



CITY OF KIRKLAND
Planning and Community Development Department
123 Fifth Avenue, Kirkland, WA 98033 425.587.3225
www.ci.kirkland.wa.us

MEMORANDUM

Date: January 14, 2010

To: Central Houghton Advisory Group

From: Angela Ruggeri, AICP, Senior Planner
Dorian Collins, AICP, Senior Planner

Subject: CENTRAL HOUGHTON ADVISORY GROUP MEETING
JANUARY 26, 2010

Welcome Advisory Group Members!

City staff is looking forward to working with you all to update the Central Houghton Neighborhood Plan. The first meeting for the group will be held on:

January 26, 2010
7-9 pm

Peter Kirk Room at Kirkland City Hall (lower level)

Please let us know if you are unable to attend the meeting.

This memo summarizes the enclosed information for your first meeting including the agenda, the Advisory Group's role in the process, meeting schedule and background information on the Central Houghton Neighborhood. Prior to the meeting please review the information and make time to take a walking or driving tour of the neighborhood to become acquainted with the area and study issues. Three ring binders will be available at the meeting for you to store your materials.

The Lakeview Advisory Group will also be meeting that night at City Hall. For now, both groups are on the same track and therefore some of the documents include them in the title.

Meeting Packet Attachments:

- 1. Agenda-**Houghton Community Council member Betsy Pringle will chair and facilitate the meetings. The first part of the meeting will enable the Advisory Group members to become acquainted, while the second half will include a visioning exercise. This process will help to form the vision statement for the neighborhood plan, which will describe how you would like to see the neighborhood in ten years or more (see Attachment 10 for background on vision statements).

2. Advisory Group members list

- 3. Advisory Group Role and Mission-**This sheet defines your role as a group, how you fit into the planning process, and general meeting format. Your mission is to provide direction to staff and the Houghton Community Council on general policy concepts to be included in the update of the neighborhood plan. Using your input, staff will then write a draft plan for consideration by the Houghton Community Council, which will be forwarded to the Planning Commission for consideration and final decision by City Council.

A set of ground rules regarding how meetings are conducted, decisions made and each member's opinion is heard will need to be discussed and agreed upon at the first meeting.

- 4. Advisory Group Meeting Schedule** – Tentative meeting dates and proposed topics are enclosed, with the conclusion of the Advisory Group anticipated in June. This schedule may change as you add study issues or choose to hold additional meetings. Specialists or experts may be invited to each meeting if needed to give background on a particular subject.
- 5. Work Program Schedule-** This sheet describes the overall public process and schedule for updating both the Central Houghton and Lakeview Neighborhood plans. This will give you an idea of how the Advisory Group fits in with the Houghton Community Council, Planning Commission and City Council decision making process.
- 6. Key Issues List-** This sheet describes the preliminary study issues we are aware of. Please be prepared to bring up additional issues you think the group should study.
- 7. Existing Neighborhood Plan with mark ups-** This is a copy of the existing neighborhood plan showing where edits and your policy direction are needed.
- 8. Central Houghton Neighborhood Profile-**This sheet contains quick facts about the neighborhood including population, breakdown of single family vs. multifamily units and other land use information.
- 9. Open House Comments-**A public open house was held on October 29, 2009 to kick off the start of both neighborhood plans. This document includes comments from the participants. For the visioning exercise, we will use these comments as a starting point for understanding what is important to residents of the neighborhood.
- 10. Vision Statements Handout-**The intent of this document is to provide some background on things to consider when developing a vision statement. Please review this before the meeting because it will be useful for the visioning exercise.
- 11. Central Houghton Neighborhood Aerial Map**
- 12. Central Houghton Land Use Classification Map-**This shows the existing land use classifications for the Central Houghton Neighborhood for low – high density residential areas, commercial and office areas and parks and open space. The Zoning Map must be consistent with this map.

Central Houghton Neighborhood Plan Update Project webpage is located on the Planning Department webpage at http://www.ci.kirkland.wa.us/depart/Planning/Code_Updates/Houghton.htm

If you have any questions throughout this process feel free to contact us at:

Angela Ruggeri, Senior Planner
Kirkland Department of Planning and Community Development
aruggeri@ci.kirkland.wa.us 425-587-3256 or

Dorian Collins, Senior Planner
Kirkland Department of Planning and Community Development
dcollins@ci.kirkland.wa.us 425-587-3249

Attachments

1. Agenda
2. Advisory Group Members
3. Role of the Advisory Group
4. Tentative meeting schedule
5. Work Program schedule
6. Preliminary issues list
7. Existing Neighborhood plan showing where changes are needed
8. Neighborhood Profile
9. Open House Comments
10. Vision Statements background paper
11. Aerial map
12. Land Use Map

Central Houghton and Lakeview Advisory Groups

First Meeting
January 26, 2010
7-9 pm
Kirkland City Hall
123 Fifth Avenue

Central Houghton group meets in the Peter Kirk Room (lower level).
Lakeview group in the Rose Hill Room (upper level).

Prior to Meeting:

Advisory Group members are asked to do a self guided walking or driving tour of your neighborhood to become familiar with your areas. Prior to your tour, review the preliminary key issues list, neighborhood maps, and neighborhood plan contained in your meeting packet to become familiar with the issues you will be studying.

Agenda

- | | |
|---------|--|
| 7:00 pm | Introduction (Chairs Betsy Pringle and John Kappler) <ol style="list-style-type: none">1. Introduction of members2. Advisory Group's Role, Mission, Process3. Agreement on ground rules for participants, meetings and decision making4. Tentative meeting schedule, topics, meeting location |
| 7:30 pm | Neighborhood Overview (staff) |
| 7:45 pm | Review of Existing Neighborhood Plans and Update Tasks (staff) |
| 8:00 pm | Visioning Exercise to begin developing a vision statement (Marie Stake and Scott Guter) |
| 8:50 pm | Next steps |

Three ring binders will be available at the meeting to store your meeting packets.

CENTRAL HOUGHTON ADVISORY GROUP

Houghton Community Council

Betsy Pringle, Chair of Advisory Group

Elsie Webber – alternate

Planning Commission

Byron Katsuyama

Park Board

Colleen Cullen – through March 2010

Transportation Commission

The Transportation Commission will send a member to those meetings where transportation issues are discussed.

Neighborhood Association

Lisa McConnell, Chair of Central Houghton Neighborhood Association

Planning Department Staff

Angela Ruggeri

Dorian Collins

Paul Stewart

Eric Shields

Group Members appointed by the Houghton Community Council

Tom Markl

Frank Rossi

Susan Busch

Rachel Mikulec

Mike Burdo

Steve Sankey

Jeff Nouwens

Carol Buckingham

Spring Vitus

Shawn Etchevers

Brian Staples

Central Houghton and Lakeview Advisory Groups

Role of Advisory Groups

1/12/2010

Below is an overview of the role of the Central Houghton and Lakeview Advisory Groups in the neighborhood plan update process and suggested format for the meetings.

The role of the Advisory Groups will be to:

- Conduct study meetings on key issues by topic areas.
- Provide direction on general concepts to form a vision statement and policy direction for the neighborhood plan to staff and Houghton Community Council. Staff will then take the general concepts and draft the neighborhood plans and code amendments for consideration by the Houghton Community Council, Planning Commission and City Council adoption (see below).

Role of Chairs

- The chair of each Advisory Group will be the Houghton Community Council member representative who will facilitate each meeting.
- The chair will establish a set of ground rules for participation and for making decisions that all members agree to.
- At the end of the meetings, the chairs will take the input from each group to the Houghton Community Council for its consideration.

How do the Advisory Groups fit into the planning process?

Staff will take the input from the Advisory Groups to draft the neighborhood plan vision statements, goals, policies and code amendments for consideration by the Houghton Community Council and Planning Commission. The Houghton Community Council and Planning Commission will hold a joint public hearing before a recommendation is forwarded to City Council for adoption. It is important to note that the Advisory Group's recommendation may be different from that of the Houghton Community Council, Planning Commission or City Council's decision.

Meetings

- Agendas and background information packets will be prepared by staff, emailed or mailed to members prior to each meeting and posted on each project website on the Planning Department's webpage.
- Meetings will be open to the public.
- Staff will take notes and summarize the different opinions expressed at the end of meeting.

Meeting dates and location

Meeting dates are scheduled for the last Tuesday evening of the month from 7-9 pm. See meeting schedule.

January 26th meeting will be held at Kirkland City Hall 123 Fifth Avenue 7-9 PM:

The Lakeview group will meet in the Rose Hill Room (upper level).

The Central Houghton group will meet in the Peter Kirk Room (lower level).

At the first meeting each Advisory Group should discuss where they want to meet in the future (in the neighborhood or at City Hall).

Central Houghton and Lakeview Advisory Groups

Tentative Meeting Schedule 1/12/2010

Dates	Tentative Topics
January 26	Introduction, Visioning
February 23	Environment, Parks, Schools
March 30	Land Use, Housing, Commercial Areas
April 27	Land Use - continued
May 25	Transportation
June 29	Review and comment on concept policies

Tentative location for all Tuesday meetings will be at Kirkland City Hall 123 Fifth Avenue 7-9 PM

Lakeview meets in the Rose Hill Room (upper level)

Central Houghton group meets in the Peter Kirk Room (lower level)

Planning Department Staff contacts:

Central Houghton: Angela Ruggeri aruggeri@ci.kirkland.wa.us 425-587-3256 or Dorian Collins
dcollins@ci.kirkland.wa.us 425-587-3249

Planning Department webpage: http://www.ci.kirkland.wa.us/depart/Planning/Code_Updates/Houghton.htm

Lakeview: Janice Soloff, jsoloff@ci.kirkland.wa.us 425-587-3257

Planning Department webpage: http://www.ci.kirkland.wa.us/depart/Planning/Code_Updates/Lakeview.htm

Meeting packet information will be available one week prior to each meeting on the project webpage above.

Central Houghton and Lakeview Advisory Groups

Work Program Schedule

1/8/2010

Project Purpose To update the Lakeview and Central Houghton Neighborhood Plans to reflect changes in the neighborhoods since the plans were last updated in 1985 and for consistency with the vision, framework goals, and other elements of the Comprehensive Plan.

Project Objectives

- Develop a vision statement, new goals and policies and implement new policies with Zoning Code amendments.
- Encourage and provide opportunities for residents to actively engage and take ownership in the process.
- Conduct a reasonably fast update process that allows for public input but will not hold up other neighborhood plan update projects.
- Combine private amendment requests with the study issues so that they do not dominate the plan amendment discussions.

Key Milestones

✓	Hold PC and HCC study sessions to approve process/appoint advisory group representatives	September & October 2009
✓	Public open house for both neighborhoods	October 29, 2009
✓	Conduct 2 Neighborhood U meetings for Kirkland Alliance of Neighborhoods	December 8 & 9, 2009
✓	Establish advisory groups for each neighborhood	November-2009
	Conduct Advisory Group meetings 1/26, 2/23, 3/30, 4/27, 5/25, 6/29	January - June 2010
	PC and HCC study sessions to review policy concepts and potential code amendments	June – July 2010
	Review draft plans with advisory groups	July 2010
	Review draft plans with citizens at public open houses	July-August 2010
	Complete SEPA Addendum and CTED 60 Day Review	September 2010
	Conduct joint public hearings before PC and HCC	October 2010
	Revise plan per PC and HCC direction	October 2010
	Hold City Council study session to discuss PC and HCC recommendations	November 2010
	Adopt plan and code amendments by City Council ordinance	December 2010
	Approve final plan through HCC final approval	January 2011

Preliminary Issues Scoping

September 2009

Central Houghton Neighborhood Potential Issues

Land Use

- Update plan text to reflect new development and changes in general Comprehensive Plan policies.
- Lake Washington School District future plans for schools in the area (also include private schools: Puget Sound Adventist Academy & Kirkland Children's School)
- NW College expansion plans
- Houghton Shopping Center
- Explore affordable housing and small lot opportunities
- Update historic structures inventory
- Address requests for potential land use changes

Transportation

- Transportation management
- Pedestrian and bicycle connections and safety
- Neighborhood role in dealing with the regional issues related to the railroad right-of-way.

XV.B. CENTRAL HOUGHTON NEIGHBORHOOD

Note: The Houghton Neighborhood Plan had its last major update in 1985. Therefore, references in this chapter to goals, policies, or specific pages in other chapters may be inaccurate if the other chapters have since been updated.

1. INTRODUCTION

Major policy direction in this neighborhood is to maintain the predominantly low-density residential character.

The Central Houghton Neighborhood, lying between the Burlington Northern railroad tracks and I-405, is a predominantly new single-family residential area. Other, more intensive activities in this neighborhood include Northwest College, the Lake Washington School District facilities, the Houghton Shopping Center, and multifamily developments along NE 68th Street. The primary policy direction is to maintain the low-density residential character and to buffer the single-family areas from economic, institutional, and multifamily uses. Emphasis is also placed on identifying lands for future parks.

Discussion of format for the analysis of the Central Houghton Neighborhood.

Specific land use designations for Central Houghton are illustrated in Figure CH-1. These designations are based on several factors including the natural environment, adjacent uses, traffic patterns, land use inventories, and other relevant concerns. For convenience, the following analysis of Central Houghton has been divided according to functional headings. The use of a particular piece of property is influenced by all applicable functional considerations (namely, natural environment, living environment, economic activities, open space/parks, public services, and urban design).

2. NATURAL ENVIRONMENT

Environmentally sensitive slopes are identified. Slope stability analyses should be required and development should be regulated accordingly.

Environmentally sensitive and potentially unstable slopes are present in Central Houghton near the railroad tracks and in the City's old watershed. The slopes are expected to remain stable if left in a natural condition. However, construction on or adjacent to these slopes may cause landsliding, excessive erosion, and drainage or other problems. Therefore, a slope analysis should be required prior to development in order to minimize the problems. If landslide or drainage problems are likely to occur as a result of the proposed development, then the type, design, or density of land use should be restricted as necessary to avoid the problems. Existing vegetation should be retained to the greatest extent possible to help stabilize the slope.

The natural configuration and functional integrity of watercourses should be maintained or improved.

The open watercourses in this neighborhood should be maintained in, or restored to, their natural condition, not only to provide storage and flow for natural runoff but to provide natural amenities for the community (see Natural Environment Policy 4). Structures should not be located near these streams (see Natural Environment Chapter).

→ Add Vision Statement & Historic Context

XV.B. CENTRAL HOUGHTON NEIGHBORHOOD

3. LIVING ENVIRONMENT

Low-density residences should be maintained in most of Central Houghton. Medium densities should be permitted around Houghton Shopping Center.

Central Houghton is composed primarily of detached single-family residences. The primary policy thrust for this neighborhood is to maintain residential use at present densities (four to five dwelling units per acre). Medium-density uses (12 dwelling units per acre) should continue along NE 68th Street and adjacent to the Houghton Shopping area. The block east and west of 108th Avenue NE is better suited to densities up to nine dwelling units per acre.

View and noise impacts should be minimized. New housing types are considered.

Housing types should generally conform to the present character. However, due to various factors, cluster or attached housing types should be considered. Height and bulk limitations are of particular concern to those residents with a view of the Olympics and Lake Washington. This should not be construed to prohibit two-story or common-wall homes, but rather calls for a sensitivity to the terrain and the neighboring structures in order to reasonably maintain existing views. Bordering the Central Houghton Neighborhood on the east, I-405 creates noise impacts on adjacent land uses. Residential developments of two dwelling units or more should be required to protect against noise through site and building design or construction techniques.

Residential development densities on environmentally sensitive slopes should be limited.

An environmentally sensitive slope has been identified east of the railroad tracks from NE 62nd Street to NE 47th Place. All permitted developments should be preceded by adequate slope stability investigations. The presence of an open stream, limited access, and existing small lot sizes impose limits on the residential densities that are feasible. Densities of four to five dwelling units per acre should not be exceeded.

Residential development will be severely limited on the environmentally sensitive slope area.

The area east of the railroad tracks and south of NE 45th Street has been identified as part of the environmentally sensitive Houghton slope. This slope area is heavily wooded and of significant aesthetic value. A large part of this slope is contained by the Kirkland Watershed and, as discussed in the Open Space/Parks section, this land should be devoted to limited passive recreation.

The rehabilitation and maintenance of older housing units should be encouraged.

There are some pockets of housing deterioration within the Central Houghton Neighborhood. To maintain the residential character, rehabilitation and continued maintenance of the older housing units should be encouraged. Coordination with possible public improvements should be considered. Housing deterioration should not always be considered justification for a change to higher-density uses.

XV.B. CENTRAL HOUGHTON NEIGHBORHOOD

Land Use

Land south of NE 68th Street, and east and west of the Houghton Shopping Center is suitable for medium residential densities.

The area east and west of the Houghton Shopping Center and fronting on NE 68th and between the railroad tracks and I-405 should be considered for medium-density residential development (12 dwelling units per acre). The lower residential densities to the south and direct traffic access problem to NE 68th Street restrict the residential densities in this area to medium levels. Topographic features, land-holding patterns, and unique neighborhood conditions also reinforce this determination. Higher densities would tend to have an adverse impact on nearby single-family uses.

Land immediately south of the Houghton Shopping Center is suitable for medium residential densities, subject to special development standards.

The Houghton Shopping Center is bordered on the south by an undeveloped parcel approximately 350 feet deep. This parcel, which is bounded on the east and west by 108th Avenue NE and 106th Avenue NE, is appropriate for medium residential densities (12 units per acre). This parcel should provide transition from the commercial area to the low-density uses to the south.

Standards are listed which create a compatible interface between low- and medium-density residential uses and commercial activity.

Interface of these medium densities with the single-family areas to the south creates some limitations on possible development around the shopping area. The permitted densities can be concentrated on the side of the parcels closest to the commercial activity to provide a lower-density perimeter on the side of the residential uses.

The standards listed below are intended to encourage this density concentration and create a compatible interface with low-density uses and with commercial uses.

- (1) Thirty-foot structures should be permitted. Structures over 30 feet in height may be permitted if processed as a Planned Unit Development and the following criteria are met: Topography and/or setbacks minimize impacts on adjacent single-family areas, building mass is terraced or modulated to reduce visual impact off site, and all other PUD criteria are satisfied.
- (2) Vegetative buffering should be used towards the low-density uses and the commercial activities.
- (3) Access should be arranged so that it will not adversely impact adjacent residential uses.
- (4) Traffic analysis should be done to identify mitigating measures.
- (5) Views and vistas of existing residential uses should be maintained.
- (6) Buildings should be set back and placed to take advantage of topographic variation and minimize visual impacts.
- (7) Parking areas should be visually screened from adjacent uses.
- (8) Any development at a density of greater than nine units per acre should be processed as a Planned Unit Development.

XV.B. CENTRAL HOUGHTON NEIGHBORHOOD

Land Use (update)

Small professional offices/medium-density residential uses should be permitted at the southeast quadrant of NE 68th Street/108th Avenue NE.

Land in the southeast quadrant of the intersection of NE 68th Street and 108th Avenue NE is designated for professional offices or multiple-residential use (see Figure CH-1). Small professional offices that are in scale with the present building pattern (east of 108th Avenue NE) are permitted. Limited commercial uses commonly associated with offices are appropriate along the 108th Avenue NE frontage (extending east approximately 150 feet). Medium-density multifamily uses (12 dwelling units per acre) also should be permitted.

4. PLANNED AREA 1: NORTHWEST COLLEGE

Discussion of "planned area" concept.

Within Central Houghton, one tract of land has been designated as a "planned area." This designation is based on unique conditions including interface conflicts, large parcel ownerships, traffic patterns, topographic conditions, and other factors which may influence future development of the land. The complex problems unique to this Planned Area can be overcome best through coordinated development of the whole area.

Northwest College is designated as a Planned Area because of its broad impacts on adjacent areas.

Northwest College provides a unique educational environment within the City. The College has been designated as a Planned Area due to the size of the facility and the magnitude of potential impacts on the surrounding residential areas. Facilities associated with the College include dormitories,

offices, and classroom buildings. The planned area designation will permit the application of special development procedures and standards to minimize adverse impacts resulting from the natural growth and operation of the facility.

An updated Master Plan showing the future development of Northwest College was approved by the City Council on April 2, 1979, under Ordinances 2452, 2453, and 2454.

Further revisions, including addition of a headquarters and practice facility for the Seattle Seahawks, were approved on August 5, 1985. Future development on the campus is to be reviewed by the City to ensure consistency with the approved Master Plan and the adopting resolution.

Should Northwest College seek either expansion of the Master Plan boundaries, development in addition to that which is indicated on the approved Master Plan, or development that is inconsistent with the Master Plan, such proposal will be reviewed by the City through the public hearing process. Such review should ensure conformance with the following development standards:

- (1) No College expansion should occur beyond 108th Avenue NE and NE 53rd Street, on the west and south respectively.
- (2) Anticipated growth of the College on the existing land will necessitate construction of student housing of more than one story. Large structures on campus should be located far enough from single-family residential uses and separated by dense vegetative buffer so as not to create visual or noise impacts or reduce the privacy of those living within the single-family homes.
- (3) As the student body grows, more traffic is likely to be generated from this complex both in terms of students and faculty and staff. The major entry to the campus should be from 108th Avenue NE and not be routed through local residential streets. There should be an internal access system off 108th Avenue NE which should serve the access

XV.B. CENTRAL HOUGHTON NEIGHBORHOOD

Land Use
update

needs of the College to the greatest extent possible. Adequate parking should be provided on campus in order that on-street parking in these adjacent residential areas will not occur. Additionally, students, faculty, and staff commuting to these facilities should be encouraged to carpool and use public transit as much as possible.

- (4) The College should buffer its activities adequately with vegetated buffer strips on all sides with special emphasis on adjacent single-family residential developments.

5. ECONOMIC ACTIVITIES

The Houghton Shopping area should be contained to its present boundaries. Facilities should serve the needs of the neighborhood.

The Houghton Shopping area is the primary retail commercial center for the neighborhood (see Figure CH-1). It contains several convenience stores along both sides of NE 68th Street as well as a bank and a state liquor store. Additional commitments of land for commercial use is not necessary. Most of the existing businesses in this shopping center serve primarily neighborhood needs (namely, supermarket and drug store). Future development or redevelopment of this commercial land should continue to meet these localized needs. Large office structures or new commercial facilities serving more than neighborhood needs should not be permitted in this area. The intensity of present community commercial zoning should be reduced to encourage continuation of the neighborhood-type business.

No other economic activities should be permitted in the Central Houghton Neighborhood.

Add Transportation

Update →

6. OPEN SPACE/PARKS

Existing park facilities are inventoried and acquisition priorities are cited.

Within the Central Houghton Neighborhood there are few facilities developed as parks. These are mostly small facilities in the form of open spaces in subdivisions. Some park and open space needs are met informally on undeveloped lands. As development occurs, most of the undeveloped land will be used for residential purposes. More residential development will generate additional demands for additional parks and open space. Opportunities exist to meet the additional needs for this neighborhood and the community.

Some public lands should be acquired to meet open space/park needs.

Several undeveloped lands are presently in public ownership and are considered for acquisition and/or development as parks. Two areas are deemed as high priority sites: land south of the Lake Washington School District Administration Building and the area surrounding the Yarrow Point Watershed (Water District Number 1). These areas should be acquired before they are committed to uses that would preempt recreational activity. Also, the Kirkland Watershed presents opportunities for meeting park and open space needs. These areas are discussed in turn below.

Neighborhood recreational uses south of the LWSD Administrative Center site.

The school district offices at 108th NE/NE 53rd Street adjoin an undeveloped five-acre tract to the south. The City should jointly develop or acquire, if necessary, the property for park use.

Update / match Comprehensive Plan
Transportation Element

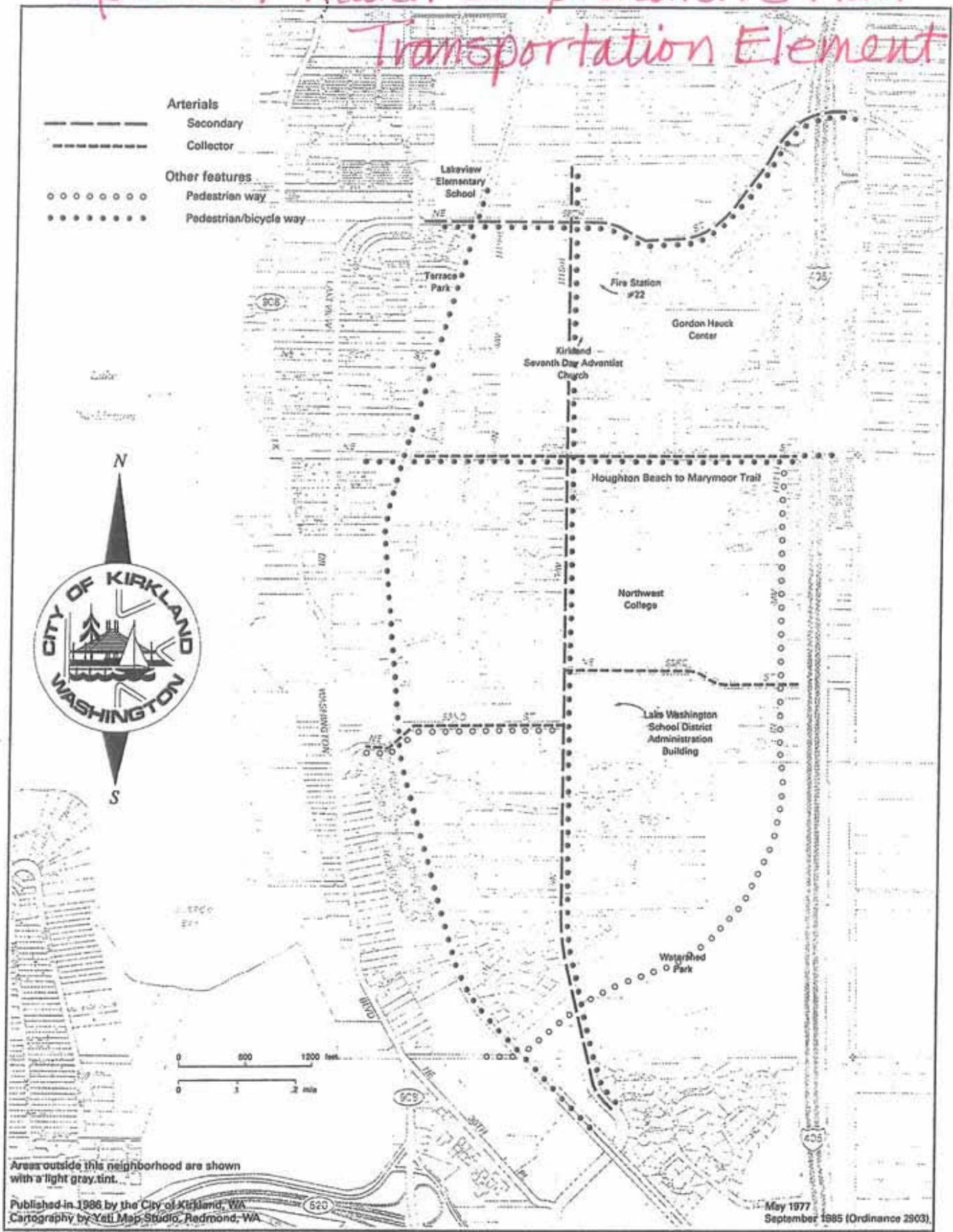


Figure CH-2: Central Houghton Circulation

XV.B. CENTRAL HOUGHTON NEIGHBORHOOD

Yarrow Point Watershed can serve neighborhood needs.

To serve the residential area between the railroad and 108th Avenue NE, the City should seek an agreement with Water District Number 1 for use of the 6.4 acres surrounding the Yarrow Point Watershed. Much of the heavy tree cover should be retained. Precautions would be necessary not to impair either the integrity of the slope above the well field or the water quality within the watershed. If Water District Number 1 should ever abandon the watershed as a water source, the City should seek to acquire the entire ownership including the well field and the upland area.

The Kirkland Watershed may be developed for passive recreational uses.

The City-owned Kirkland Watershed is a 77-acre wooded parcel of land with varying terrain and potential for limited recreation uses. The north and west portion with heavy woods, ravines, and slopes could provide excellent nature trail areas. Other limited forms of recreation, such as exercise tracks, could be accommodated in the central and southeast portions. Access and parking for future park activities may be a problem. If possible, access and parking should not be located within or adjacent to existing residential uses. At present, minimum impacts on residential uses would occur with access on NE 45th Street.

Major pedestrian and bicycle system is discussed.

Pedestrian and bicycle pathways are also part of the park and open space system, in addition to providing a transportation function. Major pathways in the Central Houghton Neighborhood should be established according to the designations in Figure CH-2. Two of these pathways which traverse the Central Houghton Neighborhood should receive top priority for implementation:

- (1) The NE 60th Street trail from Houghton Beach Park to Marymoor Park;
- (2) The Yarrow wetlands to Watershed Park trail.

These trails will cross a combination of City parklands, City rights-of-way, and public access easements. Their funding should be a part of the City's capital program and their design should improve neighborhood access as well as enhance the unique areas they traverse.

The railroad pathway and I-405 overpass are two important elements in the path system.

Within the Central Houghton Neighborhood, the path system shown in Figure CH-2 does not include all existing and future sidewalks, but rather shows only the major elements of the path system. The spine of the system is formed by a proposed path/trail within the railroad right-of-way that winds its way through town near most major and many secondary activity centers.

7. PUBLIC SERVICES/FACILITIES

Update & move to Transp.

update & include in transportation section
Vehicular circulation patterns are described and the following provisions are recommended.

Vehicular circulation patterns in the Central Houghton Neighborhood are fairly well established. North-south access and some through flows are accommodated on 108th Avenue NE. NE 68th Street provides through access from the Lakeshore east to Redmond. Other streets provide primarily local access for residents.

In recent years, 108th Avenue NE and NE 68th Street have been increasingly used as commuter routes by people living and working outside of Central Houghton. This trend is symptomatic of a Citywide and regionwide trend resulting from rapid

XV.B. CENTRAL HOUGHTON NEIGHBORHOOD

Update & move this page to Transportation

urban development. To alleviate this problem, the City should undertake a Citywide evaluation of the existing street system, projected future growth, and the relationship of regional traffic factors. A capital program should be developed which identifies improvement projects and methods of implementing them. This program should recognize the regional context of the City's street system as well as the neighborhood needs of local residents.

Future modifications to circulation patterns in the Central Houghton Neighborhood should include the following provisions (see Figure CH-2).

(1) *Through traffic on 108th Avenue NE should be limited.*

One hundred eighth Avenue NE, designated as a secondary arterial, passes through a predominantly single-family area. Several schools front on this arterial. Heavy through traffic on this street could produce several adverse impacts and should be avoided if possible. Improvements to this right-of-way or any expansion of the 108th Avenue NE/SR 520 interchange that would facilitate traffic passing through the Central Houghton Neighborhood from and to areas outside of the neighborhood should not be permitted. This street should serve as a collector of primarily locally generated traffic. Any improvements to this right-of-way should include provisions for a bicycle path separated from traffic flows.

(2) *NE 68th Street east is a secondary arterial.*

NE 68th/70th Street, designated as a secondary arterial, is the only east-west through corridor. Uses along this route are primarily commercial and multi-family.

(3) *Signalization of the intersection of 108th Avenue NE and NE 68th Street to be considered.*

Increasing traffic on 108th Avenue NE and NE 68th Street has created congestion and safety problems at the intersection of these arterials. Signalization would help alleviate these problems and should be considered at the earliest possible opportunity.

(4) *Improvements to NE 52nd Street to be limited.*

NE 52nd Street is designated as a collector arterial. Improvements to this street should not facilitate its usage as a through route in conjunction with 108th Avenue NE. Any attempt to reduce the grade of this road would require expensive right-of-way expansion and a cutback configuration. However, safety improvements to the railroad grade crossing should be investigated.

(5) *Sidewalks to be completed along 108th Avenue NE.*

In addition to its role as an arterial, 108th Avenue serves as major pedestrian route. Sidewalks, however, are missing at its southern end. Such sidewalks should be installed to provide a complete pedestrian connection. In this regard, the City should work cooperatively with the City of Bellevue to continue sidewalks southward.

The State Highway Department should seek to mitigate existing and possible future impacts to I-405.

The freeway, bordering this neighborhood on the east, creates severe noise and land use impacts on the lands adjacent. If the State Highway Department makes further improvements to this facility, the City should insist on certain mitigating

XV.B. CENTRAL HOUGHTON NEIGHBORHOOD

efforts by the State. Widening the right-of-way for increased through lanes should be discouraged. First, the State should seek to purchase all vacant lots adjacent to the right-of-way that were rendered undevelopable due to small size and strange configurations that resulted from the original right-of-way purchase. Second, the State should attempt to mitigate the severe noise impacts through a program of berm construction or other means.

Water and sewer facilities should be upgraded prior to the occupancy of new developments.

Most of the Central Houghton Neighborhood is adequately served by water and sewer service. Some parcels are not serviced at all. Prior to occupancy of new developments in this area, the water and sewer facilities should be extended and/or upgraded to meet the requirements of designated land use for the neighborhood.

Natural drainage systems should be maintained and runoff from new developments limited.

Developments adjacent to existing watercourses should maintain or improve the watercourse to a natural, stable condition. Structures, obstructions, and impervious surfaces should not be placed in the proximity of watercourses, and there should be regular removal of debris and restoration of banks when necessary (see Public/Services/Facilities: Drainage Policy 1).

No activities should degrade the quality of the water, particularly adjacent to (1) the Yarrow Point Watershed which is still used as a public water supply and (2) Cochrane Springs Creek which runs from Watershed Park to Yarrow Bay and may be capable of supporting anadromous fish runs. Storm runoff from developments should not be greater than predevelopment levels. This should be accomplished by maintaining vegetation, limiting impervious surfaces, and providing retention/treatment systems if necessary.

Update →

8. URBAN DESIGN

Urban design assets are identified. 'Edges' are discussed.

The Central Houghton Neighborhood has a very clear visual image (see Figure CH-3). Its 'edges' are sharply defined by the railroad tracks, NE 68th Street, I-405, and the Kirkland Watershed.

'Visual landmarks' are discussed.

Major visual landmarks are the watershed, Northwest University, and the Houghton Shopping Center. The first two are open, green areas within the neighborhood which reinforce a tranquil, residential image, while the shopping area, on the edge of the neighborhood, plays a different role. As an activity node, the Houghton Center and environs constitutes 'downtown Houghton' as the focus of daily local commercial needs.

'Pathways' are discussed.

The major pathway by which the majority of residents enter and traverse this neighborhood is 108th Avenue NE. It is along this route that most of the neighborhood's landmarks and gateways are located and is the means by which impressions of neighborhood character are formed. This pathway has two well articulated gateways.

'Gateways' are discussed.

Gateways to a neighborhood provide an important first impression of the area's character and quality. Clear and vivid gateways enhance identity by conveying a sense of entry into something unique. The Central Houghton Neighborhood has two very clear gateways, both of which make use of a change in topography to convey a visual sense of entry.

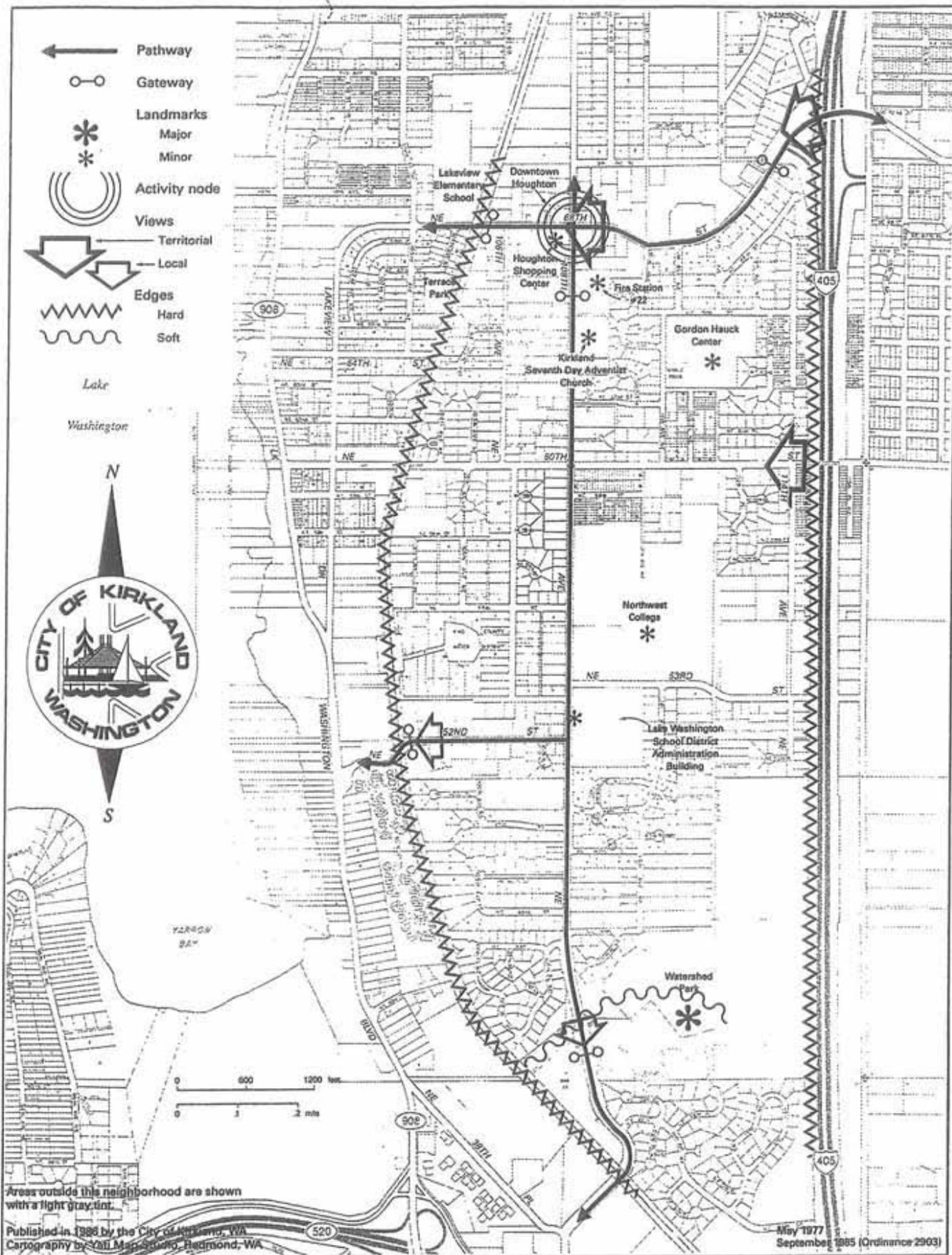


Figure CH-3: Central Houghton - The Image of the City

XV.B. CENTRAL HOUGHTON NEIGHBORHOOD

At the City's south border, 108th Avenue NE drops dramatically to meet Cochrane Springs Creek where it flows out of Watershed Park. The open green buffer astride this natural ravine provides a very clear gateway. At the north end of the neighborhood, 108th NE rises as one leaves the Houghton Center southbound. This vertical rise and the institutional uses (church, firehouse) along the road help convey a transition from the activity node into the residential area.

'Major views' are discussed.

Two major views in this neighborhood are identified on Figure CH-3 - Urban Design: NE 70th Street, where it crosses I-405, and NE 68th Street at the intersection of 108th Avenue NE. Both present sweeping territorial views of Lake Washington, Seattle, and the Olympic mountain range (see Figure CH-4). The NE 70th view can be protected by limiting building heights of future structures north of NE 68th Street in the south portion of the Everest Neighborhood. The NE 68th/108th NE view can be significantly improved by removing pole signs in the area and either undergrounding or relocating overhead poles and wires.

XV.B. CENTRAL HOUGHTON NEIGHBORHOOD

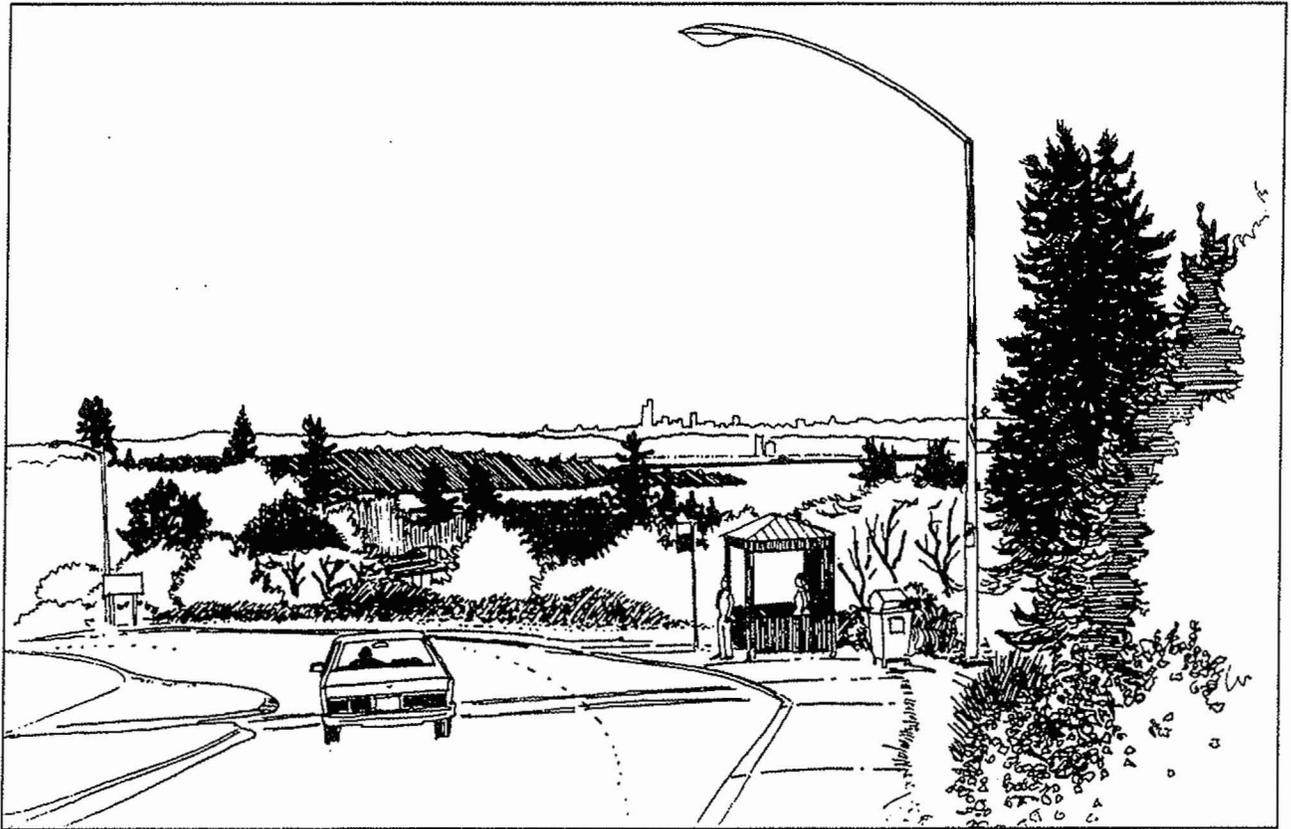


Figure CH-4: Central Houghton Gateway

The NE 70th Street overpass of I-405 is a PATHWAY connecting the Central Houghton and Bridle Trails Neighborhoods. It constitutes a GATEWAY to these neighborhoods from the Interstate. It's most significant urban design asset is the TERRITORIAL VIEW it affords of Evergreen Point, the floating bridge, Madison Park, the Seattle Central Business District, and even the Space Needle. This VIEW is priceless in conveying a 'sense of place' and should be protected by limiting or prohibiting obstructions.

The following is a brief overview of data we have about the Central Houghton Neighborhood from our Community Profile. Once the 2010 U.S. Census Data becomes available we will revise this to include demographic information about the residents. The Kirkland Historical Society is working on providing us with some historical information as well.

Population	3,369
Acres	496
Residential Units	Total: 1,383 374 MF (estimated capacity units) 1,009 SF (estimated capacity units)
Non-Residential Floor Area	Total: 547,035 SF Commercial: 106,159 SF Office: 82,424 Institutions: 358,452 SF
Total business licenses	129
Estimated employees	440
Named Streams	Carillon, Yarrow, and Cochran Springs Creeks

Source: City of Kirkland Community Profile 2004

**Lakeview and Central Houghton Open House
October 29, 2009
World Café Exercise Public Comments**

Central Houghton Neighborhood Participants

Table #1

1. What do you like best about your neighborhood?

Diversity
People concentration (pedestrians, runners, boaters, etc.)
Sense of activity
Can see out across the lake
Pedestrian access/walk able
Rental kayaks
Public transportation (good bus access/convenient routes)
Schools
Public beaches
Parks
Grocery store in neighborhood
Sound of water
Carillon Point
Great demographics
Low density
Single family
Greenery
Proximity to major freeways
Potential
Family oriented
Watershed Park
Not a lot of traffic (except on 108th)
Convenient to Bellevue and Downtown Seattle
NW College
Restaurants in the neighborhood (coffee, treats, etc. available within walking distance)
Low crime
Attention to recycling
People are amazing
Quiet (feels like an old neighborhood)
That 108th is designated a minor arterial
Starbucks
Can walk to the essentials/many of the things you need in a few miles (grocery store, drugstore, university, etc.)
Access to water and recreation
Full range of lifestyles (good for kids and seniors)
Old houses and new houses, various sizes (not too many big houses)
Like existing height limits
Fire Station in the neighborhood
Children's School (have both public and private schools)
Trees and lots of people who like their gardens

2. What character would you like your neighborhood to have 10 to 20 years from now?

If have to increase density – enhance what have and create “village” at 68th.

Want to see a market at 68th with diversity of retail

A trail all the way to Totem Lake that connects the parks

Discourage cars and enhance alternative modes of transportation

Keep the views

More LEED construction (more green)

Preserve green areas

Not like Bellevue

Keep it like it is now (continue appeal that it has today)

Don't want to lose the character

Keep open space and green (greener)

People able to age in the neighborhood

Traffic won't increase from how it is now

More transit options (more reliable and also better transit within Kirkland)

Trail and greenway in Burlington Northern right-of-way

Clean

Stay current, but keep the character (charming)

Minimum of mega houses

More public art

More attractive bus stops

Hardware store

Quality SF housing

Friendly to seniors

Competitive schools (good ratings/reputation)

Active community – citizens engaged

More cultural events

More diversity

Physically active community (pedestrians, bikes, etc.)

Dog park- one person wants one; one person does not

Table #2

1. Describe your vision for the future concerning land use, including parks and recreation in your neighborhood.

A community garden

BNSFR is a pedestrian and bicycle corridor integrated with shopping connecting to Downtown and transit center

Maintain retail in the existing commercial areas; don't expand

Increase parks and tennis courts

More green space

Increase planting of native trees

Preserve single family homes

Maintain single family character with subtle density increases such as cottage housing

Preserve views as well as vegetation

At South Kirkland Park and Ride provide retail, housing integrated with shopping and transit center; TOD connects to downtown

At South Kirkland Park and Ride no housing only transit

Current uses are preserved

At Houghton shopping center improve center don't expand boundaries

Allow mixed use, higher density development compatible with neighborhoods
Preserve Watershed Park; consider adding a pea patch
Increase parks
Need off leash dog park
Add a police satellite station at Fire Station

2. *What would you like to see happen at the Houghton Shopping Center (types of uses and role in the neighborhood)?*

Mixed use, more density, structured parking
Family friendly retail
Encourage uses such as: grocery store, access to medical needs, drug store, grocery, post office, café for gathering; no bar, a gym.
Architectural design is in scale with neighborhood; break up the large surface parking lot with buildings but not over developed; provide underground parking; bring buildings to the street.
Shopping center enhances the community
Increase art
Reduce need to drive to shopping center
Cultural events- maybe use NW University as a resource
Concerned about 108th Avenue traffic

Table #3

1. *Describe your vision for the future concerning transportation in your neighborhood.*

More frequent bus service and better bicycle connections to work
Improve bus service to Bellevue
Enhance alternative transportation routes such as wider bike lanes
Address potential parking of transit riders in the neighborhood
At International School there is concern regarding traffic associated with parents dropping off students
Less reliance on autos
Bus rider friendly bus stops with lighting, trash collection, shelters
BNSFR- use for bike and pedestrian trail; no rail; link from Houghton to Totem Lake and Downtown;
provide pedestrian crossings along the route
Increase in pedestrian connections through developments and through neighborhood
Increase sidewalk lighting
Complete school walk routes around schools
Improve 108th Avenue
 Don't widen; keep as a minor arterial
 Improve traffic management
 Improve pedestrian crossings such as provide flashing crosswalks
 Widen sidewalks and include landscape strip along curb
 Improve intersection at 108th Avenue and NE 68th streets for pedestrians
 Remove center median; use space to improve sidewalk separation.

2. *Describe your vision for the future concerning housing in your neighborhood.*

Mixed use residential and commercial development along NE 68th St
Balance and diversity of housing
Primarily single family residential
Higher density residential is okay in commercial areas
Increase detached small housing or cottage housing
Discourage affordable housing; it is giving away an asset
Increase housing for aging population

Housing is energy and water efficient, is solar powered or provide sod roofs
 Maintain existing height limits
 Allow transit oriented development only when there are jobs and retail for the residents or users to support the TOD
 People to beautify property with native plant varieties
 Avoid mega houses; explore limiting floor area ratio
 Stagger windows on houses that are located close to each other
 Plant shorter trees
 Maintain historic houses
 Discourage gated developments
 Low scale diversity of houses
 Redevelop Laurel Park multifamily development located north of NE 68th Street

Table #4

1. *List any neighborhood concerns that you feel should addressed as part of the neighborhood plan.*

Traffic congestion/management @ 108th and 68th
 Pedestrian/bike safety: Safe crosswalks in business district and to schools; Visibility concerns
 Park maintenance on-going
 Retain SF density/residential
 Retain Houghton Center size as is
 No transit oriented design at the Park and Ride
 Where is growth going to go?
 Sprawl
 Transit access
 Local transit needed
 The threat of NW University expansion into the surrounding neighborhood would change the neighborhood's character and impact single family homeowners if the university expands its PLA 1 boundaries.
 Other institutional expansion
 Traffic to ICS
 Scale of redevelopment of Houghton Center
 Impact of changes in Everest Neighborhood (6th Street S)
 More parking at the Park and Ride
 Expand bus routes
 Access from out of town

2. *What techniques would work best to keep you engaged in the neighborhood update process?*

Resources on-line, no paper
 Questions on a blog
 Summaries of thoughts
 Agenda ahead of time for meetings (post on website)
 Productive meetings
 Give synopsis of progress at CHNA meetings
 Educational materials re: neighborhood planning
 Meeting notes on website (summaries/digests)
 E-mail
 Kirkland Reporter (miss neighborhood sections)
 Questions to answer before committee meetings
 Water at meetings

Telephone call
On-line information
Reminder notice of meetings 2 weeks/then 2 days in advance
Seeing people I know
Stay on schedule
Meet at NW University

Lakeview Neighborhood Participants

Table #1

1. *What do you like best about your neighborhood?*

Low density – single family
Safe
Pedestrian friendly/lots of things to walk to (lots of nice things: stores, shopping, lake, parks – convenient)
Elementary school in walking distance
Good freeway access
Parks
Located close to different transit options
Useful to have shops close by
Just enough services, but not too much.
The kids! Family friendly/kid friendly
Like all the schools and pre-schools
Views of the lake (Lake View!)

2. *What character would you like your neighborhood to have 10 to 20 years from now?*

Keep it like it is.
No mega houses/ no increased density

Table #2

1. *Describe your vision for the future concerning land use, including parks and recreation in your neighborhood.*

Preserve expansive views
BNSFR becomes a park corridor
BNSFR is designed and functions like the Iron Horse Trail in Danville CA
LK WASH BLV is a pedestrian corridor
Safe for pedestrians and bikes
Keep trees

2. *Do you see a need for increased retail/neighborhood services in the Lakeview Neighborhood?*

No expansion of retail in neighborhood; keep retail uses in existing commercial areas
Allow retail only at South Park and Ride

Table #3

1. *Describe your vision for the future concerning transportation in your neighborhood.*

BNSFR is a pedestrian –bike trail connecting directly to Downtown; includes crossings
Traffic congestion helps keep traffic moving slowly, keeps traffic volumes down and increases safety
Ability to move smaller groups of people

2. Describe your vision for the future concerning housing in your neighborhood.

No specific comments from Lakeview residents.

Table #4

1. List any neighborhood concerns that you feel should be addressed as part of the neighborhood plan.

Plant the right type of tree in the right place so that views (private and public) of Lake Washington are kept open i.e. Marsh Park they are planted all in a row to block view and cause shade

The proposed SMP tree planting requirement of 3/1 is ridiculous because they will ruin the views of the Lake

Pedestrian safety

Access to Lake

Crosswalk safety

Fast traffic

Connections to lake access

Visitors' parking

Safety on public docks – rescue equipment needed

2. What techniques would work best to keep you engaged in the neighborhood update process?

On-line access

Bring one person to next meeting

Attention getters

Want to know that City Council will pay attention; Meet with 3 during the process

Vision Statements
What are they, what should they include and how to create them.
City of Kirkland Planning Department
January 2010

We hope the following tools will be useful for citizens developing or revising a vision statement as part of a neighborhood plan update process. Below is a brief overview of things to consider in developing a vision statement, examples of vision statements from other cities, Kirkland's citywide vision statement and examples of Kirkland's neighborhood vision statements.

What is a vision statement?

According to the International City/County Management Association the term community vision statement implies...

... "seeking agreement about the desired outcome of the plan and visualizing and articulating the kind of community residents want in the future, which might be defined as five or ten or even twenty years hence".

An effective vision statement will tell the world what change you wish to create for the future of your community. *For example.....Our vision is a community where_____ or; Our vision is a community that_____.*

Kirkland has revisited its community wide vision statement on at least two occasions. In 1992 in response to the passing of the state Growth Management Act the city initiated a community visioning process for the major update of the Comprehensive Plan known as *Charting a Future Course*. Most recently in 2002, the city conducted the *Community Conversations- Kirkland 2022* public involvement process (Information on both processes is available from the Planning Department). As each neighborhood plan is updated in the Comprehensive Plan residents, property owners and business owners have an opportunity to revise or create new vision statements unique to their neighborhood.

What should a vision statement include, how is it used and how do you know it is successful?

Developing a vision statement should be done in the beginning of the neighborhood planning process before drafting the specific goals and policies in order to reflect the neighborhood's values and priorities for the remainder of the planning process.

Sharing in problem solving and planning for the future is an empowering experience that raises the community's collective self-esteem and pride in their community. When a neighborhood assesses the existing conditions, the uniqueness of their area, the things they like or want to change about their area, they become invested; the community vision that emerges is theirs and they become stakeholders in their community or neighborhood's future.

A well crafted vision statement will tie the rest of the neighborhood plan together. A long term neighborhood vision helps guide the neighborhood's short term strategic decisions. Each policy should fit into the plan to reach the overall goals that will help achieve the vision. A well written vision statement should leave little room for interpretation. The vision statement should function as a skipper steers a boat to help stay the course on its journey as years go by, changes occur, and the decision makers change.

The following are things to consider when developing a vision statement either at the citywide or neighborhood level. Vision statements should:

1. Reflect the common values of that community. At the same time, it needs to be inclusive of the diverse populations which make up that community
2. Reflect those qualities or resources that make a community unique so that they are preserved as a check and balance through the development process
3. Include a future vision for each subject area of the neighborhood such as the residential and commercial areas, transportation and pedestrian system, infrastructure, environment and open space
4. Include the desired community character or urban design, aesthetic and historic elements that should strive to be kept in the future
5. Stretch beyond our current perspective (*describe the community we want to become*)
6. Be written in a positive manner, in the affirmative and be inspirational
7. Be clear and succinct with the description of what the community should look like after it successfully implements its strategies and achieves its full potential

Neighborhood Vision Statements in Kirkland

In the case of the City of Kirkland's Comprehensive Plan, once the city wide Vision Statement was created, a set of Framework Goals were established as a set of priority principles to help guide the general plan chapters (i.e. land use, transportation, etc.). All of the 14 Framework Goals are intended to be achievable. The general elements in turn provide more detailed goals and policies to implement the vision and framework goals.

Using the Framework Goals as an outline is a good way to start developing a vision statement to be sure all the topic areas of the Framework Goals and or neighborhood plan subject areas are covered. The end of this document contains a copy of Kirkland's city wide Vision Statement and recently adopted Market and Market Street Corridor vision statements to use as examples.

In addition, as an introduction and for background on current planning trends, a citizen group may want to review such documents as the Ahwahnee Principles (see www.lgc.org developed in 1991 by Calthorpe, Corbett, Duany, Moule, Plater-Zyberk and Polyzoides) or Smart Growth Principles (see www.smartgrowth.org) which may be a good start for topic areas to include in the vision statement.

In comparing the vision statements found in each neighborhood plan of the Kirkland Comprehensive Plan they generally contain the following subject areas which should be used as a guide in creating your vision statement:

- Historic context of neighborhood, historic structures or places
- Neighborhood identity and character within the context of the rest of the city
- Geographic description of area
- Rate of development activity i.e. stable or seeing a lot of land use pressure
- Institutional uses such as schools, churches, government facilities
- Demographics of the neighborhood and how the people relate to each other
- Pedestrian connections
- Transportation system
- Parks, open space and tree canopy
- Description of housing stock (i.e. single family, multi family, density)
- Description of commercial areas
- Transition issues between uses (i.e. landscape buffers, architectural mitigation, traffic management)

Completing the vision statement

It is difficult to write a vision statement as a group and therefore best to leave to one person or a small volunteer group with a final draft reviewed by the group. Typically the project planner takes the first step in writing the vision statement using the neighborhood values and priorities expressed during a public participation process. A draft vision statement is then available to the public for review and comment before being transmitted to the Planning Commission for consideration and final adoption by City Council.

Examples of Vision Statements and Process from Other Communities

The following are examples of vision statements and process from the City of Kirkland citywide vision statement, samples of vision statements from Kirkland neighborhood plans, and other communities.

Sample vision statement from Tallahassee:

"When we think about the community that we want to become, we see a waterfront community with the following features:

- *A cleaner, more beautiful community that embraces and enhances its waterfronts*
- *A community that has maintained its heritage as a fishing and tourism center while adopting the newest technologies and strategies*
- *A community in which new development or redevelopment is compatible with the historic look of the community and protective of the natural environment*
- *A community that has maintained its tree canopy*
- *A community that provides family wage jobs*
- *A community that has recreational opportunities, medical services and shopping*

opportunities

- A community with an active civic life of fraternal organizations, social clubs and religious institutions

- A community of outstanding schools

Sample Mission Statement to carry out the vision statement: ("Guiding Principles")

"In seeking the vision, the community will employ the following guiding principles:

Protection of its culture, history, environment and natural resources.

Adoption of new technologies and leadership in the use of best management practices to benefit the whole community while not exceeding the carrying capacity of the environment.

Ensuring the local residents benefit from future growth and development."

<http://www.dca.state.fl.us/fdcp/DCP/waterfronts/Meetings/TallahasseePMMMeeting/WritingYourCommVision.pdf>

City of Loveland Colorado Community Vision Statement

Here's a good example of using a tagline and simple short vision statement that includes many of the key topics that should be included in a vision statement:

"Loveland a vibrant community surrounded by natural beauty where you belong"

"Loveland is a community:

- That is characterized by welcoming neighborhoods and a sense of individual belonging;*
- That embraces the heritage and natural beauty of the region and values its strategic location;*
- That is well planned and environmentally sensitive, where all citizens are safe and secure and have equal access to services and amenities, including plentiful recreational and cultural activities;*
- With an integrated system of technology, utility and transportation networks that support a vital economy and coordinates with regional plans;*
- That is continuously developing partnership of citizens, business and educational communities, with a stable and diverse economic base;*
- That offers ample employment and business opportunities to all;*
- That encourages active public involvement and is responsive to the needs of its citizens."*

www.ci.loveland.co.us

Citywide Vision Statement For Kirkland

Below is the citywide vision statement for Kirkland created in 2002 directly from the Comprehensive Plan. Chapter II describes the public participation process to create it. It expresses what we would like our community to become and believe we can achieve.

"Kirkland in 2022 is an attractive, vibrant, and inviting place to live, work and visit. Our lakefront community, with its long shoreline, provides views and access to the lake and is a

destination place for residents and visitors. Kirkland is a community with a small town feel, retaining its sense of history while adjusting gracefully to changes in the twenty-first century. The City is a place where people are friendly and helpful, ideas are respected and action is taken based on collaborative decisions. We have a diverse population made up of various income and age groups from various ethnic and educational backgrounds. We are committed to developing and strengthening a healthy community by creating programs that assist those in need, encourage individual expressions, provide enrichment opportunities for an increasingly diverse population, and promote healthy lifestyles. High quality local schools are important to us. Our neighborhood, business, and civic associations; our faith-based groups; and our school organizations have strong citizen involvement.

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

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

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

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

We accommodate growth and change while maintaining strong linkages with our past. Important historic landmarks are preserved, and new development occurs in a manner that is compatible with and respectful of its historic context.

Our transportation system offers a variety of ways to meet our mobility needs and provides efficient and convenient access to all areas of Kirkland and regional centers. Improved transit service and facilities allow us to commute within Kirkland and to other regional destinations without overburdening our neighborhood streets. The City is pedestrian-friendly. Paths for safe pedestrian, bicycle and other transportation modes interconnect all parts of the City. In addition to the transportation functions they provide, our streets and paths are people-friendly and provide public spaces where people socialize.

The City has excellent police and fire protection, dependable water and sewer service, and well-maintained public facilities. Emergency preparedness for natural or manmade disasters is a high priority. We work closely with other jurisdictions on regional issues that affect our community. For recreation, we like to bike or walk to one of our many parks. We have well-maintained playgrounds, play fields, sport courts, indoor facilities and trails in or near each neighborhood. Our recreational programs offer a variety of year-round activities for all ages. Public access to our waterfront is provided by an unparalleled and still-expanding system of parks, trails, and vistas.

We preserve an open space network of wetlands, stream corridors, and wooded hillsides. These natural systems provide habitat for fish and wildlife and serve important biological, hydrological and geological functions. Streets are lined with a variety of trees, and vegetation is abundant throughout the City. The water and air are clean. We consider community stewardship of the environment to be very important.”

Kirkland in 2022 is a delightful place to call home.”

Market Neighborhood Vision Statement

The last update of the Market Neighborhood Plan was completed in 2007 after an extensive public participation process. Below is the vision statement that evolved from that process.

"The historic Market Neighborhood is a friendly, walkable neighborhood along the shores of Lake Washington that is close to downtown Kirkland. Its residents enjoy their proximity to the lake through public view corridors and viewing stations, as well as the park system. Waverly Way near the western boundary of the neighborhood has both pedestrian and bicycle routes which provide beautiful unobstructed views of the lake. The tree canopy in the neighborhood has been maintained and enhanced and it adds to the neighborhood's natural setting with mature trees and wildlife habitat. The neighborhood's five parks are within walking distance and offer both active and passive recreation for residents. Juanita Bay Park also provides an opportunity for people from the neighborhood, and from the broader community, to observe and enjoy wildlife habitat and open space.

Market Street south of 18th Avenue West accommodates neighborhood-oriented businesses and multifamily housing, including living facilities for seniors. The area surrounding the intersection of Market Street and 7th Avenue is a reminder of Kirkland's past with its historic buildings from the 1890s as well as street lights and other improvements that reflect its historic character. This area was to be the original downtown of Kirkland and is still a focal

point for the City's history. Well landscaped buffers, appropriate site design and architectural treatments provide a smooth transition between Market Street and the homes in the neighborhood. Market Street provides efficient access to the neighborhood, while still functioning as a principal north/south arterial. There are a variety of interesting housing styles in the Market Neighborhood. Although considerable redevelopment has occurred, the historic homes that remain are valued. Alternative housing options have helped to provide for a changing and diverse population by supplying more housing choices. Streets are safe and attractive for pedestrians, bicycles and cars. The transportation network provides easy access within the neighborhood and to other parts of the City and region. Market Neighborhood residents take great pleasure in this beautiful place to live."

Market Corridor Vision Statement

"The Market Street Corridor is an attractive, economically healthy area that accommodates neighborhood-oriented businesses, office uses and multifamily housing. The commercial uses provide convenient shopping and services for residents of both the Market and Norkirk Neighborhoods. The corridor is bounded by single-family residential neighborhoods to the north, east and west and a vibrant Central Business District to the south. Design of new development along the corridor incorporates landscaped buffers, site design and architectural treatments that complement and protect the adjacent residential neighborhoods.

Market Street provides efficient access to both the Market and Norkirk Neighborhoods, while continuing to function as a principal north/south arterial for local and regional traffic. Bicyclists and pedestrians use the Market Street Corridor as a connection between the Market and Norkirk Neighborhoods, and to the Central Business District and the region as a whole.

The historic 1890's buildings at the intersection of Market Street and 7th Avenue represent the original town center and are still a focal point for Kirkland's history. This historic district reflects the City's past through both its old and new buildings and its streetscape, including street trees, public seating and street lights."

Other Resources:

See Kirkland Comprehensive Plan section II. describing the public participation process to create the citywide vision statement in 2002 (Community Conversations- Kirkland 2022) and the framework goals intended to achieve the vision statement.

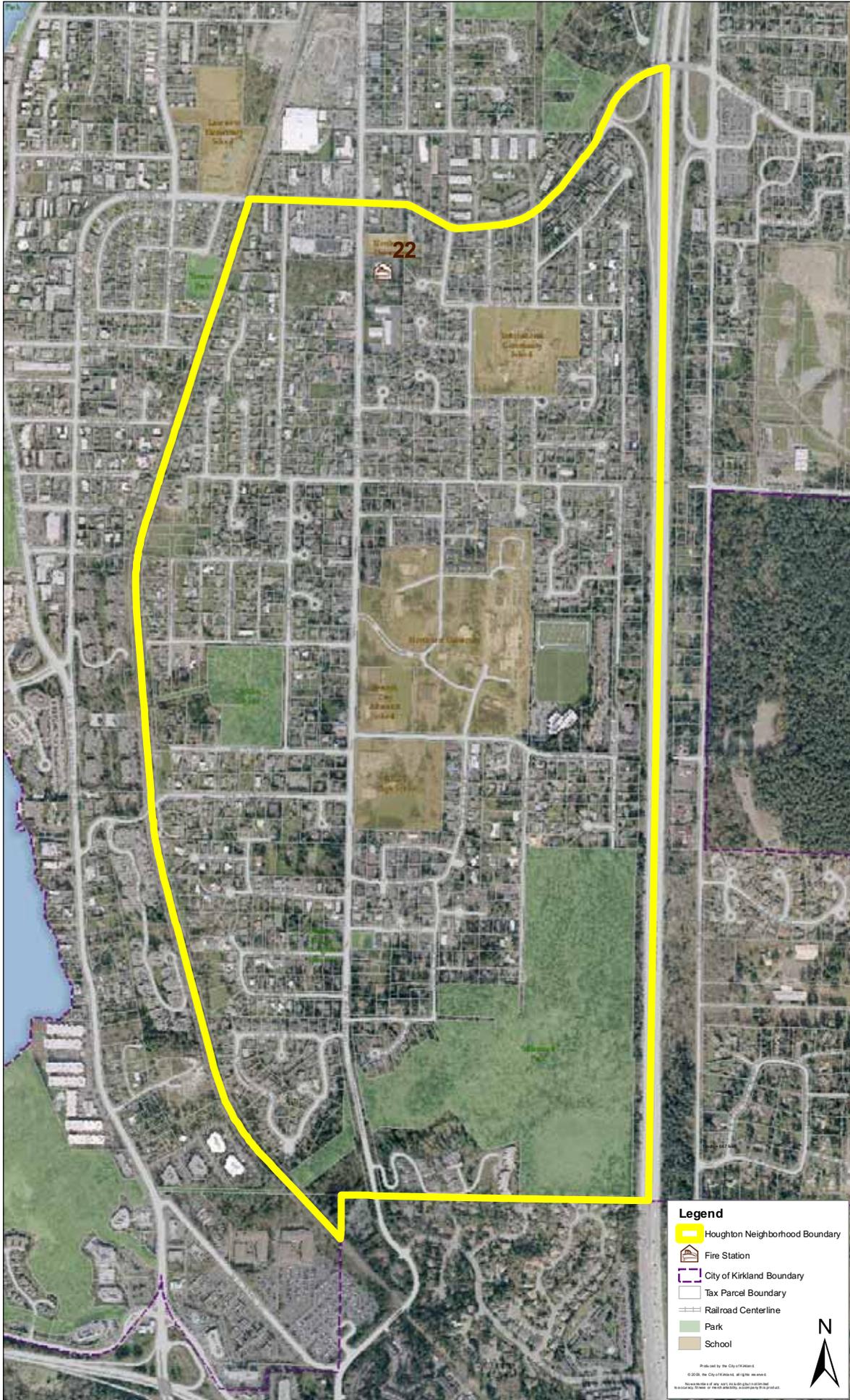
See www.commerce.wa.gov/publications for document *Shaping Washington Growth Management Future- Citizen Participation and Community Visioning Guide*.

See handout of overview of vision and the visioning process by University of Wisconsin extension, www.uwcc.wisc.edu/coopcare/docs/vision.pdf

See Smart Growth Survival Kit from the Association of new Jersey Environmental Commissions from <http://www.ncl.org/cs/articles/okubo10.html>

January 2010/jls

Central Houghton



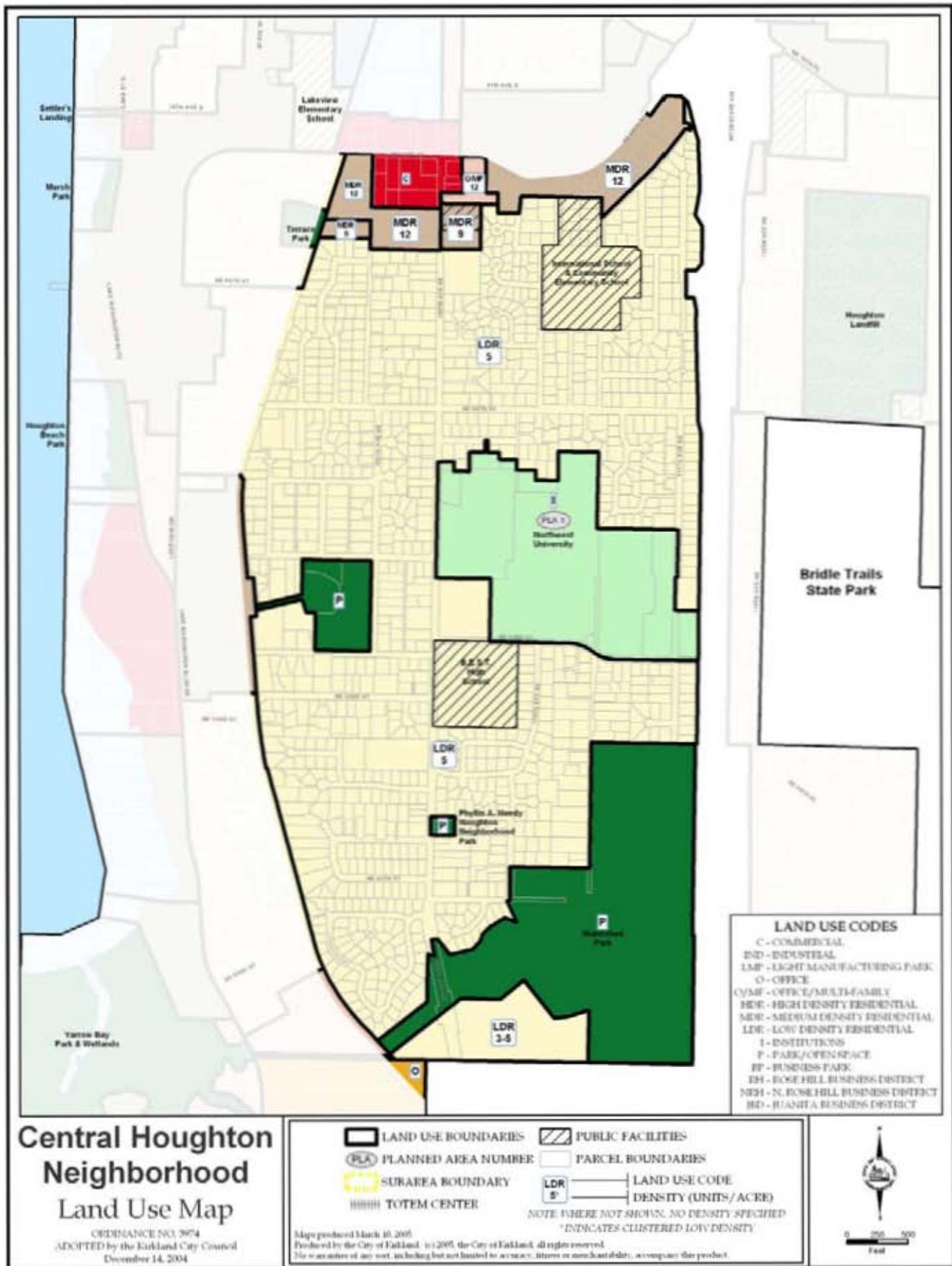


Figure CH-1: Central Houghton Land Use