56.5%).

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I. INTRODUCTION**Figure I-8: 2010 Kirkland Jobs**

Source: City of Kirkland and PSRC estimates

The 2010 Census reported that 28,140 (69.8%) of Kirkland's residents 16 years and over are employed. This is slightly higher than the 65.6% employment of the King County population. Overall, this represents a decline in the number of residence in the workforce that may reflect an increase in young children and/or retired people.

In Kirkland, the jobs to housing ratio is 79% percent (30,124 jobs ÷ 23,932 units) compared with 77% (1,099,630 jobs ÷ 851,180 units) in King County. One of ARCH's goals for East King County is to have a close job to housing ratio in order to have a sufficient housing supply that can help to reduce housing costs and commute times.

As of 2014, the largest employers in Kirkland represent a wide range of businesses, including Evergreen Healthcare Center, Google, Inc., City of Kirkland, Kenworth Truck Co., Astronics Advanced Electronics Systems, Costco Wholesale, and Evergreen Pharmaceutical LLC. Health care and high technology is the current trend for major employers in Kirkland.

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As described in Figure I-9 below, in 2012, Kirkland ranked first out of the five local cities whose residents worked outside the city with 79.7% of its total workforce traveling to other cities to work. Not surprisingly, Seattle, at 67.4%, has the greatest proportion of its residents working within its City limits. Workforce includes those 16 years and older.

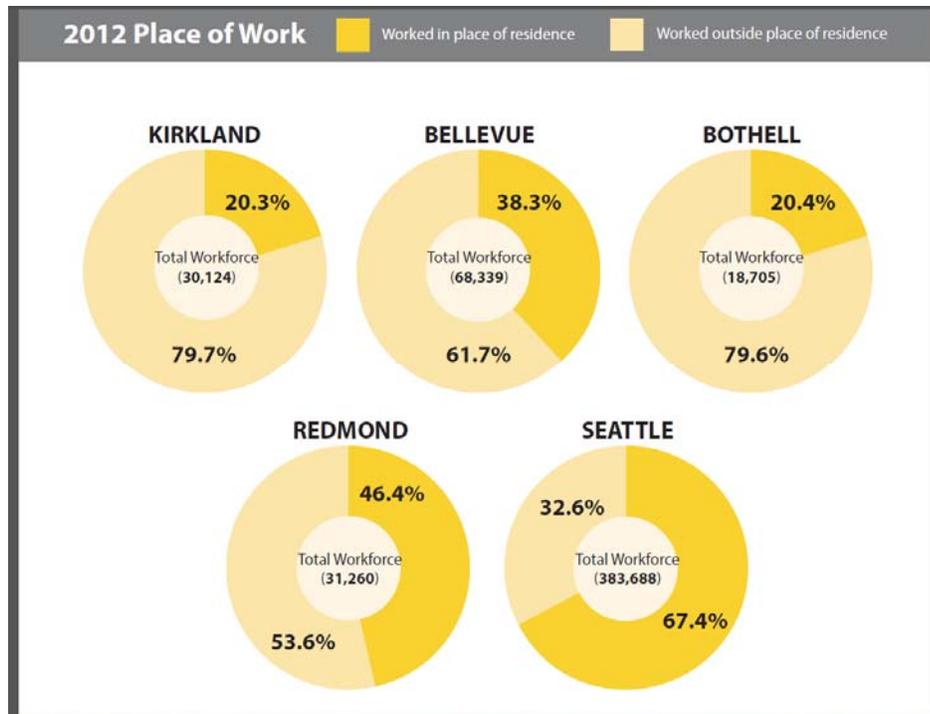


Figure I-9: 2012 Place of Work

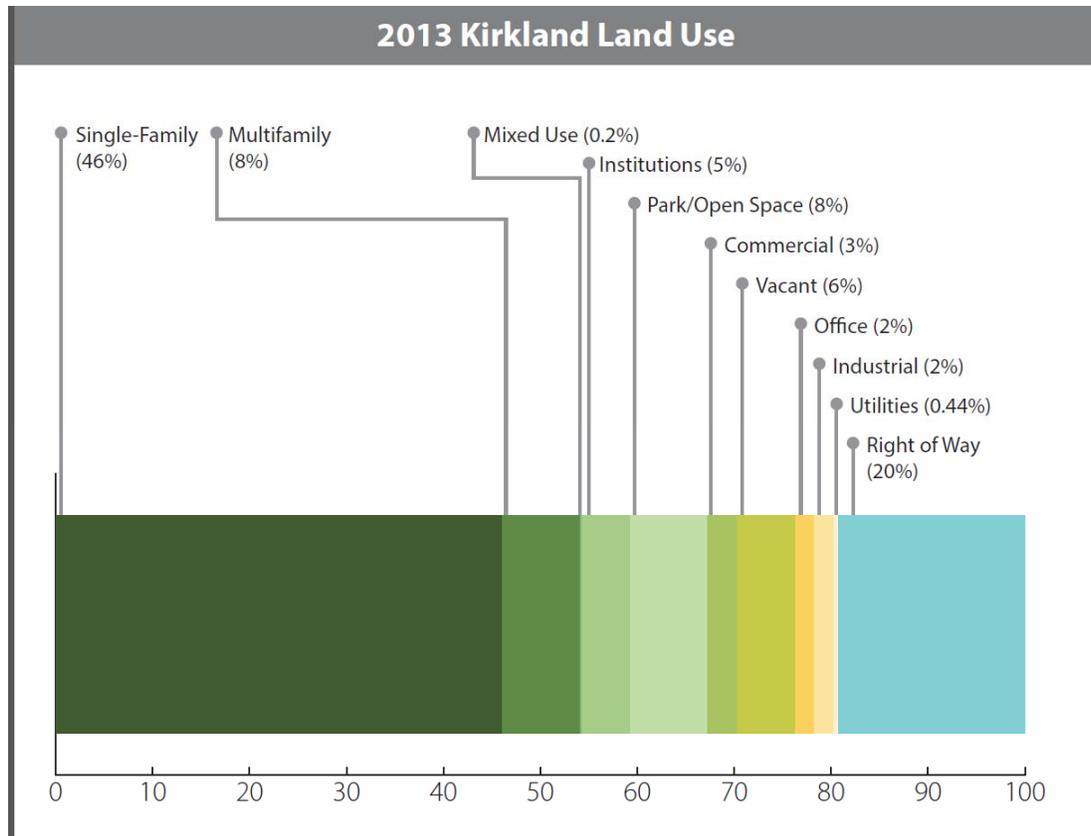
Source: U.S. Census Bureau

Existing Land Use

There are approximately 11,400.70 gross acres or almost 18 square miles of land in Kirkland. This represents a 62.8% increase since 2000 due to the 2011 annexation. The developable land use base, which excludes all existing public rights-of-way, totals 9,124 net acres of land in Kirkland. The City maintains an inventory of the land use base which classifies the land according to the uses and the zones that occur on the various parcels.

Figure I-10 below describes the type of land uses in Kirkland. Fifty-four percent of the land contains existing residential uses. The Finn Hill neighborhood has the highest percent of single family land in acres while the Totem Lake neighborhood has the fewest acres. South Juanita has the highest percentage of multifamily land in acres while the Market neighborhood has the fewest acres. Not surprisingly, the Totem Lake neighborhood has the greatest commercial and office land in acres.

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I. INTRODUCTION**Figure I-10: 2013 Kirkland Land Use**

Source: City of Kirkland – Land Use Inventory

Twelve percent of the developable land use base is developed with nonresidential uses. As of 2013, Kirkland has approximately 13,478,712 square feet of existing floor area dedicated to nonresidential uses. Of that developed total, 5,689,271 acres (42%) are office uses, 4,241,082 (31%) are commercial uses, and 3,548,359 (26%) are industrial uses. The Totem Lake neighborhood has the greatest percent of commercial and industrial uses in square footage and the Lakeview Neighborhood has the greatest percent of office uses in square footage.

TARGETS AND CAPACITY ANALYSIS

Counties and cities must plan for household and employment growth targets as determined by the State and King County. In the case of Kirkland, the King County Growth Management Council works with the local cities to agree on each city's share of the growth targets.

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When updating the Comprehensive Plan, the City of Kirkland forecasts capacity for residential and nonresidential development. Capacity is, simply, an estimate of possible future development. To calculate capacity, the City takes into account a number of factors. Vacant properties, and those properties considered more likely to redevelop, are identified and the maximum development potential allowed by the current zoning is calculated. These figures are then reduced to take into account current market factors, environmentally sensitive areas, right-of-way needs and projected public developments, such as parks and schools. The results are summarized as capacity housing units for residential development and capacity square footage for nonresidential development converted into number of employees.

Residential and employment capacities as of 2014 under the current zoning and Comprehensive Plan and the assigned growth targets are reflected in Table I-2.

Table I-2: Comparison of Growth Targets and Available Capacity

	2012 Existing¹	2035 Growth Targets²	Available Capacity³
Housing Units	23,932	32,293 (8,361 new units)	33,448 (9,516 new units)
Employment/Jobs	30,124	52,559 (22,435 new jobs)	53,068 (22,944 new jobs)

B. ABOUT THE COMPREHENSIVE PLAN

Why are we planning?

In 1977, Kirkland adopted a new Comprehensive Plan establishing broad goals and policies for community growth and very specific plans for each neighborhood in the City. That plan, called the Land Use Policy Plan, served Kirkland well. Since its adoption, the plan has been actively used and updated to reflect changing circumstances. The 1977 Comprehensive Plan provided a foundation for a pattern and character of development that has made Kirkland a very desirable place to work, live, and play.

REVISED INTRODUCTION CHAPTER: CLEAN COPY

I. INTRODUCTION

Passage of the 1990/1991 Growth Management Act (GMA) provided the City an opportunity to reexamine the entire plan in a thorough, systematic manner and to include focused goals and policies on citywide elements, such as land use, transportation and housing. The GMA requires jurisdictions, including Kirkland, to adopt plans that provide for growth and development in a manner that is internally and regionally consistent, achievable, and affordable. The 1995, 2004 and 2015 GMA updates of the Comprehensive Plan and annual amendments reflect Kirkland’s intention to both meet the requirements of GMA as well as create a plan that reflects our best understanding of the many issues and opportunities currently facing the City.

What is a Comprehensive Plan?

The Comprehensive Plan establishes a vision, goals and policies, and implementation strategies for managing growth within the City over the next 20 years. The Vision Statement and Guiding Principles in the plan are a reflection of the values of the community – how Kirkland should evolve with changing times. The goals and policies identify more specifically the end result Kirkland is aiming for; policies address how to get there. The Implementation chapter identifies those actions that should be undertaken by the City to accomplish the goals and policies. All regulations pertaining to development (such as the Zoning Code, including shoreline management regulations, and the Subdivision Ordinance) must be consistent with the Comprehensive Plan. The end result will be a community that has grown along the lines anticipated by the Comprehensive Plan.

How was the plan prepared?

The 1995 Comprehensive Plan, the first plan prepared under the Growth Management Act (GMA), was guided by a City Council appointed citizen advisory committee known as the Growth Management Commission (GMC). This group was established to recommend an updated Comprehensive Plan to the City Council consistent with the requirements of the GMA. Two more GMA updates were completed in 2004 and 2015. The 2004 update included a community visioning outreach called “Community Conversations – Kirkland 2022” that won the Puget Sound Regional Council’s Vision 2020 Award in 2003 for its grass roots approach of residents and businesses hosting their own conversations about Kirkland’s future. The 2015 GMA update included a community visioning program called “Kirkland 2035 - “Your Vision, Your Voice Your Future” that used a variety of internet approaches to connect with people along with several community planning days and hosted conversations at various neighborhood and business events and City boards and commissions. With each GMA update, additional citywide topics have been addressed, including human services and sustainable community.

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I. INTRODUCTION

The City has made annual updates to the Comprehensive Plan between the mandated GMA updates. These updates included changes to the Transportation and Capital Facilities Elements, incorporating new GMA legislation, making minor corrections and considering private amendment requests.

Environmental Impact Statements (EISs) have been prepared for each of the GMA updates that included analyses of growth alternatives and impacts on a variety of topics. The 2015 GMA update also included a Planned Action EIS for Totem Lake. Throughout the planning process to prepare and amend the Plan and to prepare the EIS, the City actively encouraged and facilitated public participation using a variety of forums and involving several City boards and commissions, including the Kirkland Planning Commission, the Houghton Community Council, the Transportation Commission, the Park Board, the Senior Council, and Human Services Board.

C. GUIDE TO THE COMPREHENSIVE PLAN

The Comprehensive Plan is comprised of two major parts. The first part contains a vision statement, guiding principles, and a series of plan elements that apply Citywide. The second part contains plans for each of the City's neighborhoods (see Figure I-2).

Citywide Elements

All of the Comprehensive Plan Elements contain goals, policies, and narrative. Goals describe the desired outcome that the city is striving to attain, policies are principles to achieve the goals, while the narrative provides further explanation of the goals and policies. In addition, several appendices are included to provide additional background information.

Two key parts of the citywide portion of the Plan are the Vision Statement and the Guiding Principles. The Vision Statement is a reflection of the values of the community and establishes the character of community that the Plan is oriented toward. The Guiding Principles represent the fundamental goals guiding growth and development and establish a foundation for the Plan. The remaining elements are:

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I. INTRODUCTION

- Community Character
- Environment
- Land Use
- Housing
- Economic Development
- Transportation
- Parks and Recreation
- Public Utilities
- Public Services
- Human Services
- Capital Facilities
- Implementation Strategies

Neighborhood Plans

The Neighborhood Plans allow a more detailed examination of issues affecting smaller geographic areas within the City and clarify how broader City goals and policies in the citywide Elements apply to each neighborhood. See Figure I-11 for name, location and boundary of each neighborhood.

It is intended that each neighborhood plan be consistent with the citywide Elements. The 2015 GMA Plan Update included revisions to the neighborhood plans to ensure consistency with the citywide elements and the development regulations. The Neighborhood Plans, found in Chapter XV, contain policy statements and narrative discussion, as well as a series of maps. The maps describe land use, natural elements, pedestrian and bicycle systems, vehicular circulation, urban design, and other graphic representations. These maps serve as a visual interpretation of the Neighborhood Plan policy statements and discussion. In the event of a discrepancy between the land use map and the narrative, the land use map will provide more explicit policy direction.

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I. INTRODUCTION

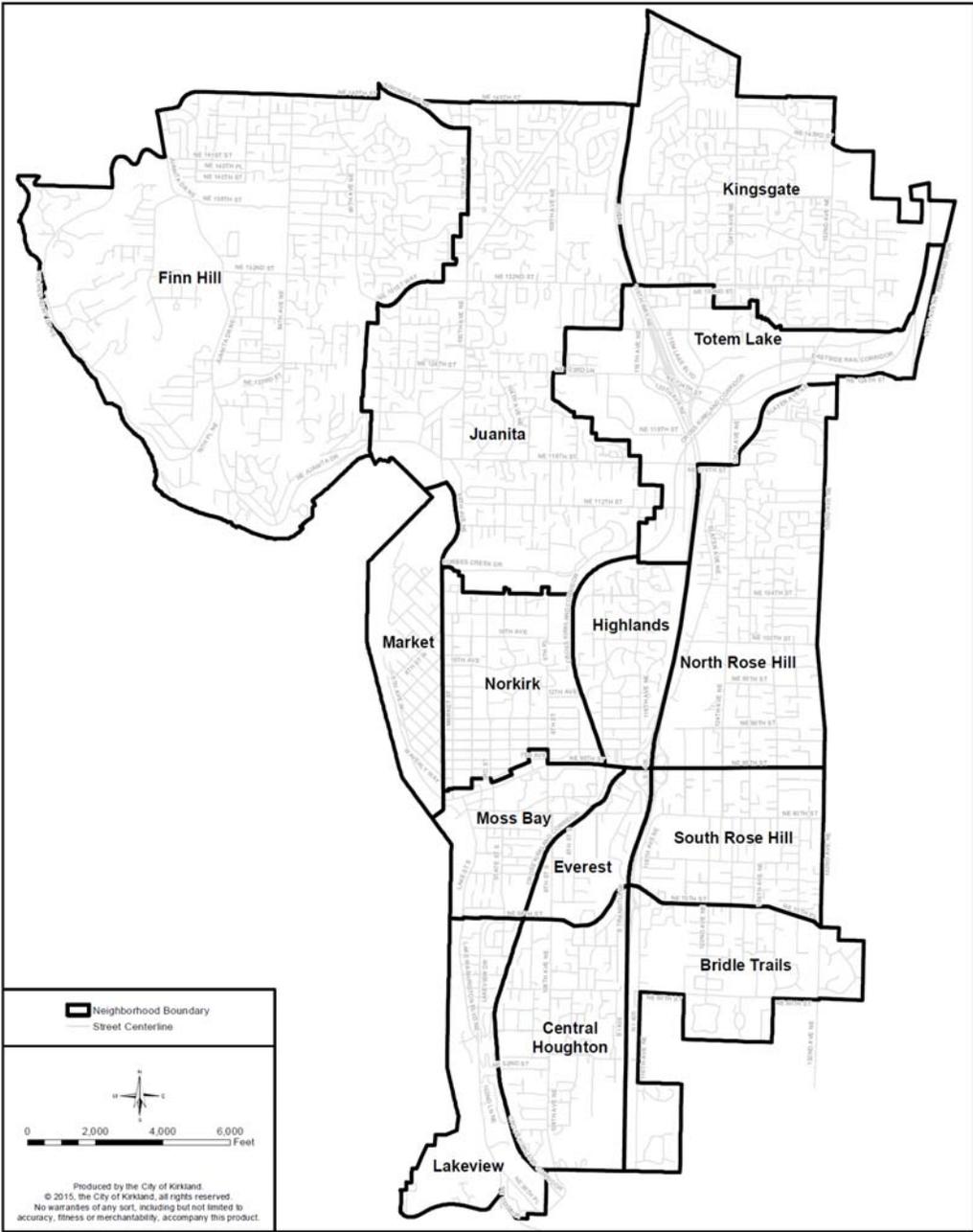


Figure I-11: City of Kirkland Neighborhoods

II. Vision/GUIDING PRINCIPLES ~~FRAMEWORK GOALS~~

A. VISION STATEMENT



Welcome to Kirkland sign

The Vision Statement is a verbal snapshot of Kirkland in the year 2035~~2022~~. It summarizes the desired character and characteristics of our community. It is an optimistic, affirming and aspiring vision for the community we hope to have. It provides the ultimate goals for our community planning and development efforts.

The Vision Statement and Guiding Principles are~~is~~ an outgrowth of a community visioning process that occurred in 2013~~1992~~ and then again in 2002. The outreach program was called Kirkland 2035 with the theme of “Your Voice Your Vision Your Future.” A series of conversations about the future were held at numerous neighborhood meetings, business forums, and

City boards and commissions meetings, including the Youth Council. The City also hosted several community wide planning days and business events. The City’s web page included interactive forums and a blog as an internet version of the visioning conversation. Over 900 people participated in the visioning program. Participants were asked questions about key issues they thought important for the future relating to land use, housing, transportation, economic development and environmental issues to help guide the updates to the Comprehensive Plan. Responses were summarized into key themes.

People were also asked to write down one word to describe what they want Kirkland to be like in the next 20 years. The collection of words resulted in the following Wordle with the most common words represented in the largest text. The Wordle and the key themes from the community conversations are the foundation for the following 2035 Vision Statement and Guiding Principles, and for updates to the general element chapters and the neighborhood plans.

II. Vision/GUIDING PRINCIPLES

FRAMEWORK GOALS

The Guiding Principles express the fundamental goals for guiding growth and development in Kirkland over the 20-year horizon of the Comprehensive Plan. They are based on and provide an extension of the aspirations and values embodied in the Vision Statement. The principles address a wide range of topics and form the foundation of the goals and policies contained in the elements of the Comprehensive Plan. They strive to make Kirkland in 2035 an attractive, vibrant and inviting place to live, work and visit.

Although all of the Guiding Principles broadly apply to all Comprehensive Plan elements, some of the principles are more applicable to certain elements than others.

II. VISION/GUIDING PRINCIPLES FRAMEWORK

GOALS

Draft Vision Statement (As of 03/18/2014)

Kirkland



is one of the most livable cities in America. We are a vibrant, attractive, green and welcoming place to live, work and play. Civic engagement, innovation and diversity are highly valued. We are respectful, fair, and inclusive. We honor our rich heritage while embracing the future. Safe, walkable, bikeable and friendly neighborhoods are connected to each other and to thriving mixed use activity centers, schools, parks and our scenic waterfront. Convenient transit service provides a viable alternative to driving. Diverse and affordable housing is available throughout the city. Kirkland strives to be a model, sustainable city that values preserving and enhancing our natural environment for our enjoyment and future generations.

Draft Guiding Principles (to replace Framework Goals)

Livable

Quality of life: safe and well-maintained neighborhoods with convenient access to parks, recreational facilities, the waterfront, community gathering places, excellent schools, and nearby services.

Diverse and Affordable: neighborhoods containing homes and businesses for a variety of incomes, ages and life styles.

Community Design: High quality and attractive architectural design and landscaping, and preservation of historic buildings and sites.

Sustainable

Ecological: natural systems and built structures that protect and enhance habitats, create a healthy environment, address climate change and promote energy efficiency.

Economic: a vibrant economy offering choices in living wage jobs, businesses, services and entertainment throughout the community.

Social: health and human services that fulfill the basic needs of all people without regard to income, age, race, gender or ability.

Connected

Sense of Community: community involvement in government, schools, civic events and volunteer activities creating a sense of belonging through shared values.

Accessible: safe, well maintained and extensive systems of roads, bicycle routes, pedestrian paths, and transit corridors for all users that interconnect neighborhoods and connect to the region.

Technology: reliable, efficient and complete systems for residents and businesses to be connected, informed and involved.

II. **Vision/GUIDING PRINCIPLES**

FRAMEWORK GOALS

A VISION FOR KIRKLAND

Kirkland in 2022 is an attractive, vibrant, and inviting place to live, work and visit. Our lakefront community, with its long shoreline, provides views and access to the lake and is a destination place for residents and visitors. Kirkland is a community with a small town feel, retaining its sense of history while adjusting gracefully to changes in the twenty first century.

The City is a place where people are friendly and helpful, ideas are respected and action is taken based on collaborative decisions. We have a diverse population made up of various income and age groups from various ethnic and educational backgrounds. We are committed to developing and strengthening a healthy community by creating programs that assist those in need, encourage individual expressions, provide enrichment opportunities for an increasingly diverse population, and promote healthy lifestyles. High quality local schools are important to us. Our neighborhood, business, and civic associations; our faith based groups; and our school organizations have strong citizen involvement.

Our neighborhoods are secure, stable and well maintained, creating the foundation for our high quality of life. Each neighborhood has its own character which is a community asset. People from all economic, age, and ethnic groups live here in a variety of housing types. Our residential areas are well maintained with single family and multifamily homes and include traditional subdivisions, waterfront oriented neighborhoods, urban villages and an equestrian community. We have worked to increase diversity and affordability, such as smaller homes on smaller lots, compact developments and accessory housing units. Mixed land uses in neighborhoods help to minimize driving. Many of our apartments and condominiums are close to commercial areas and transportation hubs.

Kirkland's economy is strong and diverse. A healthy mix of businesses provides valuable economic returns including varied employment opportunities and high wages, a strong tax base with sustainable revenues that help fund public services, and a broad range of goods and services. Our business districts are attractive, distinctive and integral to the fabric of the City. Many serve as community gathering places and centers of cultural activity. Businesses choose to locate in Kirkland because of our innovative and entrepreneurial spirit and because they are regarded as valued members of the community.

Downtown Kirkland is a vibrant focal point of our hometown with a rich mix of commercial, residential, civic, and cultural activities in a unique waterfront location. Our Downtown maintains a human scale through carefully planned pedestrian and transit oriented development. Many residents and visitors come to enjoy our parks, festivals, open markets and community events.

II. VISION/GUIDING PRINCIPLES FRAMEWORK

GOALS

Totem Lake Urban Center is an economic and employment center with a wide range of retail, office, industrial and light manufacturing uses as well as a regional medical center surrounded by related services. It is a compact mixed use urban village with extensive pedestrian and transit oriented amenities, higher intensity residential development, public gathering places and cultural activities.

VISION/Framework GOALS

INTRODUCTION

The Framework Goals express the fundamental principles for guiding growth and development in Kirkland over the 20 year horizon of the Comprehensive Plan. They are based on and provide an extension of the aspirations and values embodied in the Vision Statement. By nature they are forward looking and future oriented. Even so, they were developed with a keen awareness of Kirkland's history and a strong appreciation for the high quality of life which that history has given us. The Framework Goals address a wide range of topics and form the foundation for the goals and policies contained in other elements of the Comprehensive Plan. Although all of the Framework Goals broadly apply to all Comprehensive Plan elements, some of the Framework Goals are more applicable to some elements than others. Each element identifies the Framework Goals that are particularly relevant to that element.



Public art in Downtown Kirkland

II. Vision/GUIDING PRINCIPLES

FRAMEWORK GOALS

All Framework Goals are intended to be achievable. They are not prioritized to give importance to some goals over others. Tradeoffs among goals will be necessary as they are applied to particular circumstances; but over time, it is intended that an appropriate balance will be achieved.

FG-1: Maintain and enhance Kirkland's unique character.

Discussion: To those who come to Kirkland to live, work, shop, or play, Kirkland is a unique and special place. Each of the City's neighborhoods and business districts has its own distinctive identity. A prime goal is to protect and improve those qualities that make our neighborhoods and our business districts so attractive. Some of the important characteristics are a small town feel; strong sense of place; waterfront orientation; long shoreline with public views and access; pedestrian and transit friendly business districts; a human scale downtown; a thriving urban center, numerous and diverse parks; neighborhoods with a variety of housing types, styles, and ages; abundant open space; historic structures; and a network of bike and pedestrian paths. The Comprehensive Plan must seek to support these and any other features which significantly contribute to the City's desired character.

FG-2: Support a strong sense of community.

Discussion: Kirkland is far more than a product of its physical features. We have a strong sense of community supported by friendly and helpful people, a network of neighborhood, business, homeowners and civic associations, good schools and recreational opportunities. A wide range of human services and enrichment opportunities are available to encourage a stable and healthy community. New ideas are respected and shared to improve the quality of life in Kirkland and the region. Parks, outdoor markets, festivals, community events and neighborhood retail districts foster good will and provide an opportunity for people to mingle and converse. Continued support of these attributes is important.

II. VISION/GUIDING PRINCIPLES FRAMEWORK

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FG-3: Maintain vibrant and stable residential neighborhoods and mixed-use development, with housing for diverse income groups, age groups, and lifestyles.

Discussion: Maintaining vibrant and safe neighborhoods as desirable places to live is a high priority. Part of the appeal of existing neighborhoods is their diversity, in terms of housing types, size, style, history, maturity, and affordability. An essential part of this diversity is maintaining the integrity of existing single family neighborhoods. We have experienced changes in the composition of our population. These changes include an aging population, smaller households, racial and ethnic diversity and a broader range of household income. At the same time, Kirkland has experienced rising housing costs, making it increasingly difficult to provide low and moderate cost housing. To meet the needs of Kirkland's changing population, we must encourage creative approaches to providing suitable housing by establishing varied and flexible development standards and initiating programs which maintain or create housing to meet specific needs. Mixed use and transit-oriented neighborhood retail are encouraged and integrated with our neighborhoods.

FG-4: Promote a strong and diverse economy.



Carillon Point public access areas

Discussion: Kirkland's economy provides a variety of employment opportunities, a broad range of goods and services, and a strong tax base. We are fortunate to have a diversity of successful business sectors, including retail services, offices, industrial and high technology companies, medical and educational institutions, and

II. Vision/GUIDING PRINCIPLES

FRAMEWORK GOALS

home-based businesses. A large number of creative and innovative entrepreneurs are attracted to Kirkland by our many cultural, recreational and civic activities and our beautiful setting.

Numerous commercial districts offer distinctive business locations. Our historic Downtown is an attractive lakeside pedestrian-oriented district. Our largest commercial area, Totem Lake, is a vibrant regional retail and employment center. Other significant business nodes are located in Rose Hill, Juanita, Houghton, Yarrow Bay and Bridle Trails. These districts are integrated into the fabric of the community in a manner that respects and complements the character of our neighborhoods and the quality of the natural environment.

To protect and strengthen our economy, public and private interests must work together to create a climate that allows existing businesses to prosper and attract new businesses compatible with Kirkland's economic goals and character.

FG-5: Protect and preserve environmental resources and reduce greenhouse gas emissions to ensure a healthy environment.

Discussion: Kirkland contains a variety of natural features which, through a mixture of circumstance and conscious action, have been preserved or restored to their natural state. Features such as wetlands, streams and smaller lakes play an important role in maintaining water quality, preventing floods, and providing wildlife habitat. We take great pride in our efforts to restore Lake Washington and its shoreline to ensure high ecological function. These efforts support fish and wildlife through all or a portion of their life cycle. Vegetation preservation throughout the City, particularly on steep hillsides, helps provide soil stability and oxygen to our ecosystem and prevents erosion. Apart from their biological, hydrological, or geological functions, natural areas also make a significant contribution to Kirkland's unique identity. They provide visual linkages with the natural environment, accentuate natural topography, define neighborhood and district boundaries, and provide visual relief to the built environment.

Reducing greenhouse gas emissions into the atmosphere helps stabilize the climate. Maintaining clean air and water and reducing greenhouse gas emissions provide the community with a healthy environment. Efforts to maintain significant sensitive areas, natural features, the urban forest and vegetation, clean air and water through active community stewardship, and to curtail climate change as a result of global warming, are critical to our quality of life.

II. VISION/GUIDING PRINCIPLES FRAMEWORK

GOALS

~~FG-6: Identify, protect and preserve the City's historic resources, and enhance the identity of those areas and neighborhoods in which they exist.~~

~~**Discussion:** Kirkland is fortunate to have a richness and quality based on its long and colorful history. The numerous historic buildings, sites and neighborhoods reflect various stages of the City's development. These resources provide evidence of the community's historical continuity, and contribute to Kirkland's identity. They are important visible reminders of where we have been and they deserve active protection and enhancement.~~

~~FG-7: Encourage a sustainable community.~~

II. VISION/GUIDING PRINCIPLES

FRAMEWORK GOALS

~~**Discussion:** As Kirkland develops and rebuilds, we have an opportunity and a responsibility to create a sustainable community that balances urban growth with resource protection. A sustainable society meets the needs of the present without sacrificing the ability of future generations and other species to meet their own needs. Kirkland strives to integrate economic, social and environmental concerns in planning for sustainability. A sustainable economy provides a good quality of life for all residents without undermining the biological and physical processes of the environment upon which people depend, nor reducing the community's ability to ensure that the basic human needs of all its members are met.~~

~~We safeguard the quality of life for current and future generations and create a healthier and more environmentally sensitive community by implementing sustainable management practices. We strive to accomplish our goal by reducing our contribution to climate change, by minimizing human impacts on local ecosystems and by supporting a stable and diverse economy.~~

~~The City takes a comprehensive, coordinated approach to natural resource management and uses a variety of tools to foster sustainable practices and principles, including public involvement and education, incentives, regulations, and enforcement. Among the varied tools are land use goals and regulations that encourage pedestrian-oriented and compact development in our neighborhoods, transportation planning which seeks to develop a multimodal transportation system, regulations protecting the quality of the air, water, land and other natural resources, land acquisition and projects to restore our natural systems, solid waste reduction programs, energy and water conservation programs, procurement practices emphasizing nontoxic and recycled materials and products, green business recruitment and recognition, utilization of green building practices and LID strategies, and public education.~~

~~***FG-8: Maintain and enhance Kirkland's strong physical, visual, and perceptual linkages to Lake Washington.***~~

~~**Discussion:** Kirkland's history, identity and character are strongly associated with its proximity and orientation to Lake Washington. The City is famous for its system of waterfront parks, which provide a broad range of passive and active recreational activities and environmental protection. Complementing the parks is a system of shoreline trails that has been installed as lakefront properties develop or redevelop. West-facing slopes have afforded lake and territorial views from public spaces within many neighborhoods. Downtown Kirkland strongly~~

II. VISION/GUIDING PRINCIPLES FRAMEWORK

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benefits from its adjacency to Moss Bay. Linkages to the lake in the Juanita and Yarrow Bay business districts are limited with existing development blocking most of the shoreline. Opportunities should be pursued to increase public access to the lake in these districts. Maintaining and improving these linkages to the lake, requiring paths to complete the shoreline trail system and continuing to obtain waterfront parks where feasible



are important.

[PS1]

Lake Washington

FG-9: Provide safety and accessibility for those who use alternative modes of transportation within and between neighborhoods, public spaces, and business districts and to regional facilities.

Discussion: An important part of Kirkland's existing character is its safety and accessibility for pedestrians, bicyclists and alternative modes of transportation. Such alternatives provide an opportunity for daily exercise which promotes a healthy lifestyle and results in a reduction in vehicle emissions and cleaner air. To meet this goal, we need a completely connected system of pathways for pedestrians, bicyclists and alternative mode users that is safe and convenient. Such pathways can take a variety of forms, ranging from concrete sidewalks, bike lanes, and bridges to unimproved trails. The need for pedestrian pathways and bike lanes is especially important to the most common destinations, such as schools, parks, public buildings, transportation, and business districts. Also important in fostering pedestrian and bike accessibility are land use patterns, site designs, and building designs which encourage and facilitate access for pedestrians, bicyclists and other users. The paths should also be designed to provide public spaces where people socialize and should connect to the regional pedestrian and bicycle trail systems.

FG-10: Create a transportation system which allows the mobility of people and goods by providing a variety of transportation options.

II. Vision/GUIDING PRINCIPLES

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~~**Discussion:** The increase in employment, housing and total population both within Kirkland and throughout the region has increased the use of our roads. Historically, there is also a dependence on car ownership and the number of miles most people drive alone each week. At the same time, road building has been slowed because of insufficient funds, an unwillingness to disrupt established neighborhoods, and doubts about the effectiveness of road building to solve congestion.~~

~~There will be no single or simple solution to the congestion problems that decrease our mobility. Greater emphasis than in the past is placed on providing viable alternatives to driving, or at least driving alone. Although some road widening may be necessary, mobility options should include better transit, more car pooling, greater pedestrian, bicycle and other modes of mobility, better street connections, and land use strategies which reduce the need to drive, such as mixing uses and locating shops and services close to home. In addition, because Kirkland's transportation system is but a small part of a complex regional network, it is necessary for our transportation planning to be closely coordinated with neighboring jurisdictions and regional plans.~~

~~The street system and transit centers provide an opportunity to add to our sense of community. These facilities should be people friendly and provide public spaces where people socialize.~~

~~*FG-11: Maintain existing park facilities, while seeking opportunities to expand and enhance the current range of facilities and recreational programs.*~~

II. VISION/GUIDING PRINCIPLES FRAMEWORK

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Marina Park in Downtown Kirkland

Discussion: Kirkland is regionally known for its outstanding park system. Kirkland's parks also provide a prominent source of community identity and pride. The City is perhaps best known for its extensive and diverse system of lakefront parks. In addition, Kirkland has a rich variety of well maintained parks, including neighborhood playgrounds, ballfields, tennis, basketball and skate courts, walking trails, natural and landscaped open spaces, an outdoor swimming pool, indoor community centers, and senior citizen and youth centers. Recreational programs offer year round, low cost or free activities for all age groups. It has been a long standing City policy that the range and quality of park facilities and programs now available to Kirkland residents keep pace with future population growth. To ensure wise use of available resources, planning for future park facilities must be coordinated with other public and private providers of recreation services. Where possible, multiple use of public facilities, such as City school park partnerships, should be sought. At a minimum, park facilities should be maintained close to current levels of service. Because of the importance of parks in defining Kirkland's character and promoting a healthy community, the City also should continue to explore ways to enhance the park system beyond the needs generated by new growth, including additional funding sources such as grants, special property tax levies or impact fees.

FG-12: — Ensure public safety.

Discussion: Police and fire protection are essential to the community's quality of life. Prompt response times with appropriate resources are critical. The City operated municipal court is convenient and cost effective. The City also has a central role in emergency preparedness and responding to natural and manmade disasters. Plans should be in place and well coordinated with local hospitals, schools, communication systems and other jurisdictions.

II. VISION/GUIDING PRINCIPLES

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~~FG-13: Maintain existing adopted levels of service for important public facilities.~~

~~**Discussion:** Facilities and services for transportation, police and fire protection, water supply, sanitary sewer, and surface water control are essential for the day to day functioning of the City. The levels of service now provided by these facilities are generally satisfactory. Maintaining the adopted level for these services as growth occurs is a high priority, and construction of required capital facilities must be phased accordingly. Similarly, some localized deficiencies exist in the sanitary sewer and water supply systems that will require correction. Where possible, we should continue to improve all of these facilities and services above the minimum adopted level of service to preserve our quality of life and the environment. The City should also explore additional ways to fund needed improvements, such as through grants, special property tax levies and/or impact fees. In planning for public facilities, the interrelationship of Kirkland's facilities to regional systems must be recognized.~~

~~FG-14: Plan for a fair share of regional growth, consistent with State and regional goals to minimize low-density sprawl and direct growth to urban areas.~~

~~**Discussion:** Although Kirkland is a unique and special place, it is not isolated. Kirkland is part of a large and growing metropolitan area. Regional planning policies seek to direct growth to existing and emerging urban areas within the metropolitan region. Consequently, Kirkland must accommodate a fair share of such growth. To do so, development in Kirkland must use land efficiently. Fortunately, Kirkland's development pattern is already well established and has accommodated compact developments at many locations. Accepting a fair share of regional growth, therefore, will not require fundamental shifts in the City's overall pattern or character of development. Even so, careful attention must be paid to ensure that growth is accommodated in a manner that complements rather than detracts from Kirkland's unique character while being consistent with State and regional goals to minimize low density sprawl and direct growth to urban areas.~~

II. VISION/GUIDING PRINCIPLES FRAMEWORK

GOALS

~~FG-15: Solve regional problems that affect Kirkland through regional coordination and partnerships.~~

~~**Discussion:** Many challenges facing Kirkland and other local communities may only be solved through regional planning, funding and action. Transportation, affordable housing, employment, climate change, and natural resource management are just a few of the issues that need regional coordination. A city by city approach often results in impacts on neighboring communities. Interlocal cooperation, consistent standards and regulations between jurisdictions, and regional planning and implementation are important to solving these regional issues.~~

~~FG-16: Promote active citizen involvement and outreach education in development decisions and planning for Kirkland's future.~~

~~**Discussion:** Kirkland's future will be determined by a myriad of independent actions taken by individuals and groups who live, work, shop, and play here. Planning for the future offers the opportunity for all community members to cooperatively identify a vision for the City's future and to coordinate their actions in achieving that vision. If such planning is to have meaning, however, a broad base of credibility and responsibility must be established. To ensure that this occurs, the City should actively encourage community participation from all sectors of the City in the ongoing preparation and amendment of plans and implementing actions. This involvement should also include community outreach educational programs to inform and solicit ideas. For development decisions, the City should actively encourage collaboration and consensus with the community, stakeholders and developers to assure predictable and timely results.~~

~~FG-17: Establish development regulations that are fair and predictable.~~

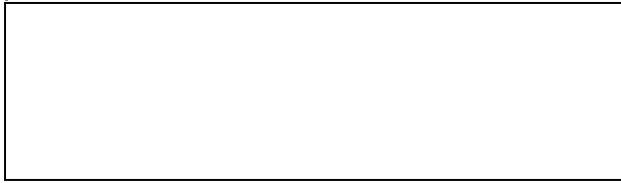
~~**Discussion:** Achieving the desired future for Kirkland will depend on actions undertaken by both governmental agencies and private property owners. To ensure that public and private actions support the Comprehensive Plan and are consistent with public health, safety, and welfare, governmental regulation of development will continue to be necessary. Such regulation, however, must fairly balance public interests with private property rights. It is~~

II. Vision/GUIDING PRINCIPLES

~~FRAMEWORK GOALS~~

~~important also that regulations be clearly written to assure predictable results, fair and cost effective, and that they be administered expeditiously to avoid undue delay.~~

II. VISION/GUIDING PRINCIPLES



Welcome to Kirkland sign

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meetings, including the Youth Council. The City also hosted several community wide planning days and business events. The City’s web page included interactive forums and a blog as an internet version of the visioning conversation. Over 900 people participated in the visioning program. Participants were asked questions about key issues they thought important for the future relating to land use, housing, transportation, economic development and environmental issues to help guide the updates to the Comprehensive Plan. Responses were summarized into key themes.

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II. VISION/GUIDING PRINCIPLES

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Draft Guiding Principles (to replace Framework Goals)

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Technology: reliable, efficient and complete systems for residents and businesses to be connected, informed and involved.

II. VISION/GUIDING PRINCIPLES

REVISED GENERAL CHAPTER: STRIKEOUTS/ UNDERLINES

III. GENERAL

A. PLAN APPLICABILITY AND CONSISTENCY

The Comprehensive Plan serves as the guiding policy document to attain the City’s vision of the future over the next 20 years or longer. This means that decisions and actions in the present are based on the adopted plan. One of the central tenets of the Growth Management Act is to require consistency in planning.

Consistency is determined in a number of ways. The following represent those areas where “consistency” must be achieved:

- ◆ The Comprehensive Plan must comply with the Growth Management Act.
- ◆ The Plan must be consistent with the Shoreline Management Act (adopted under the authority of Chapter 90.58 RCW and Chapter 173-26 WAC).
- ◆ The Plan is to be consistent with the regional plan – the multicounty planning policies adopted by the Puget Sound Regional Council in VISION 2040.
- ◆ It must be consistent with the adopted Countywide Planning Policies as well as coordinated with the plans of adjacent jurisdictions.
- ◆ State agencies and local governments must comply with the Comprehensive Plan.
- ◆ The various elements of the Comprehensive Plan must be internally consistent.

VISION 2040 Regional Planning Statement

The Comprehensive Plan has been updated based on residential and employment targets that align with VISION 2040. Residential and employment targets have also been identified for the entire city and for the designated regional growth center in Totem Lake. Through a development capacity analysis, the City determined that it has the land capacity and zoning in place to meet the City’s assigned housing and employment targets for the year 2035.

The Comprehensive Plan addresses each of the policy areas in VISION 2040 that will make Kirkland livable, sustainable and connected. The plan advances a sustainable approach to growth and future development and incorporates a comprehensive approach to planning and decision-making.

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- ◆ The Environment Element contains policies that address maintaining, restoring and enhancing ecosystems through habitat protection, water conservation, and air quality improvement. Environmentally friendly development techniques, such as low-impact landscaping, are also supported in the plan. Both the Environment and Transportation Elements have policies to achieve a reduction in greenhouse gas emissions to reduce Kirkland's impact on climate change. The plan includes provisions that strive to ensure that a healthy environment remains available for current and future generations.
- ◆ In response to other policies in VISION 2040, the Comprehensive Plan encourages more compact urban development and includes design guidelines for mixed-use, transit-oriented, walkable and bikeable development. The plan includes directives to prioritize funding and investments in Totem Lake regional growth center.
- ◆ The City has established an affordable housing goal in the Housing Element for this planning period. The Housing Element commits to expanding housing production for all income levels to meet the diverse needs of both current and future residents.
- ◆ The Economic Development Element supports a sustainable and environmentally friendly economy, diverse, livable wage jobs, and local innovative businesses.
- ◆ The Transportation Element advances cleaner and more sustainable mobility options with provisions for complete streets that include multi-modal improvements and streets integrated with low impact, green, context-sensitive design. The City supports programs and strategies that advance alternatives to driving alone. Transportation planning is coordinated with neighboring jurisdictions through the Bellevue Kirkland Redmond transportation forecast model. The City is committed to conservation methods in the provision of public services.
- ◆ The Public Services and Utilities Elements assure infrastructure and services that support existing and future residents and businesses with level of service standards and funding of projects to achieve these standards established in the Capital Facilities Element.
- ◆ The Community Character Element contains goals that protect and enhance our neighborhoods, overall local identity and historic resources.
- ◆ The Human Services Element has goals to support organizations and programs that provide for those in need, youth and seniors.

The Comprehensive Plan also addresses local implementation actions in VISION 2040, including identification of underused lands and development trends for the buildable lands report, tracking of housing and employment growth, implementation strategies for its goals and policies, and monitoring mode-split goals for the City's growth. In addition, the plan also addresses updating capital projects to ensure that provisions for adequate public facilities and services are consistent with Comprehensive Plan and VISION 2040.

Implementing the Plan

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The City's legislative and administrative actions and decisions must be in compliance with the adopted plan. To accomplish these actions and decisions, this a number of tasks need to be completed. The Implementation ~~Strategies~~ Measures noted in Chapter XIV list those steps. As the City updates the plan, some of its development regulations may need to be revised to be consistent with and to implement the plan. The Zoning Map needs to be updated to be consistent with and implement the Land Use Map of the Comprehensive Plan.

The Comprehensive Plan is the policy basis for the development regulations. The goals and policies in the plan themselves are not regulatory, but are general guiding principles. Development regulations are the tools to be used in reviewing development applications and must be consistent with the Plan. In instances when the regulations appear to be inconsistent with the Comprehensive Plan, the regulations shall nonetheless govern. However, any inconsistencies must be resolved either by amending the regulations or revising the Plan.

Along with development regulations, tThe City may ~~has~~ used the Comprehensive Plan as the policy basis for decisions, ~~particularly for~~ and determinations under the State Environmental Policy Act (SEPA). ~~With this revised Comprehensive Plan adopted under the Growth Management Act,~~ Even so, the City has strived to integrate SEPA into the zoning permit review process as much as possible rather than using ~~having~~ a separate environmental review process. ~~The development regulations should provide clear and predictable guidance for issuing development permits and making SEPA determinations. However, where the regulations are not clear and/or discretion is to be exercised in making those development decisions, the Comprehensive Plan is to be used as the policy basis for those decisions.~~

The plan contains subarea plans for each neighborhood or business district. These subarea plans contain goals and policies important to each neighborhood. However, if there are conflicts or inconsistencies between the Comprehensive Plan Elements and a neighborhood plan, the general Plan Element goals and policies apply.

The Comprehensive Plan will also be used to guide the City in developing its Capital Improvement Program and in the preparation or update of the various functional plans and programs.

~~The City updates neighborhood plans on a cycle based on the age of the existing plan and the significance of land use changes in the neighborhood. If there are conflicts or inconsistencies between the Comprehensive Plan Elements and a neighborhood plan, the Plan Element goals and policies apply.~~

The goals of the General Element are as follows:

Goal GP-1: Cooperate and coordinate with all levels of government to achieve effective, efficient, and responsive governance for Kirkland's citizens.

Goal GP-2: ~~To~~ Promote active community participation in all levels of planning decisions.

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III. GENERAL**B. INTERGOVERNMENTAL
COORDINATION**

Goal GP-1: Cooperate and coordinate with all levels of government to achieve effective, efficient, and responsive governance for Kirkland's citizens.

Policy GP-1.1: Update ~~Prepare~~ the Comprehensive Plan and development regulations in conformance with VISION 2040~~20~~ and with the Countywide Planning Policies for King County.

VISION 2040~~20~~ is the long-range growth and transportation strategy for the central Puget Sound region encompassing King, Kitsap, Pierce, and Snohomish counties. The Countywide Planning Policies are required by the Growth Management Act to establish a framework to ensure that the city and county comprehensive plans are consistent.

~~*Policy GP-1.2: Actively participate with other jurisdictions in planning for issues of common regional or subregional interest.*~~

~~There are a number of formal and informal planning and coordination forums that the City participates in, including the Eastside Transportation Partnership, the Countywide technical forums and committees, and regional boards. The City should continue to be actively involved in these issues.~~

Policy GP-1.32: Work with adjacent jurisdictions and other governmental agencies to better coordinate on planning activities and development decisions, and in planning for issues of common regional or sub regional interest.

The City participates in a number of formal and informal planning and coordination forums, including State Regional and Countywide technical forums, committees and boards. The City should continue to be actively involved in these issues.

While GMA requires that the comprehensive plans of adjacent jurisdictions be consistent, the City should continue to coordinate with Eastside cities and King County on a number of planning activities such as land use, housing ~~(ARCH)~~, transportation (traffic modeling, transit, and commute trip reduction); ~~and land use, and~~ human services.

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The City should also seek ways to improve coordination and communication with affected agencies to avoid duplication of effort, increase efficiency, and gain a better understanding of mutual issues. This can be accomplished through such techniques as interlocal agreements and joint meetings, and by providing opportunities for notification, review, and comment on major plans, programs, or development projects.

Policy GP-1.34: *Communicate Kirkland's land use policies and regulations to the King County Assessor's Office in order to ensure that assessment decisions do not conflict with land use decisions.*

As land use decisions are made, the City needs to coordinate with the Assessor's Office. This will ensure that they have the most accurate and up-to-date information regarding the City's land use.

C. CITIZEN PARTICIPATION

The Growth Management Act establishes that cities shall ~~have~~ establish procedures providing for early and continuous public participation in the development and amendment of comprehensive plans and regulations that implement these plans. The Comprehensive Plan ~~is based on~~ has involved community input and should continue to reflect the priorities and values of its residents and the business community.

Goal GP-2: *To ~~P~~promote active community participation in all levels of planning decisions.*

Policy GP-2.1: *Encourage public participation at the appropriate level in all planning processes and facilitate open communication between ~~permit~~ applicants and nearby residents and businesses ~~and neighbors~~ prior to the initiation of development actions.*

There are a number of opportunities for public involvement in the planning process whether it involves the Comprehensive Plan, the adoption of development regulations, or in the review of development permits. Public participation early on in the process can reduce conflicts and result in more responsive decisions.

It is critical that the public be involved in the early stages of the planning process, particularly in the development and adoption of the City's Comprehensive Plan and development regulations. The goals and policies of the Comprehensive Plan and the standards and requirements in the zoning and subdivision regulations, and shoreline master program provide the basis for individual review of development applications or the construction of public facilities. At the time of permit review, many of the basic land use issues have already been determined. Citizen input should focus on development standards and other site-specific issues.

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Policy GP-2.2: Utilize a broad range of public involvement techniques, ~~and~~ community forums and communications to ensure that opportunities exist for all public views to be heard.

Kirkland has utilized a number of techniques and procedures to ensure a wide range of participatory public involvement at the appropriate level. Some examples that are being used today and should continue are:

- ◆ Mailing, ~~and~~ emailing, including use of listservs, and posting of notices to parties that may be affected by planning decisions;
- ◆ Notifying neighborhood, condominium and business associations, interested organizations and affected agencies.
- ◆ Creating and maintaining web and social media sites that provide information about plans and project;
- ◆ Offering interactive web forums around issues;
- ◆ Hosting ~~Early~~ neighborhood meetings by applicants for development permits early in the process;
- ◆ Using citizen advisory commissions and focus groups to oversee the planning process;
- ◆ Using a broad range of media to inform citizens of planning activities;
- ◆ Holding public workshops, open houses, community conversations and discussion groups; and
- ◆ Providing opportunities for reconsideration or appeal of decisions; ~~and.~~
- ◆ ~~Notifying neighborhood, condominium and business associations, interested organizations and affected agencies.~~

In the future, other techniques should be explored as appropriate to ensure strong public involvement.

Policy GP-2.3: Work closely with community groups, neighborhood associations, business organizations, and service clubs.

The City encourages the formation of neighborhood associations and business forums. These types of organizations are an important part of the community's identity and character. The City should look for opportunities to involve these groups in decisions that affect them.

Policy GP-2.4: Encourage active citizen participation in the planning and design of public facilities, particularly in affected neighborhoods, ~~communities~~, and business areas.

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Many of the decisions on public facilities have significant issues that need to be addressed such as access, safety, environmental concerns, neighborhood character, and economic impacts. In the planning and design of public facilities it is important to have a process that facilitates public involvement by all parties.

D. PLAN AMENDMENT*Amendment Process*

The Growth Management Act specifies that the Comprehensive Plan and Land Use Plan Map may only be amended once a year, except for certain actions listed in Section 365-196-640 of the Washington Administrative Code, including amendments to the Capital Facilities Element that is part of adoption of the City budget. ~~in emergencies. Section 365-195-630 of the Washington Administrative Code states that all~~ Amendments are to ~~in any year~~ be considered concurrently so that the cumulative effect of the various proposals can be ascertained. The intent of this requirement is to ensure that piecemeal or individual amendments do not erode the integrity of the plan and are integrated and consistent with the balance of the Plan. ~~The Zoning Code contains the process for an emergency amendment.~~

The City generally reviews the Comprehensive Plan on an annual basis. Revisions are made to the Transportation and Capital Facilities Elements to update information and projects based on the City's Capital Improvement Program, and to all of the elements in response to amendments to the Growth Management Act and other State legislation or Countywide planning policies. Amendments are also made to correct any inconsistencies in the plan, to reflect any recently adopted functional plan, and to update general information.

~~Amendments are initiated in two ways: by the City or by a citizen or community group. A formal process to amend the plan, consistent with the requirements of the Growth Management Act, has been established. The process for the City initiated and citizen initiated amendments include opportunities for public involvement and community participation. The Kirkland Planning Commission~~ is a citizen board selected by the City Council that advises the City Council on matters relating to the Comprehensive Plan and land use regulations. The commission takes the lead role for reviewing plan and code amendments ~~as the City's citizen representative body~~ and is responsible for conducting study sessions and the public hearing, and then transmitting a recommendation to the City Council. The Houghton Community Council, Kirkland Transportation Commission and Park Board also may take public comment on ~~for~~ amendment proposals within their jurisdiction and transmit recommendations to the Planning Commission and to the City Council. ~~The Zoning Code contains the process for reviewing and deciding upon a proposal to amend the Comprehensive Plan.~~

Amendments are initiated in two ways: by the City or by a citizen, business or community group. A formal process to amend the plan, consistent with the requirements of the Growth Management Act, has been established. The Zoning Code contains evaluation criteria and process for reviewing and deciding upon a

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proposal. The process includes opportunities for public involvement and community participation. For citizen-initiated proposals, the City has a formal application process and an established deadline for submitting an application to be considered in the next round of City initiated plan amendments. The City has a two step process for citizen initiated plan amendments: first a threshold determination and then a study and final decision on the proposed amendments. For City initiated plan amendments, the City has only one step: the study and final decision on the proposed amendments. The Zoning Code contains the criteria for evaluating a proposal to amend the Comprehensive Plan.

The City reviews the Comprehensive Plan on an annual basis to update the Transportation and Capital Facilities Elements or any other element for any needed changes, to respond to amendments to the Growth Management Act and other State legislation or Countywide planning policies, to correct any inconsistencies in the Plan and with the development regulations and any recently adopted functional plan, and to update general information.

The City amends establishes a schedule for amending the neighborhood plans as needed and when possible given and reviews the schedule each year as part of the Planning Department's work program and; City Council priorities. In addition, the City considers citizen initiated amendment requests generally on a biannual basis and incorporates these into the annual plan amendment process. Citizen amendment requests may either be for general amendments or for a change to the land use map and/or text change relating to a specific property or a general area.

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A. PLAN APPLICABILITY AND CONSISTENCY

The Comprehensive Plan serves as the guiding policy document to attain the City’s vision of the future over the next 20 years or longer. This means that decisions and actions in the present are based on the adopted plan. One of the central tenets of the Growth Management Act is to require consistency in planning.

Consistency is determined in a number of ways. The following represent those areas where “consistency” must be achieved:

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VISION 2040 Regional Planning Statement

The Comprehensive Plan has been updated based on residential and employment targets that align with VISION 2040. Residential and employment targets have also been identified for the entire city and for the designated regional growth center in Totem Lake. Through a development capacity analysis, the City determined that it has the land capacity and zoning in place to meet the City’s assigned housing and employment targets for the year 2035. The Comprehensive Plan addresses each of the policy areas in VISION 2040 that will make Kirkland livable, sustainable and connected. The plan advances a sustainable approach to growth and future development and incorporates a comprehensive approach to planning and decision-making.

- ◆ The Environment Element contains policies that address maintaining, restoring and enhancing ecosystems through habitat protection, water conservation, and air quality improvement. Environmentally friendly development techniques, such as low-impact landscaping, are also supported in the plan. Both the Environment and Transportation Elements have policies to achieve a reduction in greenhouse gas emissions

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to reduce Kirkland's impact on climate change. The plan includes provisions that strive to ensure that a healthy environment remains available for current and future generations.

- ◆ In response to other policies in VISION 2040, the Comprehensive Plan encourages more compact urban development and includes design guidelines for mixed-use, transit-oriented, walkable and bikeable development. The plan includes directives to prioritize funding and investments in Totem Lake regional growth center.
- ◆ The City has established an affordable housing goal in the Housing Element for this planning period. The Housing Element commits to expanding housing production for all income levels to meet the diverse needs of both current and future residents.
- ◆ The Economic Development Element supports a sustainable and environmentally friendly economy, diverse, livable wage jobs, and local innovative businesses.
- ◆ The Transportation Element advances cleaner and more sustainable mobility options with provisions for complete streets that include multi-modal improvements and streets integrated with low impact, green, context-sensitive design. The City supports programs and strategies that advance alternatives to driving alone. Transportation planning is coordinated with neighboring jurisdictions through the Bellevue Kirkland Redmond transportation forecast model. The City is committed to conservation methods in the provision of public services.
- ◆ The Public Services and Utilities Elements assure infrastructure and services that support existing and future residents and businesses with level of service standards and funding of projects to achieve these standards established in the Capital Facilities Element.
- ◆ The Community Character Element contains goals that protect and enhance our neighborhoods, overall local identity and historic resources.
- ◆ The Human Services Element has goals to support organizations and programs that provide for those in need, youth and seniors.

The Comprehensive Plan also addresses local implementation actions in VISION 2040, including identification of underused lands and development trends for the buildable lands report, tracking of housing and employment growth, implementation strategies for its goals and policies, and monitoring mode-split goals for the City's growth. In addition, the plan also addresses updating capital projects to ensure that provisions for adequate public facilities and services are consistent with Comprehensive Plan and VISION 2040.

Implementing the Plan

The City's legislative and administrative actions and decisions must be in compliance with the adopted plan. To accomplish these actions and decisions, a number of tasks need to be completed. The Implementation Strategies noted in Chapter XIV list those steps. As the City updates the plan, some of its development regulations may need to be revised to be consistent with and to implement the plan. The Zoning Map needs to be updated to be consistent with and implement the Land Use Map of the Comprehensive Plan. The Comprehensive Plan is the policy basis for the development regulations. The goals and policies in the plan themselves are not regulatory, but are general guiding principles. Development regulations are the tools to be used in reviewing development

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applications and must be consistent with the Plan. In instances when the regulations appear to be inconsistent with the Comprehensive Plan, the regulations shall nonetheless govern. However, any inconsistencies must be resolved either by amending the regulations or revising the Plan.

Along with development regulations, the City may use the Comprehensive Plan as the policy basis for decisions and determinations under the State Environmental Policy Act (SEPA). Even so, the City has strived to integrate SEPA into the zoning permit review process as much as possible rather than using a separate environmental review process.

The plan contains subarea plans for each neighborhood or business district. These subarea plans contain goals and policies important to each neighborhood. However, if there are conflicts or inconsistencies between the Comprehensive Plan Elements and a neighborhood plan, the general Plan Element goals and policies apply.

The Comprehensive Plan will also be used to guide the City in developing its Capital Improvement Program and in the preparation or update of the various functional plans and programs.

The goals of the General Element are as follows:

- Goal GP-1: Cooperate and coordinate with all levels of government to achieve effective, efficient, and responsive governance for Kirkland’s citizens.**
- Goal GP-2: Promote active community participation in all levels of planning decisions.**

B. INTERGOVERNMENTAL COORDINATION

Goal GP-1: Cooperate and coordinate with all levels of government to achieve effective, efficient, and responsive governance for Kirkland’s citizens.

Policy GP-1.1: Update the Comprehensive Plan and development regulations in conformance with VISION 2040 and with the Countywide Planning Policies for King County.

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VISION 2040 is the long-range growth and transportation strategy for the central Puget Sound region encompassing King, Kitsap, Pierce, and Snohomish counties. The Countywide Planning Policies are required by the Growth Management Act to establish a framework to ensure that the city and county comprehensive plans are consistent.

Policy GP-1.2: Work with adjacent jurisdictions and other governmental agencies to better coordinate on planning activities and development decisions, and in planning for issues of common regional or sub regional interest.

The City participates in a number of formal and informal planning and coordination forums, including State Regional and Countywide technical forums, committees and boards. The City should continue to be actively involved in these issues.

While GMA requires that the comprehensive plans of adjacent jurisdictions be consistent, the City should continue to coordinate with Eastside cities and King County on a number of planning activities such as land use, housing, transportation (traffic modeling, transit and commute trip reduction), and human services.

The City should also seek ways to improve coordination and communication with affected agencies to avoid duplication of effort, increase efficiency, and gain a better understanding of mutual issues. This can be accomplished through such techniques as interlocal agreements and joint meetings, and by providing opportunities for notification, review, and comment on major plans, programs, or development projects.

Policy GP-1.3: Communicate Kirkland's land use policies and regulations to the King County Assessor's Office in order to ensure that assessment decisions do not conflict with land use decisions.

As land use decisions are made, the City needs to coordinate with the Assessor's Office. This will ensure that they have the most accurate and up-to-date information regarding the City's land use.

C. CITIZEN PARTICIPATION

The Growth Management Act establishes that cities shall have procedures providing for early and continuous public participation in the development and amendment of comprehensive plans and regulations that implement these plans. The Comprehensive Plan is based on involved community input and should continue to reflect the priorities and values of its residents and the business community.

Goal GP-2: Promote active community participation in all levels of planning decisions.

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Policy GP-2.1: Encourage public participation at the appropriate level in all planning processes and facilitate open communication between permit applicants and nearby residents and businesses prior to the initiation of development actions.

There are a number of opportunities for public involvement in the planning process whether it involves the Comprehensive Plan, the adoption of development regulations, or in the review of development permits. Public participation early on in the process can reduce conflicts and result in more responsive decisions.

It is critical that the public be involved in the early stages of the planning process, particularly in the development and adoption of the City's Comprehensive Plan and development regulations. The goals and policies of the Comprehensive Plan and the standards and requirements in the zoning and subdivision regulations, and shoreline master program provide the basis for individual review of development applications or the construction of public facilities. At the time of permit review, many of the basic land use issues have already been determined. Citizen input should focus on development standards and other site-specific issues.

Policy GP-2.2: Utilize a broad range of public involvement techniques, community forums and communications to ensure that opportunities exist for all public views to be heard.

Kirkland has utilized a number of techniques and procedures to ensure a wide range of participatory public involvement at the appropriate level. Some examples that are being used today and should continue are:

- ◆ Mailing, emailing, including use of listservs, and posting of notices to parties that may be affected by planning decisions;
- ◆ Notifying neighborhood, condominium and business associations, interested organizations and affected agencies.
- ◆ Creating and maintaining web and social media sites that provide information about plans and project;
- ◆ Offering interactive web forums around issues;
- ◆ Hosting neighborhood meetings by applicants for development permits early in the process;
- ◆ Using citizen advisory commissions and focus groups to oversee the planning process;
- ◆ Using a broad range of media to inform citizens of planning activities;
- ◆ Holding public workshops, open houses, community conversations and discussion groups; and
- ◆ Providing opportunities for reconsideration or appeal of decisions.

In the future, other techniques should be explored as appropriate to ensure strong public involvement.

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Policy GP-2.3: Work closely with community groups, neighborhood associations, business organizations, and service clubs.

The City encourages the formation of neighborhood associations and business forums. These types of organizations are an important part of the community's identity and character. The City should look for opportunities to involve these groups in decisions that affect them.

Policy GP-2.4: Encourage active citizen participation in the planning and design of public facilities, particularly in affected neighborhoods and business areas.

Many of the decisions on public facilities have significant issues that need to be addressed such as access, safety, environmental concerns, neighborhood character, and economic impacts. In the planning and design of public facilities it is important to have a process that facilitates public involvement by all parties.

D. PLAN AMENDMENT

Amendment Process

The Growth Management Act specifies that the Comprehensive Plan may only be amended once a year, except for certain actions listed in Section 365-196-640 of the Washington Administrative Code, including amendments to the Capital Facilities Element that is part of adoption of the City budget. Amendments are to be considered concurrently so that the cumulative effect of the various proposals can be ascertained. The intent of this requirement is to ensure that piecemeal or individual amendments do not erode the integrity of the plan and are integrated and consistent with the balance of the Plan.

The City generally reviews the Comprehensive Plan on an annual basis. Revisions are made to the Transportation and Capital Facilities Elements to update information and projects based on the City's Capital Improvement Program, and to all of the elements in response to amendments to the Growth Management Act and other State legislation or Countywide planning policies. Amendments are also made to correct any inconsistencies in the plan, to reflect any recently adopted functional plan, and to update general information.

The Kirkland Planning Commission is a citizen board selected by the City Council that advises the City Council on matters relating to the Comprehensive Plan and land use regulations. The commission takes the lead role for reviewing plan and code amendments and is responsible for conducting study sessions and public hearings, and then transmitting a recommendation to the City Council. The Houghton Community Council, Transportation

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Commission and Park Board also may take public comment on amendment proposals within their jurisdiction and transmit recommendations to the Planning Commission and to the City Council.

Amendments are initiated in two ways: by the City or by a citizen, business or community group. A formal process to amend the plan, consistent with the requirements of the Growth Management Act, has been established. The Zoning Code contains evaluation criteria and process for reviewing and deciding upon a proposal. The process includes opportunities for public involvement and community participation. .

The City amends the neighborhood plans as needed and when possible given the Planning Department's work program and City Council priorities.

REVISIONS TO COMMUNITY CHARACTER ELEMENT: STRIKEOUTS/UNDERLINES

IV. COMMUNITY CHARACTER

A. INTRODUCTION

The character of a community is influenced by a variety of factors, including its citizens, social network, schools, community and business organizations, history, built environment, and natural resources. Although it is not possible to legislate a strong community, public policy can provide a framework that supports desirable characteristics.

Public services – such as developing and maintaining the transportation network and communication infrastructure, furnishing attractive public spaces, providing parks, trails, open spaces and recreational opportunities, supporting community events, and providing a safe and clean environment – contribute to this framework. Design principles can be used to promote compatible development that reflects community values, respects historical context, and preserves valuable natural resources. Development of affordable housing and provision of social services can support an environment that encourages diversity.

A strong community is also characterized by an active and involved citizenry. By providing support for formal and informal community and business organizations, the City can help to encourage citizen participation. The establishment of diverse residential, commercial, cultural, and recreational opportunities can also help make people feel at home.

The City's role in providing the framework for a strong community is defined by the Community Character element.

B. COMMUNITY CHARACTER CONCEPT

Taken together, the goals and policies of this element broadly define the City's role in contributing to community character. They consider the social and physical environment, look back in time to Kirkland's heritage, and look forward to Kirkland's future. The Community Character element supports the Guiding Principles of livable (quality of life and community design) and connected (sense of community). Subsequent elements of the Comprehensive Plan, such as the Land Use and Environment Elements, address policies relating to specific components of the built and natural environment~~physical environment~~. Parts of the social environment are addressed in the Parks, ~~and Recreation~~ and Open Space Element. In addition, these social issues are addressed further in the Human Services Element.

The goals of the Community Character Element include:

- ◆ Support for Kirkland's Sense of Community: This goal supports the actions necessary to create a strong social fabric which is strengthened by diversity, involved citizens, and strong community organizations.

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IV. COMMUNITY CHARACTER

- ◆ Promote Preservation and Enhancement of Our Historic Identity: This goal acknowledges the importance of the City's historic resources and provides a framework which supports their interpretation, protection, and preservation.
- ◆ Accommodate Change: This goal looks to the future to ensure that Kirkland's policies are proactive in addressing changing needs of the population.
- ◆ Work to Strengthen Kirkland's Built and Natural Environment: This goal acknowledges the role that the ~~physical and natural~~ and built environment plays in creating a community and provides the framework for supporting the aesthetic quality of the community, individual neighborhoods, and public spaces.

C. COMMUNITY CHARACTER GOALS AND POLICIES

Goal CC-1: Enhance Kirkland's strong sense of community.

Goal CC-2: Preserve and enhance Kirkland's historic identity.

Goal CC-3: Accommodate change within the Kirkland community and the region in a way that maintains Kirkland's livability and beauty.

Goal CC-4: Maintain and enhance Kirkland's built and natural environment by strengthening the visual identity of Kirkland and its neighborhoods.

SENSE OF COMMUNITY

A community with a strong social fabric and an environment where diversity is encouraged is one where people know and care for each other and for the community itself. The City's support of organizations which contribute to this social fabric will help provide for the social, cultural, educational, recreational, and economic needs of its citizens. It is also important for City government to be accessible to individual citizens who want to become involved and also be responsive to citizen requests.

Gathering places also help to provide community feeling. The City can build public spaces and also encourage private developers to incorporate them into their projects. Goal CC-1 and the associated policies supply the

REVISIONS TO COMMUNITY CHARACTER ELEMENT: STRIKEOUTS/UNDERLINES

IV. COMMUNITY CHARACTER

framework necessary to supply Kirkland's citizens with opportunities to support and be supported by the community as a whole.

Goal CC-1: Enhance Kirkland's strong sense of community.

Policy CC-1.1: Support diversity in our population.

Local and regional demographic trends indicate that Kirkland's population is becoming more diverse. An increased variety in ethnic, cultural, age, and income groups presents both challenges and opportunities, and provides the foundation for an interesting and healthy community. Kirkland should support programs and organizations that provide for all segments of our population.

Policy CC-1.2: Establish partnerships with service providers throughout the community to meet the City's cultural, educational, economic, and social needs.

The City can best provide for the needs of its citizens by working with service providers such as ~~non-profit and churches~~ faith-based organizations, schools, daycare providers, senior-citizen support groups, youth organizations, and groups that provide services to individuals and families having difficulty meeting their basic needs. Sharing information and resources with these providers is the most effective and economical way to meet the needs of Kirkland's citizens. The City should encourage and support these service providers.

Policy CC-1.3: Support formal and informal community organizations.

In today's mobile society, it is important to provide many opportunities for individuals to become a part of the community. Organizations such as neighborhood groups, youth and senior service providers, business and homeowner associations, social and recreational organizations, and service groups are all part of the Kirkland community. Encouragement and support of these organizations by the City helps citizens become involved in the community.

REVISIONS TO COMMUNITY CHARACTER ELEMENT: STRIKEOUTS/UNDERLINES

IV. COMMUNITY CHARACTER



Festival at Marina Park

Policy CC-1.4: Encourage and develop places and events throughout the community where people can gather and interact.

Places where people can gather and interact are an important part of building community. They provide comfortable areas where people can come together. Some, including parks, community centers, the Cross Kirkland Corridor/ Eastside Rail Corridor, streets, and sidewalks, are developed and maintained by the City. Others, such as cafes, theaters, pedestrian-friendly shopping districts, outdoor seating areas, gathering spaces, facades, building entrances and plazas, should be encouraged by the City through development regulations.

Public art (any work of art or design specifically sited in a public place) ~~can energize public spaces or bring a sense of calm to a hectic lifestyle often invites~~invites, interaction, inspires a sense of discovery, cultivates civic identity and community pride, and encourages economic development. The City should encourage private developers to integrate public art into office, retail and multifamily projects. In addition, the City should seek opportunities to incentivize integrated art with an emphasis on development in design districts because they are highly visible, mixed-use, pedestrian oriented areas that are focal points for community activity. ~~The review criteria for Planned Unit Developments should be expanded to include public art among the list of potential project benefits.~~

Note: Add deleted text to Implementation

Strategies

Community events such as outdoor markets, celebrations, fairs, and annual festivals also provide a sense of community, history, and continuity. The City should encourage these events.

Policy CC-1.5: Work toward a safe, crime-free community.

REVISIONS TO COMMUNITY CHARACTER ELEMENT: STRIKEOUTS/UNDERLINES

IV. COMMUNITY CHARACTER

Safety is a critical part of a strong community. A community's safety is dependent not only on the Police and Fire Departments, but also on the community itself. The City should support educational and community programs that provide citizens with the information and tools necessary to work toward a safe community and to be prepared in case of an area-wide emergency. In addition, the City should support design standards that promote safety and discourage crime in new development.



Water Bearers at David E. Brink Park

Policy CC-1.6: Create a supportive environment for art, historical, and cultural activities.

Cultural activities are more than just amenities; they are also an expression of identity for both the community as a whole and the individuals within. Cultural activities and the arts contribute to the economic vitality of the community by attracting tourism and businesses that want to locate in a community with valued amenities. Kirkland has a growing reputation as a destination center for the arts, culture and historic resources in the Puget Sound region. The City's Cultural Arts Commission~~Council~~ is a resource and partner for those agencies and individuals interested in expanding the arts in our community. Under the guidance of the Cultural Arts Commission~~Council~~, the City has a public arts program, which includes donations and loans from private citizens as well as City-owned pieces. These pieces of sculpture and other art objects are displayed around Kirkland and at City Hall. The City has committed to further promote the public arts program by incorporating art into new City facilities through earmarking one percent of major capital improvement project funds toward the arts.

The City of Kirkland Parks and Community Services provides recreation programs. The Kirkland Performance Center offers exposure to the performing arts, as do community and educational organizations. The Kirkland Arts Center offers art classes and exhibitions. There are also a number of private galleries and classes offered. These public and private enterprises provide educational tools that can bring people together and foster a sense of community spirit and pride. Where possible, the City should continue to encourage partnerships and provide support to these and similar efforts including those related to youth activities, science, music, arts education and literature.

REVISIONS TO COMMUNITY CHARACTER ELEMENT: STRIKEOUTS/UNDERLINES

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Policy CC-1.7: Within the Cross Kirkland Corridor/Eastside Rail Corridor, provide opportunities for open space, art, events, and cultural activities.

As envisioned in the approved Cross Kirkland Corridor Master Plan, development of the CKC Corridor/Eastside Rail Corridor as a public facility will provide many opportunities to connect the community, businesses and neighborhoods together. Integrating art, pedestrian and bicycle improvements and trails, events and cultural activities into the Corridor provide public amenities to be enjoyed by all.

HISTORIC RESOURCES

Historic resources connect the community with the City's past providing a sense of continuity and permanence. ~~to an increasingly mobile society.~~ Recognition and preservation of historic resources are essential to the longterm maintenance of the City's character. The key is the commitment of the community to the identification, maintenance, renovation, and reuse of buildings and sites important to our history. These resources may represent architectural styles or development patterns such as small lots typical of specific periods in the past. They may also represent places associated with notable historic persons or important events.

A significant number of the historic resources in Kirkland already have been identified and mapped. Neighborhoods that have been identified as having the most significant concentrations of historic resources are Market/Norkirk/Highlands and Moss Bay (Downtown and perimeter area). There also are scattered historic buildings, structures, sites and objects throughout other neighborhoods.

Historic resources enhance the experience of living in Kirkland. These unique historic and heritage resources of Kirkland should become a key element in the urban design of Downtown and older neighborhoods surrounding it, so that they will remain an integral part of the experience of living in Kirkland.

REVISIONS TO COMMUNITY CHARACTER ELEMENT: STRIKEOUTS/UNDERLINES

IV. COMMUNITY CHARACTER



The Joshua Sears Building

Goal CC-2: Preserve and enhance Kirkland's historic identity.

Policy CC-2.1: Preserve historic resources and landmarks of recognized significance.

The preservation of resources that are unique to Kirkland or exemplify past development periods is important to Kirkland's identity and heritage. The City, the Kirkland Heritage Society, and Kirkland's citizens can utilize a variety of methods to preserve historic resources and landmarks, including the following, which are listed in order of priority:

- ◆ Retain historic buildings by finding a compatible use that requires minimal alteration.

REVISIONS TO COMMUNITY CHARACTER ELEMENT: STRIKEOUTS/UNDERLINES

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- ◆ Design new projects to sensitively incorporate the historic building on its original site, if the proposed development project encompasses an area larger than the site of the historic resource.
- ◆ Retain and repair the architectural features that distinguish a building as an historic resource.
- ◆ Restore architectural or landscape/streetscape features that have been destroyed.
- ◆ Move historic buildings to a location that will provide an environment similar to the original location.
- ◆ Provide for rehabilitation of another historic building elsewhere to replace a building that is demolished or has its historic features destroyed.
- ◆ Provide a record and interpretation of demolished or relocated structures by photographs, markers and other documentation.

Policy CC-2.2: Identify and prioritize historic buildings, structures, sites and objects for protection, enhancement, and recognition.

Although age is an important factor in determining the historical significance of a building~~'s~~, structure~~'s~~, site~~'s~~ and/or object~~'s~~ historical significance (a minimum of 50 years for the National and State Register and 40 years for the City of Kirkland register), other factors, such as the integrity of the building, architecture, location and relationship to notable persons or events of the past, also are important.

Table CC-1 identifies Designated Historic Buildings, Structures, Sites and Objects in Kirkland.

The City of Kirkland recognizes these buildings, structures, sites and objects on List A and List B in Table CC1. All are designated Historic Community Landmarks by the City of Kirkland. The lists also contain “Landmarks,” designated by the Kirkland Landmark Commission, and “Historic Landmarks,” designated pursuant to Chapter 75 KZC.

Development permits involving buildings, structures, sites and objects in Table CC-1 are subject to environmental review under the City’s local SEPA regulations. In addition, landmarks noted with a footnote (*) are subject to review by the Kirkland Landmark Commission pursuant to Kirkland Municipal Code Title 28. The Kirkland Landmark Commission is composed of members of the King County Landmark Commission and one Kirkland resident appointed by the Kirkland City Council. City of Kirkland “Historic Landmarks” noted with a footnote (¥) are subject to review by Chapter 75 KZC.

REVISIONS TO COMMUNITY CHARACTER ELEMENT: STRIKEOUTS/UNDERLINES

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Table CC-1

Designated Historic Buildings, Structures, Sites and Objects

List A: Historic Buildings, Structures, Sites and Objects Listed on the National and State Registers of Historic Places and Designated by the City of Kirkland

Building or Site	Address	Architectural Style	Date Built	Person/Event	Neighborhood
Loomis House	304 8th Ave. W.	Queen Anne	1889	KL&IC	Market
Sears Building	701 Market St.	Italianate	1891	Sears, KL&IC	Market
Campbell Building	702 Market St.		1891	Brooks	Market

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*Peter Kirk Building	620 Market St.	French Eclectic Revival	1891	Kirk, KL&IC	Market
Trueblood House	127 1st St.	Primitivist	1889	Trueblood	Norkirk
*Kirkland Woman's Club	407 1st St.	Vernacular	1925	Founders 5	Norkirk
¥Marsh Mansion	6610 Lake Wash. Blvd.	French Eclectic Revival	1929	Marsh	Lakeview
Kellett/Harris House	526 10th Ave. W.	Queen Anne	1889	Kellett	Market

List B: Historic Buildings, Structures, Sites and Objects Designated by the City of Kirkland (Continued)

Building or Site	Address	Architectural Style	Date Built	Person/Event	Neighborhood
Newberry House	519 1st St.	Vernacular	1909	Newberry	Norkirk
Nettleton/Green Funeral (Moved)	4008 State St.	Colonial Revival	1914	Nettleton	Moss Bay
Kirkland Cannery	640 8th Ave.	Vernacular	1935	WPA Bldg	Norkirk
Landry House	8016 126th Ave. NE	Bungalow	1904		South Rose Hill
Tompkins/Bucklin House	202 5th Ave. W.	Vernacular	1889	Tompkins	Market
Burr House	508 8th Ave. W.	Bungalow/Prairie	1920	Burr	Market
Orton House (moved)	4120 Lake Wash. Blvd.	Georgian Revival	1903	Hospital	Lakeview
¥Shumway Mansion (moved)	11410 100th Ave. NE	Craftsman/Shingle	1909	Shumways	South Juanita
French House (moved)	4130 Lake Wash. Blvd.	Vernacular	1874	French	Lakeview

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Snyder/Moody House	514 10th Ave. W.	Vernacular	1889	KL&IC	Market
McLaughlin House	400 7th Ave. W.	<u>Site only.- Structure demolished May 2014</u>	1889	KL&IC	Market
First Baptist Church/American Legion Hall	138 5th Ave.	Vernacular <u>Site only. Structure -demolished.</u>	1891/1934	Am Legion	Norkirk
Larson/Higgins House	424 8th Ave. W.		1889	KL&IC	Market
Hitter House	428 10th Ave. W.	Queen Anne	1889	KL&IC	Market
Cedarmere/Norman House	630 11th Ave. W.	Am Foursquare	1895		Market
Dorr Forbes House	11829 97th Ave. NE	Vernacular	1906	Forbes	South Juanita
Brooks Building	609 Market St.	Vernacular Comm	1904	Brooks	Market
Williams Building	101 Lake St. S.	Vernacular Comm	1930		Moss Bay
Webb Building	89 Kirkland Ave.	Vernacular Comm	1930		Moss Bay
5th Brick Building	720 1/2 Market St.	Vernacular Comm	1891		Market
Shumway Site	510 – 528 Lake St. S.	site only		Shumways	Lakeview
Lake WA Shipyards Site	Lake Wash. Blvd./Carillon Point	site only		Anderson/W W	Lakeview

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Lake House Site	10127 NE 59th St.	site only		Hotel	Lakeview
*First Church of Christ Scientist (moved) a.k.a. Heritage Hall	203 Market St.	Neoclassical	1923	Best example of this style	Market
¥Malm House	12656 100th Ave. NE	Tudor Revival	1929		North Juanita
Sessions Funeral Home	302 1st St.	Classic Vernacular	1923		Norkirk
Houghton Church Bell (Object)	105 5th Ave. (Kirkland Congregational Church)	Pioneer/Religion	1881	Mrs. William S. Houghton	Norkirk
Captain Anderson Clock (Object)	NW corner of Lake St. and Kirkland Ave.	Transportation/Ferries	c. 1935	Captain Anderson	Moss Bay

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Archway from Kirkland Junior High	109 Waverly Way (Heritage Park)	Collegiate Gothic	1932	WPA	Market
Langdon House and Homestead	10836 NE 116th St. (McAuliffe Park)	Residential Vernacular	1887	Harry Langdon	South Juanita
Ostberg Barn	10836 NE 116th St. (McAuliffe Park)	Barn	1905	Agriculture	South Juanita
Johnson Residence	10814 NE 116th St. (McAuliffe Park)	Vernacular influenced by Tudor Revival	1928	Agriculture	South Juanita
Carillon Woods Park	NW corner of NE 53rd St. and 106th Avenue NE	Utility/water source for Yarrow Bay and site	1888	King Co. Water District #1	Central Houghton

Note: Staff will add the date each structure was demolished

Footnotes:

* The City of Kirkland Landmark Commission has formally designated these buildings, structures, sites and objects as Landmarks pursuant to KMC Title 28.

¥ The City of Kirkland has formally designated these buildings, structures, sites and objects as Historic Landmarks pursuant to Chapter 75 KZC.

Note: KL&IC is the Kirkland Land Improvement Company.

The City recognizes its historic resources in the following priority:

1. Buildings, structures, sites and objects listed on the National and State Registers of Historic Places.
2. Buildings, structures, sites and objects recognized by the Kirkland Landmark Commission.

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3. Buildings, structures, sites and objects designated by the City as Historic Landmarks.
4. Buildings, structures, sites and objects designated by the City as Historic Community Landmarks.
5. Buildings, structures, sites and objects designated by the City as an historic resource, providing historical context.

DRAFT

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The City should periodically update the lists of historic resources through a systematic process of



designation.

Marsh Mansion along Lake Washington Boulevard NE

Policy CC-2.3: Provide encouragement, assistance and incentives to private owners for preservation, restoration, redevelopment, reuse, and recognition of significant historic buildings, structures, sites and objects.

There are a number of activities that the City can do to provide encouragement and incentives for the owners of historic buildings, structures, sites and objects, including:

- ◆ Establish Zoning and Building Codes that encourage the continued preservation, enhancement, and recognition of significant historic resources;
- ◆ Reuse or salvage architectural features and building materials in the design of new development.
- ◆ Encourage the preservation or enhancement of significant historic resources or commitment through historic overlay zones as a public benefit when planned unit developments are proposed;
- ◆ Prepare and distribute a catalog of historic resources for use by property owners, developers and the public;
- ◆ Maintain an interlocal agreement with King County that provides utilization of the County's expertise in administering historic preservation efforts and makes owners of Kirkland's historic buildings, structures, sites and objects eligible for County grants and loans;
- ◆ Establish a public/private partnership to provide an intervention fund to purchase, relocate, or provide for other necessary emergency actions needed to preserve priority buildings, structures, sites and objects;

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- ◆ Encourage property owners to utilize government incentives available for historic buildings, structures, sites and objects;
- ◆ Allow compatible uses in historic structures that may assist in their continued economic viability such as bed and breakfasts in larger residential structures.

Policy CC-2.4: Buildings that are recognized as historic resources by the City should be considered when adjacent structures are being rebuilt or remodeled.

Historic resources contribute to the character and quality of Kirkland. New and remodeled buildings should respect the scale and design features of adjacent historic resources.

Policy CC-2.5: Encourage the use of visual and oral records to identify and interpret the history of the City of Kirkland.

This can be done in various ways, including articles in Citywide publications, a museum to preserve and display documents and artifacts, and archives to maintain resources, including oral history and photographs, for the public.

The City's system of historic signage, which includes plaques to interpret significant buildings, structures, sites and objects, should be expanded. While historic street signs have been hung along with existing street signs, interpretive markers could be placed along public streets, ~~and~~ pedestrian-bike paths and the Cross Kirkland Corridor/Eastside Rail Corridor to explain the City's history.

All these methods can be used to inform Kirkland's citizens about the City's history and to support the preservation of Kirkland's historic identity.

ACCOMMODATING CHANGE

The last 20 years have seen remarkable changes in the way people and businesses interact and connect. The innovations spread of ~~computer~~ technology, new techniques for almost-instant communication, increased density and traffic, increased multimodal transportation options/alternatives, new/different housing options and legislative actions relating to growth management are some of the changes Kirkland has witnessed. The large annexation of Finn Hill North Juanita and Kingsgate in 2011- increased the population of Kirkland by over 60%. There also have been changes in the characteristics of Kirkland's citizens, including increased diversity and an aging of the population.

The intent of Goal CC-3 and the following policies is to ensure that the City continues to recognize and respond to future changes in a way that is sensitive to Kirkland's character and the needs of our citizens.

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Goal CC-3: Accommodate change within the Kirkland community and the region in a way that maintains Kirkland's livability and beauty.

Policy CC-3.1: Identify and monitor specific indicators of quality-of-life for Kirkland residents.

Quality-of-life indicators provide information that reflects the status of the City. They include, but are not limited to, housing affordability and availability, [shops and services close to home](#), [well-maintained neighborhoods](#), public health and safety, parks, historic resources, citizen participation, natural resources [protection](#), pedestrian and bike friendliness, [community gathering places](#), and well respected schools. By measuring public opinion on changes in the levels of these indicators, the City can determine where support and changes are needed. The City should develop various community outreach programs such as surveys, [websites](#), [social forums](#), cable channel programs and open houses to measure these indicators and work towards evaluating and implementing their results.

Policy CC-3.2: Ensure that City policies are consistent with, and responsive to, evolving changes in demographics and technology.

As Kirkland's population grows and changes, the needs and interests of its citizens also will change. Examples of these changes include the increase in the senior citizen population with its unique requirements, the increase in ethnic diversity, [and the increases](#) in density, and the change in economic diversity within Kirkland. It is important for the City to accommodate changes in population demographics and density while maintaining the qualities and special features which make Kirkland unique.

Advances in technology have changed the lifestyles of Kirkland's citizens. New communication technology has increased the use of remote office siting and telecommuting. New transportation technology may change transportation patterns both locally and regionally. New construction techniques and materials are resulting in greater efficiency and economy.

The City's policies and regulations should recognize and work with these changes as they unfold, while maintaining the qualities and features which make Kirkland unique.

BUILT AND NATURAL ENVIRONMENT

Kirkland is fortunate to have fine qualities and a [well-establishedwell-established](#) identity based on a unique physical setting and development pattern. The Comprehensive Plan recognizes many urban design principles that contribute to Kirkland's identity, such as gateways, views, scenic corridors, [waterfront access](#), historic sites, building scale, manmade and natural landmarks, and pedestrian [and bicycle](#) linkages.

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As the built environment continues to change and densify, these design principles along with development regulations are used to maintain the quality of life in the community. Neighborhood identity, building design, protected public views, and mitigated impacts, such as noise and lighting, are some of the important factors that maintain and even improve this quality of life.



The Marina Park Pavilion in Downtown Kirkland

Goal CC-4: Maintain and enhance Kirkland's built and natural environment by strengthening the visual identity of Kirkland and its neighborhoods.

Policy CC-4.1: Enhance City identity by use of urban design principles that recognize the unique characteristics of different types of development, including single-family, multifamily, mixed-use, and various types and sizes of commercial development.

Urban design recognizes that a City's physical setting and manmade patterns collectively form its visual character, its neighborhoods and its business districts. In Kirkland, urban design should protect defining features, respect existing surroundings, and allow for diversity between different parts of the City. The urban design principles outlined in an appendix to the Comprehensive Plan and adopted by reference in the Kirkland Municipal Code and the corresponding design regulations in the Zoning Code ensure that new development will enhance Kirkland's sense of place.

Policy CC-4.2: ~~Prohibit~~ Discourage gated developments.

Kirkland strives to be an open, welcoming community with inviting neighborhoods and a strong social fabric. These values can be supported by allowing public access throughout the community. Gates that restrict public access and connections through developments have an exclusionary effect and detract from a friendly, open

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neighborhood image. This policy is not intended to restrict fences with gates around individual single-family homes, gated multifamily parking garages, gated multifamily interior courtyards, or similar private spaces.



Kirkland City Hall

Policy CC-4.3: Encourage quality designs for institutional and community facilities that reinforce their symbolic importance and create distinctive reference points in the community.

Government facilities, sSchools, churches, libraries and other civic buildings serve as meeting places and play an important role in the community. These public and semipublic buildings should display exemplary design with attention to site planning, building scale, landscaping, pedestrian amenities, building details, and opportunities for integrating art into the project. They should be compatible with the neighborhood in which they are located, but can also provide a neighborhood landmark. Community structures such as City Hall, park and recreational facilities, or the Libraries or other civic buildings should be designed to be landmarks for the City as a whole.

~~Policy CC-4.4: Support home occupations that have characteristics appropriate to residential neighborhoods.~~

~~Home occupations, or home-based businesses, are increasingly common in residential areas due to an increase in telecommuting and the improved technology available. Operating a home-based business provides people with the opportunity to better integrate their personal and professional lives. Home-based businesses also contribute to a reduction in commuter traffic. It is important, however, to protect the residential character of the neighborhood from their outward impacts. Such impacts as exterior signs, heavy equipment use, excessive deliveries by commercial vehicles, number of customer vehicles, and extreme noise can detract from the residential atmosphere of an area and should not be allowed.~~

Note: Delete. Similar policy is in Economic Element

Policy CC-4.54: Protect public scenic views and view corridors.

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Public views of the City, surrounding hillsides, Lake Washington, Seattle, the Cascades and the Olympics are valuable not only for their beauty but also for the sense of orientation and identity that they provide. Almost every area in Kirkland has streets and other public spaces that allow our citizens and visitors to enjoy such views. View corridors along Lake Washington's shoreline are particularly important and should continue to be enhanced as new development occurs. Public views can be easily lost or impaired and it is almost impossible to create new ones. Preservation, therefore, is critical.

Private views are only not protected, ~~except~~ where specifically mentioned in some of the neighborhood plan chapters of the Comprehensive Plan and in the City's development regulations.

Policy CC-4.65: Preserve and enhance natural landforms, vegetation, and scenic areas that contribute to the City's identity and visually define the community, its neighborhoods and districts.

Natural landforms such as hills, ridges and valleys are valuable because they provide topographic variety, visually define districts and neighborhoods while providing open space corridors that visually and physically link them, and give form and identity to the City. Open space and areas of natural vegetation are valuable because they accentuate natural topography, define the edges of districts and neighborhoods, and provide a unifying framework and natural contrast to the City's streets, buildings and structures.

Planting of landscaping and trees can improve the community character. Vegetated roofs add to the greenscape and help to achieve the City's low impact development and greenhouse gas reduction goals. Street trees provide a consistent, unifying appearance, particularly in areas with varying building design and materials, and signage. However, street trees planted along rights-of-way that offer local and territorial views should be of a variety that will minimize view blockage as trees mature.

Several neighborhoods contain unique natural features, including significant stands of trees and individual notable heritage trees, unique landforms, wetlands, streams, watersheds, woodlands, natural shorelines, and scenic open space. In many cases, development activities, including structures or facilities designed to correct other environmental problems, may damage these natural amenity areas. Wherever possible, unique natural features should be preserved or rehabilitated. Should areas with unique natural features be incorporated into new development or rehabilitated, great care should be taken to ensure these areas are not damaged or adversely altered. The intent of this policy is not to prohibit development but to regulate development activities to ensure they maintain the inherent values of the natural landscape.

Policy CC-4.76: Enhance City and neighborhood identity through features that provide a quality image that reflects the City's unique characteristics and vision.

Kirkland and its neighborhoods are special places. Each neighborhood has a distinctive identity which contributes to the community's image. Appropriate transitions are also necessary to distinguish the City from surrounding jurisdictions. Community signs, public art, and other gateway treatments such as landscaping are methods of identification that contribute to the visual impressions and understanding of the community. Other identification methods and entranceway treatments can communicate the City's origin and history, economic base, physical form, and relation to the natural setting.

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Policy CC-4.87: Provide public information signs that present clear [and consistent](#) information and a quality image of the City.

Public signs are needed to supply information about public facilities, such as bus, ~~and~~ [pedestrian and](#) bicycle routes, municipal parking lots and City offices. The primary function of these signs is to present information about the location of public facilities and services in a clear and concise fashion [using a consistent way-finding system of graphics, colors and sign types](#).

Policy CC-4.98: ~~Implement s~~Sign regulations [should that](#) equitably allow ~~adequate~~ visibility in the display of commercial information and protect Kirkland's visual character.

Commercial signs identify businesses and advertise goods and services. Although they may be larger and more visually prominent than public information signs, their placement and design should also respect the community's visual character and identity. By their nature, commercial signs are prominent in the landscape and thus should receive as much design consideration as other site development components. Signs should be located on the same lot or property as the use, building, or event with which the sign is associated.

Sign regulations should be applied consistently to provide equity and protect the community's visual character and identity. A Master Sign Plan should allow deviations from the standard code requirements, where appropriate, to encourage integration of signs into the framework of the building and the subject property through the use of elements that create visual harmony and a consistent design theme on a site. There also should be special sign restrictions to preserve the unique character of each of the City's commercial districts [and designated corridors](#).



The corner of Central Way and Lake Street

Policy CC-4.109: Maintain and enhance the appearance of streets and other public spaces.

Public spaces perform a variety of functions, and their design and maintenance make an important contribution to the character of the community. They provide places for people to congregate and furnish transitions between neighborhoods. [Parks and open space](#) Areas such as Forbes Lake, Totem Lake, [Yarrow Bay Wetlands, O.O.](#)

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[Denny Park](#), [Big Finn Hill Park](#) and Juanita Bay Park support valuable wildlife. Amenities such as public art, street trees, landscaped median strips, underground utility lines, public street lights, and various types of street furniture add to the appearance of streets and make them more inviting. The City should continue to maintain and enhance these public areas.

Policy CC-4.110: Minimize impacts ~~on residential neighborhoods from noise, lighting, glare and odor.~~

As the community becomes more urban with mixed uses and denser development, impacts, such as noise, lighting, glare and odor, may occur. The City should have development regulations and urban design principles to reduce and, in some cases, prohibit these impacts. Site design, building orientation, [underground parking](#), landscape buffers, solid screen fencing, acoustical sound walls, directional lighting, ~~and~~ limitation on business hours of operation, [restricting outdoor storage of large vehicles, boats, trailers, storage containers and junk](#) are some of the techniques that may be used.

Policy CC-4.12: ~~Support multimodal transportation options.~~

~~Public improvements and site design each play an important role in encouraging the use of alternative transportation modes. A convenient, safe network of routes for pedestrian, bicycle, and other modes including the [Cross Kirkland Corridor/ Eastside Rail Corridor](#), provides an alternative to the automobile. Transit facilities that are easily accessible, comfortable, safe and clean encourage more people to ride the bus. Site design that is sensitive to a variety of transportation modes can make it easier for people to walk, ride bikes, use public transit, and take advantage of other modes.~~

Note: Delete here and add to
Transportation Element

REVISED COMMUNITY CHARACTER ELEMENT: CLEAN COPY

IV. COMMUNITY CHARACTER

A. INTRODUCTION

The character of a community is influenced by a variety of factors, including its citizens, social network, schools, community and business organizations, history, built environment, and natural resources. Although it is not possible to legislate a strong community, public policy can provide a framework that supports desirable characteristics.

Public services – such as developing and maintaining the transportation network and communication infrastructure, furnishing attractive public spaces, providing parks, trails, open spaces and recreational opportunities, supporting community events, and providing a safe and clean environment – contribute to this framework. Design principles can be used to promote compatible development that reflects community values, respects historical context, and preserves valuable natural resources. Development of affordable housing and provision of social services can support an environment that encourages diversity.

A strong community is also characterized by an active and involved citizenry. By providing support for formal and informal community and business organizations, the City can help to encourage citizen participation. The establishment of diverse residential, commercial, cultural, and recreational opportunities can also help make people feel at home.

The City's role in providing the framework for a strong community is defined by the Community Character element.

B. COMMUNITY CHARACTER CONCEPT

Taken together, the goals and policies of this element broadly define the City's role in contributing to community character. They consider the social and physical environment, look back in time to Kirkland's heritage, and look forward to Kirkland's future. The Community Character element supports the Guiding Principles of livable (quality of life and community design) and connected (sense of community). Subsequent elements of the Comprehensive Plan, such as the Land Use and Environment Elements, address policies relating to specific components of the built and natural environment. Parts of the social environment are addressed in the Parks, Recreation and Open Space Element. In addition, these social issues are addressed further in the Human Services Element.

The goals of the Community Character Element include:

- ◆ Support for Kirkland's Sense of Community: This goal supports the actions necessary to create a strong social fabric which is strengthened by diversity, involved citizens, and strong community organizations.
- ◆ Promote Preservation and Enhancement of Our Historic Identity: This goal acknowledges the importance of the City's historic resources and provides a framework which supports their interpretation, protection, and preservation.

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- ◆ Accommodate Change: This goal looks to the future to ensure that Kirkland’s policies are proactive in addressing changing needs of the population.
- ◆ Work to Strengthen Kirkland’s Built and Natural Environment: This goal acknowledges the role that the natural and built environment plays in creating a community and provides the framework for supporting the aesthetic quality of the community, individual neighborhoods, and public spaces.

C. COMMUNITY CHARACTER GOALS AND POLICIES

Goal CC-1: Enhance Kirkland’s strong sense of community.

Goal CC-2: Preserve and enhance Kirkland’s historic identity.

Goal CC-3: Accommodate change within the Kirkland community and the region in a way that maintains Kirkland’s livability and beauty.

Goal CC-4: Maintain and enhance Kirkland’s built and natural environment by strengthening the visual identity of Kirkland and its neighborhoods.

SENSE OF COMMUNITY

A community with a strong social fabric and an environment where diversity is encouraged is one where people know and care for each other and for the community itself. The City’s support of organizations which contribute to this social fabric will help provide for the social, cultural, educational, recreational, and economic needs of its citizens. It is also important for City government to be accessible to individual citizens who want to become involved and also be responsive to citizen requests.

Gathering places also help to provide community feeling. The City can build public spaces and also encourage private developers to incorporate them into their projects. Goal CC-1 and the associated policies supply the framework necessary to supply Kirkland’s citizens with opportunities to support and be supported by the community as a whole.

Goal CC-1: Enhance Kirkland’s strong sense of community.

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Policy CC-1.1: Support diversity in our population.

Local and regional demographic trends indicate that Kirkland's population is becoming more diverse. An increased variety in ethnic, cultural, age, and income groups presents both challenges and opportunities, and provides the foundation for an interesting and healthy community. Kirkland should support programs and organizations that provide for all segments of our population.

Policy CC-1.2: Establish partnerships with service providers throughout the community to meet the City's cultural, educational, economic, and social needs.

The City can best provide for the needs of its citizens by working with service providers such as non-profit and faith-based organizations, schools, daycare providers, senior-citizen support groups, youth organizations, and groups that provide services to individuals and families having difficulty meeting their basic needs. Sharing information and resources with these providers is the most effective and economical way to meet the needs of Kirkland's citizens. The City should encourage and support these service providers.

Policy CC-1.3: Support formal and informal community organizations.

In today's mobile society, it is important to provide many opportunities for individuals to become a part of the community. Organizations such as neighborhood groups, youth and senior service providers, business and homeowner associations, social and recreational organizations, and service groups are all part of the Kirkland community. Encouragement and support of these organizations by the City helps citizens become involved in the community.



Festival at Marina Park

Policy CC-1.4: Encourage and develop places and events throughout the community where people can gather and interact.

Places where people can gather and interact are an important part of building community. They provide comfortable areas where people can come together. Some, including parks, community centers, the Cross Kirkland Corridor/ Eastside Rail Corridor, streets, and sidewalks, are developed and maintained by the City.

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Others, such as cafes, theaters, pedestrian-friendly shopping districts, outdoor seating areas, gathering spaces, building entrances and plazas, should be encouraged by the City through development regulations.

Public art (any work of art or design specifically sited in a public place) often invites interaction, inspires a sense of discovery, cultivates civic identity and community pride, and encourages economic development. The City should encourage private developers to integrate public art into office, retail and multifamily projects. In addition, the City should seek opportunities to incentivize integrated art with an emphasis on development in design districts because they are highly visible, mixed-use, pedestrian oriented areas that are focal points for community activity. Community events such as outdoor markets, celebrations, fairs, and annual festivals also provide a sense of community, history, and continuity. The City should encourage these events.

Policy CC-1.5: Work toward a safe, crime-free community.

Safety is a critical part of a strong community. A community's safety is dependent not only on the Police and Fire Departments, but also on the community itself. The City should support educational and community programs that provide citizens with the information and tools necessary to work toward a safe community and to be prepared in case of an area-wide emergency. In addition, the City should support design standards that promote safety and discourage crime in new development.



Water Bearers at David E. Brink Park

Policy CC-1.6: Create a supportive environment for art, historical, and cultural activities.

Cultural activities are more than just amenities; they are also an expression of identity for both the community as a whole and the individuals within. Cultural activities and the arts contribute to the economic vitality of the community by attracting tourism and businesses that want to locate in a community with valued amenities. Kirkland has a growing reputation as a destination for the arts, culture and historic resources in the Puget Sound region. The City's Cultural Arts Commission is a resource and partner for those agencies and individuals interested in expanding the arts in our community. Under the guidance of the Cultural Arts Commission, the City has a public arts program, which includes donations and loans from private citizens as well as City-owned pieces. These pieces of sculpture and other art objects are displayed around Kirkland and at City Hall. The City has committed to further promote the public arts program by incorporating art into new City facilities through earmarking one percent of major capital improvement project funds toward the arts.

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The City of Kirkland Parks and Community Services provides recreation programs. The Kirkland Performance Center offers exposure to the performing arts, as do community and educational organizations. The Kirkland Arts Center offers art classes and exhibitions. There are also a number of private galleries and classes offered. These public and private enterprises provide educational tools that can bring people together and foster a sense of community spirit and pride. Where possible, the City should continue to encourage partnerships and provide support to these and similar efforts including those related to youth activities, science, music, arts education and literature.

Policy CC-1.7: Within the Cross Kirkland Corridor/Eastside Rail Corridor, provide opportunities for open space, art, events, and cultural activities.

As envisioned in the approved Cross Kirkland Corridor Master Plan, development of the CKC Corridor/Eastside Rail Corridor as a public facility will provide many opportunities to connect the community, businesses and neighborhoods together. Integrating art, pedestrian and bicycle improvements and trails, events and cultural activities into the Corridor provide public amenities to be enjoyed by all.

HISTORIC RESOURCES

Historic resources connect the community with the City's past providing a sense of continuity and permanence. Recognition and preservation of historic resources are essential to the long-term maintenance of the City's character. The key is the commitment of the community to the identification, maintenance, renovation, and reuse of buildings and sites important to our history. These resources may represent architectural styles or development patterns such as small lots typical of specific periods in the past. They may also represent places associated with notable historic persons or important events.

A significant number of the historic resources in Kirkland already have been identified and mapped. Neighborhoods that have been identified as having the most significant concentrations of historic resources are Market/Norkirk/Highlands and Moss Bay (Downtown and perimeter area). There also are scattered historic buildings, structures, sites and objects throughout other neighborhoods.

Historic resources enhance the experience of living in Kirkland. These unique historic and heritage resources of Kirkland should become a key element in the urban design of Downtown and older neighborhoods surrounding it, so that they will remain an integral part of the experience of living in Kirkland.

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The Joshua Sears Building

Goal CC-2: Preserve and enhance Kirkland's historic identity.

Policy CC-2.1: Preserve historic resources and landmarks of recognized significance.

The preservation of resources that are unique to Kirkland or exemplify past development periods is important to Kirkland's identity and heritage. The City, the Kirkland Heritage Society, and Kirkland's citizens can utilize a variety of methods to preserve historic resources and landmarks, including the following, which are listed in order of priority:

- ◆ Retain historic buildings by finding a compatible use that requires minimal alteration.

- ◆ Design new projects to sensitively incorporate the historic building on its original site, if the proposed development project encompasses an area larger than the site of the historic resource.

- ◆ Retain and repair the architectural features that distinguish a building as an historic resource.

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- ◆ Restore architectural or landscape/streetscape features that have been destroyed.
- ◆ Move historic buildings to a location that will provide an environment similar to the original location.
- ◆ Provide for rehabilitation of another historic building elsewhere to replace a building that is demolished or has its historic features destroyed.
- ◆ Provide a record and interpretation of demolished or relocated structures by photographs, markers and other documentation.

Policy CC-2.2: Identify and prioritize historic buildings, structures, sites and objects for protection, enhancement, and recognition.

Although age is an important factor in determining the historical significance of a building, structure, site or object (a minimum of 50 years for the National and State Register and 40 years for the City of Kirkland register), other factors, such as the integrity of the building, architecture, location and relationship to notable persons or events of the past, also are important.

Table CC-1 identifies Designated Historic Buildings, Structures, Sites and Objects in Kirkland.

The City of Kirkland recognizes these buildings, structures, sites and objects on List A and List B in Table CC-1. All are designated Historic Community Landmarks by the City of Kirkland. The lists also contain “Landmarks,” designated by the Kirkland Landmark Commission, and “Historic Landmarks,” designated pursuant to Chapter 75 KZC.

Development permits involving buildings, structures, sites and objects in Table CC-1 are subject to environmental review under the City’s local SEPA regulations. In addition, landmarks noted with a footnote (*) are subject to review by the Kirkland Landmark Commission pursuant to Kirkland Municipal Code Title 28. The Kirkland Landmark Commission is composed of members of the King County Landmark Commission and one Kirkland resident appointed by the Kirkland City Council. City of Kirkland “Historic Landmarks” noted with a footnote (¥) are subject to review by Chapter 75 KZC.

Table CC-1

Designated Historic Buildings, Structures, Sites and Objects

List A: Historic Buildings, Structures, Sites and Objects Listed on the National and State Registers of Historic Places and Designated by the City of Kirkland

Building or Site	Address	Architectural Style	Date Built	Person/Event	Neighborhood
Loomis House	304 8th Ave. W.	Queen Anne	1889	KL&IC	Market

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Sears Building	701 Market St.	Italianate	1891	Sears, KL&IC	Market
Campbell Building	702 Market St.		1891	Brooks	Market
*Peter Kirk Building	620 Market St.	Romanesque Revival	1891	Kirk, KL&IC	Market
Trueblood House	127 7th Ave.	Italianate	1889	Trueblood	Norkirk
*Kirkland Woman's Club	407 1st St.	Vernacular	1925	Founders 5	Norkirk
¥Marsh Mansion	6610 Lake Wash. Blvd.	French Ec Revival	1929	Marsh	Lakeview
Kellett/Harris House	526 10th Ave. W.	Queen Anne	1889	Kellett	Market

List B: Historic Buildings, Structures, Sites and Objects Designated by the City of Kirkland (Continued)

Building or Site	Address	Architectural Style	Date Built	Person/Event	Neighborhood
Newberry House	519 1st St.	Vernacular	1909	Newberry	Norkirk
Nettleton/Green Funeral (Moved)	408 State St.	Colonial Revival	1914	Nettleton	Moss Bay
Kirkland Cannery	640 8th Ave.	Vernacular	1935	WPA Bldg	Norkirk
Landry House	8016 126th Ave. NE	Bungalow	1904		South Rose Hill
Tompkins/Bucklin House	202 5th Ave. W.	Vernacular	1889	Tompkins	Market
Burr House	508 8th Ave. W.	Bungalow/Prairie	1920	Burr	Market
Orton House (moved)	4120 Lake Wash. Blvd.	Georgian Revival	1903	Hospital	Lakeview
¥Shumway Mansion (moved)	11410 100th Ave. NE	Craftsman/Shingle	1909	Shumways	South Juanita
French House (moved)	4130 Lake Wash.	Vernacular	1874	French	Lakeview

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	Blvd.				
Snyder/Moody House	514 10th Ave. W.	Vernacular	1889	KL&IC	Market
McLaughlin House	400 7th Ave. W.	Site only. Structure demolished May 2014	1889	KL&IC	Market
First Baptist Church/American Legion Hall	138 5th Ave.	Site only. Structure demolished.	1891/1934	Am Legion	Norkirk
Larson/Higgins House	424 8th Ave. W.		1889	KL&IC	Market
Hitter House	428 10th Ave. W.	Queen Anne	1889	KL&IC	Market
Cedarmere/Norman House	630 11th Ave. W.	Am Foursquare	1895		Market
Dorr Forbes House	11829 97th Ave. NE	Vernacular	1906	Forbes	South Juanita
Brooks Building	609 Market St.	Vernacular Comm	1904	Brooks	Market
Williams Building	101 Lake St. S.	Vernacular Comm	1930		Moss Bay
Webb Building	89 Kirkland Ave.	Vernacular Comm	1930		Moss Bay
5th Brick Building	720 1/2 Market St.	Vernacular Comm	1891		Market
Shumway Site	510 – 528 Lake St. S.	site only		Shumways	Lakeview
Lake WA Shipyards Site	Lake Wash. Blvd./Carillon Point	site only		Anderson/W W	Lakeview
Lake House Site	10127 NE 59th St.	site only		Hotel	Lakeview
*First Church of Christ Scientist (moved) a.k.a. Heritage Hall	203 Market St.	Neoclassical	1923	Best example of this style	Market
¥Malm House	12656 100th Ave. NE	Tudor Revival	1929		North Juanita
Sessions Funeral Home	302 1st St.	Classic Vernacular	1923		Norkirk

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Houghton Church Bell (Object)	105 5th Ave. (Kirkland Congregational Church)	Pioneer/Religion	1881	Mrs. William S. Houghton	Norkirk
Captain Anderson Clock (Object)	NW corner of Lake St. and Kirkland Ave.	Transportation/Ferries	c. 1935	Captain Anderson	Moss Bay
Archway from Kirkland Junior High	109 Waverly Way (Heritage Park)	Collegiate Gothic	1932	WPA	Market
Langdon House and Homestead	10836 NE 116th St. (McAuliffe Park)	Residential Vernacular	1887	Harry Langdon	South Juanita
Ostberg Barn	10836 NE 116th St. (McAuliffe Park)	Barn	1905	Agriculture	South Juanita
Johnson Residence	10814 NE 116th St. (McAuliffe Park)	Vernacular influenced by Tudor Revival	1928	Agriculture	South Juanita
Carillon Woods Park	NW corner of NE 53rd St. and 106th Avenue NE	Utility/water source for Yarrow Bay and site	1888	King Co. Water District #1	Central Houghton

Footnotes:

* The City of Kirkland Landmark Commission has formally designated these buildings, structures, sites and objects as Landmarks pursuant to KMC Title 28.

¥ The City of Kirkland has formally designated these buildings, structures, sites and objects as Historic Landmarks pursuant to Chapter 75 KZC.

Note: KL&IC is the Kirkland Land Improvement Company.

The City recognizes its historic resources in the following priority:

1. Buildings, structures, sites and objects listed on the National and State Registers of Historic Places.
2. Buildings, structures, sites and objects recognized by the Kirkland Landmark Commission.
3. Buildings, structures, sites and objects designated by the City as Historic Landmarks.

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4. Buildings, structures, sites and objects designated by the City as Historic Community Landmarks.
5. Buildings, structures, sites and objects designated by the City as an historic resource, providing historical context.

The City should periodically update the lists of historic resources through a systematic process of designation.



Marsh Mansion along Lake Washington Boulevard NE

Policy CC-2.3: Provide encouragement, assistance and incentives to private owners for preservation, restoration, redevelopment, reuse, and recognition of significant historic buildings, structures, sites and objects.

There are a number of activities that the City can do to provide encouragement and incentives for the owners of historic buildings, structures, sites and objects, including:

- ◆ Establish Zoning and Building Codes that encourage the continued preservation, enhancement, and recognition of significant historic resources;
- ◆ Reuse or salvage architectural features and building materials in the design of new development.
- ◆ Encourage the preservation or enhancement of significant historic resources or commitment through historic overlay zones as a public benefit when planned unit developments are proposed;
- ◆ Prepare and distribute a catalog of historic resources for use by property owners, developers and the public;
- ◆ Maintain an interlocal agreement with King County that provides utilization of the County's expertise in administering historic preservation efforts and makes owners of Kirkland's historic buildings, structures,

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sites and objects eligible for County grants and loans;

- ◆ Establish a public/private partnership to provide an intervention fund to purchase, relocate, or provide for other necessary emergency actions needed to preserve priority buildings, structures, sites and objects;
- ◆ Encourage property owners to utilize government incentives available for historic buildings, structures, sites and objects;
- ◆ Allow compatible uses in historic structures that may assist in their continued economic viability such as bed and breakfasts in larger residential structures.

Policy CC-2.4: Buildings that are recognized as historic resources by the City should be considered when adjacent structures are being rebuilt or remodeled.

Historic resources contribute to the character and quality of Kirkland. New and remodeled buildings should respect the scale and design features of adjacent historic resources.

Policy CC-2.5: Encourage the use of visual and oral records to identify and interpret the history of the City of Kirkland.

This can be done in various ways, including articles in Citywide publications, a museum to preserve and display documents and artifacts, and archives to maintain resources, including oral history and photographs, for the public.

The City's system of historic signage, which includes plaques to interpret significant buildings, structures, sites and objects, should be expanded. While historic street signs have been hung along with existing street signs, interpretive markers could be placed along public streets, pedestrian-bike paths and the Cross Kirkland Corridor/Eastside Rail Corridor to explain the City's history.

All these methods can be used to inform Kirkland's citizens about the City's history and to support the preservation of Kirkland's historic identity.

ACCOMMODATING CHANGE

The last 20 years have seen remarkable changes in the way people and businesses interact and connect. The innovations of technology, new techniques for almost-instant communication, increased density and traffic, increased multimodal transportation alternatives, new housing options and legislative actions relating to growth management are some of the changes Kirkland has witnessed. The large annexation of Finn Hill North Juanita and Kingsgate in 2011 increased the population of Kirkland by over 60%. There also have been changes in the characteristics of Kirkland's citizens, including increased diversity and an aging of the population.

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The intent of Goal CC-3 and the following policies is to ensure that the City continues to recognize and respond to future changes in a way that is sensitive to Kirkland's character and the needs of our citizens.

Goal CC-3: Accommodate change within the Kirkland community and the region in a way that maintains Kirkland's livability and beauty.

Policy CC-3.1: Identify and monitor specific indicators of quality-of-life for Kirkland residents.

Quality-of-life indicators provide information that reflects the status of the City. They include, but are not limited to, housing affordability and availability, shops and services close to home, well-maintained neighborhoods, public health and safety, parks, historic resources, citizen participation, natural resource protection, pedestrian and bike friendliness, community gathering places, and well respected schools. By measuring public opinion on changes in the levels of these indicators, the City can determine where support and changes are needed. The City should develop various community outreach programs such as surveys, websites, social forums, cable channel programs and open houses to measure these indicators and work towards evaluating and implementing their results.

Policy CC-3.2: Ensure that City policies are consistent with, and responsive to, evolving changes in demographics and technology.

As Kirkland's population grows and changes, the needs and interests of its citizens also will change. Examples of these changes include the increase in the senior citizen population with its unique requirements, the increase in ethnic diversity, and increases in density, and the change in economic diversity within Kirkland. It is important for the City to accommodate changes in population demographics and density while maintaining the qualities and special features which make Kirkland unique.

Advances in technology have changed the lifestyles of Kirkland's citizens. New communication technology has increased the use of remote office siting and telecommuting. New transportation technology may change transportation patterns both locally and regionally. New construction techniques and materials are resulting in greater efficiency and economy.

The City's policies and regulations should recognize and work with these changes as they unfold, while maintaining the qualities and features which make Kirkland unique.

BUILT AND NATURAL ENVIRONMENT

Kirkland is fortunate to have fine qualities and a well-established identity based on a unique physical setting and development pattern. The Comprehensive Plan recognizes many urban design principles that contribute to

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Kirkland's identity, such as gateways, views, scenic corridors, waterfront access, historic sites, building scale, manmade and natural landmarks, and pedestrian and bicycle linkages.

As the built environment continues to change and densify, these design principles along with development regulations are used to maintain the quality of life in the community. Neighborhood identity, building design, protected public views, and mitigated impacts, such as noise and lighting, are some of the important factors that maintain and even improve this quality of life.



The Marina Park Pavilion in Downtown Kirkland

Goal CC-4: Maintain and enhance Kirkland's built and natural environment by strengthening the visual identity of Kirkland and its neighborhoods.

Policy CC-4.1: Enhance City identity by use of urban design principles that recognize the unique characteristics of different types of development, including single-family, multifamily, mixed-use, and various types and sizes of commercial development.

Urban design recognizes that a City's physical setting and manmade patterns collectively form its visual character, its neighborhoods and its business districts. In Kirkland, urban design should protect defining features, respect existing surroundings, and allow for diversity between different parts of the City. The urban design principles outlined in an appendix to the Comprehensive Plan and adopted by reference in the Kirkland Municipal Code and the corresponding design regulations in the Zoning Code ensure that new development will enhance Kirkland's sense of place.

Policy CC-4.2: Discourage gated developments.

Kirkland strives to be an open, welcoming community with inviting neighborhoods and a strong social fabric. These values can be supported by allowing public access throughout the community. Gates that restrict public access and connections through developments have an exclusionary effect and detract from a friendly, open

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neighborhood image. This policy is not intended to restrict fences with gates around individual single-family homes, gated multifamily parking garages, gated multifamily interior courtyards, or similar private spaces.



Kirkland City Hall

Policy CC-4.3: Encourage quality designs for institutional and community facilities that reinforce their symbolic importance and create distinctive reference points in the community.

Government facilities, schools, churches, libraries and other civic buildings serve as meeting places and play an important role in the community. These public and semipublic buildings should display exemplary design with attention to site planning, building scale, landscaping, pedestrian amenities, building details, and opportunities for integrating art into the project. They should be compatible with the neighborhood in which they are located, but can also provide a neighborhood landmark. Community structures such as City Hall, park and recreational facilities, libraries or other civic buildings should be designed to be landmarks for the City as a whole.

Policy CC-4.4: Protect public scenic views and view corridors.

Public views of the City, surrounding hillsides, Lake Washington, Seattle, the Cascades and the Olympics are valuable not only for their beauty but also for the sense of orientation and identity that they provide. Almost every area in Kirkland has streets and other public spaces that allow our citizens and visitors to enjoy such views. View corridors along Lake Washington's shoreline are particularly important and should continue to be enhanced as new development occurs. Public views can be easily lost or impaired and it is almost impossible to create new ones. Preservation, therefore, is critical.

Private views are only protected where specifically mentioned in some of the neighborhood plan chapters of the Comprehensive Plan and in the City's development regulations.

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Policy CC-4.5: Preserve and enhance natural landforms, vegetation, and scenic areas that contribute to the City's identity and visually define the community, its neighborhoods and districts.

Natural landforms such as hills, ridges and valleys are valuable because they provide topographic variety, visually define districts and neighborhoods while providing open space corridors that visually and physically link them, and give form and identity to the City. Open space and areas of natural vegetation are valuable because they accentuate natural topography, define the edges of districts and neighborhoods, and provide a unifying framework and natural contrast to the City's streets, buildings and structures.

Planting of landscaping and trees improves the community character. Vegetated roofs add to the greenscape and help to achieve the City's low impact development and greenhouse gas reduction goals. Street trees provide a consistent, unifying appearance, particularly in areas with varying building design and materials, and signage. However, street trees planted along rights-of-way that offer local and territorial views should be of a variety that will minimize view blockage as trees mature.

Several neighborhoods contain unique natural features, including significant stands of trees and individual heritage trees, unique landforms, wetlands, streams, woodlands, natural shorelines, and scenic open space. In many cases, development activities, including structures or facilities designed to correct other environmental problems, may damage these natural amenity areas. Wherever possible, unique natural features should be preserved or rehabilitated. Should areas with unique natural features be incorporated into new development or rehabilitated, great care should be taken to ensure these areas are not damaged or adversely altered. The intent of this policy is not to prohibit development but to regulate development activities to ensure they maintain the inherent values of the natural landscape.

Policy CC-4.6: Enhance City and neighborhood identity through features that provide a quality image that reflects the City's unique characteristics and vision.

Kirkland and its neighborhoods are special places. Each neighborhood has a distinctive identity which contributes to the community's image. Appropriate transitions are also necessary to distinguish the City from surrounding jurisdictions. Community signs, public art, and other gateway treatments such as landscaping are methods of identification that contribute to the visual impressions and understanding of the community. Other identification methods and entranceway treatments can communicate the City's origin and history, economic base, physical form, and relation to the natural setting.

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Policy CC-4.7: Provide public information signs that present clear and consistent information and a quality image of the City.

Public signs are needed to supply information about public facilities, such as bus, pedestrian and bicycle routes, municipal parking lots and City offices. The primary function of these signs is to present information about the location of public facilities and services in a clear and concise fashion using a consistent way-finding system of graphics, colors and sign types.

Policy CC-4.8: Sign regulations should equitably allow visibility in the display of commercial information and protect Kirkland's visual character.

Commercial signs identify businesses and advertise goods and services. Although they may be larger and more visually prominent than public information signs, their placement and design should also respect the community's visual character and identity. By their nature, commercial signs are prominent in the landscape and thus should receive as much design consideration as other site development components. Signs should be located on the same lot or property as the use, building, or event with which the sign is associated.

Sign regulations should be applied consistently to provide equity and protect the community's visual character and identity. A Master Sign Plan should allow deviations from the standard code requirements, where appropriate, to encourage integration of signs into the framework of the building and the subject property through the use of elements that create visual harmony and a consistent design theme on a site. There also should be special sign restrictions to preserve the unique character of each of the City's commercial districts and designated corridors.



The corner of Central Way and Lake Street

Policy CC-4.9: Maintain and enhance the appearance of streets and other public spaces.

Public spaces perform a variety of functions, and their design and maintenance make an important contribution to the character of the community. They provide places for people to congregate and furnish transitions between neighborhoods. Parks and open space areas such as Forbes Lake, Totem Lake, Yarrow Bay Wetlands, O.O. Denny Park, Big Finn Hill Park and Juanita Bay Park support valuable wildlife. Amenities such as public art,

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street trees, landscaped median strips, underground utility lines, public street lights, and various types of street furniture add to the appearance of streets and make them more inviting. The City should continue to maintain and enhance these public areas.

Policy CC-4.10: Minimize impacts on residential neighborhoods.

As the community becomes more urban with mixed uses and denser development, impacts, such as noise, lighting, glare and odor, may occur. The City should have development regulations and urban design principles to reduce and, in some cases, prohibit these impacts. Site design, building orientation, underground parking, landscape buffers, solid screen fencing, acoustical sound walls, directional lighting, limitation on business hours of operation, restricting outdoor storage of large vehicles, boats, trailers, storage containers and junk are some of the techniques that may be used.

DRAFT

REVISED ECONOMIC DEVELOPMENT ELEMENT: STRIKEOUTS/UNDERLINES

VIII. ECONOMIC DEVELOPMENT

A. INTRODUCTION

A healthy economy plays an important role in ensuring ~~that~~ Kirkland remains a vibrant, sustainable, and connected community for living and working. The purpose of the Economic Development Element is to establish the goals and policies for economic growth and vitality that will enhance the City's character and quality of life.

This element describes Kirkland's economic role locally and within the context of ~~the~~ East King County ~~Countywide~~ and the Central Puget Sound regional economy. This element ~~also~~ discusses the importance of business retention and recruitment, the types of businesses and jobs to be encouraged, ~~and a summary of the strengths, weaknesses and strategies to address future economic needs of the community~~ and priorities ~~while accommodating~~ while accommodating employment growth targets for the year 2035.

B. ECONOMIC CONCEPT

(These section was moved up from below)

Economic development ~~may~~ be defined as public and private initiatives that promote job creation and business retention and recruitment, increase goods and services to residents and businesses, and provide job training programs, all of which contribute to a strong, sustainable, and resilient economy ~~tax base.~~

The following goals and policies provide the framework for ~~a three-pronged strategy for the future of the Kirkland economy~~ for businesses, people, and for creating vibrant places. The ~~mission is~~ challenge will be to provide ~~an~~ an ~~economic~~ business climate that maintains a healthy economy for jobs and businesses without sacrificing the qualities that make Kirkland a desirable place to live.

The overarching economic strategy for Kirkland strives to provide:

- A sustainable and resilient economy
- A diverse tax base
- Access to job opportunities
- Goods and services ~~for~~ to the community

REVISED ECONOMIC DEVELOPMENT ELEMENT: STRIKEOUTS/UNDERLINES

VIII. ECONOMIC DEVELOPMENT

To accomplish this, the Economic Development Element:

- Encourages economic growth while maintaining attractive residential neighborhoods and a healthy sustainable natural and built environment.
- Promotes a growing and diverse economy that has a variety of business sectors, living wage jobs, exports goods and services and encourages small, start up, locally owned companies.
- Promotes a positive business climate so businesses will grow and enhance Kirkland's role in the Eastside and Puget Sound regional-Seattle Metropolitan economy.
- Supports economic growth focused in the Totem Lake Urban Center, -and Downtown, Kirkland-and strengthening our other commercial retail shopping areas, including specialty retail in the Downtown, destination retail in Totem Lake, local goods and services in our neighborhoods, commercial areas and encourages attractive commercial and mixed-use development.

What is economic development?

~~Economic development can be defined as public and private initiatives that promote job creation and business retention and recruitment, increase goods and services to residents and businesses, and provide job training programs, all of which contribute to a strong tax base.~~

Key issues for the Economic Development Element are:

- ~~How can Kirkland create a strategy that promotes and guides economic vitality, including local jobs and revenue for public services?~~
- ~~How can the Kirkland economy become more diversified and what types of businesses should be encouraged to achieve this?~~
- ~~How can all stakeholders in the community, including businesses, neighborhoods and government, find common ground to develop specific strategies and actions that achieve Kirkland's desired economic future?~~

EXISTING CONDITIONS

Kirkland was founded by Peter Kirk, an entrepreneur who envisioned Kirkland as the "Pittsburgh of the West." Instead, Kirkland commerce evolved from a ship building center in the 1940s to a suburb of Seattle starting throughout in the 1960s and 1970's. Kirkland continues to transform into a self-contained community with a broad range of jobs and diverse businesses integrated in mixed use commercial centers. A major annexation of the Finn Hill, Juanita and Kingsgate neighborhoods occurred in 2011 making Kirkland the thirteenth largest city in Washington. Today, Kirkland contains a balance of jobs and housing and is interrelated to other Eastside cities and the Puget Sound region.

~~In 2000,~~ As of 2012 Kirkland contained ~~22,100~~ over 37,000 housing units and ~~32,384~~ 38,000 jobs. The median household income in ~~2000~~ 2013 was ~~\$60,332~~ \$87,005, compared to ~~\$53,157~~ \$70,567 throughout King County. ~~It~~

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is estimated that Kirkland's average wage rate is ~~\$58,055 (2009) is on par with~~ slightly higher than King County's figure which, in 2002, was \$25,300 per worker per year ~~(PSRC)¹~~. ~~In 2013 approximately 18% of Kirkland residents lived and worked in the City.~~

~~In 2014 there were 4,889 licensed Kirkland businesses with. The with the~~ majority of Kirkland businesses are in the small to medium size range (50 or fewer employees). ~~Figure ED-1 below shows the number of businesses in each category.~~

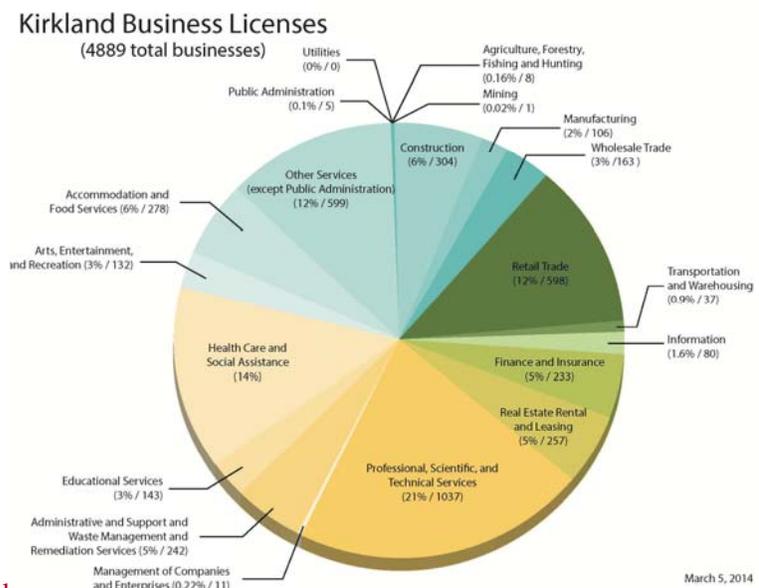


Figure ED-1 Types of businesses in Kirkland

Kirkland's largest employers represent a broad range of business types including health care, government, groceries, housewares, high technology and emerging aerospace related sectors. (Source: City of Kirkland business Licenses Division.) ~~Figure ED-2 shows a list of the largest employers in Kirkland based on self reporting self-reporting number of employees. Of the 3,4604,889 licensed Kirkland businesses in 20032014, the largest number were in the following categories (1) the service sector (i.e., personal services, contracting services), (2) professional offices, (3) retail, (4) medical/dental, (5) other, (6) wholesale trade, and (7) manufacturing.~~

¹Economic data does not include the 2011 annexation of Finn Hill, North Juanita, and Kingsgate.

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Figure ED-2 Kirkland’s Largest Employers as of 2013 (Source: Business License Division)

Employer	Employees
Evergreen Healthcare	2,603
Google, Inc.	658
City of Kirkland	575
Kenworth Truck Company	439
Costco Wholesale	302
Evergreen Pharmaceutical LLC	269
iSoftStone, Inc.	265
IBM Corporation	256
Waste Management of Washington, Inc.	250
WB Games, Inc.	236
Wave Broadband	233
ATG Stores	233
Fairfax Hospital	231
Fred Meyer #391	208
Lake Washington Institute of Technology	200

Kirkland is a desirable place to do business and ~~has the infrastructure~~ is well situated to support businesses. Kirkland is accessible from freeways, water and ~~rail~~, the Cross Kirkland Corridor and is close to major markets, high technology and health care ~~medical~~ industry clusters. The cost of doing business is competitive ~~in Kirkland~~ with other Seattle area cities. A range of housing types and established neighborhoods exist in addition to quality schools, parks and health care facilities. Our beautiful waterfront setting and strong community support for recreation, cultural, ~~and arts~~ and entertainment activities ~~also~~ contribute to a positive business and tourism environment.

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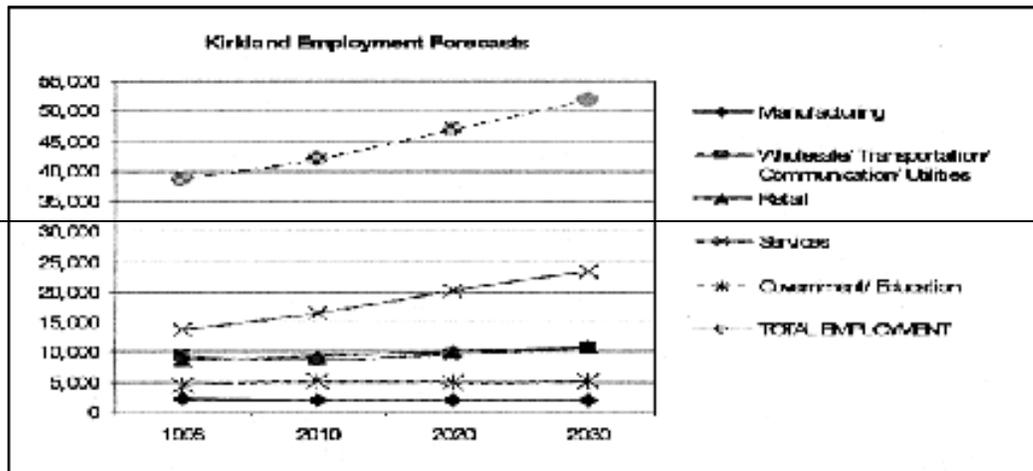
VIII. ECONOMIC DEVELOPMENT*Google offices in Kirkland****FUTURE TARGETS, TRENDS AND CAPACITY***

~~Kirkland is part of a regional, national and international economy. While~~ the City of Kirkland ~~we~~ can work to attract and retain residents and businesses through policies that promote economic development and a high quality of life, many economic trends are beyond the City's control. Regional and national trends show an increase in service, high-technology, communication, and information technology industries, with continued decline in traditional light industrial companies. Kirkland is consistent with this trend by experiencing growth in the information technology, aerospace and healthcare sectors. In light industrial areas buildings are being renovated for professional offices, high technology, manufacturing, recreation and sports related businesses.

FUTURE TARGETS, TRENDS AND CAPACITY

~~The~~ King County Countywide Planning Policies ~~have assigned Kirkland and other jurisdictions housing and growth targets~~ for the year 2031. Adjusting for the year 2035, Kirkland is targeted for an additional 22,435 jobs for a total employment of 61,147. Kirkland has the future land capacity to meet housing and employment targets.

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VIII. ECONOMIC DEVELOPMENT**Insert new** Figure ED-13: Kirkland Employment Forecasts

Source: 2003 Kirkland Community Profile [Puget Sound Regional Council](#)

Key trends that may have an impact on Kirkland and the regional economy are “globalization” of businesses, changes in demographics, and increased immigration. Businesses can now reach international customers and with the “freeing up” of trade agreements and advances in telecommunications, they can locate virtually anywhere. Consistent with our region, Kirkland’s workforce will continually change as the population ages and becomes more ethnically diverse.

RELATIONSHIP TO OTHER ELEMENTS

Other elements of the Comprehensive Plan contribute related goals and policies necessary for a vital local economy. The Land Use Element sets forth the development pattern for the City’s commercial areas and where growth should occur, targets new employment growth primarily in the Totem Lake Urban Center, and Downtown Activity Area, commercial and mixed use areas. The Housing Element policies promote a sufficient range of housing options, including increasing the amount of “affordable housing” to support a diverse employment base. The Transportation Element supports an efficient multimodal circulation-transportation system that enables the mobility of people, goods, services, customers and employees to access Kirkland businesses. The Capital Facilities and Utilities Elements ensure that adequate public infrastructure and facilities such as public utilities, telecommunications, and roads are available to support the economic viability of businesses and private development.

B. ECONOMIC CONCEPT

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This section was moved up to Section B.

~~The following goals and policies provide the framework for a three-pronged strategy for the future of the Kirkland economy: the importance of diversifying our tax base, providing job opportunities, and providing goods and services to the community. The challenge will be to provide an economic climate that maintains a healthy economy for jobs and businesses without sacrificing the qualities that make Kirkland a desirable place to live.~~

To accomplish this, the Economic Development Element:

~~Encourages economic growth while maintaining attractive residential neighborhoods and a healthy natural environment.~~

~~Promotes a growing and diverse economy that has a variety of business sectors.~~

~~Promotes a positive business climate so businesses will grow and enhance Kirkland's role in the Eastside and Seattle Metropolitan economy.~~

~~Supports strengthening our retail shopping areas, including specialty retail in the Downtown, destination retail in Totem Lake, providing local goods and services in our neighborhood commercial areas and encourages attractive commercial and mixed-use development.~~

C. ECONOMIC DEVELOPMENT GOALS AND POLICIES

A healthy economy is an integral part of Kirkland's high quality of life and an important community value. Kirkland's economy allows residents access to job opportunities, goods and services, and provides revenue sources that help to ensure needed public services. This section describes the goals and policies that will implement Kirkland's economic strategy. ~~Economic development should not compromise residential neighborhoods or the natural environment.~~ Balancing economic development with other community values is an overarching philosophy that should be taken into consideration as the following goals and policies are implemented.

Economic Development Goals:

Goal ED-1: ~~Promote~~ Foster a strong and diverse economy ~~consistent with community values, goals and policies~~ that provides a sustainable tax base and jobs.

Goal ED-2: Promote a positive business climate.

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Goal ED-3: ~~Strengthen the unique role and economic success of Kirkland's commercial areas.~~ Strengthen commercial areas to provide local goods, services, and vibrant community gathering places to live, work, shop and play.

Goal ED-4: ~~Develop and implement economic development strategies that reflect the role of Kirkland businesses in the regional economy.~~

Goal ED-~~4~~5: ~~Provide the infrastructure and public facilities to support economic activity and growth.~~

Goal ED-5: Foster socially and environmentally responsible businesses.

Goal ED-6: Foster collaborative partnerships among community interest groups and regional organizations to achieve Kirkland's desired economic goals.

Goal ED-7: ~~Recognize Kirkland's artistic, cultural, historic and recreational resources as important contributors to economic vitality.~~

~~Goal ED-1: Foster~~ Promote a strong and diverse economy ~~consistent with community values, goals and policies~~ that provides a sustainable tax base and jobs.

~~Policy ED-1.1: Work to retain existing businesses and attract new businesses~~ Support activities that retain and expand existing businesses. Target recruitment activities toward new businesses that provide living wage jobs.

Business retention is a number one priority for Kirkland's economic development efforts. Existing businesses are the foundation of the Kirkland economy and are encouraged to thrive and expand. Businesses contribute to a stable tax base and are integral to the community as many business owners and employees are Kirkland residents. Existing businesses are the best source for business expansion and job growth, as 60 to 80 percent of all new jobs typically are created by existing businesses.

Attracting new businesses can help diversify the local economy and strengthen existing businesses. Business recruitment strategies differ for different commercial areas based upon market demand and the desired character of each district. Opportunities exist in several of our commercial areas for redevelopment to strengthen or intensify commercial development. Ideally, in addition to strengthening retail areas, Recruitment efforts should

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focus on businesses that provide higher paying jobs and draw customers from outside the community to purchase goods and services in Kirkland.



Juanita Village

Policy ED-1.2: ~~*Maintain a strong job and wage base.*~~

~~Businesses that provide new employment opportunities and high wage rates are important to strengthening the economy. Higher than average wages are preferred to maximize the economic benefits to the community. Employment growth and wage rates are a measure of economic success and therefore should be monitored.~~

Policy ED-1.23: *Encourage a broad range of businesses that provide goods and services to the community.*

A healthy mix of businesses that provide goods and services for the everyday needs of Kirkland residents and businesses is important for a diverse economy. Businesses that bring customers from outside the City to purchase goods and services provide a net importation of sales tax and reduce sales leakage to other jurisdictions ~~bring dollars into the local economy.~~ In Kirkland, businesses in retail sales, service, automobile sales and service, health care, tourism, entertainment, recreation, and wholesale distribution and manufacturing serve this purpose.

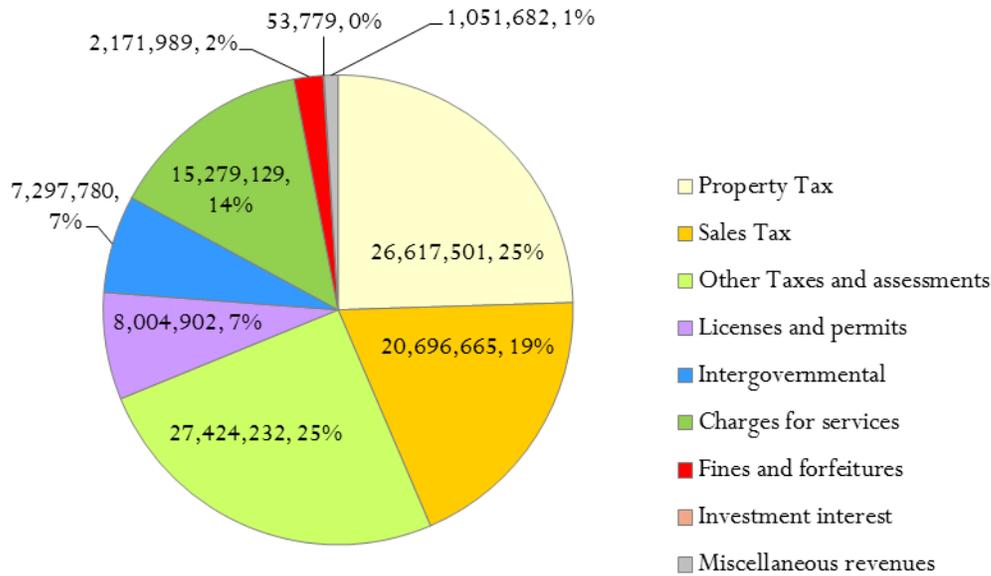
Policy ED-1.34: *Strengthen Kirkland's tax base to maintain long term fiscal sustainability.*

Business plays an important role in the City's tax base by generating sales, property tax and fees. Taxes are a general purpose revenue source that are used to support basic government services such as public safety, transportation improvements and parks maintenance. Figure ED-5 shows the distribution of revenue sources to city government. Sales tax is the largest contributor () to the City's revenue. Retail businesses are the largest generator of sales tax followed by contracting, wholesale, and service businesses. A large amount of sales tax is generated from automobile sales and service. The amount of revenue generated by sales tax fluctuates from year to year due to changes in the economy, buying habits of consumers, and the level of construction activity ~~taking place~~ in the City and regional growth outside of the City.

Figure ED-5 distribution of City Government revenue sources as of 2013.

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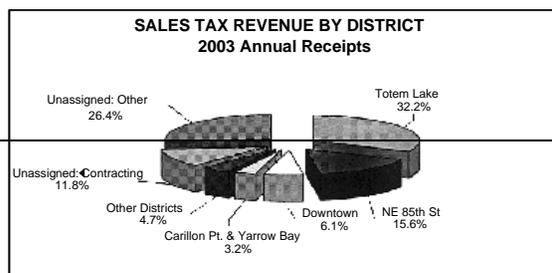
Source: City of Kirkland Finance and Administration 2013

It is in the community's interest to encourage businesses that contribute to the City's revenue base in order to help provide the needed public services to the community. Fluctuations in the retail sector can have significant impact to the City's primary revenue source and thus City services. Steps should be taken to provide economic balance by maintaining a diversity of retail and other businesses that generate sales tax.

Figure ED-6 below shows how in 2013, the key commercial and mixed use areas districts and other districts (Houghton, Juanita, and Bridle Trails) contributed to sales tax revenue. Totem Lake provided the largest percentage of retail sales tax to the City's total sales tax receipts followed by the Rose Hill Business District, Downtown and other commercial areas.

Note that the Unassigned Other and Contracting categories comprise the contracting sector, businesses with no physical location in Kirkland and unassigned small businesses in Kirkland. (Source: City of Kirkland Finance Department.)

In addition to the \$11.9 million (2003) in the General Fund, sales tax is a funding source for transportation-related capital projects (\$670,000 in 2003) and neighborhood capital projects (\$100,000 in 2003).



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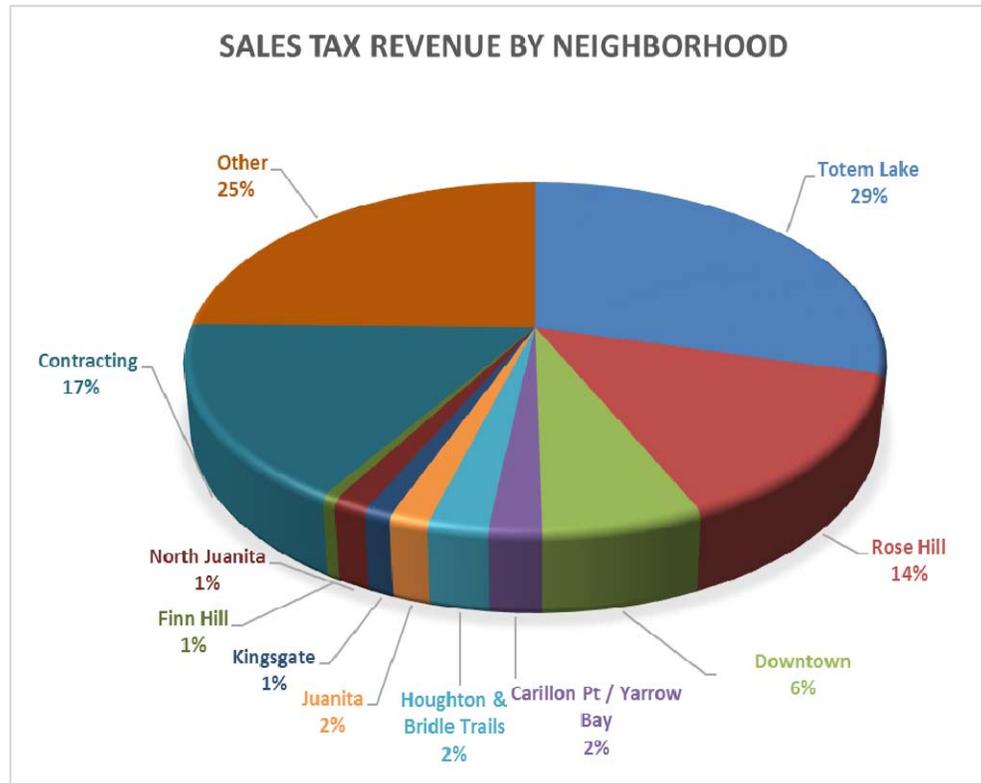
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Figure ED-62: Sales Tax Revenue by Commercial District

Source: City of Kirkland Finance Department

~~*This section was moved up to the Concept Section B:*~~ Businesses also make a significant contribution to the City's property tax base.

With the above in mind, economic strategies in Kirkland should strive to achieve:

~~A net importation of sales tax (reduce sales leakage to other jurisdictions);~~

~~A diversity of business sectors that contribute both jobs and revenue, such as high technology; start up companies; wholesale; manufacturing; contracting; and businesses involved in the emerging arts, tourism and recreation.~~

~~The mix of businesses in the community should be monitored so that business recruitment efforts can adjust to maintaining a diverse tax base.~~

Policy ED-1.45: Encourage clusters of complementary businesses that bring revenue and jobs into the community and export goods and services.

Industry clusters are geographic concentrations of mutually supportive businesses. They can export goods and services, drive job creation, and import revenue into a city or region. In 2003, the prominent business clusters were in the areas of automobile sales and services, art galleries, health care, restaurants, high technology, and furniture sales. Encouraging clustering of complementary businesses helps diversify our local economy. Businesses can foster a competitive economic advantage by locating near each other to draw consumers, to be near the wholesale distributor or to attract employees with specialized skills or experience. For example, many

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businesses and professional services involved in the medical field locate near Evergreen Medical Center. Higher than average wages are preferred to maximize the economic benefits to the community. Employment growth and wage rates are a measure of economic success and therefore should be monitored.

In Downtown Kirkland, restaurants, galleries, shops, hotels and performing arts organizations work together to promote the area as a destination. Kirkland is benefiting from the region's industry clusters with growth in aerospace, business services to high technology and information technology companies, healthcare companies and automobiles sales. These businesses provide new employment opportunities and high wage rates important to strengthening the economy. Economic development efforts should strive to develop new business clusters and identify ways to strengthen existing clusters, both locally and within the region.

Policy ED-1.65: *Strive to maintain a balance of jobs and housing to enable residents to live near work.*

Job growth should be accompanied by growth in housing opportunities for workers filling those new jobs. When a significant percentage of the population can both work and live in Kirkland, economic vitality, quality of life and civic involvement are enhanced and transportation problems are mitigated. ~~In 2000, Kirkland's ratio of jobs to housing~~ is was fairly balanced. 1.5 (similar to the region as a whole). As growth occurs, Kirkland should strive to maintain this balance. As discussed in the Housing Element and the Affordable Housing Strategy, Kirkland should also seek to encourage a variety of housing types including housing that is affordable to a range of income levels.

Policy ED-1.76: *Promote Kirkland as a visitor, cultural, and entertainment ~~Tourism~~ destination.*

Tourism is another economic development tool to help diversify the economy. Visitors from outside the community spend money in local shops and, restaurants, stay in hotels, and attend performing arts events. Tourism also creates jobs. Tourism promotion ~~also~~ benefits residents by providing increased amenities, community events and shopping opportunities.

Kirkland's tourism marketing focus is on promoting Kirkland as a waterfront community with cultural arts, culinary, shopping, eco-tourism and recreation opportunities ~~destination~~. The targeted audiences for tourism promotion are regional, national, international ~~visiting friends and relatives of residents,~~ and business travelers. Kirkland is a unique destination on the Eastside and region because of its beautiful lakeside location ~~setting~~, pedestrian-oriented Downtown, art galleries, restaurants, performing arts facilities, locally owned retail shops, farmers markets, and historical buildings ~~and parks~~. Our parks, recreation facilities and open space also offer tourism opportunities.

~~The Totem Lake and Juanita areas offer visitors nature and recreational experiences, lodging in close proximity to I-405, and the nearby attractions of Woodinville wineries, breweries, and other East King County destinations.~~

Policy ED-1.87: *~~Support~~ Encourage home-based businesses that are compatible with neighborhood character.*

Home-based businesses continue to be a key component of the local economy ~~growing trend~~ as telecommunication infrastructure and the internet ~~computers~~ have increased opportunities to allow for integration

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of home and work. Many of Kirkland's small businesses began as home-based businesses and now are a source for new jobs. Forty percent of the business licenses in Kirkland are home based businesses with the largest portion (33%) in professional, scientific and technical services. Home-based businesses also can also reduce commuter traffic and increase security for neighborhoods while other residents are away at work.

Development standards should be maintained to minimize impacts of home-based businesses on residential neighborhoods by limiting them to the types of activities that are not complementary to residential areas, such as the number of signs; number of employees; parking; truck deliveries and noise/light, outdoor storage, odors and construction activity. Some businesses by their nature are not compatible with residential neighborhoods and, therefore, should be located in commercial or industrial areas.

Policy ED-1.8: Support locally developed enterprises by encouraging small startup businesses.

Small, startup businesses should be nurtured to promote locally owned businesses and job growth.

Goal ED-2: Promote a positive business climate.

~~*Policy ED 2.1: Recognize that businesses are a valued part of the community.*~~

~~Businesses play important roles in our community. They contribute a high percentage of public revenue to enable government to provide public services, facilities and community amenities. Our commercial areas contribute to the distinctive character of our City and neighborhoods and provide valuable goods and services to our residents. Kirkland strives to provide a positive business climate by nurturing business success through business retention programs, and values business interests in both community discussions and in making policy decisions.~~

~~*Moved to new ED 2.4 Below:* Kirkland is committed to providing excellent customer service to all sectors of the community. Business customer service needs are distinct from those of other customers and can be a factor in whether or not a business chooses to stay or locate in Kirkland. The City should continue to assess customer service and provide open communication to ensure business needs are being met.~~

~~*Policy ED-2.21: Create and maintain a competitive tax and regulatory environment that is reasonable, responsive and timely.*~~

~~A business climate that combines a fair and competitive tax environment with a positive regulatory environment contributes to business success. Kirkland has favorable tax rates and user fees compared with other cities in the region. The City should proactively work with businesses and neighborhoods to improve the business climate in our community for everyone's benefit. ~~Businesses are encouraged to work with the City and neighborhood organizations to identify and make recommendations for changes to regulations and improvements to permit processes. Having clear and reasonably fast permit processes in government also contributes to a positive business climate. The City should remove unnecessary barriers to economic development and provide a regulatory environment that allows for flexibility without sacrificing community standards. Improvements to permit processes should be continually made so that permits are handled in a reasonable, responsive and timely manner.~~~~

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Policy ED-2.23: Foster a culture of creativity, entrepreneurship and innovation.

A business climate that supports the entrepreneurial, creative and innovative spirit of business practices owners generates new businesses and ensures helps promote a healthy economic future job creation for Kirkland. Kirkland is unique as a center for such creativity and innovation. Kirkland It is strong in arts, culture, and amenities for both residents and visitors to enjoy. Kirkland attracts living wage employers, strives to provide the highest quality technology infrastructure, and supports emerging trends in industry sectors such as start-up companies from nearby technology and aerospace companies, as green practices, staggered work times and use of shared business facilities.

Policy ED-2.34: Consider the economic Make land use decisions that take into consideration the effects on businesses and the economic benefit to the community ~~when making land use decisions.~~

~~Land use regulations, and the decisions made in the implementation of these regulations, can impact the business community. The City should periodically review its regulations and, where appropriate, modify those which unreasonably restrict opportunities for economic development. At the same time, economic development should conform to the goals, policies and development standards established by the Comprehensive Plan and City codes. It will be necessary to work closely with the Chamber of Commerce and other business organizations to ensure potential economic impacts of regulations are identified and considered to meet the intent of this policy.~~

Moved from above deleted ED 2.1: Kirkland is committed to providing excellent customer service to all sectors of the community. Business customer service needs are distinct from those of other customers and can be a factor in whether or not a business chooses to stay or locate in Kirkland. The City should continue to assess customer service and provide open communication to ensure business needs are being met.

When considering commercial land use decisions, City decision makers should carefully evaluate the short- and long-term economic benefits to the community in addition to social, environmental and aesthetic concerns. Economic factors to consider may include such things as the number and type of new jobs created, the types of goods or services provided, and fiscal benefits that businesses will contribute to the community.

Policy ED-2.4: Provide a regulatory environment that is predictable, fair, responsive and timely.

~~*Text moved from existing ED 2.2 and 2.4* Land use regulations, and the decisions made in the implementation of these regulations, can impact businesses. The City should remove unnecessary barriers to economic development and provide a regulatory environment that allows for flexibility without sacrificing community standards. Businesses are encouraged to work with the City and neighborhood organizations to identify and make recommendations for changes to regulations and improvements to permit processes. The City should periodically review its regulations and, where appropriate, modify those which unreasonably restrict opportunities for economic development. At the same time, economic development should conform to the goals, policies and development standards established by the Comprehensive Plan and City codes. Businesses are encouraged to work with the City and neighborhood organizations to identify and make recommendations for changes to regulations and improvements to permit processes. Having clear and reasonably fast permit processes in government also contributes to a positive business climate. Improvements to permit processes should be continually made so that permits are handled in a reasonable, responsive and timely manner.~~

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~~*Policy ED-2.5: Support the provision of educational and training opportunities to maintain a skilled workforce.*~~

~~A vital economy relies on maintaining educational and job training programs that keep up with business trends. In the future, a factor for business success will be workers' ability to keep up with accelerating changes in the work place, especially in the areas of technology. Kirkland is fortunate to have a high quality K-12 public school system, a university, a community college and other community education programs. Local, State and federal educational and job training programs are available. Partnerships between educational institutions and the business community, with the City's support, should continue.~~

Policy ED-2.6~~5~~: ~~Establish or~~ Support incentives tools that to encourage economic development.

Providing economic development incentives or tools are a way to attract and retain quality businesses or create new jobs may be necessary to create a positive business environment. Washington State statutes ~~strictly~~ limit the types of incentives that cities may use to attract or retain private business.

Types of ~~incentives~~ economic development tools that could be explored are:

- Public/private development agreements ~~for construction projects~~
- Recruitment strategies that will result in new jobs
- Tax or fee deferrals, ~~or credits, or waivers~~ to certain industries
- County-sponsored industrial revenue bonds
- Participating in County, State or federally sponsored low interest loans or grants
- Installing infrastructure improvements
- Use of special taxing districts
- Expediting permitting and regulatory incentives
- Participation in regional Transfer of Development Rights or Landscape Conservation and Local-Infrastructure programs
- Legislative support for a form of tax increment and other economic development tools

~~*Goal ED-3: Strengthen the unique role and economic success of Kirkland's commercial areas.*~~ *Strengthen commercial areas to provide local goods, services, and vibrant community gathering places to places to live, work, shop and play.*

Policy ED-3.1 (From ED-3.2): Encourage businesses to develop and operate in a manner that enhances the character of the community, minimizes impacts on surrounding development, and respects the natural environment.

As members of the community, businesses should be ~~corporate~~ stewards of the environment as well as good neighbors to adjacent less intensive uses. In some instances, economic activities may create impacts on surrounding development because of the way the business functions or building location and site design. ~~Impacts~~

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~~may include open storage, large structures, poorly maintained grounds, parking lots, signs, exterior lighting, noise, air or water pollution, and pedestrian or vehicular traffic and may be especially noticeable along transition areas of commercial areas.~~

These adverse visual or other impacts created by economic activities should be minimized through development standards that maintain the character of adjacent development. Development standards should ensure that outdoor storage areas, parking lots, and structures are adequately buffered with landscaping or some other appropriate means, and that on-site debris and waste are removed. Landscaping, both within and around the edges of development, can serve to provide visual screening and separation, as well as help to decrease surface runoff. Additional standards may include noise limitations, appropriate setbacks, open space requirements and building design guidelines. Even with efforts taken by businesses to reduce impacts, residential uses located along commercial area boundary edges may continue to experience some level of unavoidable impact.

~~Policy ED-3.1: Promote economic success within Kirkland's commercial areas.~~

~~The Land Use Element sets forth the general land use development pattern for Kirkland's commercial areas. Consistent with each Neighborhood Plan there will be opportunities to strengthen commercial areas in the types of businesses provided and redevelopment opportunities. Following is a summary of the role of each commercial area.~~

~~———— Totem Lake's role is an Urban Center that serves as a community and regional center for destination Retailing, health care, automobile sales, high technology, light industrial, professional offices and housing.~~

~~———— Downtown's role is an Activity Area that serves as a community and regional center for professional and government services, specialty retail, tourism, arts and entertainment, neighborhood services and housing.~~

~~———— The Yarrow Bay and Carillon Point Business Districts provide corporate headquarters, professional offices, professional services, restaurants and housing.~~

~~———— The Rose Hill Business District along NE 85th Street provides regional and neighborhood services in general retail, automobile sales, high technology, small office parks and housing.~~

~~———— The North Rose Hill Business District provides both regional and neighborhood services, retail stores and housing.~~

~~Market, Juanita, Houghton and Bridle Trails Neighborhood Centers provide neighborhood retail stores, professional services, recreation and housing.~~

~~The Everest and Norkirk Industrial Areas provide opportunities for small businesses in light industrial, manufacturing, wholesale, office and high technology. Within the Norkirk Industrial Area, environmentally sustainable technology and clean energy commerce is encouraged.~~

~~The Residential Markets along Lake Washington Boulevard provide convenience commercial goods and services.~~

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~~Moved up to 3.~~ Policy ED 3.2: Encourage businesses to develop and operate in a manner that enhances the character of the community, minimizes impacts on surrounding development, and respects the natural environment.

Policy ED-3.23: Encourage infill and redevelopment of existing commercial and industrial areas consistent with the role of each commercial area.

Kirkland's commercial and industrial areas have the potential for increasing economic activity by infilling underutilized land or redeveloping without expanding district boundaries. ~~Consistent with the Land Use Element and Neighborhood Plans,~~ Commercial areas are encouraged to be intensified where it will result in superior redevelopment. ~~Expansion of commercial area boundaries should be discouraged and considered only when adequate transitional uses or buffer issues can be resolved to reduce potential adverse impacts.~~ To maintain the land use capacity to support the local economy, it will be necessary to encourage full utilization of planned development potential within employment centers while; monitoring commercial development activity, and maintaining efficient infrastructure systems.

~~Policy ED 3.4: Establish development standards that promote attractive commercial areas and reflect the distinctive role of each area.~~

Businesses with attractive site and building design, landscaping, and signs that blend in with the context of the neighborhood or commercial area ~~show pride in ownership and~~ help contribute to the economic success of the commercial area. ~~Commercial area revitalization programs are encouraged.~~ Gateway or unique signage, attractive public spaces, decorative pedestrian lighting and other urban design improvements help promote economic development by creating an inviting environment. ~~Depending on the commercial area,~~ Specific design standards tailored to the unique characteristics and natural features of each the neighborhood are encouraged, ~~may be appropriate.~~ Public and private sector investment and commercial development that adheres to development standards will ensure that Kirkland's positive civic image and character will be maintained.



Downtown Kirkland

~~Policy ED 3.5: Encourage mixed-use development within commercial areas.~~

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~~A mix of uses improves the vitality of commercial areas. Mixed-use residential and commercial development provides the opportunity for residents to live, shop and work in commercial areas. Mixed-use development encourages one-stop shopping when a variety of businesses are located in close proximity to each other and shared parking is provided. Mixed-use development, when combined with multi-story structures, promotes a more compact and sustainable land use pattern and encourages walking and transit use to reduce dependence on automobiles.~~

Policy ED-3.3 (moved from Policy ED-7.1) Support businesses and organizations involved in the arts, cultural programs, historic preservation and civic activities.

Businesses and organizations involved in the fine arts, cultural and performing arts, and historic preservation play an important role in diversifying Kirkland's economy, attracting visitors and businesses, and enhancing our distinctive character. Kirkland's hotels, restaurants, shops, galleries, entertainment and performing arts complement each other to create a vibrant destination for both visitors and residents, producing economic returns to the community. Kirkland is one of the older communities on the Eastside and contains buildings and places of historical significance. ~~An assessment of the economic benefits of Kirkland's art, cultural, historic and recreational resources should be undertaken.~~

Policy ED-3.4: Support businesses that encourage the health and well-being of all people by providing convenient access to healthy and locally grown food.

Providing access to fresh, locally grown food encourages healthy living and self-sufficiency. Businesses that produce, process or wholesale locally grown food or products, farmers markets and community food gardens are encouraged.

Policy ED-3.5: Industrial Policy- Hold for a policy related to industrial areas pending the guidance from the Heartland Industrial Lands Study

Kirkland's industrial areas are in flux transitioning from traditional light industrial uses such as manufacturing, production and assembly and auto oriented service and repair uses to high technology, office and recreational facilities. As specified in the Land Use Element and neighborhood plans the light industrial areas should allow for a variety of light industrial- manufacturing and commercial uses based on market demands.

~~*Goal ED-4: Develop and implement economic development strategies that reflect the role of Kirkland businesses in the regional economy.*~~

~~*Policy ED-4.1: Enhance the competitive advantage of Kirkland businesses.*~~

~~The City and business organizations should take a proactive role in the region to promote Kirkland as a place to do business. To stay competitive, Kirkland should be aware of and respond to international, national and regional~~

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trends, continue to provide excellent government customer service and a positive business climate, and provide sufficient public infrastructure to support economic development opportunities.

Policy ED-4.2: Collaborate with other cities and agencies to enhance economic growth on the Eastside and region.

Economic activities are not defined by political boundaries. Kirkland's economy is interrelated with other cities on the Eastside and King County and, therefore, it is important to cooperate with other cities and the region toward a common regional economic strategy.

Goal ED-5.1: Provide the infrastructure and public facilities to support economic activity and growth.

Policy ED-5.1.1: Build and maintain infrastructure systems for utilities, transportation and telecommunications to optimize service delivery to the business community. Encourage construction and maintenance of infrastructure systems for utilities, transportation and telecommunication that optimize service delivery to the business community.

Providing superior utilities, transportation and telecommunications networks to the community supports business growth and ~~maintains~~ helps give Kirkland's a competitive advantage to attract and maintain jobs. Emphasis should be on providing ~~telecommunication and transportation~~ infrastructure in higher density mixed-use employment and housing centers such as in the Totem Lake, Downtown, and other commercial areas.

Funding for infrastructure improvements comes from a combination of private and public sources. The City allocates public funds through capital improvement programs for transportation, sewer and water service and surface water management facilities. The private sector installs needed improvements with new development. The City should explore and encourage innovative and entrepreneurial efforts to provide technology infrastructure and communication services by forming public/private partnerships to facilitate or leverage funds for infrastructure improvements that will increase economic opportunities. The City, through the Capital Facilities and Utilities Elements, should continually assess our capacity and infrastructure needs as they relate to the needs of the business community, especially in the area of advanced technology infrastructure.

Policy ED-5.1.2: Create strong multimodal circulation linkages to and within commercial areas.

Improving circulation within commercial areas and connecting neighborhoods to commercial areas, with both motorized and non-motorized options, make it easier for customers to access businesses. In some cases, this may require new street or sidewalk connections to break up large blocks or improve circulation. As the City becomes more developed, pedestrian and bicycle improvements should be encouraged to provide alternatives to driving ~~reduce vehicle congestion~~. Standards should be in place to minimize the impacts generated by economic activities on pedestrian, bike and vehicular traffic. For example, the location and number of access points should be controlled, and, where necessary, on- or off-site improvements should be made to ensure the safe passage of pedestrians, bikes and vehicles.

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Policy ED-~~5~~4.3: Support regional infrastructure initiatives that ~~will~~ enhance economic development opportunities.

Kirkland participates in regional partnerships to install transportation, utility and telecommunications infrastructure. Partnering ~~regionally~~ keeps Kirkland competitive with other cities ~~from an economic development standpoint~~, and preserves financial resources for other infrastructure improvements. Partnerships should continue between the City and other public/private organizations ~~or agencies~~ to support regional infrastructure.

New Policy ED-4.4: Develop the Cross Kirkland Corridor to attract businesses and housing and provide a multimodal transportation facility connecting businesses and employees with local and regional employment centers.

Portions of the abandoned Burlington Northern Railroad Right of Way within the City of Kirkland have been converted to the Cross Kirkland Corridor, a multimodal transportation conduit for bicycles, pedestrians and in the future- transit. With more than 60 businesses and over 10,000 employees bordering the corridor, full development of the Cross Kirkland Corridor will be a catalyst for new businesses, jobs and housing.

Goal ED-54: Foster socially and environmentally responsible businesses.

Policy ED-5.1: Encourage businesses that provide products and services that support resource conservation and environmental stewardship.

Local, green businesses involved in providing renewable energy, remediation, clean technology, green building, products or services or healthy lifestyles should be nurtured.

Policy ED-5.2: Promote environmental responsible practices in business development and operations.

Businesses that integrate environmental practices into their business model show consumers and employees they care about the type of jobs created, products made, use of resources and impact of their actions. Encouraging construction and business operations to use sustainable development practices such as low impact development, green building, energy conservation, and waste reduction; results in reducing the City's ecological footprint, increases green space, and promotes healthy living and a more attractive Kirkland. Businesses that use green practices can reduce operational expenses, be more competitive or may utilize tax credits. The City should continue its green business, green building and recycling programs to support a network of local green businesses, green jobs and best green business practices.

Policy ED-5.3: Promote socially responsible practices in the private, public, and non-profit sectors.

All sectors of the community are encouraged to give back to the community by conducting and supporting

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community service projects or organizations to help the disadvantaged in need. Such practices may include promoting human rights, fair labor standards, environmental protection and participating in civic initiatives. Businesses can partner with non-profit and human service organizations, philanthropic foundations or other organizations to implement this policy.

Policy ED-5.4: Help facilitate the environmental remediation of contaminated sites.

Kirkland has a few sites remaining classified as contaminated from past business practices such as gas stations, drycleaners or chemical production. Cost and time to clean up a site can deter redevelopment. The City can work with the property owner and overseeing government agencies to ensure that the sites are cleaned up before redevelopment.

Goal ED-6: Foster collaborative partnerships among community interest groups and regional organizations to create a prosperous Kirkland economy to achieve desired economic goals.

Policy ED-6.1: ~~Actively work~~ Partner with businesses organizations and community stakeholders organizations to ~~ensure~~ create a prosperous Kirkland economy.

The City should actively work together with business and community organizations such as ~~Kirkland Downtown on the Lake, the~~ Greater Kirkland Chamber of Commerce, ~~Seattle King County~~ Economic Development Council of Seattle and King County and other organizations to implement business retention, recruitment, tourism promotion and other strategies. Each of these groups plays a role in promoting Kirkland as a place to do business. As representatives on various task forces, they can provide a business perspective and assist in policy development. Formation of business associations or community working groups within each commercial area is encouraged to help develop and implement neighborhood plans, urban design projects, economic development strategies and promotional programs.

~~Policy ED-6.2: Support a partnership of diverse community representatives to develop and implement economic development strategies.~~

~~To achieve Kirkland's desired economic future and implement the goals and policies of this element, the City should support a partnership of representatives from residential, neighborhood, business, government, education and faith based organizations. The partnership's role should be one of advocate on behalf of economic development activities. The partnership should focus on community education around the linkage between a strong economy and needed City services, and improving communication between residential and business organizations to resolve potential conflicts between business and other community interests.~~

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Policy ED-6.23 Work with businesses, schools and other institutions to sustain a highly educated and skilled workforce through job training and education resources that lead to job opportunities especially the disadvantaged populations.

(Text moved from existing Policy ED-2.5-) A vital economy relies on maintaining educational and job-training programs that keep up with business trends. In the future, a factor for business success will be workers' ability to keep up with accelerating changes in the work place, especially in the areas of technology. Kirkland is fortunate to have a high-quality K – 12 public school system, a university, a community college and other community education programs. Local, State and federal educational and job training programs are available. *The City can help facilitate* Partnerships between human service programs *providers,* educational institutions and the business community to provide *affordable housing and* job training, ~~with the City's support, should continue especially for the economically disadvantaged populations.~~

~~*Goal ED-7: Recognize Kirkland's artistic, cultural, historic and recreational resources as important contributors to economic vitality.*~~

~~*Policy ED-7.1: Support businesses and organizations involved in the arts, historic preservation and civic activities.*~~

~~Businesses and organizations involved in the fine arts, cultural and performing arts, and historic preservation play an important role in diversifying Kirkland's economy, attracting visitors and businesses, and enhancing our distinctive character. Kirkland's hotels, restaurants, shops, galleries, entertainment and performing arts complement each other to create a vibrant destination for both visitors and residents, producing economic returns to the community. Kirkland is one of the older communities on the Eastside and contains buildings and places of historical significance. An assessment of the economic benefits of Kirkland's art, cultural, historic and recreational resources should be undertaken.~~

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City of Kirkland

Comprehensive Plan Update

VIII. ECONOMIC DEVELOPMENT

A. INTRODUCTION

A healthy economy plays an important role in ensuring Kirkland remains a vibrant, sustainable, and connected community for living and working. The purpose of the Economic Development Element is to establish the goals and policies for economic growth and vitality that will enhance the City's character and quality of life.

This element describes Kirkland's economic role locally and within the context of East King County and the Central Puget Sound regional economy. This element discusses the importance of business retention and recruitment, the types of businesses and jobs to be encouraged to address future economic needs of the community and priorities while accommodating employment growth targets for the year 2035.

B. ECONOMIC CONCEPT

Economic development may be defined as public and private initiatives that promote job creation and business retention and recruitment, increase goods and services to residents and businesses, and provide job training programs, all of which contribute to a strong, sustainable, and resilient economy.

The following goals and policies provide the framework for the Kirkland economy for businesses, people, and for creating vibrant places. The mission is to provide a business climate that maintains a healthy economy for jobs and businesses without sacrificing the qualities that make Kirkland a desirable place to live.

The overarching economic strategy for Kirkland strives to provide:

- **A sustainable and resilient economy**
- **A diverse tax base**
- **Access to job opportunities**
- **Goods and services for the community**

To accomplish this, the Economic Development Element:

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- Encourages economic growth while maintaining attractive residential neighborhoods and a sustainable natural and built environment.
- Promotes a growing and diverse economy that has a variety of business sectors, living wage jobs, exports goods and services and encourages small, start up, locally owned companies.
- Promotes a positive business climate so businesses will grow and enhance Kirkland's role in the Eastside and Puget Sound regional economy.
- Supports economic growth focused in the Totem Lake Urban Center, Downtown, and other commercial areas.

EXISTING CONDITIONS

Kirkland was founded by Peter Kirk, an entrepreneur who envisioned Kirkland as the "Pittsburgh of the West." Instead, Kirkland commerce evolved from a ship building center in the 1940s to a suburb of Seattle starting in the 1960s. Kirkland continues to transform into a self-contained community with a broad range of jobs and diverse businesses integrated in mixed use commercial centers. A major annexation of the Finn Hill, Juanita and Kingsgate neighborhoods occurred in 2011 making Kirkland the thirteenth largest city in Washington. Today, Kirkland contains a balance of jobs and housing and is interrelated to other Eastside cities and the Puget Sound region.

As of 2012 Kirkland contained over 37,000 housing units and 38,000 jobs. The median household income in 2013 was \$87,005, compared to \$70,567 throughout King County¹. In 2013 approximately 18% of Kirkland residents lived and worked in the City.

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In 2014 there were 4,889 licensed Kirkland businesses with the majority in the small to medium size range (50 or fewer employees). Figure ED-1 below shows the number of businesses in each category.

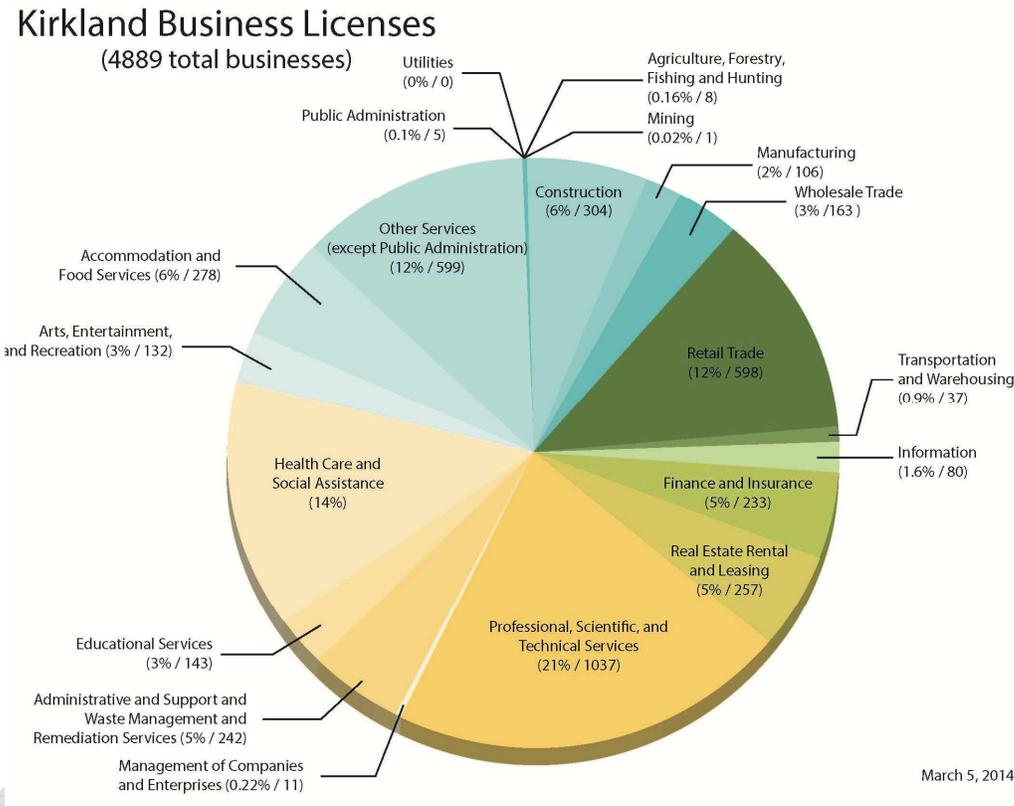


Figure ED-1 Types of Business in Kirkland

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(Source: Business License Division)

Employer	Employees
Evergreen Healthcare	3,762
Google, Inc.	658
City of Kirkland	575
Kenworth Truck Company	410
Astronics Advanced Elewctronics Systems	388
Costco Wholesale	316
Evergreen Pharmaceutical LLC	269
iSoftStone, Inc.	265
IBM Corporation	256
Waste Management of Washington, Inc.	250
WB Games, Inc.	236
Wave Broadband	233
ATG Stores	233
Fairfax Hospital	231
Fred Meyer #391	208
Lake Washington Institute of Technology	200
Lake Vue Gardens Convalescent Center	200
Cobalt Mortgage, Inc.	175
Demand Media, Inc.	170
Microsoft Corporation	168
Woodmark Hotel on Lake Washington	143
Toyota of Kirkland	142
Market Leader, Inc.	141
Nintendo of America, Inc.	125
Casino Caribbean, LLC	124
Ford and Hyundai of Kirkland	120
Western Pneumatic Tube, LLC	120
Lee Johnson Chevrolet, Inc.	119
The Heathman Hotel	119
EED, a DTI Company	119
Honda of Kirkland	119
Medrad, Inc.	116
Smartek21, LLC	109
Inrix, Inc.	106
Greenpoint Technologies, Inc.	103
Safeway #2734	101

Kirkland's largest employers represent a broad range of business types including health care, government, groceries, housewares, high technology and emerging aerospace related sectors. (Source: City of Kirkland business Licenses Division.) Figure ED-2 shows a list of the largest employers in Kirkland based on self-reporting number of employees. Figure ED-2 Kirkland's Largest Employers as of 2013 (Source: Business License Division)

Kirkland is a desirable place to do business and is well situated to support businesses. Kirkland is accessible from freeways, water and, the Cross Kirkland Corridor and is close to major markets, high technology and health care industry clusters. The cost of doing business is competitive with other Seattle area cities. A range of housing types and established neighborhoods exist in addition to quality schools, parks and health care facilities. Our beautiful waterfront setting and strong community support for recreation, cultural, arts and entertainment activities contribute to a positive business and tourism environment.

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Google offices in Kirkland

While the City of Kirkland can work to attract and retain residents and businesses through policies that promote economic development and a high quality of life, many economic trends are beyond the City's control. Regional and national trends show an increase in service, high-technology, communication, and information technology industries, with continued decline in traditional light industrial companies. Kirkland is consistent with this trend by experiencing growth in the information technology, aerospace and healthcare sectors. In light industrial areas buildings are being renovated for professional offices, high technology, manufacturing, recreation and sports related businesses.

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FUTURE TARGETS, TRENDS AND CAPACITY

King County Countywide Planning Policies assign jurisdictions housing and growth targets for the year 2031. Adjusting for the year 2035, Kirkland is targeted for an additional 22,435 jobs for a total employment of 61,147. Kirkland has the future land capacity to meet housing and employment targets.

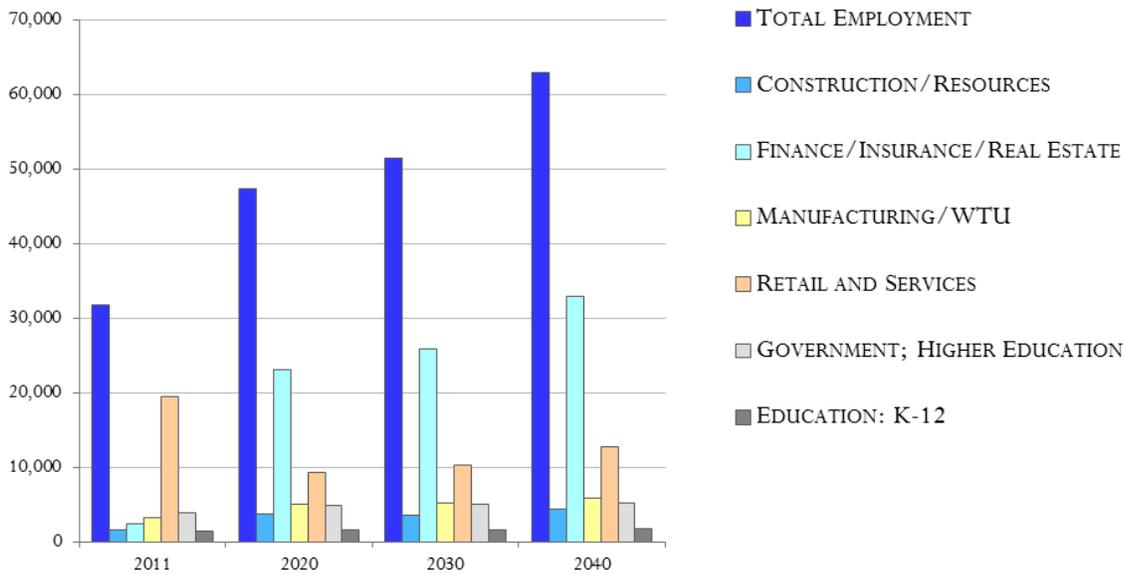


Figure ED-3: Kirkland Employment Forecasts by Sector

Source (2011): PSRC

RELATIONSHIP TO OTHER ELEMENTS

Other elements of the Comprehensive Plan contribute related goals and policies necessary for a vital local economy. The Land Use Element sets forth the development pattern for the City’s commercial areas and where growth should occur. The Housing Element policies promote a sufficient range of housing options, including increasing the amount of “affordable housing” to support a diverse employment base. The Transportation Element supports an efficient multimodal transportation system that enables the mobility of people, goods, services, customers and employees to access Kirkland businesses. The Capital Facilities and Utilities Elements ensure that adequate public infrastructure and facilities such as public utilities, telecommunications, and roads are available to support the economic viability of businesses and private development.

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C. ECONOMIC DEVELOPMENT GOALS AND POLICIES

A healthy economy is an integral part of Kirkland's high quality of life and an important community value. Kirkland's economy allows residents access to job opportunities, goods and services, and provides revenue sources that help to ensure needed public services. This section describes the goals and policies that will implement Kirkland's economic strategy. Balancing economic development with other community values is an overarching philosophy that should be taken into consideration as the following goals and policies are implemented.

Economic Development Goals:

Goal ED-1: Promote a strong and diverse economy that provides a sustainable tax base and jobs.

Goal ED-2: Promote a positive business climate.

Goal ED-3: Strengthen commercial areas to provide local goods, services, and vibrant community gathering places to live, work, shop and play.

Goal ED-4: Provide infrastructure and public facilities to support economic activity and growth.

Goal ED-5: Foster socially and environmentally responsible businesses.

Goal ED-6: Foster collaborative partnerships among community and regional organizations to achieve Kirkland's desired economic goals.

Goal ED-1: Promote a strong and diverse economy that provides a sustainable tax base and jobs.

Policy ED-1.1: Support activities that retain and expand existing businesses. Target recruitment activities toward new businesses that provide living wage jobs.

Existing businesses are the foundation of the Kirkland economy and are encouraged to thrive and expand. Businesses contribute to a stable tax base and are integral to the community as many business owners and employees are Kirkland residents. Attracting new businesses can help diversify the local economy and strengthen

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existing businesses. Recruitment efforts should focus on businesses that provide higher paying jobs and draw customers from outside the community to purchase goods and services in Kirkland.



Juanita Village

Policy ED-1.2: Encourage a broad range of businesses that provide goods and services to the community.

A healthy mix of businesses that provide goods and services for the everyday needs of Kirkland residents and businesses is important for a diverse economy. Businesses that bring customers from outside the City to purchase goods and services provide a net importation of sales tax and reduce sales leakage to other jurisdictions. In Kirkland, businesses in retail sales, service, automobile sales and service, health care, tourism, entertainment, recreation, and wholesale distribution and manufacturing serve this purpose.

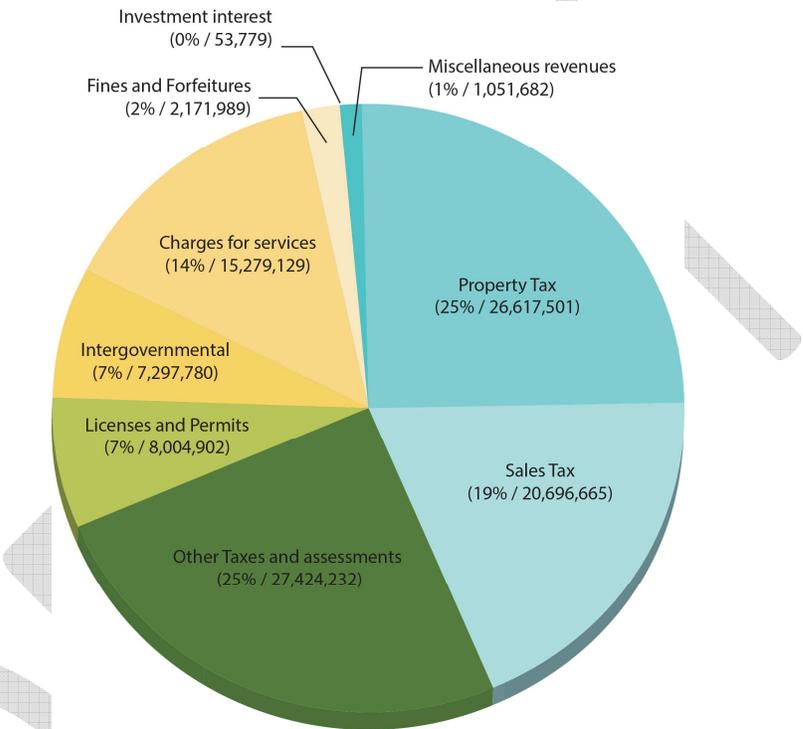
Policy ED-1.3: Strengthen Kirkland's tax base to maintain long term fiscal sustainability.

Business plays an important role in the City's tax base by generating sales, property tax and fees. Taxes are a general purpose revenue source that are used to support basic government services such as public safety, transportation improvements and parks maintenance. Figure ED-4 shows the distribution of revenue sources to city government. A large amount of sales tax is generated from automobile sales and service. The amount of revenue generated by sales tax fluctuates from year to year due to changes in the economy, buying habits of consumers, the level of construction activity in the City and regional growth outside of the City.

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Figure ED-4 distribution of City Government revenue sources as of 2013



Source: City of Kirkland Finance and Administration 2013

It is in the community’s interest to encourage businesses that contribute to the City’s revenue base in order to help provide the needed public services to the community. Fluctuations in the retail sector can have significant impact to the City’s primary revenue source and thus City services. Steps should be taken to provide economic balance by maintaining a diversity of retail and other businesses that generate sales tax.

Figure ED-5 below shows how in 2013, the commercial and mixed use areas contributed to sales tax revenue. Totem Lake provided the largest percentage of retail sales tax to the City’s total sales tax receipts followed by the Rose Hill Business District, Downtown and other commercial areas.

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Sales Tax Revenue by Commercial District

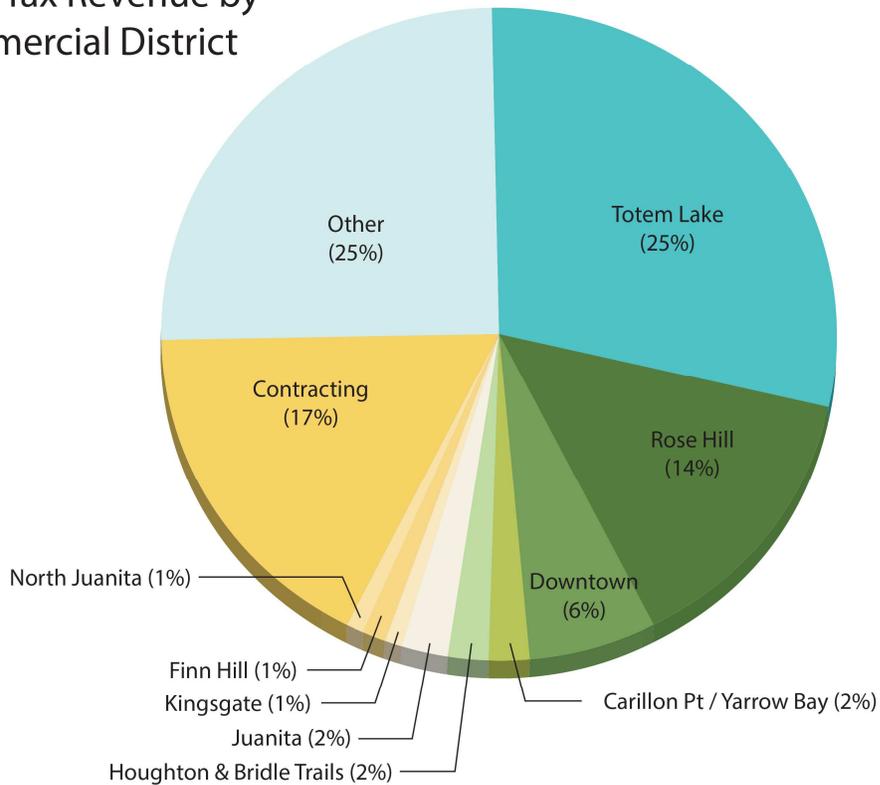


Figure ED-5: Sales Tax Revenue by Commercial District

Source: City of Kirkland Finance Department

Policy ED-1.4: *Encourage clusters of complementary businesses that bring revenue and jobs into the community and export goods and services.*

Industry clusters are geographic concentrations of mutually supportive businesses. They can export goods and services, drive job creation, and import revenue into a city or region. Businesses can foster a competitive economic advantage by locating near each other to draw consumers, to be near the wholesale distributor or to attract employees with specialized skills or experience. In Downtown Kirkland, restaurants, galleries, shops, hotels and performing arts organizations work together to promote the area as a destination. Kirkland is benefiting from the region’s industry clusters with growth in aerospace, business services to high technology and information technology companies, healthcare companies and automobiles sales. These businesses provide new employment opportunities and high wage rates important to strengthening the economy. Economic development efforts should strive to develop new business clusters and identify ways to strengthen existing clusters, both locally and within the region.

Policy ED-1.5: *Strive to maintain a balance of jobs and housing to enable residents to live near work.*

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Job growth should be accompanied by growth in housing opportunities for workers filling those new jobs. When a significant percentage of the population can both work and live in Kirkland, economic vitality, quality of life and civic involvement are enhanced and transportation problems are mitigated. Kirkland's ratio of jobs to housing is fairly balanced. As growth occurs, Kirkland should strive to maintain this balance. As discussed in the Housing Element and the Affordable Housing Strategy, Kirkland should also seek to encourage a variety of housing types including housing that is affordable to a range of income levels.

Policy ED-1.6: Promote Kirkland as a visitor, cultural, and entertainment destination.

Tourism is another economic development tool to help diversify the economy. Visitors from outside the community spend money in local shops and restaurants, stay in hotels, and attend performing arts events. Tourism also creates jobs. Tourism promotion benefits residents by providing increased amenities, community events and shopping opportunities.

Kirkland's tourism marketing focus is on promoting Kirkland as a waterfront community with cultural arts, culinary, shopping, and recreation opportunities. The targeted audiences for tourism promotion are regional, national, international and business travelers. Kirkland is a unique destination on the Eastside and region because of its beautiful lakeside location, pedestrian-oriented Downtown, art galleries, restaurants, performing arts facilities, locally owned retail shops, farmers markets, and historical buildings. Our parks, recreation facilities and open space also offer tourism opportunities.

Policy ED-1.7: Encourage home-based businesses that are compatible with neighborhood character.

Home-based businesses continue to be a key component of the local economy as telecommunication infrastructure and the internet have increased opportunities to allow for integration of home and work. Many of Kirkland's small businesses began as home-based businesses and now are a source for new jobs. Forty percent of the business licenses in Kirkland are home based businesses with the largest portion (33%) in professional, scientific and technical services. Home-based businesses also can reduce commuter traffic and increase security for neighborhoods while other residents are away at work.

Development standards should be maintained to minimize impacts of home-based businesses on residential neighborhoods by limiting them to activities that are complementary to residential areas. Some businesses by their nature are not compatible with residential neighborhoods and, therefore, should be located in commercial or industrial areas.

Policy ED-1.8: Support locally developed enterprises by encouraging small startup businesses.

Small, startup businesses should be nurtured to promote locally owned businesses and job growth.

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Goal ED-2: Promote a positive business climate.

Policy ED-2.1: Create and maintain a competitive tax environment.

A business climate that combines a fair and competitive tax environment contributes to business success. Kirkland has favorable tax rates and user fees compared with other cities in the region. The City should proactively work with businesses and neighborhoods to improve the business climate in our community for everyone's benefit.

Policy ED-2.2: Foster a culture of creativity, entrepreneurship and innovation.

A business climate that supports entrepreneurial, creative and innovative business practices helps promote job creation. Kirkland is strong in arts, culture, and amenities for both residents and visitors to enjoy. Kirkland attracts living wage employers, strives to provide the highest quality technology infrastructure, and supports emerging trends in industry sectors such as start-up companies from nearby technology and aerospace companies, green practices, staggered work times and use of shared business facilities.

Policy ED-2.3: Make land use decisions that take into consideration the effects on businesses and the economic benefit to the community.

Kirkland is committed to providing excellent customer service to all sectors of the community. Business customer service needs are distinct from those of other customers and can be a factor in whether or not a business chooses to stay or locate in Kirkland. The City should continue to assess customer service and provide open communication to ensure business needs are being met. When considering commercial land use decisions, City decision makers should carefully evaluate the short- and long-term economic benefits to the community in addition to social, environmental and aesthetic concerns. Economic factors to consider may include such things as the number and type of new jobs created, the types of goods or services provided, and fiscal benefits that businesses will contribute to the community.

Policy ED-2.4: Provide a regulatory environment that is predictable, fair, responsive and timely.

The City should remove unnecessary barriers to economic development and provide a regulatory environment that allows for flexibility without sacrificing community standards. Businesses are encouraged to work with the City and neighborhood organizations to identify and make recommendations for changes to regulations and improvements to permit processes. The City should periodically review its regulations and, where appropriate, modify those which unreasonably restrict opportunities for economic development. . Having clear and fast permit processes in government also contributes to a positive business climate. Improvements to permit processes should be continually made so that permits are handled in a reasonable, responsive and timely manner.

Policy ED-2.5: Support tools that encourage economic development.

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Providing economic development incentives or tools are a way to attract and retain quality businesses or create new jobs may be necessary to create a positive business environment. Washington State statutes limit the types of incentives that cities may use to attract or retain private business.

Types of economic development tools that could be explored are:

- Public/private development agreements
- Recruitment strategies that will result in new jobs
- Tax or fee deferrals, credits, or waivers
- County-sponsored industrial revenue bonds
- Participating in County, State or federally sponsored low interest loans or grants
- Installing infrastructure improvements
- Use of special taxing districts
- Expediting permitting and regulatory incentives
- Participation in regional Transfer of Development Rights or Landscape Conservation and Local Infrastructure programs
- Legislative support for a form of tax increment and other economic development tools

Goal ED-3: Strengthen commercial areas to provide local goods, services, and vibrant community gathering places to live, work, shop and play.

Policy ED-3.1: Encourage businesses to develop and operate in a manner that enhances the character of the community, minimizes impacts on surrounding development, and respects the natural environment.

As members of the community, businesses should be stewards of the environment as well as good neighbors to adjacent less intensive uses. In some instances, economic activities may create impacts on surrounding development because of the way the business functions or building location and site design. These adverse visual or other impacts created by economic activities should be minimized through development standards that maintain the character of adjacent development. Development standards should ensure that outdoor storage areas, parking lots, and structures are adequately buffered with landscaping or some other appropriate means, and that on-site debris and waste are removed. Landscaping, both within and around the edges of development, can serve to provide visual screening and separation, as well as help to decrease surface runoff. Additional standards may include noise limitations, appropriate setbacks, open space requirements and building design guidelines. Even with efforts taken by businesses to reduce impacts, residential uses located along commercial area boundary edges may continue to experience some level of unavoidable impact.

Policy ED-3.2: Encourage infill and redevelopment of commercial and industrial areas.

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Kirkland's commercial and industrial areas have the potential for increasing economic activity by infilling underutilized land or redeveloping without expanding district boundaries. Commercial areas are encouraged to be intensified where it will result in superior redevelopment. To maintain the land use capacity to support the local economy, it will be necessary to encourage full utilization of planned development potential within employment centers while monitoring commercial development activity, and maintaining efficient infrastructure systems.

Businesses with attractive site and building design, landscaping, and signs that blend in with the context of the neighborhood or commercial area help contribute to the economic success of the commercial area. Gateway or unique signage, attractive public spaces, decorative pedestrian lighting and other urban design improvements help promote economic development by creating an inviting environment. Specific design standards tailored to the characteristics and natural features of each neighborhood are encouraged. Public and private sector investment and commercial development that adheres to development standards will ensure that Kirkland's positive civic image and character will be maintained.



Downtown Kirkland

Policy ED-3.3: Support businesses and organizations involved in the arts, cultural programs, historic preservation and civic activities.

Businesses and organizations involved in the fine arts, cultural and performing arts, and historic preservation play an important role in diversifying Kirkland's economy, attracting visitors and businesses, and enhancing our distinctive character. Kirkland's hotels, restaurants, shops, galleries, entertainment and performing arts complement each other to create a vibrant destination for both visitors and residents, producing economic returns

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to the community. Kirkland is one of the older communities on the Eastside and contains buildings and places of historical significance.

Policy ED-3.4: Support businesses that encourage the health and well-being of all people by providing convenient access to healthy and locally grown food.

Providing access to fresh, locally grown food encourages healthy living and self-sufficiency. Businesses that produce, process or wholesale locally grown food or products, farmers markets and community food gardens are encouraged.

Policy ED-3.5: Industrial Policy- Hold for a policy related to industrial areas pending the guidance from the Heartland Industrial Lands Study

Kirkland's industrial areas are in flux transitioning from traditional light industrial uses such as manufacturing, production and assembly and auto oriented service and repair uses to high technology, office and recreational facilities. As specified in the Land Use Element and neighborhood plans the light industrial areas should allow for a variety of light industrial- manufacturing and commercial uses based on market demands.

Goal ED-4: Provide the infrastructure and public facilities to support economic activity and growth.

Policy ED-4.1: Encourage construction and maintenance of infrastructure systems for utilities, transportation and telecommunication that optimize service delivery to the business community.

Providing superior utilities, transportation and telecommunications networks to the community supports business growth and helps give Kirkland a competitive advantage to attract and maintain jobs. Emphasis should be on providing infrastructure in higher density mixed-use employment and housing centers such as in the Totem Lake, Downtown, and other commercial areas. The City should explore and encourage innovative and entrepreneurial efforts to provide technology infrastructure and communication services by forming public/private partnerships to facilitate or leverage funds for infrastructure improvements that will increase economic opportunities.

Policy ED-4.2: Create strong multimodal circulation linkages to and within commercial areas.

Improving circulation within commercial areas and connecting neighborhoods to commercial areas, with both motorized and non-motorized options, make it easier for customers to access businesses. In some cases, this may require new street or sidewalk connections to break up large blocks or improve circulation. Pedestrian and bicycle improvements should be encouraged to provide alternatives to driving. Standards should be in place to minimize the impacts generated by economic activities on pedestrian, bike and vehicular traffic. For example, the location and number of access points should be controlled, and, where necessary, on or off-site improvements should be made to ensure the safe passage of pedestrians, bikes and vehicles.

REVISED ECONOMIC DEVELOPMENT ELEMENT: STRIKEOUTS/UNDERLINES

VIII. ECONOMIC DEVELOPMENT

Policy ED-4.3: Support regional infrastructure initiatives that enhance economic development opportunities.

Kirkland participates in regional partnerships to install transportation, utility and telecommunications infrastructure. Partnering keeps Kirkland competitive with other cities and preserves financial resources for other infrastructure improvements. Partnerships should continue between the City and other public/private organizations to support regional infrastructure.

Policy ED-4.4: Develop the Cross Kirkland Corridor to attract businesses and housing and provide a multimodal transportation facility connecting businesses and employees with local and regional employment centers.

Portions of the abandoned Burlington Northern Railroad Right of Way within the City of Kirkland have been converted to the Cross Kirkland Corridor, a multimodal transportation conduit for bicycles, pedestrians and in the future transit. With more than 60 businesses and over 10,000 employees bordering the corridor, full development of the Cross Kirkland Corridor will be a catalyst for new businesses, jobs and housing.

Goal ED-5: Foster socially and environmentally responsible businesses.

Policy ED-5.1: Encourage businesses that provide products and services that support resource conservation and environmental stewardship.

Local, green businesses involved in providing renewable energy, remediation, clean technology, green building, products or services or healthy lifestyles should be nurtured.

Policy ED-5.2: Promote environmental responsible practices in business development and operations.

Businesses that integrate environmental practices into their business model show consumers and employees they care about the type of jobs created, products made, use of resources and impact of their actions. Encouraging construction and business operations to use sustainable development practices such as low impact development, green building, energy conservation, and waste reduction results in reducing the City's ecological footprint, increases green space, and promotes healthy living and a more attractive Kirkland. Businesses that use green practices can reduce operational expenses, be more competitive or may utilize tax credits. The City should continue its green business, green building and recycling programs to support a network of local green businesses, green jobs and best green business practices.

Policy ED-5.3: Promote socially responsible practices in the private, public, and non-profit sectors.

REVISED ECONOMIC DEVELOPMENT ELEMENT: STRIKEOUTS/UNDERLINES

VIII. ECONOMIC DEVELOPMENT

All sectors of the community are encouraged to give back to the community by conducting and supporting community service projects or organizations to help the disadvantaged in need. Such practices may include promoting human rights, fair labor standards, environmental protection and participating in civic initiatives. Businesses can partner with non-profit and human service organizations, philanthropic foundations or other organizations to implement this policy.

Policy ED-5.4: Help facilitate the environmental remediation of contaminated sites.

Kirkland has a few sites remaining classified as contaminated from past business practices such as gas stations, drycleaners or chemical production. Cost and time to clean up a site can deter redevelopment. The City can work with the property owner and overseeing government agencies to ensure that the sites are cleaned up before redevelopment.

Goal ED-6: Foster collaborative partnerships among community groups and regional organizations to create a prosperous Kirkland economy.

Policy ED-6.1: Partner with businesses and community organizations to create a prosperous Kirkland economy.

The City should actively work together with business and community organizations such as the Greater Kirkland Chamber of Commerce, Economic Development Council of Seattle and King County to implement business retention, recruitment, tourism promotion and other strategies. Each of these groups plays a role in promoting Kirkland as a place to do business. As representatives on various task forces, they can provide a business perspective and assist in policy development. Formation of business associations or community working groups within each commercial area is encouraged to help develop and implement neighborhood plans, urban design projects, economic development strategies and promotional programs.

Policy ED-6.2 Work with businesses, schools and other institutions to sustain a highly educated and skilled workforce through job training and education resources that lead to job opportunities especially the disadvantaged populations.

A vital economy relies on maintaining educational and job-training programs that keep up with business trends. In the future, a factor for business success will be workers' ability to keep up with accelerating changes in the work place, especially in the areas of technology. Kirkland is fortunate to have a high-quality K – 12 public school system, a university, a community college and other community education programs. Local, State and federal educational and job training programs are available. The City can help facilitate partnerships between human service providers, educational institutions and the business community to provide affordable housing and job training, especially for economically disadvantaged populations.

REVISED ECONOMIC DEVELOPMENT ELEMENT: STRIKEOUTS/UNDERLINES

VIII. ECONOMIC DEVELOPMENT

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COMPREHENSIVE PLAN UPDATE

COMPLETE SCHEDULE FOR SEPT 2014- OCT 2015

01/09/15

(Schedule Subject to Change)

PC = Planning Commission, HCC = Houghton Community Council, CC= City Council

MEETING DATES FOR GROUPS	TOPIC	PLANNER
SEPT 9 – SRH/BT	South Rose Hill/Bridle Trails Plans with Assoc.	Coogan
OCT 14 – SRH/BT	South Rose Hill/Bridle Trails Plans with Board	Coogan
NOV 10 – Juanita	North Juanita Plan with Association	Coogan/T. Swan
NOV 17 – NRH	North Rose Hill Plan with Association	Lieberman-Brill
NOV 17 – MB	Moss Bay Plan with Association	McMahan
NOV 19 Highlands	Highlands Plan with Association	Lieberman-Brill
DEC 8 – MB	Moss Bay Plan with Board	McMahan
DEC 11 - PC	Park Place study session (non-Comp Plan item)	Ruggeri
DEC 18 – PC	Retreat	Stewart/Swan
2015		
JAN 8 – PC	Environment Element Moss Bay Neighborhood Plan Waddell CAR Nelson/Cruikshank CAR	Barnes McMahan McMahan McMahan
JAN 20 – CC Briefing	Economic Development, Community Character Vision, Introduction, General Chapters	Soloff Swan
JAN 22 - Norkirk	Norkirk Plan with Board	Lieberman-Brill
JAN 22 – PC	Totem Lake Plan	Collins
	Marijuana Regulations (non-Comp Plan item)	Shields
JAN 29 – PC	Park Place public hearing (non-Comp Plan item)	Ruggeri
FEB 3 – CC Briefing	Land Use Housing	McMahan Nelson
FEB 4 Norkirk	Norkirk Plan with Assoc.	Lieberman-Brill
FEB 12 – PC	South Rose Hill/Bridle Trails Neighborhood Plan NE 85 th Street Neighborhood Plan Juanita Neighborhood Plan Newland CAR	Coogan Coogan Coogan Coogan
FEB 17 – CC Briefing	?	
FEB 26 – PC	North Rose Hill Neighborhood Plan Griffis CAR Basra CAR Walen CAR	Lieberman-Brill Lieberman-Brill Lieberman-Brill Collins
FEB – Kingsgate	Kingsgate Neighborhood Plan with Association	Swan/J. Coogan
MARCH	Draft EIS Issued (60 day comment period)	
MARCH 3 - CC Briefing	Joint meeting with the Planning Commission (non-Comp Plan item)	Stewart
	Public Services & Utilities Elements	L-Brill
MARCH 12 – PC Start at 6pm	MRM CAR Totem Lake Plan Evergreen Healthcare CAR Morris CAR Rairdon CAR Totem Com. Center CAR Astronics CAR	Ruggeri Collins Collins Collins Collins Collins Collins
MARCH 17 – CC Briefing	Neighborhood Plans and Citizen Amendment Requests	
MARCH 24 – Everest	Everest Plan with Neighborhood Association	Ruggeri
MARCH 23 - HCC	Environment Element, Parks, Introduction, rest of Vision Chapter Bridle Trails Neighborhood Plan Update (portion)	Barnes Swan Coogan
MARCH 26 – PC Start at 6pm	Norkirk Neighborhood Plan Norkirk 6 CARs Norkirk Industrial boundaries/use Highlands Neighborhood Plan	Lieberman-Brill Lieberman-Brill McMahan Lieberman-Brill
April 7 – CC Briefing	Environment Element Neighborhood Plans and Citizen Amendment Requests	Barnes
APRIL 9 – PC	Everest Neighborhood Plan New Kingsgate Neigh Plan Transportation Element (cont.) Human Services Element Implementation Strategies Appendices (Definitions)	Ruggeri Coogan/T. Swan Swan/ D. Godfrey Swan Swan/All Swan/All

April 21 – CC Briefing	Human Services, Implementation Strategies and Definitions Neighborhood Plans and Citizen Amendment Requests	Swan
APRIL 23 – PC	Totem Lake Plan Norkirk CARs follow-up if needed Parks Element (cont.) Capital Facilities Element	Collins Lieberman-Brill Swan/M. Cogle Swan
APR 27 – HCC	Parks (final), Transportation (final), Human Services and Capital Facilities Elements Implementation Strategies and Definitions	Swan, Cogle/Godfrey Swan Swan/All
MAY 5 – CC Briefing	Parks and Transportation Elements Neighborhood Plans and Citizen Amendment Requests	Swan, Cogle/Godfrey
MAY 14 – PC	Carry over items/wrap up of plan	
MAY 19 – CC Briefing	Totem Lake Neighborhood Plan Everest Neighborhood Plan	Collins Ruggeri
MAY 28 – PC	Hold if needed for Comp Plan	
JUNE	Public Open House	All
JUNE 2 – CC Briefing	?	Swan All
JUNE 11 – PC	Hearing on CARs and Neighborhood Plans (and Draft EIS)	All
JUNE 16 - CC	Capital Facilities Element (depends on draft CIP)	Swan
JUNE 25 – PCC/HCC	Joint Hearing on Element Chapters (but not Capital Facilities Plan) & portion of Bridle Trails Neighborhood Plan (and Draft EIS) HCC Final Recommendation to PC & City Council, except on Capital Facilities Plan. Continuation of CAR hearing if needed. PC begins deliberation.	All
JULY 9 – PC	Deliberation and recommendation to CC, except Capital Facilities Plan	All
JULY 23 – PC/HCC	Joint hearing on Capital Facilities Plan Continuation on deliberation and final recommend If needed	All
AUG 13 - PC		
SEPT	Final EIS issued	
SEPT 15/OCT 6 -CC	Study session	All
OCT 20/NOV 3 - CC	Final adoption	All
Planning Commission meetings are held at Kirkland City Hall. Meetings usually start at 7pm, but some meetings may start earlier due to number of items on the agenda. See Planning Commission web page for agendas and staff memos at end of day Friday before meeting.	<p><u>Staff Contact information:</u></p> <p>Dorian Collins, Senior Planner dcollins@kirklandwa.gov 425-587-3249.</p> <p>Janice Coogan, Senior Planner jcoogan@kirklandwa.gov 425-587-3257</p> <p>Joan Lieberman-Brill, Senior Planner jlieberman-brill@kirklandwa.gov 425-587-3254</p> <p>Jeremy McMahan, Planning Supervisor jmcmahan@kirklandwa.gov 425-587-3229</p> <p>Angela Ruggeri, Senior Planner aruggeri@kirklandwa.gov 425-587-3256</p> <p>Eric Shields, Planning Director eshields@kirklandwa.gov 425-587-3226</p> <p>Teresa Swan, Senior Planner tswan@kirklandwa.gov, 425-587-3258</p>	<p>➤ Finn Hill Plan to be prepared in 2015.</p> <p>Lakeview (JC), Houghton (AR), Market (JC) Plans are recent plans and may not need to be revised except for maps. Staff is working with the neighborhoods to determine if updates are needed.</p>