



## **CITY OF KIRKLAND**

**Planning and Community Development Department**

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### **MEMORANDUM**

**Date:** July 19, 2010

**To:** Houghton Community Council  
Planning Commission

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

**Subject:** **CENTRAL HOUGHTON ADVISORY GROUP PRELIMINARY  
RECOMMENDATIONS - CENTRAL HOUGHTON NEIGHBORHOOD  
PLAN UPDATE (ZON09-00016)**

### **RECOMMENDATION**

Staff recommends that the Houghton Community Council and Planning Commission receive a report from the Central Houghton Advisory Committee regarding the recommendations from that group for the update of the Central Houghton Neighborhood Plan. Please review the attached memorandum (see Attachment 1) from the Central Houghton Advisory Group to the Houghton Community Council and the Planning Commission and provide direction regarding:

- ◆ Any additional issues that should be identified for discussion
- ◆ Any additional information needed for future study
- ◆ Comments or key issues that members of the Planning Commission may want to suggest the Houghton Community Council consider
- ◆ Neighborhood plan update schedule and plan for public involvement

### **INTRODUCTION**

The Central Houghton Neighborhood Plan had its last major update in 1985 (see Attachment 2). Since that time, the Kirkland Comprehensive Plan underwent a major change in response to the passage of the Growth Management Act in 1990/1991. The Act required that the Comprehensive Plan be internally and regionally consistent, achievable and affordable. Subsequent updates in 1995 and 2004 further refined the plan to reflect the opportunities and issues facing the city.

One significant change that bears on the current update of the Central Houghton Neighborhood Plan was the addition of Citywide Elements following the passage of the Growth Management Act. These elements for Land Use, Natural Environment, Transportation, Housing, etc. contain goals and policies that address the entire city, which prevail when conflicts occur with neighborhood plans adopted prior to the 1995

Comprehensive Plan update. Staff anticipates that a major change in the updated plan for the Central Houghton neighborhood will be that the new plan will generally contain goals and policies only for issues unique to the neighborhood.

## **BACKGROUND**

As the attached memo indicates, the Central Houghton Advisory Group has been meeting since January of this year on the update of the neighborhood plan. The meetings of the group were organized around the topic areas to be contained in the updated neighborhood plan. Some of the meetings included joint meetings between the Central Houghton Advisory Group and the Lakeview Advisory Group, when presentations to both groups were planned on topics of common interest. The meeting schedule for the Advisory Group, meeting packets, and notes from their discussions can be found on the [Central Houghton Neighborhood Plan Webpage](#)

The group's discussions resulted in a consensus on many topics. This consensus is reflected in the comments and recommendations under the topic headings of the updated plan in the attached memo from the group. In some cases, a consensus was not specifically sought in discussions, but common themes were emerged.

Occasionally however, although a consensus was reached, a number of group members had other opinions and did not support the consensus recommendations. Staff has assured group members that these minority opinions on the more significant issues would be brought to the attention of the Houghton Community Council and Planning Commission for your information and consideration. These issues are noted in the attached memo within the topic areas where they exist, under the heading of "Alternate Opinions". These issues include:

- ◆ Houghton Center – Building heights
- ◆ Multifamily Areas – Non-conforming densities and affordable housing
- ◆ Area west of Houghton Center – Change to commercial designation
- ◆ Northwest University – Reference to boundaries of Master Plan

## **Next Steps**

Following the joint study session of the Houghton Community Council and Planning Commission, the Houghton Community Council will begin a series of study sessions on neighborhood plan update as well as amendments to the Zoning Code and possibly, the Municipal Code, in September. The Community Council's study will continue through the fall, with draft recommendations for the neighborhood plan and code amendments passed along to the Planning Commission for consideration in November. In December, the Central Houghton Advisory Group will have an opportunity to review the evolving neighborhood plan and regulations.

The Houghton Community Council and Planning Commission will hold a joint public hearing on both the Central Houghton and Lakeview Neighborhood Plans and implementing regulations in January. The recommendations of these bodies will be

forwarded to the City Council for review in March, with City Council action anticipated for April, and final action by the Houghton Community Council expected to occur in May of 2011 (see Attachment 3).

Attachments

1. Memo to Houghton Community Council and Planning Commission from Central Houghton Advisory Group
2. Current Central Houghton Neighborhood Plan
3. Central Houghton/Lakeview Neighborhood Plans – Update Schedule
4. Comment letters

cc: ZON09-00016



## MEMORANDUM

**To:** Houghton Community Council  
Planning Commission

**From:** Betsy Pringle, Chair, Central Houghton Advisory Group

**Date:** July 15, 2010

**Subject:** CENTRAL HOUGHTON ADVISORY GROUP PRELIMINARY RECOMMENDATIONS FOR CENTRAL HOUGHTON NEIGHBORHOOD PLAN UPDATE (ZON09-00016)

The Central Houghton Advisory Group was formed to provide input on the update of the Central Houghton Neighborhood Plan. The Advisory Group met from January to June, 2010 to discuss various topics to be addressed in the neighborhood plan. The group's recommendations and comments regarding concepts to be incorporated in a future vision statement, as well as comments responding to the study topics the group discussed, are noted in the proposed outline below. The outline is organized to reflect the topics that will be addressed in the updated neighborhood plan.

Text contained in the existing Central Houghton Neighborhood Plan that members of the committee would like to see retained in some form in the updated plan is noted separately under each topic area. While the Advisory Group understands that the general elements of the Comprehensive Plan address some of these issues, some members of the group believe it is important to either discuss the topics, or to refer to the general elements when emphasis on particular topics is warranted. For the most part, objectives addressed by goals and policies contained in the general elements will not be repeated in the neighborhood plan.

In any case, there will be a reference at the beginning of each main topic heading to the applicable general element in the Comprehensive Plan. This is to serve as a reminder that the goals and policies in the general elements also apply to the Central Houghton Neighborhood.

The Advisory Group looks forward to the opportunity to review and comment on the draft neighborhood plan later in the process.

### **Update of the Central Houghton Neighborhood Plan**

#### **I. OVERVIEW**

- ◆ Location to be described
- ◆ General land use pattern to be discussed
- ◆ Presence of larger land uses to be mentioned (e.g., Northwest University, Houghton Center)

#### **Elements of Existing Central Houghton Neighborhood Plan to Retain**

- ❖ Page XV.B-1: Text within "Introduction", which states that the primary policy direction is to maintain the low-density residential character . . ." (*Note: this concept may be most appropriately incorporated in the Vision Statement section, see below*).

## **II. VISION STATEMENT**

The first meeting of the Advisory Group included a visioning exercise that prompted group members to identify the aspects of our community that are most important to them, as well as to consider the kind of community the group would like to see the neighborhood evolve into over the next 10-20 years. Additional thoughts were added at later Advisory Group meetings. The key concepts that the Advisory Group would like to see incorporated into the new neighborhood vision statement are presented below:

- ◆ Maintain the predominant low density residential character
- ◆ The Central Houghton Neighborhood has a rich and unique history.
- ◆ Territorial views contribute to the character of the Central Houghton Neighborhood
- ◆ The neighborhood promotes a wide range of lifestyles, income and age groups through a diverse housing stock compatible with the neighborhood's low density character.
- ◆ Neighborhood oriented businesses are attractive, economically healthy, and have located in existing commercial areas.
- ◆ Slope and watershed areas are valued and contribute to the neighborhood's unique character.
- ◆ There are a variety of public gathering places for friends and neighbors to meet, including a public gathering spot within the Houghton Business District.
- ◆ Use and development of institutional uses within the neighborhood include opportunities for integration and cooperation with neighbors, to ensure compatibility with the surrounding neighborhood.
- ◆ Traffic on 108<sup>th</sup> Avenue NE and NE 68<sup>th</sup> Street is managed, and the streets are designed to be compatible with surrounding development.
- ◆ The eastside rail corridor serves as the backbone for safe non-motorized transportation and recreation through the neighborhood.
- ◆ The community encourages an active lifestyle, and provides opportunities for safe walking and bicycling.
- ◆ The community supports and values schools within and adjacent to the neighborhood.
- ◆ Parks are maintained and enhanced, including stewardship of nature parks. Parks continue to meet the varied recreational needs of a diverse population.
- ◆ Pedestrian and bicycle trails link parks to the Eastside Corridor.

## **III. HISTORIC CONTEXT**

The Central Houghton Neighborhood Plan will have a new section on the historic context of the area. The group discussed including information about the unique history of Houghton as a separate city prior to consolidation with the City of Kirkland. Advisory group members are interested in including text and policies that will keep the history alive through measures that may educate current and future residents about the neighborhood's past. The group would like this section of the plan to address the following comments:

- ◆ The Central Houghton area has a "political history" that is significant and unique. The neighborhood is one of three in the city represented by the Houghton Community Council.
- ◆ The community identity of Central Houghton is affected by its political history.
- ◆ Opportunities to educate residents and visitors to Central Houghton may include the installation of physical markers or a compilation of photographs from the past as well as current development in locations with notable history.
- ◆ History of Carillon Woods as a water district should be noted.

## Implementation

- ❖ Development standards for Central Houghton may need to be amended to require physical markers or photographs with new development.

## **IV. NATURAL ENVIRONMENT**

The Central Houghton neighborhood plan will contain goals and policies for environmental features unique to Central Houghton. The Advisory Group discussed having general text as an introduction to the Natural Environment section that would express the general values of the neighborhood with respect to its natural environment. Policies that duplicate those found in the general Natural Environment Element of the Comprehensive Plan would not be included, but the text would emphasize the strong value residents place on this aspect of their neighborhood.

The Advisory Group acknowledged the overlap that exists between issues addressed in the Natural Environment and Open Space/Parks sections, and that some of the concepts noted below may be more appropriately addressed in one or the other section:

- ◆ The process of neighborhood involvement in environmental restoration and stewardship should be encouraged and supported.
- ◆ While a consensus was not sought during the discussion on this topic, individual members raised the following:
  - Trails should be maintained to make paths more accessible
  - The neighborhood's topography remains apparent and contributes to its character
  - Views at street ends are an important part of natural environment
  - Watershed quality should be improved
  - Preservation and enhancement of the tree canopy is a neighborhood value

## Elements of Existing Central Houghton Neighborhood Plan to Retain

- ❖ Text from page XV.B-1, which addresses the need for slope stability analysis with development, and the retention of existing vegetation (*Note: There were various opinions about whether to address this here in addition to the reference contained in the Natural Environment Element of the Comprehensive Plan*).
- ❖ Text from page XV.B-1 which supports maintaining and restoring open watercourses

## **V. LAND USE**

Existing text is supportive of maintaining low density residential uses throughout most of Central Houghton, with medium densities permitted around Houghton Center. The existing text which addresses commercial use states that businesses in the area should be neighborhood-oriented. The group supports addressing the following concepts in the neighborhood plan:

### **Residential**

- ◆ Maintain the existing boundaries of areas designated for single family development.
- ◆ Incorporate provisions similar to those that exist in other neighborhoods of the city intended to encourage diversity in the size of dwelling units by preserving and/or promoting smaller homes on

smaller lots. Under this concept, a subdivision could include up to half of its lots as smaller than the zoning designation allows, if a small home is retained or built on the small lot.

- ◆ Manage housing size and bulk in the neighborhood.
- ◆ Redevelopment of multifamily use should be allowed to occur at existing densities, where legal non-conforming densities exist, if some percentage of affordable housing is provided.
- ◆ The multifamily area located west of Houghton Center should be designated for commercial use, with residential use allowed as part of a mixed use development. Density of residential use would be limited by height and bulk regulations. *(Note: comment repeated under "commercial" land use).*

#### Alternate Opinions for Multifamily – Non-Conforming Density

Although a consensus was reached by the majority of Advisory Group members with regard to allowing redevelopment of multifamily use to occur at existing legal non-conforming densities, several individuals within the group did not support this position. These members expressed concerns that this approach was piecemeal, since higher densities would be allowed on some properties and not on others in the same area.

#### Implementation (Residential)

- ❖ Floor area ratio limits will need to be added to the code for Central Houghton. They already exist for all single-family residential zones in the City, except those under the jurisdiction of the Houghton Community Council.
- ❖ Small lot single-family regulations will need to be added to the Zoning and Municipal Codes for Central Houghton.
- ❖ Development standards will need to be added to address redevelopment at existing densities where legal non-conforming densities exist, when affordable housing is provided.

#### **Schools and Churches**

- ◆ The neighborhood values its schools and churches and acknowledges the mutual benefits between the community and these uses.
- ◆ Those who attend the neighborhood's schools and churches are part of the Central Houghton community.
- ◆ A strong relationship between schools, churches and the surrounding community is key to ensuring compatibility and minimizing conflicts.
- ◆ Opportunities for early community involvement in expansion plans for schools and churches is important to address issues that may affect the surrounding area, such as parking and public safety impacts.

#### **Northwest University (Planned Area 1)**

The existing Central Houghton Plan contains a section on Planned Area 1: Northwest College which describes the planned area concept and also the Master Plan for Northwest University. The group supports including an updated version of this section in the new plan.

In addition the following comments should be included:

- ◆ A strong partnership between Northwest College and the surrounding community is key to ensuring compatibility and minimizing conflicts.

#### Alternate Opinions for Northwest University

Some members of the committee would like for the plan to include a policy that states that the boundaries of Northwest University should not be expanded. Others did not specifically object to this approach, but stated that the policy may be redundant since the Land Use Map will define the boundaries of Planned Area 1, which coincide with the Master Plan boundaries for the university.

#### **Commercial**

- ◆ The multifamily area located west of Houghton Center should be designated for commercial use, with unlimited residential density allowed (*Note: comment repeated under "residential" land use*).

#### Alternate Opinions for this Area

Although a consensus was reached by the majority of Advisory Group members with regard to allowing commercial use and greater residential use in the area directly west of Houghton Center, several individuals within the group expressed concerns about building height (if it were to be greater than existing) and impacts of increased residential density.

#### ***Houghton Center***

- ◆ Additional building height beyond what exists today is appropriate in the Houghton Center area for mixed uses.
- ◆ Access points into and around the commercial center should be improved.
- ◆ Streetscape design is important (*see Urban Design section*)
- ◆ Design guidelines should be developed for the commercial area and should address the greater Houghton Business District, including property to the north within the Everest Neighborhood
- ◆ While a consensus was not sought during the discussion on this topic, individual members raised the following:
  - ◆ Increased neighborhood commercial uses will contribute to greater livability
  - ◆ Urban Design
    - Commercial corridor should be viewed as a whole for design (and transportation) purposes to encourage cohesive building and street design
    - Pedestrian scale is important
    - Design should incorporate public gathering spaces
    - A pedestrian-oriented site plan should be encouraged, with parking areas located behind buildings or underground.
    - View corridor along 68<sup>th</sup> will not be affected by buildings built up to the sidewalk due to the existence of mature trees and other features along the street.

#### Alternate Opinions for Houghton Center

Although a consensus was reached at one meeting by the majority of Advisory Group members to support taller buildings at Houghton Center, several members of the committee did not support this recommendation, or dispute that this was the recommendation of the group. The variety of opinions expressed by individuals within the group includes:

- ◆ Additional building height beyond the 30' currently allowed outright under Zoning regulations is not appropriate for the site (*Note: The current BC zoning designation for the site allows for additional building height to be proposed, with no specific maximum building height cited, if certain criteria are met and the proposal is considered through a Process IIB review*).
- ◆ Concern that higher buildings might seem out of scale and character.
- ◆ A canyon effect on 68<sup>th</sup> could occur if both sides of the street are redeveloped.
- ◆ "Taller buildings" were not supported by the group.
- ◆ The group agreed to four stories above street level.
- ◆ The group agreed to 5 or 6 stories in building height, with a maximum building height of 65 feet.
- ◆ 5 or 6 stories and/or 65-foot buildings along the high side of the property (108<sup>th</sup>) caused more concern than tall buildings on the low side of the property (106<sup>th</sup>).
- ◆ Economic Viability – it was expressed that 5 or 6 stories are necessary to make redevelopment of the site with mixed use and pedestrian amenities feasible.

#### Implementation (Commercial)

- ❖ Rezone of the portion of the RM 3.6 zone directly west of the Houghton Center area for commercial use, with the southern boundary to align with the southern commercial boundary directly to the east.
- ❖ Zoning regulations unique to the Houghton Center area would need to be developed.
- ❖ Design Guidelines for the Houghton Center area and the area directly to the west would be added to the code.
- ❖ A streetscape design plan may be appropriate for Houghton Center and surrounding area
- ❖ Development of a business district plan may be appropriate for the Houghton Business District, addressing building and site design, as well as streets in the commercial area

#### Elements of Existing Central Houghton Neighborhood Plan to Retain

- ❖ Much of the text in the Living Environment section may be appropriate to update and retain.
- ❖ Text on page XV.B-5 describes Northwest University and its Master Plan. Parts of this section should be retained but updated with current information.

### **VI. TRANSPORTATION**

The Advisory Group would like to see the following comments addressed in the neighborhood plan:

- ◆ Connections from the rail corridor to the following parks should be provided:
  - ◆ Terrace
  - ◆ Watershed
  - ◆ Carillon Woods – with a note that the connection for foot traffic is difficult at this time due to slope instability. Could support a connection in the future if the area is restored.

- ◆ Text should state that connections to the rail corridor should occur at all street ends or other natural connection points, noting that east/west streets should access the rail corridor whenever possible. Suggested text was discussed to state that these connections should be **“encouraged wherever feasible”**.
- ◆ Priority should be given to connections at NE 68<sup>th</sup> Street, where Houghton Center, Lakeview Elementary and other uses are located.
- ◆ The Eastside Rail Corridor is an important part of the neighborhood’s non-motorized plan. Language such as **“The trail is a major transportation option in the neighborhood”**, and **“Neighborhood-oriented access to the trail should be available for non-motorized options, including walking, biking and transit”** should be included.
- ◆ Transit connections to the Eastside Corridor should be made, particularly at Houghton Center or the multifamily area west of the Center. A transit center or hub at the Houghton Center may be appropriate.
- ◆ Pedestrian connections should be acquired with new development. These could include:
  - ◆ Large parcels should maintain through connections
  - ◆ Lighting on pedestrian connections should be sought to improve safety and appearance of paths. Lighting should be an objective for connections.
  - ◆ Language such as **“As development occurs, the City should seek opportunities for potential pedestrian and bicycle connections and require them accordingly”** should be included.
  - ◆ Policy language could also include something regarding funding such as, **“Funding opportunities for non-motorized connections should be sought”**.
- ◆ Bike connections should be completed along 108<sup>th</sup> Avenue and NE 68<sup>th</sup> Street, as well as at the intersection of 108<sup>th</sup>/NE 68<sup>th</sup>
- ◆ Continuity of connections is important – paths should be completed, even if bikes are diverted to another street with a safer connection
- ◆ 108<sup>th</sup> should be improved to be more compatible with the surrounding neighborhood:
  - ◆ Overhead utility lines are unsightly and detract from the street’s visual appearance.
  - ◆ A landscape strip should be located between the curb and sidewalk along 108<sup>th</sup>, and could possibly be acquired with new development.
  - ◆ Language such as, **“Look for opportunities to remove obstructions in the sidewalk, and to improve sight distance at intersections”** should be included.

### Implementation

- ❖ The Active Transportation Plan should be reviewed to ensure that the direction noted in the Central Houghton Neighborhood Plan for pedestrian and bicycle trails is addressed.

### Elements of Existing Central Houghton Neighborhood Plan to Retain

- ❖ Page XV.B-9 discusses limiting through traffic on 108<sup>th</sup> Avenue NE, and the importance of a bicycle path separated from traffic flow on this street. Text also cites the need to complete sidewalks along the arterial. Advisory Group members are interested in continuing to address these issues.

## **VII. OPEN SPACE/PARKS**

The group would like the Neighborhood Plan parks and open space policies to include these comments:

- ◆ A Master Plan for Watershed Park should be developed to guide future use and development of the park and ensure protection and preservation of the natural quality of this community asset.
- ◆ Consider re-naming Watershed Park to “Watershed Natural Area”, to emphasize the sensitive environment in this area, and the need to limit human activities.
- ◆ Watershed Park should continue to be preserved and enhanced as a natural area (may be addressed in Watershed Conservation Plan, N.E.-4.2)
- ◆ Connections to Watershed Park should be limited to non-motorized links.
- ◆ Trails in Watershed Park should be improved following storms and other events. Eroded areas should be repaired.
- ◆ Neighborhood public schools contain fields and other recreational resources that can be made available to the community, thereby expanding the open space and park assets of Central Houghton.
- ◆ Pocket parks should be encouraged with new development.

### Implementation

- ❖ The Parks Department should develop a Master Plan for Watershed Park.
- ❖ The City and Central Houghton Neighborhood Association should develop an approach to work with neighborhood schools to maximize this recreational resource opportunity for residents.

### Elements of Existing Central Houghton Neighborhood Plan to Retain

- ❖ Page XV.B-8 describes the Kirkland Watershed, and the objective of restricting access and parking in adjacent residential areas. Aspects of the neighborhood’s trails are also discussed. Some of this discussion should be retained and updated.

## **VIII. PUBLIC SERVICES/FACILITIES**

The Advisory Group did not spend much time discussing this section of the Plan since there are very few issues to discuss. The Public Services Element of the Comprehensive Plan will be referenced. Comments to include:

- ◆ Where possible, overhead utility lines should be undergrounded to improve the appearance of 108<sup>th</sup> Avenue NE.
- ◆ Heights of cell towers should be minimized where possible.

## **VIII URBAN DESIGN**

- ◆ Key public views from the following locations should be identified in the neighborhood plan:
  - NE 55<sup>th</sup> Street toward Carillon Woods Park and Lake Washington
  - NE 60<sup>th</sup> pedestrian bridge and path at railroad tracks
  - NE 68<sup>th</sup> Street toward Lake Washington
  - NE 58<sup>th</sup> Street, between 104<sup>th</sup> and 106<sup>th</sup>
  - NE 52<sup>nd</sup> at 106<sup>th</sup>
- ◆ The pedestrian experience should be improved along 108<sup>th</sup> Street, with pedestrian-oriented lighting and fences either set back from the sidewalk or limited in height.
- ◆ Lighting throughout the neighborhood should be consistent.

- ◆ A streetscape design plan should be developed for NE 68<sup>th</sup> Street to help to create a sense of place in this area, and to address:
  - Walkable, comfortable sidewalks
  - Street trees and decorative tree grates
  - Pedestrian safety
  - Aesthetics

#### Implementation

- ❖ As new development occurs, opportunities to install landscape strips and pedestrian-oriented lighting should be sought.
- ❖ A lighting standard for the Central Houghton neighborhood should be established.
- ❖ A streetscape design plan would need to be developed for NE 68<sup>th</sup> Street.

#### Elements of Existing Central Houghton Neighborhood Plan to Retain

- ❖ Page XV.B-10 and Figure CH-3 discuss visual landmarks, pathways, gateways and major views. These features, along with the additional views noted in this memo, may still be appropriate to be identified in the updated neighborhood plan

cc: File ZON09-00016



# **Central Houghton Neighborhood**



## XV.B. CENTRAL HOUGHTON NEIGHBORHOOD

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

### 1. INTRODUCTION

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

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

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

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

### 2. NATURAL ENVIRONMENT

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

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

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

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

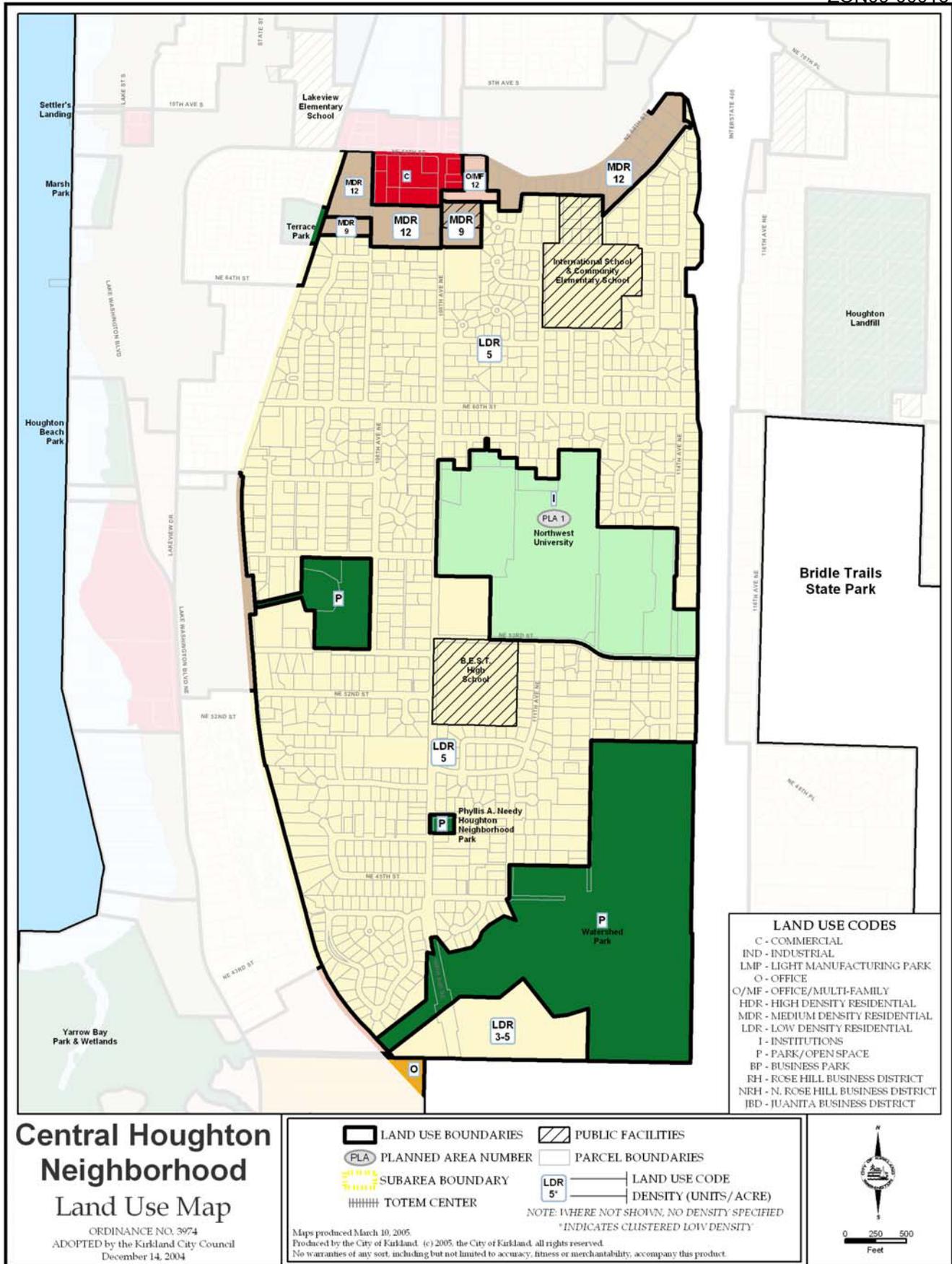


Figure CH-1: Central Houghton Land Use

## XV.B. CENTRAL HOUGHTON NEIGHBORHOOD

### 3. LIVING ENVIRONMENT

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

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

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

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

*Residential development densities on environmentally sensitive slopes should be limited.*

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

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

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

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

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

## XV.B. CENTRAL HOUGHTON NEIGHBORHOOD

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

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

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

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

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

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

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

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

## XV.B. CENTRAL HOUGHTON NEIGHBORHOOD

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

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

### 4. PLANNED AREA 1: NORTHWEST COLLEGE

#### *Discussion of “planned area” concept.*

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

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

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

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

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

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

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

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

## XV.B. CENTRAL HOUGHTON NEIGHBORHOOD

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

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

### 5. ECONOMIC ACTIVITIES

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

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

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

### 6. OPEN SPACE/PARKS

*Existing park facilities are inventoried and acquisition priorities are cited.*

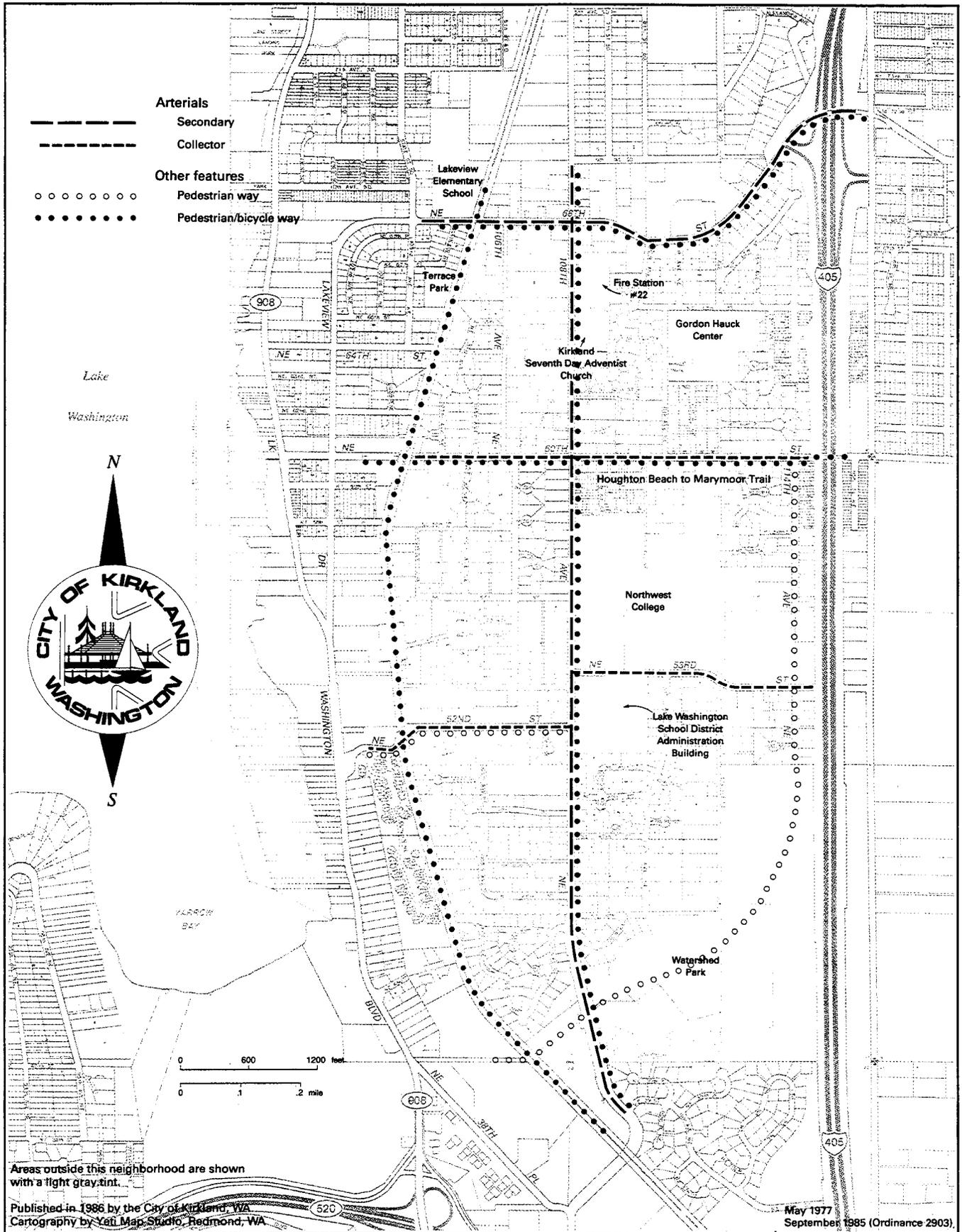
Within the Central Houghton Neighborhood there are few facilities developed as parks. These are mostly small facilities in the form of open spaces in subdivisions. Some park and open space needs are met informally on undeveloped lands. As development occurs, most of the undeveloped land will be used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

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

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

*Neighborhood recreational uses south of the LWSD Administrative Center site.*

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



**Figure CH-2: Central Houghton Circulation**

## XV.B. CENTRAL HOUGHTON NEIGHBORHOOD

### *Yarrow Point Watershed can serve neighborhood needs.*

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

### *The Kirkland Watershed may be developed for passive recreational uses.*

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

### *Major pedestrian and bicycle system is discussed.*

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

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

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

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

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

## 7. PUBLIC SERVICES/FACILITIES

### *Vehicular circulation patterns are described and the following provisions are recommended.*

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

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

## XV.B. CENTRAL HOUGHTON NEIGHBORHOOD

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## XV.B. CENTRAL HOUGHTON NEIGHBORHOOD

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

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

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

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

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

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

### 8. URBAN DESIGN

***Urban design assets are identified. ‘Edges’ are discussed.***

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

***‘Visual landmarks’ are discussed.***

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

***‘Pathways’ are discussed.***

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

***‘Gateways’ are discussed.***

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



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## **XV.B. CENTRAL HOUGHTON NEIGHBORHOOD**

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

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***'Major views' are discussed.***

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

## XV.B. CENTRAL HOUGHTON NEIGHBORHOOD



**Figure CH-4: Central Houghton Gateway**

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



## **Neighborhood Plan Schedule**

July 13	Lakeview Advisory Group	Meeting
July 27?	Lakeview Advisory Group	Meeting
July 26	HCC/PC Joint Meeting	Study – Central Houghton
August 23	HCC/PC Joint Meeting	Study - Lakeview
Sept 13	HCC special meeting	Study – Central Houghton
Sept 27	HCC	Study - Lakeview
Oct 12	HCC special meeting	Study – Central Houghton
Oct 25	HCC	Study - Lakeview
Nov 4	PC	Study – Central Houghton
Nov 18	PC	Study – Lakeview
December		Advisory Group Review
December		Open House
January	HCC/PC	Joint Public Hearing
February	PC Recommendation HCC Recommendation	
March	City Council Review	
April	City Council Action	
May	HCC Action	





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AM  
PLANNING DEPARTMENT  
BY \_\_\_\_\_ PM

April 28, 2006

Houghton Community Council  
123 5<sup>th</sup> Ave.  
Kirkland, WA 98033

Dear Council Members:

This letter is to follow up on my presentation at your April 24<sup>th</sup> meeting and to thank you for listening and having dialogue about non-conforming use codes within Houghton and specifically the RM3.6 zone that 30 years ago was changed from RM1.8. This does not include any of the buildings built over the water which are a separate zoning, I believe WD 1. As mentioned, over time, there are probably a couple hundred units that will be eliminated once the existing structures run their useful and economic life. The current non-conforming use code allows those buildings to be rebuilt at the same density only if they are destroyed by fire or I believe natural forces. If you tear it down to re-build, most of these will result in just half the units being built. I believe that this part of the code should be studied along with the new neighborhood plan for some of the following reasons.

- What may have made sense 30 years ago does not necessarily make sense today. RM1.8 (24 units per acre) is not very dense for these types of locations and going backwards is not consistent with the goals of Growth Management.
- When properties have reached their useful life, are torn down and rebuilt with cutting the density in half of what they have been for decades, this will cause larger and less affordable residences to be re-built in their place versus if they were allowed to be rebuilt at the same density. Lower density usually means larger and more expensive residences. Again, going backwards.
- With re-writing the code, if desired, there could be incentives written in to allow a small percentage of affordable units to be added on top of the 24 per acre that was originally allowed.
- In reality, and to the public, you would not be increasing traffic, population or density from what is already there, only preserving it. For instance if there has been 12 units on a particular site for 30 plus years, you could re-build it at 12 units. The intent is if it was legally built at the time it was built density wise, it could be re-built at that same density. In addition, it would have to meet all of the current building and environmental codes.

After meeting with the council I spoke with the planning department. If the Houghton Community Council and the City were to complete such a study and conclude some changes should be made, depending on the desired changes, a re-zone might not be necessary. Other ways to handle such changes could be through a zoning code amendment or simply by amending the Nonconformance section. Thank you again for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'H. Douglas Waddell', with a long horizontal flourish extending to the right.

H. Douglas Waddell  
President



May 7, 2010

Central Houghton Advisory Group  
C/o City of Kirkland Planning Dept.  
123 5<sup>th</sup> Ave.  
Kirkland, WA 98033

Re: Neighborhood Plan Update

Dear Houghton Advisory Group:

I represent the ownership of three properties directly west of the Houghton Center; 6719, 6705 and 6711 106<sup>th</sup> Ave NE. Currently there exists a 24, 8 and 7 unit apartment building respectively on these parcels. Furthermore, I am a member of the Lakeview Advisory Group, lived in Houghton for 16 + years and have had an office just south and across the street from Houghton Beach for over 15 years. I have been in and around Houghton for over 35 years.

I know there has been discussion on whether our parcels should also be zoned commercial and/or higher density residential. We would ask that you recommend this for the following reasons:

- If you look at the zoning map (attached), we are the only parcel left out of the quadrant of NE 68<sup>th</sup> Street and 106<sup>th</sup> Ave. NE that is not red (commercial). I always think it makes sense to have more balanced zoning without “fingers” of zoning that are so different.
- We have a 100 foot border and buffer to the west that is now the railroad and separates us from properties to the west, **the same as the parcels across 68<sup>th</sup> that are currently zoned commercial (red)**. Someday this will either be light rail and/or a bike path, a perfect transition for more residential. Furthermore there would no residential views blocked and all of the other adjacent uses are commercial or multi family.
- In attending the joint meeting we had regarding the Park and Ride TOD, many members from both groups expressed their strong desire to have higher density residential closer to retail and business services. I would agree. What better location is there than these properties? In addition, it is close to many current, new and future employment centers, on a transit line and has good access to 405.

In the early 1970's these properties were zoned at 24 units per acre, by today's standards a lower density multi-family. Subsequently in about 1978, when a fair amount of buildings were being built at the same time, they lowered it to only 12 units per acre. Today, if those properties were to be redeveloped, it could only be at that 12 per acre, so half of what exists there now. This will cause only very expensive for sale product to be built. This may have made sense 32 years ago, but makes no sense today.

The only unanimous decision our Lakeview Advisory Group has agreed to so far, is that those properties that were built legally at the 24 per acre, should be able to be re-developed to that same density, no reason to go backwards. The three properties referenced above differ in that they are directly adjacent to a fairly large retail center(s) and do not directly abut lower density single family, making it more of a natural for higher density. At an absolute minimum, it should go back to the pre 1978 zoning. Although, remember, we are planning for the next 20 or so years ahead.

I know building heights are a concern. Most higher density residential is 4 – 6 stories. You really need 4 stories above you post tension slab level (concrete) to make it cost effective. Usually retail, or the parking if no retail, is topped by that slab. With this in mind, only 4 stories would work if no retail is required, or 5 if retail is required on the first floor. We would be fine either way. Please keep in mind, the 24 unit building on the corner today is already 3 levels.

As the world continues to grow, it makes sense to plan for it close in to services.

Sincerely,



H. Douglas Waddell  
President



RECEIVED

APR 16 2005

\_\_\_\_AM\_\_\_\_PM  
PLANNING DEPARTMENT  
BY \_\_\_\_\_

April 16, 2005

Dear Sirs:

I own the investment property at 6616 110<sup>th</sup> Ave. N.E. The property to the north and the property to the west are zone medium density, multi-family, R— 3.6. I would like to have my property rezoned so that I could rebuild a multi-family structure. If you require further information I will be happy to provide it, thank you.

Sincerely,



Don Gerstmar







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AM  
PLANNING DEPARTMENT  
BY \_\_\_\_\_ PM

**CITY OF KIRKLAND  
PLANNING AND COMMUNITY DEVELOPMENT**  
123 Fifth Avenue, Kirkland, WA 98033 425.587.3225  
www.ci.kirkland.wa.us

**APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT**

*Directions: You may use this form or answer questions on separate pages.*

Applicant Name Mark & Diane Blakeley  
Address 10929 NE 60<sup>th</sup> ST  
Telephone 206-850-6756  
Property owner (if different than the applicant)  
Property Owner Name \_\_\_\_\_  
Address \_\_\_\_\_  
Telephone \_\_\_\_\_

*Note: If the applicant is the property owner, or is representing the property owner, then the property owner must sign the last page. If the applicant is neither the property owner nor representing the property owner, then the affected property owner must be notified. Send or hand deliver a copy of this completed application to all affected property owners. fill out the attached Affidavit of service that this has been done.*

**A. Description of Proposal:**

We are requesting our lot and possibly surrounding property be rezoned from low density RS-8.5 to RS 7.2.

**B. Description, address, and map of property affected by the proposal:**

14,000 sq ft lot at 10929 NE 60<sup>th</sup> ST.

**C. Description of the specific reasons for making the proposal:**

Allows for the potential split of the property. The existing home occupies the eastern most 7,000 sq ft. The west side of the lot is vacant.

**D. Description of how the proposed amendment relates to the following criteria:**

1. The City has the resources, including staff and budget, necessary to review the proposal.

We would like this reviewed as part of the Lakeview and Houghton neighborhood plan review.

- 2. The proposal demonstrates a strong potential to serve the public interest by implementing specifically identified goals and policies of the Comprehensive Plan.

*The proposal supports the city's need to increase the number of low density home sites as outlined in the land use section of the Kirkland comprehensive plan. The city is expected to grow by over 9,000 people in the next 15 years.*

- 3. The public interest would best be served by considering the proposal in the current year, rather than delaying consideration to a later neighborhood plan review or plan amendment process

*We would like this reviewed in the 2007-2008 Lakeside/Houghton planning cycle. We believe the community would benefit from the additional*

- 4. The proposal is located in a neighborhood for which a neighborhood plan has *low density* not been recently adopted (generally not within two years). *building site and tax income.*

*As noted above, we'd like this included in the 2007/2008 planning review*

- 5. The proposal is located in a neighborhood for which a neighborhood plan will not be reviewed in the near future (generally not in the next two years).

- 6. The proposal would correct an inconsistency within or make a clarification to a provision of the Comprehensive Plan.

*One note, there are two lots directly across the street that have been rezoned to R.S.T.2. The addresses are 10818 and 10826 NE 60<sup>th</sup> ST.*

E. Property owner signature.

*Note: If the applicant is the property owner, or is representing the property owner, then the property owner must sign the last page. If the applicant is neither the property owner nor representing the property owner, then the affected property owner must be notified. Send or hand deliver a copy of this completed application to all affected property owners. fill out the attached Affidavit of service that this has been done.*

Name - sign: Mark Blakeley  
 Name - print: Mark Blakeley  
 Address: 10929 NE 60<sup>th</sup> ST  
Kirkland Wa  
 Telephone: 206-850-6756



Mark & Diane Blakeley  
10929 NE 60th St

RECORDED  
DEC - 1 2006  
PLANNING DEPARTMENT  
BY \_\_\_\_\_





**CITY OF KIRKLAND  
PLANNING AND COMMUNITY DEVELOPMENT**  
123 Fifth Avenue, Kirkland, WA 98033 425.587.3225  
www.ci.kirkland.wa.us

**APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT**

*Directions: You may use this form or answer questions on separate pages.*

Applicant Name Mohammad + Kimberlee Shakeri  
Address 6025 112th Ave NE  
Telephone (425) 822-8473  
Property owner (if different than the applicant)  
Property Owner Name \_\_\_\_\_  
Address \_\_\_\_\_  
Telephone \_\_\_\_\_

*Note: If the applicant is the property owner, or is representing the property owner, then the property owner must sign the last page. If the applicant is neither the property owner nor representing the property owner, then the affected property owner must be notified. Send or hand deliver a copy of this completed application to all affected property owners. fill out the attached Affidavit of service that this has been done.*

A. Description of Proposal:  
Propose rezone of 14,810 sq. ft. from <sup>RS</sup> 8.5 to RS 7.2 for future construction.

B. Description, address, and map of property affected by the proposal:  
10701 NE 52nd st. Kirkland, WA 98033

C. Description of the specific reasons for making the proposal:  
The existing lot size is 600 sq. ft. short of using the current subdivison variance. process.

D. Description of how the proposed amendment relates to the following criteria:  
1. The City has the resources, including staff and budget, necessary to review the proposal.  
The city will need to evaluate their staffing and we will pay the appropriate fees.

2. The proposal demonstrates a strong potential to serve the public interest by implementing specifically identified goals and policies of the Comprehensive Plan.

The public would be served by the improvement of the property and the beautification of the Houghton Neighborhood with two new housing units.

3. The public interest would best be served by considering the proposal in the current year, rather than delaying consideration to a later neighborhood plan review or plan amendment process

Based on the activity in the housing market in the Kirkland area it shows that more housing is needed currently.

4. The proposal is located in a neighborhood for which a neighborhood plan has not been recently adopted (generally not within two years).

The city has not considered re-zoning in Houghton in the last two years.

5. The proposal is located in a neighborhood for which a neighborhood plan will not be reviewed in the near future (generally not in the next two years).

The Houghton area is currently up for consideration of changes to the comprehensive neighborhood plan.

6. The proposal would correct an inconsistency within or make a clarification to a provision of the Comprehensive Plan.

n/a

E. Property owner signature.

*Note: If the applicant is the property owner, or is representing the property owner, then the property owner must sign the last page. If the applicant is neither the property owner nor representing the property owner, then the affected property owner must be notified. Send or hand deliver a copy of this completed application to all affected property owners. fill out the attached Affidavit of service that this has been done.*

Name - sign: Mohammad Shakeri, Kimberlee Shakeri

Name - print: Mohammad Shakeri

Address: 6025 112th Ave. NE  
Kirkland, WA 98033

Telephone: (425) 822-8473 or (425) 443-2152

**Parcel Viewer**

One Parcel Found:

Parcel Number	Address
1725059175	10701 NE 52ND ST

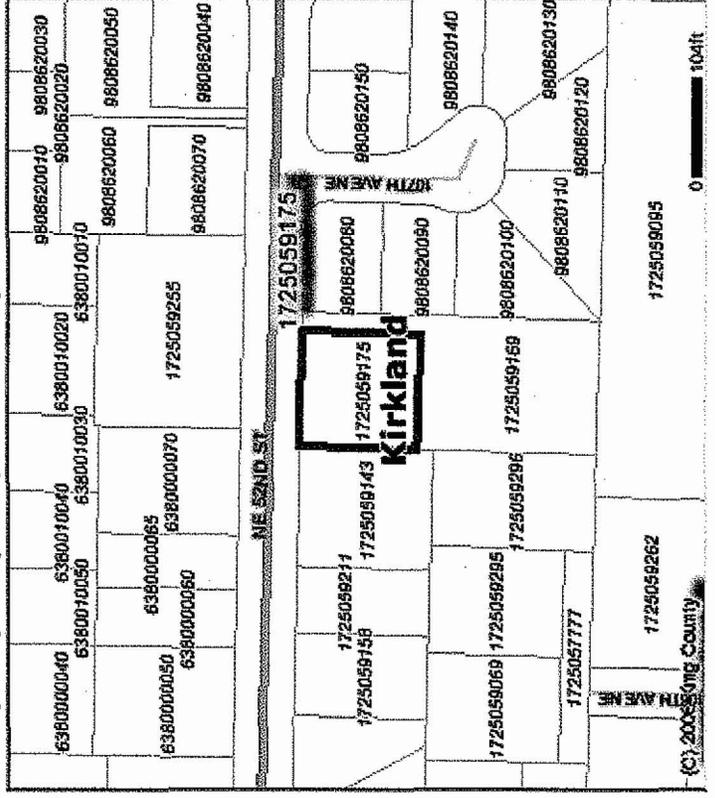
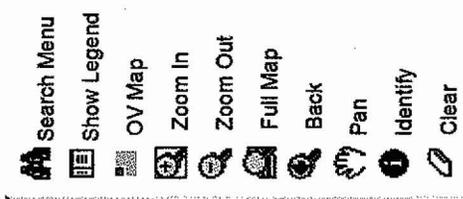


1 Parcels Found:

Record 1  
Parcel Number 1725059175  
Address 10701 NE 52ND ST  
Zipcode 98033

Taxpayer SHAKERI MOHAMMAD+KIMBI

Property Report Available  
Districts Report Available  
DDES Permits Available



Large Map

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 By visiting this and other King County web pages,  
 you expressly agree to be bound by terms and conditions of the site.

[The details.](#)





*Dale and Bonnie Cleveland - 6535 111<sup>th</sup> Avenue NE, Kirkland, Washington 98033  
(425) 822-4925, Home - (425) 765-5332, Cell*

February 14, 2007

RECEIVED  
FEB 16 2007  
AM \_\_\_\_\_ PM  
PLANNING DEPARTMENT  
BY \_\_\_\_\_

Mr. Eric Shields, Director  
City of Kirkland Planning Commission  
123 Fifth Avenue  
Kirkland, WA 98033

**Re: Tax Parcel Number: 1692400040 (formerly within the Houghton city limits)**

Dear City of Kirkland Planning Commission,

We are writing to formally request a re-zone of our property located at 6535 111<sup>th</sup> Ave. NE, Kirkland, Washington 98033. We purchased the property in 1968, which at the time of purchase, was zoned Commercial. As you will see from the attached parcel map, we are surrounded by properties zoned at a higher density than what our property is zoned.

We believe that the highest and best use for our property would be either a division of the lot to accommodate two houses, or an upscale multi-family use of some sort -- Perhaps a duplex, tri-plex, or four-plex condominium type of zoning. In fact, as you will see from the attached map, a similar sized property (Parcel number: 1692400031) to the northwest of our property, is currently zoned and used as an 8-plex apartment or condominium. The parcel directly to the north of us, which was recently sub-platted, will upgrade the neighborhood with new sidewalks, curbs, gutters, etc. If our property was also re-zoned, the improvements made via new sidewalks, curbs, and gutters would further enhance the use, safety, and look of the neighborhood.

Due to the low density traffic counts on 111<sup>th</sup> Avenue and neighboring streets, we believe that the impact to the streets that a re-zone would create would be minimal and easily handled by the existing streets. We further believe that a re-zone would be in keeping with the trends towards newer construction in our neighborhood and would be a wonderful addition to the area.

Please submit our request to the necessary people, committees, etc., and feel free to contact us should you require any further information from us. Thank you for your consideration-and we look forward to hearing from you soon.

Sincerely,

*Dale K. Cleveland  
Bonnie K. Cleveland*

**Dale and Bonnie Cleveland**  
6535 111<sup>th</sup> Ave. NE  
Kirkland, WA 98033

(425) 822-4925  
Dale's cell (425) 765-5332

*P.S. We would also like you to consider the provision for a 7200 Sq. ft lot and a 5,000 Sq. foot lot as proposed in the North and market neighborhoods.*

