



MEMORANDUM

To: Central Houghton Advisory Group

From: Angela Ruggeri, AICP, Senior Planner
Eric Shields, AICP, Director

Date: June 2, 2011

Subject: DRAFT CENTRAL HOUGHTON NEIGHBORHOOD PLAN
FILE ZON09-00016

The preliminary draft of the Central Houghton Neighborhood Plan is enclosed as Attachment 1 for your review and discussion at the June 8, 2011 Central Houghton Advisory Group meeting. Paper copies of the draft plan will also be available at the meeting. Differences in Planning Commission (PC) and Houghton Community Council (HCC) suggested wording for the plan are both shown (HCC wording is shown in blue and PC wording is shown in brown).

The meeting will be held in the Peter Kirk Room at City Hall beginning at 7:00 pm on Wednesday, June 8, 2011.

BACKGROUND DISCUSSION

The draft plan is the result of input from the Central Houghton Advisory Group, Parks Board, Transportation Commission, HCC and PC. The Planning Commission wording shown in the draft plan represents the general direction given by them on these topics. They have not seen the draft wording prepared by staff since they gave this direction at their May 26 meeting. Any comments that you have on the draft will be transmitted back to the HCC and PC at the joint public hearing to be held on the plan on June 23.

Overview of draft Central Houghton Neighborhood Plan

The update to the neighborhood plan consists of two main parts:

- A new neighborhood plan containing goals and policies.
- A municipal code amendment to allow for small lots in the Central Houghton Neighborhood.

The draft Central Houghton Neighborhood Plan is a complete rewrite of the existing neighborhood plan. The existing plan does not contain actual goals and policies. The new Central Houghton Neighborhood Plan will be consistent with the other more recent neighborhood plans since it will establish goals and policies for the neighborhood by topic area.

The following list includes the key policy changes from the existing neighborhood plan:

- A new mixed use neighborhood commercial area, "Houghton Neighborhood Center" will be established, which overlays properties along the NE 68th Street corridor in both the Central Houghton and Everest Neighborhoods. New zoning for that area will not be addressed until the Everest Neighborhood Plan is updated. This will allow for coordination between the two neighborhoods involved.
- For residential property containing legal non-conforming density, a new policy allows property owners to keep the number of legal nonconforming dwelling units if they redevelop their property (refers to RM 3.6 zone). This policy is recommended by the HCC, but the PC does not support it.
- Small lot single family will be permitted in single family zones throughout the Central Houghton neighborhood consistent with the Market and Norkirk neighborhoods. This provision allows half the number of lots in a subdivision to be smaller than the minimum lot size. Floor area ratio is not currently regulated in Houghton, but it would be for these smaller lots.

Summary of changes reflected in the draft Central Houghton Neighborhood Plan

Below is a summary of the sections in the draft Central Houghton Neighborhood Plan (also see Attachment 1 where differences in wording between the HCC draft and the PC draft are shown).

1. Overview

This is a new section that was not included in the old neighborhood plan. It briefly describes the neighborhood boundaries and highlights.

2. Vision Statement

The vision statement is also new to this plan. It describes the desired state of the Central Houghton Neighborhood twenty years in the future and includes the key values expressed by the participants in neighborhood plan process.

3. Historical Context

The Kirkland Heritage Society worked closely with staff to draft this section of the plan.

4. Natural Environment

This section is similar to the existing Plan with a policy added to protect wildlife in the neighborhood.

5. Land Use

This section is divided into the following subcategories:

- Residential
This section includes the new policies relating to small lots (Policy CH-4.2) and legal non-conforming densities (Policy CH-4.4 – See Attachment 2 for a map of these properties). *The PC does not support the policy related to legal non-conforming densities.*
- Commercial
This section includes goals and policies for the new Houghton Neighborhood Center that will include part of the Everest Neighborhood and also for the existing shopping center (Houghton Center).
- Schools and Places of Worship
The goal of this section is to encourage better communication between schools, places of worship and the neighborhood. *The PC does not support mentioning private views in the narrative for Policy CH-8.1.*
- Northwest University
This section is based on the existing plan. The Houghton Community Council felt it was important to state that expansion of the University is limited to the Master Plan boundaries.

6. **Transportation**

The new transportation section is similar to the existing Plan. The draft policies encourage the creation of a master design plan for 108th Avenue NE and support regional transportation solutions to reduce traffic. There is also emphasis on improving pedestrian and bicycle circulation. The Transportation Commission helped in the drafting of this section. *The PC made edits to parts that they felt needed clarification.*

7. **Open Space and Parks**

This section provides a description of existing parks in the neighborhood and includes a goal to ensure adequate facilities in the future. The Parks Board reviewed and approved of this section of the Plan. *The PC wanted to include partnership opportunities with schools in this section.*

8. **Public Services and Facilities**

This section includes a policy that encourages the undergrounding of overhead utilities.

9. **Urban Design**

This section describes the neighborhood's urban design attributes and discusses design standards for 108th Avenue NE. A draft of the Community Character Urban Design map is included as Attachment 3. *The PC does not support mentioning private views in the narrative for Policy CH-17.1.*

10. **Municipal Code Amendment**

The following amendment to Municipal Code Section 22.28.042 will be made in relationship to Policy CH-4.2 (the only change is to add "Central Houghton" to the first sentence describing where this section applies:

22.28.042 Lots—Small lot single-family.

In the **Central Houghton**, Market and Norkirk neighborhoods, as defined in the comprehensive plan, for those subdivisions not subject to the lot size flexibility provisions of Sections [22.28.030](#) and [22.28.040](#) and historic preservation provisions of Section [22.28.048](#), the minimum lot area shall be deemed to be met if at least one-half of the lots created contain no less than the minimum lot size required in the zoning district in which the property is located. The remaining lots may contain less than the minimum required lot size; provided that such lots meet the following standards:

- (a) Within the RS 6.3 and RS 7.2 zones, the lots shall be at least five thousand square feet.
- (b) Within the RS 8.5 zone, the lots shall be at least six thousand square feet.
- (c) The portion of any flag lot that is less than thirty feet wide, and used for driveway access to the buildable portion of the lot may not be counted in the lot area.
- (d) The floor area ratio (FAR) shall not exceed thirty percent of lot size; provided, that FAR may be increased up to thirty-five percent of the lot size if the following criteria are met:
 - (1) The primary roof form of all structures on the site is peaked, with a minimum pitch of four feet vertical to twelve feet horizontal; and
 - (2) All structures are set back from side property lines by at least seven and one-half feet.
- (e) The FAR restriction shall be recorded on the face of the plat.
- (f) Accessory dwelling units are prohibited. This restriction shall be recorded on the face of the plat. (Ord. 4102 § 1(A), 2007)

11. Next Steps

A tentative schedule for the remainder of 2011 has been included below.

- June 23: HCC/PC Public Open House and joint public hearing
- June/July: SEPA Addendum & CTED 60 day review
- July: HCC/PC Recommendation
- September: City Council Study
- September: City Council Final Action
- October: HCC Final Action

ATTACHMENTS:

- 1. Draft Central Houghton Neighborhood Plan
- 2. Map showing non-conforming density parcels
- 3. Community Character Urban Design Map

cc: File ZON09-00016

Central Houghton Neighborhood Plan

Draft 6/1/2011

Where Houghton Community Council (HCC) wording and Planning Commission (PC) wording differ, both are shown – HCC in **blue** and PC in **brown**.

1. Overview

The Central Houghton Neighborhood is bounded by the Burlington Northern Santa Fe Railroad (BNSFR) right-of-way and the Lakeview Neighborhood on the west; Interstate 405 right-of-way on the east; and NE 68th Street on the north. The southern boundary is the Kirkland City limit (See Figure A, Land Use Map). 108th Avenue NE provides the main north-south vehicular, bicycle and pedestrian connection through the neighborhood, while NE 68th Street provides an east-west connection.

Central Houghton is predominately a single family neighborhood. Other land uses within the neighborhood consist of medium density residential, offices, neighborhood oriented businesses and a variety of schools, including Northwest University.

The business district, located along NE 68th Street, is the neighborhood's only commercial area. The undeveloped 73 acre Watershed Park takes up a large area in the southeastern corner of the neighborhood. Carillon Woods Neighborhood Park is in the central part of the neighborhood and Phyllis A. Needy Neighborhood Park provides a smaller neighborhood park adjacent to 108th Avenue NE.

2. Vision Statement

The vision statement is a verbal description of the character and qualities of the Central Houghton Neighborhood at a future time when the goals and policy direction expressed in this neighborhood plan are realized.

The Central Houghton Neighborhood has a rich and unique history. The area's political history as part of a separate city until 1968 fostered a deep community identity, establishing a tradition in which residents seek opportunities for involvement and stewardship in the neighborhood's future.

The neighborhood's predominantly low density residential character has been maintained, while the changing and varied needs of the population are accommodated through a diverse housing stock. Greater housing choices, as well as efforts to preserve affordability in housing, help to expand housing opportunities for all residents within the neighborhood.

Central Houghton is a friendly, accessible neighborhood, with safe and inviting pedestrian and bicycle routes. Healthy and active living is promoted through attractive streets and trails. Traffic on the neighborhood's major streets, 108th Avenue NE and NE 68th Street, is managed well, with improvements designed to be compatible with surrounding development. The Eastside Rail Corridor provides pedestrian and bicycle connections linking the corridor to parks and other neighborhood gathering places.

Local citizens value the variety of opportunities to meet in shops and restaurants within the Houghton Business District, as well as in casual locations in the neighborhood's parks and natural areas. The Houghton Business District has evolved into a thriving, pedestrian-oriented mixed-use center, with businesses available to meet the retail and service needs of the community. Appropriate streetscapes,

site layouts and building designs provide an attractive and coordinated appearance within the district. Careful attention to the placement and design of vehicle and pedestrian access from commercial areas to surrounding streets contributes to an efficient street network, and avoids conflicts with nearby low density areas.

Several schools and the Northwest University campus add to the Central Houghton community by providing neighborhood residents with a connection to the schools' students, parents, and facilities, as well as with residents of other Kirkland neighborhoods and the larger community. These campuses are valued and supported, not only for their role in providing educational opportunities and fostering community relationships, but for the additional open space they provide and share with the neighborhood.

The Central Houghton Neighborhood provides many beautiful open space experiences including the views, tree canopy and neighborhood parks. The residents cherish and preserve the territorial views, including the expansive views of Lake Washington, Seattle and the Olympic Mountains, the slopes, and the natural watershed areas that contribute to the neighborhood's distinctive character. The tree canopy in the neighborhood has been managed and enhanced, and adds to the neighborhood's peaceful setting. The neighborhood's parks meet the needs of the neighborhood's residents. Phyllis A. Needy Park provides a place for active play for the neighborhood's youngest residents, while Carillon Woods meets the neighborhood's recreational needs with a play area and both paved and natural trails. Opportunities for residents to quietly observe and enjoy wildlife habitat and open space exist at Carillon Woods and at the south end of the neighborhood, in the Watershed Natural Area.

Central Houghton residents take great pleasure and pride in calling this beautiful neighborhood their home.

3. Historical Context

The following history includes the Central Houghton and Lakeview Neighborhoods, as well as a portion of the Bridle Trails Neighborhood, since together they made up the City of Houghton until its consolidation with the City of Kirkland on April 30, 1968.

(A map showing the original boundaries of the City of Houghton will be included here.)

Naming and Early Settlement of Houghton: Samuel and Caroline French along with their adult son, Harry French, settled on the eastside of Lake Washington in 1872. 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 French family is considered Houghton's first white settlers. Little has been learned about the earliest Native American inhabitants of the area, but Mrs. French reported seeing them as they rowed their canoes along the shore. The French house was built in 1874 at 10120 NE 63rd and was home to the French family for four generations. The house 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. The Pleasant Bay community submitted the name Edison, after Thomas Edison, but Edison was already being used in the Washington Territory. The Pleasant Bay church had been given a 600 pound Meneely & Company church bell by Mr. and Mrs. William Houghton of Boston and so the community of Houghton was named in their honor. When the congregational churches merged in 1894, the bell was relocated

to the Kirkland Congregation Church on 5th Avenue in the Norkirk Neighborhood. The church has been rebuilt, but the bell remains there and rings every Sunday.

The Suffhoff home was built in 1903 by Kirkland realtor, Charles Parrish for the Morris Orton family. The young widow, Mrs. May Orton rented the home to Dr. George Hudson Davis in about 1910 and it was then used as a hospital and dental office. The home served as Houghton's and Kirkland's first hospital for ten years.

Industry of Pleasant Bay/Houghton: The French family soon had industrious neighbors. The Jay O'Conner's who 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 create the Anderson Steamboat Company in 1907. The Anderson Steamboat Company became the Anderson Shipyard which then became the Lake Washington Shipyard.

The Lake Washington Shipyard was at the site of the present Carillon Point development. One of the original buildings built in 1907 was used as a pattern shop for the wooden ships built during WW I, then as a mold shop for the steel ships built during WW II. 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 opening of the Montlake Ship Canal, the shipyard could build large ocean going ships.

Houghton and the Wars: During WW I, shipbuilding boomed in Houghton, ~~as~~ and many wooden war ships were constructed there. Workers commuted from Seattle for the work which ended in 1918. The Second World War again brought tremendous growth for Houghton. The Lake Washington Shipyard built steel hulled ships and they were all in service at the end of the war. The U.S. Government built the Steward Heights housing project on 108th Avenue NE for the shipyard workers. This area is now the Northwest University campus.

Terrace Park - Site of the Houghton City Hall: Terrace Park was originally the site for a community center for the Lakeview Neighborhood during WWII. It was built to service the needs of the Lake Washington Shipyard workers. In about 1955, the buildings were converted to house the Houghton City Hall, library, fire station and police station. The existing cement pads were used as the floor of the Houghton Police Station.

Livelihood of Houghton Residents: From the early 1870's, Houghton was settled by educated and hardworking families spreading out across the country. They purchased their homesteads and because of their isolation, they lived off their land. Their close proximity to Seattle also allowed them access to jobs, services and goods. For example, Harry French commuted to Seattle to work in Yesler's Mill. At 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 coal mines, and the lumber mills, but all required a commute by rowboat, horse or on foot. As more settlers arrived, there was a need for scheduled ferry service, a school, and a place to worship.

School and Worship: 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 then built and the minister, Reverend Greene, began coming from Seattle to make the rounds to the small local churches in the area.

Houghton Resident, John Cort: John Cort had the first legitimate theatre circuit and owned 117 theaters on the west coast. Mr. Cort was also an early founder of the FOE Eagles and was their first President. He was the first in the world to use the new Edison lights in his Seattle Standard Theatre which burned in the great fire of 1889. Cort's last remaining Seattle theatre is the Moore. Cort traveled a great deal to manage his theatres, but his family lived full time on Whisker Farms, his Houghton home until 1918. Around this time he moved his empire to New York City where he later retired and then died in 1929. Whisker Farms was on Cort Road, now 108th Avenue NE. The Collins School was built on the burned out ruins of Whisker Farms, but has since been torn down and replaced by homes.

City of Houghton: Until 1968, Houghton was a separate city with a Houghton address and residents that were called "Houghtonites". When Houghton merged with Kirkland, there was a strong emphasis to retain some authority on land use and zoning issues. State law allowed Houghton citizens to maintain control of their zoning and continued enforcement of their land use plan. The Houghton community continues to have a Houghton Community Council with veto power over land use actions of the Kirkland City Council relating to the area of the old City of Houghton. The Houghton Community Council is one of only two such community councils remaining in the State of Washington.

Although the City of Houghton and the City of Kirkland merged over 40 years ago, there is still a strong feeling of community among the residents of the Central Houghton neighborhood because of their unique history as a separate city.

History taken from Primary Sources: Family and State records, the Boston Newspaper, 1889 Kirkland Press and the French Diaries. For more information on the history of the City of Houghton please contact the Kirkland Heritage Society and see the Lakeview Neighborhood Plan.

Goal CH-1: *Encourage preservation of structures, sites and objects of historical significance in the Central Houghton Neighborhood.*

Policy CH-1.1: *Encourage property owners to preserve buildings, structures, sites and objects of historical significance.*

The Community Character Element establishes the hierarchy for designating historic buildings, structures, sites and objects in the City. Although age is an important factor in determining historical significance, other factors, such as the integrity of the building, architecture, location and relationship to notable persons or events of the past, are also important. The Central Houghton Neighborhood does not currently have any historic resources or community landmarks designated in the Community Character Element, but may in the future.

Policy CH-1.2: *Provide directional signs, markers and interpretive information at structures, buildings, sites or objects of historical significance.*

Individual historic properties are encouraged to add historic plaques and interpretive signs. Additional directional signs and interpretive centers at or near structures, buildings, sites or objects of historical significance around the neighborhood will help bridge Houghton's rich history with future generations. Most of the original historic street names have been changed over the years. As street signs are replaced, the original street names should be added to recognize the neighborhood's history. The Community Character Element of this Comprehensive Plan also lists other techniques to preserve the neighborhood's history.

4. Natural Environment

HCC: Goal CH-2: *Protect and enhance the natural environment in the Central Houghton Neighborhood.*

PC: Goal CH-2: *Protect, enhance, restore and improve the natural environment in the Central Houghton Neighborhood.*

Policy CH-2.1: *Undertake measures to protect and improve water quality and promote fish passage in Lake Washington and neighborhood wetlands, streams and wildlife corridors.*

The Central Houghton Neighborhood is located within the Yarrow Creek, Carillon Creek, Houghton Slope A and B, and Moss Bay drainage basins (see Figure B). These drainage systems connect to Lake Washington and provide important ecological functions such as flood and storm water conveyance, water quality, fish habitat, wildlife and riparian corridors, and open space benefits.

Water quality is an important issue in the Central Houghton Neighborhood. Day lighted streams in the neighborhood should be kept clean and maintained in their natural state. **HCC:** *Even in areas without significant streams, water from the neighborhood drains to Lake Washington and so pesticide and fertilizer use should be discouraged.* **PC:** *Even in areas without significant streams, water from the neighborhood drains to Lake Washington and so pesticide and fertilizer use should be ~~discouraged~~ minimized.*

HCC: Policy CH-2.2: *Ensure that development is designed to avoid damage to life and property on properties containing high or moderate landslide or erosion hazards areas and if at all possible enhance, restore and improve these properties.*

PC: *The PC suggested that the wording underlined above be used in a more general way and so added it to Goal CH-2. Policy CH-2.2 was edited as follows:*

Policy CH-2.2: *Ensure that development is designed to avoid damage to life and property on properties containing high or moderate landslide or erosion hazards areas.*

The Central Houghton Neighborhood contains medium and high landslide hazard areas (see Figure C). These areas are prone to landslides that may be triggered by natural events or by manmade activities including grading operations, land clearing, irrigation, or the load characteristics of buildings on hillsides.

Policy CH-2.3: *Protect wildlife throughout the neighborhood and encourage the creation of backyard sanctuaries for wildlife habitat.*

The National Wildlife Federation has designated the City of Kirkland as a certified Community Wildlife Habitat. The Community Wildlife Habitat Program for the City began in the Central Houghton Neighborhood. Central Houghton contains many wildlife corridors connecting parks and along stream channels to Lake Washington and Yarrow Bay Wetlands. Residents are encouraged to continue to improve wildlife habitat on their private property by planting native vegetation, and providing food, water, shelter and space for wildlife.

5. Land Use

Residential land uses occupy the majority of the Central Houghton neighborhood. Schools, including the expansive campus of Northwest University, are dispersed throughout the low-density residential core, while two large park and open space areas, Carillon Woods and the Watershed Natural Area are located in the central and southern portions of the neighborhood. Multifamily apartments and condominiums are clustered along the northern edge of Central Houghton, where they adjoin the neighborhood's only commercial area, the Houghton Neighborhood Center.

(Figure A describes the land use designations throughout the Central Houghton Neighborhood.)

Residential

Goal CH-3: *Promote and retain the residential character of the neighborhood while accommodating compatible infill development and redevelopment.*

Policy CH-3.1: *Retain the predominately detached single-family housing style in the Central Houghton neighborhood.*

Central Houghton is a well established neighborhood that has predominately low-density (five to six dwelling units per acre) traditional single-family residential development. The land use transitions from low-density residential to medium-density multifamily and commercial development in the northern portion of the neighborhood near NE 68th Street. A mix of housing styles and sizes is important to the neighborhood's character.

Goal CH-4: *Allow alternative residential development options that are compatible with surrounding development.*

Policy CH-4.1: *Allow a variety of development styles that provide housing choice in low density areas.*

Providing housing options for a wide spectrum of households is an important value to support and encourage. Alternative housing provides more housing choice to meet changing housing demographics such as smaller households and an aging population. Allowing design innovations can help lower land and development costs and improve affordability. Compatibility with the predominant traditional detached single-family housing style in the neighborhood will determine the acceptance of housing alternatives. **HCC:** Alternative housing styles such as cottage, compact single-family, accessory dwelling units, and clustered dwellings are appropriate options to serve a diverse population and changing household size and composition. **PC:** Alternative housing styles such as cottage, compact

single-family, two/three unit homes, accessory dwelling units, and clustered dwellings are appropriate options to serve a diverse population and changing household size and composition.

Policy CH-4.2: Encourage diversity in size of dwelling units by preserving and/or promoting smaller homes on smaller lots.

HCC: Diversity can be achieved by allowing properties to subdivide into lots that are smaller than the minimum lot size allowed in the zone if at least one of the lots contains a small home. **PC:** Diversity can be achieved by allowing properties to subdivide into lots that are smaller than the normal minimum lot size allowed in the zone if the size of houses on the small lots is limited. This encourages diversity, maintains neighborhood character, and provides more housing choice. Up to 50 percent of the single family lots in a subdivision should be allowed to be smaller than the zoning designation allows if a small house is retained or built on the small lots. The lots containing the small houses should be no less than 5,000 square feet in the RS 7.2 zones and no less than 6000 square feet in the RS 8.5 zones. The size of the houses on the small lots would be limited by a maximum floor area ratio and all other zoning regulations would apply.

Policy CH-4.3: Within the mixed use area, the residential land south of NE 68th Street and east of the Houghton Shopping Center is suitable for medium residential densities.

The area south and east of the Houghton Shopping Center is appropriate for medium densities because of topographic features and surrounding neighborhood conditions. This area provides a good transition between the low density residential uses to the south, and the commercial shopping area to the north.

HCC: ***Policy CH-4.4:*** Where legal non-conforming densities already exist, the number of legal non-conforming units may be retained with remodeling of structures or redevelopment of the subject property.

In the northern portion of the neighborhood, some parcels were developed under previous higher density zoning resulting in legal nonconforming development. In order to retain housing stock, property owners should be allowed to maintain and redevelop their property while retaining the number of non-conforming units that exist and not be required to reduce the number of units to comply with current zoning density.

PC: The PC felt that non-conformances should be handled consistently citywide. They felt that rebuilding in the case of a natural disaster was appropriate (the Zoning Code already allows for this in many cases), but if a property owner chooses to rebuild, they should be subject to the existing zoning requirements. The PC also said that if greater density were to be allowed, it should be allowed for the entire area, not just for these specific properties. Therefore, the PC felt that this policy should not be included.

~~*Policy CH-4.4:*~~ ~~Where legal non-conforming densities already exist, the number of legal non-conforming units may be retained with remodeling of structures or redevelopment of the subject property.~~

In the northern portion of the neighborhood, some parcels were developed under previous higher density zoning resulting in legal nonconforming development. In order to retain housing stock, property owners should be allowed to maintain and redevelop their property while retaining the number of non-conforming units that exist and not be required to reduce the number of units to comply with current zoning density.

Commercial

Houghton Neighborhood Center

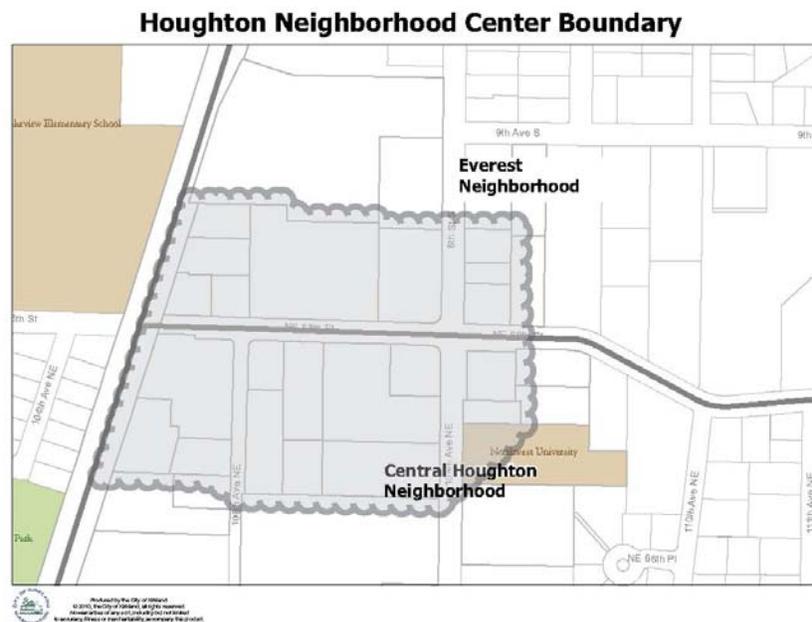
The Houghton Neighborhood Center is defined as a “Neighborhood Center” commercial area in the Land Use Element of the Comprehensive Plan. It includes properties on the north and south sides of NE 68th Street in both the Central Houghton and Everest Neighborhoods.

HCC: Goal CH-5: Foster a strong and vibrant mixed use Neighborhood Center.

PC: Goal CH-5: ~~Create~~ Foster a strong and vibrant mixed-use Neighborhood Center with a mix of commercial and residential uses.

Policy CH-5.1: Coordinate with the Everest Neighborhood to develop a plan for the Houghton Neighborhood Center, which overlays properties along the NE 68th Street corridor in both the Everest and Central Houghton neighborhoods (see inset).

This plan should promote a coordinated strategy for the Neighborhood Center while minimizing adverse impacts on residential areas to the south and east. The existing land use map designations will be used until the land use, and zoning and development regulations for the entire Neighborhood Center are re-examined.



Policy CH-5.2: Encourage a mix of uses within the Houghton Neighborhood Center that includes commercial development such as neighborhood oriented shops, services, and offices, as well as multifamily residential use.

A variety of uses, including retail, office and residential should be combined in order to contribute to a vibrant mixed use Neighborhood Center.

HCC: Policy CH-5.3: Construct transportation improvements that support the existing and planned land uses in the Neighborhood Center and adjoining neighborhoods.

PC: Policy CH-5.3: ~~Implement~~ Construct transportation improvements that support the existing and planned land uses in the Neighborhood Center and adjoining neighborhoods.

A review of transportation impacts should be done for all new development in the Neighborhood Center. **HCC:** Transportation improvements should be designed to handle additional traffic from the Neighborhood Center and to respect the integrity of the surrounding neighborhood.

PC: (Rewrite of previous sentence) Transportation system improvements should be designed to encourage traffic to use existing arterials and to include traffic calming devices on neighborhood streets. Alternate modes of transportation should also be considered.

Policy CH-5.4: Develop design principles that strengthen the visual identity of the Houghton Neighborhood Center by addressing streetscape improvements, public views to the lake along NE 68th Street, building design and site planning.

These design principles should support appropriate building scale and massing, produce buildings that exhibit high quality design, and incorporate pedestrian features and amenities that contribute to the livability of the surrounding area.

Policy CH-5.5: Expand the area designated for higher intensity use to properties west of the Houghton Shopping Center, south of NE 68th Street.

Land located west of the Houghton Center shopping area, directly east of the Eastside Rail Corridor, has the potential to provide higher density residential use within walking distance of retail and business services. The rail corridor provides a wide buffer between this area and the low density residential area to the west.

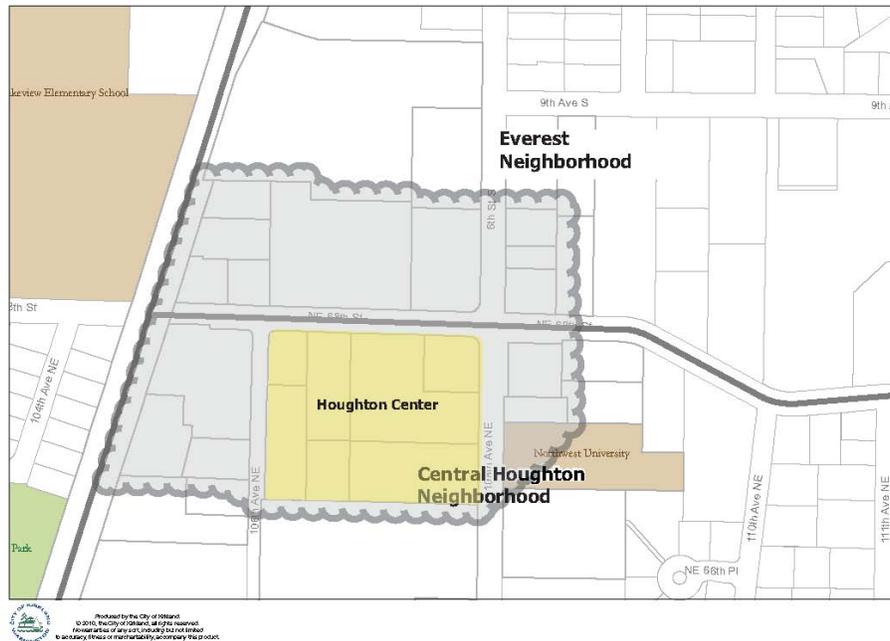
Goal CH-6: Promote high quality design by establishing building, site, and pedestrian design standards that apply to commercial and multifamily development in the Houghton Neighborhood Center.

Policy CH-6.1: Establish design guidelines and regulations that apply to all new, expanded or remodeled commercial, multifamily or mixed use buildings in the Houghton Neighborhood Center.

Site and architectural design standards should be established in order to create an attractive image for the Neighborhood Center and the surrounding neighborhood, and to help make it a desirable place to live and work.

Houghton Center: The shopping center development located at the southwest corner of NE 68th Street and 108th Avenue NE is known as the “Houghton Center.” This large strip retail development sits on several parcels occupying approximately five acres. Since a single owner controls the bulk of the site, redevelopment to a more cohesive, pedestrian-oriented concept may be feasible. In addition to its potential to serve the community through expanded neighborhood commercial uses, Houghton Center can contribute to the livability and vitality of the neighborhood through providing residents and visitors with a welcoming place to shop, congregate and relax.

Houghton Center Boundary



Goal CH-7: Support the transition of the Houghton Center into a pedestrian-oriented mixed use development.

Policy CH-7.1: Promote a pedestrian-oriented development concept through standards for a coordinated master plan for Houghton Center.

A master plan for the Houghton Center should provide for a complementary arrangement of facilities, pedestrian amenities, open spaces, and linkages, as well as shared parking that meets the needs of Houghton Center and a coordinated sign system.

HCC: Policy CH-7.2: Reduce ingress and egress conflicts within and around Houghton Center through creation of a circulation system for vehicles and pedestrians as part of a master plan for development of the property.

PC: Policy CH-7.2: Reduce ingress and egress conflicts within and around Houghton Center through creation of an efficient circulation system for vehicles and pedestrians as part of a master plan for development of the property.

The circulation system for both pedestrians and vehicles should provide the minimum amount of ingress and egress locations necessary for an effective circulation system into and through Houghton Center.

HCC: Policy CH-7.3: Allow building heights to step up to four or five stories if the facades step back from sidewalks and modulate above the ground floor retail uses.

Specific design standards should be developed to ensure pedestrian oriented design techniques including building modulation and upper story step backs.

Policy CH-7.4: Provide careful attention to building modulation and use of materials to reduce the appearance of bulk and mass of buildings in Houghton Center.

Break down the scale and massing of buildings into smaller and varied volumes to improve the pedestrian experience and maintain the human scale of development.

PC: The Planning Commission suggested that Policies CH-7.3 and CH-7.4 be combined as follows:

Policy CH-7.3: Allow building heights to step up to ~~four or~~ five stories if careful attention is given to building modulation, upper story step backs, and use of materials to reduce the appearance of bulk and mass.

Specific design guidelines should be developed to ensure that modulation is used to break down scale and massing of buildings into smaller and varied volumes, and to provide upper story step backs from the sidewalks to improve the pedestrian experience and maintain human scale.

Policy CH-7.5: Provide gathering spaces and relaxation areas within Houghton Center.

Houghton Center is an important community meeting place within the Central Houghton Neighborhood. Gathering spaces should be provided when Houghton Center redevelops as a way to provide places to meet neighbors and enjoy the facilities.

Map of schools and churches in the CH Neighborhood inserted here.

Schools and Places of Worship

A strong relationship between schools, places of worship and the surrounding community is a key factor to ensuring compatibility and minimizing conflicts.

Goal CH-8: Acknowledge the value to the community of schools and places of worship. Encourage interaction between these institutions and the residents of the Central Houghton Neighborhood.

Policy CH-8.1: Provide opportunities for early community involvement in any expansion plans, modifications, or changes in use for schools and places of worship.

Early community involvement is important in addressing issues that may affect the surrounding area and the neighborhood as a whole. Issues such as parking, and public safety should be taken into account when considering additional uses, expansion of facilities, or the addition of new facilities.

HCC: Public and private views should also be taken into account when considering options for buffering schools and places of worship from adjacent residential uses. **PC:** Public ~~and private~~ views should also be taken into account when considering options for buffering schools and places of worship from adjacent residential uses.

Northwest University (Planned Area 1)

Northwest University is designated as a Planned Area because of its unique conditions including large parcel ownership, interface with the surrounding community, traffic patterns, and topographic conditions. The complex issues related to this planned area can best be dealt with through the master plan for the university.

The planned area designation permits the application of special development procedures and standards to minimize adverse impacts resulting from the natural growth and operation of the facility.

Goal CH-9: Ensure that the growth and development of Northwest University is planned and approved by the City.

Policy CH-9.1: *Limit university expansion and preclude development beyond the boundaries in the Master Plan that was approved in 1999 (as shown on the map).*

Map of the Northwest University
Boundaries inserted here.

The 1999 Northwest University Master Plan designates specific boundaries for the university.

Policy CH-9.2: *Structures on campus should be located to minimize impacts on single family residential areas adjacent to the University.*

It is important to consider the location of new buildings on campus in relationship to the surrounding single family residential areas. New structures should be placed far enough away from single-family residential uses to minimize impacts.

Policy CH-9.3: *Traffic should be routed away from local residential streets to the extent possible.*

Traffic routing can have a great impact on the surrounding neighborhood. Primary access to the University should continue to be off of 108th Avenue NE.

Policy CH-9.4: *University activities should be buffered on all sides to protect adjacent single family residential development.*

The university should be buffered from surrounding areas to reduce visual and noise impacts and protect the privacy of those living within the surrounding single family neighborhood.

Transitional Areas

When locating institutional and commercial uses adjacent to residential areas, techniques should be used to minimize impacts on adjacent residential areas such as ensuring there is adequate parking on neighborhood streets for residents and businesses, minimizing noise in evening hours, and minimizing glare from commercial lighting.

Goal CH-10: Provide transitions between residential uses and adjoining institutional and commercial uses.

Policy CH-10.1: Development regulations should minimize impacts of commercial development on residential areas and protect neighborhood character.

Regulating building height, building mass, building placement, and vehicular access and providing landscape buffers are effective transition techniques to reduce impacts of commercial uses on surrounding residential uses.

6. Transportation

The circulation patterns in the Central Houghton Neighborhood are well established. 108th Avenue NE, a designated minor arterial, provides the primary north-south route through the Central Houghton Neighborhood. It also provides local access for a substantial number of residences, schools and businesses.

NE 68th Street which forms the northern boundary of the neighborhood is also a minor arterial. NE 52nd Street is designated a collector street providing an east-west connection between 108th Avenue NE and Lake Washington Blvd. NE 53rd Street between 108th Avenue NE and 114th Avenue NE is also a collector street. All other streets within the neighborhood are classified as neighborhood access streets. They provide access to adjacent residences and connect to the collectors and minor arterial.

PC: (suggested the following paragraph be moved from the Nonmotorized Transportation section.)

Nonmotorized transportation is addressed in the City's Active Transportation Plan and implemented through the Capital Improvement Program or through private development. The design of these improvements should enhance neighborhood access while fitting into the unique areas they traverse.

Goal CH-11: Maintain mobility along 108th Avenue NE as a major vehicle, transit, pedestrian and bicycle corridor through the neighborhood.

HCC: Policy CH-11.1: Retain the minor arterial designation for 108th Avenue NE.

PC: The PC is concerned that the minor arterial designation does not really give direction on how many lanes would be allowed for 108th Avenue NE. They felt that the following policy wording would be clearer.

Policy CH-11.1: Retain the existing three lane configuration ~~minor arterial designation~~ for 108th Avenue NE.

Traffic on 108th Avenue NE is often heavy, particularly during morning and evening commute periods. Congestion restricts local access to and from 108th Avenue NE and creates conflicts for pedestrians, including children arriving at and leaving the schools, bicyclists, and adjacent residents. **HCC:** Future traffic levels should be monitored and appropriate measures consistent with the City's level of service standards should be considered to mitigate impacts. **PC:** Future traffic levels should be monitored and appropriate measures consistent with the City's level of service standards should be considered to mitigate impacts.

Policy CH-11.2: Enhance attractiveness and accessibility of 108th Avenue NE for all modes of transportation.

A master plan for 108th Avenue NE should be established through a public process. The plan should consider installation of streetscape amenities such as pedestrian lighting, street furniture, and low level landscaping to enhance the pedestrian experience and the continuation, widening and signing of bicycle lanes.

Policy CH-11.3: Implementation of street improvements should occur through both the City's Capital Improvement Program process and through site specific private development.

The means to implement improvements should be determined on a comprehensive area-wide basis and to the extent possible, on an incremental basis by encouraging or requiring the incorporation of improvements into private developments.

Policy CH-11.4: Support transportation measures that will reduce commuter or pass through traffic through the neighborhood.

The City should support and encourage the following measures:

1. Alternatives to single-occupancy vehicles for commuting purposes, such as public transportation, commuter pools, high-occupancy vehicles (HOV), and potentially other transportation modes such as light rail.
2. Improvements to the I-405/SR 520 corridors.

Nonmotorized Transportation

PC: (suggested that the above title be removed and the following paragraph be moved to the beginning of the Transportation section.)

HCC: Nonmotorized transportation is addressed in the City's Active Transportation Plan and implemented through the Capital Improvement Program or through private development. The design of these improvements should enhance neighborhood access while fitting into the unique areas they traverse.

Goal CH-12: Encourage mobility and the use of nonmotorized transportation by providing improvements for pedestrians and bicyclists.

Policy CH-12.1: Improve the pedestrian and bicycle circulation systems both as a recreation amenity and alternative transportation option.

The path/trail system shown in Figures E and F indicates the major elements of the pedestrian and bicycle circulation systems in the neighborhood. Pedestrian and bicycle pathways are part of the transportation system but also provide recreational opportunities.

Pathways and trails should be provided to activity nodes such as the Houghton Neighborhood Center, parks and transit facilities, and the Lakeview Neighborhood. Directional signs indicating path locations should also be provided.

Policy CH-12.2: Support future development of the Eastside Rail Corridor as a multipurpose trail for pedestrian and bicycles with access points along the corridor.

The unused BNSF railroad right-of-way, known as the Eastside Rail Corridor, provides an opportunity for a bicycle, pedestrian and rail transportation corridor. **HCC:** Pedestrian and bicycle transportation is the highest priority, but regardless of the function of the Corridor it should be designed so that it will: **PC:** Pedestrian and bicycle transportation is a high priority, but regardless of the function of the Corridor it should be designed so that it will:

- Serve as a gateway to the City.
- Provide neighborhood pedestrian and bicycle connections, with the highest priority access points at NE 52nd, NE 60th and NE 68th Streets.
- Be compatible with adjacent neighborhoods.
- Ensure a high degree of safety.
- Show environmental stewardship.

7. Open Space and Parks

There are currently three publicly owned parks and two public school-based recreation sites within the Central Houghton Neighborhood. The neighborhood has been fortunate to have a high degree of community involvement in the development and maintenance of its park facilities.

The City has a level of service (LOS) goal of locating a neighborhood park within a quarter-mile radius of each household in Kirkland. This desired LOS standard is being met for the Central Houghton Neighborhood. LOS within the neighborhood is also enhanced by the proximity of parks just outside the defined neighborhood boundaries, including Terrace Park, Houghton Beach Park, Marsh Park, and Everest Park.

Watershed Park is an undeveloped 73-acre park which takes up a large amount of the southeastern portion of the neighborhood. It is heavily wooded with varying terrain including steep slopes, and features soft-surface walking trails. This property has been identified as a high priority for removal of invasive plants and for revegetation activities for its urban reforestation program.

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 and enhancement of natural resources and minimizing potential impacts to surrounding residential areas.

Phyllis A. Needy Houghton Neighborhood Park is a small 0.50 acre neighborhood park adjacent to 108th Avenue N.E. It includes a small playground, a basketball hoop, and picnic tables. No further development of this park is anticipated.

Carillon Woods is an 8.7 acre neighborhood park that features soft-surface and asphalt trails, interpretive signage, native plantings, and a children's playground. Carillon Woods was historically the water supply for Yarrow Bay and was designated Water District #1. It was later purchased from the Water District by the City through a park bond and its creation and use were determined through several public workshops. Approximately 2 acres of the property are 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 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 facilities related to former use of the site by a local water district should occur in the future.

B.E.S.T. High School is on a 10 acre site and is part of the Lake Washington School District (LWSD). The City has constructed and maintains a multi-purpose playfield at B.E.S.T. High School through an interlocal agreement with LWSD. 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 also available on a limited basis for community recreation programming, with scheduling and use dictated by LWSD.

International Community School (ICS) is 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, ICS 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.

Goal CH-13: Ensure adequate park and recreation facilities in the Central Houghton Neighborhood.

HCC: Policy CH-13.1: Pursue acquisition of property in Central Houghton for recreation purposes wherever possible.

PC: Policy CH-13.1: Pursue acquisition of property and partnerships with schools in Central Houghton for recreation purposes wherever possible.

HCC: The City should seek opportunities to acquire land to expand parks as properties adjacent to parks become available. It is also important to provide and maintain a diversity of park recreation types for the neighborhood. In addition, street ends should be developed and expanded into park and open space areas for public enjoyment.

PC: The City should seek opportunities to acquire land to expand parks as properties adjacent to existing parks become available. It is also important to provide and maintain a diversity of park recreation types for the neighborhood. Public use of the facilities at Northwest University should be pursued. In addition, street ends should be developed and expanded into park and open space areas for public enjoyment.

8. Public Services and Facilities

Water, sewer, and drainage services and facilities are adequate for existing and foreseeable future developments in the Central Houghton Neighborhood. The goals and policies contained in the Utilities, Capital Facilities and Public Services Chapters of the Comprehensive Plan provide the general framework for these services and facilities.

Goal CH-14: Provide public and private utility services for the Central Houghton Neighborhood.

Policy CH-14.1: Undergrounding of overhead utilities should be actively encouraged.

HCC: In order to contribute to a more amenable and safe living environment, to improve views and enhance a sense of community identity, the undergrounding of utilities should be actively encouraged.

PC: In order to contribute to a more amenable attractive and safe living environment, to improve views and enhance a sense of community identity, the undergrounding of utilities should be actively encouraged.

9. Urban Design

Central Houghton's unique urban design assets are identified in Figure G and play an important role in the visual image of the Central Houghton Neighborhood.

Views

Goal CH-15: *Preserve public view corridors and natural features that contribute to the visual identity of the Central Houghton neighborhood.*

Policy CH-15.1: *Preserve public scenic views and view corridors of Lake Washington, Seattle and the Olympic Mountains from public rights-of-ways and parks.*

Public view corridors are important assets and should continue to be enhanced as new development occurs. Wide, expansive views of Lake Washington looking west from public rights-of-ways should be maintained. Street trees along rights-of-ways that offer local and territorial views should be of a variety that will not block views as trees mature.

Gateways

Goal CH-16: *Enhance gateways to the neighborhood to strengthen neighborhood identity.*

Policy CH 16.1: *Use public and private efforts to establish gateway features at the locations identified in Figure G.*

Gateways welcome residents, employees and visitors into the City and help define neighborhood identity. Gateways can be in the form of natural features, such as landscaping or structures, such as signs or buildings. The northern and southern gateways to the Central Houghton neighborhood both occur along 108th Avenue NE. The City should pursue opportunities to work with private property owners to install neighborhood gateway features as part of future development. Improvements such as signs, public art, structures, lighting and landscaping can be included.

Insert photo of public view corridor.

Design Standards for 108th Avenue NE and Pedestrian Pathways

Goal CH-17: *Provide public improvements that contribute to a sense of neighborhood identity and enhanced visual quality.*

Policy CH-17.1: *Identify design standards for 108th Avenue right-of-way:*

These standards should include:

- Adequate sidewalk widths on both sides of the street.
- **HCC:** Street trees that are of a type that will not block views from the public rights-of-way and properties to the east as the trees mature.
- **PC:** Street trees that are of a type that will not block views from the public rights-of-way and properties to the east as the trees mature.

- Public amenities such as benches, pedestrian lighting, public art, beautification of traffic medians and directional signs pointing to public facilities and points of interest.

Pedestrian Circulation (moved to transportation section)

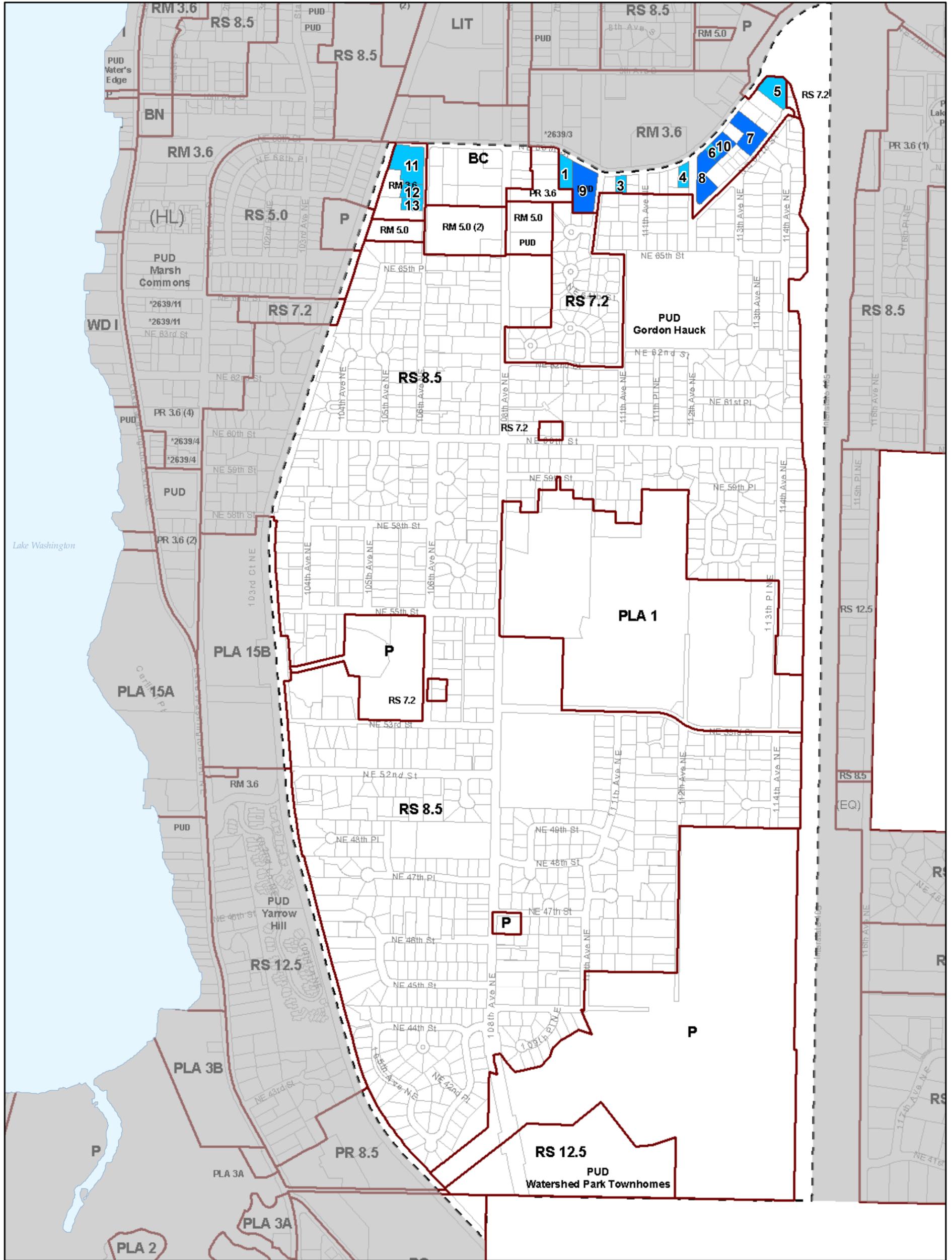
Transitional Areas (moved to the Land Use section)

Houghton Neighborhood Center (moved to Land Use section)

List of Central Houghton Neighborhood Plan Figures (figures are currently being updated and not included in this version):

- A. *Land Use*
- B. *Sensitive Areas*
- C. *Geological hazardous areas*
- D. *Transportation street network*
- E. *Pedestrian system*
- F. *Bicycle system*
- G. *Urban design assets*

Existing Non-conforming Density in Multi Family Zones



Legend

- Parcels with Density Ratio > 1
 - Apartments
 - Condos
- Zoning Boundaries
- Central Houghton Neighborhood Boundary
- Tax Parcels



1,000

Feet

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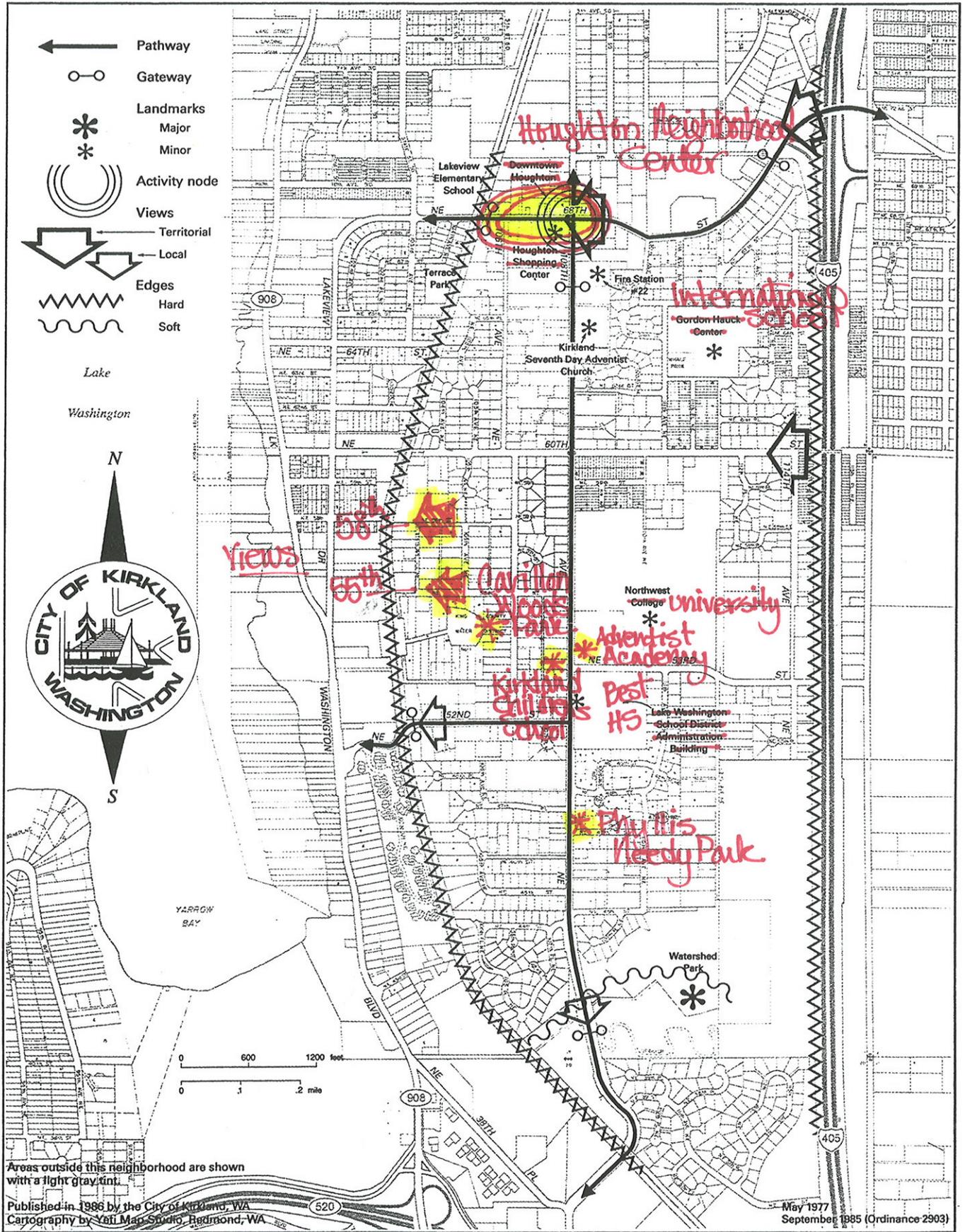


Figure CH-3: Central Houghton - The Image of the City

9 Neighborhood Character Urban Design