
I. INTRODUCTION

A. ABOUT KIRKLAND

Historical Perspective

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

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

Early homesteaders relied on farming, logging, boating/shipping, hunting, and fishing for survival. Logging mills were established at both Houghton and Juanita Bay as early as 1875. The promise of industrialization for Kirkland came in 1888 with the discovery of iron ore deposits near Snoqualmie Pass and the arrival of Peter Kirk, an English steel industrialist. Kirkland was slated to become the center of a steel industry – the “Pittsburgh of the West.” Platting of the Kirkland townsite, planning and construction of the

steel mill near Forbes Lake on Rose Hill, and development of a business and residential community proceeded through the year 1893. The financial panic of 1893 put an end to Kirk's industrialist dreams before the steel mill could open. Kirkland became a virtual ghost town, and a subsistence economy again arose as the lifeblood of the remaining inhabitants.

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

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

The rapid growth associated with the war effort came at a cost. By the end of the war, many residents felt the loss of a sense of small town community and stability. In addition, serious environmental concerns surrounded the growth of the shipyards and the population. An inadequate septic system threatened water supplies and lake beaches, while an oil spill at the

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shipyards in 1946 fouled the beaches and killed wildlife along the eastern shore of Lake Washington. The shipyards closed at the end of 1946 and, to avoid future industrialization of their waterfront, Houghton moved to incorporate in 1947 and zoned the waterfront for residential uses.

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

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

In 1968, just over 20 years after its initial incorporation, the town of Houghton consolidated with the town of Kirkland. The 1970 population of the new City of Kirkland was 15,070. Since that time, the City has continued to grow in geographic size and population. For example, the 1989 annexations of Rose Hill and Juanita added just over four square miles of land and 16,000 people to the City. In recent years, Kirkland and other Eastside cities have grown beyond bedroom communities, becoming commercial and employment centers in their own right.

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

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Kirkland today has come a long way from Peter Kirk’s vision as the center of the steel industry and the “Pittsburgh of the West.”

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

Community Profile

An update to the community profile was completed in 2002 and includes relevant Kirkland data about demographics, housing, economics, land use and capacity. This data was compiled from a variety of sources, primarily from the U.S. Census Bureau, Washington State Office of Financial Management, Puget Sound

Regional Council, and the City of Kirkland Finance Department.

POPULATION

With an estimated City population of 45,790 as of April 1, 2002, Kirkland’s population has steadily grown at an average annual rate of 1.1 percent since 1990. This increase represents a combination of new births and people moving into Kirkland. By the year 2022, it is expected that Kirkland’s population will grow to more than 54,790 persons – 8,773 more than lived in Kirkland in 2003.

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

Table I-1: Kirkland Growth Trends

Year	Population	Population Increase	Land Area Increase
1910	532		
1920	1,354	155%	0%
1930	1,714	27%	2%
1940	2,048	19%	0%
1950	4,713	130%	112%
1960	6,025	28%	6%
1970 ¹	15,070	150%	170%
1980	18,785	25%	16%
1990 ²	40,052	113%	67%
2000	45,054	12%	0%
2010 ³	49,327	9.5%	0%
2012 ³	50,256	–	–
2020 ³	53,898	9.3%	0%
2022 ³	54,790	–	–
2030 ³	58,287	8.1%	0%

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

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

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

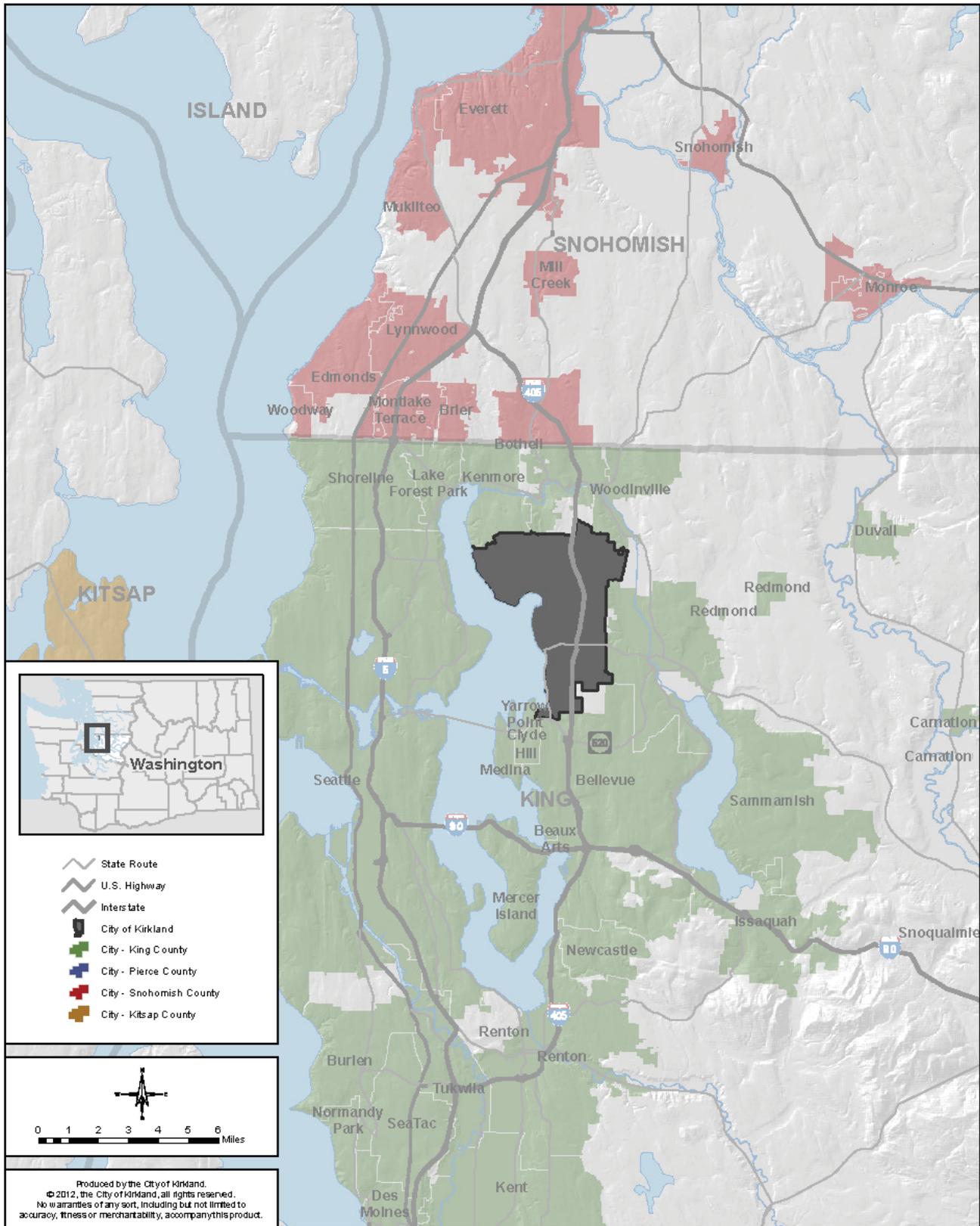


Figure I-1: Kirkland and Surrounding Area

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Kirkland's population has continued to age over the past decade. The Kirkland median age has increased from 32.8 in 1990 to 36.1 in 2000. Similarly, the percentage of the population under 18 years old has decreased from 20.7 percent in 1990 to 18.5 percent in 2000, while the percentage of the population 65 and older has increased from 9.6 to 10.2 percent.

HOUSEHOLD INCOME

Median household income and poverty status are two measures that indicate economic well-being. As indicated in Table I-2 below, Kirkland's median house-

hold income in 1999 was \$60,332, which is 13.5 percent higher than King County's median of \$53,157. In 2000, 31 percent of the City's households were considered low- to moderate-income (80 percent or less of the County median income). Poverty is still present within the City. The 2000 Census reported that 5.3 percent of all individuals in Kirkland fell below federal poverty thresholds compared to 8.4 percent for King County as a whole.

Table I-2: 1999 Household Income

	King County	Kirkland	Seattle	Bellevue	Redmond	Bothell
Median Household Income	\$53,157	\$60,332	\$45,736	\$62,338	\$66,735	\$59,264
< \$10,000	6.4%	4.5%	8.9%	4.3%	3.3%	4.8%
\$10,000 to \$14,999	4.2%	2.6%	5.6%	3.4%	2.6%	3.1%
\$15,000 to \$24,999	9.3%	6.3%	11.2%	7.2%	5.2%	8.3%
\$25,000 to \$34,999	10.9%	9.4%	12.3%	8.6%	9.5%	11.4%
\$35,000 to \$49,999	15.6%	16.3%	15.9%	15.2%	13.8%	14.4%
\$50,000 to \$74,999	21.2%	23.1%	18.9%	20.4%	22.4%	23.7%
\$75,000 to \$99,999	13.6%	15.6%	11.4%	14.5%	16.6%	16.9%
\$100,000 to \$149,999	11.5%	13.3%	9.4%	14.7%	16.3%	13.0%
\$150,000 to \$199,999	3.4%	3.7%	2.9%	5.4%	5.4%	2.5%
\$200,000 or more	3.8%	5.2%	3.5%	6.4%	4.9%	1.9%

Source: U.S. Census Bureau

HOUSING

Changes in the population characteristics have implications for the average household size. In recent decades, Kirkland and other jurisdictions throughout King County have experienced a decrease in the average household size. In Kirkland, the average household size declined from 2.28 persons per household in 1990 to 2.13 persons per household in 2000. These decreases reflect national trends, including: people living longer, fewer children being born, a rise in single-parent households, and an increase in the number

of single-occupant households. The decline is expected to continue, to an average of 2.06 persons per Kirkland household by 2020. Population growth in the future will result in more housing units per capita and different types of housing to accommodate changing needs.

Decreasing household size is reflected in Kirkland's housing growth over the past decade. The City's housing stock grew from 18,061 units in 1990 to 21,939 units in 2000 – a 21.5 percent increase between 1990 and 2000. The population grew by only

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about 12.5 percent during that same time period. The balance between single and multifamily housing in Kirkland also continued to widen in the last decade. As of 2003, there are 10,006 single-family units and 11,315 multifamily units in Kirkland. This represents a three percent decrease in the percentage of single-family units from 50.1 percent in 1990 to 47 percent in 2003 and a 3.3 percent increase in the percentage of multifamily units from 49.9 percent in 1990 to 53.2

percent in 2003. Throughout King County, the multifamily housing stock increased faster than the single-family stock during the 1990s.

Table I-3 below compares Kirkland owner-occupied and renter-occupied with King County and other Eastside cities for 2000. In both cases, Kirkland falls within the median range.

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

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

Source: U.S. Census Bureau

EMPLOYMENT

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

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

In Table I-4 below, total jobs performed in 2000 are listed by sector for Kirkland. However, the construction and natural resource sector is not included in Table I-4 because the jobs are transient and may not actually occur in Kirkland. The City of Kirkland estimates for jobs in 2000 are used instead of the Puget Sound Regional Council (PSRC) estimates because errors were found in the PSRC information suggesting significant overestimation.

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Table I-4: Kirkland Jobs – 2000

	(1)	(2)
• Finance, Insurance, Real Estate, and Services	11,529	35.6%
• Wholesale Trade, Transportation, Communication and Utilities	7,805	24.1%
• Retail	7,254	22.4%
• Education	2,461	7.6%
• Manufacturing	2,137	6.6%
• Government	1,198	3.7%
Total	32,384	100%

Sources: (1) City of Kirkland (2) PSRC 2000

The 2000 Census reported that 28,347 (75.2 percent) of Kirkland’s residents 16 years and over are employed. This is slightly higher than the 70.1 percent employment of the King County population. The ma-

jority of these jobs span several sectors: professional (16.7 percent), education and health care (14.2 percent), transportation, warehousing and utilities (13.2 percent), and manufacturing (11 percent). In Kirkland, the jobs to housing ratio is 62 percent (35,512 ÷ 21,939) compared with 66 percent (742,237 ÷ 1,118,347) in King County.

In 2003, the largest employers in Kirkland represent a wide range of business ventures, including Evergreen Healthcare Center, Kenworth Truck Co., City of Kirkland, Larry’s Market, Costco Wholesale, and Fred Meyer.

As described in Table I-5 below, in 2000, Kirkland ranked second out of the five local cities whose residents worked outside the City with 77 percent of its total workforce traveling to other cities to work. Not surprisingly, Seattle ranked first with 73 percent of its residents working within its City limits.

Table I-5: Place of Work

	Kirkland		Bellevue		Bothell		Redmond		Seattle	
	2000	%	2000	%	2000	%	2000	%	2000	%
Worked in place of residence	6,211	23.0%	21,634	38.3%	3,125	19.3%	10,433	40.7%	233,600	73.8%
Worked outside place of residence	20,849	77.0%	34,840	61.7%	13,038	80.7%	15,205	59.3%	82,893	26.2%
Total Workforce (16 years and over):	27,060		56,474		16,163		25,638		316,493	

Source: U.S. Census Bureau

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EXISTING LAND USE

There are approximately 7,000 gross acres or 10.9 square miles of land in Kirkland (year 2000 data). The developable land use base, which excludes all existing public rights-of-way, totals 5,200 net acres of land in Kirkland. The City maintains an inventory of the land use base which classifies the land according to the uses and the zones that occur on the various parcels.

Table I-6 below describes the type of land uses in Kirkland. Sixty-two percent of the land contains existing residential uses. Since 1991, lands containing residential uses have increased 13 percent. As of 2001, the Highlands neighborhood has the highest percentage of residential uses and the Totem Lake neighborhood has the lowest percentage of residential uses.

Table I-6: Kirkland Land Use – 2000

Land Use/Zoning Category	Land use as % of Total Acres
Single-Family	49%
Multifamily	13%
Institutions	9%
Park/Open Space	8%
Commercial	6%
Vacant	6%
Office	4%
Industrial	4%
Utilities	1%
Total	100%

Source: City of Kirkland – Land Use Inventory

Twenty-three percent of the developable land use base is developed with nonresidential uses (excludes residential, park/open space and utilities). Kirkland has approximately 11,145,000 square feet of existing floor area dedicated to nonresidential uses. Of that developed total, 4,500,000 (40 percent) are office uses, 3,445,000 (31 percent) are commercial uses, and 3,200,000 (29 percent) are industrial uses. The Totem

Lake neighborhood has the greatest percent of commercial and industrial uses and the Lakeview Neighborhood has the greatest percent of office uses.

TARGETS AND CAPACITY ANALYSIS

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

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

Residential capacity as of July 2003, for total housing units in Kirkland under the current zoning and Comprehensive Plan, has been calculated at approximately 28,000 units. Forty-five percent of these units would be multi-family and (55 percent) would be single-family units. Kirkland currently has approximately 11,900 multifamily and 10,200 single-family units, based on January 2003 King County Assessor's data.

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

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Table I-7 below shows the 2000 existing household units and jobs, the total number of household units and jobs by 2022 based on the assigned growth targets and the 2000 available capacity for household units

and jobs. Based on certain assumptions for the 2000 available capacity, Kirkland will be able to accommodate its assigned 2022 growth targets.

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

	2000 Existing¹	2022 Growth Targets²	Available Capacity³
Housing Units	21,831	27,311 (at 5,480 new households)	28,800
Employment	32,384	41,184 (at 8,800 new jobs)	58,400

Sources:

1. 2000 housing units: Office of Financial Management (OFM). “Households” are occupied units, whereas “housing units” include households (occupied) and vacant units.
2000 employment: City estimate based on existing nonresidential floor area and information about the typical number of employees/ amount of floor area for different types of nonresidential uses. By comparison, the PSRC estimated 2000 employment was 38,828. Examination of PSRC records found errors suggesting this was a significant overestimate.
2. Targets for household and employment growth between 2000 and 2022 were assigned by the King Countywide Planning Policies. Targeted growth was added to the 2000 totals to establish the 2022 totals.
3. City estimates.

B. ABOUT THE COMPREHENSIVE PLAN

Why are we planning?

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

Kirkland and the Puget Sound region, however, have changed significantly since 1977. Since the original plan was adopted, the City has not had the opportunity to reexamine the entire plan in a thorough, systematic manner. Passage of the 1990/1991 Growth Management Act (GMA) provided such an opportunity. The GMA requires jurisdictions, including Kirkland, to

adopt plans that provide for growth and development in a manner that is internally and regionally consistent, achievable, and affordable. The 1995 and 2004 updates of the Comprehensive Plan and annual amendments reflect Kirkland’s intention to both meet the requirements of GMA as well as create a plan that reflects our best understanding of the many issues and opportunities currently facing the City.

What is a Comprehensive Plan?

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

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How was the plan prepared?

Planning and preparation for the 1995 update began in the fall of 1991 with a Community Growth Forum. At about the same time, the City Council appointed a citizen advisory committee known as the Growth Management Commission (GMC). This group was charged with the mission of recommending to the City Council an updated Comprehensive Plan consistent with the requirements of the Growth Management Act.

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

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

Work on the 2004 Plan began in 2002 with a detailed evaluation report to the State to determine changes that were needed to meet the requirements of recent Growth Management Act (GMA) legislation and to plan for the next 20 years (2022). Update of the Plan began with a dynamic visioning process called "Community Conversations – Kirkland 2022" where citizens from all sectors of the community were asked to provide the City with their preferred future for Kirkland over the next 20 years. The Planning Commission was responsible for recommending an updated Comprehensive Plan to the City Council consistent with the GMA, reflective of the community's vision and anticipating needed changes over the next 20 years. The Planning Commission used the responses from the "Community Conversations" visioning pro-

cess, commonly held principles of smart growth and ideas from the various study sessions held between 2003 and 2004 as a basis for the draft changes to the 2004 Plan.

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

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

C. GUIDE TO THE COMPREHENSIVE PLAN

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

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

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Citywide Elements

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

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

Neighborhood Plans

The Neighborhood Plans allow a more detailed examination of issues affecting smaller geographic areas within the City and clarify how broader City goals and policies in the Citywide Elements apply to each neighborhood.

It is intended that each neighborhood plan be consistent with the Citywide Elements. However, because many of the neighborhood plans were adopted prior to

the 1995 Plan update, portions of some of the neighborhood plans may contain inconsistencies. Where this is the case, the conflicting portions of the Citywide Elements will prevail. It is anticipated that each of the neighborhood plans will eventually be amended, and in so doing, all inconsistencies will be resolved.

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

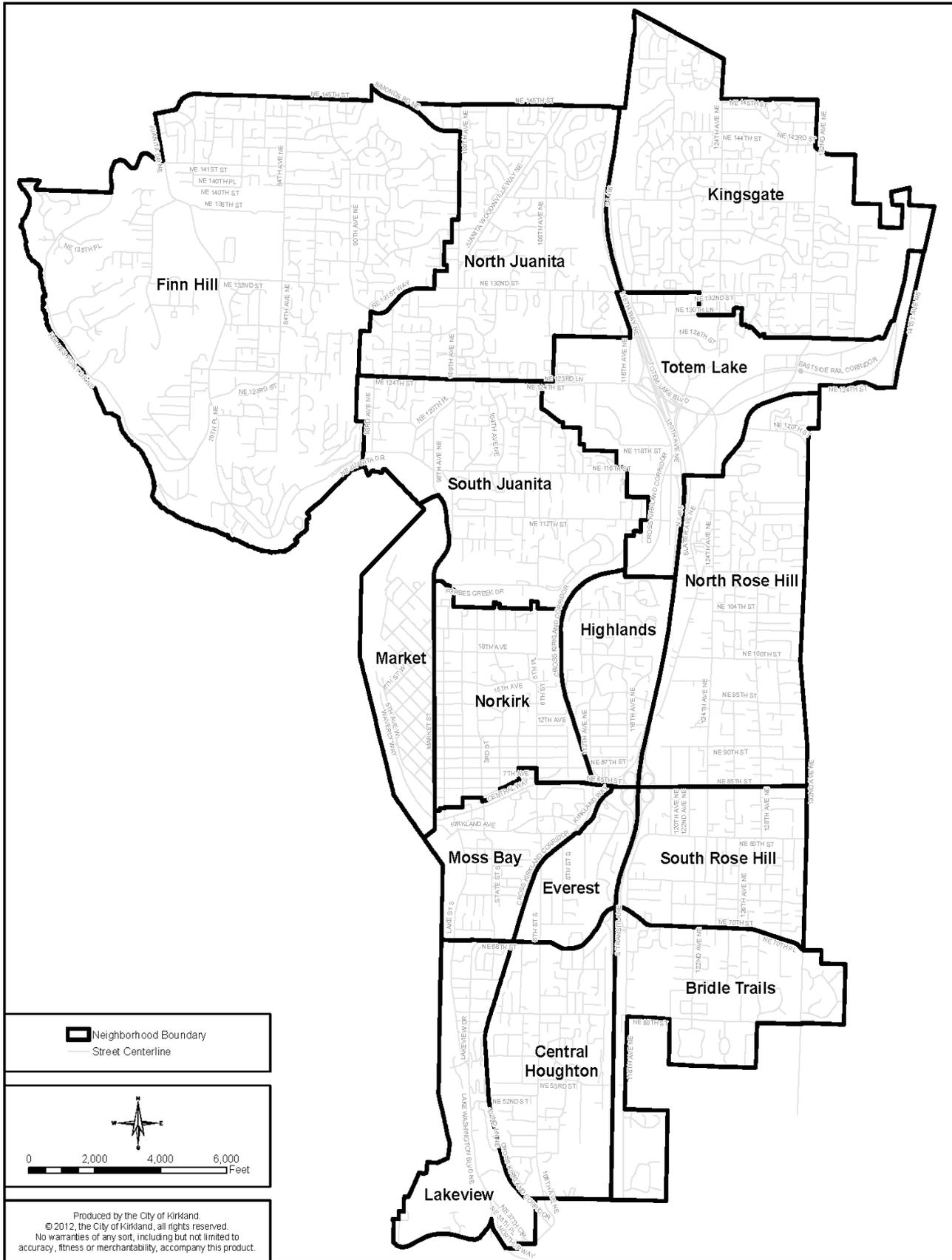


Figure I-2: City of Kirkland Neighborhoods