



MEMORANDUM

Date: March 22, 2011
To: Houghton Community Council
From: Angela Ruggeri, AICP, Senior Planner
Eric Shields, AICP, Planning Director
Subject: **CENTRAL HOUGHTON NEIGHBORHOOD PLAN –ZON09-00016**

RECOMMENDATION:

Review proposed changes to the Central Houghton Neighborhood Plan and provide direction to staff.

BACKGROUND:

The Houghton Community Council (HCC) discussed the draft Vision, Historic Context and Land Use sections of the Central Houghton Neighborhood Plan at the November 22, 2010 HCC meeting. The HCC provided comments and direction to staff for changes to be made and brought back for discussion. These changes along with the Central Houghton Neighborhood Plan format are presented in Attachment 1 to this memorandum and summarized below.

Overview

This is a new section that the HCC has not seen before. Its purpose is to orient the reader to the neighborhood's location and the basic elements that will be discussed in the neighborhood plan.

Vision

The Vision Statement has been reviewed by the HCC at previous meetings. The Council's requested edits to the Vision Statement from the November 22nd meeting are underlined in the text.

Historic Context

The Historic Context section has been reviewed by the HCC at previous meetings. The Council's requested addition of a policy relating to street signs has been added. An additional goal and policy similar to those reviewed by the HCC for the Lakeview Neighborhood Plan were also added.

Natural Environment

This section is a place holder. Additional goals and policies for the Natural Environment section will be brought to the HCC at the April meeting.

The Council should discuss any specific policies that they would like to include.

Land Use

The Land Use section has been reviewed by the HCC at previous meetings. The Council's requested edits and some additional language based on the text already reviewed by the HCC for the Lakeview Neighborhood Plan have also been added. Additional text to supplement the proposed policies will be presented to the Community Council at the next meeting on this topic.

Transportation

This section is a place holder. Additional goals and policies for the Transportation section will be brought to the HCC at the April meeting.

Additional topics to be addressed:

- *NE 68th Street*
- *Pedestrian and bike routes*
- *Pedestrian connections to the Eastside Rail Corridor*

The Council should discuss any other specific policies that they would like to include.

Open Space and Parks

This section is a place holder. Additional goals and policies for the Open Space and Parks section will be brought to the HCC at the April meeting.

Additional topics to be addressed:

- *Include more detailed descriptions of the parks (including information on the history of Carillon Woods)*
- *Pocket parks at street ends*

The Council should discuss any other specific policies that they would like to include.

Public Services and Facilities

This is a new section that the HCC has not seen before. Wording for this section is similar to the wording that the HCC has already reviewed for the Lakeview Neighborhood Plan.

Urban Design Policies

This is a new section that the HCC has not seen before. Additional text to supplement the proposed goals and policies will be presented to the Community Council at the next meeting on this topic.

NEXT STEPS:

A tentative schedule for 2011 has been included below. This schedule may be adjusted due to workload.

- April: Return to HCC with remaining Central Houghton Neighborhood Plan sections
- April/May: Draft plan to Planning Commission for comment
Draft back to HCC with Planning Commission comments
- April/May: Transportation section to the Transportation Commission for review
Open Space & Parks Section to the Parks Board for review
- May/June: Neighborhood Advisory Group update
Public Open House
SEPA Addendum & CTED 60 day review
- June: HCC/PC joint public hearing
- July: HCC/PC Recommendation
- September: City Council Study
- September: City Council Final Action
- October: HCC Final Action

Attachments:

1. Draft Central Houghton Neighborhood Plan

cc: File ZON09-00016
Kirkland Planning Commission
Central Houghton Neighborhood Advisory Group

Central Houghton Neighborhood Plan

Draft 3/21/2011

Underlined and strikethrough text are changes in response to HCC direction at 11/22/2010 meeting.

1. Overview *(new section)*

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 of the City of Kirkland is also the Central Houghton Neighborhood boundary (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.

The Houghton Neighborhood Center is the neighborhood's only commercial area and is in the northern portion of the neighborhood. The undeveloped 73 acre Watershed Park takes up a large amount of the southeastern portion. Watershed Park is heavily wooded with varying terrain including steep slopes and a series of walking trails. Carillon Woods is an 8.7 acre neighborhood park in the central part of the neighborhood and Phyllis A. Needy Neighborhood Park provides a smaller neighborhood park adjacent to 108th Avenue NE.

Land uses within the neighborhood consist of low to medium residential densities, offices, neighborhood oriented businesses and a variety of schools including Northwest University.

2. Vision Statement *(edited)*

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

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 provided within the Houghton Business District, as well as in casual locations in the neighborhood's parks and natural areas. The 68th Street corridor and Houghton Business District have 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 avoideds conflicts with nearby low density areas.

Several schools and the Northwest University campus add to the Central Houghton community by providing a source of connection between the neighborhood's students, parents, and faculties, 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.

Central Houghton 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 *(edited)*

The following history includes both the Central Houghton and Lakeview Neighborhoods since together they made up most of 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 become 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 ship canal, the shipyard could build large ocean going ships.

Houghton and the Wars: During WW I, shipbuilding boomed in Houghton, as 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 the 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 that were established Americans spreading out across the country. They purchased their homesteads and because of their isolation, they all 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 NYC 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.

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 insured that Houghton citizens would 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 which relate to their jurisdiction (encompassing 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 ~~Central~~ 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 have any historic resources or community landmarks listed in the Community Character Element at this time, 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 *(Goals and policies for this section to be added for next study session)*

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

Natural Water Systems

Soils and Geology

See *Natural Environment Chapter* for additional goals and policies to preserve and protect these natural systems: http://kirklandcode.ecitygov.net/CK_comp_Search.html

5. Land Use *(edited)*

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, and 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.

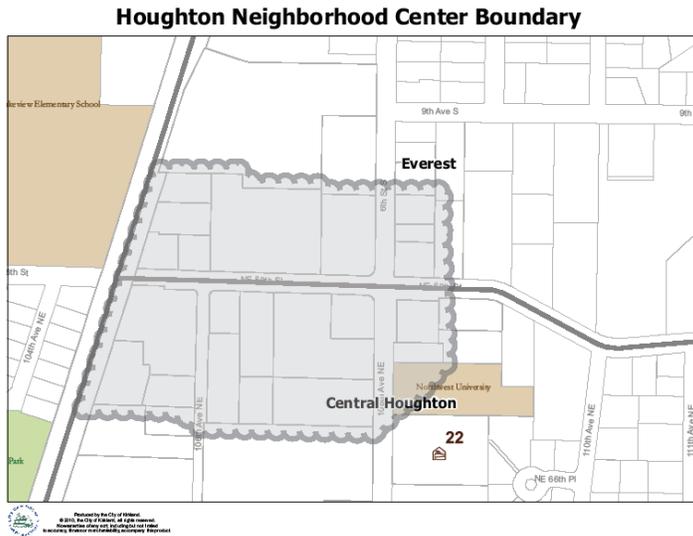
Figure A describes the land use designations throughout the Central Houghton Neighborhood.

Commercial

Goal CH-3: *Foster a strong and vibrant neighborhood commercial center.*

Policy CH-3.1: *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). The plan should promote a vibrant mix of neighborhood commercial and other compatible higher intensity uses while minimizing*

adverse impacts on residential areas to the south and east.



Policy CH-3.2: *Encourage a mix of uses within the Houghton Neighborhood Center that includes commercial development such as neighborhood oriented shops, services, and office uses, as well as multifamily residential use.*

Note: Text will be added to describe existing uses and conditions in the area. Text will also clarify the types of uses that are considered and will be written to allow flexibility in future development including retail, residential and office uses.

Policy CH-3.3: *Promote transportation improvements that support the existing and planned land uses in the Center and adjoining neighborhoods.*

Policy CH-3.4: *Develop design principles that strengthen the visual identity of the Houghton Neighborhood Center by addressing streetscape improvements, public views to the lake, building design and site planning.*

Policy CH-3.5: *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-4: *Support the transition of the Houghton Center shopping area into a pedestrian-oriented mixed use district.*

The Houghton shopping center development, or “Houghton Center”, located at the southwest corner of NE 68th Street and 108th Avenue NE, lies within the Houghton Neighborhood Center. This large strip

(Map of Houghton Center to be inserted here)

retail development sits on a cluster of several parcels occupying approximately five acres under common ownership. 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.

Policy CH-4.1: *Promote a pedestrian-oriented development concept through standards for a coordinated master plan for Houghton Center.*

Policy CH-4.2: *Reduce ingress and egress conflicts within and around the site through creation of a circulation system for vehicles and pedestrians as part of a master plan for development of the property.*

Policy CH-4.3: *Allow building heights up to four or five stories if the facades step back from sidewalks and modulate above the ground floor retail uses. ~~buildings to step up to four or five stories, if the facade where residential use is included in structures with ground floor commercial uses.~~*

Policy CH-4.4: *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.*

Policy CH-4.5: *Provide opportunities for gathering spaces and relaxation within the site.*

Policy CH-4.6: *Provide for a shopping area in the Houghton Center which is part of an integrated plan for the Houghton Neighborhood Center overlay. ~~Integrate development of the Houghton Center shopping area with the overall plan for the area within the Houghton Neighborhood Center overlay.~~*

Residential

Goal CH-5: *Promote and retain the residential character of the neighborhood while accommodating compatible infill development and redevelopment.*

Policy CH-5.1: *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-6: *Allow alternative residential development options that are compatible with surrounding development.*

Policy CH-6.1: 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. Alternative housing styles such as cottage, compact single-family, common wall (attached) homes, accessory dwelling units, and clustered dwellings are appropriate options to serve a diverse population and changing household size and composition.

Policy CH-6.2: Encourage diversity in size of dwelling units by preserving and/or promoting smaller homes on smaller lots.

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. This incentive 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 ~~home~~ house is retained or built on the small lots. The lots containing the small ~~homes~~ 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 ~~homes~~ houses on the small lots would be ~~strictly~~ limited by a maximum reduced floor area ratio and all other zoning regulations would apply.

Policy CH-6.3: 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.

Policy CH-6.4: Where legal non-conforming densities already exist, the density may be retained with remodeling of structures or redevelopment of the subject property. ~~should be allowed to occur at existing densities, if affordable housing is also provided as part of the development.~~

In the northern portion of the neighborhood, some parcels were developed under previous higher density zoning resulting in legal non conforming development. 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.

(A map of the properties with legal non-conforming densities will be included here to make this policy more specific.

Schools and Places of Worship

Goal CH-7: Acknowledge the value of schools and places of worship to the community.

Policy CH-7.1: A strong relationship between schools, places of worship and the surrounding community is a key factor ensuring compatibility and minimizing conflicts.

Those who attend the neighborhood's schools and places of worship are a part of the Central Houghton community. (Note: More explanation is necessary here to flesh out the meaning.)

Policy CH-7.2: Provide opportunities for early community involvement in any expansion plans for schools and places of worship.

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

Early community involvement is important in addressing issues that may affect the surrounding area and the neighborhood as a whole. Such issues as parking and public safety impacts should be taken into account when considering expansion or new facilities and enforced once the facilities are completed.

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 unique to this planned area can best be dealt with through coordinated development of the whole area.

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.

(A summary of the conditions listed in the Master Plan will be inserted here.)

Map of the Northwest University Boundaries inserted here.

Goal CH-8: Further development on the Northwest University campus should be reviewed by the City to provide consistency with the approved Master Plan and reduce the impact on surrounding residential neighborhoods.

Policy CH-8.1: Expansion of the University shall not occur beyond the ~~approved~~ boundaries in the Master Plan that was approved in 1999 (as shown on the above map).

Policy CH-8.2: Large structures on campus should be located to reduce their impacts on single family residential areas adjacent to the University.

Policy CH-8.3: Traffic should be routed away from local residential streets to the extent possible.

Policy CH-8.4: University activities should be buffered on all sides with special emphasis on adjacent single family residential development.

6. Transportation *(Goals and policies for this section to be added for next study session)*

The circulation patterns in the Central Houghton Neighborhood are well established and allow through traffic to flow north and south on 108th Avenue NE.

Goal CH-9: *Improve mobility along 108th Avenue NE as a major vehicle, pedestrian and bicycle corridor through the neighborhood.*

108th Avenue NE is designated as a minor arterial and provides the major north-south route through the Central Houghton Neighborhood. (See Figure D). It also provides local access for a substantial number of residential developments and businesses.

Policy CH-9-1: *Maintain the minor arterial designation for 108th Avenue NE.*

7. Open Space and Parks *(new section...additional policies to be added for next study session)*

Goal CH-10: *Ensure adequate park and recreation facilities in the Central Houghton Neighborhood.*

Current park needs for this area are being met by two neighborhood parks, Carillon Woods and Phyllis A. Needy Houghton Neighborhood Park, and by Watershed Park, which is a natural park area. Facilities at B.E.S.T. High School and the International Community School (ICS) are also available through an interlocal agreement between the City of Kirkland and the Lake Washington School District (LWSD). Current park needs are also met by the neighborhood's close proximity to parks just outside the defined neighborhood boundaries, including Terrace Park, Houghton Beach Park, Marsh Park, and Everest Park.

Policy CH-10.1: *The City should continue to pursue the policy of acquiring property in Central Houghton for recreation purposes wherever possible.*

As properties adjacent to parks become available the City should seek opportunities to acquire land to expand parks.

Policy CH-10.2: *Seek opportunities to improve wildlife habitat.*

8. Public Services and Facilities *(new section)*

Water, sewer, and drainage facilities are adequate for possible 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.

Policy CH-11.1: *Undergrounding of overhead utilities should be actively encouraged.*

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

9. Urban Design Policies *(new section)*

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

Views

Goal CH-12: *Preserve public view corridors and natural features that contribute to Central Houghton's visual identity.*

Policy CH-12.1: *Preserve public scenic views and view corridors of Lake Washington, Seattle and the Olympic Mountains from public rights-of-ways and parks.*

Insert photo of public view corridor.

Public and private 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 and trees in public parks that offer local and territorial views should be of a variety that will minimize view blockage as trees mature.

Design Standards for 108th Avenue NE and Pedestrian Pathways

Goal CH-13: *Provide public improvements that contribute to a sense of neighborhood identity and enhanced visual quality.*

Policy CH-13-1: *Identify design standards for 108th Avenue right-of-way that include:*

- *Adequate sidewalk widths on both sides of the street.*
- *Street trees that are of a variety to minimize view obstruction from the public rights-of-way and properties to the east.*
- *Public amenities such as benches, pedestrian lighting, public art and directional signs pointing to public facilities and points of interest.*

Pedestrian Circulation

Policy CH-13.2: *Improve pedestrian pathways and trails to activity nodes such as the commercial area, parks, and the Lakeview Neighborhood. Provide directional signs indicating path locations.*

Transitional Areas

Goal CH-14: *Provide transitions between residential uses and commercial uses.*

When locating more intensive commercial uses along the perimeter of these activity nodes, 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.

Policy CH-14.1: *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.

Houghton Business District

Goal CH-15: *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-15.1: *Establish design guidelines and regulations that apply to all new, expanded or remodeled commercial, multifamily or mixed use buildings in the Houghton Neighborhood Center.*

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*