



Community Profile

City of Kirkland
Revised October 2015

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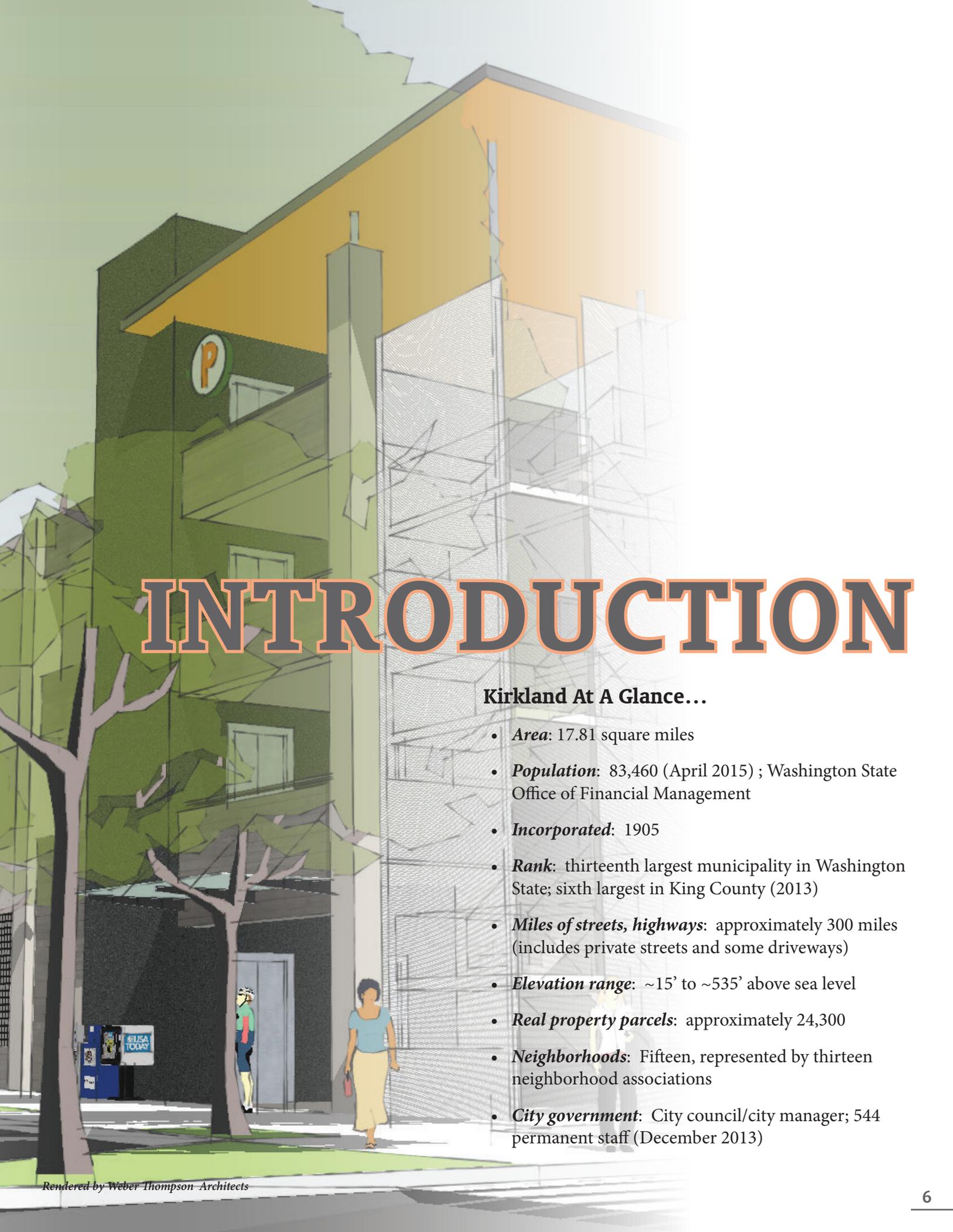
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INTRODUCTION

Kirkland At A Glance...

- **Area:** 17.81 square miles
- **Population:** 83,460 (April 2015) ; Washington State Office of Financial Management
- **Incorporated:** 1905
- **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)

Kirkland is a city in the Puget Sound region of western Washington State, U. S. A. The city is located in Seattle's suburban margin known as the Eastside, on the shores of Lake Washington. At over 83,000 population¹, Kirkland is the sixth largest municipality in King County and thirteenth largest in the state. Kirkland has long been a regional commerce center as well as a popular destination for recreation and the arts.

This report describes Kirkland through statistics and illustrations using several key, interrelated themes: demographics, housing, economy, and land use. The purpose of the *2015 City of Kirkland Community Profile* is to present selected content that traces the city's recent growth and anticipates future development. Some of this material appears as a "snapshot" in time; some as a comparison between Kirkland and its neighboring communities; and some as an overview of trends. In general, information is presented in the time frame 2000-2013; also included in selected tables are prior years and forecasts. It is anticipated that this Community Profile will be updated periodically as new information becomes available.

Sources used in this publication include the United States Census Bureau, the Washington State Office of Financial Management (OFM), the Puget Sound Regional Council (PSRC), the King County Geographic Information System (GIS) Center, A Regional Coalition For Housing (ARCH), and several departments of the City of Kirkland.² These data sets represent only a tiny fraction of community information resources available in the public domain. City staff continually investigates ways to "mine" these voluminous data resources – for example, using sophisticated technologies such as GIS – to better analyze, understand, and anticipate factors bearing on Kirkland's future vitality and growth. As in all investigative reporting, sources that are consulted for such analysis must be identified and scrutinized for accuracy, and limitations noted where relevant, such as the following points:

- *Enumeration units:* Sometimes called "geography," these are the features of various resolutions that store the actual counts. Different geographies are used to record different themes; not all themes are available at all levels of resolution. Map 1, on the next page, presents four different geographies utilized by the U. S. Census Bureau, many of which do not align well with either city or neighborhood boundaries. This presents a complication when trying to compare subsets of a city, or one city with one or more other cities. Most of the themes presented in this report are at the *incorporated place* (municipality) enumera-

tion level published by the Census Bureau and other agencies.

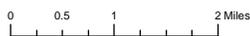
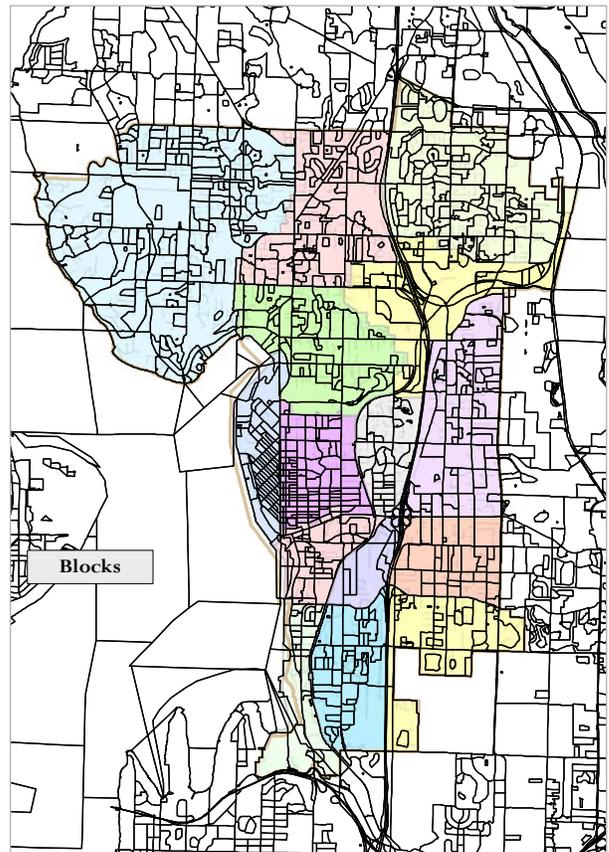
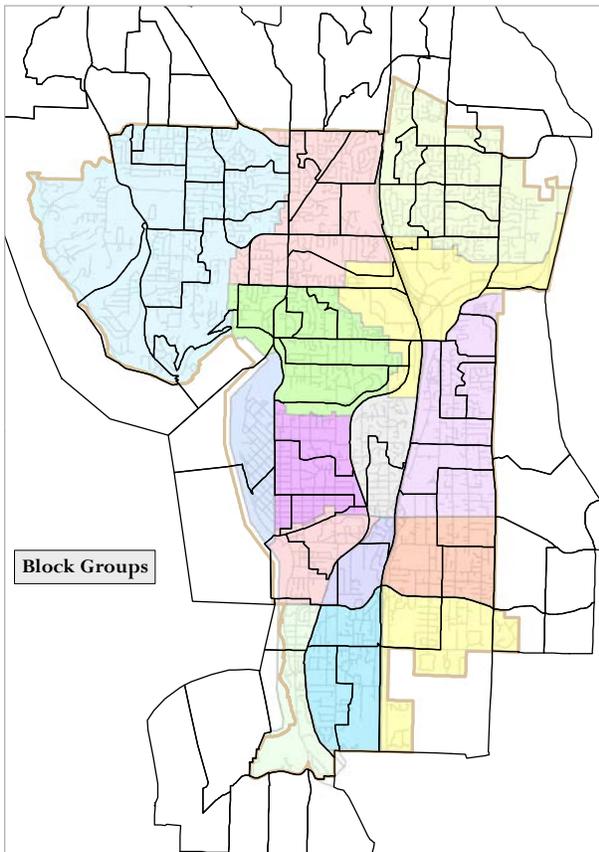
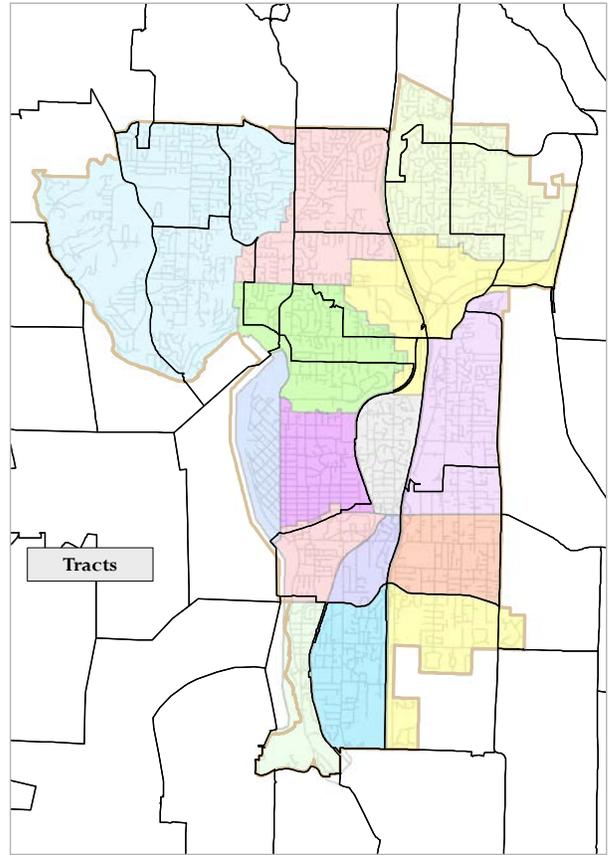
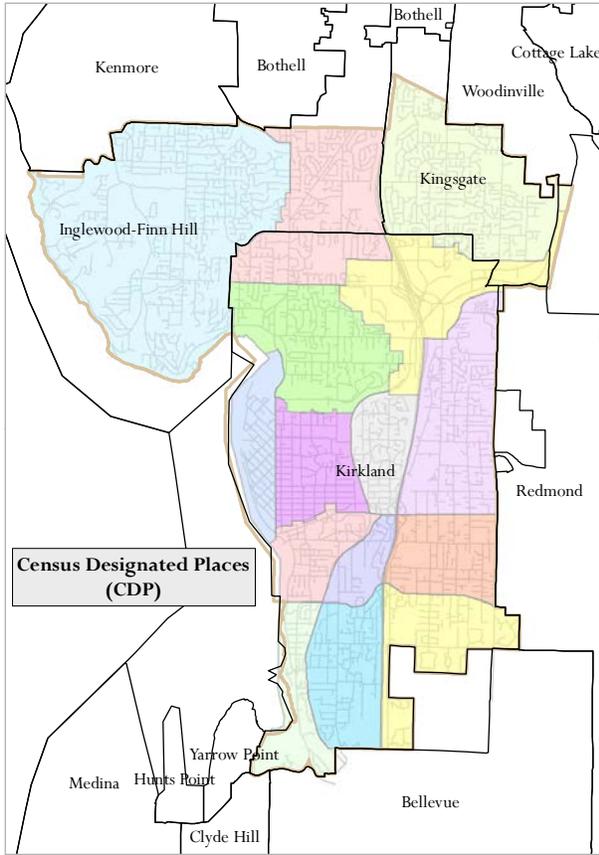
- *Current data:* The decennial U. S. census is often accepted as the definitive source for a community's population count, although the U. S. Census Bureau and other agencies periodically revise these within the ten-year census cycle. Kirkland's official 2010 census population was 48,787, a figure that continues to be widely published. However, in June of 2011, the city through annexation increased both its area and population by over 60%, and in 2015 has an estimated population of 83,460. This underscores the importance of consulting all credible sources to obtain data that is current, accurate, and appropriate for the analysis and/or presentation at hand.
- *Agency policy:* Various agencies collect and publish data according to their own internal calendars, mandates, and business settings. Therefore, data compared across agency lines can contain, or appear to contain, anomalies.
- *Definitions:* Terminology used in demographics, econometrics, etc. is very precise, and not always intuitive. Several key terms are defined in this report. For example, "population" includes full-time residents, group quarters and institutional housing, military, and inmates, but not college students (unless they are already legal residents of the enumeration unit). Likewise, "projection," "forecast," "estimate," "target," and "capacity" are terms that have specific meaning and usage in statistical reporting of population (see Section 2 – Demographics).
- *Count methodologies:* These can and do vary widely, and include 100% counts, samples with defined margins of error, estimates, and differing update cycles.
- *Inflation:* Several tables in this report examine finances over time. These amounts (\$) are reported as "current dollars;" that is, value at the time the transaction occurred. "Constant dollars," on the other hand, refers to amounts adjusted for inflation: for example, a 2013 transaction of \$1,000 would be the same, in *constant dollars*, as \$558.19 in 1990. This is clearly quite different than trying to make a valid comparison between *current dollar* transactions of \$1,000 in 1990 and 2013.

¹ Washington State Office of Financial Management, April 1, 2015 estimate

² See individual citations and Section 7. Appendix

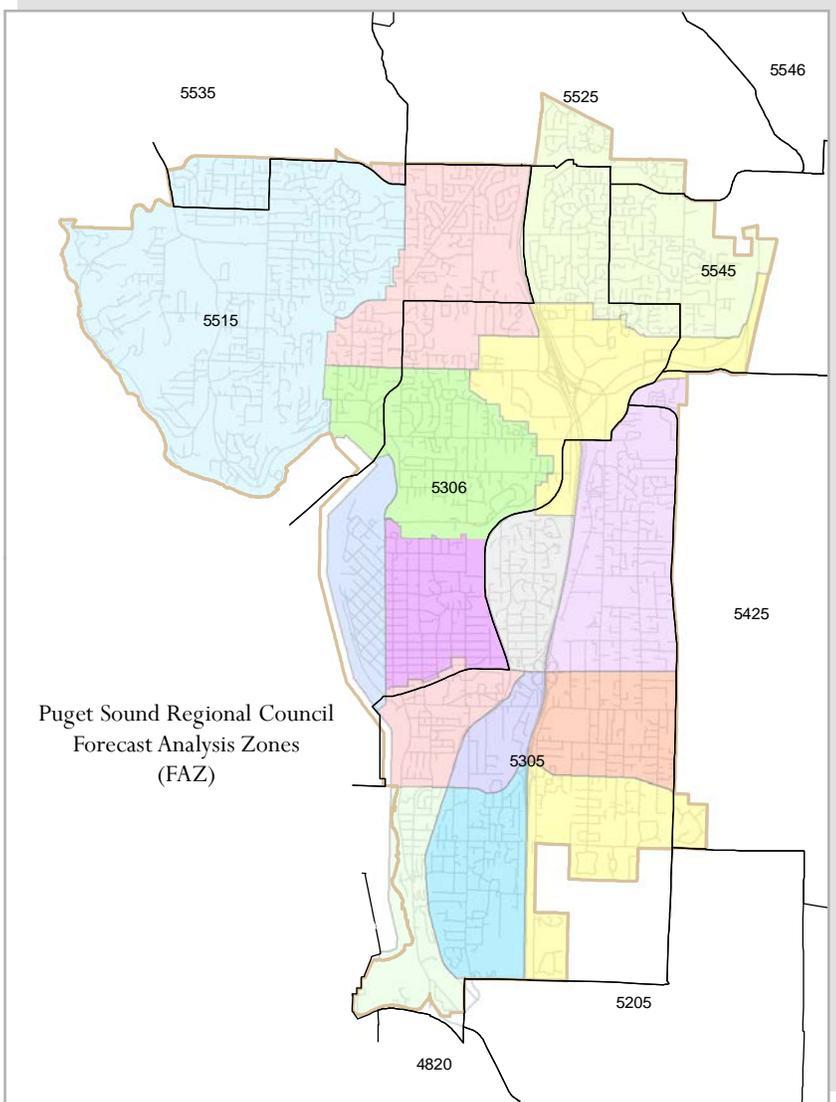
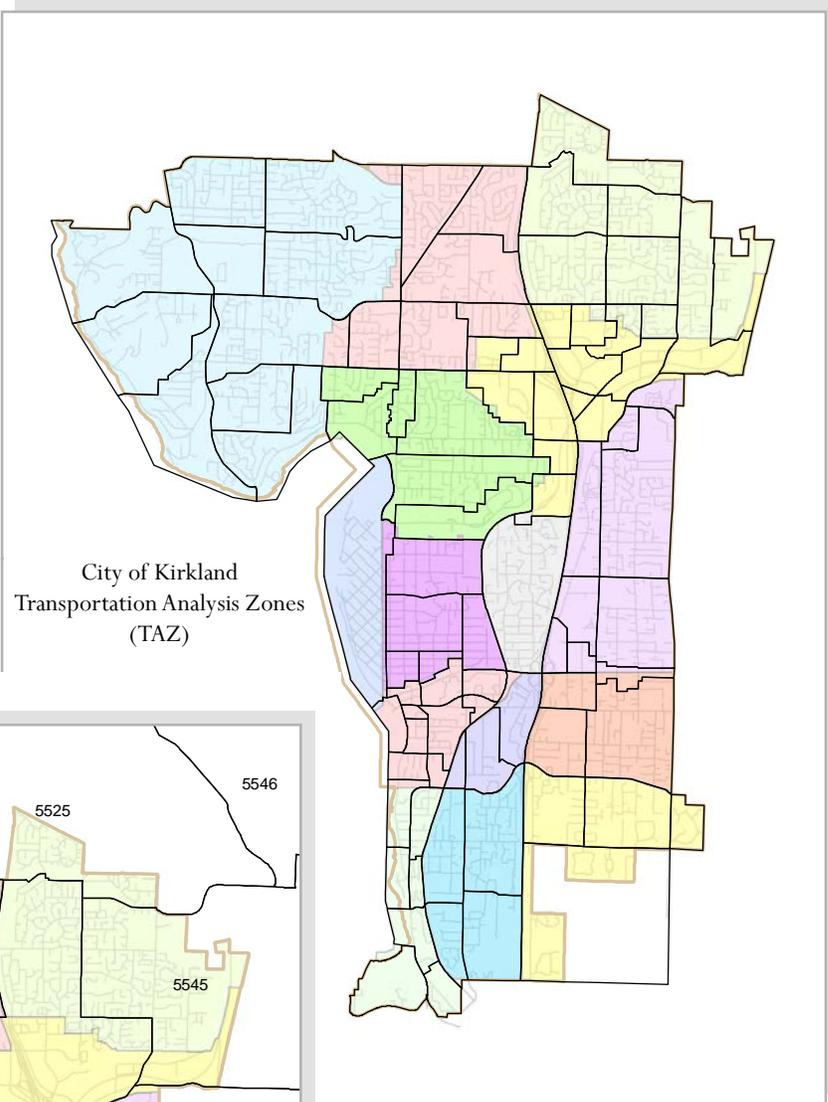
Map 1 - U. S. Census Bureau Enumeration Units

(City of Kirkland neighborhoods shown in color)

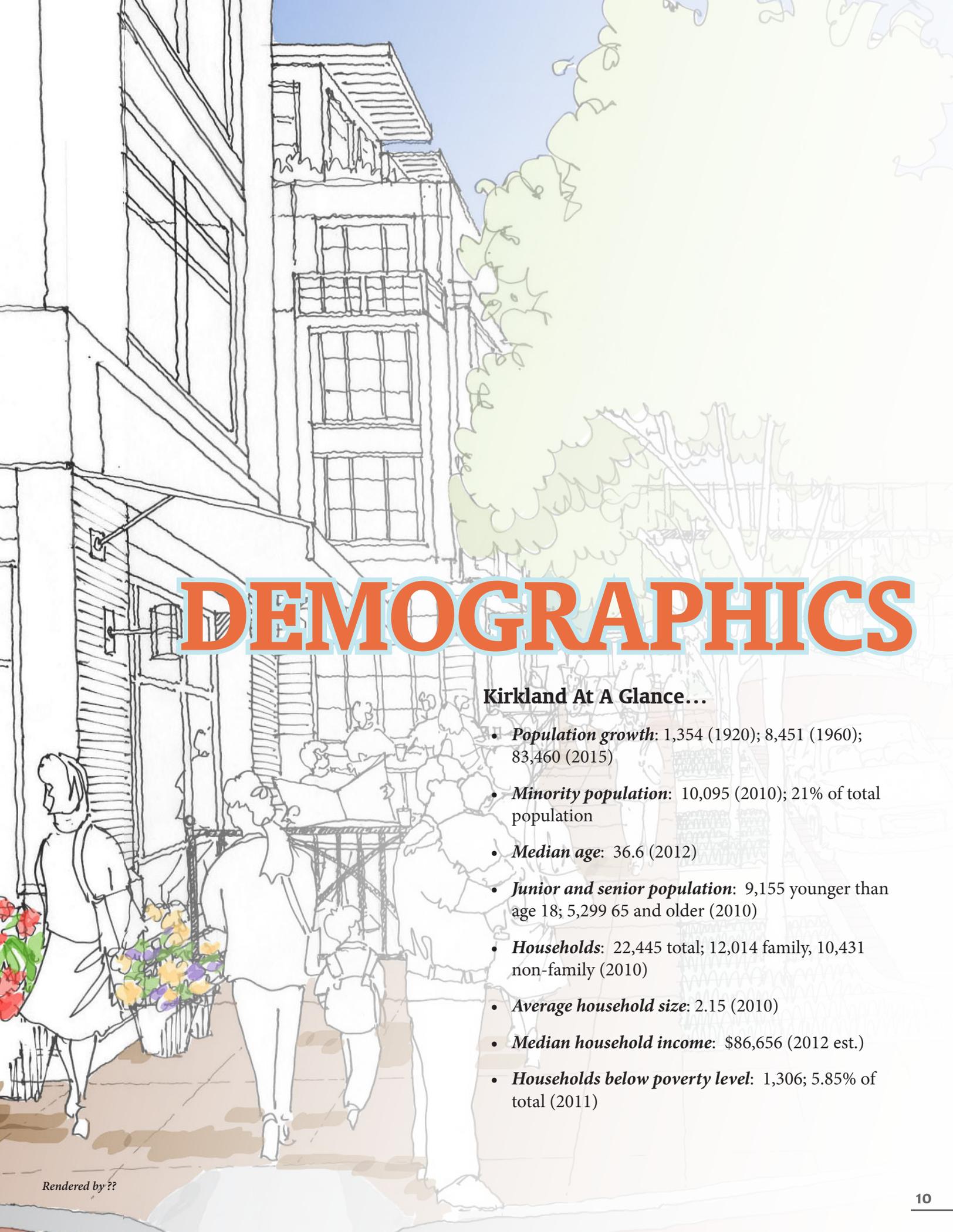


Map 2 - Regional Planning Areas

(City of Kirkland neighborhoods shown in color)



Source: City of Kirkland GIS;
Puget Sound Regional Council



DEMOGRAPHICS

Kirkland At A Glance...

- **Population growth:** 1,354 (1920); 8,451 (1960); 83,460 (2015)
- **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)

Demographic characteristics and trends provide us with useful measures of how communities change over time within the larger society context. Changes in population numbers and makeup have a direct impact on housing, consumer spending, employment, education, building and development activity, and many other important aspects of society. Compare a set of diverse communities – a retirement community, a college town, an affluent residential suburb, a destination resort, and an industrial center in decline – and one could reasonably expect to find for each a markedly different demographic profiles as well as growth patterns, community resources, and needs.

The State of Washington and many regional agencies monitor population growth annually to inform regional planning policy, allocate funding to localities, and manage statutes such as the state Growth Management Act and federal Clean Water Act. The state Office of Financial Management (OFM) reported that in between 2013-2014, the state population grew by 1.25% (approximately 86,000; the largest one-year increase since 2008); that nearly 60% of this gain was due to in-migration; and that all counties in the Puget Sound Region experienced some growth. At 1.78%, King County grew at a faster rate than all but one county in the state. OFM further reports that whereas 1990 statewide population was evenly split between incorporated and unincorporated places, about 65% of 2014 population was located in incorporated places.³

Historically, Kirkland exemplifies steady growth as shown in Figure 2.a and Map 3, capped by its June 1, 2011 annexations of the North Juanita, Finn Hill, and Kingsgate neighborhoods plus the Wild Glen parcel, increasing both the city's area and population by over 60%. Those annexations represented the largest single gain by any Washington city between 2010 and 2013, and moved Kirkland's rank from 9 to 6 in King County, and 20 to 12 in Washington State (as of December 2013, Kirkland was the thirteenth largest city in Washington State). Since 1990, Kirkland has more than doubled its population. Most of this is due to the 2011 annexation mentioned earlier.

Jurisdictions required to comply with the state's Growth Management Act (GMA) utilize demographic and land use information to develop development policies and procedures (see Section 5). The following terms are some examples of the statistical terminology used in the GMA program, not only for population counts but also

employment, transportation, education, etc.:

Projection, forecast: Future population count based on rationale and formula (model)

Estimate: Rule-based approximation of current or future population count

Target: Development thresholds established through regional/local collaboration to ensure equitable distribution of development pressure

Capacity: Quantification of a local jurisdiction's ability to absorb new development based on existing zoning and other conditions

Overall the Puget Sound region continues to experience a net population gain as well as significant change in population composition:

Racial composition: Figure 2.g illustrates the remarkable change in minority population (race/ethnicity as defined by the U. S. Census Bureau). The proportion of white population to minorities continues to decline in the United States, with minorities now comprising about a third of the total population. Like its neighbors and the region generally, Kirkland's population in the last two decades has become increasingly diverse, especially in terms of Asian/Pacific Islander, Other, and Hispanic groups.

Age composition: Two trends emerge in the 1990-2013 timeframe: percent (of total population) for the 18-and-younger age group is generally declining, while those in the 65-and-older age group are increasing their proportion of the total population.

Household composition: Family households represent about 60% of all households, although non-family households are increasing their proportion slightly over time. Average household size is also increasing slightly, and owner-occupied households are usually larger than those occupied by renters. Householders living alone –especially those over age 65 – are also increasing both in raw numbers and as a proportion of the total household count.

³ Demographers refer to three main components of population change: 1) natural increase, the net effect of births and deaths, 2) net migration, the result of either population influx or exodus, and 3) annexation, where a municipality gains population by expanding its boundaries.

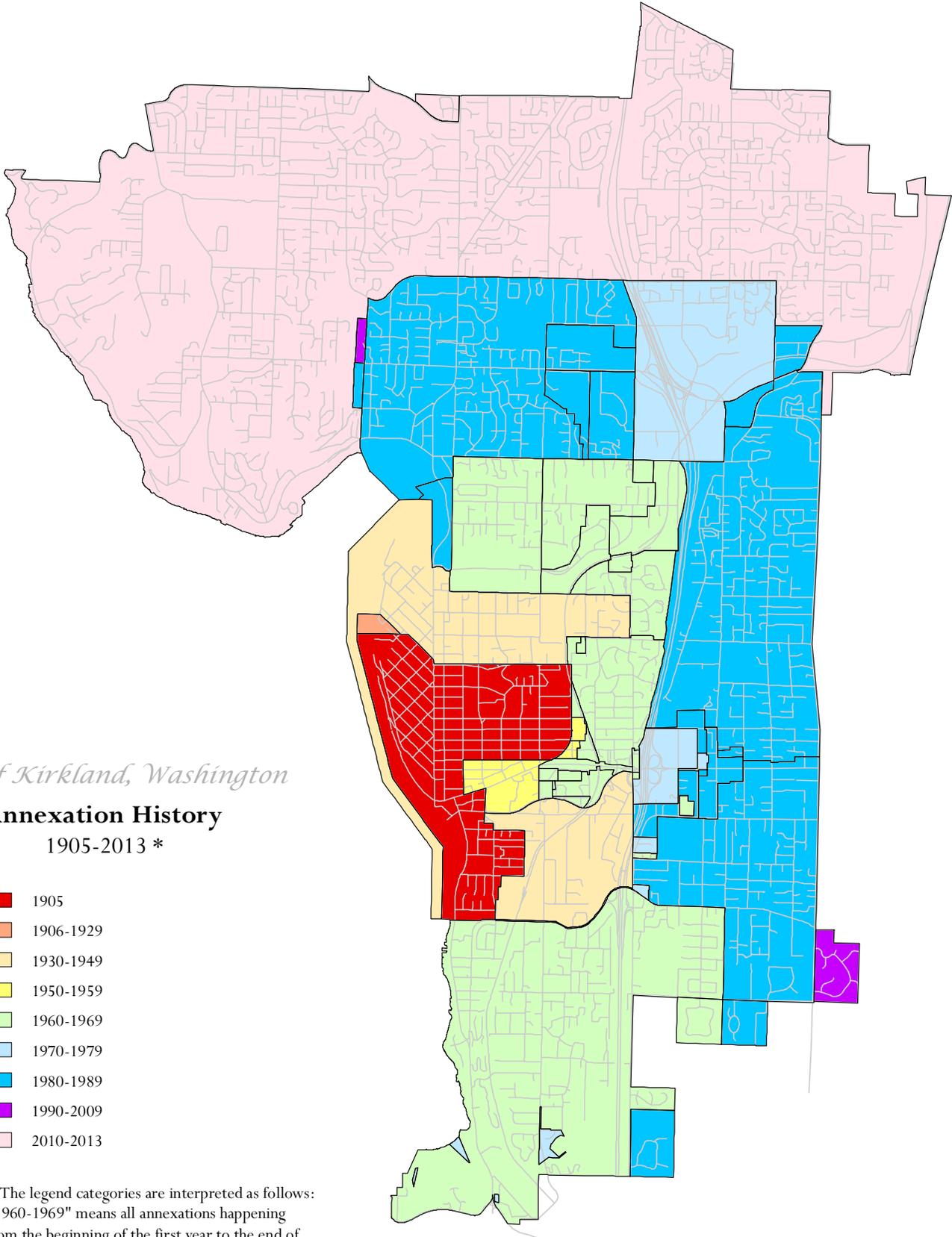
Figure 2.a Kirkland Growth Trends: 1905 - 2014

Year	Population	Population Increase (from previous entry)	Population Increase (% from previous entry)	Total city (sq mi)	Land Area Increase (square miles; from previous entry)	Land Area Increase (% from previous entry)
1905	400			0.98		
1910	532	132	33.00	0.98		
1920	1,354	822	154.51	0.98		
1930	1,714	360	26.59	1.00	0.02	2.03
1940	2,084	370	21.59	1.00		
1950	5,718	3,634	174.38	2.23	1.24	123.71
1960	8,451	2,733	47.80	2.36	0.12	5.52
1970	15,070	6,619	78.32	5.74	3.38	143.37
1980	18,785	3,715	24.65	6.58	0.84	14.66
1990	40,059	21,274	113.25	10.96	4.39	66.37
2000	45,054	4,995	12.47	10.96		
2010	48,787	3,733	8.29	11.06	0.10	0.91
2015†	83,460	34,673	71.07	18.25	7.18	64.93

† 2015 population is an April 1, 2015 postcensal estimate by the Washington Office of Financial Management.

Source: State of Washington Office of Financial Management

Map 3 - City of Kirkland Annexation History



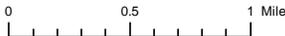
City of Kirkland, Washington

Annexation History

1905-2013 *

- 1905
- 1906-1929
- 1930-1949
- 1950-1959
- 1960-1969
- 1970-1979
- 1980-1989
- 1990-2009
- 2010-2013

* The legend categories are interpreted as follows: "1960-1969" means all annexations happening from the beginning of the first year to the end of the second year. The first category represents Kirkland's original 1905 corporate boundary.



Source: City of Kirkland GIS

Figure 2.b Kirkland Population Growth and Rank: 1990 - 2014

	1990	1995	2000	2005	2010	2014 †	1990 - 2014 Change	1990 - 2014 % Change
Kirkland population	40,059	42,350	45,054	45,740	48,787	82,590	42,531	106.17
Rank in King County	5	6	8	8	9	6	n.a.	n.a.
Rank in State	13	13	16	18	20	13	n.a.	n.a.

† 2014 population is an April 1, 2014 postcensal estimate by the Washington Office of Financial Management.

Source: State of Washington Office of Financial Management

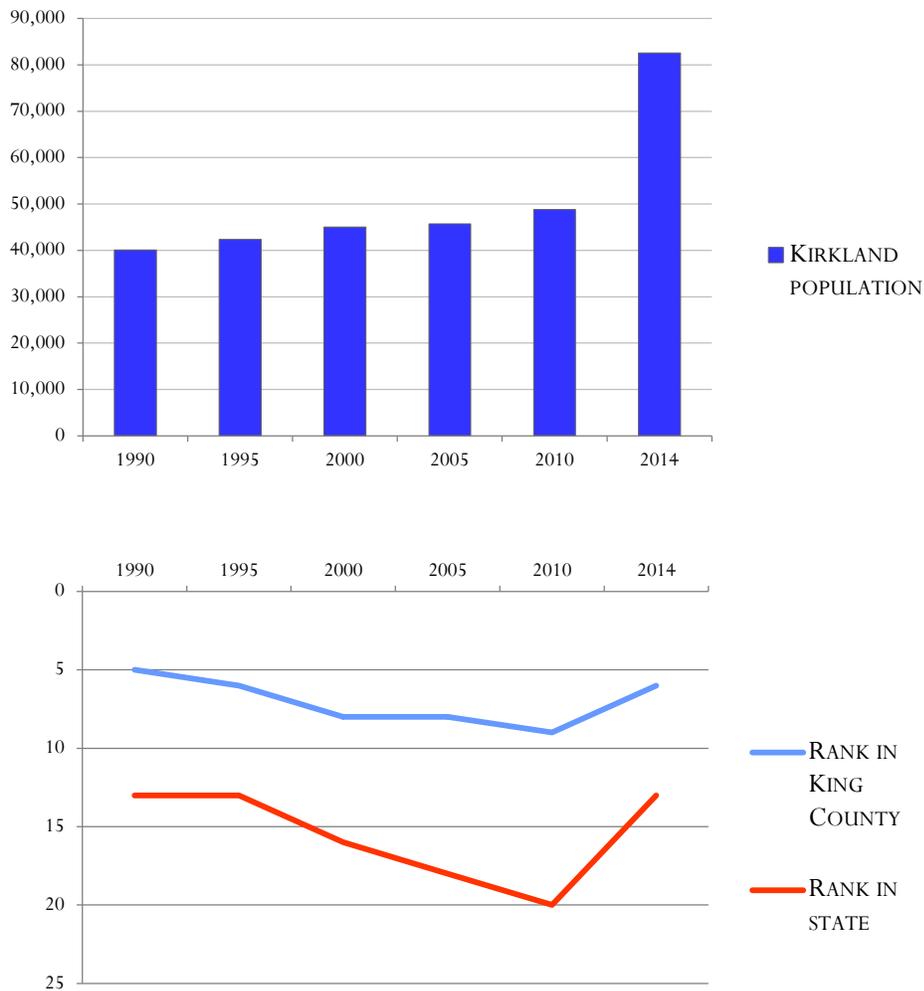


Figure 2.c Regional Population Trends: 1990 - 2014

	1990	2000	1999 - 2000 Change	1999 - 2000 % Change	2010	2000 - 2010 Change	2000 - 2010 % Change	2014 †	2010 - 2014 Change	2010 - 2014 % Change
Kirkland	40,059	45,054	4,995	12.47	48,787	3,733	8.3	82,590	33,803	69.29
Redmond	35,800	45,389	9,589	26.78	54,144	8,755	19.3	57,700	3,556	6.57
Bothell	12,345	29,869	17,524	141.95	33,505	3,636	12.2	41,630	8,125	24.25
Kenmore		18,540			20,460	1,920	10.4	21,370	910	4.45
Woodinville		9,445			10,938	1,439	15.8	11,240	302	2.76
Bellevue	86,872	109,189	22,317	25.69	122,363	13,174	12.1	134,400	12,037	9.84
Seattle	516,259	563,375	47,116	9.13	608,660	45,285	8.0	640,500	31,840	5.23
King County	1,507,305	1,737,034	229,729	15.24	1,931,249	194,215	11.2	2,017,250	86,001	4.45

† 2014 population is an April 1, 2014 postcensal estimate by the Washington Office of Financial Management.

Source: State of Washington Office of Financial Management

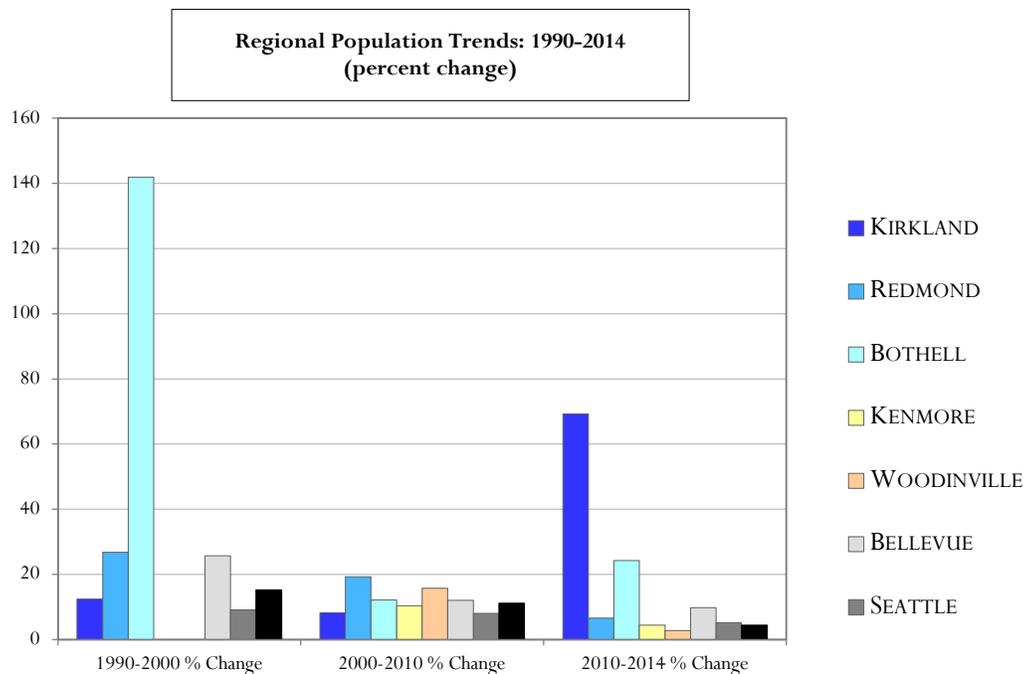


Figure 2.d Regional Population Forecasts: 2010 - 2035

	Housing Units					Total Households				
	(Est.)	Forecast				(Est.)	Forecast			
	2010 †	2025	2030	2031	2035	2010 †	2025	2030	2031	2035
Kirkland	36,886	42,157	43,917	44,269	45,677	34,443	40,133	42,033	42,413	43,933
Redmond	24,258	32,618	35,499	36,075	38,380	22,629	31,068	33,883	34,446	36,698
Bothell	7,553	9,432	10,057	10,182	10,682	7,110	9,068	9,718	9,848	10,368
Kenmore	8,569	10,777	11,512	11,659	12,247	7,984	10,331	11,111	11,267	11,891
Woodinville	4,996	6,582	7,112	7,218	7,642	4,478	6,321	6,936	7,059	7,551
Bellevue	55,551	65,225	68,450	69,095	71,675	50,355	61,165	64,765	65,485	68,365
Seattle	308,514	355,845	371,620	374,775	387,395	283,508	336,798	354,563	358,116	372,328
King County (urban uninc.)	47,944	54,660	56,895	57,342	59,130	45,417	52,806	55,266	55,758	57,726
King County (rural uninc.)	48,496	53,516	55,186	55,520	56,856	44,635	50,376	52,291	52,674	54,206

	Total Population				
	(Est.)	Forecast			
	2010 †	2025	2030	2031	2035
Kirkland	80,261	89,793	92,853	93,465	95,913
Redmond	54,337	71,237	76,872	77,999	82,507
Bothell	17,090	20,803	22,043	22,291	23,283
Kenmore	20,460	25,263	26,868	27,189	28,473
Woodinville	10,938	14,726	15,986	16,238	17,246
Bellevue	122,363	141,994	148,539	149,848	155,084
Seattle	608,656	691,044	718,504	723,996	745,964
King County (urban uninc.)	125,147	138,061	142,611	143,521	147,161
King County (rural uninc.)	121,597	131,265	134,485	135,129	137,705

† With a June 1, 2011 annexation, the City of Kirkland added approximately seven square miles and 30,000 population

The forecast years used in this table, including 2010, are based on historic land use projections as well as the current VISION 2040 regional growth strategy.

Source: Puget Sound Regional Council

Figure 2.e Median Age: 2000 - 2010

	2000	2010	2000 - 2010 Change	2000 - 2010 % Change
Kirkland	36.1	37.5	1.4	3.88
Redmond	34.0	34.1	0.1	0.29
Bothell	35.6	38.3	2.7	7.58
Kenmore	37.5	39.5	2.0	5.33
Woodinville	35.7	38.9	3.2	8.96
Bellevue	38.2	38.5	0.3	0.79
Seattle	35.4	36.1	0.7	1.98
King County	35.7	37.1	1.4	3.92

Source: Puget Sound Regional Council

Household Population					Group Quarters Population				
(Est.)	Forecast				(Est.)	Forecast			
2010 †	2025	2030	2031	2035	2010 †	2025	2030	2031	2035
79,631	88,708	91,733	92,338	94,758	630	1,085	1,120	1,127	1,155
54,063	70,880	76,485	77,606	82,090	274	357	387	393	417
16,912	20,589	21,814	22,059	23,039	178	214	229	232	244
20,337	25,112	26,707	27,026	28,302	123	151	161	163	171
10,891	14,662	15,917	16,168	17,172	47	64	69	70	74
121,253	140,707	147,192	148,489	153,677	1,110	1,287	1,347	1,359	1,407
583,731	662,746	689,081	694,348	715,416	24,925	28,298	29,423	29,648	30,548
123,909	137,475	142,010	142,917	146,545	1,238	586	601	604	616
121,167	130,799	134,009	134,651	137,219	430	466	476	478	486

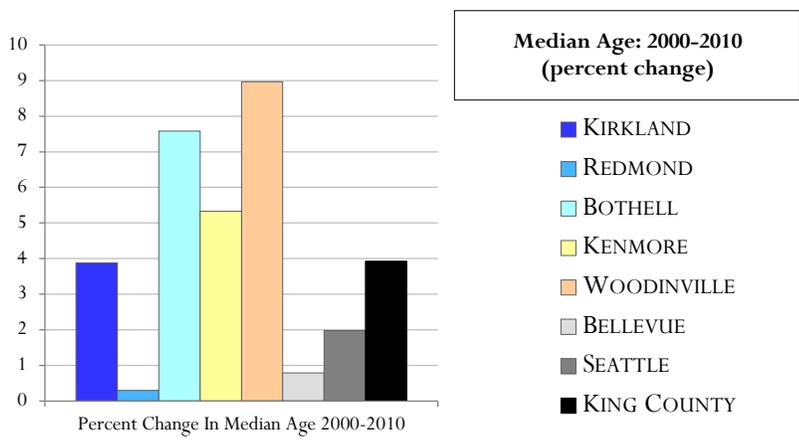
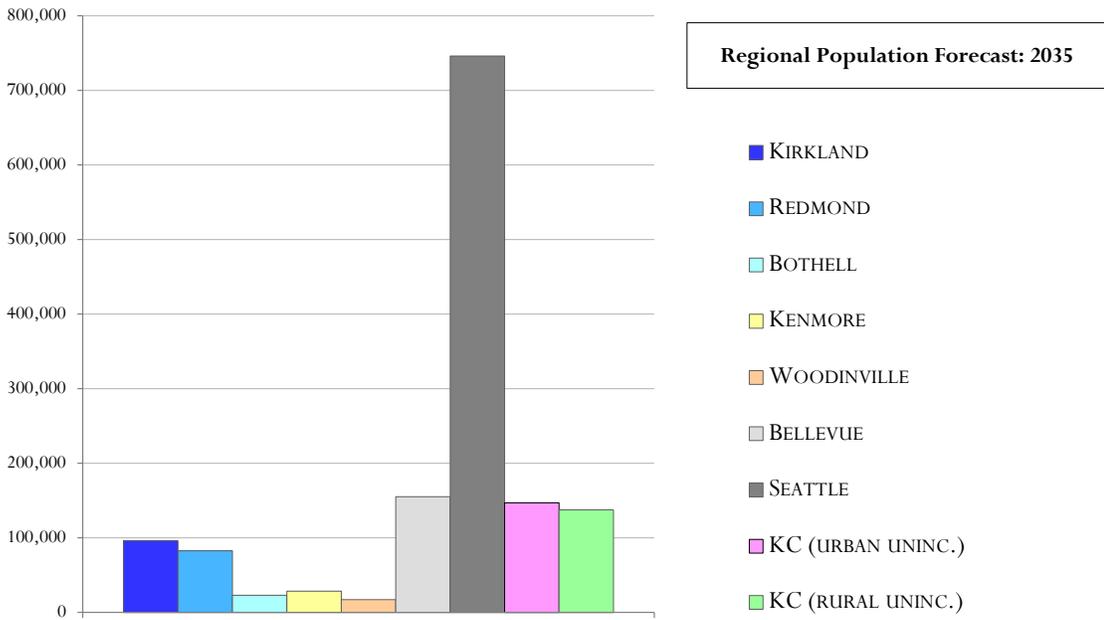


Figure 2.f Regional Racial Composition: 1990 - 2010

	White			Black or African American			American Indian, Alaska Native		
	1990	2000	2010	1990	2000	2010	1990	2000	2010
Kirkland	92.75	85.48	79.31	1.51	1.24	1.75	0.60	0.55	0.41
Redmond	91.07	79.19	65.19	1.32	1.22	1.71	0.53	0.45	0.37
Bothell	94.67	85.88	79.69	0.83	0.83	1.55	0.64	0.75	0.57
Kenmore		87.21	79.92		0.76	1.65		1.26	0.54
Woodinville		82.71	80.17		1.07	1.44		0.55	0.44
Bellevue	86.50	74.10	62.56	2.23	1.77	2.30	0.44	0.59	0.37
Seattle	75.32	70.03	69.48	10.06	8.29	7.94	1.42	1.00	0.79
King County	84.82	75.58	68.65	5.06	5.27	6.20	1.15	0.91	0.84

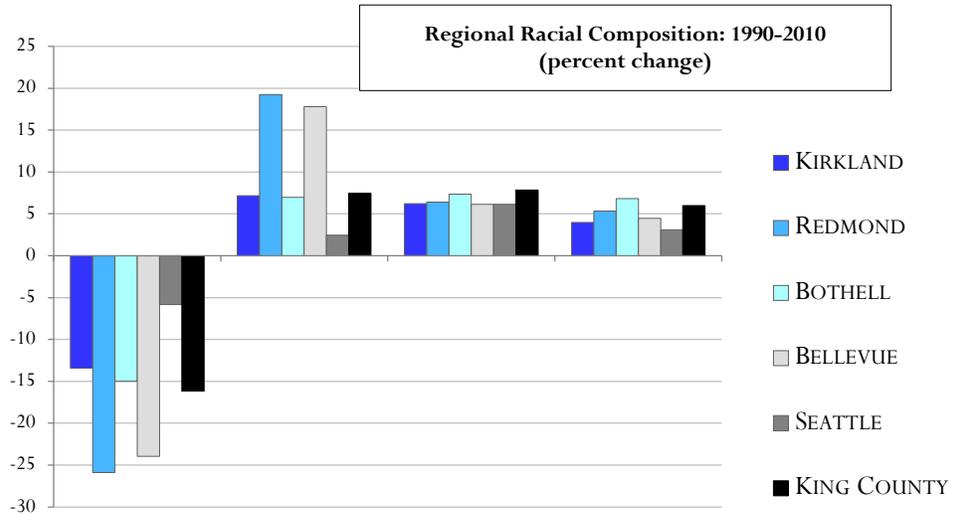


Figure 2.g Regional Minority Proportion of Total Population: 1990-2010

	1990		2000		2010		Minority Population Percent Change: 1990-2010
	Minority Population	Percent of Total Population	Minority Population	Percent of Total Population	Minority Population	Percent of Total Population	
Kirkland	2,898	7.25	6,531	14.52	10,095	20.69	247.50
Redmond	3,196	8.93	9,447	20.81	18,848	34.81	489.74
Bothell	658	5.33	4,218	14.12	6,806	20.31	934.35
Kenmore			2,372	12.79	4,109	20.08	
Woodinville			1,633	17.29	2,169	19.83	
Bellevue	11,724	13.50	28,284	25.90	45,816	37.44	290.79
Seattle	127,401	24.68	168,857	29.97	185,790	30.52	45.83
King County	228,787	15.18	424,204	24.42	605,404	31.35	164.63

Source: State of Washington Office of Financial Management

Asian or Pacific Islander			Other		
1990	2000	2010	1990	2000	2010
4.35	7.90	11.53	0.80	4.83	7.00
6.28	13.50	25.52	0.80	5.64	7.22
3.37	7.90	10.34	0.49	4.64	7.84
	7.16	10.83		3.61	7.06
	8.09	11.42		7.58	6.53
9.95	17.48	27.76	0.87	6.07	7.01
11.78	13.55	14.22	1.42	7.12	7.57
7.88	11.29	15.36	1.09	6.96	8.95

Hispanic Origin		
1990	2000	2010
2.36	4.29	6.32
2.46	5.72	7.78
1.86	4.49	8.69
	3.75	7.03
	8.15	7.32
2.52	5.24	6.98
3.55	5.26	6.63
2.94	5.48	8.93

Source: State of Washington Office of Financial Management

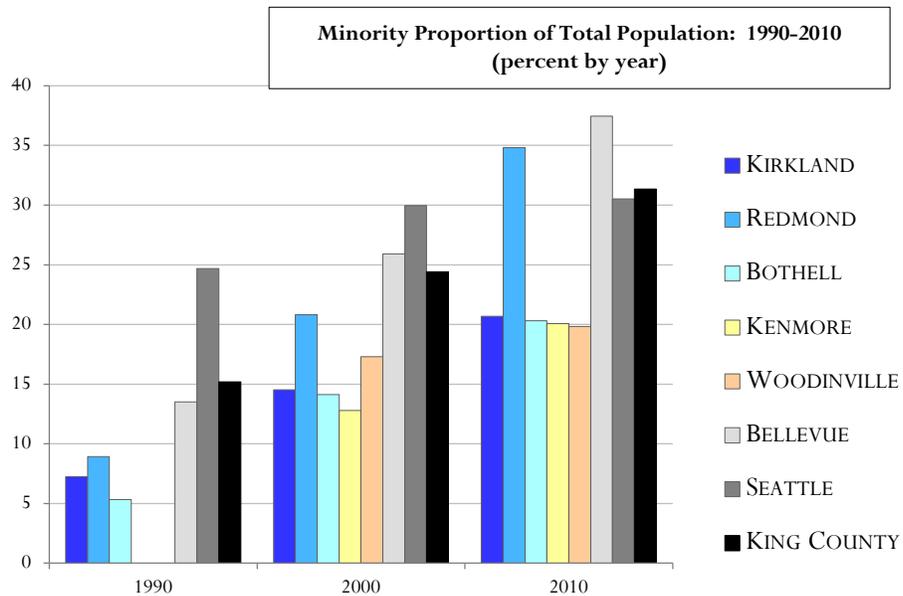
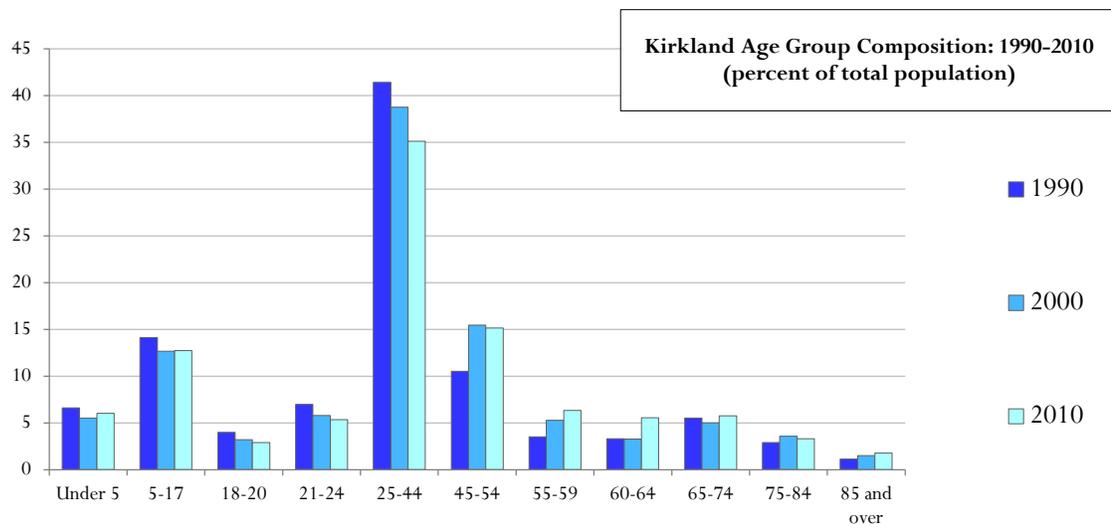


Figure 2.h Regional Age Group Composition: 1990-2010

Age Groups (years)	Kirkland					
	1990		2000		2010	
	Age Group Population	Percent of Total Population	Age Group Population	Percent of Total Population	Age Group Population	Percent of Total Population
Under 5	2,644	6.60	2,486	5.53	2,938	6.02
5 - 17	5,658	14.13	5,689	12.65	6,217	12.74
18 - 20	1,593	3.98	1,445	3.21	1,417	2.90
21 - 24	2,802	7.00	2,605	5.79	2,603	5.34
25 - 44	16,582	41.40	17,433	38.75	17,125	35.10
44 - 54	4,214	10.52	6,951	15.45	7,383	15.13
55 - 59	1,407	3.51	2,372	5.27	3,097	6.35
60 - 64	1,327	3.31	1,469	3.27	2,708	5.55
65 - 74	2,215	5.53	2,246	4.99	2,813	5.77
75 - 84	1,156	2.89	1,612	3.58	1,613	3.31
85 and over	454	1.13	678	1.51	873	1.79
Total	40,052		44,986		48,787	

Source: State of Washington Office of Financial Management



King County					
1990		2000		2010	
Age Group Population	Percent of Total Population	Age Group Population	Percent of Total Population	Age Group Population	Percent of Total Population
104,924	6.96	104,481	6.01	120,294	6.23
236,147	15.67	284,554	16.38	293,208	15.18
59,761	3.96	66,082	3.80	72,821	3.77
91,716	6.08	93,177	5.36	105,391	5.46
570,856	37.87	607,790	34.99	609,507	31.56
162,636	10.79	258,655	14.89	291,132	15.07
58,707	3.89	82,890	4.77	126,272	6.54
55,480	3.68	57,520	3.31	101,945	5.28
97,622	6.48	89,624	5.16	112,747	5.84
52,420	3.48	68,414	3.94	64,148	3.32
17,050	1.13	23,847	1.37	33,784	1.75
1,507,319		1,737,034		1,931,249	

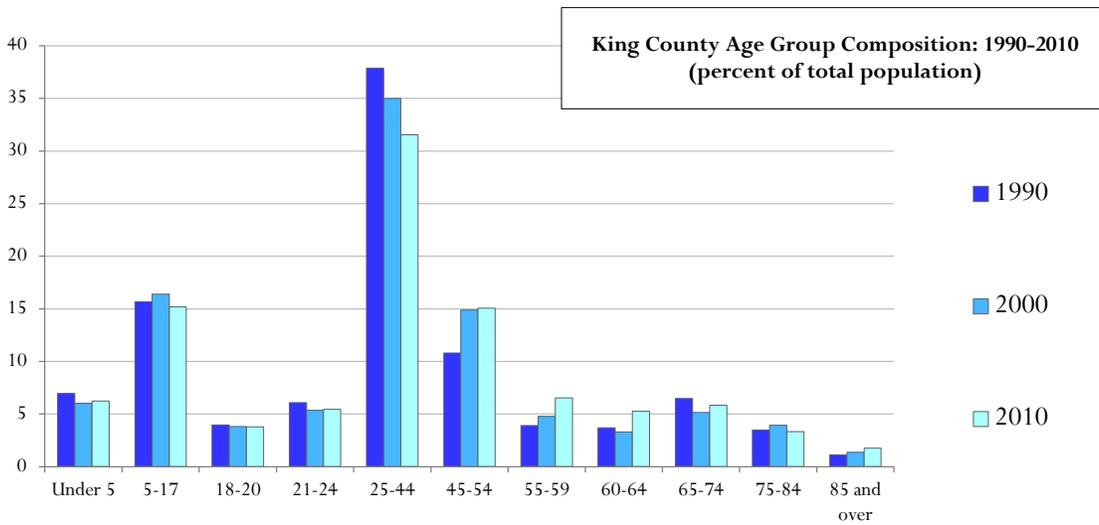


Figure 2.i Regional Distribution of Children and Seniors

	Population Less Than 18 / Percent of Total Population					
	1990		2000		2010	
	Age group population	Percent of total population	Age group population	Percent of total population	Age group population	Percent of total population
Kirkland	8,302	20.73	8,175	18.17	9,155	18.77
Redmond	9,060	25.31	9,703	21.38	12,317	22.75
Bothell	3,042	24.64	7,295	24.42	7,496	22.37
Kenmore			4,476	24.14	4,673	22.84
Woodinville			2,652	28.08	2,594	23.72
Bellevue	18,292	21.06	22,998	21.06	25,953	21.21
Seattle	84,930	16.45	87,113	15.46	93,513	15.36
King County	341,071	22.63	389,035	22.40	413,502	21.41

Source: State of Washington Office of Financial Management

Population 65 or Older / Percent of Total Population					
1990		2000		2010	
Age group population	Percent of total population	Age group population	Percent of total population	Age group population	Percent of total population
3,825	9.55	4,536	10.08	5,299	10.86
2,477	6.92	4,207	9.27	5,121	9.46
1,578	12.78	2,865	9.59	4,064	12.13
		1,978	10.67	2,443	11.94
		791	8.37	1,210	11.06
9,024	10.39	14,661	13.43	17,061	13.94
78,400	15.19	68,161	12.10	65,495	10.76
167,092	11.09	181,885	10.47	210,679	10.91

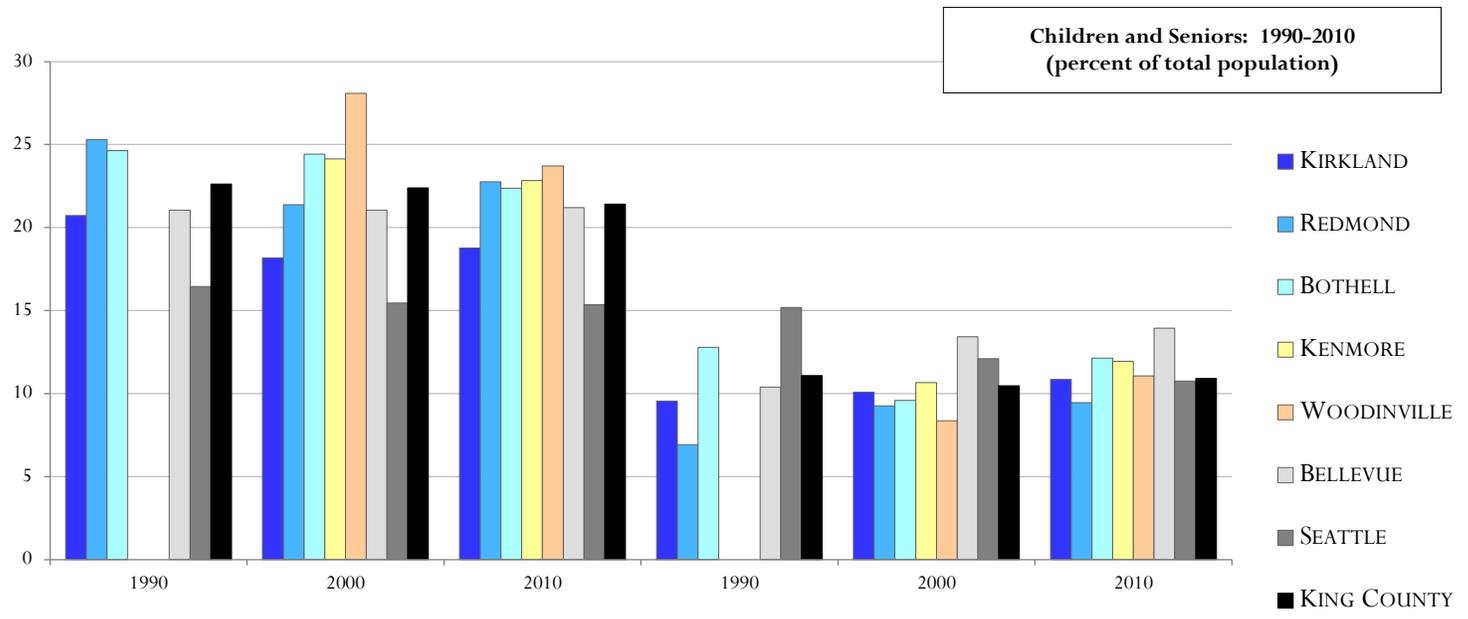


Figure 2.j Regional Growth In Population and Households: 1990-2010

	Population				Households			
	1990	2000	2010	Percent Change: 1990-2010	1990	2000	2010	Percent Change: 1990-2010
Kirkland	40,052	44,986	48,787	21.81	17,211	20,631	22,624	30.41
Redmond	35,800	45,389	54,144	51.24	14,153	19,182	22,550	59.33
Bothell	12,345	29,869	33,505	171.41	4,919	11,868	13,497	174.39
Kenmore		18,540	20,460			7,356	7,984	
Woodinville		9,445	10,938			3,462	4,478	
Bellevue	86,874	109,189	122,363	40.85	35,756	45,787	50,355	40.83
Seattle	516,259	563,375	608,660	17.90	236,702	258,635	283,510	19.78
King County	1,507,319	1,737,034	1,931,249	28.12	615,792	711,235	789,232	28.17

Source: State of Washington Office of Financial Management

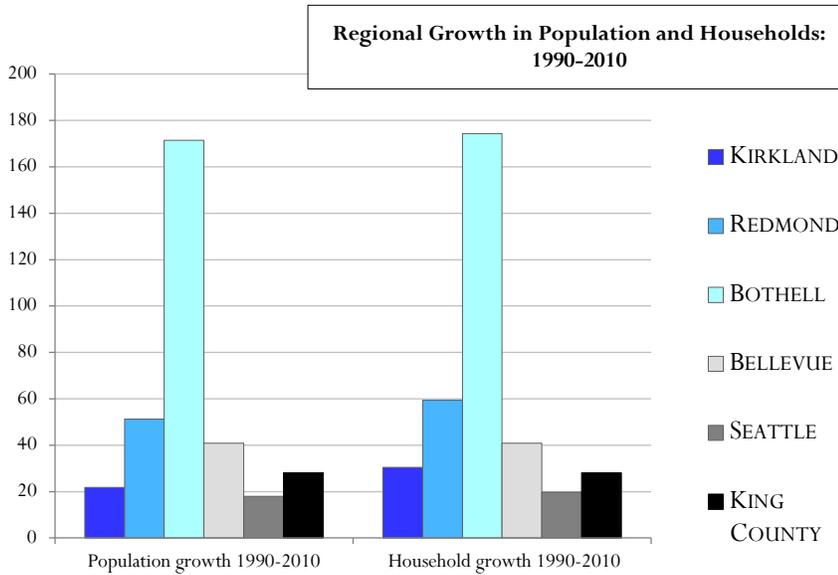


Figure 2.k Regional Changes in Average Household Size: 1990-2010

	1990	2000	2010	Percent Change: 1990-2010
Kirkland	2.28	2.14	2.15	-5.70
Redmond	2.50	2.32	2.39	-4.40
Bothell	2.48	2.50	2.46	-0.81
Kenmore		2.51	2.55	
Woodinville		2.72	2.43	
Bellevue	2.41	2.37	2.41	0.00
Seattle	2.09	2.08	2.06	-1.44
King County	2.40	2.39	2.40	0.00

Source: State of Washington Office of Financial Management

Figure 2.1 Average Household Size (Rent vs. Own): 2012

	Renter-occupied	Owner-occupied
Kirkland	2.02	2.28
Redmond	2.09	2.53
Bothell	2.23	2.56
Kenmore	2.66	2.58
Woodinville	2.02	2.62
Bellevue	2.22	2.52
Seattle	1.83	2.33
King County	2.13	2.58

Source: State of Washington Office of Financial Management

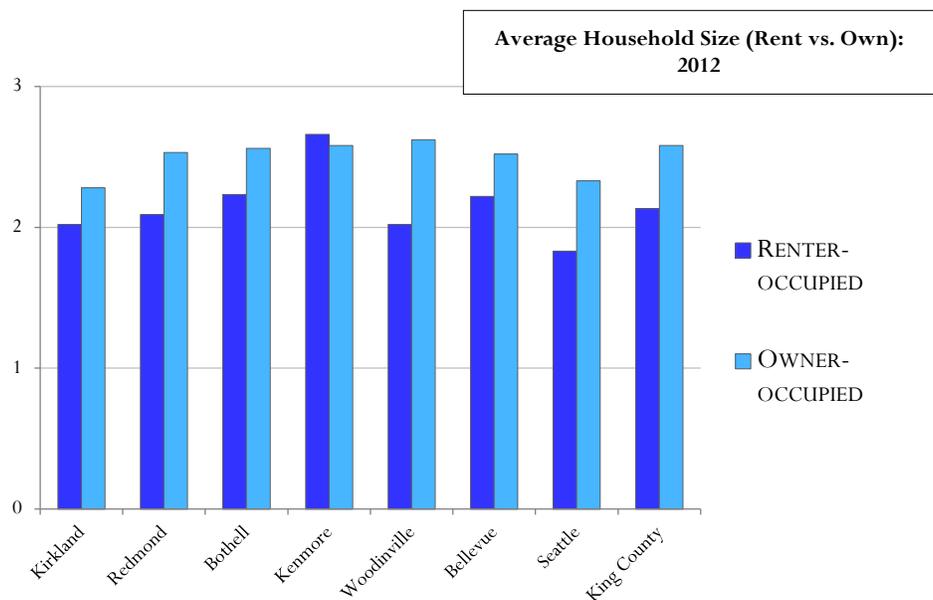


Figure 2.m Comparison of Household Types: 2000 - 2010

	2000			
	King County		Kirkland	
	Count	Percent of all households	Count	Percent of all households
Household population	1,699,416		44,122	
Total households	711,235	100.00	20,631	100.00
Average family size	3.12		2.88	
Average household size	2.39		2.14	
Family households	423,511	59.55	10,942	53.04
-with own children under 18	207,449	29.17	4,891	23.71
Married-couple family households	335,940	47.23	8,605	41.71
-with own children under 18	157,408	22.13	3,510	17.01
Male householder; no wife	25,219	3.55	655	3.17
-with own children under 18	12,321	1.73	397	1.92
Female householder; no husband	62,352	8.77	1,682	8.15
-with own children under 18	37,720	5.30	984	4.77
Nonfamily households	287,724	40.45	9,689	46.96
Householders living alone	217,007	30.51	7,403	35.88
Householders living alone and 65+	54,077	7.60	1,274	6.18

2010			
King County		Kirkland	
Count	Percent of all households	Count	Percent of all households
1,894,118		48,157	
789,232	100.00	22,445	100.00
3.05		2.83	
2.40		2.15	
461,510	58.48	12,014	53.53
213,507	27.05	5,455	24.30
357,491	45.30	9,495	42.30
158,646	20.10	3,961	17.65
32,055	4.06	804	3.58
14,798	1.87	392	1.75
71,964	9.12	1,715	7.64
40,063	5.08	914	4.07
327,722	41.52	10,431	46.47
244,699	31.00	8,090	36.04
62,367	7.90	1,876	8.36

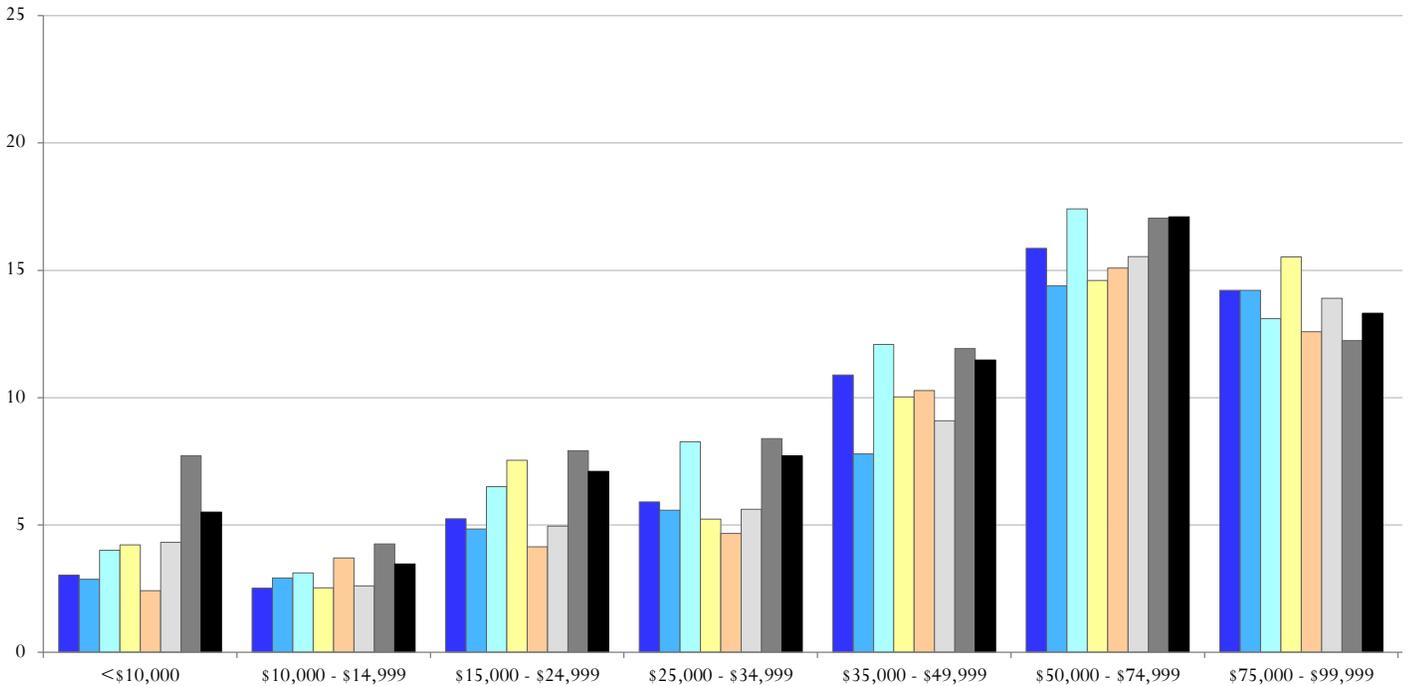
Source:

State of Washington Office of Financial Management

Figure 2.n Regional Household Income: 2008-2012

	Kirkland		Redmond		Bothell		Kenmore	
	Households	% of Total						
Total households	22,326		23,204		13,677		7,867	
Median household income (\$)	86,656		96,088		72,157		83,906	
<\$10,000	675	3.02	664	2.86	548	4.01	332	4.22
\$10,000 - \$14,999	562	2.52	676	2.91	426	3.11	199	2.53
\$15,000 - \$24,999	1,171	5.25	1,123	4.84	889	6.50	593	7.54
\$25,000 - \$34,999	1,319	5.91	1,295	5.58	1,131	8.27	411	5.22
\$35,000 - \$49,999	2,430	10.88	1,808	7.79	1,654	12.09	789	10.03
\$50,000 - \$74,999	3,542	15.86	3,338	14.39	2,381	17.41	1,149	14.61
\$75,000 - \$99,999	3,173	14.21	3,297	14.21	1,792	13.10	1,221	15.52
\$100,000 - \$149,999	4,771	21.37	5,461	23.53	2,949	21.56	1,650	20.97
\$150,000 - \$199,999	1,934	8.66	2,511	10.82	1,041	7.61	841	10.69
>= \$200,000	2,749	12.31	3,031	13.06	866	6.33	682	8.67

Source: State of Washington Office of Financial Management



Woodinville		Bellevue		Seattle		King County	
Households	% of Total	Households	% of Total	Households	% of Total	Households	% of Total
4,561		51,043		285,476		796,555	
93,045		88,073		63,470		71,175	
110	2.41	2,202	4.31	22,035	7.72	43,852	5.51
169	3.71	1,329	2.60	12,134	4.25	27,626	3.47
189	4.14	2,531	4.96	22,597	7.92	56,621	7.11
213	4.67	2,867	5.62	23,966	8.40	61,445	7.71
469	10.28	4,642	9.09	34,054	11.93	91,418	11.48
688	15.08	7,931	15.54	48,669	17.05	136,207	17.10
574	12.58	7,097	13.90	34,929	12.24	106,097	13.32
996	21.84	10,556	20.68	43,969	15.40	140,411	17.63
627	13.75	4,924	9.65	19,457	6.82	63,096	7.92
526	11.53	6,964	13.64	23,666	8.29	69,782	8.76

Households by Income Category: 2008-2012
(percent of total households)

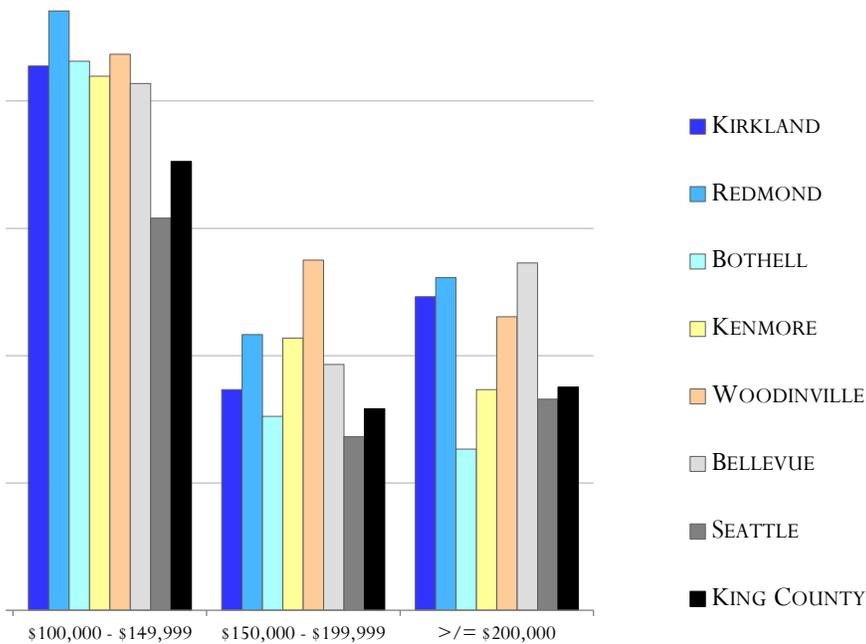


Figure 2.o Regional Median Household Income: 2000 - 2010

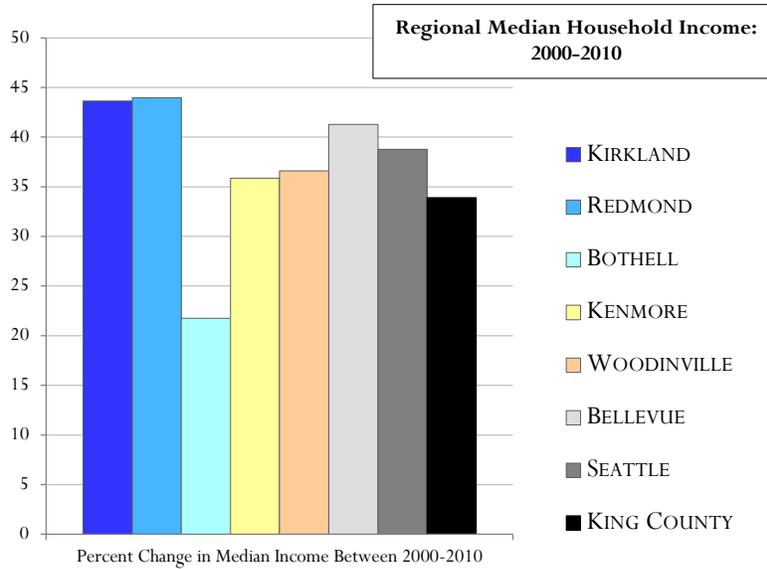
	2000 (\$) - Percent of County Median		2010 (\$) - Percent of County Median		Percent Change: 2000-2010
	Kirkland	60,332	113.50	86,656	
Redmond	66,735	125.54	96,088	135.00	43.98
Bothell	59,264	111.49	72,157	101.38	21.76
Kenmore	61,756	116.18	83,906	117.89	35.87
Woodinville	68,114	128.14	93,045	130.73	36.60
Bellevue	62,338	117.27	88,073	123.74	41.28
Seattle	45,736	86.04	63,470	89.17	38.77
King County	53,157	100.00	71,175	100.00	33.90

Source: State of Washington Office of Financial Management, U. S. Census Bureau

Figure 2.p Regional Households by Income Category (ACS: 2008 - 2012)

	Kirkland		Redmond		Bothell		Kenmore	
	Households	% of Total	Households	% of Total	Households	% of Total	Households	% of Total
Total households	22,326		23,204		13,677		7,867	
Median household income (\$)	86,656		96,088		72,157		83,906	
< \$50,000	6,157	27.58	5,566	23.99	4,648	33.98	2,324	29.54
\$50,000 - \$99,999	6,715	30.08	6,635	28.59	4,173	30.51	2,370	30.13
\$100,000 - \$149,999	4,771	21.37	5,461	23.53	2,949	21.56	1,650	20.97
> / = \$150,000	4,683	20.98	5,542	23.88	1,907	13.94	1,523	19.36

Source: State of Washington Office of Financial Management, U. S. Census Bureau



Woodinville		Bellevue		Seattle		King County	
Households	% of Total	Households	% of Total	Households	% of Total	Households	% of Total
4,561		51,043		285,476		796,555	
93,045		88,073		63,470		71,175	
1,150	25.21	13,571	26.59	114,786	40.21	280,962	35.27
1,262	27.67	15,028	29.44	83,598	29.28	242,304	30.42
996	21.84	10,556	20.68	43,969	15.40	140,411	17.63
1,153	25.28	11,888	23.29	43,123	15.11	132,878	16.68

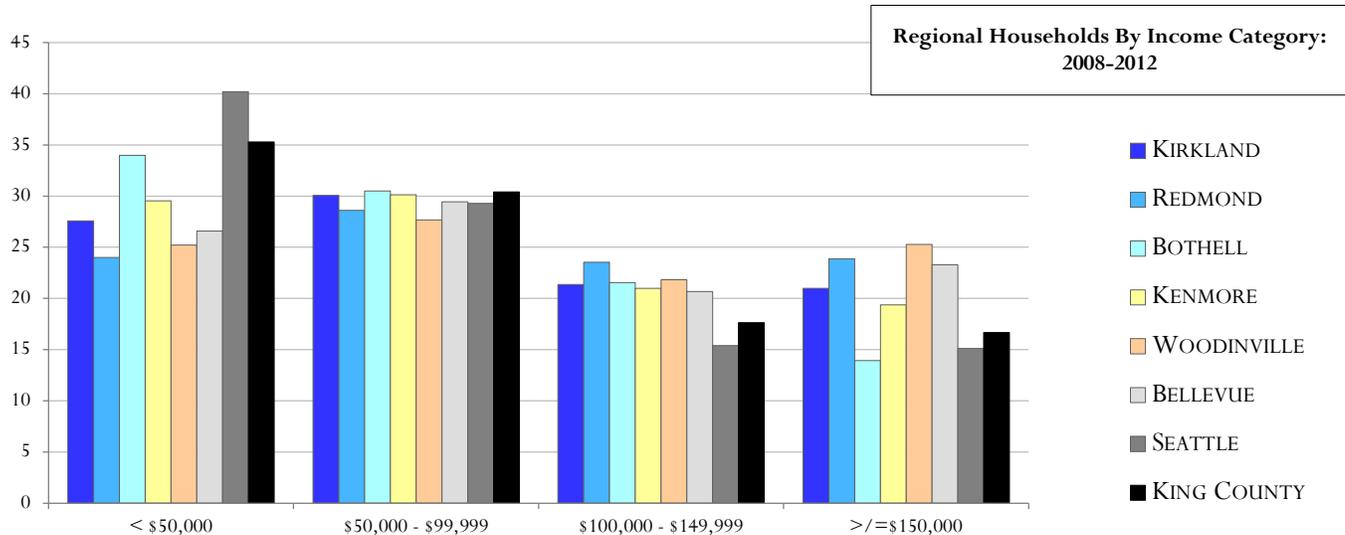


Figure 2.q Regional Poverty by Households: 2000 - 2011

	2000				2011			
	Total Households	Households In Poverty			Total Households	Households In Poverty		
		Family Households	Other Households	Total Households		Family Households	Other Households	Total Households
Kirkland	20,631	422	656	1,078	22,326	520	786	1,306
Redmond	19,182	380	505	885	23,204	549	886	1,435
Bothell	11,868	281	342	623	13,677	493	517	1,010
Kenmore	7,356	238	192	430	7,867	310	304	614
Woodinville	3,462	65	29	94	4,561	98	174	272
Bellevue	45,787	1,120	1,319	2,439	51,043	1,607	1,818	3,425
Seattle	258,635	7,942	19,751	27,693	285,476	8,103	26,889	34,992
King County	711,235	22,597	33,142	55,739	796,555	31,529	47,481	79,010

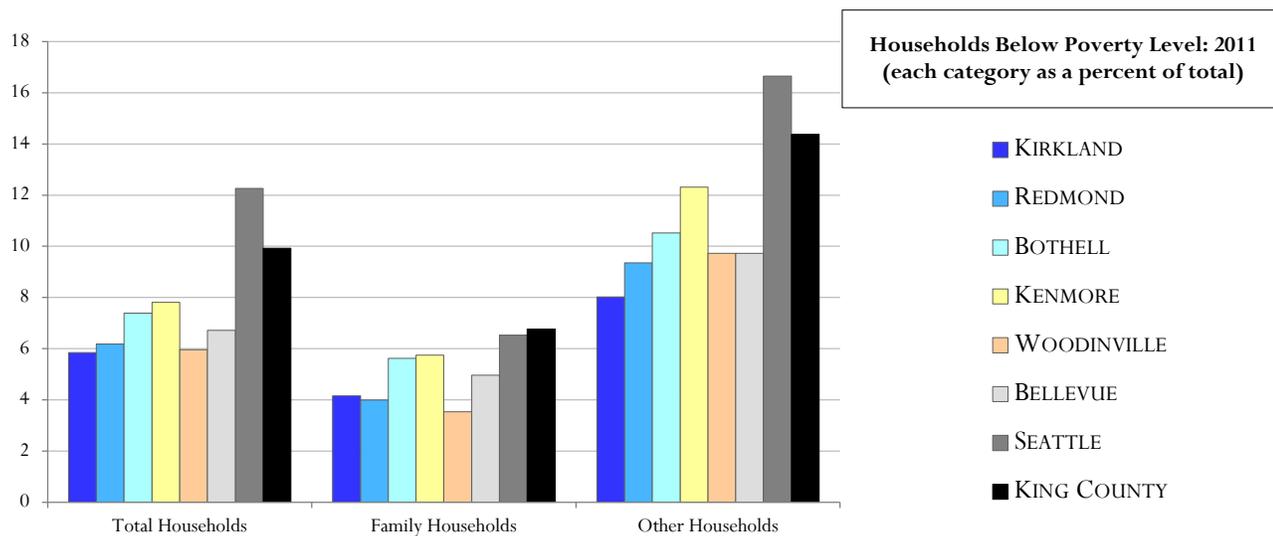
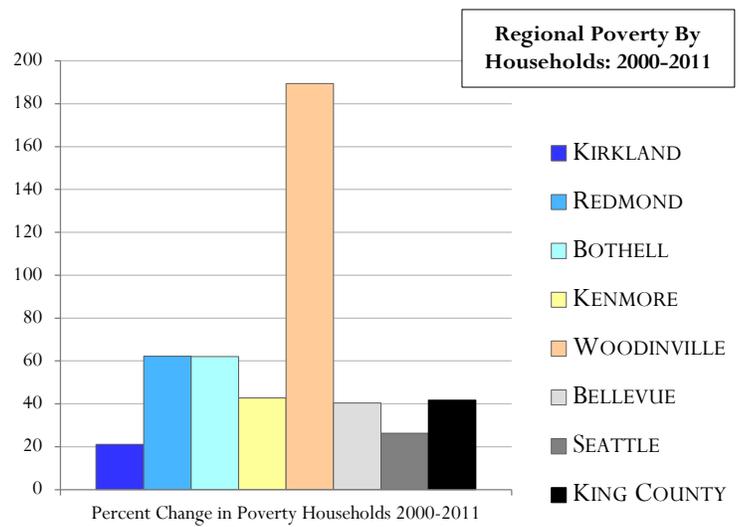
Source: State of Washington Office of Financial Management, U. S. Census Bureau

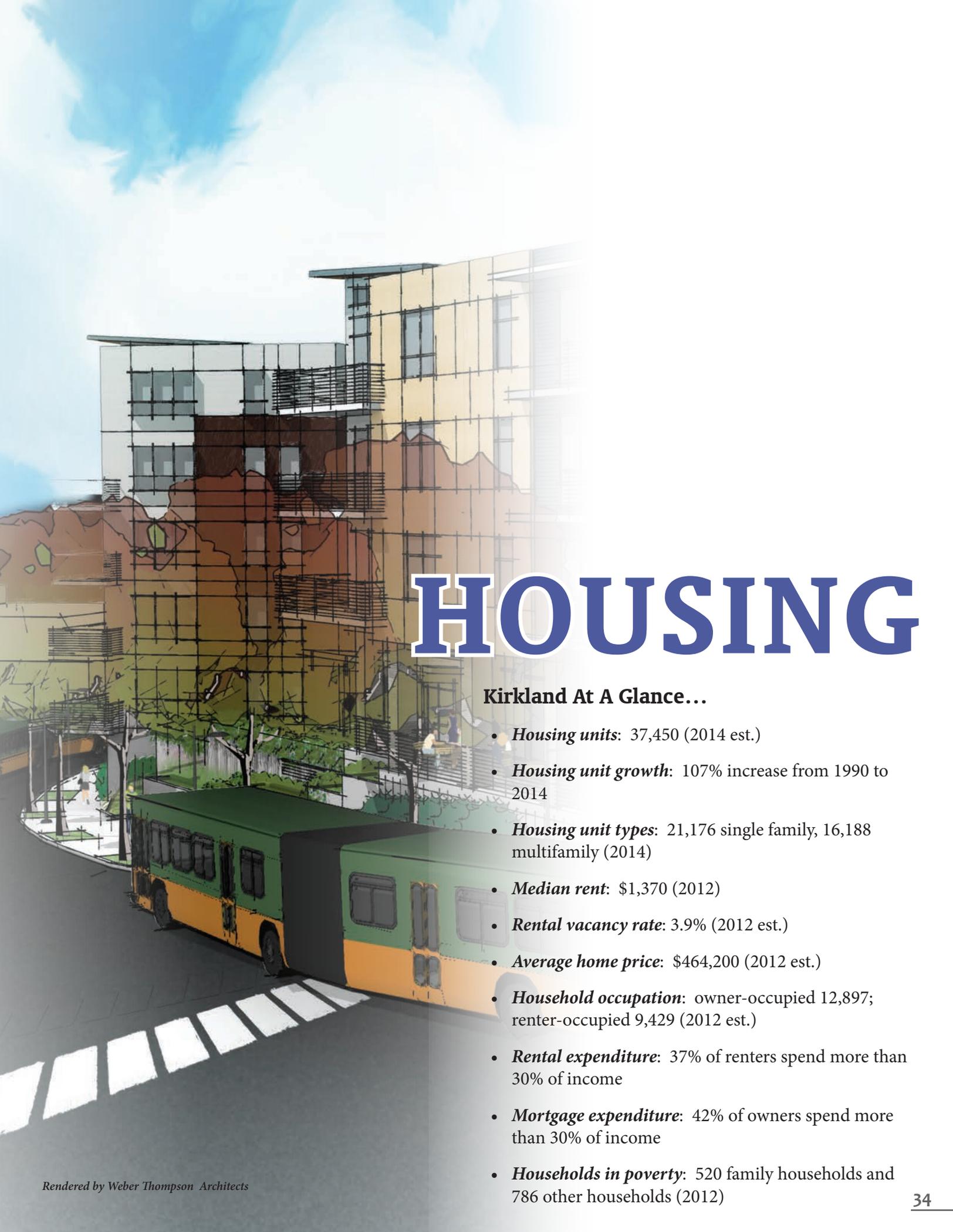
Figure 2.r Regional Poverty Comparison by Jurisdiction: 2011

	All Households			Family Households			Other Households		
	Total	Below Poverty Level / Percent of Total		Total	Below Poverty Level / Percent of Total (Family)		Total	Below Poverty Level / Percent of Total (Other)	
Kirkland	22,326	1,306	5.85	12,528	520	4.15	9,798	786	8.02
Redmond	23,204	1,435	6.18	13,732	549	4.00	9,472	886	9.35
Bothell	13,677	1,010	7.38	8,765	493	5.62	4,912	517	10.53
Kenmore	7,867	614	7.80	5,397	310	5.74	2,470	304	12.31
Woodinville	4,561	272	5.96	2,772	98	3.54	1,789	174	9.73
Bellevue	51,043	3,425	6.71	32,354	1,607	4.97	18,689	1,818	9.73
Seattle	285,476	34,992	12.26	123,994	8,103	6.53	161,482	26,889	16.65
King County	796,555	79,010	9.92	466,381	31,529	6.76	330,174	47,481	14.38

Source: U. S. Census Bureau

Percent Change (2000-2011)			
Total Households	Households In Poverty		
	Family Households	Other Households	Total Households
8.22	23.22	19.82	21.15
20.97	44.47	75.45	62.15
15.24	75.44	51.17	62.12
6.95	30.25	58.33	42.79
31.74	50.77	500.00	189.36
11.48	43.48	37.83	40.43
10.38	2.03	36.14	26.36
12.00	39.53	43.27	41.75



An architectural rendering of a modern, multi-story residential building. The building features a mix of materials, including light-colored panels and darker, textured sections. It has several balconies with glass railings and large windows. In the foreground, a green and orange bus is driving on a street. The sky is blue with some clouds. The word "HOUSING" is written in large, bold, blue letters with a white outline, positioned over the right side of the building.

HOUSING

Kirkland At A Glance...

- **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.)
- **Average home price:** \$464,200 (2012 est.)
- **Household occupation:** 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)

Housing – in particular, diverse and affordable housing – figures prominently in the viability of any community. The Puget Sound Regional Council (PSRC), through its Vision 2040 housing policies, seeks to facilitate local government action on meeting state-mandated growth targets. These policies focus on preserving and growing local communities’ housing stocks, improving affordability, achieving a realistic balance between location of jobs and location of housing, and creating innovative funding strategies.⁴ The PSRC emphasizes the critical role local governments play in addressing these goals, not only through regulation of land use and development, but also through broad, decisive action on housing needs across the entire economic spectrum.

As shown in the following tables, Eastside communities, Seattle, and King County as a whole have been significantly impacted by housing issues over the last decade. In general, housing prices (mortgage or rent) have increased at a faster pace than personal income, creating a widening affordability gap among those wage earners at or below the median income level. Home ownership rates in King County are less than the national average, notably so with minorities who now comprise roughly a third of the total population. In analyzing this gap, demographers consider both income and true costs of housing: that is, monthly mortgage or rent amounts plus utility bills, maintenance, etc. In general, any total housing expenditure exceeding 30% of gross income impacts a household’s ability to pay for other basic necessities, and therefore becomes severely burdensome or unaffordable altogether.

Like its neighbors, Kirkland’s housing stock has increased in the 1990-2010 timeframe. Even adjusting for periodic annexations, Seattle’s and Eastside cities’ total housing units have increased by 20-50%. Kirkland’s housing unit total increased about 34% in that time period. The city’s major 2011 annexation contributed to a 56% increase in total housing units in the 2010-2013 interval, also raising the single family units in 2013 to over 56% of the total housing units. In 2014 there were an estimated 37,450 housing units in Kirkland, of which about 56% were single family, 43% multifamily, and 1% other types.

Jobs to housing balance is a concept that seeks to match the number of jobs to available housing supply within a city, reducing the need for long commutes, and keeping living and working communities in close proximity. In King County the jobs to housing ratio was .99 in 2014, while Kirkland’s ratio was .79. According to one source,

striving to achieve a greater balance of housing to jobs can provide the following benefits within a community (SCAG; The New Economy and Jobs-housing Balance in Southern California, April 2001):

- Improves accessibility to jobs, goods, services, and amenities
- Reduces driving and congestion
- Lowers costs to businesses and commuters
- Lowers public expenditures
- Improves family stability
- Provides overall higher quality of life

To improve the jobs to housing ratio, communities can strive to increase affordable housing by providing a mix of dwelling types and prices that addresses labor force needs and income levels. Mobility enhancements also can be a major factor in balancing the jobs to housing ratio. Regionally, 1990-2010 housing data show that owner-occupied units have continued to account for 48-68% of the total housing stock within individual jurisdictions, and that these proportions have fluctuated very little at the individual community level. Kirkland’s owner-occupied share of total housing units has remained fairly constant over this period at about 55%. However, housing prices, and therefore total housing costs, continue to rise more quickly than personal income. The proportion of 2012 countywide rental units for which households spent more than 30% of their gross income was 47% (37% in Kirkland). During the 2000-2012 interval, countywide households who spent more than 30% of their gross income on mortgages increased by about a third to nearly 41% of the total (about 42% in Kirkland).

These trends, when coupled with changing demographics and business sector developments regionally and throughout the Eastside, underscore the importance of analyzing housing options in community planning. Business leaders and policymakers are likely to continue monitoring housing trends carefully as part of an overall strategy to market and grow individual communities. Such strategy will include detailed analysis of developable and/or re-developable land, incentives, innovative zoning practices, alignment of housing resources with new job creation, and identifying viable funding sources.

⁴ See Section 7 – Appendix, A Regional Coalition For Housing

Figure 3.a Growth in Regional Housing Units: 1990 - 2012

	1990			2000			2012		
	Total Units	Single Family	Other	Total Units	Single Family	Other	Total Units	Single Family	Other
Kirkland	18,061	9,748	8,313	21,939	11,073	10,866	23,932	11,858	12,074
Redmond	14,972	8,318	6,654	20,296	10,401	9,895	24,540	12,115	12,425
Bothell	5,146	2,600	2,546	12,362	6,980	5,382	14,341	8,147	6,194
Kenmore				7,488	5,235	2,253	8,415	5,843	2,572
Woodinville				3,494	2,405	1,089	4,965	2,981	1,984
Bellevue	37,428	22,230	15,198	48,303	28,503	19,800	54,976	29,845	25,131
Seattle	249,032	132,330	116,702	270,536	138,827	131,709	306,694	150,324	156,370
King County	647,343	393,600	253,743	742,237	447,166	295,071	851,180	507,887	343,293

Source: State of Washington Office of Financial Management, Puget Sound Regional Council, U. S. Census Bureau

Figure 3.b Regional Housing Unit Trends: 1990 - 2012

	1990	2000	2012	Percent Change: 1990-2012	Percent of King County (1990)	Percent of King County (2012)
Kirkland	18,061	21,939	23,932	32.51	2.79	2.81
Redmond	14,972	20,296	24,540	63.91	2.31	2.88
Bothell	5,146	12,362	14,341	178.68	0.03	1.68
Kenmore		7,488	8,415			0.99
Woodinville		3,494	4,965			0.58
Bellevue	37,428	48,303	54,976	46.88	5.78	6.46
Seattle	249,032	270,536	306,694	23.15	38.47	36.03
King County	647,343	742,237	851,180	31.49		

Source: State of Washington Office of Financial Management, Puget Sound Regional Council, U. S. Census Bureau

Percent Change (1990-2012)		
Total Units	Single Family	Other
32.51	21.65	45.24
63.91	45.65	86.73
178.68	213.35	143.28
46.88	34.26	65.36
23.15	13.60	33.99
31.49	29.04	35.29

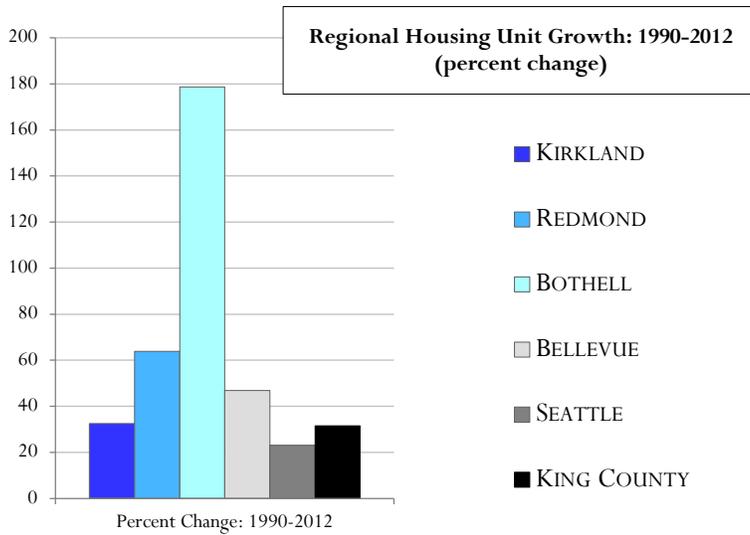
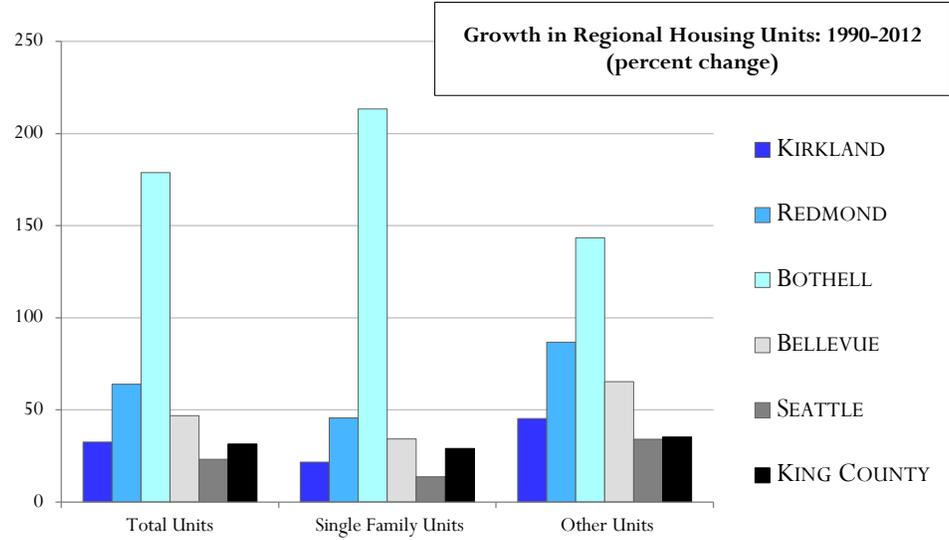


Figure 3.c Kirkland Housing Unit Comparison: 1990 - 2014

		1990		1995		2000	
		Total Units	%	Total Units	%	Total Units	%
Single Family	(Note 1)	9,748	53.97	10,149	52.71	11,073	50.47
Multi-family		8,079	44.73	8,870	46.07	10,811	49.28
Mobile homes and special housing units		234	1.30	235	1.22	55	0.25
Total housing units	(Note 2)	18,061		19,254		21,939	

Source: State of Washington Office of Financial Management

Note 1. "Total Units" in these categories are postcensal estimates made by OFM

Note 2. "Totals" in this row are actual census counts for 1990, 2000, and 2010, and are postcensal estimates made by OFM for 1995, 2005, and 2014

**Figure 3.d Average Size of Occupied Housing Units
by Structure Type: 2013**

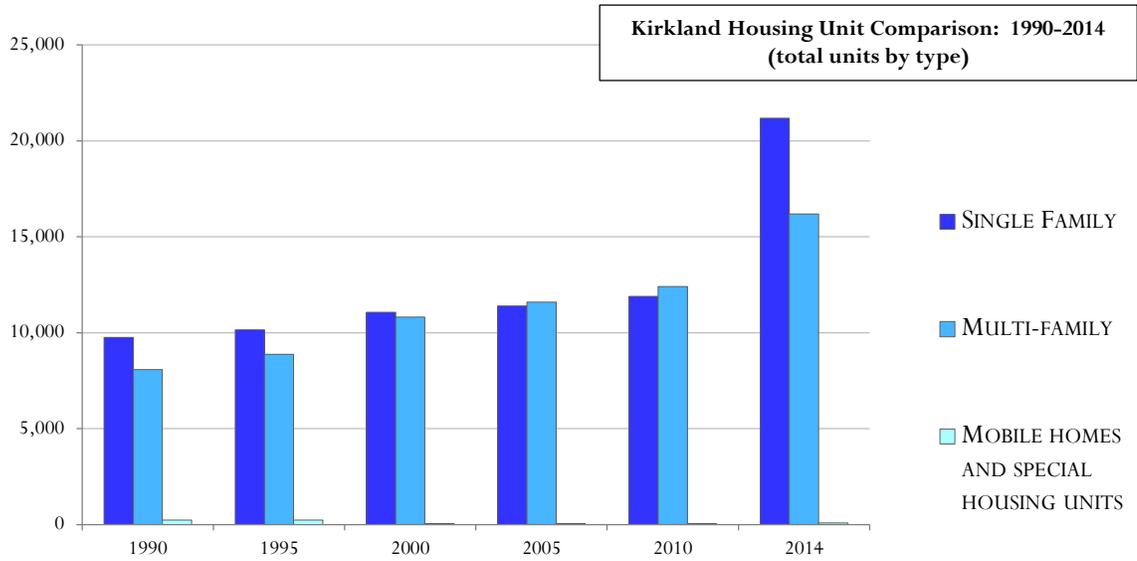
	Population In Occupied Housing Units			Occupied Housing Units		
	Total	Single Family*	Multifamily	Total	Single Family*	Multifamily
Kirkland	82,595	58,056	24,539	34,592	21,378	13,214
Redmond	56,188	33,882	22,306	23,651	12,247	11,404
Bothell	34,347	25,525	8,822	13,650	9,298	4,352
Kenmore	21,110	17,340	3,770	7,968	6,136	1,832
Woodinville	11,041	8,234	2,807	4,652	2,983	1,669
Bellevue	130,766	84,823	45,943	53,460	30,332	23,128
Seattle	612,863	378,275	234,588	289,153	144,848	144,305
King County	1,971,404	1,400,444	570,960	806,762	503,236	303,526

* In this table, Single Family includes mobile homes, boats, RVs, etc.

Source: Puget Sound Regional Council, U. S. Census Bureau

Note: The Census Bureau does not publish 3-year Estimates for these tables for the City of Woodinville; 2009-2013 5-year Estimates were used instead for this city.

2005		2010		2014	
Total Units	%	Total Units	%	Total Units	%
11,402	49.47	11,887	48.83	21,176	56.54
11,589	50.28	12,403	50.95	16,188	43.23
56	0.24	55	0.23	86	0.23
23,047		24,345		37,450	

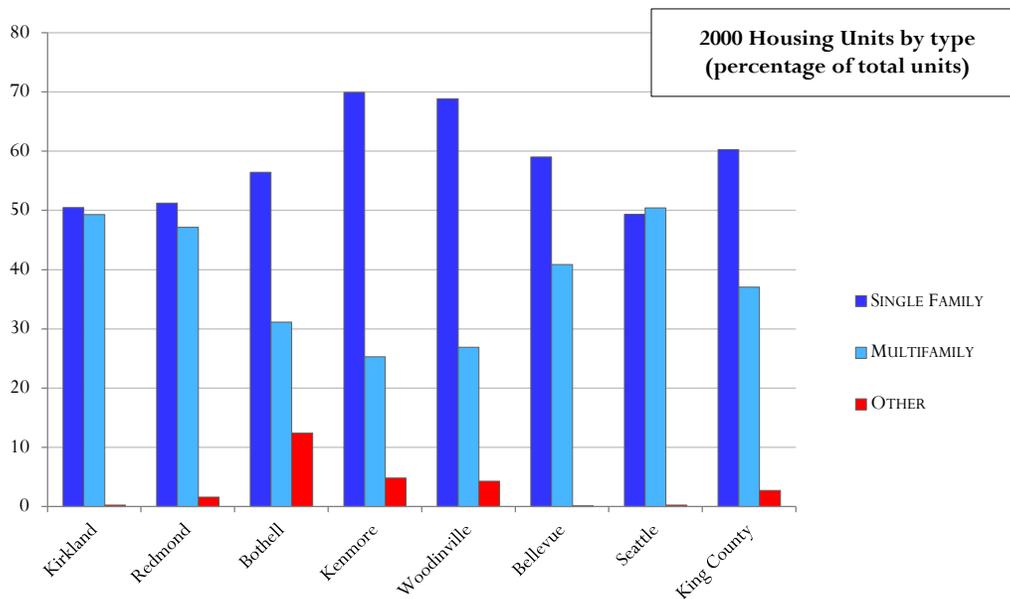


Average Size Of Occupied Housing Unit		
Total	Single Family*	Multifamily
2.39	2.72	1.86
2.38	2.77	1.96
2.52	2.75	2.03
2.65	2.83	2.06
2.37	2.76	1.68
2.45	2.80	1.99
2.12	2.61	1.63
2.44	2.78	1.88

Figure 3.e Regional Housing Unit Trends by Type: 2000-2012

	2000 Housing Units						
	Total HU	“SF”	SF %	“MF”	MF %	“Other”	Other %
Kirkland	21,939	11,073	50.47	10,811	49.28	55	0.25
Redmond	20,296	10,401	51.25	9,575	47.18	320	1.58
Bothell	12,362	6,980	56.46	3,852	31.16	1,530	12.38
Kenmore	7,488	5,235	69.91	1,892	25.27	361	4.82
Woodinville	3,494	2,405	68.83	940	26.90	149	4.26
Bellevue	48,303	28,503	59.01	19,734	40.85	66	0.14
Seattle	270,536	133,499	49.35	136,386	50.41	651	0.24
King County	742,237	447,166	60.25	274,994	37.05	20,077	2.70

Source: State of Washington Office of Financial Management



2012 Housing Units						
Total HU	"SF"	SF %	"MF"	MF %	"Other"	Other %
23,932	11,858	49.55	11,929	49.85	145	0.61
24,540	12,115	49.37	11,945	48.68	480	1.96
14,341	8,147	56.81	4,539	31.65	1,655	11.54
8,415	5,843	69.44	2,228	26.48	344	4.09
4,965	2,981	60.04	1,894	38.15	90	1.81
54,976	29,845	54.29	24,993	45.46	138	0.25
306,694	150,324	49.01	154,994	50.54	1,376	0.45
851,180	507,887	59.67	324,956	38.18	18,337	2.15

"Other" represents recreational vehicles, mobile homes, boats, and miscellaneous other living arrangements not already counted as Single Family and Multifamily.

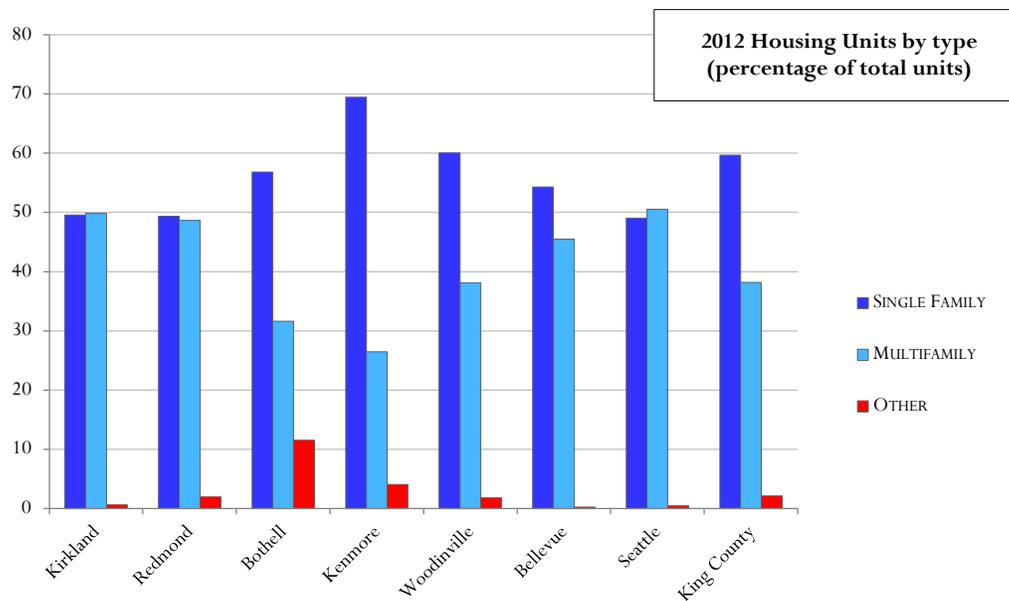


Figure 3.f Regional Median Rents(\$): 1990-2012

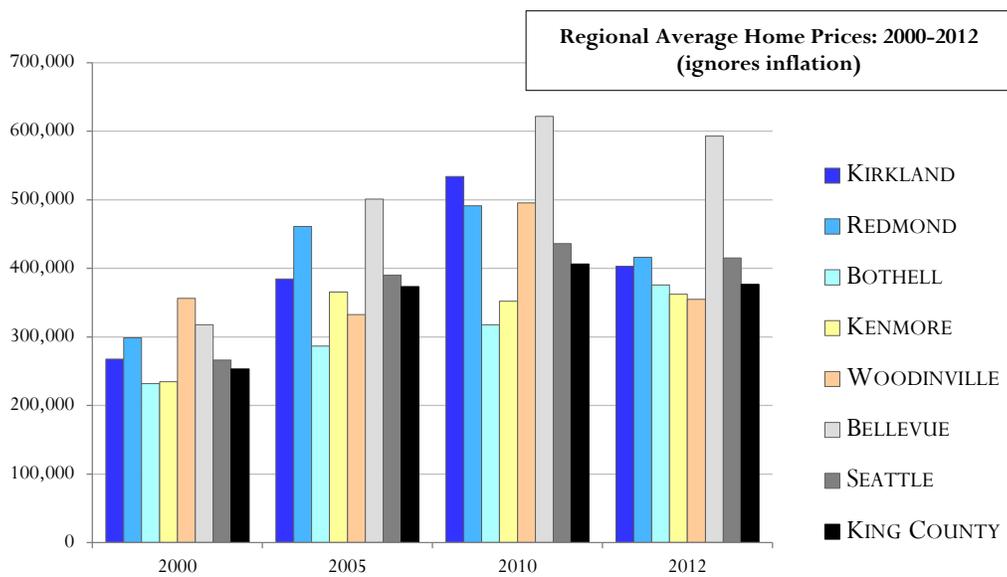
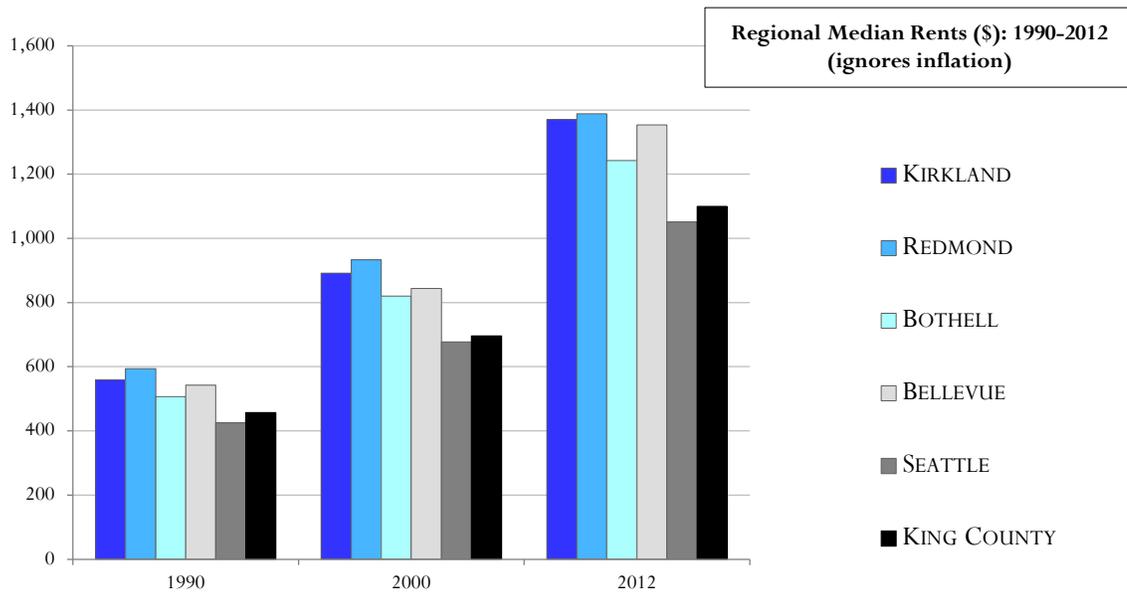
	1990		2000		2012		Percent Change 1990-2010 (ignores inflation)	
	Median Rent (\$)	Vacancy Rate	Median Rent (\$)	Vacancy Rate	Median Rent (\$)	Vacancy Rate	Median Rent	Vacancy Rate
Kirkland	559	4.90	891	5.35	1,370	3.90	145.08	-20.41
Redmond	594	7.20	933	6.12	1,388	3.20	133.67	-55.56
Bothell	507	5.80	820	5.86	1,243	4.40	145.17	-24.14
Kenmore			741	3.04	1,152	6.80		
Woodinville			829	3.16	1,166	7.30		
Bellevue	542	5.80	844	5.95	1,354	4.40	149.82	-24.14
Seattle	425	4.70	677	3.68	1,051	3.80	147.29	-19.15
King County	457	5.60	696	4.39	1,100	4.40	140.70	-21.43

Source: A Regional Coalition For Housing (ARCH)

Figure 3.g Average Home Prices (\$): 2000-2012

	2000	2005	2010	2012	Percent Change 2000 - 2012
Kirkland	267,508	384,396	534,209	403,313	50.77
Redmond	298,736	461,293	491,175	416,101	39.29
Bothell	231,690	286,727	317,735	375,691	62.15
Kenmore	234,437	365,760	352,049	362,333	54.55
Woodinville	356,281	332,675	495,417	354,810	-0.41
Bellevue	317,608	500,932	621,682	592,819	86.65
Seattle	266,182	390,210	435,989	415,406	56.06
King County	253,241	373,322	406,300	376,686	48.75

Source: State of Washington Office of Financial Management



**Figure 3.h Owner-occupied Units vs. Renter-occupied Units:
1990-2010**

	1990				2000			
	Total Occu- pied Units	Owner- occupied	Renter- occupied	Vacant	Total Occu- pied Units	Owner- occupied	Renter- occupied	Vacant
Kirkland	17,211	9,507	7,704	850	20,823	11,814	9,009	1,116
Redmond	14,153	8,155	5,998	819	19,129	10,569	8,560	1,167
Bothell	4,919	3,215	1,704	227	11,951	8,129	3,822	411
Kenmore					7,251	5,143	2,108	237
Woodinville					3,440	2,520	920	54
Bellevue	35,756	20,816	14,940	1,672	45,687	28,012	17,675	2,616
Seattle	236,702	115,709	120,993	12,330	258,510	125,151	133,359	12,026
King County	615,792	362,038	253,754	31,551	710,916	425,451	285,465	31,321

Source: A Regional Coalition For Housing (ARCH)

2010				Percent Change (1990-2010)			
Total Occu- pied Units	Owner- occupied	Renter- occupied	Vacant	Total Occu- pied Units	Owner- occupied	Renter- occupied	Vacant
22,445	12,813	9,632	1,900	30.41	34.77	25.03	123.53
22,550	12,212	10,338	1,627	59.33	49.75	72.36	98.66
13,497	8,843	4,654	758	174.39	175.05	173.12	233.92
7,984	5,876	2,108	585				
4,478	2,924	1,554	518				
50,355	29,540	20,815	5,196	40.83	41.91	39.32	210.77
283,510	136,362	147,148	25,006	19.78	17.85	21.62	102.81
789,232	466,718	322,514	62,029	28.17	28.91	27.10	96.60

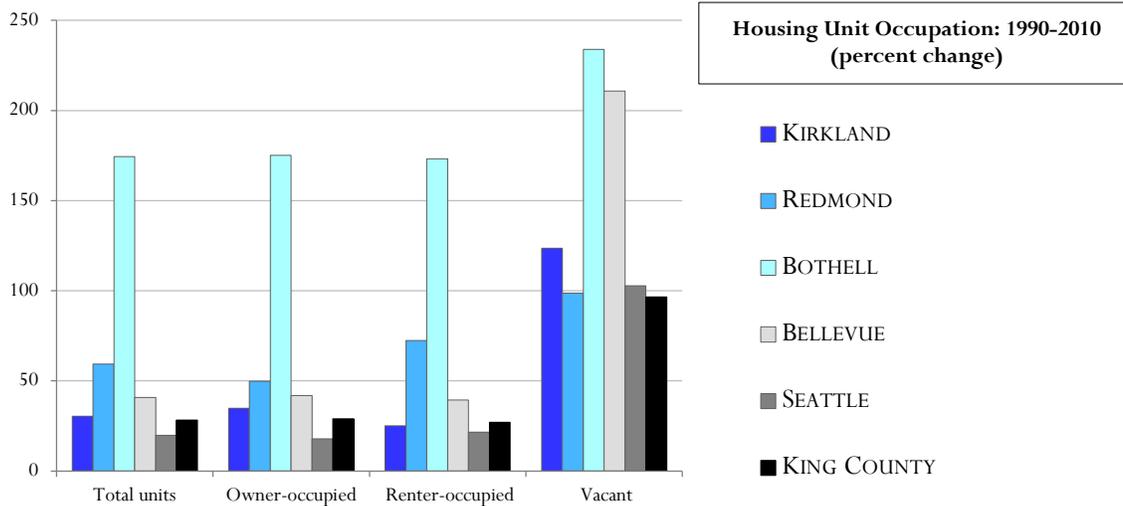


Figure 3.i King County Income and Housing Affordability Guidelines: 2013

Income Threshold	Size of Housing		
	Studio (1 person)	1 Bedroom (2 persons)	2 Bedrooms (3 persons)
Poverty			
Household income	11,490	15,510	19,530
Very Low Income: 30% of Median Income			
Household income	18,207	20,808	23,409
Max. affordable rent	417	463	509
Low Income: 50% of Median Income			
Household income	30,345	34,680	39,015
Max. affordable rent	721	810	899
Max. affordable purchase	92,535	105,754	118,974
Moderate Income: 80% of Median Income			
Household income	48,552	55,488	62,424
Max. affordable rent	1,176	1,330	1,485
Max. affordable purchase	164,704	188,233	211,763
Median Income			
Household income	60,690	69,360	78,030
Max. affordable rent	1,479	1,677	1,875
Max. affordable purchase	212,817	243,219	273,622

Figure 3.j Regional Housing Values (\$): 1990-2012

	1990			2000			2012		
	Median Household Income	Median Housing Value	Median Rent	Median Household Income	Median Housing Value	Median Rent	Median Household Income*	Median Housing Value	Median Rent
Kirkland	38,437	160,200	559	60,332	283,100	972	86,656	464,200	1,370
Redmond	42,299	168,600	594	66,735	269,400	1,021	96,088	456,500	1,388
Bothell	37,159	156,800	507	59,264	237,700	913	72,157	357,700	1,243
Kenmore				61,756	246,000	836	83,906	397,900	1,152
Woodinville				68,114	270,300	899	93,045	439,300	1,166
Bellevue	43,800	192,800	542	62,338	299,400	916	88,073	541,600	1,354
Seattle	29,353	137,900	425	45,736	259,600	721	63,470	441,000	1,051
King County	36,179	140,100	457	53,157	236,900	758	71,175	388,700	1,100

* With one exception, all income and housing value amounts are expressed in "current dollars;" that is, the value as of that year and not adjusted for inflation to any other year. For 2012, the Census Bureau/American Community Survey provides Median Household Income figures "in 2012 inflation-adjusted dollars."

Source: State of Washington Office of Financial Management

3 Bedrooms (4 persons)	
	23,550
	26,010
	555
	43,350
	989
	132,193
	69,360
	1,639
	235,292
	86,700
	2,073
	304,024

Source: State of Washington Office of Financial Management

Percent Change 1990-2012*		
Median Household Income	Median Housing Value	Median Rent
125.45	189.76	145.08
127.16	170.76	133.67
94.18	128.13	145.17
101.08	180.91	149.82
116.23	219.80	147.29
96.73	177.44	140.70

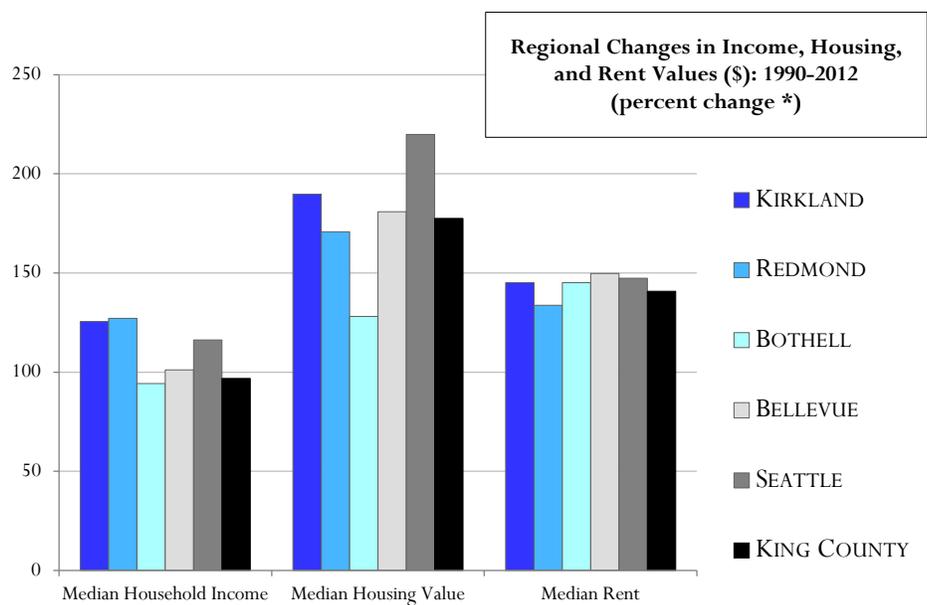
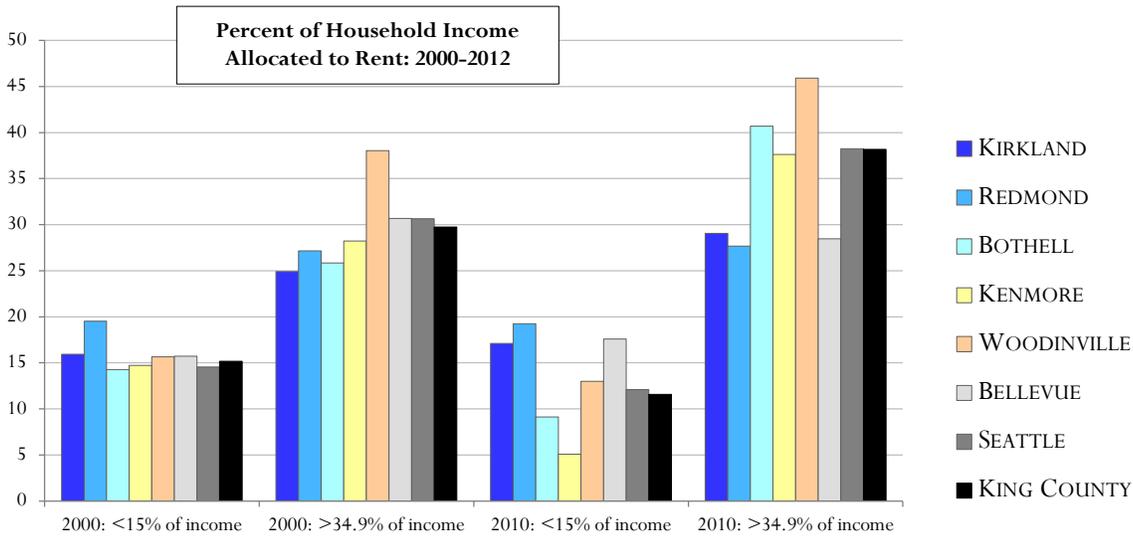


Figure 3.k Percent of Household Income Allocated to Rent: 2000 - 2012

	2000							
	Total Rental Units	Rental Allocation Categories						
		<15%	15 -19.9%	20 -24.9%	25 - 29.9%	30 - 34.9%	>35%	Not Computed
	%	%	%	%	%	%	%	
Kirkland	9,009	15.94	17.94	16.68	13.12	7.75	24.92	3.65
Redmond	8,560	19.51	19.77	13.69	10.23	7.44	27.14	2.22
Bothell	3,816	14.28	15.62	17.35	13.52	10.06	25.84	3.33
Kenmore	2,108	14.71	12.62	19.54	11.76	7.31	28.23	5.83
Woodinville	920	15.65	13.48	12.83	8.04	7.72	38.04	4.24
Bellevue	17,658	15.71	16.98	12.97	10.96	8.32	30.67	4.38
Seattle	133,305	14.55	14.79	14.65	12.64	8.87	30.65	3.84
King County	284,847	15.18	15.41	14.86	12.17	8.72	29.76	3.90

Source: State of Washington Office of Financial Management

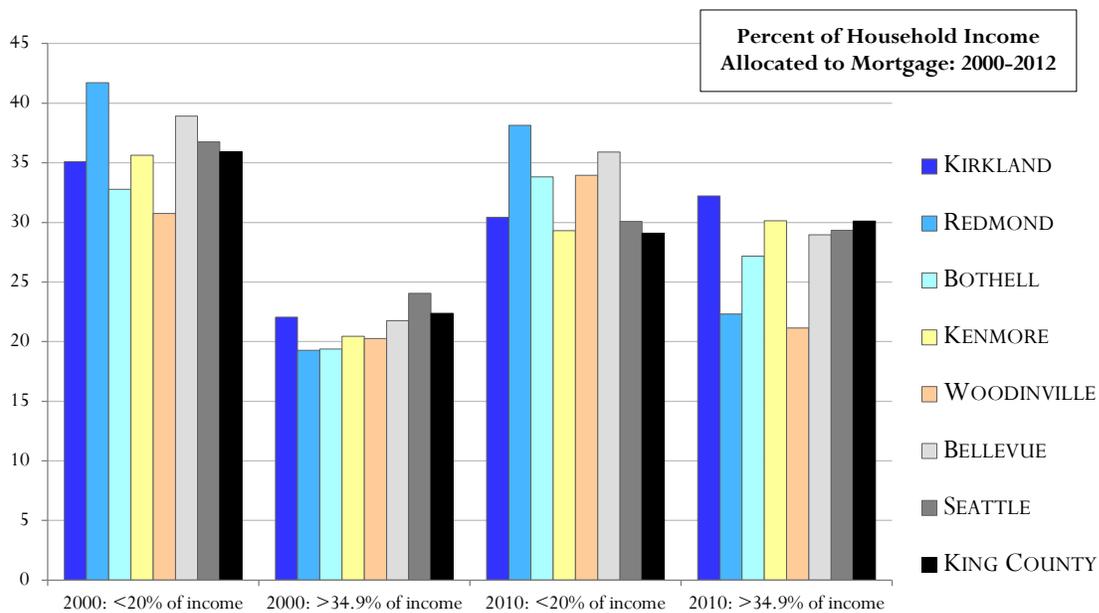


2012							
	Rental Allocation Categories						
	<15%	15 -19.9%	20 -24.9%	25 - 29.9%	30 - 34.9%	>35%	Not Computed
Total Rental Units	%	%	%	%	%	%	%
9,192	17.11	16.81	15.98	13.39	7.65	29.06	2.58
10,599	19.23	21.70	15.16	9.60	6.64	27.67	3.12
4,733	9.13	11.28	11.41	16.42	11.07	40.69	1.31
1,968	5.08	14.13	19.56	17.48	6.15	37.60	3.25
1,679	12.98	7.62	18.05	9.35	6.08	45.92	2.86
21,228	17.60	19.37	13.13	12.43	9.00	28.47	4.21
144,080	12.09	13.42	14.51	12.68	9.05	38.25	4.33
314,255	11.58	13.94	14.27	12.76	9.27	38.18	4.22

Figure 3.1 Percent of Household Income Allocated to Mortgage: 2000 - 2012

	2000						
	Total Housing Units With a Mortgage	Mortgage Allocation Categories					Not Computed
		<20%	20 - 24.9%	25 - 29.9%	30 - 34.9%	>34.9%	
	%	%	%	%	%	%	
Kirkland	6,727	35.10	18.70	15.18	8.71	22.05	0.27
Redmond	7,085	41.71	17.01	13.80	7.96	19.28	0.24
Bothell	5,034	32.78	19.19	17.04	10.43	19.39	1.17
Kenmore	3,484	35.62	18.23	17.48	7.92	20.46	0.29
Woodinville	1,817	30.76	20.97	17.23	10.79	20.25	0.00
Bellevue	17,604	38.92	17.08	13.08	8.98	21.75	0.19
Seattle	74,340	36.74	16.00	13.42	9.46	24.04	0.34
King County	276,258	35.93	17.71	14.06	9.60	22.38	0.32

Source: State of Washington Office of Financial Management, Puget Sound Regional Council



2012						
	Mortgage Allocation Categories					
	<20%	20 - 24.9%	25 - 29.9%	30 - 34.9%	>34.9%	Not Comput- ed
Total Housing Units With a Mortgage	%	%	%	%	%	%
10,206	30.43	14.21	13.29	9.85	32.23	0.57
9,620	38.13	15.68	12.99	10.88	22.32	0.00
6,600	33.80	16.38	14.71	7.94	27.17	0.00
4,291	29.32	15.50	14.68	10.37	30.13	0.00
2,356	33.96	21.26	13.29	10.36	21.14	0.47
20,420	35.90	14.21	12.86	8.08	28.95	0.48
102,257	30.07	17.62	13.08	9.90	29.33	0.34
358,996	29.09	16.71	13.79	10.32	30.09	0.33

Figure 3.m Regional Jobs-Housing Balance: 2000 - 2014

	2000				2014			
	Labor Force	Existing Housing Units	Theoretical HU Required *	Jobs-Housing Balance **	Labor Force	Existing Housing Units	Theoretical HU Required *	Jobs-Housing Balance **
Kirkland	28,347	21,939	20,248	0.92	41,605	37,450	29,718	0.79
Redmond	27,188	20,296	19,420	0.96	84,547	25,549	60,391	2.36
Bothell	17,077	12,362	12,198	0.99	27,762	17,550	19,830	1.13
Kenmore	10,479	7,488	7,485	1.00	3,693	8,835	2,638	0.30
Woodinville	5,263	3,494	3,759	1.08	12,463	5,006	8,902	1.78
Bellevue	59,896	48,303	42,783	0.89	129,064	58,620	92,189	1.57
Seattle	339,956	270,536	242,826	0.90	514,710	323,339	367,650	1.14
King County	974,767	742,237	696,262	0.94	1,214,476	879,744	867,483	0.99

* Labor force divided by 1.4

** Theoretical housing units divided by existing housing units

Source: State of Washington Office of Financial Management, Puget Sound Regional Council, U. S. Census Bureau



ECONOMY

Kirkland At A Glance...

- **Property 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:** 4,577 (July, 2015)
- **Home business licenses:** 1,820 (July, 2015)
- **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)

From the Puget Sound Regional Council's 2009 publication *VISION 2040*:

... A healthy and growing economy provides good jobs and opportunity. It pays for vital public services such as education, criminal justice, transportation, and environmental preservation. It allows us to support the arts and cultural institutions, maintain our parks, and build our communities. A healthy economy permits us to provide for ourselves and our families. It enables us to care for those who are vulnerable, to protect the environment, and to preserve the quality of life that makes the region such a special place. ...

In the same publication PSRC refers to “new centers of the global creative economy,” a dynamic in which many business organizations can choose to locate anywhere on earth. Even in the traditional manufacturing industries, a highly competitive marketplace means that entrepreneurs are not limited, or are far less limited, in choice of venue. Communities of whatever size must offer an appealing environment and amenities to attract, retain, or grow their business partners. The *VISION 2040* authors reinforce this, and also emphasize the direct relationship among economic prosperity, demographics, quality of life, and creative planning strategies at the regional and local community levels.

Kirkland in 2015 is a good example of a vibrant, growing community that is positioned to be an increasingly significant player in the regional, national, and international trade arenas. The city enjoys a central location along Eastside transportation corridors and near natural attractions such as the Cascade Mountains and Lake Washington. Like its neighbors Redmond and Bellevue, Kirkland's major employers in 2015 already include numerous technology firms as well as a stable core of service providers in real estate, health care, and retail trade (see Figure 4.a). This diversity has helped the city weather fluctuations such as the 2008 “economic downturn,” and continue to grow and prosper.

One innovative strategy promoted by PSRC to strengthen the region's economic climate is to facilitate the formation of “Urban Centers”: areas with a defined business focus where transportation, housing, jobs, and services are all in close proximity and very conducive to business development. Kirkland's Totem Lake Urban Center is one of several such designated centers on the Eastside. Totem Lake is likely to figure prominently in the city's projected (20-year horizon) employment growth as illustrated in Figures 4.d and 4.e.

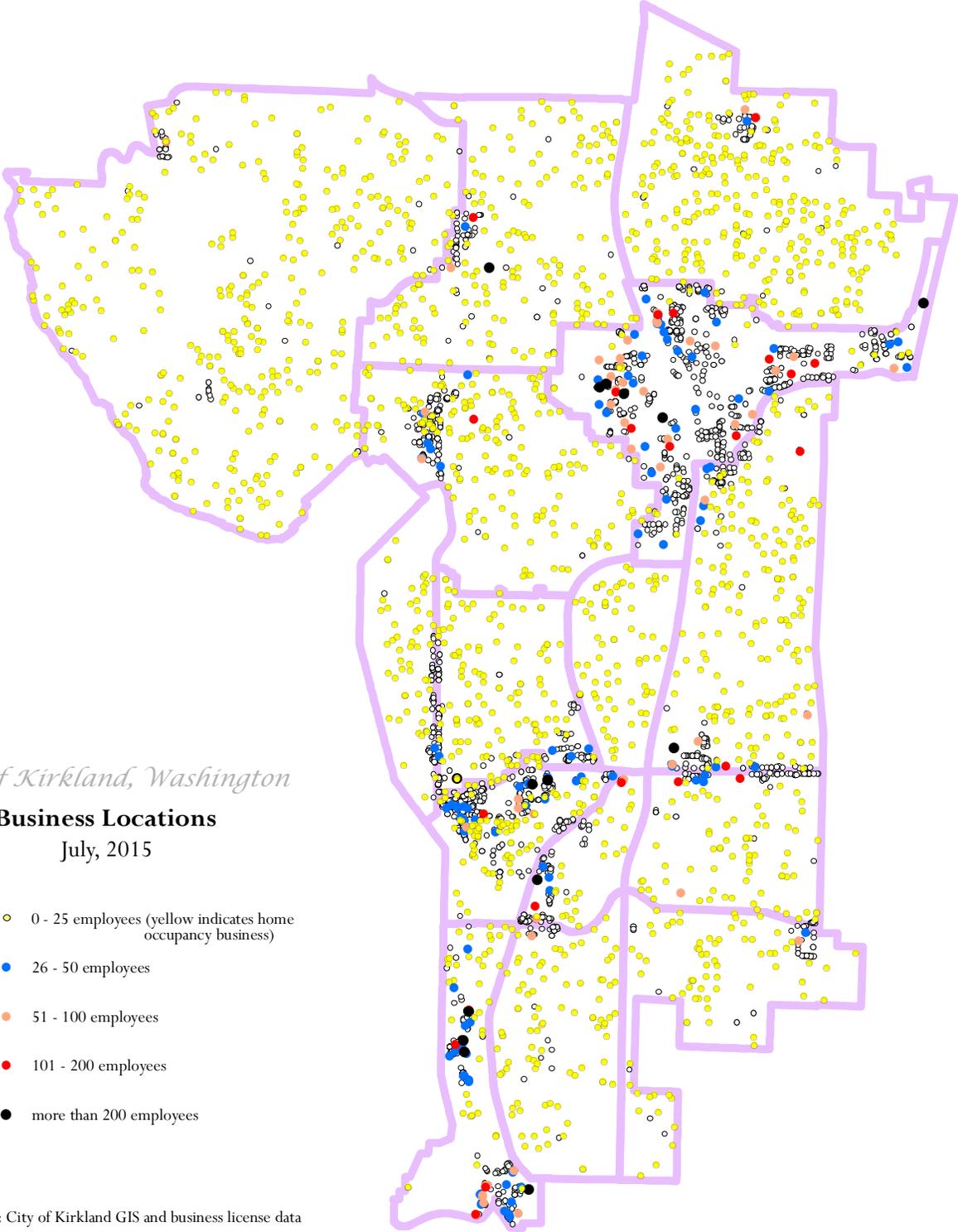
City staff monitors several economic indicators as a measure of the local economy's health: sales tax, real property assessments, and valuation of permit applications.

Sales Tax: As shown in Figure 4.i, sales tax receipts illustrate some interesting fluctuations, most notably the 2007-2009 “economic downturn” where all categories except one declined. Individual categories such as Wholesale have changed dramatically, whereas others (such as Services) have been more stable.

Real Property Assessments: Figure 4.k illustrates a trend of diminishing real property assessed valuation between 2008 and 2013 in King County, except for Bellevue and Kirkland. Kirkland's nearly 26% gain is at least partly explained by the 2011 annexation. All jurisdictions experienced 2008-2009 increases before once again declining.

Permit Valuation: Figure 4.l also illustrates the effect on the construction industry of the 2007-2009 recession. Fluctuations between categories and years are partly due to changes in reporting methods for the 2004-2011 interval.

Map 4 - City of Kirkland Businesses



City of Kirkland, Washington

Business Locations

July, 2015

- ○ 0 - 25 employees (yellow indicates home occupancy business)
- 26 - 50 employees
- 51 - 100 employees
- 101 - 200 employees
- more than 200 employees

Source: City of Kirkland GIS and business license data

As of July, 2015, there were 4,577 businesses licensed in the city, of which 1,820 are home-occupancy businesses.

Figure 4.a Major Kirkland Employers: July 2015*

Employer	Employees
Evergreen Health	3,762
Google Inc.	774
City of Kirkland	580
Astronics Advanced Electronic Systems	448
Kenworth Truck Company	425
Costco Wholesale	370
Wave Broadband	344
ATG Stores	300
iSoftStone Inc.	272
Evergreen Pharmaceutical LLC	269
Waste Management of Washington, Inc.	250
Tableau Software, Inc.	250
WB Games, Inc.	236
Fairfax Hospital	231
IBM Corporation	227
Fred Meyer #391	222
Greenpoint Technologies	210
Lake Washington Institute of Technology	200
Amazon.com dedc LLC	200
Lake Vue Gardens Convalescent Center	200
Rightside Group LTD	170
Toyota of Kirkland	144
Woodmark Hotel on Lake Washington	143
Caliber Home Loans, Inc.	142
Market Leader, Inc.	141
Ford and Hyundai of Kirkland	136
ServiceNow, Inc.	131
ProOrtho – a division of Proliance surgeons	128
Lee Johnson Chevrolet, Inc.	128
Western Pneumatic Tube LLC	126
Nintendo of America, Inc.	125
Casino Caribbean LLC	124
EED, a DTI Company	119
Honda of Kirkland	119
Heathman Hotel Kirkland/Trellis Restaurant	115
BluePearl Washington LLC	115
Safeway #2734	113
Rairdon's Chrysler Jeep of Kirkland	110
SmarTek21 LLC	109
INRIX, Inc.	106
Safeway #1142	101

* 100 or more employees

Source: City of Kirkland business license records, July 2015

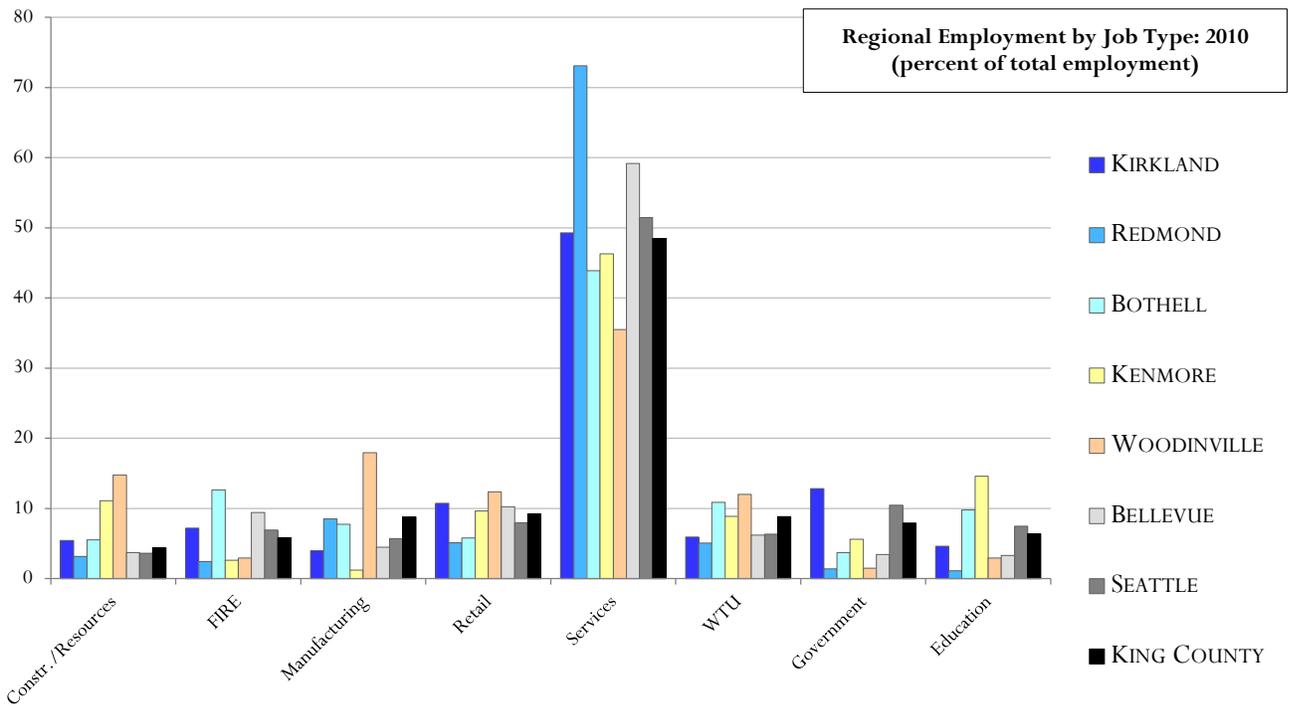
Figure 4.b Regional Employment: 2000 - 2012

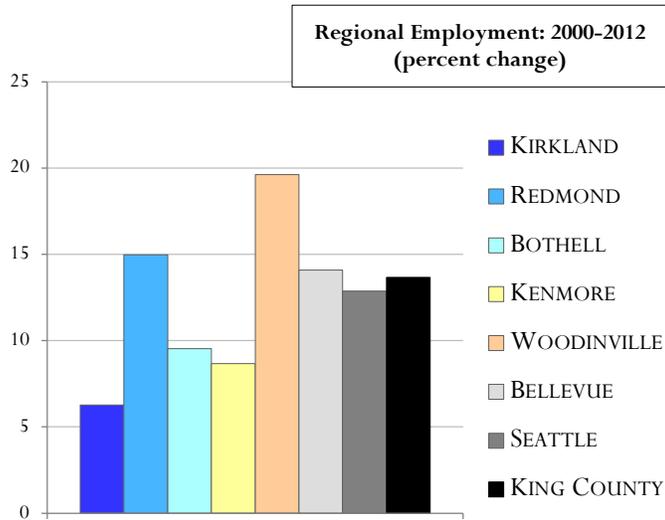
	2000	2012	Percent Change 2000-2012
Kirkland	28,347	30,124	6.27
Redmond	27,188	31,260	14.98
Bothell	17,077	18,705	9.53
Kenmore	10,479	11,388	8.67
Woodinville	5,263	6,296	19.63
Bellevue	59,896	68,339	14.10
Seattle	339,956	383,688	12.86
King County	974,767	1,107,926	13.66

Source: State of Washington Office of Financial Management, Puget Sound Regional Council

Figure 4.c Regional Employment by Job Type: 2010

	Total Employment	Construction/ Resources		FIRE*		Manufacturing		Retail	
		Total	Percent	Total	Percent	Total	Percent	Total	Percent
Kirkland	30,942	1,677	5.42	2,227	7.20	1,239	4.00	3,329	10.76
Redmond	76,876	2,448	3.18	1,889	2.46	6,556	8.53	3,950	5.14
Bothell	12,427	689	5.54	1,573	12.66	960	7.73	722	5.81
Kenmore	3,624	403	11.12	95	2.62	44	1.21	350	9.66
Woodinville	11,372	1,682	14.79	336	2.95	2,043	17.97	1,407	12.37
Bellevue	119,891	4,455	3.72	11,317	9.44	5,371	4.48	12,288	10.25
Seattle	462,182	16,748	3.62	31,970	6.92	26,417	5.72	36,921	7.99
King County	1,099,639	48,460	4.41	64,477	5.86	96,873	8.81	101,863	9.26





Services		WTU**		Government		Education	
Total	Percent	Total	Percent	Total	Percent	Total	Percent
15,246	49.27	1,833	5.92	3,964	12.81	1,427	4.61
56,190	73.09	3,904	5.08	1,058	1.38	881	1.15
5,454	43.89	1,354	10.90	460	3.70	1,215	9.78
1,678	46.30	322	8.89	203	5.60	529	14.60
4,035	35.48	1,368	12.03	169	1.49	332	2.92
70,944	59.17	7,428	6.20	4,104	3.42	3,984	3.32
237,882	51.47	29,206	6.32	48,468	10.49	34,570	7.48
533,039	48.47	97,343	8.85	87,202	7.93	70,382	6.40

* FIRE: finance, insurance, and real estate

** WTU: wholesale, transportation, and utilities

Source: A Regional Coalition For Housing (ARCH)

Figure 4.d Regional Job Type Forecasts: 2010-2035

	Total Employment						Manufacturing - WTU			
	(Est.)	Forecast					(Est.)	Forecast		
	2010*	2025	2030	2031	2035	** % chng	2010*	2025	2030	2031
Kirkland	39,167	59,309	65,893	67,210	72,478	85.05	4,007	6,124	6,792	6,926
Redmond	79,669	115,058	127,281	129,725	139,503	75.10	10,815	17,768	19,545	19,900
Bothell (King County portion)	13,024	16,372	17,452	17,668	18,532	42.29	2,368	2,788	2,954	2,988
Kenmore	4,591	7,819	8,858	9,067	9,899	115.62	393	692	798	820
Woodinville	11,969	19,862	22,512	23,042	25,162	110.23	3,573	4,957	5,504	5,613
Bellevue	127,538	171,946	186,745	189,705	201,545	58.03	13,297	19,135	20,726	21,044
Seattle	491,966	631,026	676,291	685,344	721,556	46.67	58,146	79,532	85,445	86,628
King County	1,181,537	1,595,345	1,732,197	1,759,550	1,869,025	58.19	202,443	263,291	286,341	290,950

	FIRE - Services						Government - Higher Education			
	(Est.)	Forecast					(Est.)	Forecast		
	2010*	2025	2030	2031	2035	**% chng	2010*	2025	2030	2031
Kirkland	18,573	29,146	32,327	32,963	35,508	91.18	5,314	5,834	6,004	6,038
Redmond	55,974	70,756	77,832	79,247	84,907	51.69	1,431	1,793	1,844	1,854
Bothell (King County portion)	6,927	8,529	9,038	9,140	9,547	37.82	1,235	1,358	1,398	1,406
Kenmore	1,790	3,592	4,145	4,256	4,699	162.51	539	589	604	607
Woodinville	3,551	6,073	6,742	6,876	7,411	108.70	190	208	213	214
Bellevue	79,601	103,326	111,920	113,639	120,514	51.40	5,980	6,511	6,701	6,739
Seattle	246,966	315,213	338,648	343,335	362,083	46.61	82,377	90,517	93,242	93,787
King County	559,446	762,714	827,953	840,988	893,176	59.65	129,634	141,753	145,883	146,710

	Construction - Resource						Military			
	(Est.)	Forecast					(Est.)	Forecast		
	2010*	2025	2030	2031	2035	**% chng	2010*	2025	2030	2031
Kirkland	2,506	6,870	8,325	8,616	9,780	290.26	0	0	0	0
Redmond	2,736	10,141	12,077	12,464	14,013	412.17	0	0	0	0
Bothell (King County portion)	778	1,539	1,789	1,839	2,039	162.08	0	0	0	0
Kenmore	630	1,073	1,223	1,253	1,373	117.94	0	0	0	0
Woodinville	1,771	4,959	6,019	6,231	7,079	299.72	0	0	0	0
Bellevue	5,303	10,996	12,961	13,354	14,926	181.46	0	0	0	0
Seattle	19,190	35,549	40,999	42,089	46,449	142.05	580	580	580	580
King County	57,943	121,584	142,279	146,420	162,972	181.26	580	580	580	580

* With a June 1, 2011 annexation, the City of Kirkland added approximately seven square miles and 30,000 population. 2010 entries are estimates of employment for the post-annexation city extents. 2031 was a former forecast year and is included here for comparison purposes.

** 2010-2035 change

WTU: wholesale, transportation, utilities; FIRE: finance, insurance, real estate

Source: Puget Sound Regional Council

		Retail - Food Services						
		(Est.)	Forecast					
2035	**% chng	2010*	2025	2030	2031	2035	**% chng	
7,460	86.17	7,202	9,576	10,621	10,830	11,667	62.00	
21,322	97.15	7,654	13,355	14,691	14,958	16,026	109.38	
3,121	31.80	1,210	1,585	1,680	1,698	1,774	46.61	
905	130.28	671	1,236	1,426	1,464	1,616	140.83	
6,050	69.33	2,449	3,175	3,524	3,594	3,874	58.19	
22,317	67.83	19,503	27,650	29,949	30,409	32,249	65.35	
91,358	57.12	75,530	98,688	106,025	107,492	113,362	50.09	
309,393	52.83	187,391	255,896	277,957	282,366	300,015	60.10	

		Education K-12						
		(Est.)	Forecast					
2035	**% chng	2010*	2025	2030	2031	2035	**% chng	
6,174	16.18	1,565	1,759	1,824	1,837	1,889	20.70	
1,896	32.49	1,059	1,245	1,292	1,302	1,339	26.44	
1,438	16.44	506	573	593	597	613	21.15	
619	14.84	568	637	662	667	687	20.95	
218	14.74	435	490	510	514	530	21.84	
6,891	15.23	3,854	4,328	4,488	4,520	4,648	20.60	
95,967	16.50	9,757	10,947	11,352	11,433	11,757	20.50	
150,009	15.72	44,680	49,527	51,204	51,536	52,880	18.35	

2035	**% chng
0	0
0	0
0	0
0	0
0	0
0	0
580	0
580	0

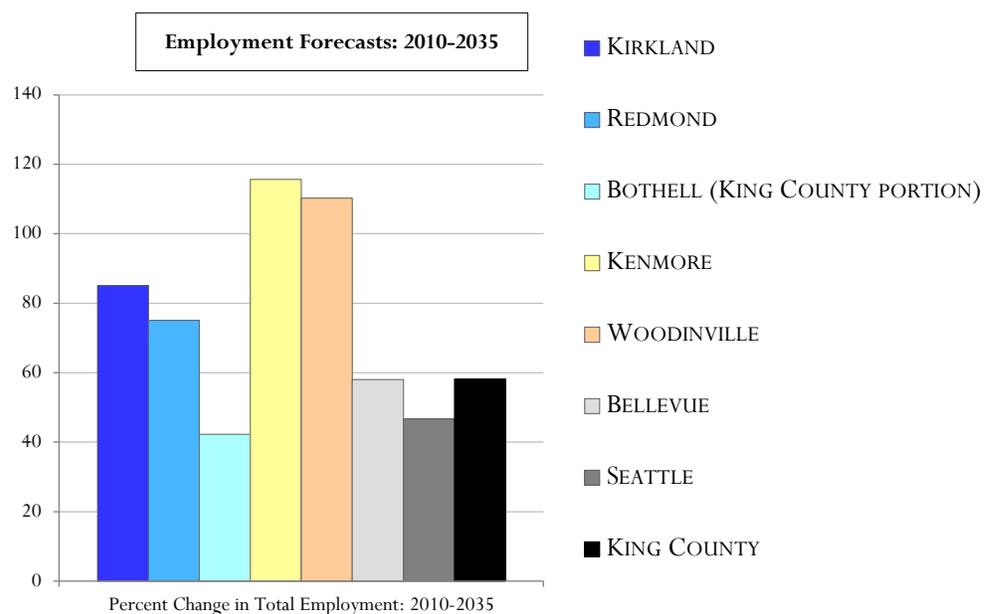


Figure 4.e Regional Employment Forecasts 2025 - 2035

	2025	2030			2035		
	Estimate	Estimate	Change From Last Estimate	% Change From Last Estimate	Estimate	Change From Last Estimate	% Change From Last Estimate
Kirkland	59,309	65,893	6,584	11.10	72,478	6,585	9.99
Redmond	115,058	127,281	12,223	10.62	139,503	12,222	9.60
Bothell	16,372	17,452	1,080	6.60	18,532	1,080	6.19
Kenmore	7,819	8,858	1,039	13.29	9,899	1,041	11.75
Woodinville	19,862	22,512	2,650	13.34	25,162	2,650	11.77
Bellevue	171,946	186,745	14,799	8.61	201,545	14,800	7.93
Seattle	631,026	676,291	45,265	7.17	721,556	45,265	6.69
King County	1,595,345	1,732,197	136,852	8.58	1,869,025	136,828	7.90

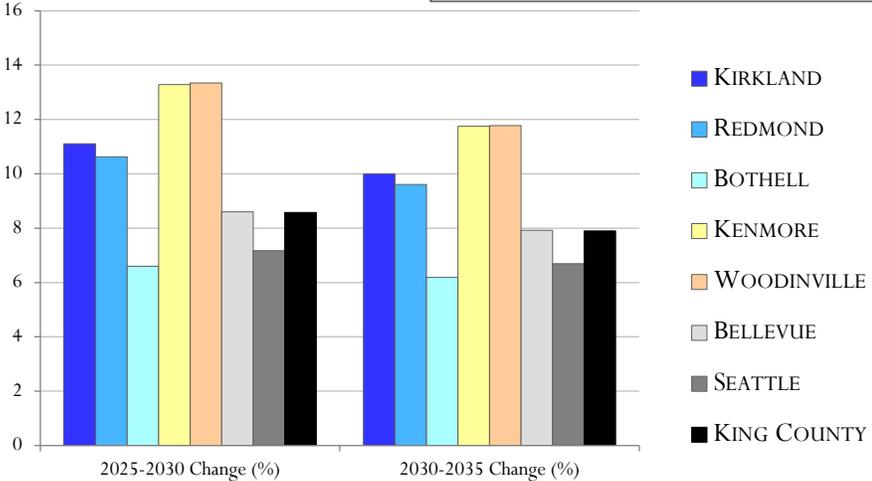
Source: Puget Sound Regional Council

Figure 4.f Regional Workers and Place of Residence: 2000 - 2012

	2000			2012		
	Total Workforce	Number Who Worked in Place of Residence	% of Total Workforce	Total Workforce	Number Who Worked in Place of Residence	% of Total Workforce
Kirkland	28,347	6,211	21.91	30,124	6,108	20.28
Redmond	27,188	10,433	38.37	31,260	14,511	46.42
Bothell	17,077	3,125	18.30	18,705	3,819	20.42
Kenmore	10,479	1,136	10.84	11,388	1,442	12.66
Woodinville	5,263	849	16.13	6,296	1,087	17.26
Bellevue	59,896	21,634	36.12	68,339	26,180	38.31
Seattle	339,956	233,600	68.71	383,688	258,706	67.43
King County	974,767	344,598	35.35	1,107,926	400,358	36.14

Source: State of Washington Office of Financial Management, U. S. Census Bureau

**Regional Employment Forecasts
(percent change 2025-2030 and 2030-2035)**



**Regional Workers and Place of Residence
(percent who worked in place of residence: 2000 - 2012)**

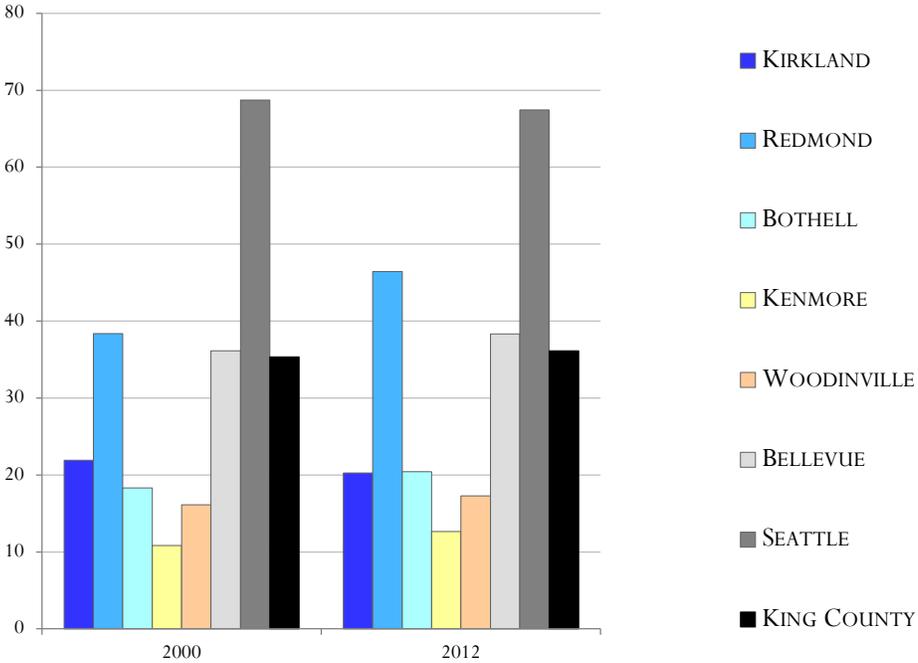
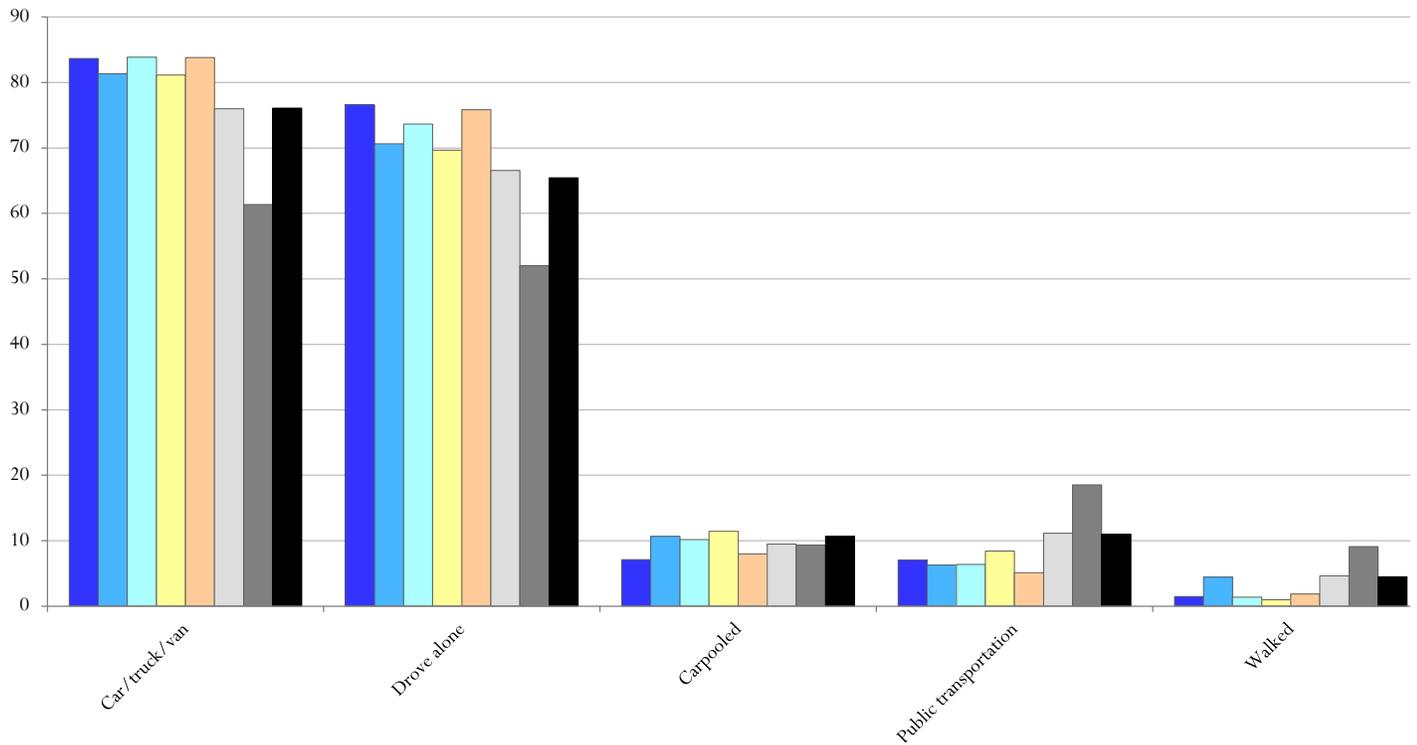


Figure 4.g Regional Commuting Mode Comparison: 2012

	Kirkland		Redmond		Bothell		Kenmore	
	Count	% of total	Count	% of total	Count	% of total	Count	% of total
Total	27,541	100.0	28,764	100.0	17,004	100.0	10,303	100.0
Car/truck/van	23,045	83.7	23,391	81.3	14,255	83.8	8,358	81.1
Drove alone	21,084	76.6	20,320	70.6	12,523	73.6	7,178	69.7
Carpooled	1,961	7.1	3,071	10.7	1,732	10.2	1,180	11.5
Public transportation	1,940	7.0	1,811	6.3	1,086	6.4	870	8.4
Walked	408	1.5	1,279	4.4	237	1.4	104	1.0
*Other	135	0.5	699	2.4	422	2.5	164	1.6
Worked at home	1,653	6.0	1,584	5.5	1,004	5.9	807	7.8

Source: U. S. Census Bureau

* Includes taxicab, motorcycle, bicycle, or other means



Woodinville		Bellevue		Seattle		King County	
Count	% of total	Count	% of total	Count	% of total	Count	% of total
5,950	100.0	62,816	100.0	350,673	100.0	1,004,804	100.0
4,986	83.8	47,741	76.0	215,129	61.3	764,562	76.1
4,512	75.8	41,789	66.5	182,436	52.0	657,302	65.4
474	8.0	5,952	9.5	32,693	9.3	107,260	10.7
305	5.1	7,007	11.2	64,944	18.5	110,680	11.0
111	1.9	2,900	4.6	31,863	9.1	44,993	4.5
88	1.5	1,020	1.6	16,472	4.7	26,305	2.6
460	7.7	4,148	6.6	22,265	6.3	58,264	5.8

Regional Commuting Mode Comparison: 2012
(percent of total)

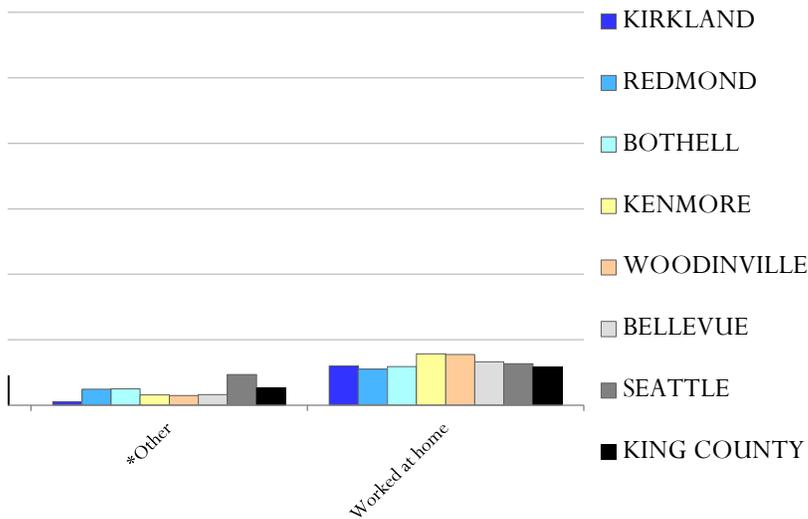


Figure 4.h City Government Revenue and Sources: 2013

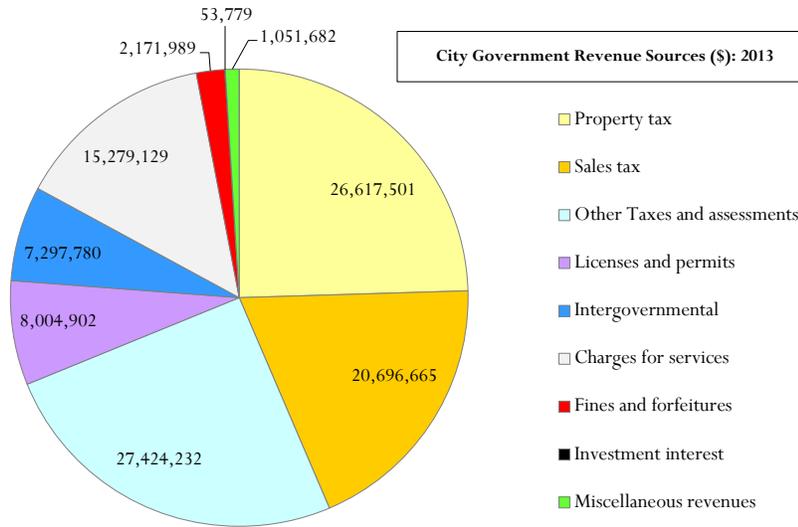
Source	General Fund	Other Governmental Funds	Total Governmental Funds
Property tax	21,922,223	4,695,278	26,617,501
Sales tax	20,696,665	0	20,696,665
Other Taxes and assessments	20,479,658	6,944,574	27,424,232
Licenses and permits	7,937,997	66,905	8,004,902
Intergovernmental	2,882,619	4,415,161	7,297,780
Charges for services	13,097,243	2,181,886	15,279,129
Fines and forfeitures	2,171,989	0	2,171,989
Investment interest	52,807	972	53,779
Miscellaneous revenues	856,446	195,236	1,051,682
Total revenues	90,097,647	18,500,012	108,597,659

Source: City of Kirkland 2013 Comprehensive Annual Financial Report (Unaudited)

Figure 4.i Kirkland Sales Tax History: 2003 - 2013

Business Sector Group	2003	2004	2005	2006	2007
Services	1,277,213	1,404,937	1,406,818	1,611,216	1,770,632
Contracting	1,497,052	1,770,262	2,102,816	2,999,577	3,010,436
Communications	936,836	579,081	642,279	736,106	618,560
Auto/Gas Retail	2,532,728	2,632,937	2,575,237	2,702,195	3,275,134
General Merchandise/Miscellaneous Retail	2,377,572	2,539,027	2,209,984	2,332,855	2,603,511
Retail Eating/Drinking	1,031,527	1,108,676	1,083,482	1,133,995	1,294,444
Other Retail	1,259,370	1,354,672	1,628,004	1,649,575	1,826,411
Wholesale	1,112,417	746,446	879,911	1,246,474	1,035,045
Miscellaneous	647,736	567,937	619,633	704,786	1,092,295
Total	\$12,672,451	\$12,703,975	\$13,148,164	\$15,116,779	\$16,526,468
% Change From Previous Year		0.25	3.50	14.97	9.33

Source: City of Kirkland Finance Department, 2013



2008	2009	2010	2011	2012	2013
1,713,972	1,450,142	1,609,846	1,692,708	1,668,617	2,101,922
2,677,270	1,727,379	1,739,823	1,748,813	2,529,780	2,734,553
516,339	481,053	439,692	476,189	436,466	471,727
2,990,979	2,650,594	3,038,615	3,161,851	3,655,645	4,147,689
2,373,271	1,929,745	1,745,038	1,802,876	1,876,571	2,007,080
1,285,663	1,126,930	1,063,913	1,145,123	1,270,831	1,368,125
1,748,388	1,546,911	1,614,016	1,694,262	1,987,976	2,125,101
923,939	546,513	725,093	709,686	560,974	758,786
801,270	785,660	830,820	956,682	823,403	890,330
\$15,031,091	\$12,244,927	\$12,806,856	\$13,388,190	\$14,810,263	\$16,605,313
-9.05	-18.54	4.59	4.54	10.62	12.12

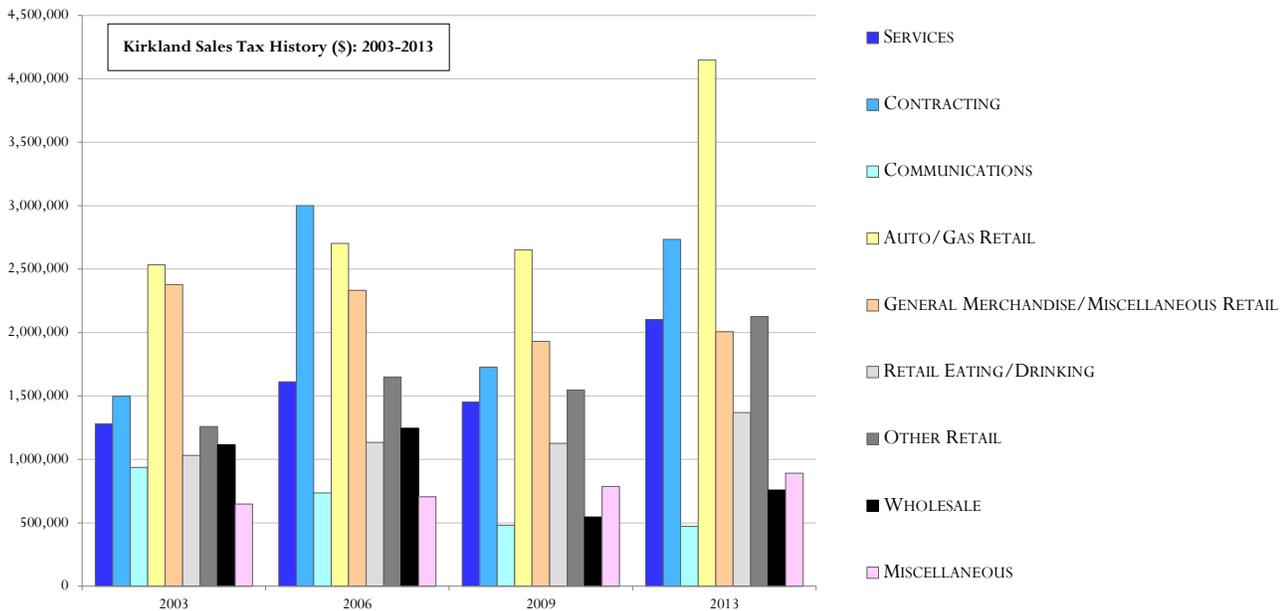


Figure 4.j Kirkland Sales Tax Comparison (\$): 2011 - 2013

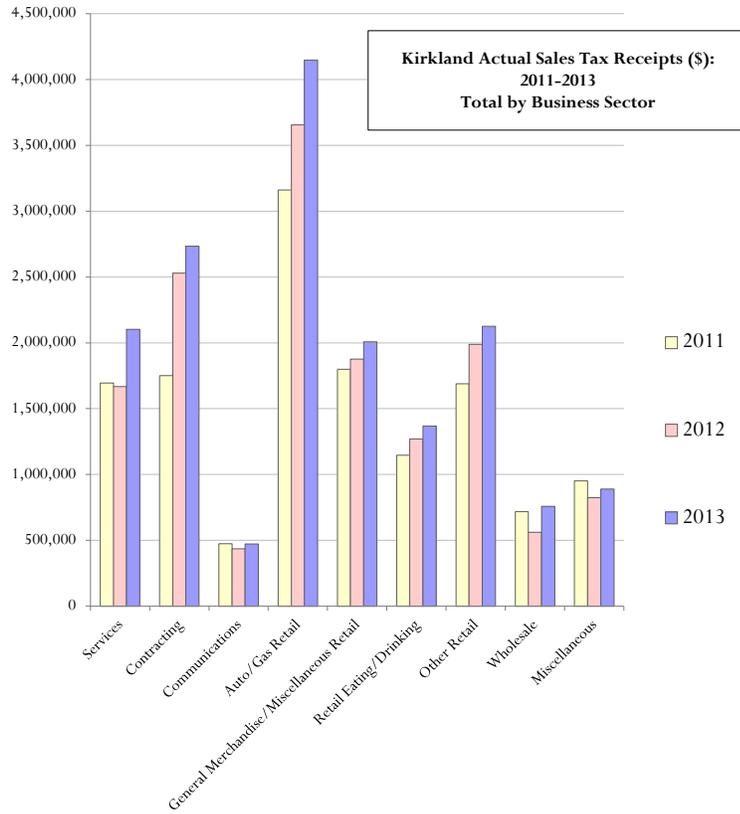
Business Sector Group	January-December			Dollar Change: 2011-2013	Percent Change: 2011-2013	Percent of Total		
	2011	2012	2013			2011	2012	2013
Services	1,695,103	1,668,617	2,101,922	406,819	24.0	12.7	11.3	12.66
Contracting	1,751,622	2,529,780	2,734,553	982,931	56.1	13.1	17.1	16.47
Communications	475,176	436,466	471,727	(3,449)	-0.7	3.5	2.9	2.84
Auto/Gas Retail	3,161,723	3,655,645	4,147,689	985,966	31.2	23.6	24.7	24.98
General Merchandise/ Miscellaneous Retail	1,799,692	1,876,571	2,007,080	207,388	11.5	13.4	12.7	12.09
Retail Eating/Drinking	1,146,804	1,270,831	1,368,125	221,321	19.3	8.6	8.6	8.24
Other Retail	1,689,215	1,987,976	2,125,101	435,886	25.8	12.6	13.4	12.80
Wholesale	718,132	560,974	758,786	40,654	5.7	5.4	3.8	4.57
Miscellaneous	950,723	823,403	890,330	(60,393)	-6.4	7.1	5.6	5.36
Total	13,388,190	14,810,263	16,605,313			100.0	100.0	100.00

Source: City of Kirkland Finance Department

Figure 4.k Regional Property Assessed Valuation: 2008 - 2013

	2008	2009	2010	2011	2012	2013
Kirkland	11,068,224,371	12,770,499,212	10,990,618,264	10,385,115,167	14,280,029,212	13,917,848,447
Redmond	11,315,697,946	13,205,438,085	11,966,374,536	11,311,274,544	10,962,633,787	11,110,361,194
Bothell	2,532,222,068	2,847,334,737	2,502,949,354	2,439,459,784	2,308,268,050	2,365,845,266
Kenmore	2,892,947,674	3,320,536,600	2,794,844,049	2,757,357,918	2,589,194,565	2,543,874,170
Woodinville	2,396,260,656	2,720,979,386	2,506,220,562	2,400,907,944	2,292,444,727	2,254,713,261
Bellevue	29,786,471,284	35,898,350,556	32,276,493,210	30,362,163,073	29,247,747,137	30,932,364,915
Seattle	116,641,027,220	132,576,786,257	118,370,061,522	114,979,130,782	112,392,021,997	112,521,604,618
King County	323,876,823,212	369,295,762,014	324,074,739,006	312,774,568,133	301,378,873,616	297,042,226,306

Source: King County Department of Assessments



2008-2013 Change (\$)	2008-2013 Change (%)
2,849,624,076	25.75
-205,336,752	-1.81
-166,376,802	-6.57
-349,073,504	-12.07
-141,547,395	-5.91
1,145,893,631	3.85
-4,119,422,602	-3.53
-26,834,596,906	-8.29

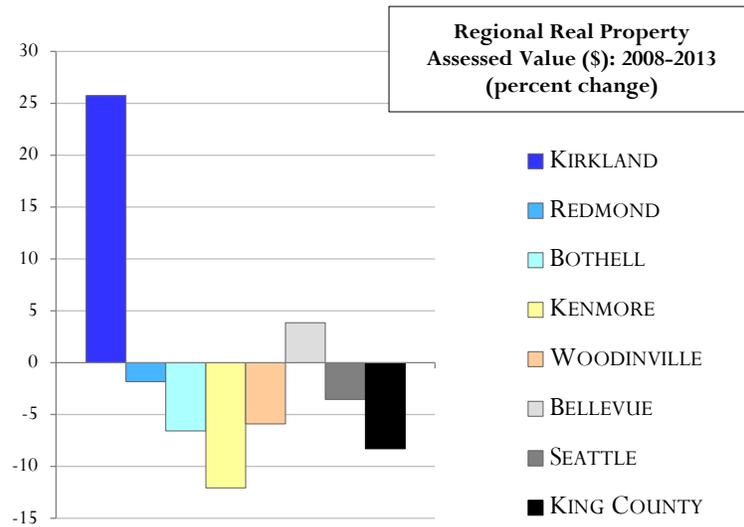
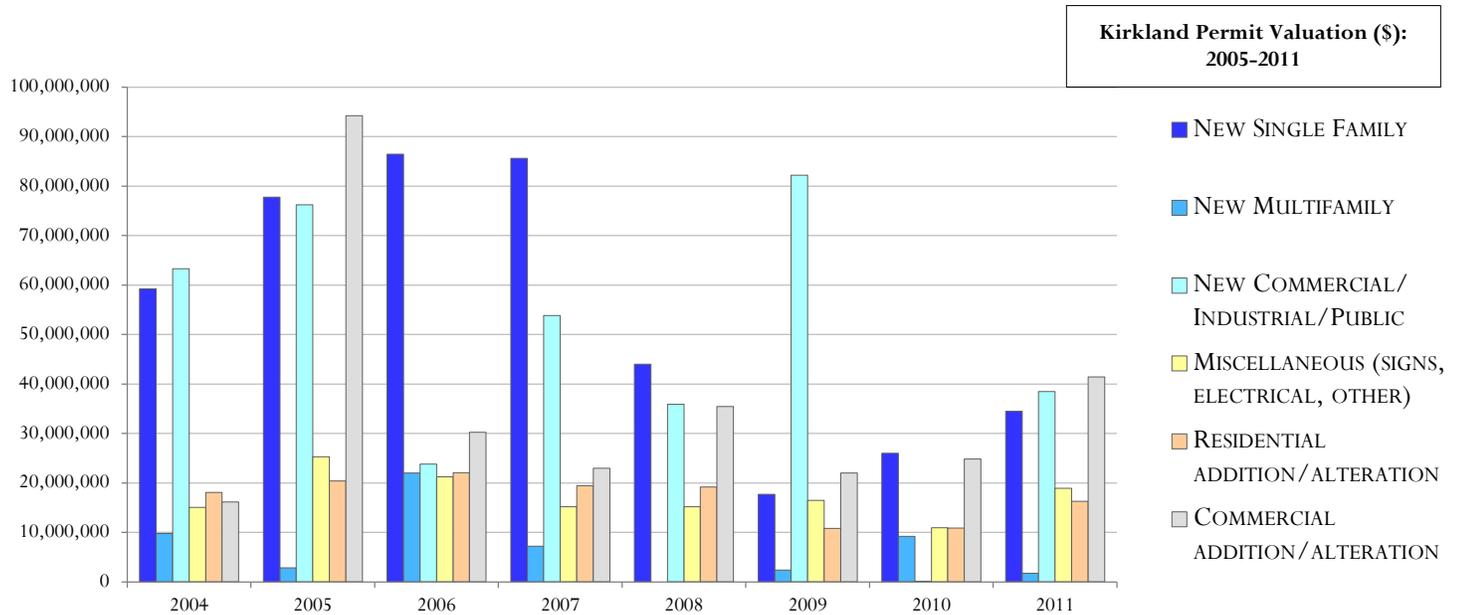


Figure 4.1 Kirkland Permit Valuation: 2005 - 2011

	New Single Family	New Multifamily	New Commercial/ Industrial/Public	Miscellaneous (signs, electrical, other)	Additions/Alterations	
					Residential	Commercial
2004	59,285,927	9,774,296	63,297,850	15,046,017	18,115,207	16,183,332
2005	77,808,567	2,858,461	76,262,318	25,287,138	20,383,900	94,255,238
2006	86,466,535	22,000,720	23,840,429	21,277,837	22,072,578	30,256,494
2007	85,599,108	7,229,000	53,837,748	15,230,430	19,431,570	22,964,612
2008	44,004,859	0	35,932,550	15,234,539	19,224,390	35,468,414
2009	17,683,428	2,384,000	82,209,478	16,499,435	10,862,423	22,054,064
2010	25,993,732	9,200,000	101,000	10,976,557	10,889,033	24,822,399
2011	34,502,303	1,737,948	38,496,510	18,958,423	16,309,659	41,417,134



Total Valuation	Percent Change From Previous Year
181,702,629	
296,855,622	63.37
205,914,593	-30.63
204,292,468	-0.79
149,864,752	-26.64
151,692,828	1.22
81,982,721	-45.95
151,421,977	84.70

Source: King County Department of Assessments



LAND USE and CAPACITY



Kirkland At A Glance...

- **Single family zoning:** 53% of city (2014)
- **Multifamily housing zoning:** 8% of city (2014)
- **Commercial/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 25 units/acre (highest); Bridle Trails Neighborhood 2.6 units/acre (lowest)
- **Employee distribution:** Average 2,360 jobs/neighborhood; Totem Lake Neighborhood 14,000 jobs
- **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)

Image from Juanita Beach Park Master Plan Report prepared by J.A. Brennan Associates, PLLC

Earlier narratives in this report have alluded to the interrelationship among demographics, housing, the economy, and land use. Each is a subject unto itself, but collectively they affect how a community functions and grows. This section of the 2015 City of Kirkland Community Profile discusses the general makeup of Kirkland's land use pattern, and concludes with a brief overview of the comprehensive planning process. This ongoing program, in part mandated by the state Growth Management Act, requires that the city anticipate and plan for future growth with specific, tangible, and defensible analytical steps.

Under Washington State's Growth Management Act, each county and city is required to plan for 20 years of population growth ensuring adequate land for industrial and commercial development, and sufficient housing to accommodate that growth. The Puget Sound Regional Council Vision 2040 establishes a Regional Growth Strategy that King County and its municipalities must follow in planning for future growth. Vision 2040 calls for focusing housing and job growth into cities with major urban centers; for example, Kirkland's Totem Lake Urban Center. Cities must also demonstrate consistency with the King County Countywide Planning Policies.

To guide the required 2015 update of comprehensive plans, the King County Growth management Planning Council approved housing and job growth targets for each King County jurisdiction covering the period 2006-2031. The methodology for deriving these targets can be found at www.kingcounty.gov. Each jurisdiction must document that its revised comprehensive plan and associated development regulations are in compliance with these targets.

Kirkland is using 2013-2035 as its planning horizon year. Amended targets are:

- New Housing: 8,361
- New Employment: 22,435

City zoning and comprehensive plan land use maps adopted by ordinance, officially codify this subject for Kirkland. Maps 5 and 6 depart from the usual map display and present zoning and land use categories by neighborhood as a percent of total acreage. As noted in Figure 5.b, some of the categories are included for illustrative purposes and are not official zoning or comprehensive plan categories. The figure shows that approximately half of the city contains single family residential zoning or land use, and just under 20% is in public right of way. Other categories vary widely by neighborhood, as

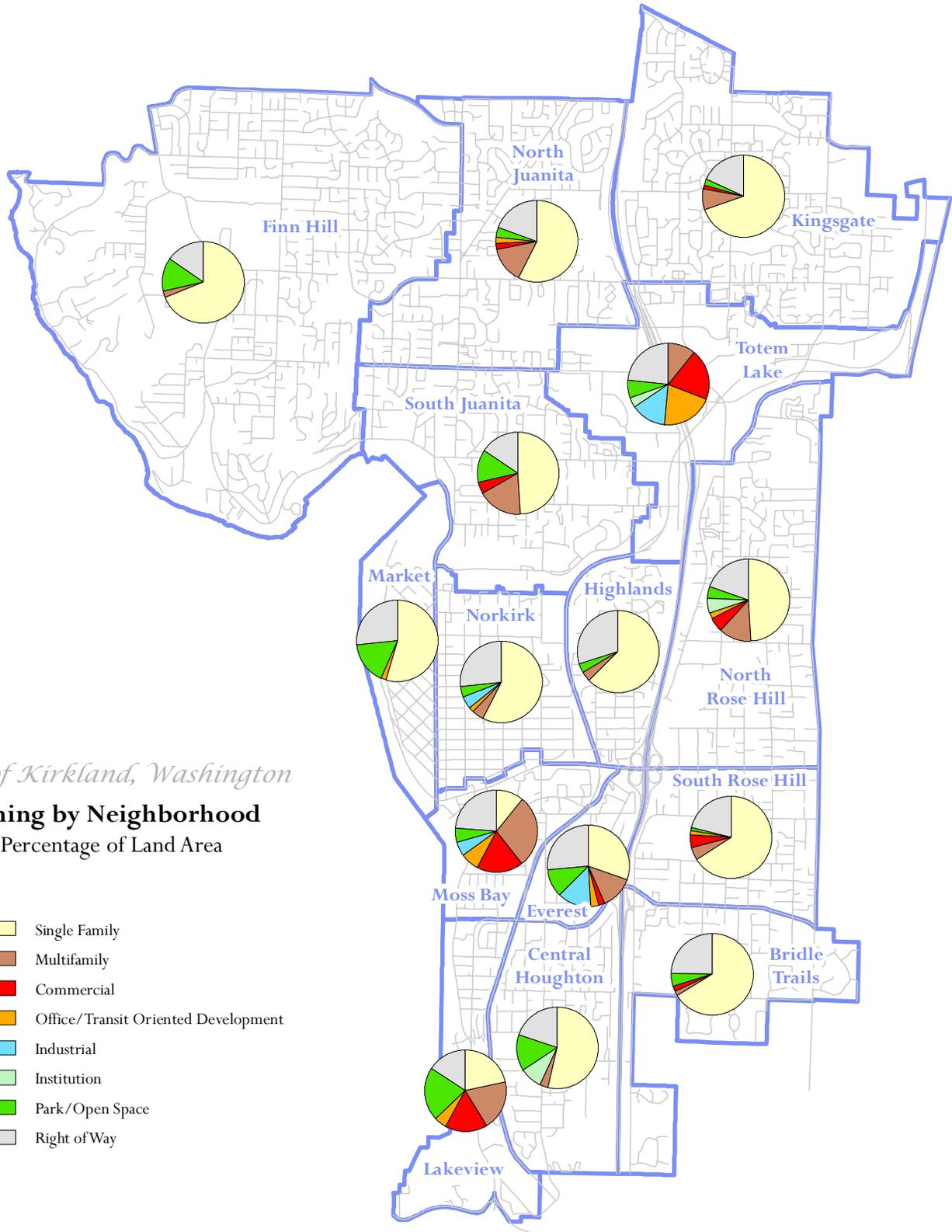
illustrated in Figures 5.d and 5.e, with Highlands being mostly single family residential, and Totem Lake totally lacking in that category.

In Section 3, it was noted that Kirkland has historically had slightly more than half of its total *housing units* in the single family classification (in 2014 56% single family compared to 43% multifamily). Figure 5.b shows that the *actual acreage* totals for these two classifications are 53% for single family and 8% for multi-family (of total city 2013 zoning acreage), respectively. Similarly, Figure 5.f illustrates the 2013 *number, type, and density of housing units* for each residential category. In Kirkland two key components are used to plan for growth:

Comprehensive Plan Updates: Most cities in Washington are required under the state Growth Management Act to complete periodic updates to their municipal comprehensive plans that address targets (goals) for growth in population, housing, employment, transportation and other infrastructure, environmental compliance, etc. This process involves modeling and other analyses, public participation and outreach. The comprehensive plan as adopted reflects citywide as well as neighborhood priorities. Capital project planning is one of many city activities that rely on the outcome of the comprehensive planning process. Throughout 2013-2015, the city's Comprehensive Plan has been undergoing a major update which will guide future growth as discussed elsewhere in this report.

Capacity Analysis: The city's updated Comprehensive Plan is intended to answer questions such as where should such growth occur, and what is the city's future land use capacity based on zoning. Typically, the capacity analysis screens for real property parcels that are either developable, re-developable, or not developable and factors in the existence of environmentally-sensitive features, vacant or unused property, publically-owned property that could be surplus, etc. Once candidate parcels are determined, estimates are made about new development, resulting increases in commercial floor area and housing units, gains in employees or residents, etc. These figures are then compared with the growth targets as input to possible policy changes, prior to final adoption of the comprehensive plan. The capacity analysis conducted in 2014 with the most recent update of the Comprehensive Plan shows that Kirkland has sufficient land capacity to meet its allocated growth targets.

Map 5 - City of Kirkland Zoning by Neighborhood

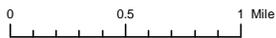


City of Kirkland, Washington

Zoning by Neighborhood

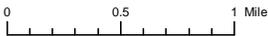
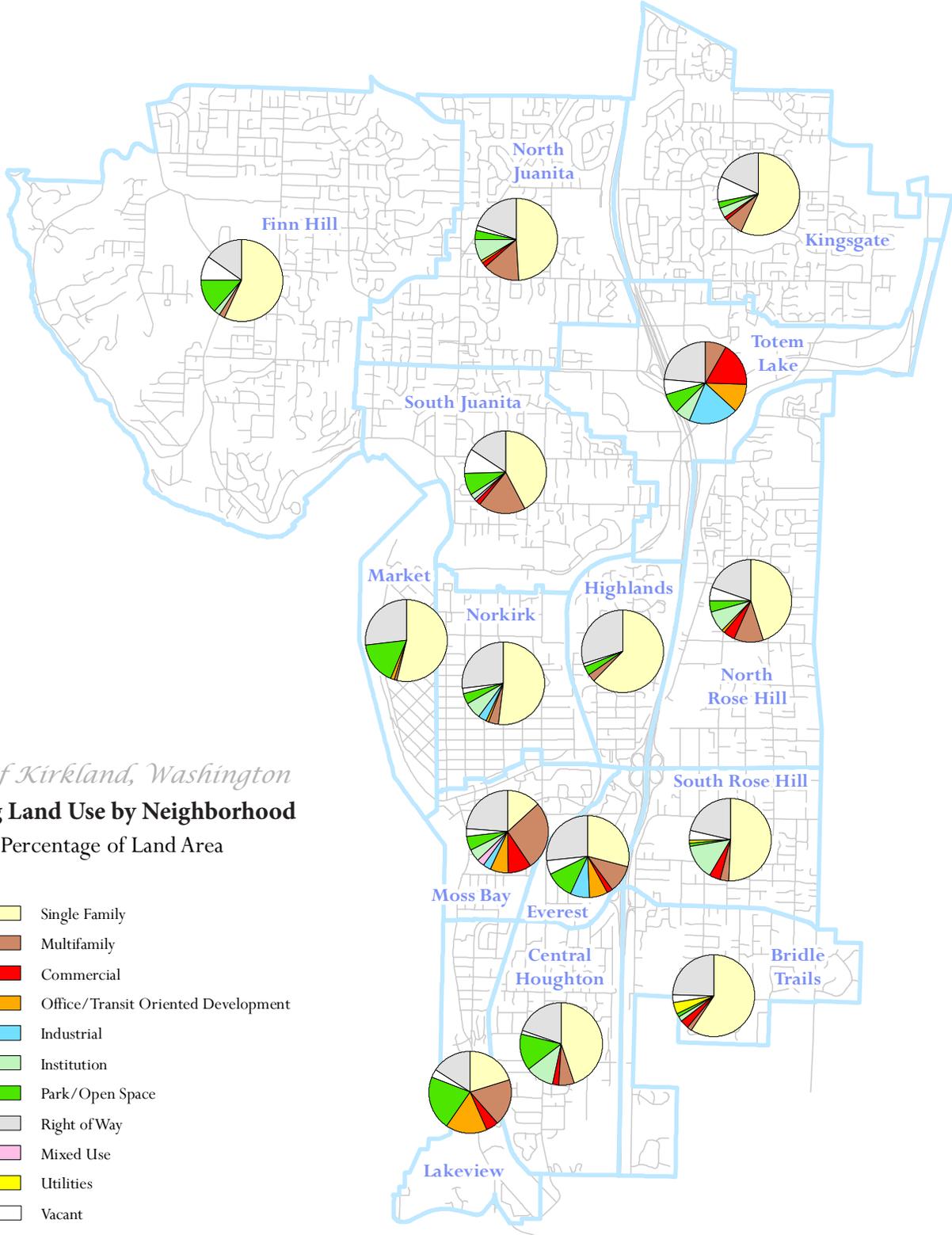
Percentage of Land Area

- Single Family
- Multifamily
- Commercial
- Office/Transit Oriented Development
- Industrial
- Institution
- Park/Open Space
- Right of Way



Source: City of Kirkland GIS

Map 6 - City of Kirkland Existing Land Use by Neighborhood



Source: City of Kirkland GIS

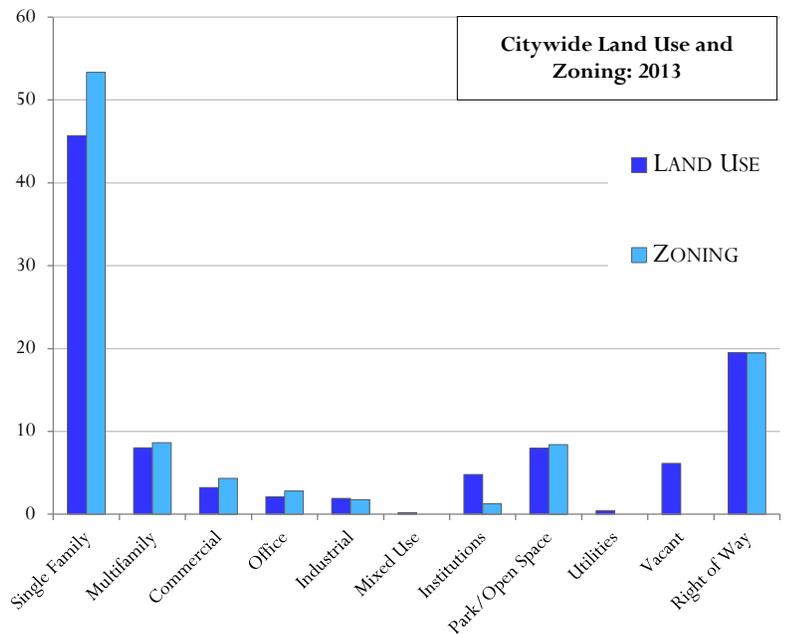
Figure 5.a Land Use As A Percentage of Total City Acreage: 1981 - 2013

Land Use Category	1981	1991	2004	2013
Single Family	39	46	50	46
Multifamily	3	5	14	8
Commercial	4	6	5	3
Office	1	3	4	2
Industrial	4	3	4	2
Mixed Use	n.a.	n.a.	n.a.	0.20
Institutions	9	13	8	5
Park/Open Space	n.a.	n.a.	8	8
Utilities	1	1	1	0.44
Vacant	32	14	5	6
Right of Way	n.a.	n.a.	n.a.	20.00

Source: Kirkland Land Use Inventory (based on January 2013 King County Assessor's data) and enterprise GIS; prior years data from 2004 Community Profile, City of Kirkland, July 2005

Figure 5.b Land Use and Zoning As A Percentage of Total City Acreage: 2013

		Land Use	Zoning
Single Family	Note 1	45.69	53.35
Multifamily	Note 2	8.02	8.65
Commercial		3.21	4.32
Office		2.11	2.80
Industrial		1.92	1.76
Mixed Use	Note 3	0.20	n.a.
Institutions		4.81	1.25
Park/Open Space		8.00	8.41
Utilities	Note 4	0.44	n.a.
Vacant	Note 4	6.14	n.a.
Right of Way	Note 5	19.46	19.46



Note 1. Low Density Residential in Zoning Code.

Note 2. Medium and High Density Residential in Zoning Code.

Note 3. New category for this analysis; does not exist in Zoning Code. Includes combined commercial/residential use

Note 4. Does not exist in Zoning Code.

Note 5. Does not exist in Zoning Code; calculated here for zoning/land use comparison purposes.

Source: Kirkland Land Use Inventory (based on January 2013 King County Assessor's data) and enterprise GIS

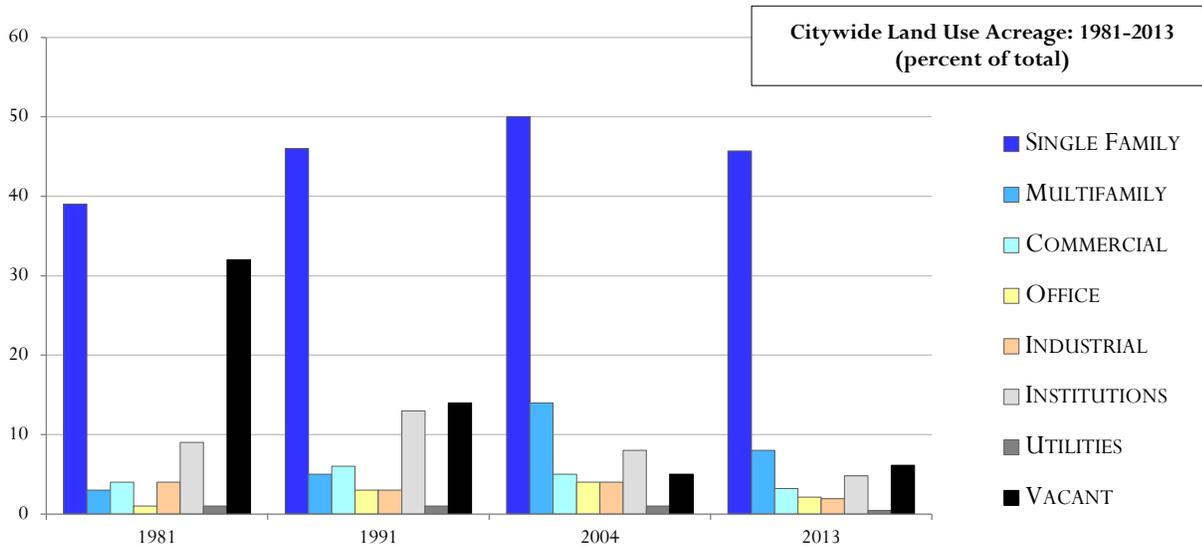
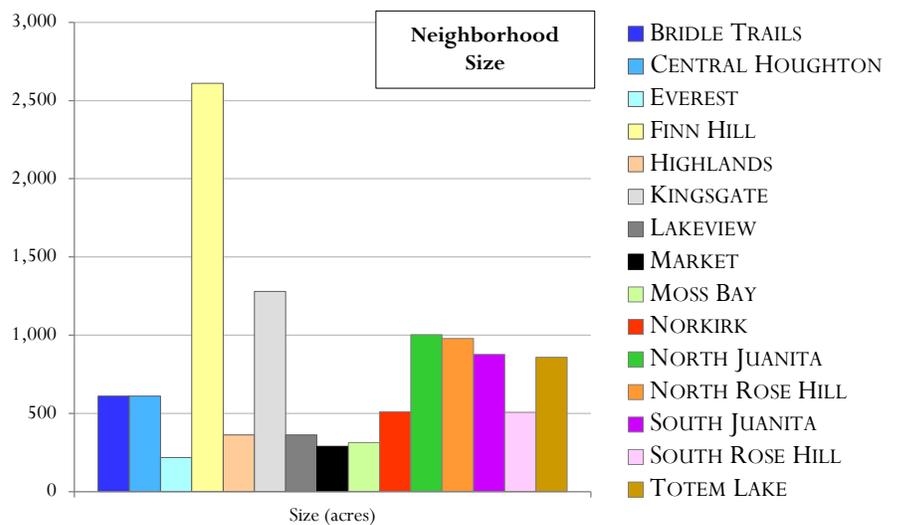


Figure 5.c Neighborhood Size: 2013

Neighborhood	Total Land Acres
Bridle Trails	610.34
Central Houghton	613.52
Everest	219.23
Finn Hill	2,609.76
Highlands	362.95
Kingsgate	1,279.64
Lakeview	363.01
Market	288.81
Moss Bay	314.47
Norkirk	511.45
North Juanita	1,002.54
North Rose Hill	979.39
South Juanita	878.13
South Rose Hill	508.05
Totem Lake	859.41
Total acres	11,400.70



Source: Kirkland enterprise GIS, 2013

Figure 5.d Land Use Acres by Neighborhood: 2013

Neighborhood		Single Family	Multifamily	Commercial	Office	Industrial
	Total Acres	Acres/%	Acres/%	Acres/%	Acres/%	Acres/%
Bridle Trails	610.34	359.92	11.69	20.25	0.87	0.77
		58.97	1.92	3.32	0.14	0.13
Central Houghton	613.52	273.00	36.28	15.24	2.23	0.00
		44.50	5.91	2.48	0.36	0.00
Everest	219.23	63.29	23.84	4.44	15.95	16.58
		28.87	10.87	2.03	7.28	7.56
Finn Hill	2,609.76	1481.03	57.51	8.43	2.53	1.28
		56.75	2.20	0.32	0.10	0.05
Highlands	362.95	225.74	11.01	0.00	0.00	0.00
		62.20	3.03	0.00	0.00	0.00
Kingsgate	1,279.64	725.29	92.56	17.38	0.87	0.00
		56.68	7.23	1.36	0.07	0.00
Lakeview	363.01	72.69	66.31	17.48	58.84	0.00
		20.02	18.27	4.82	16.21	0.00
Market	288.81	148.23	3.09	1.16	3.95	0.00
		51.32	1.07	0.40	1.37	0.00
Moss Bay	314.47	41.88	85.75	28.95	21.69	9.83
		13.32	27.27	9.21	6.90	3.13
Norkirk	511.45	262.00	19.61	4.71	5.15	16.84
		51.23	3.83	0.92	1.01	3.29
North Juanita	1,002.54	488.99	141.04	20.54	10.83	1.19
		48.78	14.07	2.05	1.08	0.12
North Rose Hill	979.39	436.90	112.02	44.82	11.28	5.79
		44.61	11.44	4.58	1.15	0.59
South Juanita	878.13	371.34	164.28	14.42	6.46	0.56
		42.29	18.71	1.64	0.74	0.06
South Rose Hill	508.05	255.96	17.43	21.53	2.70	0.00
		50.38	3.43	4.24	0.53	0.00
Totem Lake	859.41	0.72	71.88	146.72	96.69	165.99
		0.08	8.36	17.07	11.25	19.31
Total acres	11,400.70	5206.98	914.30	366.07	240.04	218.83

Source: Kirkland Land Use Inventory (based on January 2013 King County Assessor's data) and enterprise GIS

*Mixed Use refers to a building that contains residential and commercial/industrial uses.

Mixed Use*	Institutions	Park/Open Space	Utilities	Vacant	Right of Way
Acres/%	Acres/%	Acres/%	Acres/%	Acres/%	Acres/%
0.00	11.73	9.07	27.41	18.21	150.42
0.00	1.92	1.49	4.49	2.98	24.65
0.00	67.79	86.87	0.69	10.00	119.00
0.00	11.05	14.16	0.11	1.63	19.40
0.58	0.00	24.39	0.28	11.60	58.28
0.26	0.00	11.13	0.13	5.29	26.58
0.00	61.91	352.01	0.23	246.82	398.00
0.00	2.37	13.49	0.01	9.46	15.25
0.00	0.00	13.05	0.00	4.81	108.00
0.00	0.00	3.60	0.00	1.33	29.76
0.00	49.41	32.51	2.00	126.74	232.00
0.00	3.86	2.54	0.16	9.90	18.13
0.00	1.13	77.00	1.00	11.32	57.00
0.00	0.31	21.21	0.28	3.12	15.70
0.87	0.63	46.56	0.00	2.55	74.00
0.30	0.22	16.12	0.00	0.88	25.62
9.48	14.97	17.40	0.28	9.58	75.00
3.01	4.76	5.53	0.09	3.05	23.85
0.18	33.51	21.50	0.70	10.55	136.00
0.04	6.55	4.20	0.14	2.06	26.59
0.00	84.60	36.61	1.98	18.74	194.00
0.00	8.44	3.65	0.20	1.87	19.35
1.93	80.05	44.18	2.28	49.68	192.00
0.20	8.17	4.51	0.23	5.07	19.60
9.92	18.89	77.40	0.14	86.00	138.00
1.13	2.15	8.81	0.02	9.79	15.72
0.00	70.49	6.57	6.38	19.14	108.00
0.00	13.87	1.29	1.26	3.77	21.26
0.00	53.67	66.52	5.26	52.25	202.00
0.00	6.24	7.74	0.61	6.08	23.50
22.96	548.78	911.00	48.63	677.99	2241.70

Figure 5.e Zoning Acres by Neighborhood: 2013

Neighborhood	Total Acres	Single Family (Note 1)	Multifamily (Note 2)	Commercial	Office/TOD (Note 3)	Industrial
		Acres/%	Acres/%	Acres/%	Acres/%	Acres/%
Bridle Trails	610.34	402.43	11.28	12.93	2.97	0.00
		65.94	1.85	2.12	0.49	0.00
Central Houghton	613.52	323.55	20.46	5.44	2.23	0.00
		52.74	3.33	0.89	0.36	0.00
Everest	219.23	66.93	28.37	5.08	7.25	28.93
		30.53	12.94	2.32	3.31	13.20
Finn Hill	2,609.76	1790.72	68.82	9.86	2.35	0.00
		68.62	2.64	0.38	0.09	0.00
Highlands	362.95	226.87	14.69	0.00	0.00	0.00
		62.51	4.05	0.00	0.00	0.00
Kingsgate	1,279.64	891.91	105.02	18.25	0.00	0.00
		69.70	8.21	1.43	0.00	0.00
Lakeview	363.01	78.48	71.31	60.18	18.32	0.00
		21.62	19.64	16.58	5.05	0.00
Market	288.81	151.12	1.09	2.08	6.20	0.00
		52.33	0.38	0.72	2.15	0.00
Moss Bay	314.47	34.26	89.34	57.43	23.43	18.01
		10.89	28.41	18.26	7.45	5.73
Norkirk	511.45	293.30	23.84	1.03	9.87	25.71
		57.35	4.66	0.20	1.93	5.03
North Juanita	1,002.54	574.03	143.07	24.03	22.39	0.00
		57.26	14.27	2.40	2.23	0.00
North Rose Hill	979.39	477.86	124.00	54.80	24.12	6.80
		48.79	12.66	5.60	2.46	0.69
South Juanita	878.13	434.61	157.58	40.12	1.49	0.00
		49.49	17.94	4.57	0.17	0.00
South Rose Hill	508.05	334.51	26.13	25.74	7.39	0.00
		65.84	5.14	5.07	1.45	0.00
Totem Lake	859.41	0.00	93.02	173.81	177.59	121.14
		0.00	10.82	20.22	20.66	14.10
Total acres	11,400.70	6080.58	978.02	490.78	305.60	200.59

Note 1. Low Density Residential in Zoning Code

Note 2. Medium and High Density Residential in Zoning Code

Note 3. Office and Transit Oriented Development are separate categories in Zoning Code.

Note 4. Does not exist in Zoning Code; calculated here for zoning/land use comparison purposes.

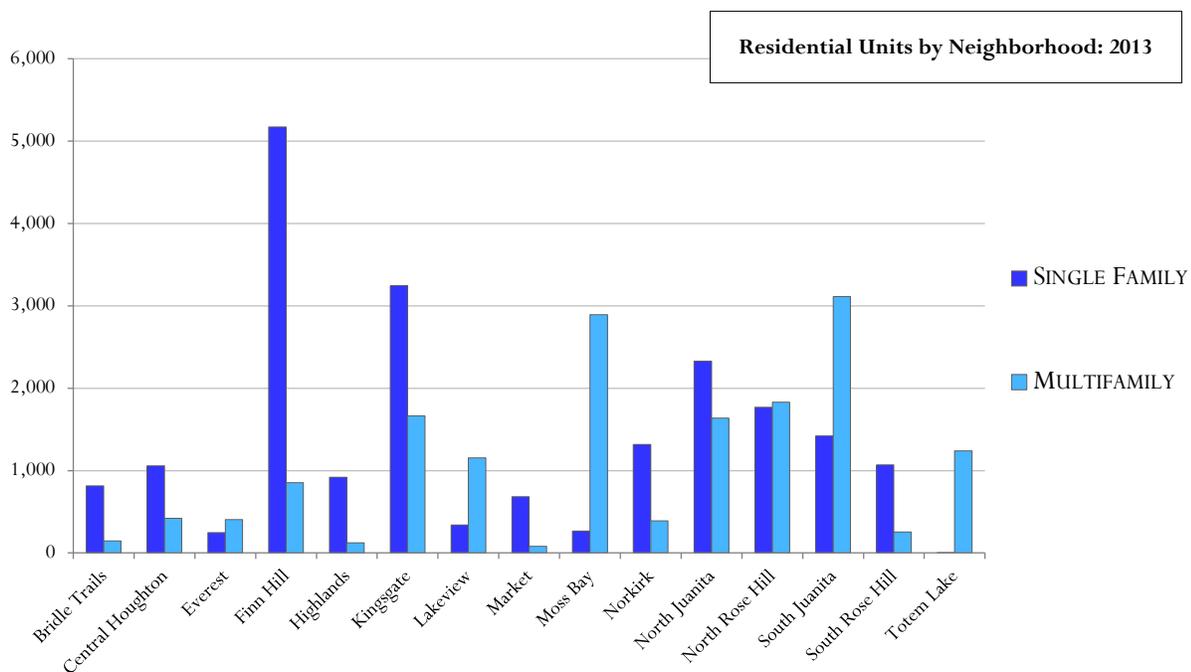
Source: Kirkland enterprise GIS

Institutions	Park/Open Space	Right of Way (Note 4)
Acres/%	Acres/%	Acres/%
0.00	30.32	150.42
0.00	4.97	24.65
53.55	86.87	118.96
8.73	14.16	19.39
0.00	24.39	58.28
0.00	11.13	26.58
0.00	340.01	398.00
0.00	13.03	15.25
0.00	13.05	108.34
0.00	3.60	29.85
0.00	32.07	232.40
0.00	2.51	18.16
0.00	76.99	57.14
0.00	21.21	15.74
0.00	46.53	73.85
0.00	16.11	25.57
0.00	17.32	74.65
0.00	5.51	23.74
0.00	21.50	136.20
0.00	4.20	26.63
0.00	41.01	193.82
0.00	4.09	19.33
55.84	44.81	191.88
5.70	4.58	19.59
0.00	115.93	138.03
0.00	13.20	15.72
0.00	6.44	107.85
0.00	1.27	21.23
33.05	61.29	202.16
3.85	7.13	23.52
142.44	958.53	2241.98

Figure 5.f Residential Density by Neighborhood: 2013

Neighborhood	Residential Housing Units			Residential Density
	Total Residential Acres	Single Family	Multifamily	
Bridle Trails	371.60	816	148	2.59
Central Houghton	309.28	1,058	422	4.79
Everest	87.13	246	404	7.46
Finn Hill	1,538.55	5,171	855	3.92
Highlands	236.75	917	124	4.40
Kingsgate	817.85	3,244	1,665	6.00
Lakeview	139.00	341	1,155	10.76
Market	151.32	685	82	5.07
Moss Bay	127.62	267	2,892	24.75
Norkirk	282.11	1,317	390	6.05
North Juanita	630.03	2,329	1,637	6.29
North Rose Hill	548.92	1,769	1,831	6.56
South Juanita	535.63	1,423	3,114	8.47
South Rose Hill	273.39	1,068	254	4.84
Totem Lake	72.60	3	1,239	17.11
Total acres	6,121.78	20,654	16,212	

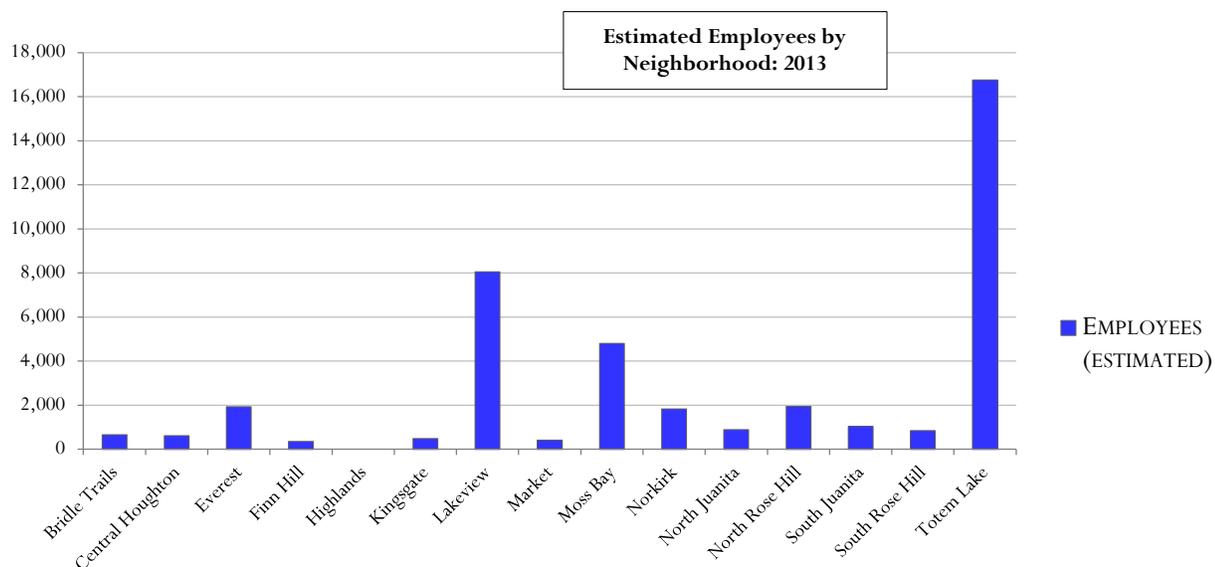
Source: Kirkland Land Use Inventory (based on January 2013 King County Assessor's data) and enterprise GIS



**Figure 5.g Non-residential Floor Area and Employees by Neighborhood:
2013**

Neighborhood	Total Nonresidential Building Area (square feet)	Commercial	Office	Industrial	Employees (estimated)
Bridle Trails	293,432	257,846	35,586	0	655
Central Houghton	129,034	68,617	60,417	0	611
Everest	691,655	65,848	364,321	261,486	1,932
Finn Hill	115,892	87,164	20,625	8,103	360
Highlands	0	0	0	0	0
Kingsgate	180,199	174,174	6,025	0	487
Lakeview	2,129,893	44,273	2,085,620	0	8,045
Market	120,051	19,964	100,087	0	418
Moss Bay	1,760,783	759,961	779,952	220,870	4,803
Norkirk	531,925	89,608	127,794	314,523	1,821
North Juanita	250,951	223,864	16,459	10,628	887
North Rose Hill	700,003	442,426	167,567	90,010	1,942
South Juanita	303,083	171,473	128,537	3,073	1,032
South Rose Hill	329,862	291,631	38,231	0	850
Totem Lake	5,941,949	1,544,233	1,758,050	2,639,666	16,762
Total square feet	13,478,712	4,241,082	5,689,271	3,548,359	
Total employees					40,605

Source: Kirkland Land Use Inventory (based on January 2013 King County Assessor's data) and enterprise GIS



**Figure 5.h Non-residential Floor Area
Neighborhood Percentage of City Total: 2013**

Neighborhood	Total Area For These Four Categories (sq.ft.)	Neighborhood Percentage of City Total For Each Category			
		Commercial	Office	Industrial	Institutions
Bridle Trails	354,594	6.08	0.63	0.00	1.11
Central Houghton	554,677	1.62	1.06	0.00	7.69
Everest	691,655	1.55	6.40	7.37	0.00
Finn Hill	386,050	2.06	0.36	0.23	4.88
Highlands	0	0.00	0.00	0.00	0.00
Kingsgate	449,490	4.11	0.11	0.00	4.87
Lakeview	2,183,887	1.04	36.66	0.00	0.98
Market	122,901	0.47	1.76	0.00	0.05
Moss Bay	2,051,604	17.92	13.71	6.22	5.26
Norkirk	822,700	2.11	2.25	8.86	5.26
North Juanita	770,851	5.28	0.29	0.30	9.40
North Rose Hill	1,310,937	10.43	2.95	2.54	11.04
South Juanita	430,057	4.04	2.26	0.09	2.29
South Rose Hill	671,327	6.88	0.67	0.00	6.17
Totem Lake	8,211,250	36.41	30.90	74.39	41.01
Total Area (city)	19,011,980	4,241,082	5,689,271	3,548,359	5,533,268

Source: Kirkland Land Use Inventory (based on January 2013 King County Assessor's data) and enterprise GIS

**Figure 5.i Non-residential Building Floor Area
Citywide Totals: 2013**

	Total Nonresidential Building Area (square feet)	Commercial	Office	Industrial	Institutions
City Total	19,011,980	4,241,082	5,689,271	3,548,359	5,533,268

Source: Kirkland Land Use Inventory (based on January 2013 King County Assessor's data) and enterprise GIS

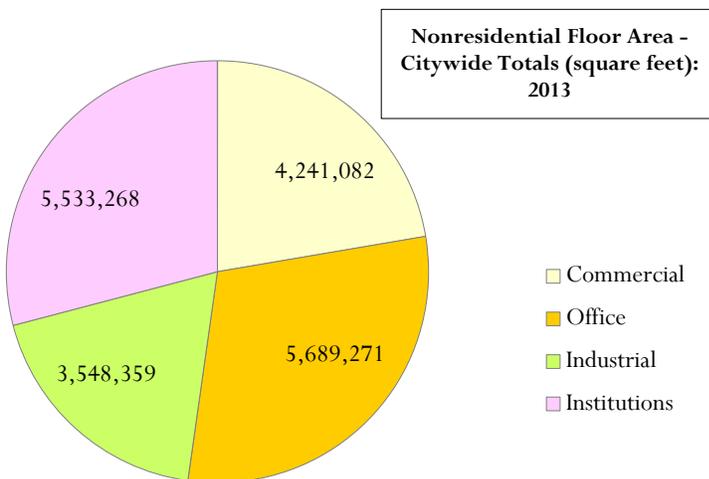
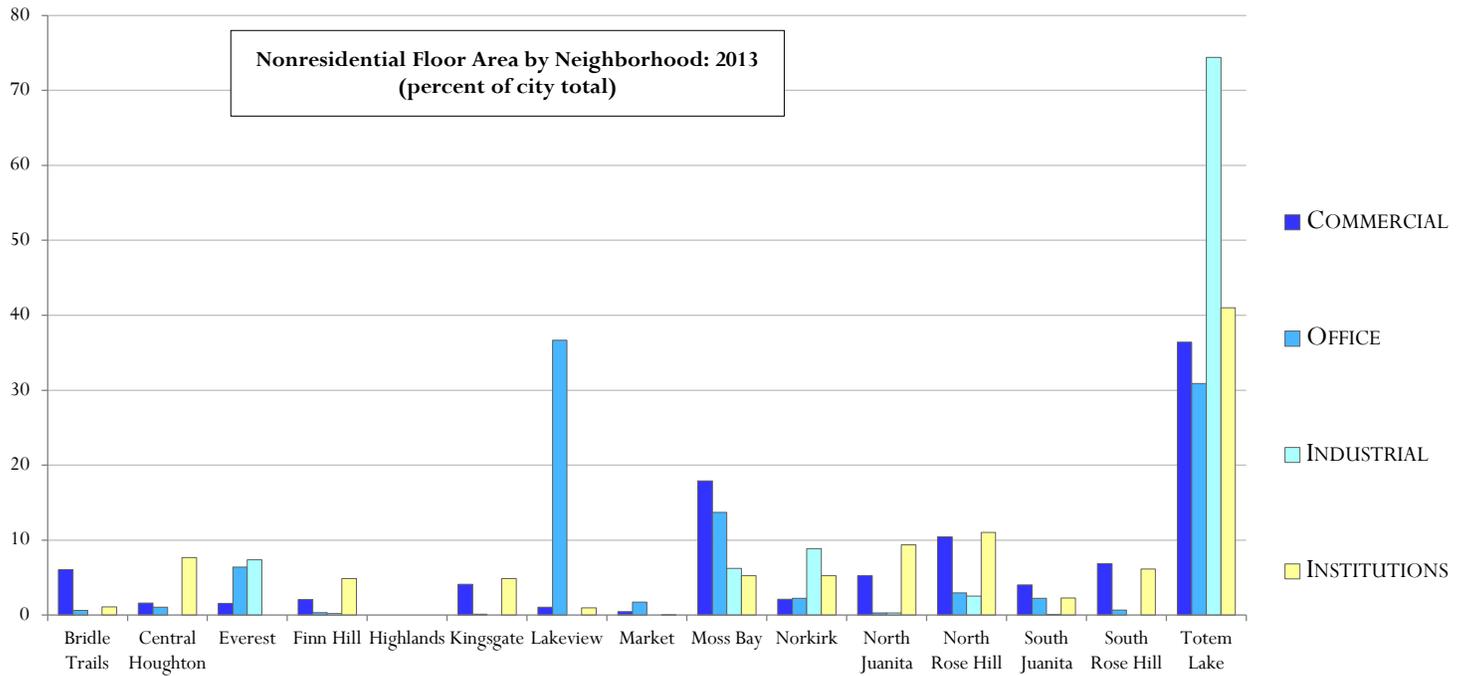
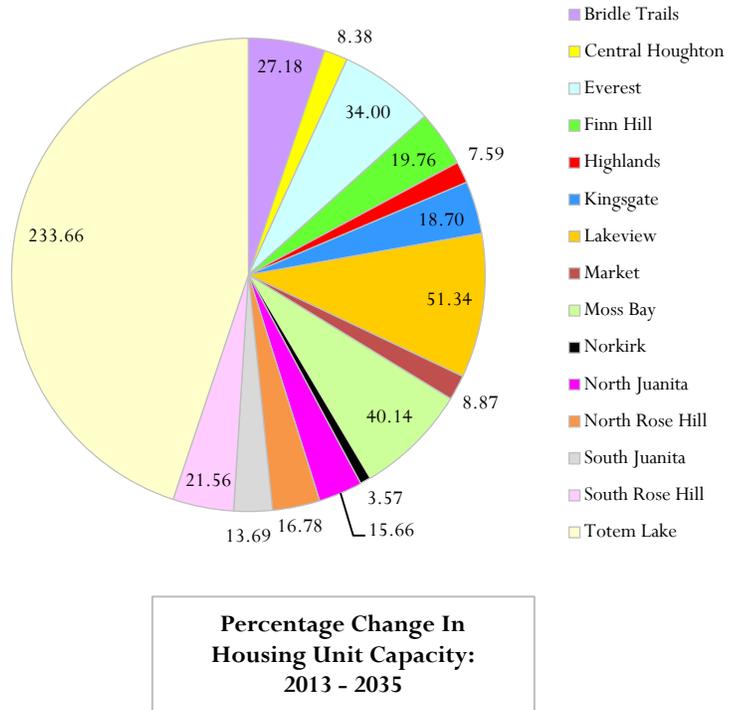


Figure 5.j Residential Capacity by Neighborhood: 2013

Neighborhood	TAZ Units (Note 1)	Single Family Housing Units			Multifamily Housing Units		
		Existing	Added	Total	Existing	Added	Total
Bridle Trails	247-249, 392	816	109	925	148	153	301
Central Houghton	243-246	1,058	103	1,161	422	21	443
Everest	260-261.5	246	30	276	404	191	595
Finn Hill	310.1-314.2	5,171	1,071	6,242	855	120	975
Highlands	274	917	61	978	124	18	142
Kingsgate	303-307.2, 318.1	3,244	407	3,651	1,665	511	2,176
Lakeview	236-242	341	37	378	1,155	731	1,886
Market	268	685	29	714	82	39	121
Moss Bay	250-259	267	4	271	2,892	1,264	4,156
Norkirk	269-273	1,317	82	1,399	390	-21	369
North Juanita	287-289, 308.1-309	2,329	130	2,459	1,637	491	2,128
North Rose Hill	266-267, 275-280	1,769	258	2,027	1,831	346	2,177
South Juanita	281-286	1,423	214	1,637	3,114	407	3,521
South Rose Hill	262-265	1,068	135	1,203	254	150	404
Totem Lake	290-302	3	0	3	1,239	2,902	4,141
Total housing units		20,654	2,670	23,324	16,212	7,323	23,535

Total Existing Housing Units	20,654	16,212
Total Added Housing Units (Note 2)	2,670	7,323
Total SF, MF, and Citywide Capacity	23,324	23,535

Total Housing Units			% Increase
Existing	Added	Total	
964	262	1,226	27.18
1,480	124	1,604	8.38
650	221	871	34.00
6,026	1,191	7,217	19.76
1,041	79	1,120	7.59
4,909	918	5,827	18.70
1,496	768	2,264	51.34
767	68	835	8.87
3,159	1,268	4,427	40.14
1,707	61	1,768	3.57
3,966	621	4,587	15.66
3,600	604	4,204	16.78
4,537	621	5,158	13.69
1,322	285	1,607	21.56
1,242	2,902	4,144	233.66
36,866	9,993	46,859	



Note 1. Transportation Analysis Zone; see Map 2

Note 2. These values represent the theoretical increase in housing unit density over a 20-year planning horizon; they derive from an analytical process that addresses development (or redevelopment) potential, existing zoning, environmentally sensitive area mitigation, market factors, etc.

Source: Kirkland Land Use Inventory (based on January 2013 King County Assessor's data) and enterprise GIS

36,866
9,993
46,859

Figure 5.k Non-residential Capacity by Neighborhood: 2013

Neighborhood	TAZ Units (Note 1)	Commercial Floor Area			Office Floor Area		
		Existing	Added	Total	Existing	Added	Total
Bridle Trails	247-249, 392	257,846	-5,369	252,477	35,586	0	35,586
Central Houghton	243-246	68,617	2,604	71,221	60,417	3,907	64,324
Everest	260-261.5	65,848	2,388	68,236	364,321	367,785	732,106
Finn Hill	310.1-314.2	87,164	1,963	89,127	20,625	31,747	52,372
Highlands	274	0	0	0	0	0	0
Kingsgate	303-307.2, 318.1	174,174	36,660	210,834	6,025	-6,025	0
Lakeview	236-242	44,273	138,831	183,104	2,085,620	245,897	2,331,517
Market	268	19,964	310	20,274	100,087	44,285	144,372
Moss Bay	250-259	759,961	300,231	1,060,192	779,952	1,604,732	2,384,684
Norkirk	269-273	89,608	-11,026	78,582	127,794	212,029	339,823
North Juanita	287-289, 308.1-309	223,864	26,241	250,105	16,459	124,912	141,371
North Rose Hill	266-267, 275-280	442,426	36,899	479,325	167,567	603,174	770,741
South Juanita	281-286	171,473	523	171,996	128,537	79,444	207,981
South Rose Hill	262-265	291,631	458	292,089	38,231	173,653	211,884
Totem Lake	290-302	1,544,233	577,578	2,121,811	1,758,050	1,709,597	3,467,647
Total Floor Area		4,241,082	1,108,291	5,349,373	5,689,271	5,195,137	10,884,408

Neighborhood	Total Existing Floor Area	Added Floor Area	Total Floor Area (Note 2)	Estimated Employees Based on Existing Floor Area	Estimated Institutional Employees	Estimated Employee Increase or Reduction Over 20 Years (non-institutional)
Bridle Trails	293,432	-5,369	288,063	625	30	7
Central Houghton	129,034	6,511	135,545	360	251	70
Everest	691,655	234,135	925,790	1,932	0	1,137
Finn Hill	115,892	33,710	149,602	257	103	181
Highlands	0	0	0	0	0	4
Kingsgate	180,199	30,635	210,834	354	133	103
Lakeview	2,129,893	384,728	2,514,621	8,009	36	1,187
Market	120,051	44,595	164,646	418	0	164
Moss Bay	1,760,783	1,876,431	3,637,214	4,764	39	6,964
Norkirk	531,925	176,942	708,867	1,164	657	710
North Juanita	250,951	140,525	391,476	505	382	521
North Rose Hill	700,003	591,333	1,291,336	1,623	319	2,318
South Juanita	303,083	79,967	383,050	819	213	327
South Rose Hill	329,862	174,111	503,973	699	151	644
Totem Lake	5,941,949	2,247,037	8,188,986	13,877	2,885	8,607
Total	13,478,712	6,015,291	19,494,003	35,406	5,199	22,944

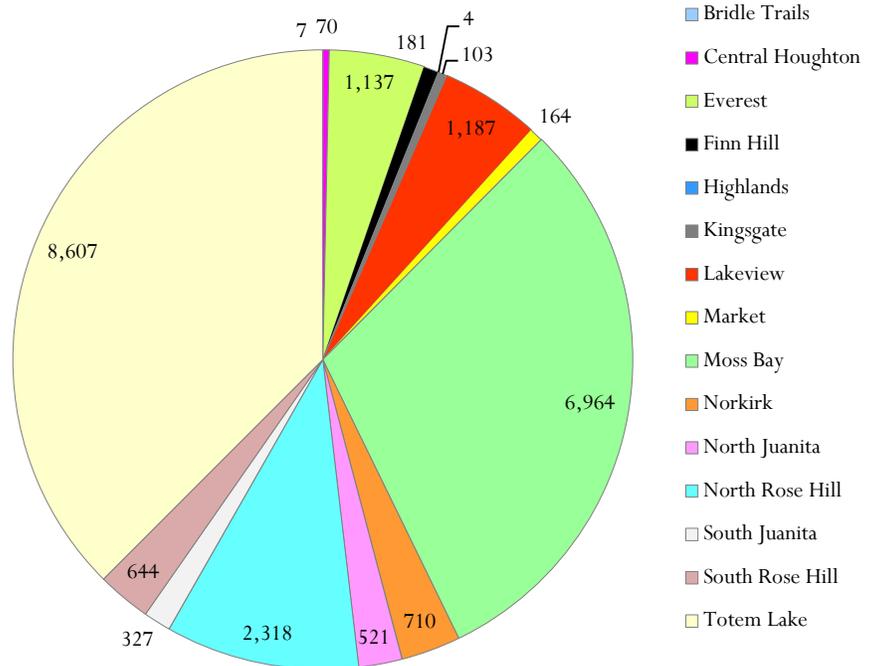
Industrial Floor Area			Institutional Floor Area		
Existing	Added	Total	Existing	Added	Total
0	0	0	61,162	0	61,162
0	0	0	425,643	0	425,643
261,486	-136,038	125,448	0	0	0
8,103	0	8,103	270,158	0	270,158
0	0	0	0	0	0
0	0	0	269,291	0	269,291
0	0	0	53,994	0	53,994
0	0	0	2,850	0	2,850
220,870	-28,532	192,338	290,821	0	290,821
314,523	-24,061	290,462	290,775	0	290,775
10,628	-10,628	0	519,900	0	519,900
90,010	-48,740	41,270	610,934	0	610,934
3,073	0	3,073	126,974	0	126,974
0	0	0	341,465	0	341,465
2,639,666	-40,138	2,599,528	2,269,301	0	2,269,301
3,548,359	-288,137	3,260,222	5,533,268		

Note 1: Transportation Analysis Zones; see Map 2

Note 2: Employment projections are calculated using estimated future floor area; institutional structures skew this calculation and thus are omitted. However, the existing institutional workforce and an estimated 20-year increase in institutional jobs are included in the final 20-year employment projections.

Source: Kirkland Land Use Inventory (based on January 2013 King County Assessor's data) and enterprise GIS

Estimated Employee Increase or Reduction Over 20 Years (institutional)	Total Estimated Non-institutional Employees at End of 20 Years	Total Estimated Employees at End of 20 Years
	662	662
43	681	724
	3,069	3,069
	541	541
	4	4
	590	590
	9,232	9,232
	582	582
	11,767	11,767
	2,531	2,531
	1,408	1,408
110	4,260	4,370
	1,359	1,359
	1,494	1,494
1,112	25,369	26,481
1,265	63,549	64,814



Estimated 2035 Employment by Neighborhood

Figure 5.l Residential Permits Issued: 2005-2013

Year	Single Family Units*	Multi-family units**	Demolitions	Total New Residential Units	Single Family Acres
2005	210	277	201	487	40.27
2006	236	160	128	396	42.34
2007	227	132	101	359	40.11
2008	129	241	67	370	24.63
2009	44	178	11	222	19.75
2010	75	61	15	136	48.10
2011	97	9	18	106	21.08
2012	171	108	46	279	26.34
2013	244	246	90	490	18.05

Figure 5.m Residential Subdivision Plats Recorded 2005-2013

Zoning	Net Area (acres)	Lots	Achieved Density (lots/acres)
Low density zones: 1-7 lots/acre	142.47	723	5.07
Medium density zones: 8-14 lots/acre	7.99	60	7.51
High density zones: 15-24 lots/acre	0.28	2	7.14

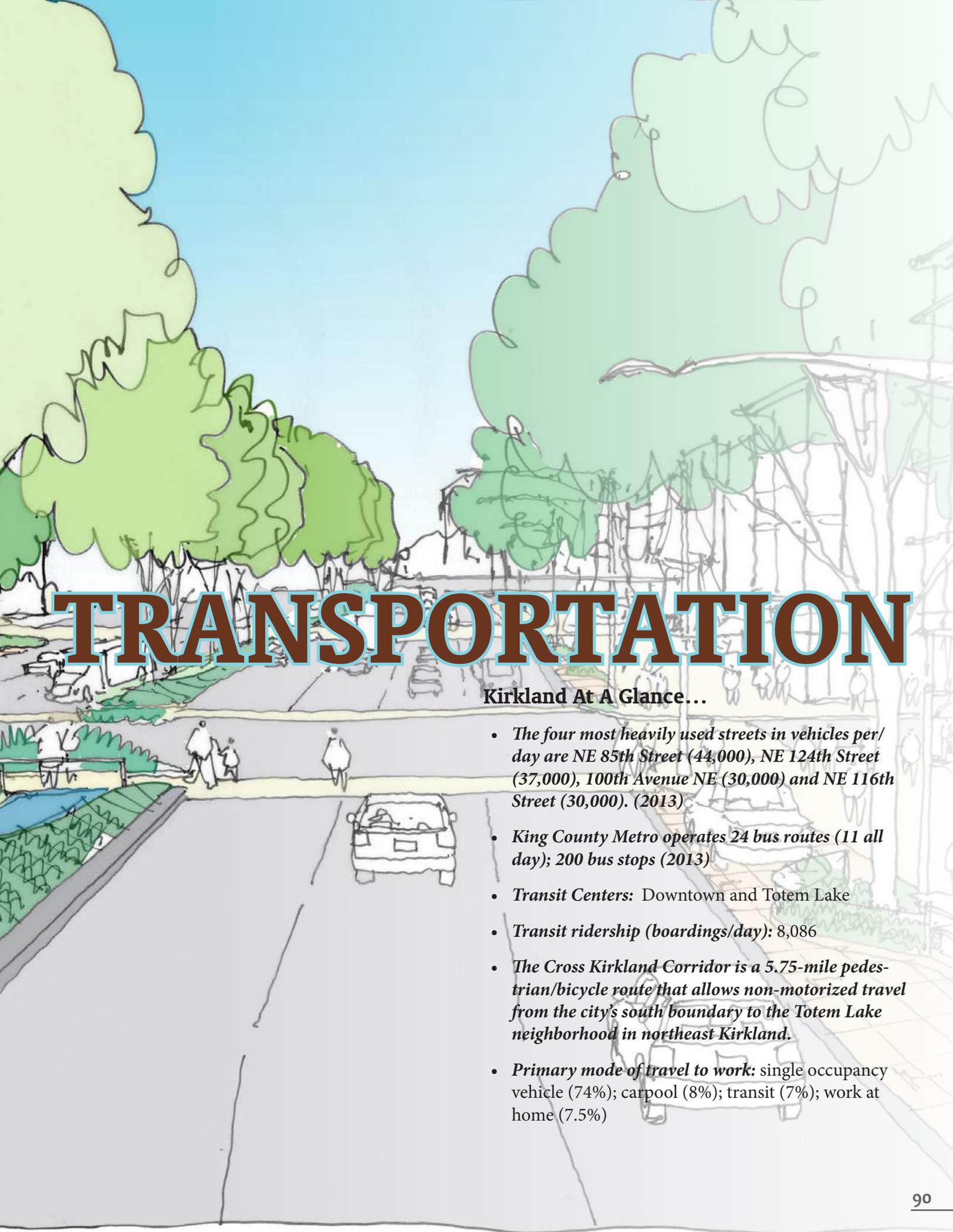
Source: City of Kirkland Permit Tracking System

	Multi-family Acres	Total Net Acres	Single Family Achieved Density (units/acre)	Multi-family Achieved Density (units/acre)	Overall Achieved Density (units/acre)
	4.89	45.16	5.21	56.65	10.78
	9.45	51.79	5.57	16.93	7.65
	1.59	41.70	5.66	83.02	8.61
	2.79	27.42	5.24	86.38	13.49
	3.58	23.33	2.23	49.72	9.52
	0.65	48.75	1.56	93.85	2.79
	0.76	21.84	4.60	11.84	4.85
	1.94	28.28	6.49	55.67	9.87
	2.02	20.07	13.52	121.78	24.41

**Figure 5.n Commercial/Office/Industrial Building Permits:
2005-2013**

Year	Floor Area (square feet)
2005	27,512
2006	69,305
2007	268,902
2008	94,290
2009	65,058
2010	2,811
2011	24,767
2012	42,621
2013	135,807

Source: City of Kirkland Permit Tracking System

A stylized illustration of a street scene. The background features large, green, rounded trees. In the foreground, a grey road with a dashed center line has a white car driving towards the viewer. To the left of the road, there is a sidewalk with several pedestrians walking. A blue body of water is visible on the far left. The overall style is a simple line drawing with flat colors.

TRANSPORTATION

Kirkland At A Glance...

- *The four most heavily used streets in vehicles per/day are NE 85th Street (44,000), NE 124th Street (37,000), 100th Avenue NE (30,000) and NE 116th Street (30,000). (2013)*
- *King County Metro operates 24 bus routes (11 all day); 200 bus stops (2013)*
- *Transit Centers: Downtown and Totem Lake*
- *Transit ridership (boardings/day): 8,086*
- *The Cross Kirkland Corridor is a 5.75-mile pedestrian/bicycle route that allows non-motorized travel from the city's south boundary to the Totem Lake neighborhood in northeast Kirkland.*
- *Primary mode of travel to work: single occupancy vehicle (74%); carpool (8%); transit (7%); work at home (7.5%)*

This section provides an overview of Kirkland's multi-modal (walking, biking, transit, auto) transportation system and how people move around the city. The source for this information is primarily from the City of Kirkland 2014 Transportation Master Plan Existing Conditions Report prepared as part of the Kirkland 2035 Comprehensive Plan update. In addition, for more information regarding the city's long term transportation goals and priorities, see the Transportation Element.

Figure 6.a shows the primary mode of travel that residents used to travel to work in 2013. Vehicular travel is still the primary commute choice for most residents in Kirkland.

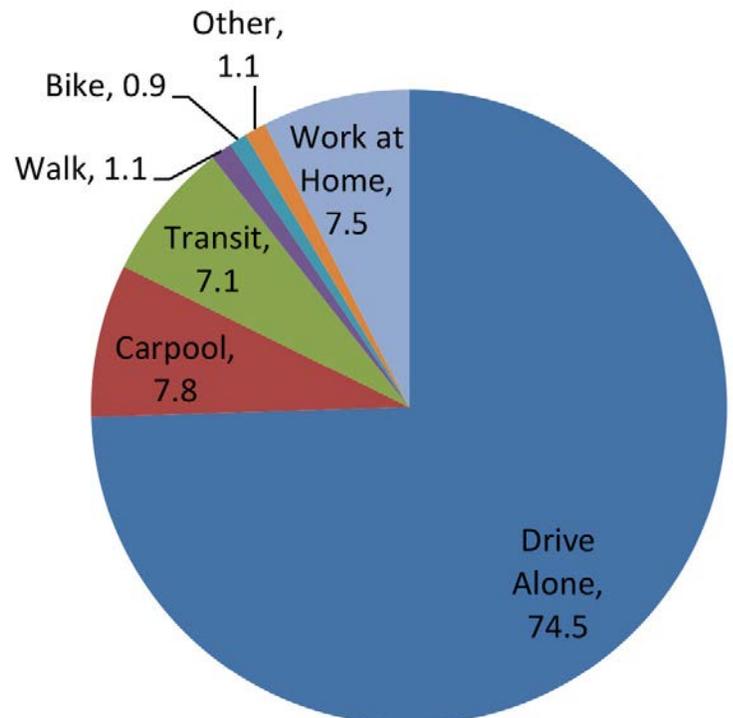


Figure 6.a: Mode of Transportation to Work (by percentage)
Source: U.S. Census Bureau journey to work data

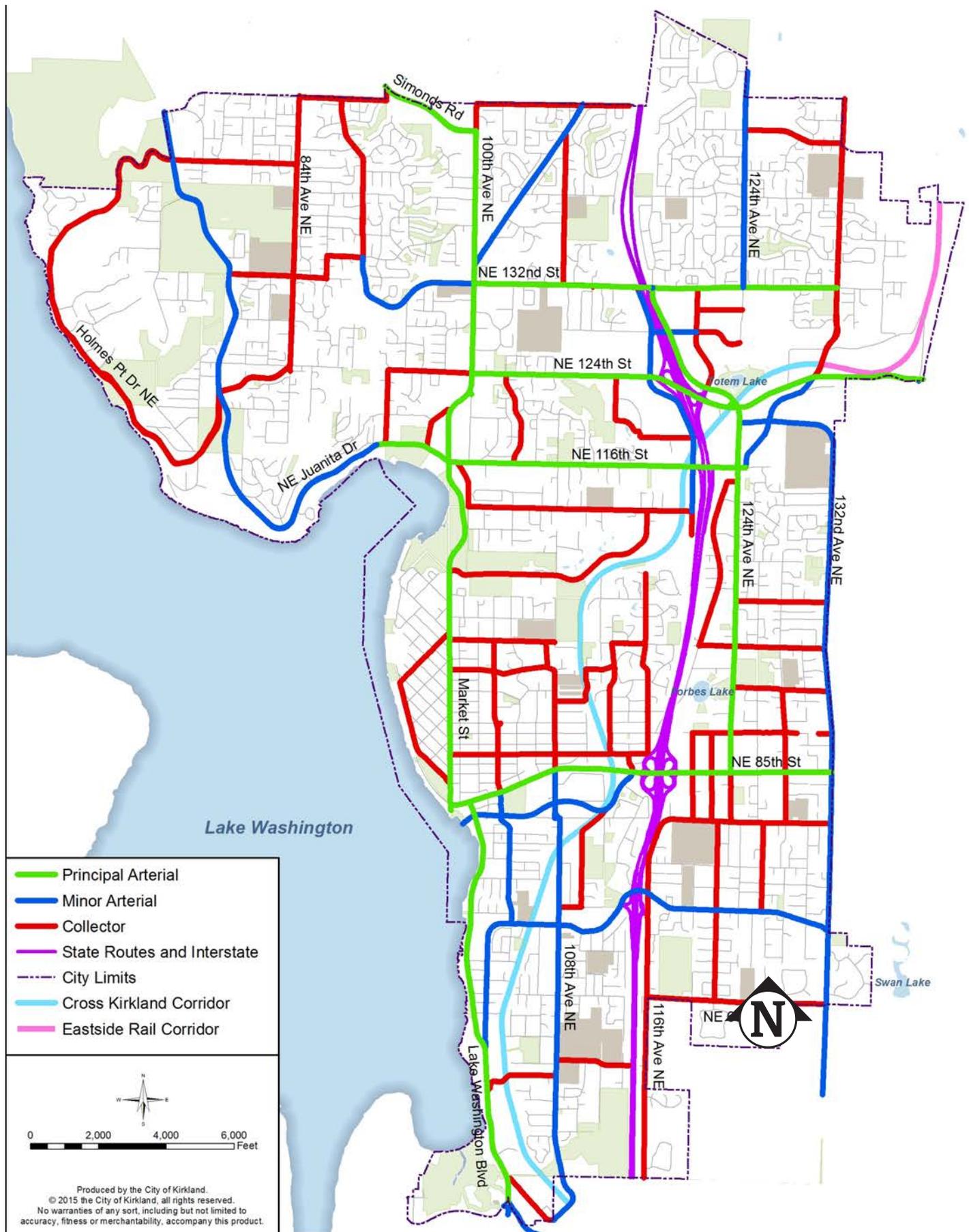
Map 7 shows Kirkland's functional classification of roads and streets consisting of principal and minor arterials, collectors and local streets. There are approximately 250 miles of streets in Kirkland.

Streets are categorized by various functional classifications based on how they connect the network. Functional classification carries with it expectations about roadway design, including its speed, capacity, and relationship to existing and future land use development.

In Kirkland, streets are divided into five groups:

1. Freeways and expressways – For example, I-405 or SR 520
2. Principal arterials – For example, Lake Washington Boulevard NE; connect to other cities and major commercial centers
3. Minor arterials – For example, Juanita Drive NE; serve major traffic generators not served by principal arterials
4. Collector streets – For example, 116th Avenue NE; connect arterials and local streets.
5. Local streets – (also known as Neighborhood Access Streets) comprise the majority of Kirkland street miles; provide access to local land use

Map 7: Functional Classification of Roads/Streets in Kirkland



Source: City of Kirkland Department of Public Works

Figure 6.b: 2000-2013 Traffic Count Summary
Average Daily Traffic in Both Directions

In 2013, Kirkland's average weekday traffic volumes ranged from approximately 33,000 vehicles per day (vpd) for NE 85th Street and NE 124th Street, to 20,000 vpd for NE 116th Street. Figure 6.b below shows how the number of daily vehicle trips along Kirkland's major streets has changed between 2000-2013.

LOCATION	2000	2005	2000-2005 % Change
CENTRAL WAY (W OF LAKE ST)	19,419	19,559	0.7%
CENTRAL WAY (E OF 6TH ST)	28,988	27,297	-5.8%
NE JUANITA DR (W OF 98TH AVE NE)	17,290	17,890	3.5%
LAKE ST (S OF CENTRAL WAY)	13,291	13,997	5.3%
LAKE WASHINGTON BLVD NE (S OF LAKEVIEW DR)	23,699	22,699	-4.2%
LAKE WASHINGTON BLVD NE (N OF NE 38TH PL)	24,930	23,423	-6.0%
MARKET ST (N OF 7TH AVE)	18,703	18,998	1.6%
SLATER AVE NE (N OF NE 116TH ST)	11,001	16,221	47.5%
SLATER AVE NE (S OF NE 132ND ST)	11,558	13,409	16.0%
STATE ST (S OF KIRKLAND AVE)	9,110	8,755	-3.9%
TOTEM LAKE BLVD (N OF 124TH AVE NE)	21,438	20,980	-2.1%
6TH ST (S OF CENTRAL WAY)	12,441	12,394	-0.4%
6TH ST S (N OF NE 68TH ST)	11,332	11,101	-2.0%
NE 68TH ST (E OF 108TH AVE NE)	18,211	18,296	0.5%
NE 68TH ST (W OF 108TH AVE NE)	12,591	13,986	11.1%
NE 70TH ST (W OF I-405 SB OFF RAMP)	19,029	19,146	0.6%
NE 70TH ST (W OF 132ND AVE NE)	14,112	13,361	-5.3%
NE 85TH ST (W OF 120TH AVE NE)	47,837	44,950	-6.0%
NE 85TH ST (W OF 132ND AVE NE)	36,252	35,511	-2.0%
98TH AVE NE (S OF NE 116TH ST)	20,917	20,332	-2.8%
100TH AVE NE (N OF NE 124TH ST)	25,685	26,076	1.5%
100TH AVE NE (N OF NE 132ND ST)	28,392	29,110	2.5%
108TH AVE NE	9,241	9,750	5.5%
108TH AVE NE (S OF NE 68TH ST)	12,228	12,072	-1.3%
116TH AVE NE (S OF NE 70TH PL)	17,089	17,718	3.7%
116TH AVE NE (N OF NE 124TH ST)	15,790	16,937	7.3%
116TH WAY NE (S OF NE 132ND ST)	13,882	14,357	3.4%
NE 116TH ST (E OF 98TH AVE NE)	15,129	16,458	8.8%
NE 116TH ST (E OF 120TH AVE NE)	30,741	30,200	-1.8%
NE 116TH ST (E OF 124TH AVE NE)	12,522	19,606	56.6%
120TH AVE NE (N OF TOTEM LAKE BLVD)	17,483	18,722	7.1%
120TH AVE NE (N OF NE 116TH ST)	15,456	13,643	-11.7%
120TH AVE NE (N OF NE 128TH ST)	13,595	11,501	-15.4%
124TH AVE NE (N OF NE 85TH ST)	13,496	13,509	0.1%
124TH AVE NE (N OF NE 100TH ST)	15,386	14,868	-3.4%
124TH AVE NE (N OF NE 116TH ST)	18,559	16,817	-9.4%
124TH AVE NE (N OF NE 132ND ST)	13,111	13,350	1.8%
NE 124TH ST (E OF 100TH AVE NE)	24,042	21,485	-10.6%
NE 124TH ST (E OF 116TH AVE NE)	39,013	41,375	6.1%

	2009	2005-2009 % Change	2013	2009-2013 % Change	2000-2013 % Change
	17,730	-9.4%	18,877	6.5%	-2.8%
	25,152	-7.9%	25,786	2.5%	-11.0%
	17,298	-3.3%	16,927	-2.1%	-2.1%
	13,185	-5.8%	12,855	-2.5%	-3.3%
	19,859	-12.5%	19,982	0.6%	-15.7%
	22,108	-5.6%	21,773	-1.5%	-12.7%
	17,064	-10.2%	17,376	1.8%	-7.1%
	15,636	-3.6%	14,216	-9.1%	29.2%
	13,711	2.3%	16,517	20.5%	42.9%
	8,112	-7.3%	7,623	-6.0%	-16.3%
	17,776	-15.3%	18,630	4.8%	-13.1%
	8,547	-31.0%	10,291	20.4%	-17.3%
	10,279	-7.4%	10,422	1.4%	-8.0%
	16,876	-7.8%	16,870	-0.0%	-7.4%
	11,613	-17.0%	12,043	3.7%	-4.4%
	17,693	-7.6%	18,551	4.8%	-2.5%
	10,823	-19.0%	11,911	10.1%	-15.6%
	44,454	-1.1%	44,334	-0.3%	-7.3%
	34,389	-3.2%	32,223	-6.3%	-11.1%
	17,557	-13.6%	19,186	9.3%	-8.3%
	24,126	-7.5%	25,279	4.8%	-1.6%
	29,160	0.2%	29,915	2.6%	5.4%
	10,036	2.9%	7,986	-20.4%	-13.6%
	11,276	-6.6%	9,743	-13.6%	-20.3%
	16,208	-8.5%	16,511	1.9%	-3.4%
	15,566	-8.1%	16,571	6.5%	4.9%
	13,405	-6.6%	12,159	-9.3%	-12.4%
	15,387	-6.5%	15,024	-2.4%	-0.7%
	30,636	1.4%	28,279	-7.7%	-8.0%
	16,605	-15.3%	16,751	0.9%	33.8%
	15,630	-16.5%	13,794	-11.7%	-21.1%
	12,093	-11.4%	12,503	3.4%	-19.1%
	13,503	17.4%	12,968	-4.0%	-4.6%
	13,359	-1.1%	12,677	-5.1%	-6.1%
	13,210	-11.2%	13,616	3.1%	-11.5%
	14,913	-11.3%	15,365	3.0%	-17.2%
	15,485	16.0%	13,805	-10.8%	5.3%
	20,788	-3.2%	26,889	29.3%	11.8%
	38,942	-5.9%	37,366	-4.0%	-4.2%

► Continued on next page

LOCATION	2000	2005	2000-2005 % Change
NE 124TH ST (E OF SLATER AVE NE)	27,924	30,449	9.0%
NE 128TH ST (W OF TOTEM LAKE BLVD)			
NE 128TH ST (W OF 120TH AVE NE)	2,844	2,383	-16.2%
132ND AVE NE (S OF NE 70TH ST)	7,484	7,759	3.7%
132ND AVE NE (N OF NE 85TH ST)	11,008	11,878	7.9%
132ND AVE NE (N OF NE 100TH ST)	6,879	8,347	21.3%
132ND AVE NE (S OF NE 132ND ST)	11,235	13,620	21.2%
NE 132ND ST (E OF 108TH PL)	19,054	20,690	8.6%
NE 132ND ST (W OF TOTEM LAKE BLVD)	22,212	21,549	-3.0%
NE 132ND ST (W OF 124TH AVE NE)	16,349	16,520	1.0%

Source: City of Kirkland Department of Public Works

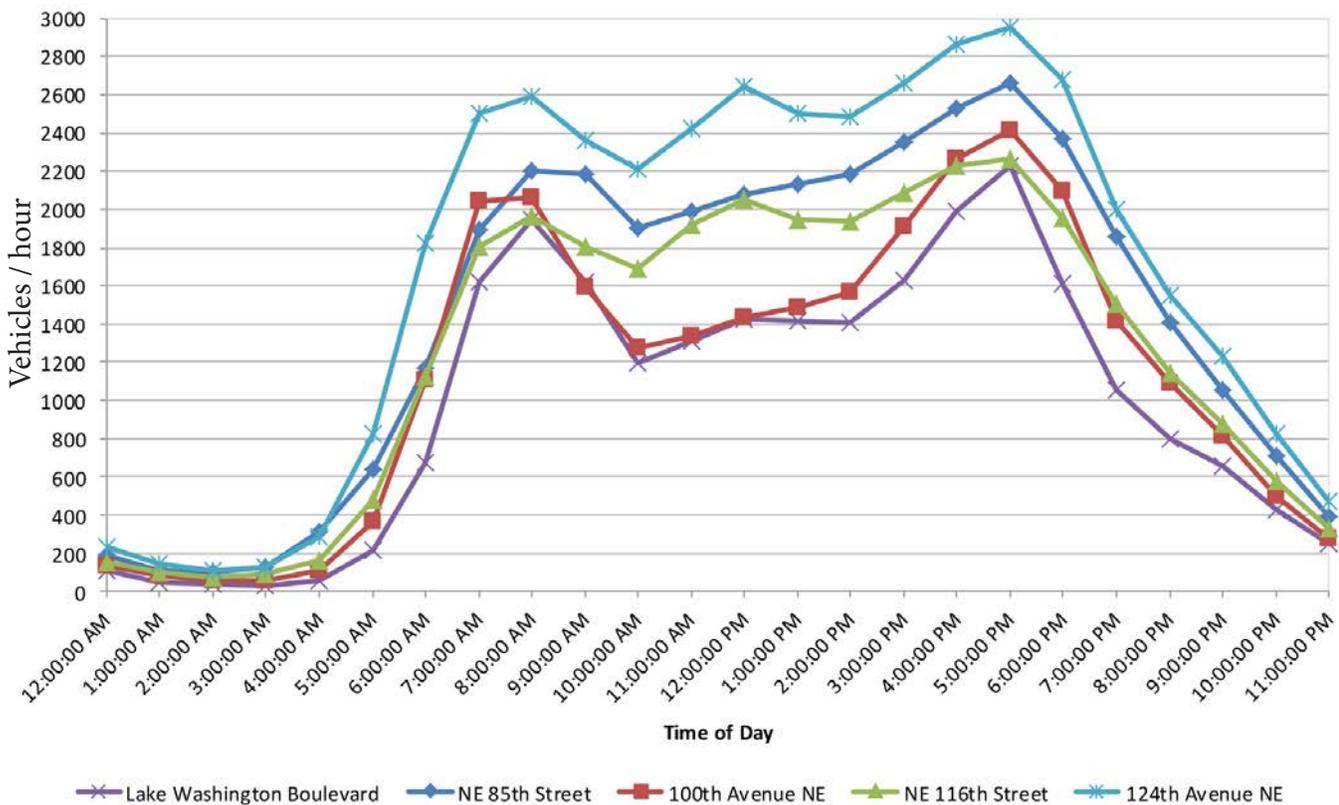
Figure 6.c: Average Weekday Hourly Traffic Volumes Along Key Corridors

Figure 6.c shows the average weekday hourly traffic volumes along the City’s busiest corridors. VPH stands for vehicles per hour. The PM peak is between 5:00 and 6:00 pm.

- 124th Avenue NE (2,950 vph in PM peak)
- NE 85th Street (2,660 vph in PM peak)
- 100th Avenue NE (2,414 vph in PM peak)
- NE 116th Street (2,260 vph in PM peak)
- Lake Washington Boulevard (2,660 vph in PM peak)

This average is based on three days of data collected during different seasons to account for potential seasonal variation in traffic volumes. The seasonal data representing February, May, and August 2013 for these corridors show that the general shape of the curve or trend in traffic volumes is consistent from one season to the next.

	2009	2005-2009 % Change	2013	2009-2013 % Change	2000-2013 % Change
	32,246	5.9%	35,397	9.8%	26.8%
	10,667		14,898	39.7%	
	9,935	316.9%	10,912	9.8%	283.7%
	6,726	-13.3%	6,981	3.8%	-6.7%
	11,742	-1.1%	12,301	4.8%	11.7%
	8,163	-2.2%	7,538	-7.7%	9.6%
	15,126	11.1%	16,517	9.2%	47.0%
	20,641	-0.2%	17,851	-13.5%	-6.3%
	18,289	-15.1%	16,865	-7.8%	-24.1%
	17,331	4.9%	13,592	-21.6%	-16.9%



Source: City of Kirkland Department of Public Works

Map 8: Traffic Volume

Peak hour traffic volumes along I-405 and its the interchanges have generally decreased since 2005. These decreases in traffic volumes are likely related to economic conditions as well as peak hour spreading (people traveling outside of traditional peak commute hours). **Map 8** shows 2-way 24-hour daily auto volume counts on selected roadways. Counts are made every other year.

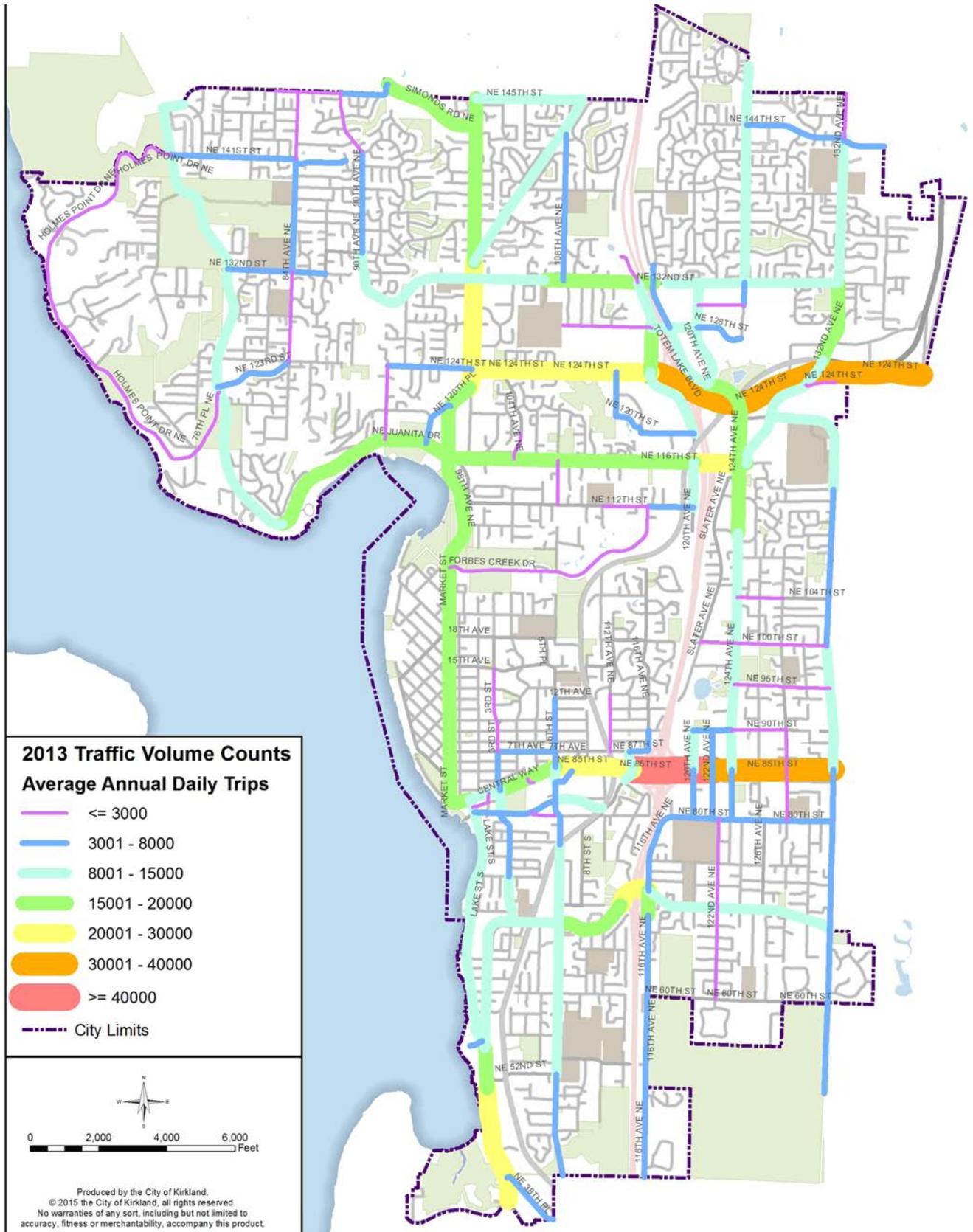


Figure 6.d: Level of Service Definitions

An evaluation of intersection operations provides a further understanding of congestion within the City. Key intersections along the Lake Washington Boulevard/Lake Street/Market Street/100th Avenue NE, Central Way/NE 85th Street, and NE 124th Street corridors were evaluated. This includes a total of 31 intersections as illustrated in Map 9 (next page). Each intersection was evaluated based on its ability to accommodate the weekday PM peak hour demand with the existing configuration (number of lanes, traffic control, etc.).

Based on the results of this analysis, intersections were scored into one of six level of service categories based on aspects of traffic flow, such as speed, travel time, delay, and freedom to maneuver. Levels from LOS A to LOS F correspond to a range of completely uncongested to oversaturated operational conditions. Fig. 6.d describes the level of service definitions laid out in Chapter 16 of the Highway Capacity Manual (HCM) (Transportation Research Board, 2010), which is the methodology applied to Kirkland's transportation network.

Level of Service	Description
A	Free-flowing conditions.
B	Stable operating conditions.
C	Stable operating conditions, but individual motorists are affected by the interaction with other motorists.
D	High density of motorists, but stable flow.
E	Near-capacity operations, with speeds reduced to a low but uniform speed.
F	Over capacity, with delays.

Source: 2010 Highway Capacity Manual.

Source: City of Kirkland Department of Public Works

Transit

In 2013 there were 24 bus routes and approximately 200 stops in locations around the city operated by King County Metro and Sound Transit. Map 10 shows transit routes and daily transit boardings. Figure 6.e displays names, numbers and service information for each of the city's transit routes.

Kirkland has two transit centers: one in Downtown and the other in Totem Lake near the Evergreen Health Center. King County Metro operates nine park and ride lot facilities throughout the City that supply 2,000 parking spaces. On an average weekday, the bus routes transport nearly 25,000 passengers from the city itself and its neighbors. Of the 11 all day bus routes in Kirkland, only one operates with peak headways under 15 minutes. The Totem Lake Transit Center at 120th Avenue NE and NE 128th Street connects visitors to 4 bus routes and a dial a ride transit service.

Figure 6.e: Transit Service Details

Route	Destination	Service	Peak Headway	Boardings	Alightings
234	Kenmore to Kirkland TC to Bellevue TC	All Day	29.6	1394	1391
235	Kingsgate P&R to Kirkland TC to	All Day	29.7	1085	1092
236	Woodinville P&R to Kirkland TC	All Day	30.0	477	489
238	UW/CCC Campus to Bothell to Totem Lake TC to Kirkland TC	All Day	30.5	920	903
245	Kirkland TC to Crossroads to Factoria	All Day	16.8	3778	3971
248	Avondale to Redmond TC to Kirkland	All Day	30.9	1073	1077
249	Overlake TC to South Bellevue P&R	All Day	31.5	1216	1210
255	Brickyard P&R to Kirkland TC to Downtown Seattle	All Day	11.8	6122	6131
532	Everett to Bellevue	All Day	17.6	1642	1638
535	Lynnwood to Bellevue	All Day	30.2	1312	1311
540	Kirkland to University District	All Day	19.5	658	650
237	Woodinville P&R to Bellevue TC	Peak-Only	43.5	115	123
244	Kenmore P&R to Overlake TC	Peak-Only	30.2	247	244
252	Kingsgate to Downtown Seattle	Peak-Only	19.5	640	643
257	Brickyard P&R to Downtown Seattle	Peak-Only	33.6	526	526
265	Overlake TC to Downtown Seattle to	Peak-Only	21.0	651	722
277	Juanita to University District	Peak-Only	30.3	261	264
311	Woodinville to Downtown Seattle	Peak-Only	16.5	1104	1108
342	Shoreline P&R to Renton TC	Peak-Only	31.3	305	304
424	Downtown Seattle to Snohomish	Peak-Only	85.5	-	-
952	Auburn P&R to Kenndale to Boeing	Peak-Only	33.3	309	299
930	Kingsgate P&R to Redmond Town	DART	30.0	-	-
935	Totem Lake to Kenmore	DART	34.9	-	-

Sources: King County Metro, Sound Transit, and Community Transit

Map 10: Transit Routes in the Kirkland Vicinity



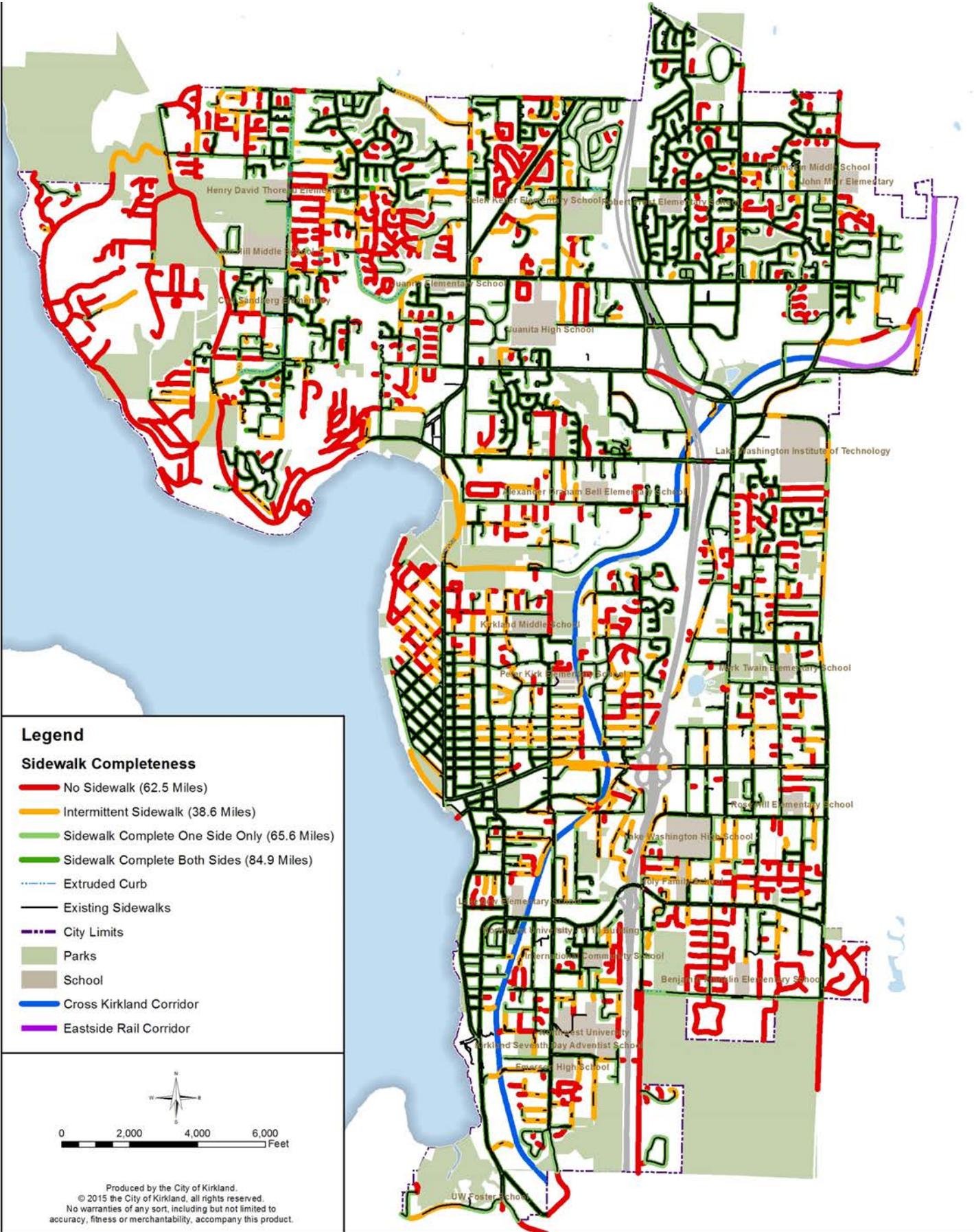
Source: King County Department of Transportation

Pedestrian and Bicycle Facilities

Map 11 shows the degree of completeness of Kirkland's sidewalk network. Approximately a third of city streets have sidewalks on both sides, while a quarter of the streets have sidewalks on one side only. A significant new city walking route is the 5.75-mile-long Cross Kirkland Corridor, which extends from the southern city boundary to the Totem Lake neighborhood, and also connects to the 42-mile regional Eastside Rail Corridor.

On-street bike lanes comprise the majority of Kirkland's bicycle network with almost continuous coverage from the southern end of the city north to NE 116th Street. Lake Washington Boulevard NE / Lake Street S / Market Street / 98th Avenue NE serve bicyclists on the west side of I-405 while 116th Avenue NE / NE 80th Street / 130th Avenue NE have bike lanes on the east side. Traversing the city from west to east, NE 68th Street and NE 116th Street connect to the north-south bike lanes on either end. Most of Kirkland's on-street bike lanes are five feet in width with some running alongside the curb while others abut vehicle parking lanes.

Map 11: Sidewalk Completeness

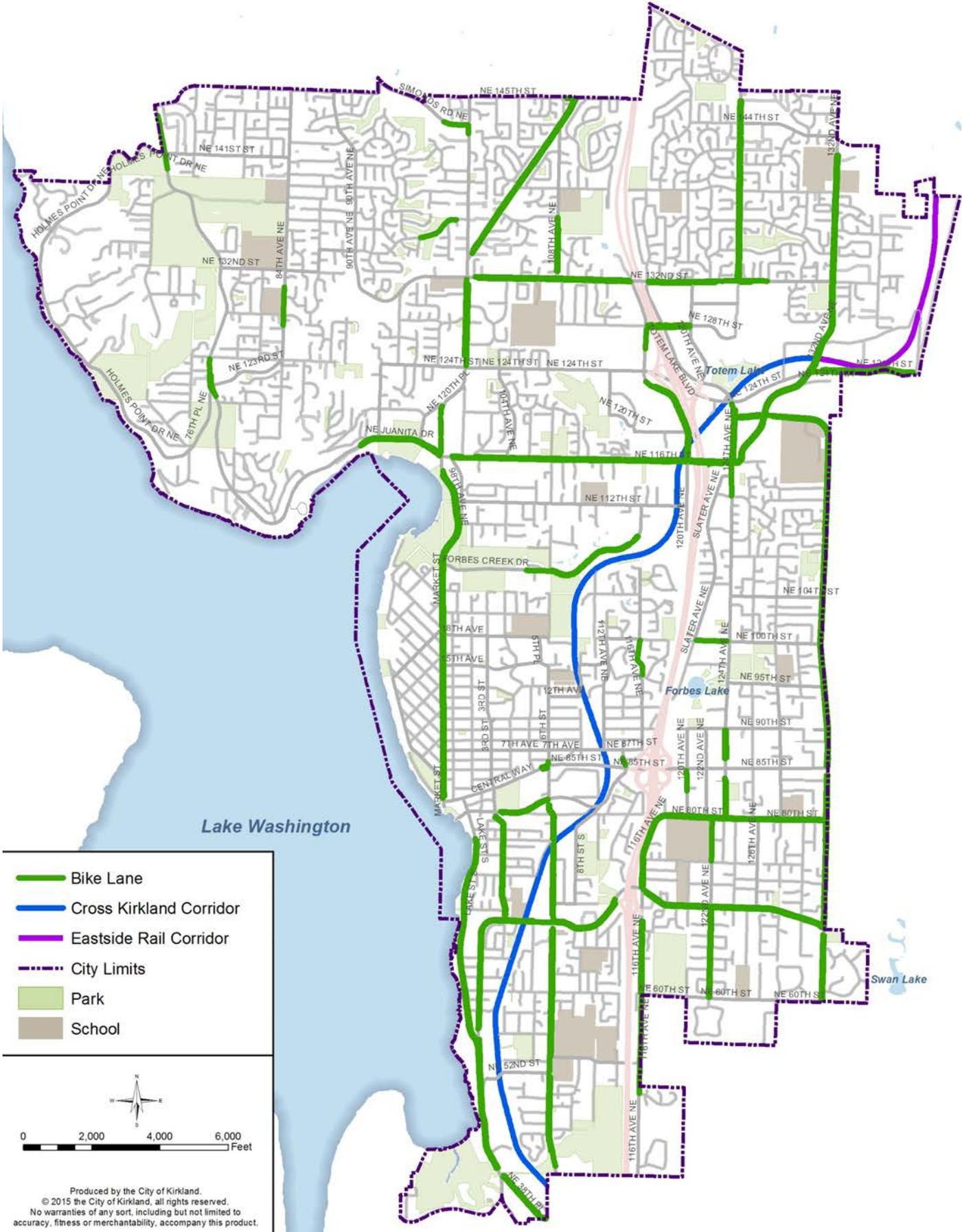


Where vehicle volumes and speeds are relatively low, Kirkland also designates routes that are safe for bicyclists. These routes tend not to include specific roadway treatments for bicyclists due to their quiet nature but can serve as good guidelines for where to ride. Traffic calming elements, such as landscaped traffic circles, are common where these streets pass through neighborhoods. NE 60th Street, 18th Avenue, and 84th Avenue NE are examples of these designated safe bicycle routes.

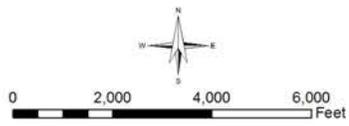
In places where the right of way is too narrow for separate bicycle facilities, Kirkland also uses “sharrows” to demarcate sections of a corridor where drivers and bicyclists are meant to share a traffic lane. While sharrows do alert drivers to the presence of bicyclists on the street, they tend to add little additional comfort to the riding experience and are therefore used sparingly around the city. The northern section of Lake Street S near the intersection with Kirkland Way currently employs sharrows.

There are two grade separated crossings of I-405 at NE 60th Street and NE 100th Street. These overpasses provide safe connections between the west and east sides of Kirkland. **Map 12** displays Kirkland’s bicycle facilities.

Map 12: Initial Preliminary Draft Bicycle Facilities



- Bike Lane
- Cross Kirkland Corridor
- Eastside Rail Corridor
- City Limits
- Park
- School



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APPENDIX



Links to sources used in this publication:

State of Washington Office of Financial Management:

<http://www.ofm.wa.gov/pop/default.asp>

<http://www.ofm.wa.gov/forecasting/default.asp>

Puget Sound Regional Council:

<http://www.psrc.org/data>

<http://www.psrc.org/growth/vision2040>

U. S. Census Bureau:

<http://factfinder.census.gov/faces/nav/jsf/pages/index.xhtml>

<http://www.census.gov/data.html>

A Regional Coalition For Housing (ARCH):

<http://www.archhousing.org/resources/index.html>

King County Department of Assessments:

<http://info.kingcounty.gov/assessor/DataDownload/default.aspx>

King County Department of Transportation:

<http://www.kingcounty.gov/services/transportation-roads.aspx>

City of Kirkland Department of Public Works:

http://www.kirklandwa.gov/depart/Public_Works.htm

City of Kirkland Department of Finance and Administration:

http://www.kirklandwa.gov/depart/Finance_and_Administration.htm

