



## MEMORANDUM

**Date:** February 11, 2010  
**To:** Central Houghton Advisory Group  
**From:** Angela Ruggeri, Senior Planner  
Dorian Collins, Senior Planner  
**Subject:** **Central Houghton Advisory Group Meeting  
February 23, 2010**

### I. INTRODUCTION

At our first meeting we had a great start to the neighborhood planning process for Central Houghton. The second meeting of the advisory group will give us an opportunity to complete our visioning exercise and to discuss the following neighborhood plan topics: Historic Context, Open Space and Parks, Natural Environment, and Schools. We will begin the meeting in the Council Chambers with the Lakeview Advisory Group where we will hear presentations from Loita Hawkinson, with the Kirkland Heritage Society and Michael Cogle, the Planning Manager for the Kirkland Parks Department. We will then continue our Houghton Advisory Group meeting separately in the Peter Kirk Room. The agenda is included as Attachment 1 to this memo.

*Please review the following information before our meeting on February 23.*

- Existing Central Houghton Neighborhood Plan Natural Environment and Open Space/Parks sections [http://kirklandcode.ecitygov.net/CK\\_comp\\_Search.html](http://kirklandcode.ecitygov.net/CK_comp_Search.html) .
- Citywide elements of the Comprehensive Plan relating to Community Character (Historic), Natural Environment, Parks, Recreation and Open Space, and Public Services (Schools) by linking to the above webpage. The beginning of each of the citywide element chapters includes a list of related Framework Goals.
- Comments from the open house on these topics (these comments were included in your last packet as Attachment 9).

### II. DEFINITIONS

At our last meeting, staff was asked to explain the difference between goals and policies. The following definitions for these terms are from the Kirkland Comprehensive Plan.

- Framework Goal: Goals that express the fundamental principles for guiding growth and development over the 20-year horizon of the Comprehensive Plan. They are based on and provide extension of the aspirations and values described in the Vision Statement.

- Goal: The long-term end toward which programs or activities are ultimately directed.
- Policy: Principle that reflects a method or course of action to achieve an identified goal.

The policies are implemented through regulations that govern development.

- Regulations:
  - Must be consistent with Comprehensive Plan and State mandates
  - There are many types including:
    - Building Code
    - Zoning Code
    - Subdivision Ordinance
    - Shoreline Regulations
  - Typical zoning regulations include:
    - Permitted land uses
    - Process (administrative, Hearing Examiner, Boards)
    - Building height
    - Required setback yards
    - Maximum lot coverage
    - Maximum gross floor area
    - Parking spaces
    - Landscape buffers

### **III. VISION STATEMENT**

We divided into groups and discussed the vision statement for Central Houghton at the January meeting. Each group developed a list of concepts that they felt were important to the visioning process for the neighborhood (see Attachment 2). At the February meeting all of the concepts prepared by the groups will be displayed and each advisory group member will be given 6 dots. These dots will be used to vote for the concepts that you feel are most important to Central Houghton in the future. You can use all the dots on one concept or spread them between a variety of different concepts. In the end, staff will have an idea of what is most important to you in considering the future of the Central Houghton Neighborhood and will incorporate your ideas when we draft a vision statement for the plan.

### **IV. COMPREHENSIVE PLAN TOPICS**

In the past, neighborhood plans have repeated many of the goals and policies listed in the Comprehensive Plan's general elements. Rather than continuing this procedure in the future, staff is suggesting a focus on the values and features that are unique to the Central Houghton Neighborhood.

#### **a. HISTORIC CONTEXT**

The historic context section of a neighborhood plan provides details on the neighborhood's history. There isn't an historic context section in the existing Central Houghton Neighborhood Plan, but we will be adding one to the new plan. Loita Hawkinson of the Heritage Society has provided us with a written history of the Central Houghton and Lakeview Neighborhoods that we will use in writing the section for the new plan (see

Attachment 3). She will also be presenting this information at the beginning of our meeting on February 23.

Examples of historic context goals and policies from other neighborhood plans are provided below. The Advisory Group may consider if similar goals and policies are appropriate for the Central Houghton Neighborhood Plan.

### **Market and Norkirk Plans**

Goal: Encourage preservation of structures and locations that reflect the neighborhood's heritage.

Policy: Provide markers and interpretive information at historic sites.

Policy: Provide incentives to encourage retention of identified buildings of historic significance.

The narrative for this policy allows for flexibility in lot size requirements for lots that contain historic buildings. It allows lots containing historic buildings to be subdivided into smaller lots than would otherwise be permitted if the historic buildings meet designated criteria and are preserved on site.

There are two Priority A (most significant), two Priority B (significant) and 3 Priority C (notable) historic homes in Central Houghton. Of these properties, only one is on a large enough lot to use this type of incentive.

The **Highlands Plan** only includes the first goal and policy listed above.

*STAFF RECOMMENDATION: Reference the goals and policies in the historic resources section of the Comprehensive Plan Community Character general element rather than repeating them in the neighborhood plan. The more specific type of incentives that were used for the Market and Norkirk plans do not make sense in Central Houghton because of the lack of historic buildings on large lots.*

### **b. OPEN SPACE/PARKS**

Michael Cogle has written a memo including an inventory and assessment of parks and public school-based recreation sites within the Central Houghton Neighborhood (see Attachment 4).

The Central Houghton Neighborhood has two neighborhood parks, one natural park area and two public schools with playfields and recreation areas available to residents (see Attachment 5). The level of service goal (a neighborhood park within a quarter-mile radius of each Kirkland household) is being met and is actually enhanced by the proximity of parks just outside of the Central Houghton defined neighborhood boundaries.

Examples of open space/parks goals and policies from other neighborhood plans are provided below. The Advisory Group may consider if similar goals and policies are appropriate for the Central Houghton Neighborhood Plan.

## **Market Neighborhood Plan**

In the Market Street Neighborhood Plan existing parks are described including size and features. Goals and policies regarding parks and open space include:

Goal: Ensure adequate park and recreation facilities in the Market Neighborhood.

Policies:

- Enhance parks within the Market Neighborhood as needed. (Includes redevelopment or maintenance needs.)
- Pursue development of a new neighborhood park where the park level of service is deficient. (This is not an issue in Central Houghton.)

## **North Rose Hill Plan**

Goal: Seek opportunities to develop community meeting places.

Policy:

- Provide a community gathering place at Woodlands Park in conjunction with the development of the Williamson property.

Goal: Seek opportunities to develop off street trails for recreational use that connect activity nodes and neighborhoods.

Policy:

- Explore the potential for a trail connecting North Rose Hill to South Rose Hill and Totem Lake within the Seattle City Light Power Line Easement.

## **Highlands Plan**

Goal: Seek opportunities to improve existing parks an open space in the neighborhood.

Policies:

- Explore the possibility of a neighborhood gathering place.
- Enhance park facilities within the Highlands Neighborhood.

*STAFF RECOMMENDATION: Consider goals and policies that relate to the unique open spaces and parks located in the Central Houghton neighborhood (ex. Watershed Park)*

## **Pedestrian and Bike Pathways Section Summary**

Since the Central Houghton Neighborhood Plan was last adopted in 1985, pedestrian and bike pathways are now considered a non-motorized transportation option and are therefore addressed in the transportation section of the neighborhood plans. The newly adopted Active Transportation Plan describes the current and planned pedestrian and bike routes for the Central Houghton Neighborhood. A bicycle lane is shown along 108<sup>th</sup> Avenue NE. A priority for the City is to participate in the development of the Eastside Rail Corridor (ERC) for a multi-purpose trail within the old Burlington Northern Santa Fe Railroad (BNSF) right-

of-way. Plans for the ERC trail are awaiting an interlocal agreement from the BNSF, The Port of Seattle and King County organizations. The status of the ERC will be discussed in more detail as part of the transportation discussion.

### c. SCHOOLS

Although the neighborhood chapters of the Comprehensive Plan do not include specific policies related to schools, these uses are an important aspect of the local community and may be addressed in a general way, as well as within the Land Use section where appropriate. There are six schools in the Central Houghton neighborhood (see Attachment 5):

- Northwest University
- BEST High School
- International Community School (ICS)
- Community School (elementary)
- Seventh Day Adventist (K-8)
- Kirkland Children's School (children 1-11 years old)

Northwest University occupies a large campus within the Central Houghton neighborhood. A discussion of issues related to Northwest University will be included in the broader discussion of land use at the advisory group meeting in March. If time allows during our February 23 meeting, we will plan a list of topics relating to NW University to be discussed in March.

Staff contacted the Lake Washington School District to learn about any planned changes or issues of concern associated with the BEST school, ICS or the Community School. The District reported the intent to plan and modernize the ICS School at some point in the future. The outcome of the bond measure which is on the ballot for February 9<sup>th</sup> will help to determine the schedule for their modernization efforts.

The principal at BEST High School reported plans to change the school's name in the future to more accurately reflect the variety of educational options available at that facility. Additionally, the school plans to expand to include an "online campus" for the district.

Linda Taber, Principal for the Seventh Day Adventist School reported that the school has no plans for changes or expansion in the immediate future.

The Kirkland Children's School has been a part of the Central Houghton Neighborhood for more than 40 years and the majority of the students live in or near the neighborhood. Rachel Mikulec, Director of the Children's School and Advisory Group member, has explained that they are considering the need to expand in the near future due to the large number of families on the waiting list. She states that they will only consider expansion, however, if they can continue to provide real outdoor experience and a beautiful landmark educational facility.

#### **d. NATURAL ENVIRONMENT**

The natural environment section of a neighborhood plan typically focuses on streams, wetlands, steep slopes, soils in moderate to high landslide areas, seismic hazards, and tree retention. The southern portion of the Central Houghton Neighborhood has a number of moderate to high landslide hazard areas and there are also a few open streams within the neighborhood (See Attachments 6 and 7 for locations).

Examples of natural environment goals and policies from other neighborhood plans are provided below. The Advisory Group may consider if similar goals and policies are appropriate for the Central Houghton Neighborhood Plan.

#### **Market Neighborhood (also similar to those in Norkirk):**

Goal: Protect and enhance the natural environment.

##### Policies:

- Develop viewpoints and interpretive information around streams and wetlands if protection of the natural features can be reasonably ensured.
- Protect, enhance and properly manage the urban forest and other vegetation by striving to retain and enhance the tree canopy including street trees, landmark and specimen trees, and groves of trees.
- Ensure that development is designed to avoid damage to life and property on properties containing high or moderate landslide or erosion hazards areas.
- Protect wildlife throughout the neighborhood.

#### **North Rose Hill**

Goal: Protect potentially hazardous areas, such as landslide, erosion, and seismic areas, through limitations on development and maintenance of existing vegetation.

##### Policy:

- Regulate development on slopes with high or moderate landslide or erosion hazards and on seismic hazard areas to avoid damage to life and property.

Goal: Protect wildlife throughout the neighborhood.

##### Policy:

- Encourage creation of backyard sanctuaries for wildlife habitat in upland areas.

*STAFF RECOMMENDATION: Consider goals and policies that relate to natural features which are unique and important to the Central Houghton Neighborhood.*

#### **ATTACHMENTS**

1. Agenda
2. Vision Exercise Results
3. Memo from Loita Hawkinson with the Kirkland Heritage Society

4. Memo from Michael Cogle, Kirkland Parks Department
5. Vicinity map for parks and schools
6. Landslide and Seismic Hazard Areas map
7. Sensitive Areas map



# Central Houghton Advisory Group

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**February 23' 2010  
7-9 pm  
Kirkland City Hall  
123 Fifth Avenue**

Meeting begins in Council Chambers for joint presentation to Lakeview and Central Houghton Advisory Groups, then groups split up and Central Houghton Group meets in the Peter Kirk Room (lower level)  
Lakeview Group meets in the Rose Hill Room (upper level)

## **Agenda**

- 7:00 pm      Presentation by Loita Hawkinson, Kirkland Heritage Society
- 7:20 pm      Presentation by Michael Cogle, Kirkland Parks Department
- 7:40 pm      Houghton Advisory Group to Peter Kirk Room/Complete Visioning Exercise
- 8:00 pm      Neighborhood Plan Topics
- 8:50 pm      Next Steps

*\*\*Please bring your three ring binders with all background information that has been given to you.*



## NOTES FROM GROUP EXERCISE AT JANUARY 26, 2010 CENTRAL HOUGHTON ADVISORY GROUP MEETING

Group #1: Lisa McConnell, Susan Busch, Rachel Mikulec and Spring Vitus

### Natural Environment

- Preserve natural topography and environment (views, lake, streams)

### Living Environment

- Maintain inclusively diverse residential (economically, age, housing type) to promote a full range of lifestyles.

### Planned Areas

- Maintain existing public (schools/commercial) and private (churches/schools) add new (Houghton Center).
- Policy should include community involvement – proactive planning/public involvement, integration with community.

### Economic Activities

- Neighborhood oriented businesses that are attractive, economically healthy and in already existing areas (footprint).

### Open Space/Parks

- Maintain and enhance current parks (native park stewardship) to continue to provide diversity (recreation types, ages using, etc.)

### Public Services/Facilities

- Adopt and respond to local needs
- Schools, public transportation - continue to maintain
- Underground lines

Group #2: Brian Staples, Shawn Etchevers, Frank Rossi and Byron Katsuyama

### Natural Environment

- Enhance and preserve lake and mountain views, the eco system (natural environment), and the tree canopy.
- Reduce noise
- Enhance the parks.
- Enhance and develop trails.

## Living Environment

- We like what we have while carefully managing growth and density.
- Support a full range of like styles – family oriented.
- A community which encourages an active lifestyle and is safe for walking and bicycling.
- A community with single family homes.
- Minimize traffic.

## Planned Areas

- A community which supports and values schools.
- A common area for the community to gather at Houghton Center (like Crossroads) promoting joint activities between assets.
- A trail system which is integrated.
- Limit to 3 stories.
- No high intensity development at South Kirkland Park & Ride without supporting services.

## Economic Activities

- Neighborhood oriented retail/grocery – enhanced with the same footprint.
- Work with Lakeview & Everest on commercial and planned areas.

## Open Space

- Attractive for pedestrians and bicyclists (non-motorized).
- Expand when possible.
- Enhance and promote rail to trail and connect to neighborhood.
- Protect access to Lake.

## Transportation

- Traffic on 108<sup>th</sup> has to be managed as a minor arterial.
- Provide for transit connections.
- Bicycle friendly.
- Trail as a backbone for safe non-motorized transportation and recreation.

## Miscellaneous

- A diverse all ages children to grandparent's community.
- Supports community artwork.

Group #3: Jeff Nouwens, Steve Sankey, Carol Buckingham and Mike Burdo

**Natural Environment**

- Most of our public spaces are in natural and underdeveloped states.

**Living Environment**

- Maintain existing (majority low density) zoning that allows for a variety of income and age levels.

**Planned Areas**

- Support continued similar use/size of institutions/schools and planned areas and maintain existence.

**Economic Activities**

- We want retail resources in our neighborhood that provide opportunities for local neighborhood-friendly businesses and residents.

**Open Space**

- Maintain open spaces and increase public-owned sites for open use when opportunities become available.

**Public Services/Facilities**

- Continued integration & cooperation with institutions to ensure their use/development is parallel/similar to the rest of the neighborhood.



Janice Soloff  
 Planning and Community Development  
 2010 Report to City of Kirkland

Central Houghton and Lakeview Neighborhood history  
 By Loita Hawkinson  
 Archives/Collections/Research  
 Kirkland Heritage Society  
 425-827-1950 (home phone)

**The naming and early settlement of Houghton:** Samuel and Caroline French and their adult son, Harry French, settled on the eastside of Lake Washington in 1872 when the community was nameless. The French family was from Maine and had been corresponding with a friend who had settled in Seattle and praised the potential of the eastside. Mrs. French named their new home, Pleasant Bay. The Frenches only neighbor was Nancy Popham McGregor and her two adult sons, James and William Popham. Mrs. McGregor was in failing health therefore she with her sons moved to California shortly after the Frenches arrived. The French family are considered Houghton's first white settlers. Their fine frame home was built at 10120 NE 63<sup>rd</sup> in 1874 and was home to four generations of Frenches. The home was moved to 4130 Lake Washington Blvd in 1978.

In 1880, all communities were required by the US post office to have a one-word name. Pleasant Bay submitted the name Edison but Edison was already used in Washington Territory. The Pleasant Bay church had been given a Meneely church bell from Mr. and Mrs. William Houghton of Boston. The community of Houghton was named in their honor.

**The industry of Pleasant Bay/Houghton:** The French family soon had industrious neighbors. The Jay O'Conner's who had purchased the Popham/McGregor land, built the Steamer Squak and the large Lake House which was used as a hotel. The John and Abigail Fish family purchased the Lake House and continued the hotel business. The Lake House was in the family for generations and was torn down in 1984. The Curtis family built and operated ferries on Lake Washington for over fifty years. George Bartsch and his brother-in-law Harrie Tompkins, started the Bartsch-Tompkins Transportation Company in 1904. Mr. Bartsch bought out Mr. Tompkins and then partnered with John Anderson to become the Anderson Steamboat Company in 1907. Anderson Steamboat Co became the Anderson Shipyard which became the Lake Washington Shipyard. The Curtis, Bartsch/Tompkin, Anderson, Lake Washington Shipyard

were all at the site of the present Carillon Point. One of the original buildings built in 1907 was used as a pattern shop for the wooden ships built during WWI, then as a mold shop for the steel ships built during WWII. The building was still standing until the development of Carillon Point.

The early shipyards were limited to building lake ferries or smaller ocean going boats that could be navigated down the Black River at the southern tip of Lake Washington. In 1916, the opening of the ship canal lowered Lake Washington by almost 9 feet and dried up the Black River. With the ship canal, the shipyard could build large ocean going ships.

**The Wars and Houghton:** WWI shipbuilding was a boom to Houghton and they built wooden war ships. Workers commuted from Seattle for the wooden ship building work that ended in 1918. WWII saw another boom but this time, Houghton had tremendous growth. The Lake Washington Shipyard built steel hulled ships during WWII and they were all in service at the end of the war. The U.S. Government built three housing projects for the shipyard workers. Steward Heights was built on 108<sup>th</sup>. This area is now the Northwest University. Project A was on the 108<sup>th</sup> and 68<sup>th</sup> St. and Project B was located where Everest Park is today.

**Livelihoods in Houghton.** From the early 1870's, Houghton was settled by educated and hardworking families. They were not recent immigrants but established Americans spreading out across America. They purchased their homesteads and did not need to work their land for ownership. Because of their isolation, they all lived off their land. Because of their close proximity to Seattle, they had access to jobs, services and goods. Harry French commuted to Seattle to work in Yesler's Mill. First workers rowed weekly, returning home for the weekend, and in later years they took a steamer daily. There were jobs in the forest, the coalmines, the lumber mills. All required a commute by rowboat, horse or on foot. More settlers brought the need for scheduled ferry service, a school, a place to worship.

**School and worship in Houghton or Pleasant Bay.** Harry French built a frame cabin, which was used by the family until their family home was ready. This cabin later became Pleasant Bay's first classroom and its first Sunday school. A church was built with the minister, Reverend Greene, coming from Seattle to make the rounds to the small local churches.

**Before Kirkland:** Before Peter Kirk arrived, the Kirkland area was settled with the DeMott, Clark, Nelson, Davey, and Church families. Their address was Houghton so they were Houghtonites. Houghton merged with Kirkland in 1968 and has a Kirkland address.

**Native Americans:** Little has been learned about the earliest inhabitants. Mrs. French often saw Indians as they rowed their canoes along the shore.

**Houghton Notables:**

**John Cort** lived on his Cort Ranch or Whisker Farms on Cort Road, now 108<sup>th</sup> NE and north of Northwest University. Mr. Cort built the Standard Theatre in Seattle. The Standard was the first theatre in the world to use electric lights. John Cort ran the Cort Circuit and owned 127 theatres, all on the west coast. The Moore Theatre is Cort's last Seattle theatre. Mr. Cort is considered the founder of the Fraternal Order of the Eagles and served as its first president. Seattle is Aeries No. 1. Mr. Cort sold the Cort Ranch to William Klenert in 1919. Mr. Cort visited his former home in 1926 when he was being honored by the Eagles. The home burned and during WWII, the property became Project A for the shipyard workers.

**Louis Marsh** came to Houghton in 1905 as a young boy. Mr. Marsh graduated from the UW and was a metallurgist. He was one of Boeing's earliest engineers and developed the metal fuselage. Until then, planes were made of wood and fabric. In 1929, Louis Marsh built the Marsh Mansion on the property his parents purchased in 1905. Marsh Park, donated by Mr. Marsh, is on the land he acquired when Lake Washington was lowered in 1916. To learn more about Louis Marsh, visit the Boeing Museum.

The **Seattle Seahawks** first home was in Houghton on the Lake Washington Shipyard property. The headquarters were later moved to the Northwest College. In 2009, the Seahawks moved to Renton.

History taken from Primary Sources: Family and State records, the Boston newspaper, 1889 Kirkland Press and the French Diaries.





**CITY OF KIRKLAND**  
**Department of Parks & Community Services**  
**505 Market Street, Suite A, Kirkland, WA 98033 425.587.3300**  
**www.ci.kirkland.wa.us**

## MEMORANDUM

**To:** Angela Ruggeri, Senior Planner

**From:** Michael Cogle, Park Planning and Development Manager

**Date:** February 9, 2010

**Subject:** Parks and Open Spaces: Central Houghton Neighborhood

Below is an inventory and assessment of parks and public school-based recreation sites within the Central Houghton Neighborhood:

### **Watershed Park**

This undeveloped 73-acre park takes up a large amount of the southeastern portion of the neighborhood. Heavily wooded with varying terrain including steep slopes, the park features a series of soft-surface walking trails. Kirkland's Green Kirkland urban reforestation program has identified this property as a high priority for removal of invasive plants and for revegetation activities.

Any future development of the park should be undertaken following a community-based master planning process. Considerations for a park master plan should include protection/enhancement of natural resources and minimizing potential impacts to surrounding residential areas.

### **Phyllis A. Needy Houghton Neighborhood Park**

This small 0.50 acre neighborhood park adjacent to 108<sup>th</sup> Avenue N.E. includes a small playground, a basketball hoop, and picnicking tables. A small restroom is available on the fenced site. No further development of the park is anticipated.

### **Carillon Woods**

This 8.7 acre neighborhood park features soft-surface and asphalt trails, interpretive signage, native plantings, and a children's playground. Approximately 2 acres of the property is fenced off to protect several deactivated artesian wells, steep slopes, wetlands, and emerging springs which serve as the headwaters for Carillon Creek. As with Watershed Park, reforestation efforts through the Green Kirkland program are a high priority for this property. Although no further development is anticipated for this park, the removal of existing wells, pumping systems, and other related facilities related to former use of the site by a local water district should occur in the future.

### **B.E.S.T. High School**

Through the City's interlocal agreement with the Lake Washington School District (LWSD), the City has constructed and maintains a multi-purpose playfield at B.E.S.T. High School. The

playfield is available for both organized and informal sports activities such as baseball/softball, soccer, and football. A small gymnasium at the school is available on a limited basis for community recreation programming, with scheduling and use dictated by LWSD. The school site encompasses 10 acres.

### **International Community School (ICS)**

Located at the north end of the neighborhood, this approximately 11- acre site provides a playfield for youth sports, as well as space for informal recreation activities for nearby residents. Additionally, the school provides children's playground equipment, an outdoor sport court, and indoor recreation space on a limited basis. All facilities on the property are maintained by LWSD.

It is anticipated that LWSD will modernize/replace the school in the future and ideally community recreation opportunities should be maintained/increased on the site.

### **Park and Open Space Inventory in Central Houghton**

<b><i>Type</i></b>	<b><i>Number</i></b>	<b><i>Total Acres</i></b>
Community Parks	0	0
Neighborhood Parks	2	9.2
Natural Park Areas	1	73
Waterfront Parks	0	0
Public School Lands	<u>2</u>	<u>21</u>
<i>Total</i>	<i>5</i>	<i>103.2 acres</i>

### **Level of Service (LOS)**

The City has a level of service goal of a neighborhood park within a quarter-mile radius of each Kirkland household, and we are meeting this LOS standard for the Central Houghton Neighborhood. LOS within the neighborhood is enhanced by the proximity of parks just outside the defined neighborhood boundaries, including Terrace Park, Houghton Beach Park, Marsh Park, and Everest Park.

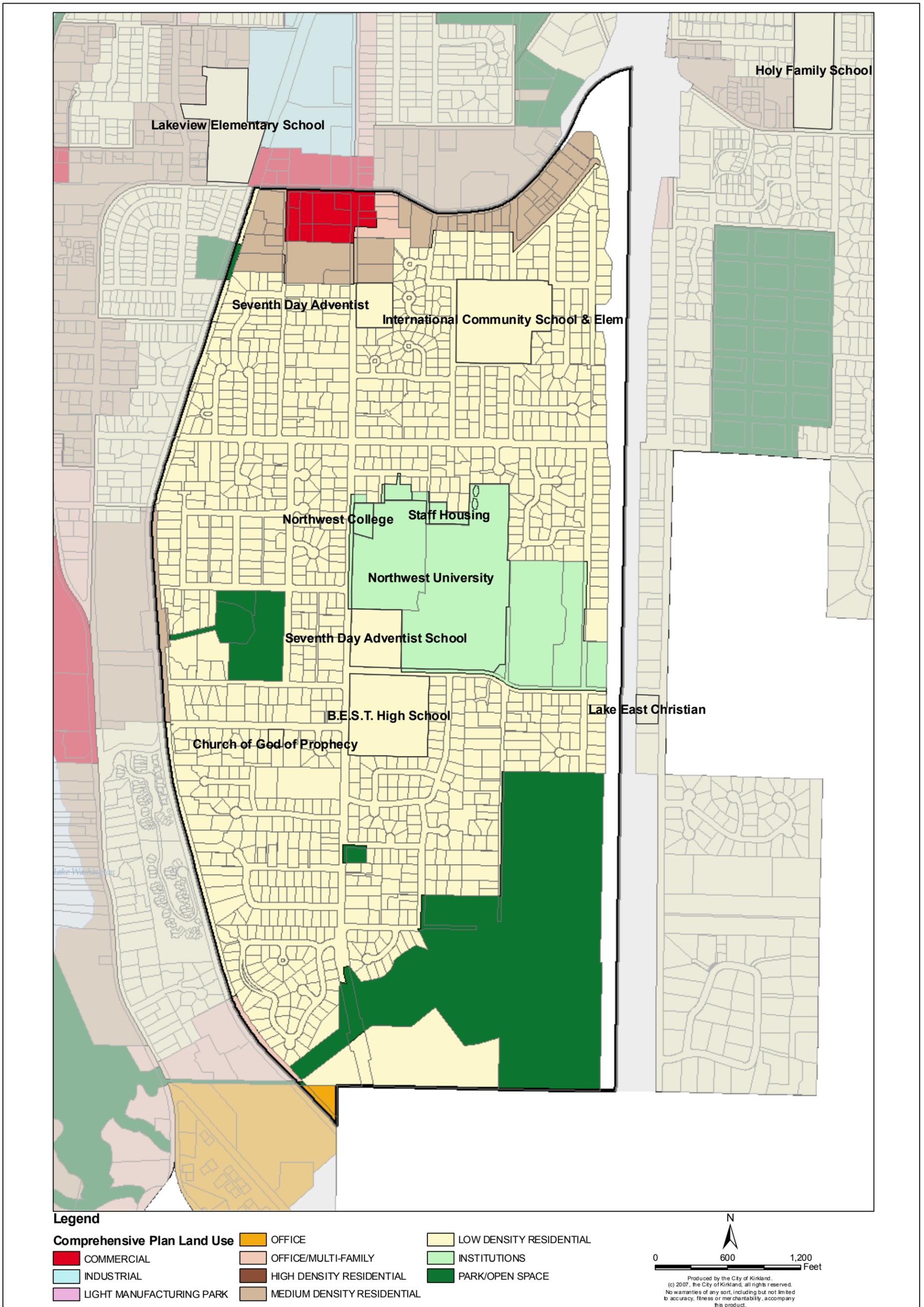
### **Park, Recreation, and Open Space (PROS) Plan**

The City is currently completing a minor update to the PROS Plan to maintain eligibility for State and Federal grant programs. A complete update of the Plan, including review and possible revision of LOS standards for parks and indoor recreation facilities, is being deferred until after the effective date of annexation of the Finn Hill, North Juanita, and Kingsgate neighborhoods.

The current plan, (adopted in 2002) contains capital project recommendations for the neighborhood as follows (status noted):

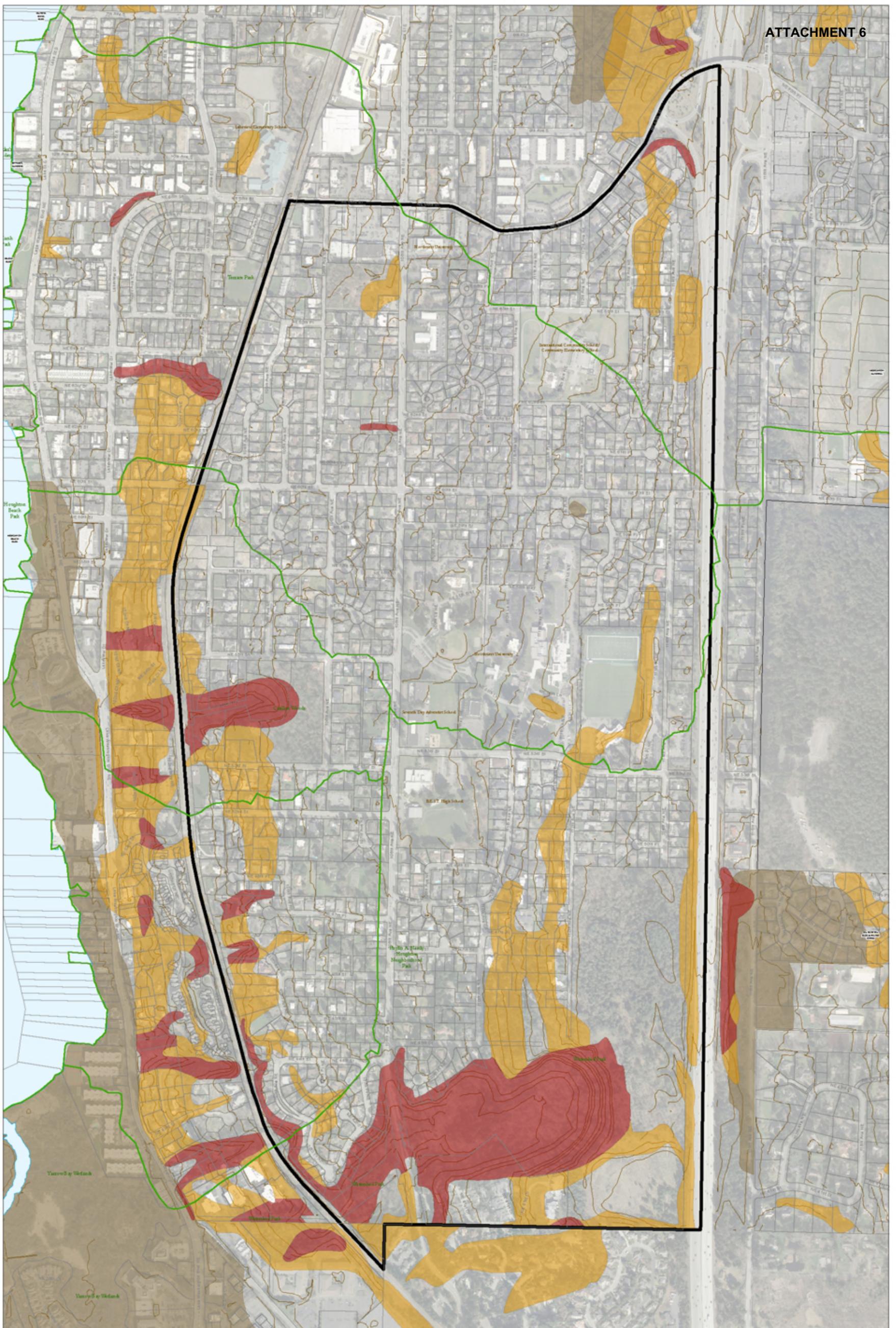
- Acquisition and Development of Neighborhood Park west of 108<sup>th</sup> Ave N.E. (completed – Carillon Woods)
- Development of park-related improvements at B.E.S.T High School (completed playfield)
- Trail development and improvements at Watershed Park (partially completed)

Please let me know if you would like any further information.



### Central Houghton Land Use





**Legend**

- Seismic Hazard Area
- Landslide Hazard Areas**
- Medium Hazard
- High Hazard
- Twenty-Foot Contours
- Drainage Basin Boundaries
- Selected Public Properties
- Lakes



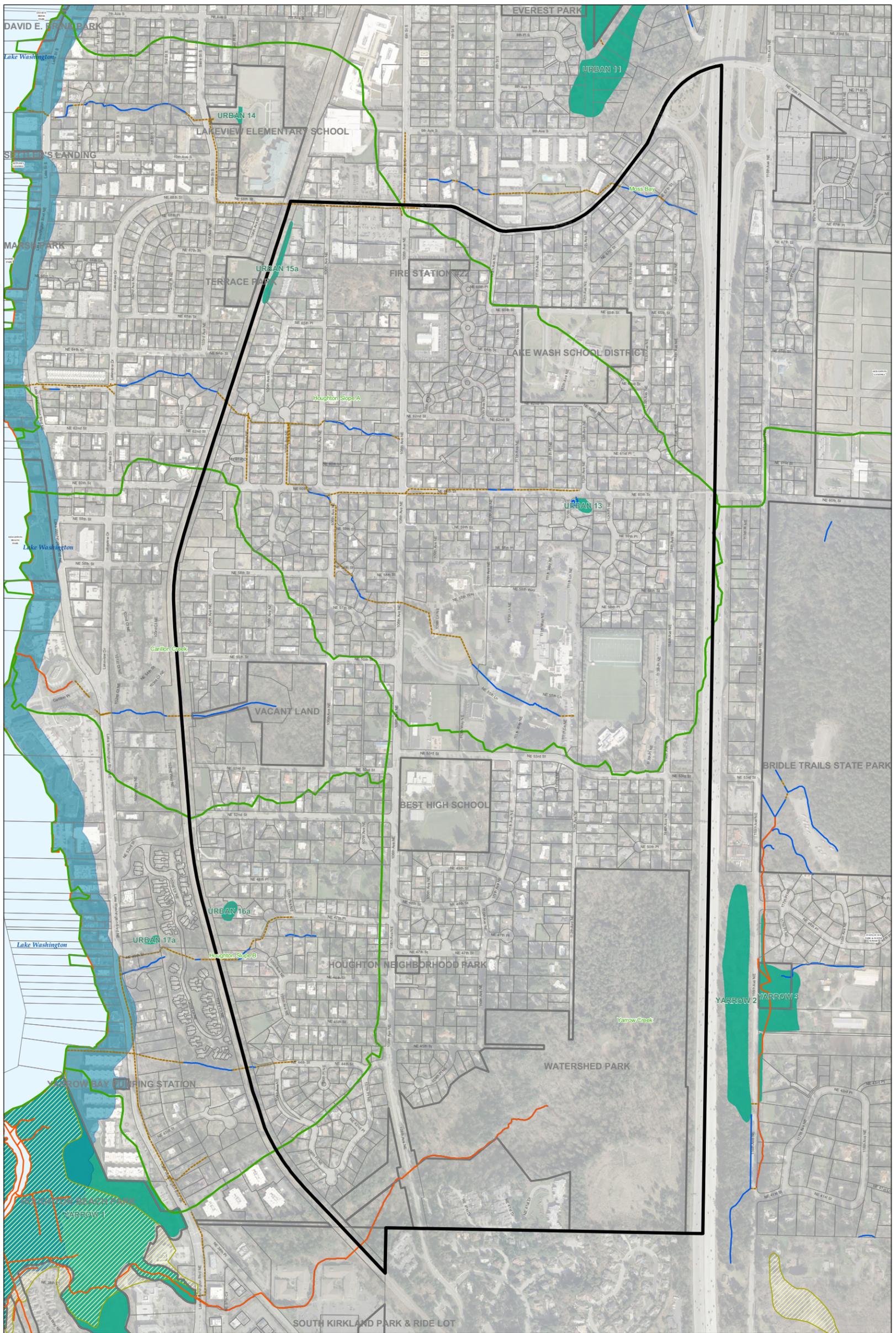
0 600 1,200 Feet

Scale: 1" = 1,200'

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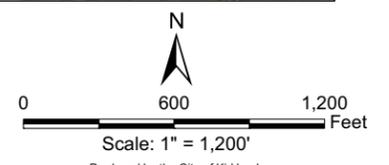
**Houghton Landslide and Seismic Hazard Areas**





**Legend**

- Known Salmonid Locations
- Shoreline of Statewide Significance
- Streams in Pipes
- Drainage Basin Boundaries
- Open Streams
- Selected Public Properties
- 100-Year Floodplain
- Lakes
- Wetlands



The boundaries of the sensitive areas displayed on this map are approximate. Field verification of all sensitive areas is necessary in order to properly determine exact boundaries. Additional sensitive areas that have not been mapped may be present on a development proposal site.

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# Houghton Sensitive Areas