

## 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



*North Rose Hill steel mill 1890, Source: Kirkland Heritage Society*

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



*Harry Langdon in Juanita with logging truck about 1920, Source: Kirkland Heritage Society*

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.

Along with Seattle and the Puget Sound region, 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



Ferry in Juanita about 1890, Source: Kirkland Heritage Society

dealers, acquired many of the vacant tracts that had been platted in the 1890s. They created new subdivisions and aggressively promoted the Kirkland. Ferry service running between Seattle and Kirkland operated 18 hours a day. The population grew from 392



1914 Waterfront, Marina Park in middle, before Lake Washington Ship Canal. Source: Kirkland Heritage Society

people at incorporation in 1905 to 532 by 1910 and to 1,354 by 1920. Logging and farming remained the primary occupations in Kirkland, but the town was also becoming a bedroom community for workers who commuted by ferry to Seattle.

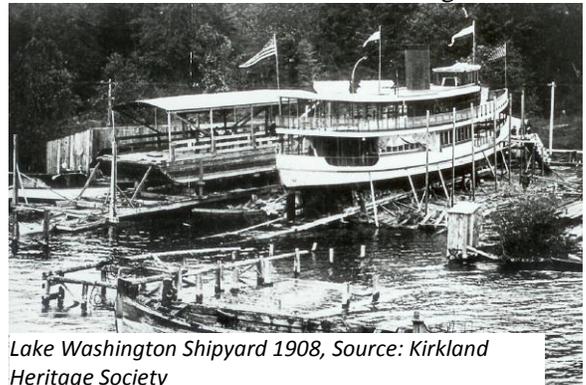
The Klondike gold rush was also a boon for Houghton. The Alaska-Yukon Exposition of 1909, held in Seattle, prompted the Anderson Steamboat Company, located at the future site of the Lake Washington Shipyards, to build several ships to ferry passengers to the Exposition.



1926 Central Business District, looking north on Lake Street, Hectors on the right, Source: Kirkland Heritage Society

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.



Lake Washington Shipyard 1908, Source: Kirkland Heritage Society

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 incorporationannexation. 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. With the 2012 Park Levy, the City took over maintenance of O.O. Denny Park while the City of Seattle still retains ownership of the park.



*Heritage Park view, 1908, Source: Kirkland Heritage Society*



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 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.~~

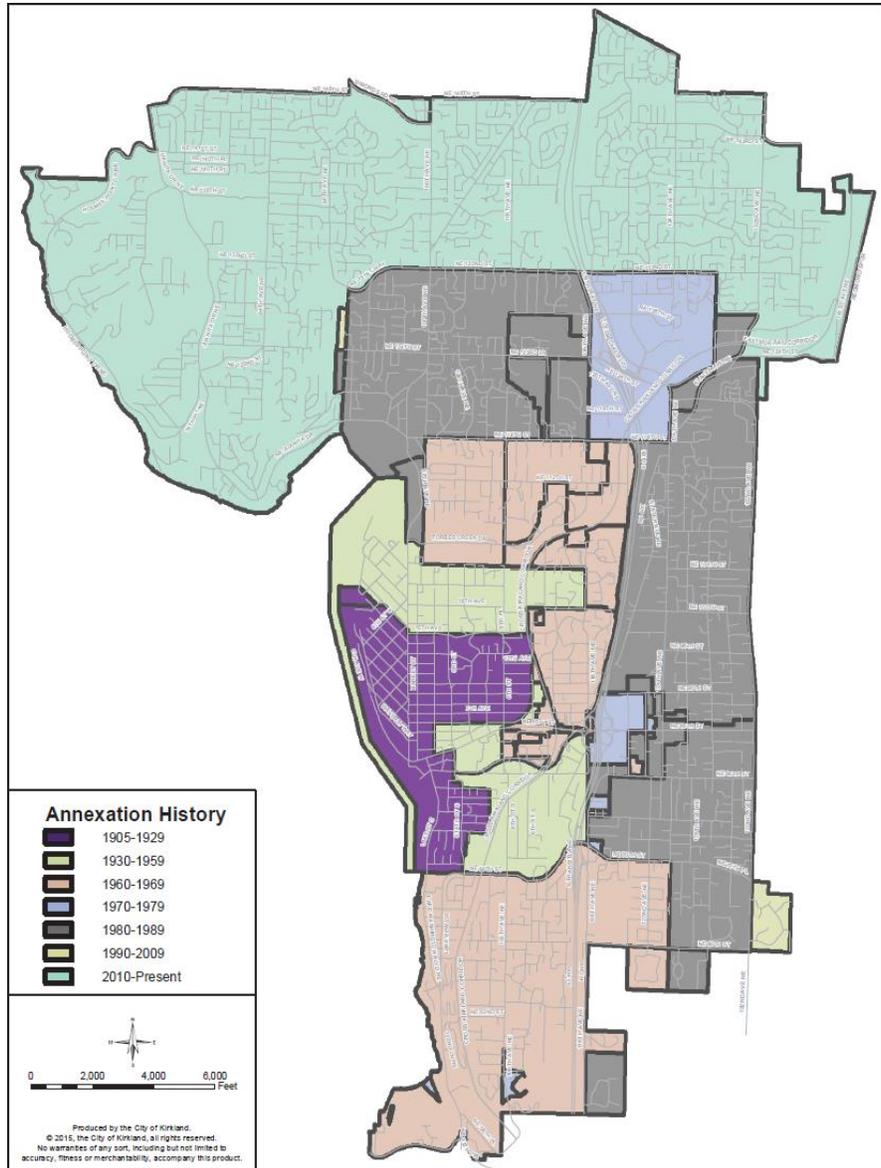


Figure I-1: City of Kirkland Historical Annexation Areas

Between ~~Since~~ 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

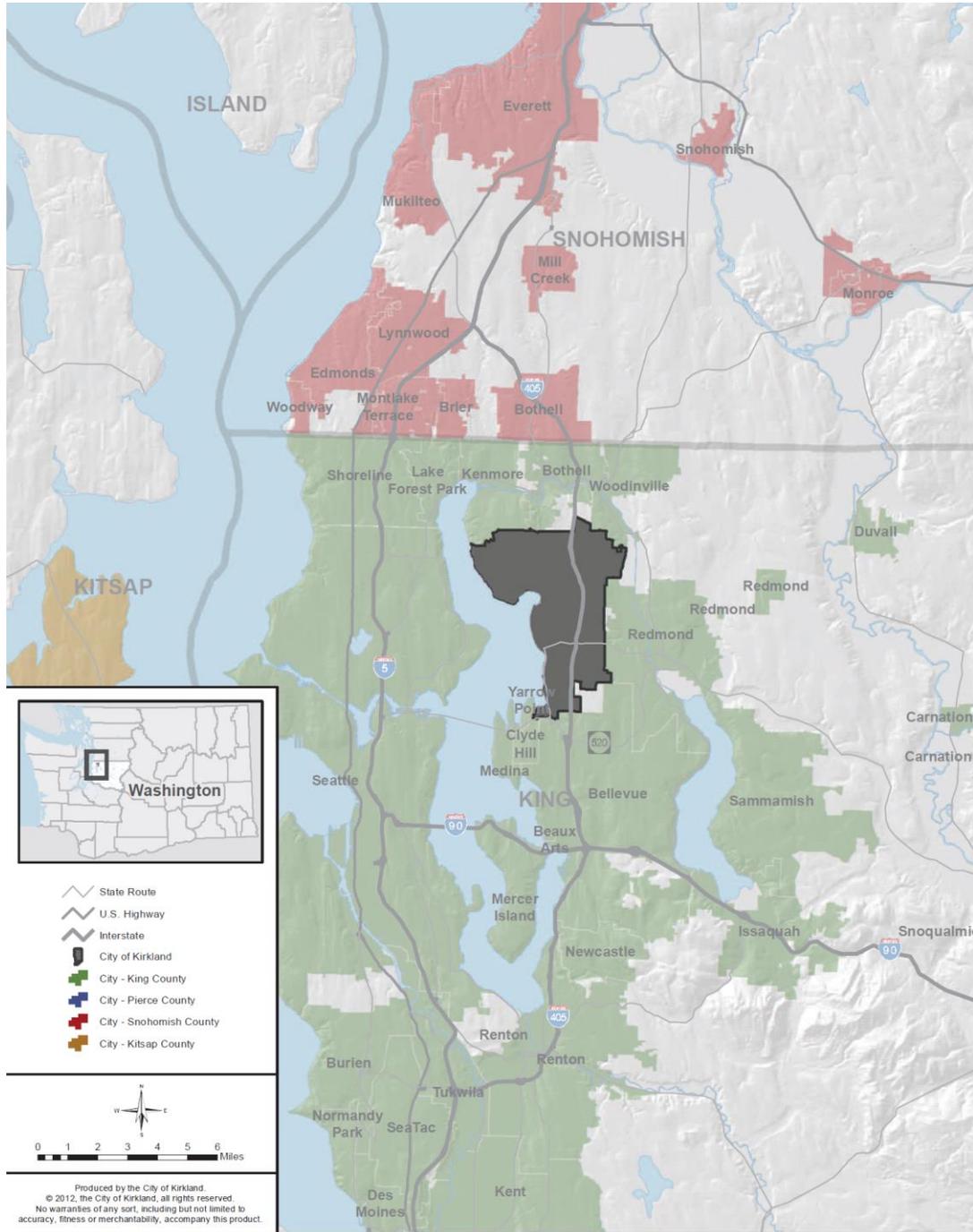
strong array of medical services. Lake Washington Technical College and Northwest University also ~~have~~ expanded, giving Kirkland a strong educational presence. Lake Washington School District remodeled or reconstructed most of its schools. The City also made major investments in capital facilities 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.*



**Figure I-2: Kirkland and Surrounding Area**

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*Community Profile*

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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; 554 permanent staff (December 2014)

#### 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)
- 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: 36,866-(2013 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)
- Residential density (range by neighborhood): Moss Bay Neighborhood at 25 units/acre followed by Totem Lake at 17 units/acre (highest); Finn Hill at 4 units/acre followed by Bridle Trails Neighborhood (equestrian area) at 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 2'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 approximately 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.

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**Table I-1: Kirkland Growth Trends**

Year	Population	Population Increase	Land Area Increase
1910	532		
<del>1920</del>	<del>1,354</del>	<del>155%</del>	<del>0%</del>
1930	1,714	27%	2%
<del>1940</del>	<del>2,048</del>	<del>19%</del>	<del>0%</del>
1950	4,713	130%	112%
<del>1960</del>	<del>6,025</del>	<del>28%</del>	<del>6%</del>
1970 <sup>1</sup>	15,070	150%	170%
<del>1980</del>	<del>18,785</del>	<del>25%</del>	<del>16%</del>
1990 <sup>2</sup>	40,052	113%	67%
2000	45,054	12%	0%
2010 <sup>3</sup>	<u>48,787</u>	<u>8.3</u>	0%
	<del>49,327</del>	<del>9.5%</del>	
<del>2012</del> <u>2014</u>	<u>50,256</u>	<u>69.3%</u>	<u>64.9%</u>
	<u>82,590</u>		

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

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

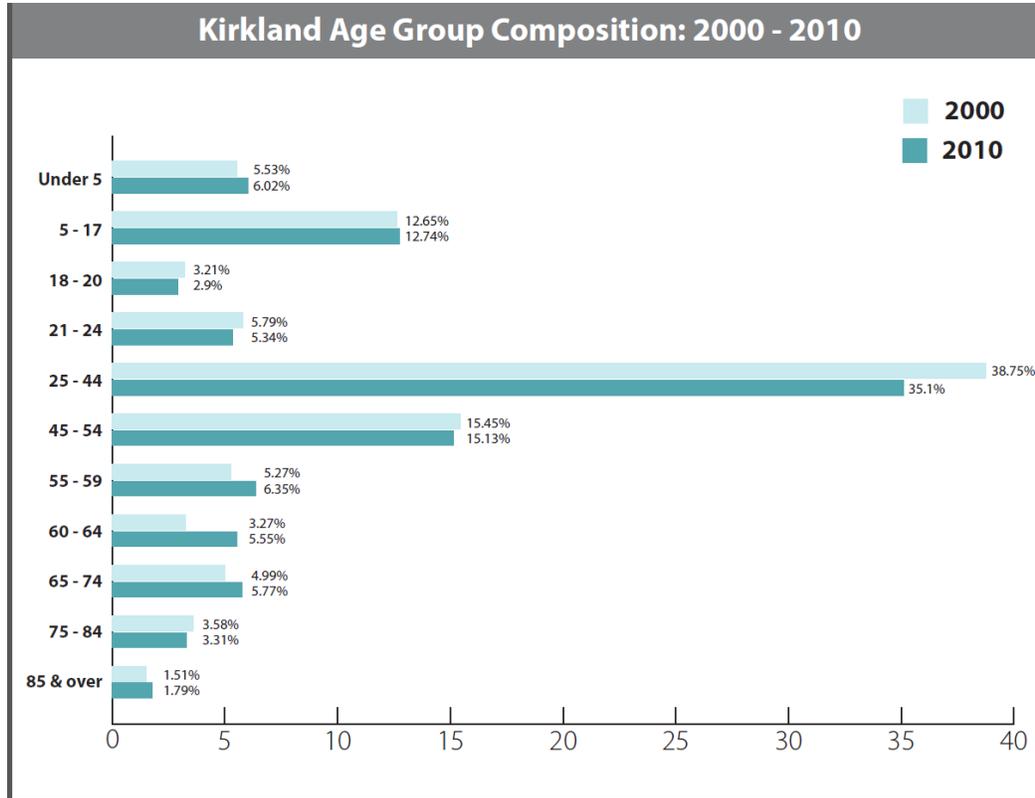
<sup>2</sup> Includes annexations of Rose Hill and Juanita in 1988. *Source: Office of Financial Management.*

<sup>3</sup> ~~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

<sup>4</sup> PSRC 2014

Kirkland’s population as continue to age over the past decade. The Kirkland’s 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 cohort in both 2000 and 2010 was the 25-44 cohort. See Figure I-3  
for Kirkland's Age Group Composition 2000-2010.



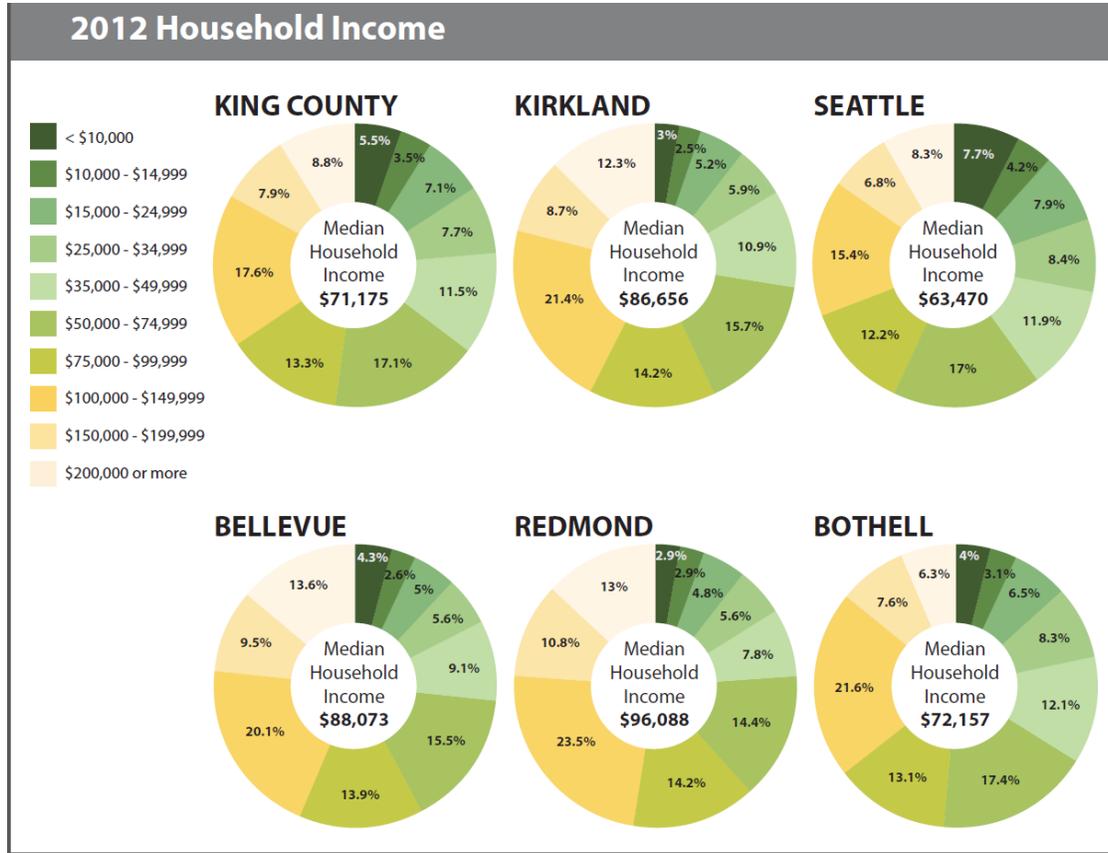
**FIGURE I-3: KIRKLAND AGE GROUP COMPOSITION**

*Source: State Office of Financial Management*

**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%~~43.5 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. This is an increase over the past 10 years as compared to 9.92%~~8.4 percent~~ for King County as a whole.





**Figure I-4: 2012 Household Income**

Source: U.S. Census Bureau

**Table I-2: ~~1999~~ 2012 Household Income**

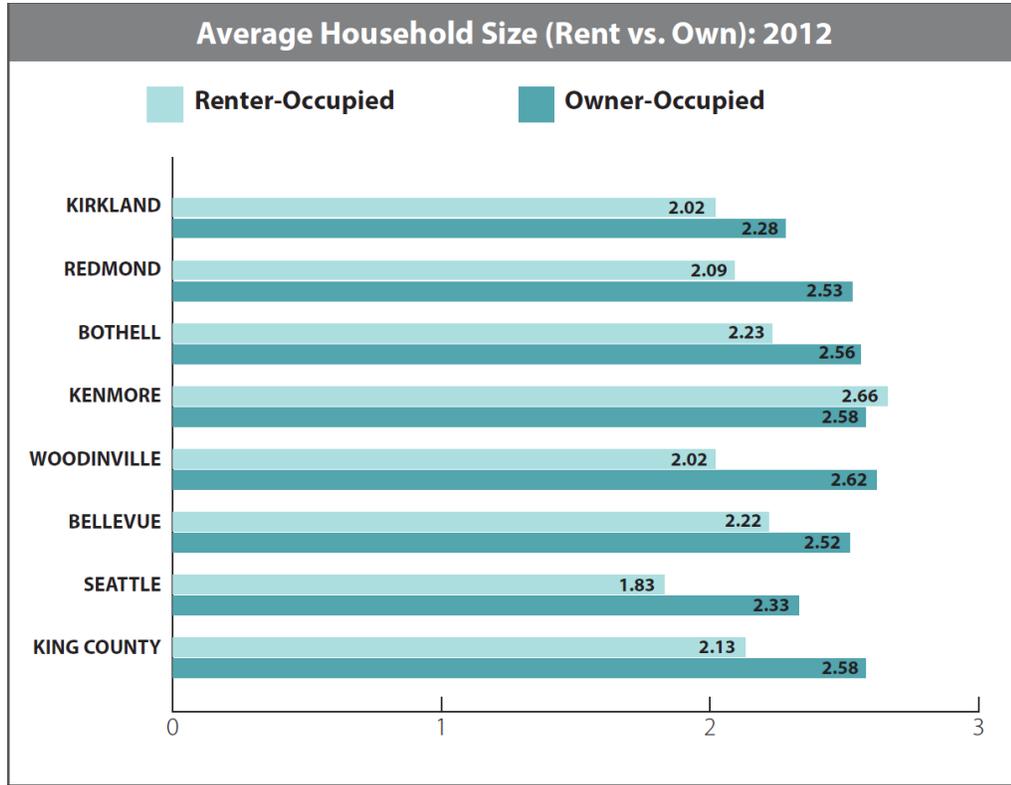
	<b>King County</b>	<b>Kirkland</b>	<b>Seattle</b>	<b>Bellevue</b>	<b>Redmond</b>	<b>Bothell</b>
<b>Median Household Income</b>	<u>\$71,175</u> <del>\$53,157</del>	<u>\$86,656</u> <del>60,332</del>	<u>\$63,470</u> <del>\$45,736</del>	<u>\$88,073</u> <del>\$62,338</del>	<u>\$96,088</u> <del>\$66,735</del>	<u>\$72,157</u> <del>\$59,264</del>
<b>&lt; \$10,000</b>	<u>5.5%</u> <del>6.4%</del>	<u>3.0%</u> <del>4.5%</del>	<u>7.7%</u> <del>8.9%</del>	4.3%	<u>2.9%</u> <del>3.3%</del>	<u>4.0%</u> <del>4.8%</del>

\$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 2.142-28~~ persons per household in 2000~~1990~~, increasing slightly to ~~2.13~~ 2.15 persons per household in ~~2000~~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.



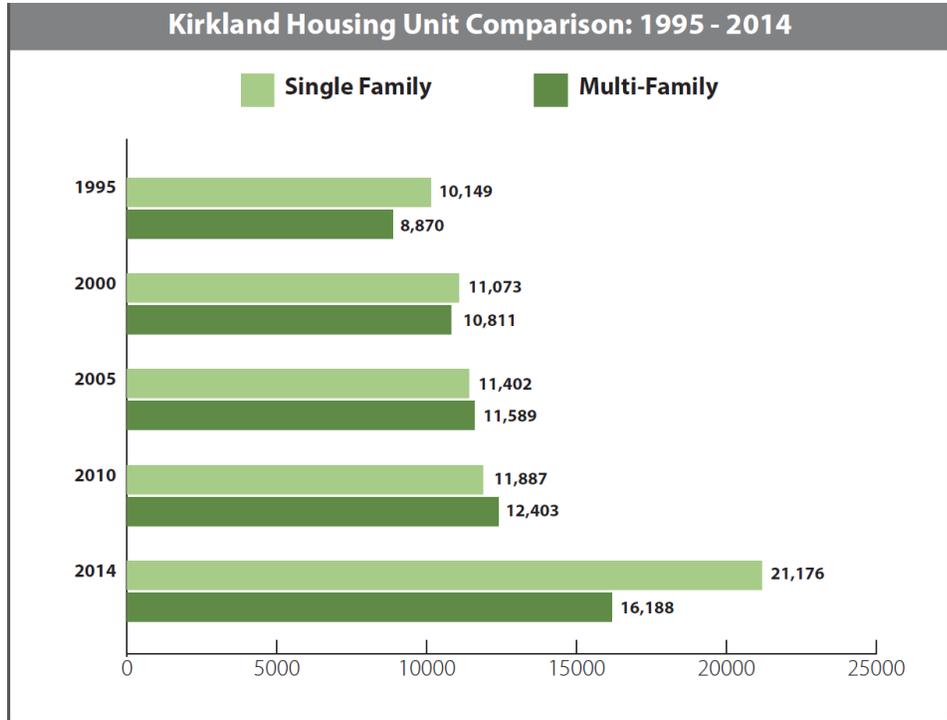
**Figure I-5: 2012 Average Household Size (Rent vs. Own)**

*Source: State Office of Financial Management*

King County also has seen little change in household size over the same period. These decreases reflect the national trends is a declining household size, including: due to 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, 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, tThe 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, tThe population nearly doubled between 2000 and 2014grew 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.~~

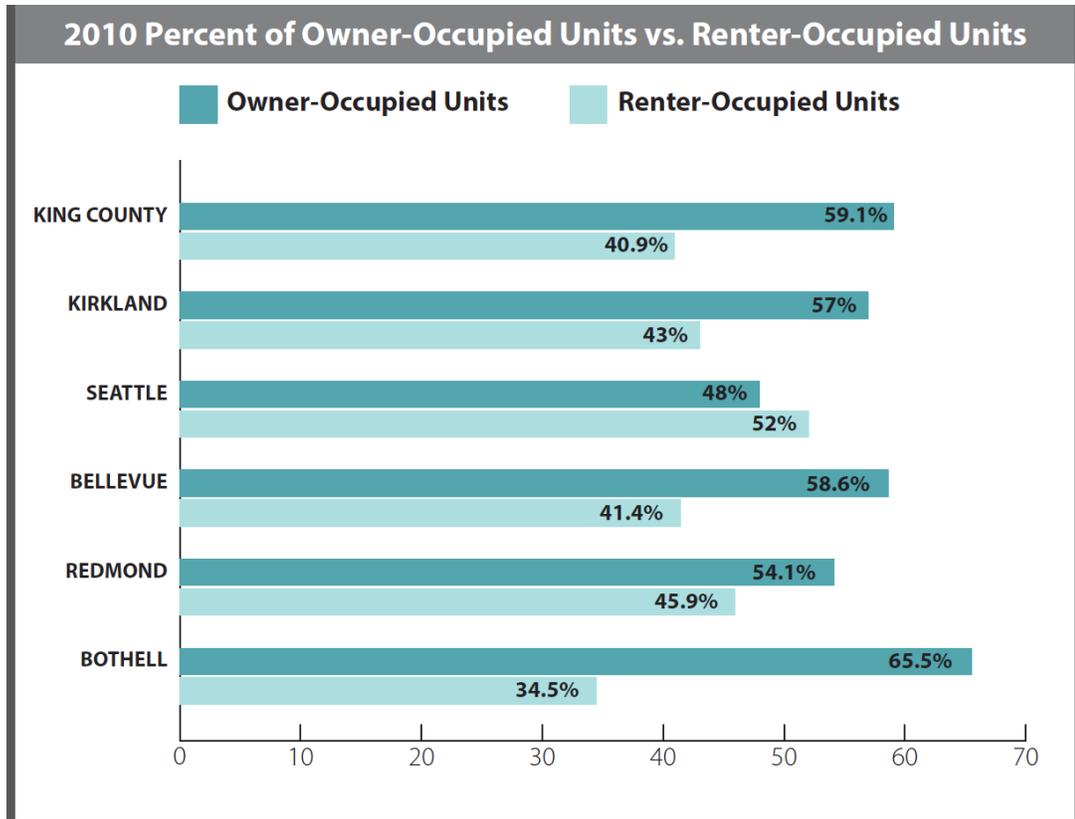


**Figure I-6: 2000-2014 Kirkland Housing Unit Comparison**

*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.





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

*SOURCE: U.S. CENSUS BUREAU*

**Table I-3: Percent of Owner-Occupied Units vs. Renter-Occupied Units**

	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*

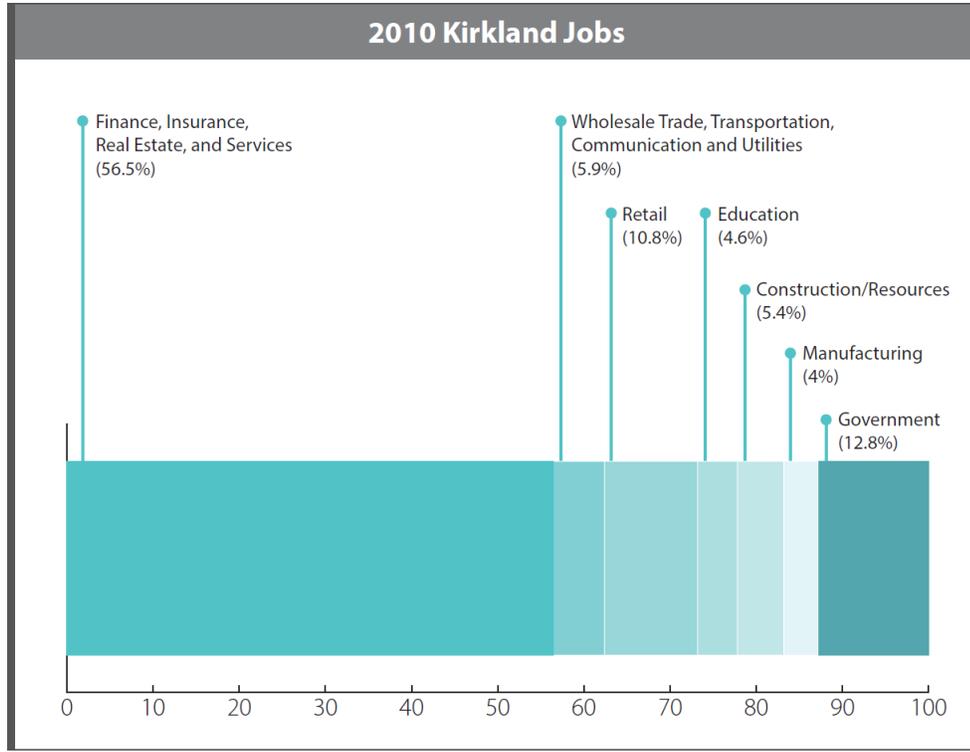
Kirkland provided approximately ~~30,942~~ 32,384 jobs in 2010 based on the U.S. Census, 2000 based on ~~City of Kirkland estimates~~. When calculating the employment percentages, PSRC uses those jobs that are reported to the State as covered by unemployment insurance are used. Although a percentage 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.

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.~~





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

Source: City of Kirkland and PSRC estimates

**Table I-4: Kirkland Jobs — 2000 2010**

	(1)	(2)
• Finance, Insurance, Real Estate, and Services	<u>17,4</u> <u>7311</u> <u>,529</u>	<u>56.5%</u> <u>35.6%</u>
• Wholesale Trade, Transportation, Communication and Utilities	<u>1,83</u> <u>3</u> <u>7,80</u> <u>5</u>	<u>5.9%</u> <u>24.1%</u>
• Retail	<u>3,32</u> <u>9</u> <u>7,25</u> <u>4</u>	<u>10.8%</u> <u>22.4%</u>
• Education	<u>1,42</u> <u>7</u> <u>2,46</u>	<u>4.6%</u> <u>7.6%</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 20102000 estimates

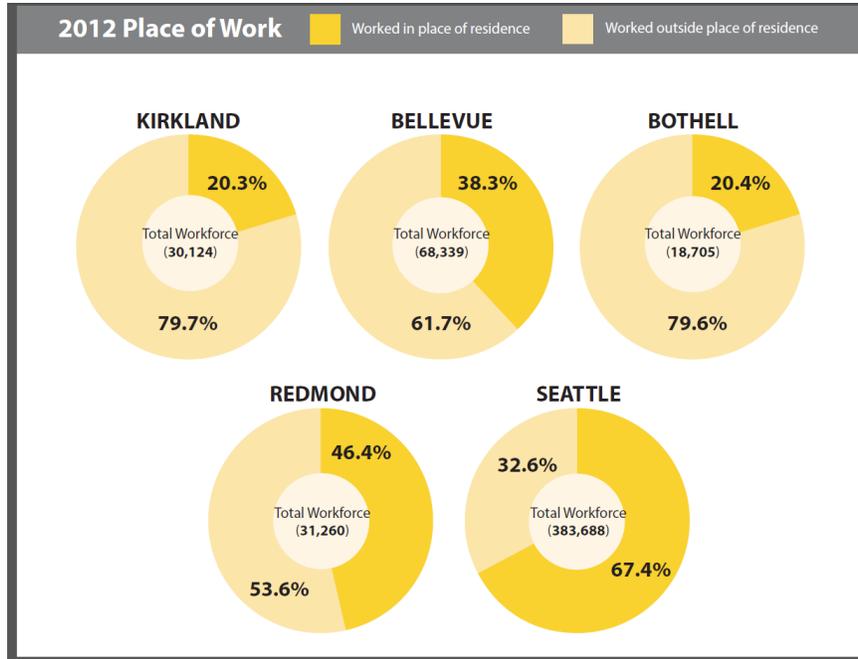
The 20102000 Census reported that 28,140 ~~28,347~~ (69.8% ~~75.2 percent~~) of Kirkland’s residents 16 years and over are employed. This is slightly higher than the 70.1 ~~65.6 percent~~ employment of the King County population. Overall, this represents a decline in the number of residence in the workforce 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).

In Kirkland, the jobs to housing ratio is 79% ~~62 percent~~ (30,124 jobs ÷ 23,932 housing units ~~35,512 ÷ 21,939~~) compared with 77% ~~66 percent~~ (1,099,630 jobs ÷ 851,180 housing units ~~742,237 ÷ 1,118,347~~) in King County. One of A Regional Collation for Housing’s (ARCH) 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.





**Figure I-5 2012 Place of Work**

Source: U.S. Census Bureau

**Table I-5: Place of Work**

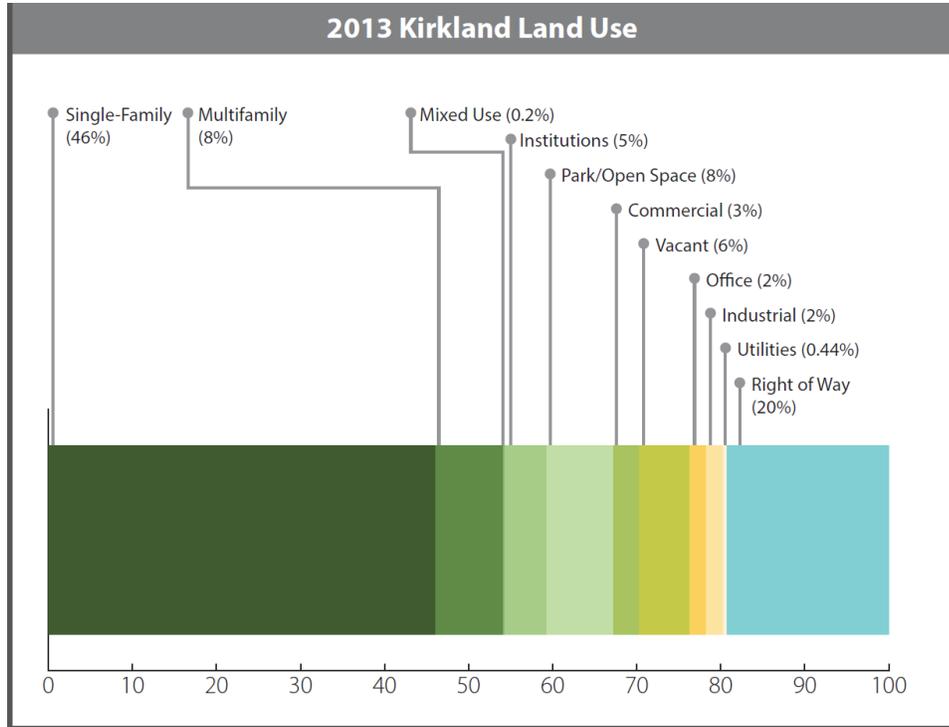
	Kirkland		Bellevue		Bothell		Redmond		Seattle	
	<u>2012</u> <u>2000</u>	%								
Worked in place of residence	<u>6,108</u> 6,211	<u>20.3%</u> 23.0%	<u>26,180</u> 21,634	<u>38.3%</u> 61.7%	<u>3,819</u> 3,125	<u>20.4%</u> 19.3%	<u>14,511</u> 10,433	<u>46.4%</u> 40.7%	<u>258,706</u> 233,600	<u>67.4%</u> 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	<u>61.7%</u> 80.7%	<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

*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 9,124,200 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.



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

Source: City of Kirkland – Land Use Inventory

**Table I-6: Kirkland Land Use ~~20132000~~**

Land Use/Zoning Category	Land use as % of Total Acres
Single Family	<del>46%</del> 49%
Multifamily	<del>8%</del> 13%
Mixed Use	0.2 %
Institutions	<del>5%</del> 9%
Park/Open Space	8% <i>(no changes)</i>
Commercial	<del>3%</del> 6%

Vacant	<del>6%</del> <u>(no change)</u>
Office	<del>2%</del> <u>4%</u>
Industrial	<del>2%</del> <u>4%</u>
Utilities	<del>0.44%</del> <u>1%</u>
<u>Right of Way</u>	<u>20%</u>
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. 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.~~

~~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 built to the maximum allowed by the current zoning. The totals are reduced to take into account current market factors, environmentally sensitive areas, right of way needs and 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.

Residential capacity as of July 2003, for total housing units in Kirkland under the current zoning and Comprehensive Plan, 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-7: Comparison of Growth Targets and Available Capacity**

	<b>2000 Existing<sup>1</sup></b>	<b>2022 Growth Targets<sup>2</sup></b>	<b>Available Capacity<sup>3</sup></b>
<b>Housing Units</b>	21,831	27,311 (at 5,480 new households)	28,800
<b>Employment</b>	32,384	41,184 (at 8,800 new jobs)	58,400

Sources:

1. 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 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. City estimates.

**B. FUTURE TRENDS**



**Future Trends**

As the City plans for its future growth over the next 20 years, it is important to consider future trends and issues that will shape the character and needs of the community. Based on current and projected trends, the Comprehensive Plan should plan for:

- ◆ Aging population and work force, particularly those over 65, as more people live longer<sup>1</sup>
- ◆ Ethnic and cultural diversity in the population<sup>2</sup>
- ◆ Increase demand for multifamily housing due to increasing costs, aging population and younger generation that wants to live in urban areas<sup>3</sup>
- ◆ Changing technology that will affect all aspects of the community<sup>4</sup>
- ◆ Climate change impacts likely to result in more use of alternative energy sources and efforts to address greenhouse gases<sup>5</sup>
- ◆ Demand for more transportation options to support growth and in recognition of limitations on road capacity and funding<sup>6</sup>
- ◆ Maintenance of aging infrastructure

Sources:

<sup>1</sup> Reshaping Metropolitan America: Development Trends and Opportunities to 2030, Dr. Arthur Nelson, University of Utah and Census Bureau Projections Release 12/12/2012

<sup>2</sup> Urban Land Magazine, Urban Land Institute, 1/15/15 and Office of Financial Management News Release 06/26/2012

<sup>3</sup> Urban Land Magazine, Urban Land Institute, 11/3/14 and Roland Berger Strategy Consultants

<sup>4</sup> The 10 Social and Tech Trends that could Shape the Next Decade, Sarwant Singh 5/12/14

<sup>5</sup> Climate Change Impacts and Adoption in Washington State, December 2013 and Reshaping Metropolitan America: Development Trends and Opportunities to 2030, Dr. Arthur Nelson, University of Utah 2013

<sup>6</sup> Reshaping Metropolitan America: Development Trends and Opportunities to 2030, Dr. Arthur Nelson, University of Utah and The Trend Compendium 2030, Roland Berger, Strategy Consultants, March 2014

**C. ABOUT THE  
COMPREHENSIVE  
PLAN**

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*Why are we planning?*

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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) in 1990 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?*

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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.

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### *How was the plan prepared?*

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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 having 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 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**



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.~~

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*Citywide Elements*

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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~~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

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

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***Neighborhood Plans***

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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 some many 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 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 maps and the narrative, the land use map narrative will provide more explicit policy direction.

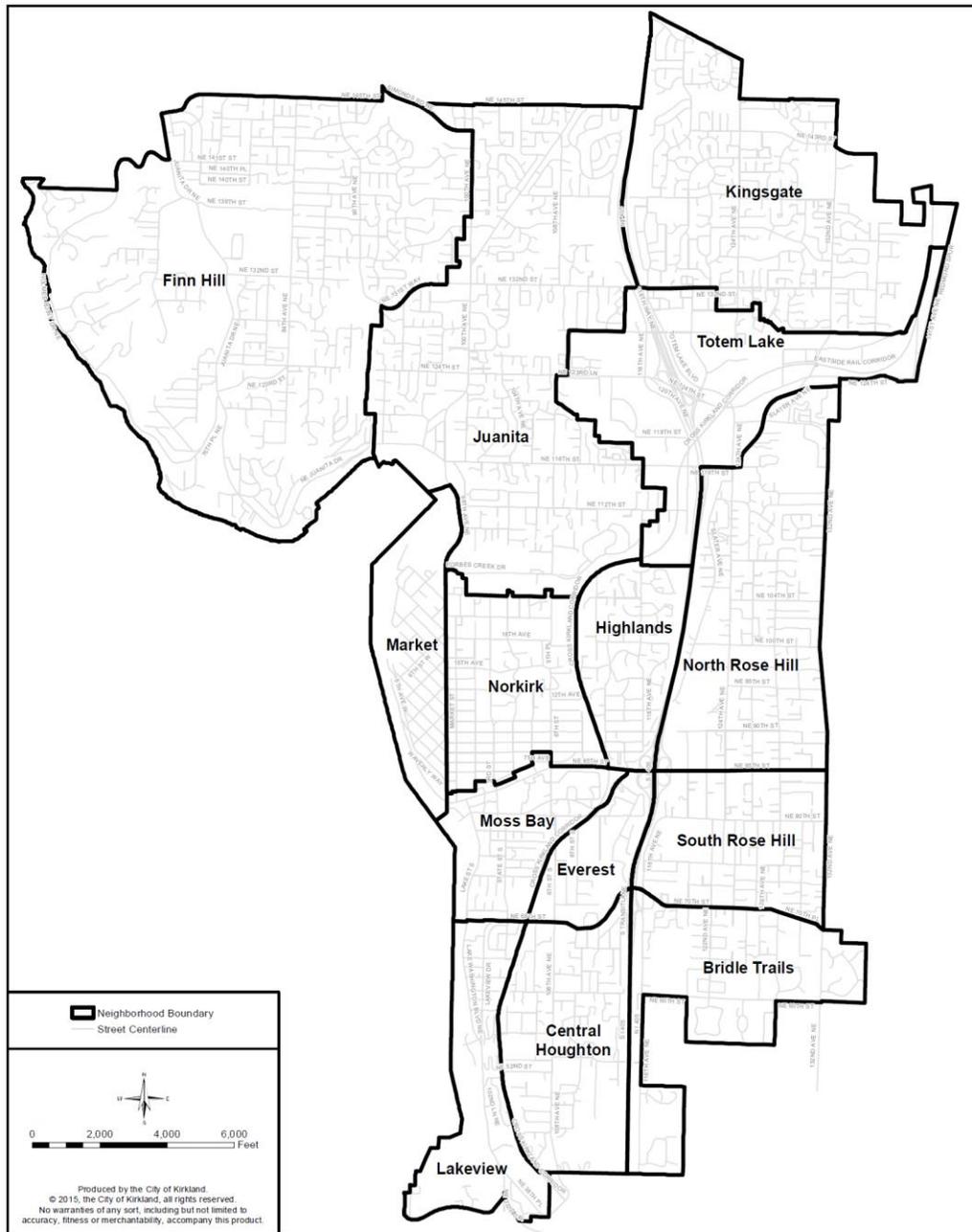


Figure I-11: City of Kirkland Neighborhoods