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MEMORANDUM

Date: September 8, 2010

To: Houghton Community Council

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

Subject: **CENTRAL HOUGHTON NEIGHBORHOOD PLAN DRAFT VISION STATEMENT AND HISTORIC CONTEXT SECTION (ZON09-00016)**

RECOMMENDATION:

Give staff direction on draft Vision Statement and Historic Context section of the Central Houghton Neighborhood Plan. Discuss next steps in neighborhood plan process.

BACKGROUND:

On July 26, 2010, the Houghton Community Council held a joint meeting with the Planning Commission to receive the Central Houghton Advisory Group preliminary recommendations for the Central Houghton Neighborhood Plan update. Staff was given basic direction on how to proceed with the Plan at this meeting. At the September 13, 2010 Houghton Community Council meeting, we will discuss the draft Vision Statement and Historic Context section of the plan and receive the Council's direction.

These two sections do not appear in the existing Central Houghton Plan, but have been added to other neighborhood plans which have been updated in more recent years. They are both narratives and do not include goals or policies. This is standard practice for the vision statements in Kirkland's neighborhood plans since goals and policies are included under the more specific topics. In this case, the historic context section goals and policies are covered in the Community Character Element of the Comprehensive Plan http://kirklandcode.ecitygov.net/CK_comp_Search.html and so were not repeated in the Central Houghton Chapter.

NEXT STEPS:

October 12 – Discuss edits to the Vision Statement and Historic Context Section and review first draft of remaining sections
November 8 – Discuss edits to previous sections and direct staff on draft plan to present to Planning Commission on November 18
November 10 – Open Space and Parks section to Parks Board for comment
November 17 – Transportation section to Transportation Commission for comment
November 18 – Draft plan to Planning Commission for comment
November 22 – Draft back to HCC with Planning Commission comments

December 2010

- Neighborhood Advisory Group update
- Public Open House
- SEPA Addendum & CTED 60 day review

2011 Schedule

January – HCC/PC joint public hearing
February – HCC/PC Recommendation
March – City Council Study
April – City Council Final Action
May – HCC Final Action

Attachments:

1. Draft Vision Statement
2. Draft Historic Context

Central Houghton Neighborhood
Vision Statement

DRAFT

The Central Houghton Neighborhood has a rich and unique history. The area's political history as a separate city until 1968 has 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 have been accommodated through a diverse housing stock. Greater housing choices, as well as efforts to preserve more affordable housing, have helped 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 surrounding 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 has contributed to an efficient street network, and avoided conflicts with nearby low density areas.

Several schools and the Northwest University campus contribute 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 strongly 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 continue to cherish and preserve the territorial views, slopes and natural watershed areas that contribute to the neighborhood's distinctive character. The tree canopy in the neighborhood has been maintained and enhanced, and adds to the neighborhood's peaceful setting. Phyllis A. Needy Park continues to provide 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.

HISTORIC CONTEXT

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.

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, but Edison was already used in the Washington Territory. The Pleasant Bay church had been given a Meneely church bell by Mr. and Mrs. William Houghton of Boston and so the community of Houghton was named in their honor.

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.

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.

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 comprehensive 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.