

2004
Community
Profile

City of Kirkland

July 2005





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1. Introduction

This community profile is an updated snapshot of the City of Kirkland as it exists today. Focusing on demographic, housing, economic, and land use information, it will look at who lives in Kirkland, how and where they live, what the local economic climate is, as well as how the land base in the City is used. Where it is possible to do so, current information will be compared to past information to see how the City has changed over time. It is also important to look to the future. With this in mind, forecasts and projections of possible future population, employment and housing growth are also included.

Data Notes and Limitations

The data included are the best available at this time. The vast majority of the data in this report comes from the 1990 and 2000 Census and other data sources which include the Puget Sound Regional Council (PSRC), the King County Assessor, local real estate sources, and Kirkland building permit databases.

It should be noted that forecasts and projections are not set in stone. They are subject to variability and change due to a number of unpredictable factors such as the regional and national economy. The reader is cautioned against accepting forecasts and other estimated or approximate data as precise facts.

Location and Annexations

The City of Kirkland is located on the eastern shore of Lake Washington. It is a suburban city, surrounded by other suburban cities and pockets of unincorporated King County. Bellevue and Redmond lie to the south and east, while the Northshore community of unincorporated King County lies directly north. With an estimated April 1, 2005 population of 45,740, Kirkland is the eighth largest city in King County and the eighteenth largest city in the State. Bellevue (population 115,500) ranks second in the County and fifth in the State, while Redmond (population 47,600) ranks seventh and sixteenth, respectively.

Major transportation routes make Kirkland accessible to the region. Interstate 405 transects the City, linking it with other Eastside cities such as Renton, Bellevue, and Bothell. It also provides connections to Interstate 5 near Renton and Bothell. State Highway 520 provides access to Seattle on our west and Redmond on our east.

Since its incorporation in 1905, the City of Kirkland has grown to approximately 12 times its original geographic size. This growth occurred via numerous annexations through the decades along with the consolidation of the cities of Kirkland and Houghton in 1968. The City grew significantly during several decades, including the 1940s and 1960s when it at least doubled in size. The 1980s also were a significant growth period for the City, primarily due to the annexations of Rose Hill and South Juanita in 1988.

Kirkland Annexations and Land Increases

Period of Annexation	Square Miles Annexed	Cumulative Square Miles
1905-1910	0.88	0.88
1910-1920	0.00	0.88
1920-1930	0.01	0.89
1930-1940	0.00	0.89
1940-1950	1.00	1.89
1950-1960	0.11	2.00
1960-1970 ¹	3.39	5.39
1970-1980	0.84	6.23
1980-1990	4.19	10.42
1990-2004	0.00	10.42

1/1/2003

¹ Includes consolidation with City of Houghton on 7/31/1968, which included 1.91 sq miles.

Sources: *City of Kirkland Ordinances, U.S. Census Bureau, Washington State Office of Financial Management*

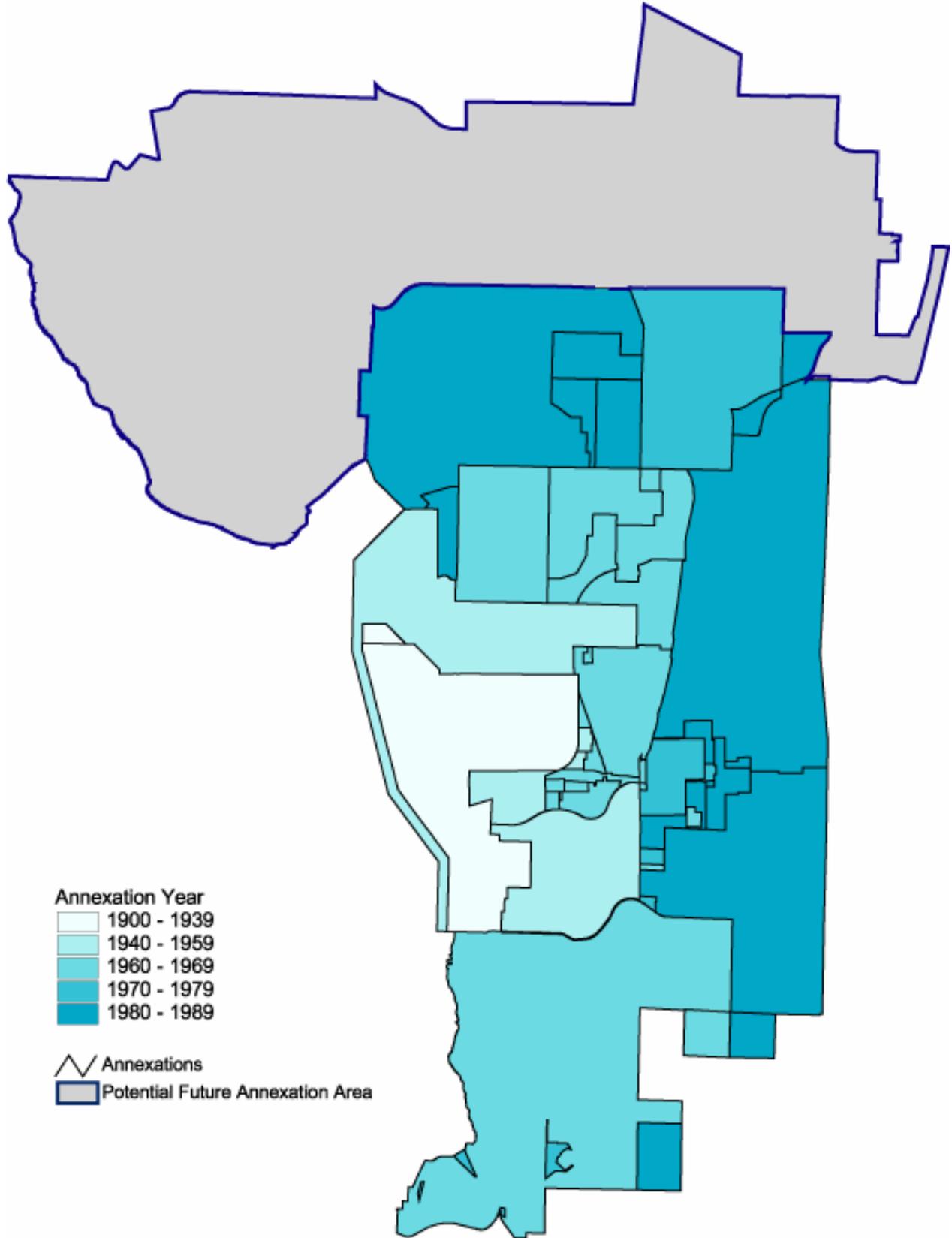
Potential Future Kirkland Annexation Areas

	<i>Acres</i>	<i>Square miles</i>
Finn Hill	2,624	4.10
North Juanita	589	0.92
Kingsgate	1,244	1.94

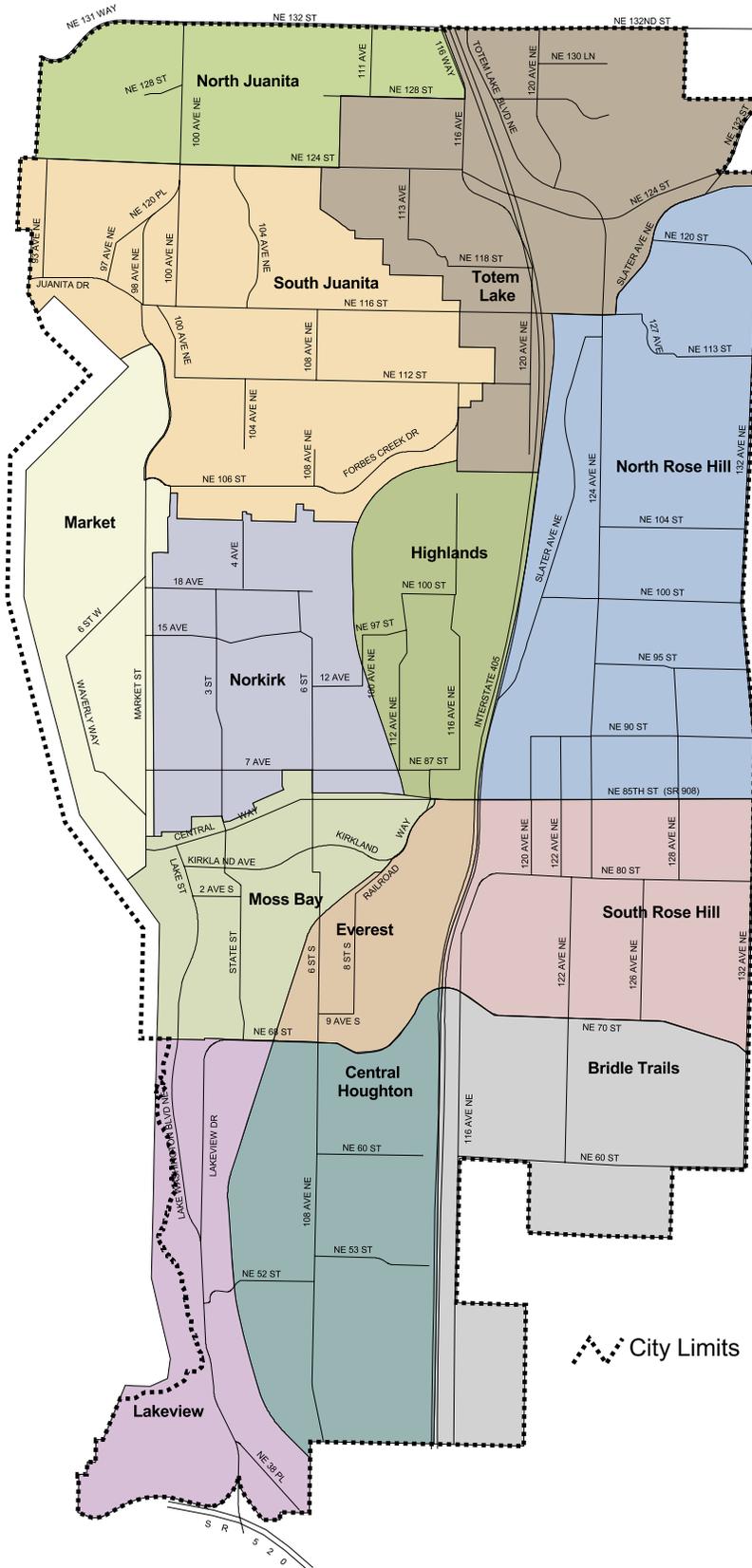
Source: *2000 Kirkland Annexation Study*

1/1/2003

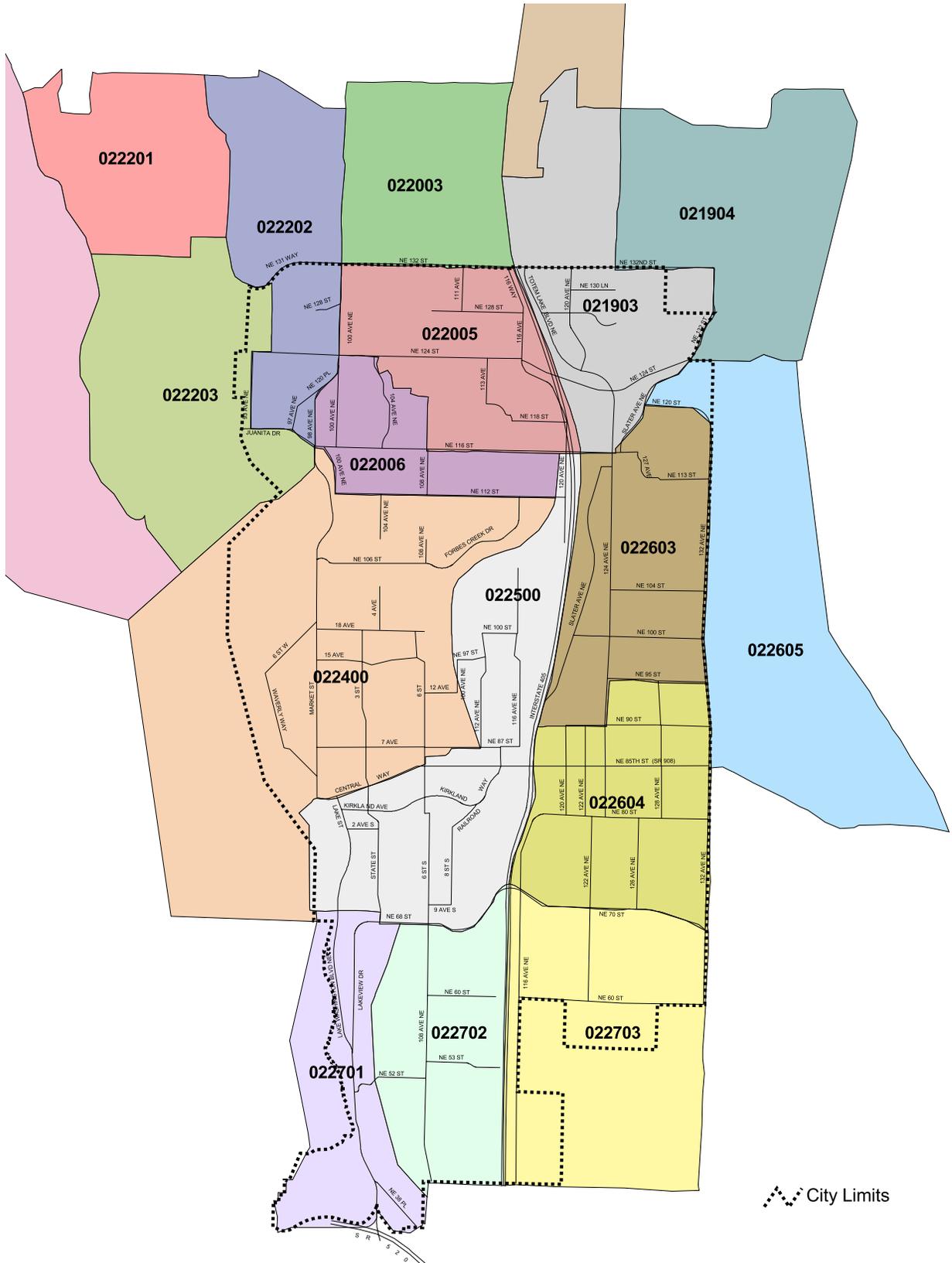
Annexation History and Potential Future Annexations



Neighborhoods



Census Tracts





2. Demographics

Population

The geographic growth of the City through the decades has been accompanied by an increasing population. The population at the time of incorporation was approximately 532. The population more than doubled in the decade between 1910 and 1920. Subsequent growth has been fairly steady, with the exception of the 1940s, 1960s and 1980s. Population growth in those decades accompanied dynamic growth in the City's land area.

A closer look at the City's population growth since 1980 reveals the impact of the annexations of Rose Hill and South Juanita in 1988. Those annexations added 16,119 people to the City overnight and accounted for 76 percent of the City population increase between 1980 and 1990. There have been no further annexations to the City since 1988. Kirkland's average population growth rate between 1990 and 2000 has been 12.5 percent compared to 15.2 percent in King County as a whole. Kirkland's overall population accounts for 2.6 percent of the total King County population. Bothell's 151.5% population increase is largely due to annexations since 1990.

Racial Composition

Since 1990, the racial diversity of Kirkland's population in 2000 more than doubled from 7.2% to a 16.9% minority population. Comparatively, King County had a minority population increase from 15.2% to 26.6%, Bellevue increased from 13.5% to 28.2%, and Redmond from 8.9% to 23.6% of the total population.

Age Composition

The age diversity in Kirkland in 1990 and 2000 was much more consistent with King County than the racial diversity. The difference in the age distribution between Kirkland and King County is that Kirkland has a slightly higher percentage of its population in the 20-64 year age groupings and a slightly lower percentage in the younger and older groupings. The median age in Kirkland is 36.1 years.

Two population groups that are often of special interest are children under 18 and people aged 65 and over. Since 1990, the percentage of Kirkland's children under the age of 18 has decreased from 20.7% to 18.5% while the percentage of seniors over age 65 has increased from 9.6% to 10.2%.

Household Composition

Kirkland has seen a steady decrease in average household size from 2.31 persons per household in 1980 to 2.28 persons per household in 1990, to 2.13 persons per household in 2000. The primary reason for this decline in average household size is a decrease in the number of children per household. In 1980, there was an average of 0.69 children per household in Kirkland; in 1990, that number dropped to 0.57 children per household; and in 2000 that number dropped even further to 0.43 children per household. Another factor in the decreasing average household size is single-person households. The percentage of single person households in Kirkland has increased over the past decade, from 30.1% of households in 1990 to 35.6% in 2000.

The trend of decreasing household size over the past few decades has been seen throughout King County. Household growth has consistently increased at a greater rate than population growth, indicating a decrease in the average household size. Average household sizes are expected to continue to decline in the future.

Income and Poverty

The U.S. Census Bureau defines median income as “the amount which divides the income distribution into two equal groups, half having incomes above the median, half having incomes below the median.” The 1999 King County median income is \$53,157, which is an increase of 46.9% from \$36,179 in 1989. For Kirkland, the 1999 median income is \$60,332 which is an increase of 57% from \$38,437 in 1989 and 13.5% above the King County median.

The distribution of household incomes in Kirkland shows a lower percentage of incomes below \$34,999 and a higher percent of incomes above \$35,000 than King County. Of those households with incomes greater than \$100,000, Kirkland has a 22.2% share of its total households compared to 18.7% of King County households, 26.5% of Bellevue households, and 26.6% of Redmond households. Approximately 3.9% of Kirkland family households, 12% of female single-parent households, and 5.3% of individuals have incomes at or below the poverty threshold for 1999.

Kirkland Growth Trends

Year	Population	Population Increase	Land Area Increase
1910	532		
1920	1,354	155%	0%
1930	1,714	27%	2%
1940	2,048	19%	0%
1950	4,713	130%	112%
1960	6,025	28%	6%
1970 ¹	15,070	150%	170%
1980	18,785	25%	16%
1990 ²	40,052	113%	67%
2000	45,054	12%	0%
2001	45,770	2%	0%
2002	45,790	0.04%	0%
2003	45,630	-0.35%	0%
2004	45,800	0.37%	0%
2005	45,740	-0.13%	0%

7/15/2005

¹ Includes consolidation with the City of Houghton in 1968, which included 1.91 square miles.

² Includes annexations of Rose Hill and South Juanita in 1988.

Sources: City of Kirkland Ordinances, U.S. Census Bureau, WA State Office of Financial Management

Population Growth 1990-2005

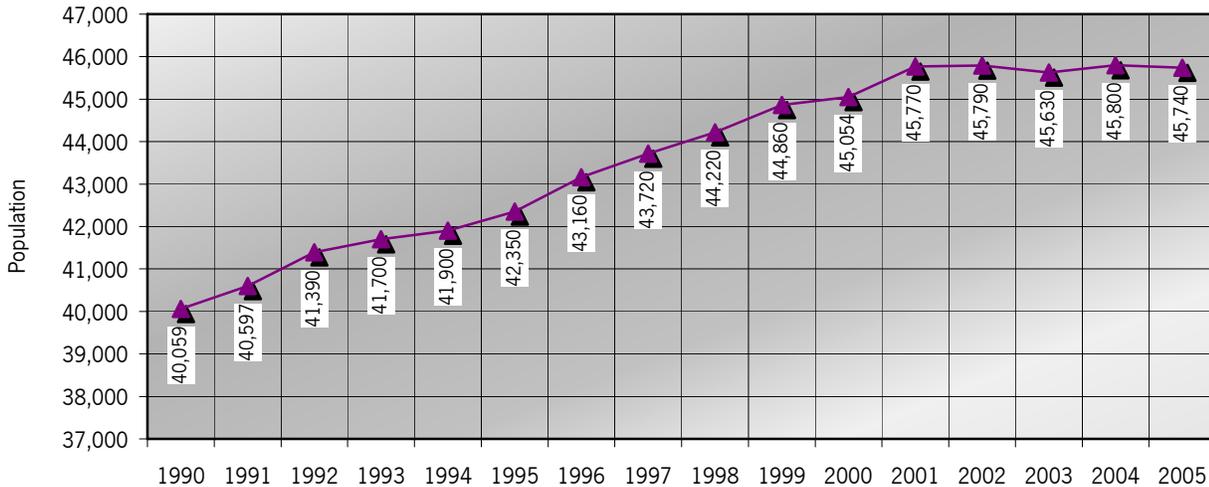
Year	Population	Rank in King County	Rank in State
1990	40,059	5	12
1991	40,597	5	12
1992	41,390	5	12
1993	41,700	6	13
1994	41,900	6	13
1995	42,350	6	13
1996	43,160	7	15
1997	43,720	7	15
1998	44,220	7	15
1999	44,860	8	10
2000 ¹	45,054	8	16
2001	45,770	7	15
2002	45,790	8	16
2003	45,630	8	17
2004	45,800	8	18
2005	45,740	8	18

7/15/2005

¹ this is the Census population - OFM estimated the 2000 population to be 45,090

Source: WA State Office of Financial Management

**Kirkland Yearly Population Growth
1990-2005**



1

Regional Population Trends

	Total Population			% Pop Change		Percent of County Population		
	1990	2000	2005	1990-2000	2000-2005	1990	2000	2005
King County	1,507,319	1,737,034	1,808,300	15.2%	4.1%			
Kirkland	40,052	45,054	45,740	12.5%	1.5%	2.7%	2.6%	2.5%
Seattle	516,259	563,374	573,000	9.1%	1.7%	34.3%	32.4%	31.7%
Bellevue	86,874	109,569	115,500	26.1%	5.4%	5.8%	6.3%	6.4%
Redmond	35,800	45,256	47,600	26.4%	5.2%	2.4%	2.6%	2.6%
Bothell	11,986	30,150	31,000	151.5%	2.8%	0.8%	1.7%	1.7%

Source: US Census Bureau, WA State Office of Financial Management

7/15/2005

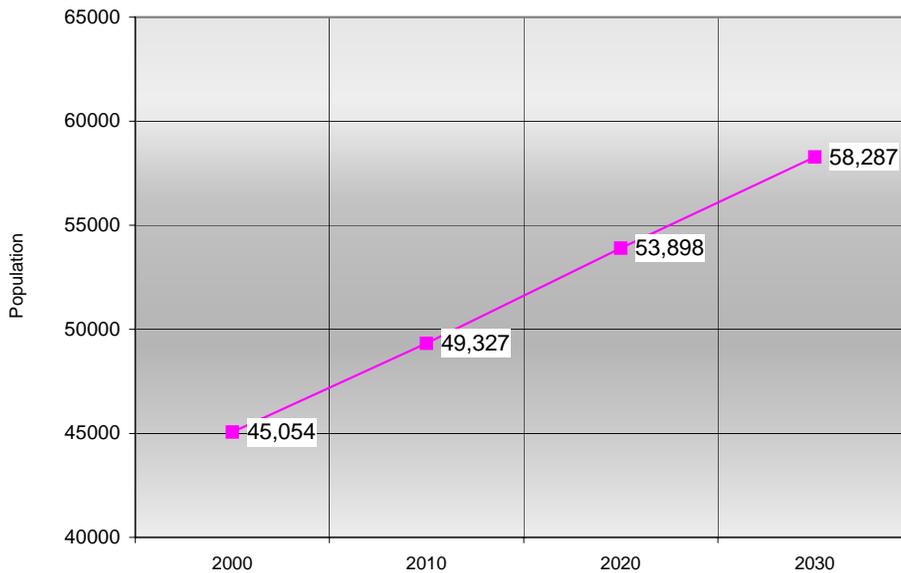
Projected Target Population*

	Projected Population	% Increase
2000	45,054	
2010	49,327	9.5%
2020	53,898	9.3%
2030	58,287	8.1%

* based on 2022 GMPC housing targets

5/25/2004

Population Target Forecast



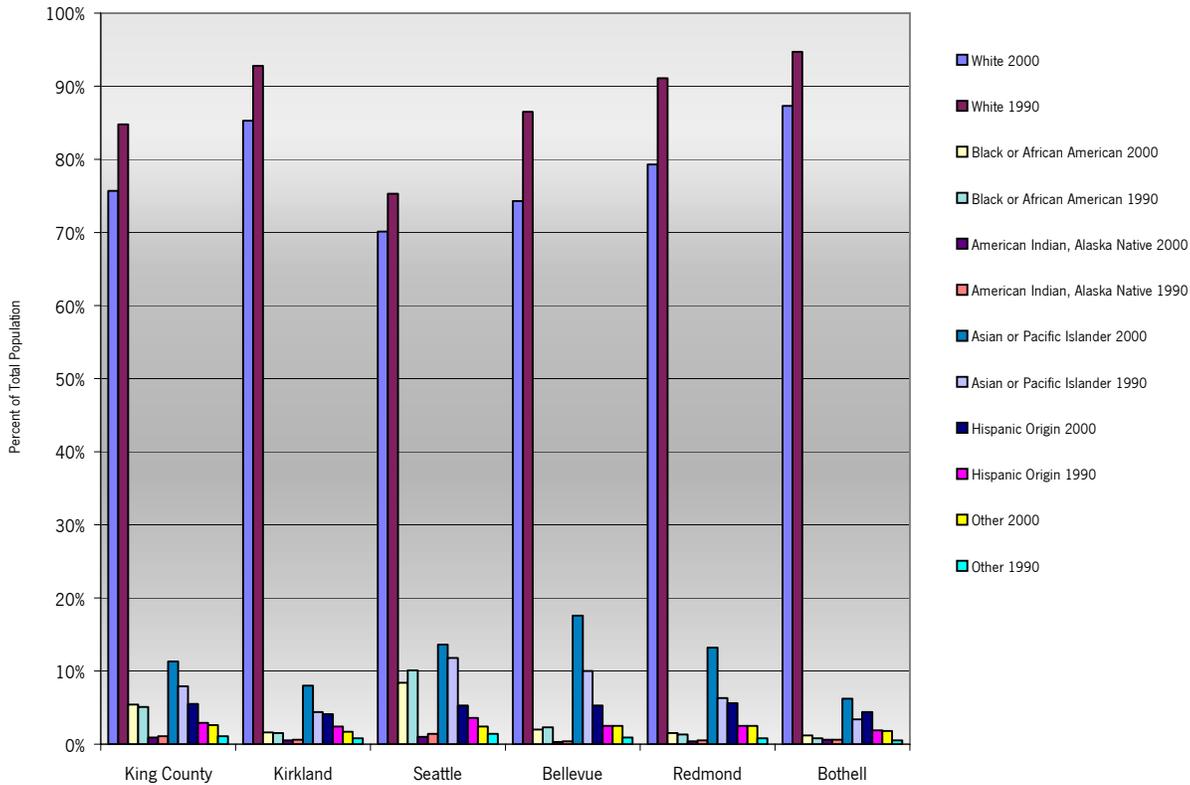
Regional Racial Composition

	White		Black or African American		American Indian, Alaska Native		Asian or Pacific Islander		Hispanic Origin		Other	
	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990
King County	75.7%	84.8%	5.4%	5.1%	0.9%	1.1%	11.3%	7.9%	5.5%	2.9%	2.6%	1.1%
Kirkland	85.3%	92.8%	1.6%	1.5%	0.5%	0.6%	8.0%	4.4%	4.1%	2.4%	1.7%	0.8%
Seattle	70.1%	75.3%	8.4%	10.1%	1.0%	1.4%	13.6%	11.8%	5.3%	3.6%	2.4%	1.4%
Bellevue	74.3%	86.5%	2.0%	2.3%	0.3%	0.4%	17.6%	10.0%	5.3%	2.5%	2.5%	0.9%
Redmond	79.3%	91.1%	1.5%	1.3%	0.4%	0.5%	13.2%	6.3%	5.6%	2.5%	2.5%	0.8%
Bothell	87.3%	94.7%	1.2%	0.8%	0.6%	0.6%	6.2%	3.4%	4.4%	1.9%	1.8%	0.5%

Source: US Census Bureau

1/1/2003

Regional Racial Composition 1990-2000



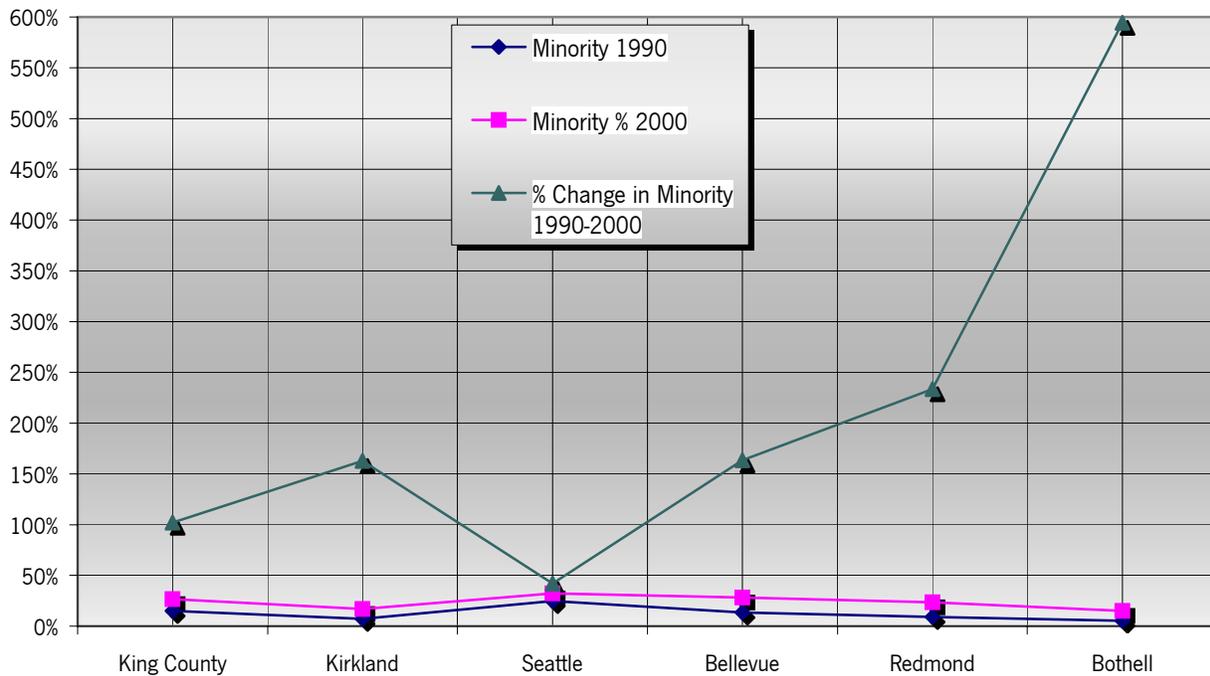
Regional Racial Change 1990-2000

	Minority 1990		Minority % 2000		% Change in Minority 1990-2000
	Total	%	Total	%	
King County	228,787	15.2%	461,907	26.6%	101.9%
Kirkland	2,898	7.2%	7,616	16.9%	162.8%
Seattle	127,401	24.7%	180,842	32.1%	41.9%
Bellevue	11,724	13.5%	30,871	28.2%	163.3%
Redmond	3,196	8.9%	10,663	23.6%	233.6%
Bothell	658	5.3%	4,569	15.2%	594.4%

Source: US Census Bureau

1/1/2003

Racial Change 1990-2000



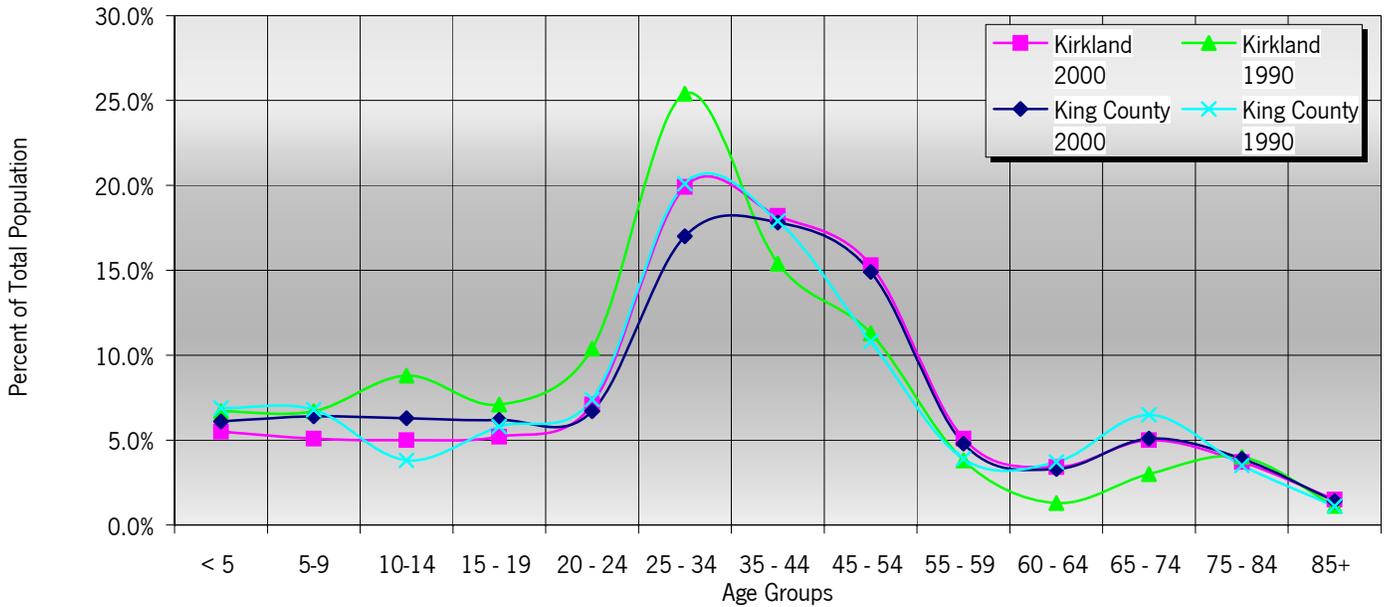
Age Composition

	King County 2000	King County 1990	Kirkland 2000	Kirkland 1990
Age groups				
< 5	6.1%	6.9%	5.5%	6.7%
5-9	6.4%	6.8%	5.1%	6.7%
10-14	6.3%	3.8%	5.0%	8.8%
15 - 19	6.2%	5.8%	5.2%	7.1%
20 - 24	6.7%	7.4%	7.1%	10.4%
25 - 34	17.0%	20.1%	19.9%	25.4%
35 - 44	17.8%	17.9%	18.2%	15.4%
45 - 54	14.9%	10.8%	15.3%	11.3%
55 - 59	4.8%	3.9%	5.1%	3.8%
60 - 64	3.3%	3.7%	3.4%	1.3%
65 - 74	5.1%	6.5%	5.0%	3.0%
75 - 84	3.9%	3.5%	3.7%	4.0%
85+	1.4%	1.1%	1.5%	1.1%

Source: U.S. Census Bureau

1/1/2003

Population Distribution by Age 1990-2000



Children (under 18) and Senior (65 and over) Populations 1990 - 2000

	Under 18				65 and Over			
	1990		2000		1990		2000	
King County	22.6%	341,071	22.5%	390,646	11.1%	167,092	10.5%	181,772
Kirkland	20.7%	8,302	18.5%	8,322	9.6%	3,825	10.2%	4,612
Seattle	16.5%	84,930	15.6%	87,827	15.2%	78,400	12.0%	67,807
Bellevue	21.1%	18,292	21.1%	23,142	10.4%	9,024	13.4%	14,689
Redmond	25.3%	9,060	21.5%	9,708	6.9%	2,477	9.3%	4,219
Bothell	24.6%	3,042	25.2%	7,601	12.8%	1,578	9.5%	2,879

Source: U.S. Census Bureau

1/1/2003

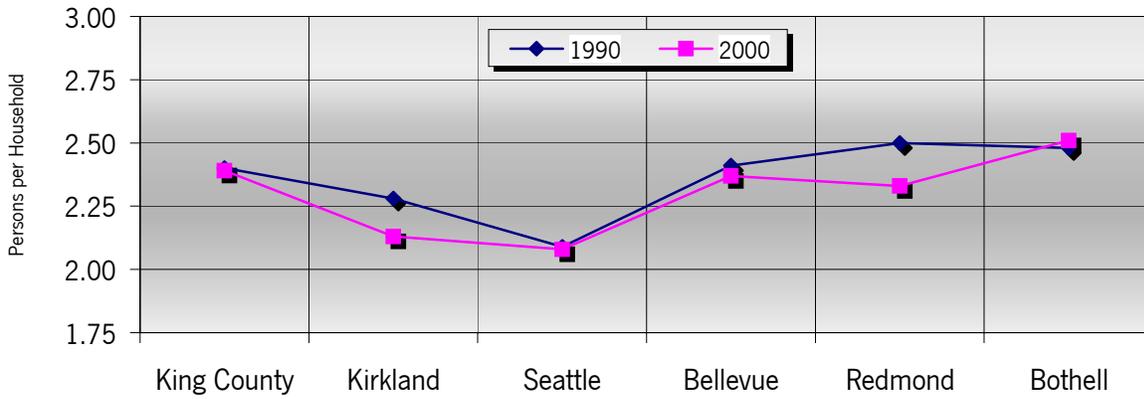
Average Household Size

	1990	2000	% Change
King County	2.40	2.39	-0.42%
Kirkland	2.28	2.13	-6.58%
Seattle	2.09	2.08	-0.48%
Bellevue	2.41	2.37	-1.66%
Redmond	2.50	2.33	-6.80%
Bothell	2.48	2.51	1.21%

Source: US Census Bureau

1/1/2003

Average Household Size



Regional Household and Population Trends 1990-2000

	Population			Households		
	Total		% Change	Total		% Change
	1990	2000		1990	2000	
King County	1,507,319	1,737,034	15.2%	615,792	710,916	15.4%
Kirkland	40,052	45,054	12.5%	17,211	20,736	20.5%
Seattle	516,259	563,374	9.1%	236,702	258,499	9.2%
Bellevue	86,874	109,569	26.1%	35,756	45,836	28.2%
Redmond	35,800	45,256	26.4%	14,153	19,102	35.0%
Bothell	12,345	30,150	144.2%	4,919	11,923	142.4%

Source: US Census Bureau

1/1/2003%

Household Composition

	King County 2000		King County 1990		Kirkland 2000		Kirkland 1990	
	% of all households		% of all households		% of all households		% of all households	
Family households	59.1%	419,959	61.4%	378,290	53.2%	11,035	58.3%	10,035
with own children under 18	28.4%	201,897	29.1%	178,990	23.3%	4,834	9.8%	1,689
Married-couple family	46.4%	329,768	49.4%	304,044	42.0%	8,704	46.3%	7,976
with own children under 18	21.2%	150,574	40.6%	249,983	16.8%	3,494	35.5%	6,107
Female householder, no husband	9.0%	64,184	9.0%	55,337	8.1%	1,685	9.0%	1,551
with own children under 18	5.4%	38,571	8.6%	52,889	4.8%	1,002	8.1%	1,398
Nonfamily households	40.9%	290,957	38.6%	237,502	46.8%	9,701	41.7%	7,176
Householder living alone	30.5%	217,163	29.2%	179,599	35.6%	7,385	30.1%	5,181
Householder 65+	7.5%	53,120	8.0%	49,121	6.7%	1,395	6.4%	1,101
Households with individuals under 18	30.4%	216,321	30.7%	188,941	24.6%	5,092	28.5%	4,907
Households with individuals 65+	18.0%	128,171	19.1%	117,822	15.2%	3,152	15.1%	2,605
Average household size	2.39		2.4		2.13		2.28	
Average family size	3.03		3.07		2.8		2.89	
Total Households		710,916		615,792		20,736		17,211
Population in Households		1,699,415		1,476,807		44,206		39,258

Household size: The total number of people living in a housing unit.

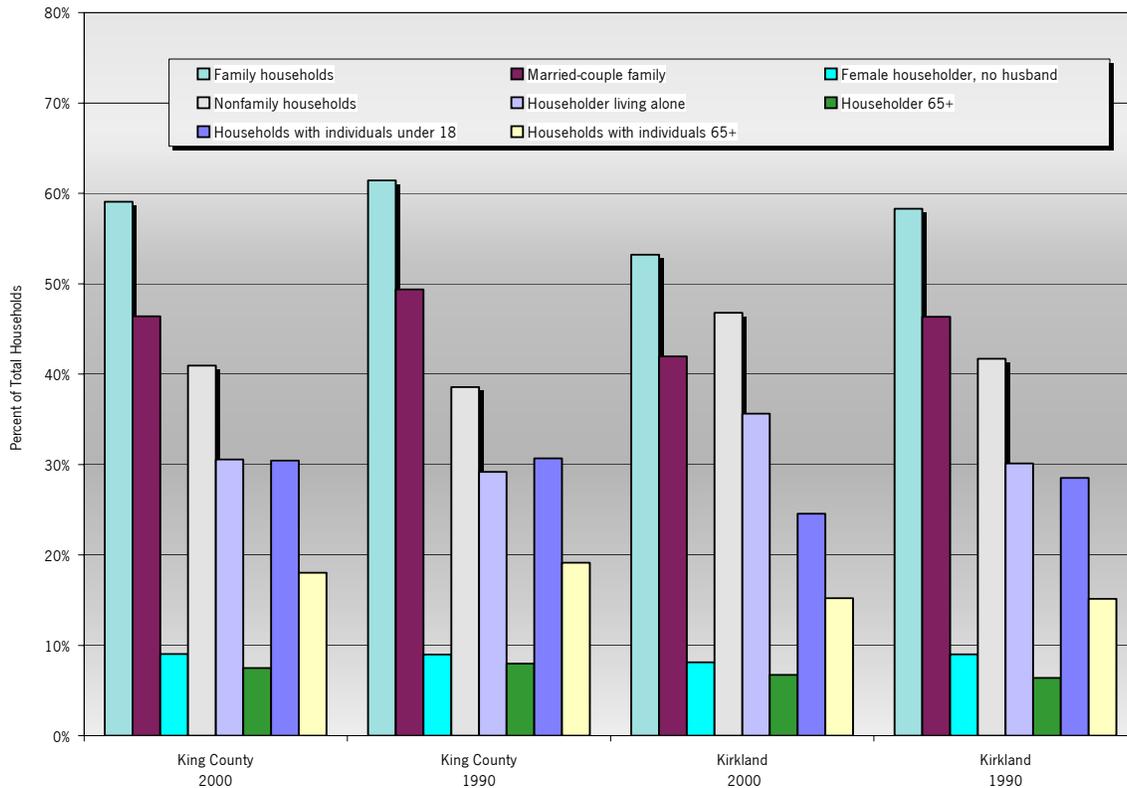
1/1/2003

Household type and relationship: Households are classified by type according to the sex of the householder and the presence of relatives. Examples include: married-couple family; male householder, no wife present; female householder, no husband present; spouse (husband/wife); child; and other relatives.

Householder: The person, or one of the people, in whose name the home is owned, being bought, or rented. If there is no such person present, any household member 15 years old and over can serve as the householder for the purposes of the census. Two types of householders are distinguished: a family householder and a nonfamily householder. A family householder is a householder living with one or more people related to him or her by birth, marriage, or adoption. The householder and all people in the household related to him are family members. A nonfamily householder is a householder living alone or with nonrelatives only.

Source: U.S. Census Bureau

Household Composition 1990 and 2000



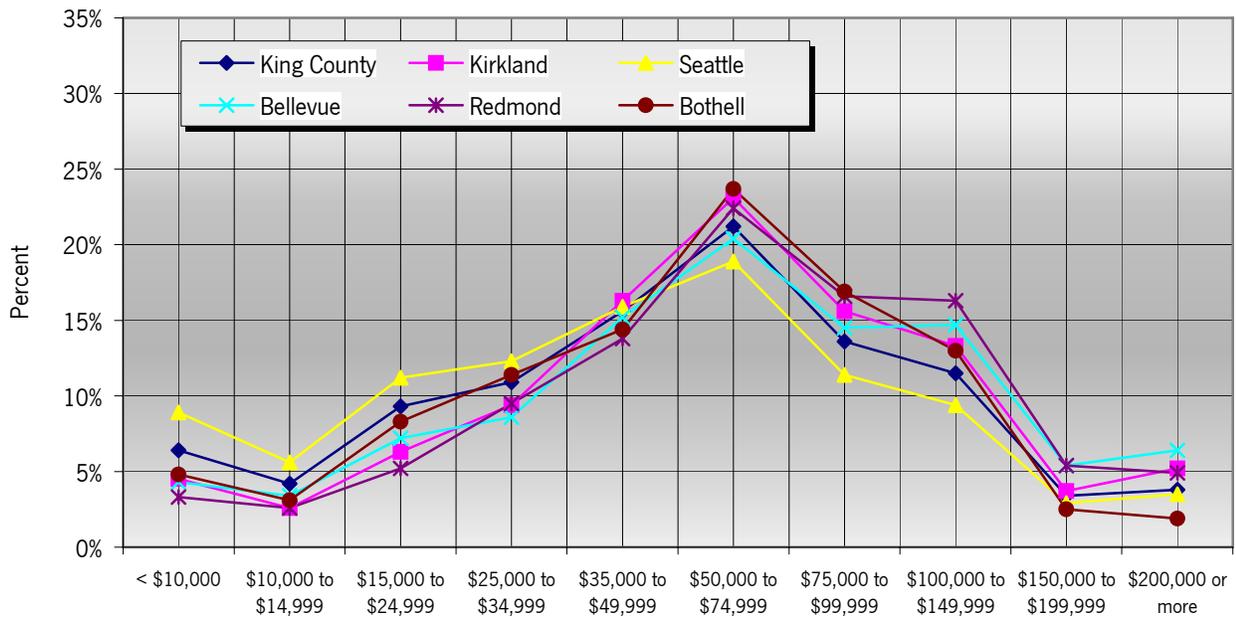
Household Income 1999

	King County	Kirkland	Seattle	Bellevue	Redmond	Bothell
Median Household Income	\$53,157	\$60,332	\$45,736	\$62,338	\$66,735	\$59,264
< \$10,000	6.4%	4.5%	8.9%	4.3%	3.3%	4.8%
\$10,000 to \$14,999	4.2%	2.6%	5.6%	3.4%	2.6%	3.1%
\$15,000 to \$24,999	9.3%	6.3%	11.2%	7.2%	5.2%	8.3%
\$25,000 to \$34,999	10.9%	9.4%	12.3%	8.6%	9.5%	11.4%
\$35,000 to \$49,999	15.6%	16.3%	15.9%	15.2%	13.8%	14.4%
\$50,000 to \$74,999	21.2%	23.1%	18.9%	20.4%	22.4%	23.7%
\$75,000 to \$99,999	13.6%	15.6%	11.4%	14.5%	16.6%	16.9%
\$100,000 to \$149,999	11.5%	13.3%	9.4%	14.7%	16.3%	13.0%
\$150,000 to \$199,999	3.4%	3.7%	2.9%	5.4%	5.4%	2.5%
\$200,000 or more	3.8%	5.2%	3.5%	6.4%	4.9%	1.9%

Source: US Census Bureau

1/1/2003

Household Income Distribution 1999



Regional Median Household Income

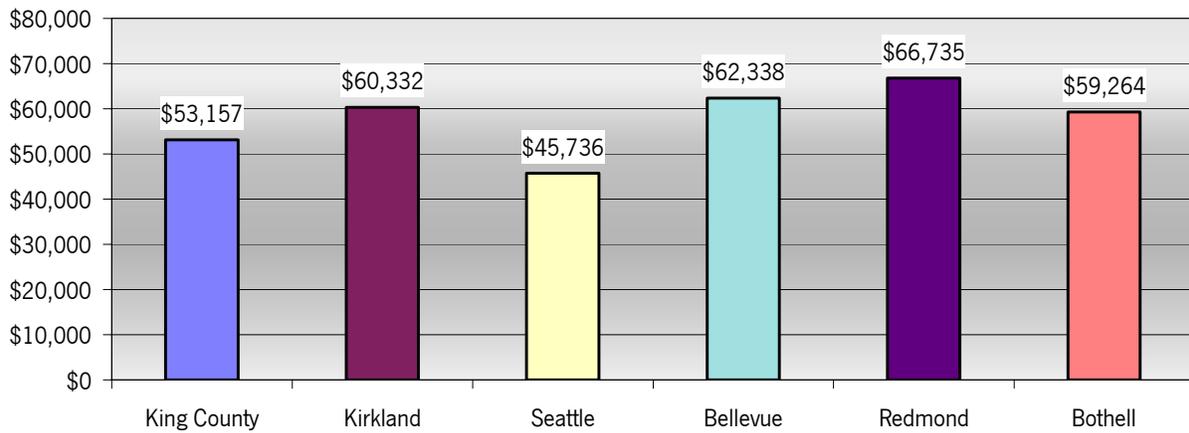
	Median Income ¹	% of County Median	Median Income	% of County Median	% Change 1989-1999
	1989		1999		
King County	\$48,602	100.0%	\$53,157	100.0%	9.4%
Kirkland	\$51,636	106.2%	\$60,332	113.5%	16.8%
Seattle	\$39,432	81.1%	\$45,736	86.0%	16.0%
Bellevue	\$58,840	121.1%	\$62,338	117.3%	5.9%
Redmond	\$56,824	116.9%	\$66,735	125.5%	17.4%
Bothell	\$49,919	102.7%	\$59,264	111.5%	18.7%

¹ adjusted for inflation

1/1/2003

Source: U.S. Bureau of the Census

Regional Median Household Income 1999



Households by Income Category - 1999

King County Median Income = \$53,157

	0 - 50%	50- 80%	80 - 120%	120% +
King County	22%	17%	19%	42%
Kirkland	15%	16%	21%	48%
Seattle	28%	18%	18%	36%
Bellevue	16%	15%	19%	50%
Redmond	13%	15%	19%	54%

Source: 2003 King County Annual Growth Report

10/28/2003

Federal Poverty Thresholds by Size of Family and Age of Householder

Size of Family	Average Poverty Threshold		
	1989	2001	2002
One Person			
Under 65	\$ 6,451	\$ 9,214	\$ 9,359
65 and Over	\$ 5,947	\$ 8,494	\$ 8,628
Two Persons			
Under 65	\$ 8,343	\$ 11,859	\$ 12,400
65 and Over	\$ 7,501	\$ 10,705	\$ 12,353
Three Persons	\$ 9,885	\$ 13,853	\$ 14,480
Four Persons	\$ 12,674	\$ 18,267	\$ 18,859
Five Persons	\$ 14,990	\$ 22,029	\$ 22,703
Six Persons	\$ 16,921	\$ 25,337	\$ 25,840

Source: US Census Bureau

10/28/2003

City of Kirkland Community Profile

Poverty By Individual Age

	All Individuals				18-64 Years				65 and older			
	1989		1999		1989		1999		1989		1999	
King County	117,589	7.9%	142,546	8.4%	84,994	7.4%	91,655	5.4%	11,569	7.3%	12,937	7.4%
Kirkland	2,220	5.7%	2,337	5.3%	1,581	5.1%	1,582	3.6%	197	5.7%	207	5.0%
Seattle	61,681	12.4%	64,068	11.8%	48,402	11.6%	45,024	8.3%	6,750	9.0%	6,709	10.2%
Bellevue	4,807	5.6%	6,162	5.7%	3,465	5.1%	3,907	3.6%	392	4.5%	902	6.3%
Redmond	1,281	3.6%	2,362	5.3%	901	3.4%	1,485	3.3%	104	5.1%	254	5.3%
Bothell	443	3.6%	1,495	5.1%	299	3.3%	964	3.3%	44	3.0%	134	5.0%

Source: US Census Bureau

10/28/2003

Poverty Comparison By City 2000

	Kirkland		King County		Bellevue		Bothell		Redmond		Seattle	
		% of total population		% of total population		% of total population		% of total population		% of total population		% of total population
Total:	44,045	100%	1,706,305	100%	108,648	100%	29,576	100%	44,941	100%	543,198	100%
Income in 1999 below poverty level:	2,337	5.3%	142,546	8.4%	6,162	5.7%	1,495	5.1%	2,362	5.3%	64,068	11.8%
Under 5 years	172	0.4%	10,890	0.6%	275	0.3%	121	0.4%	245	0.5%	3,332	0.6%
5 years	22	0.0%	2,187	0.1%	54	0.0%	19	0.1%	30	0.1%	692	0.1%
6 to 11 years	197	0.4%	13,041	0.8%	498	0.5%	135	0.5%	241	0.5%	4,179	0.8%
12 to 17 years	157	0.4%	11,836	0.7%	526	0.5%	122	0.4%	107	0.2%	4,132	0.8%
18 to 64 years	1,582	3.6%	91,655	5.4%	3,907	3.6%	964	3.3%	1,485	3.3%	45,024	8.3%
65 to 74 years	99	0.2%	6,128	0.4%	423	0.4%	54	0.2%	76	0.2%	3,106	0.6%
75 years and over	108	0.2%	6,809	0.4%	479	0.4%	80	0.3%	178	0.4%	3,603	0.7%

Source: US Census Bureau

10/28/2003



3. Housing

Units

The housing stock in Kirkland grew from 18,061 units in 1990 to 21,831 units in 2000 to 22,869 units in 2004. This represents a 20.9% increase in residential units from 1990 to 2000 and a 4.8% increase from 2000 to 2004. During the 1990-2000 time period, King County's housing stock increased 14.7% (from 647,343 to 742,237 units). Kirkland's share of the total county housing stock increased from 2.8% to 2.9% between 1990 and 2000. In 2000, 44.3% of Kirkland's housing was in single-family units and 55.4% was in multi-family units; in 2004 49.4% were single-family units and 50.3% were multi-family units. Comparatively, in 1990 48.8% was in single-family units and 55.4% was in multi-family units. Throughout the county, the multifamily housing stock increased significantly faster than the single-family stock during the last decade.

Density

Kirkland permit data reported for 1996-2004 Buildable Lands Report shows that building permits for 1,438 single-family units and 1,921 multi-family units were issued. When the permit data was grouped into different zoning classifications, average residential densities ranged from a low of 4.17 units per acre in the low density zones to a high of 64.98 units per acre in the high density CBD zones and consumed a net land area of 190.08 acres. However, the land use inventory shows that overall residential densities, based on neighborhood, range from an average of 3 units per acre in Bridle Trails to a high of 19 units per acre in the Moss Bay neighborhood.

Cost

The Seattle-Everett Real Estate Report indicates that the average Kirkland apartment rent has increased from \$624 in 1990 to \$1,142 in 2003 or 83%. During the same time period, Bellevue rents increased from \$590 to \$1,042 or 63.9%; and Redmond rents increased from \$589 to \$999 or 69.6%. The most significant rent increase on the eastside was in Mercer Island where the average rent increased from \$539 in 1990 to \$1,215 or 125.4%.

Average Kirkland home sales prices were \$172,196 in 1996, increased to \$267,508 in 2000, and to \$363,935 in early 2003. Because of a change in the reporting methods in 1995, comparative data on average home sales prices are not available for the years 1990-1995. Comparisons of Kirkland housing sales prices to other eastside cities and King County shows that Kirkland is above the County median, but lower than the median Bellevue and Mercer Island sales prices.

Affordability

Housing affordability is a function of income, housing costs, and interest rates. The average apartment rent in Kirkland in 2003 was \$1,142 per month, compared to \$854 per month in King County as a whole. The median housing value reported in the 2000 Census for owner-occupied units in Kirkland was \$283,100, compared to \$236,900 in King County. As reported by the U.S. Census Bureau, housing value is the respondent's estimate of how much the property (house and lot, mobile home and lot, or condominium unit) would sell for if it were for sale. The average 2000 single-family sales price in the Greater Kirkland area was \$267,508 (Seattle-Everett Real Estate Reports). The 1996 average sales price was \$172,196. A Regional Coalition for Housing (ARCH) reports that the affordable home price for a median income household (\$65,800 for a family of 4) for the year 2000 in King County was \$183,000.

Housing affordability measures the burden of expenditures for housing relative to resident's income. A standard assumption in this measure is that households should pay no more than 30% of their income for housing. The 2000 Census reported gross rent and monthly owner housing costs as a percentage of household income. For Kirkland renters, 32.6% devote 30% or more of their incomes to housing costs. Similarly, 26% of Kirkland owner-occupied units devote 30% or more of their incomes to housing costs.

The affordability gap for the median income household - the difference between the average single family sale price and the affordable price – increased from \$58,300 in 1990 to \$84,508 in 2000.

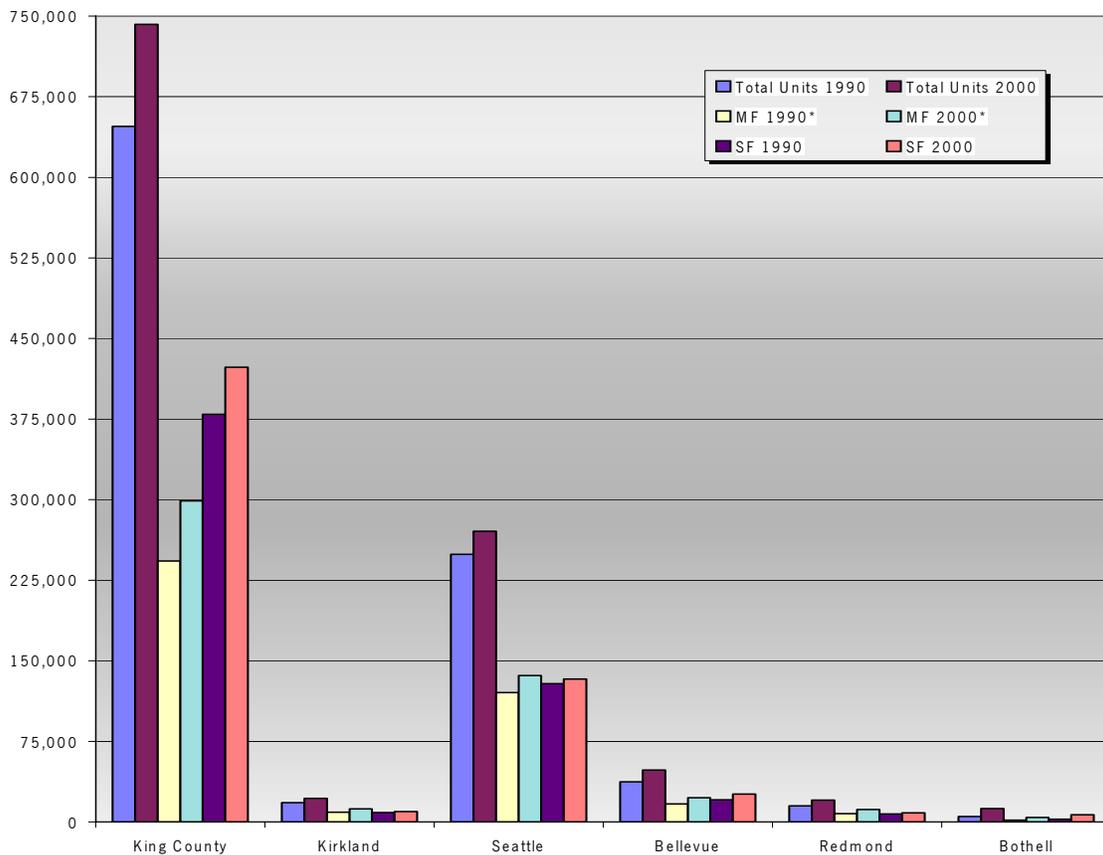
Housing Growth 1990-2000

	Total Units 1990	Total Units 2000	Increase Total Units	MF 1990*	MF 2000*	% Increase MF	SF 1990	SF 2000	% Increase SF
King County	647,343	742,237	14.7%	242,871	298,832	23.0%	379,331	423,328	11.6%
Kirkland	18,061	21,939	21.5%	9,005	12,157	35.0%	8,822	9,727	10.3%
Seattle	249,032	270,536	8.6%	120,414	136,267	13.2%	128,618	132,908	3.3%
Bellevue	37,428	48,303	29.1%	16,671	22,391	34.3%	20,757	25,846	24.5%
Redmond	14,972	20,296	35.6%	7,646	11,561	51.2%	7,326	8,415	14.9%
Bothell	5,034	12,362	145.6%	1,674	4,177	149.5%	2,530	6,655	163.0%

* does not include mobile homes, boats, RV's
 Source: US Census Bureau

1/1/2003

Housing Growth 1990-2000



Regional Housing Unit Trends

	Total Units 1990	Total Units 2000	% Change 1990- 2000	% County 1990	% County 2000
King County	647,343	742,237	14.7%		
Kirkland	18,061	21,831	20.9%	2.8%	2.9%
Seattle	249,032	270,524	8.6%	38.5%	36.4%
Bellevue	37,428	48,396	29.3%	5.8%	6.5%
Redmond	14,972	20,248	35.2%	2.3%	2.7%
Bothell	5,034	12,303	144.4%	0.8%	1.7%

Sources: U.S. Census Bureau

1/1/2003

Kirkland Housing Units 2000-2004

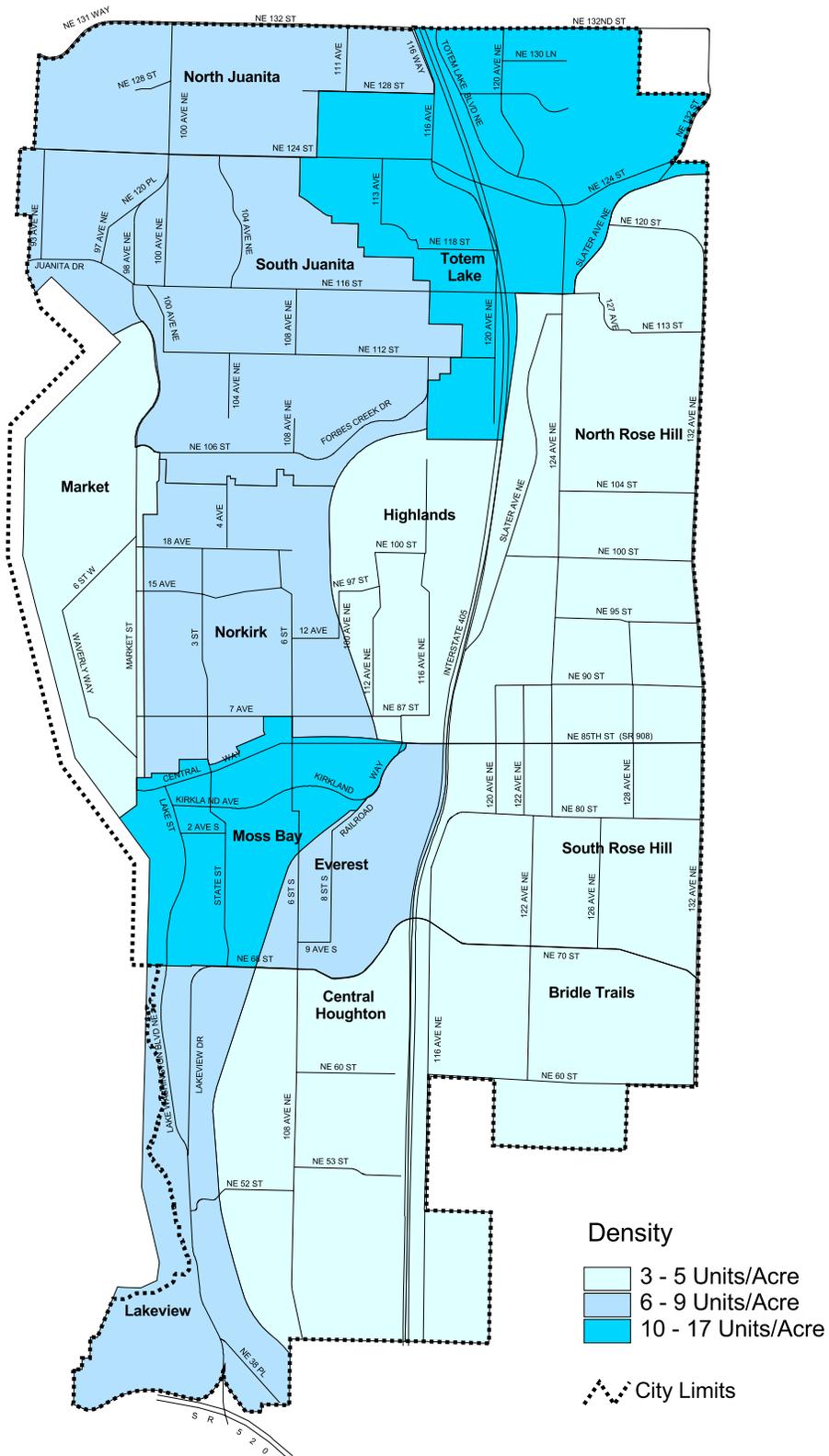
	2000		2001		2002		2003		2004	
	Units	%								
Single-Family	11,018	50.47%	11,153	50.20%	11,180	50.07%	11,261	49.88%	11,305	49.43%
Multi-Family	10,759	49.28%	11,012	49.56%	11,096	49.69%	11,263	49.88%	11,512	50.33%
Mobile Homes	54	0.25%	54	0.24%	54	0.24%	54	0.24%	54	0.24%
Total	21,831		22,219		22,330		22,578		22,871	

Source: US Census Bureau, WA State OFM

9/30/2005

City of Kirkland Community Profile

Housing Density



City of Kirkland Community Profile

AVERAGE RENTS: 1990 - 2003

Market Area	Percent Rent Increase			Average Rents and Vacancies													
	1990 - 2003	1990 - 1996	1996 - 2003	1990		1996		1999		2000		2001		2002		2003	
				Avg. Rent	Vacancy	Avg. Rent	Vacancy	Avg. Rent	Vacancy	Avg. Rent	Vacancy	Avg. Rent	Vacancy	Avg. Rent	Vacancy	Avg. Rent	Vacancy
Kirkland	83.0%	43.4%	27.6%	\$ 624	5.2%	\$ 895	3.9%	\$ 1,102	6.5%	\$ 1,122	6.3%	\$ 1,241	5.5%	\$ 1,231	8.4%	\$ 1,142	9.0%
King County	70.5%	23.4%	38.2%	\$ 501	4.4%	\$ 618	4.5%	\$ 747	3.9%	\$ 792	3.7%	\$ 841	3.9%	\$ 869	8.0%	\$ 854	7.5%
Mercer Island	125.4%	34.1%	68.0%	\$ 539	0.8%	\$ 723	1.0%	\$ 963	4.6%	\$ 941	2.4%	\$ 1,294	5.4%	\$ 1,186	6.2%	\$ 1,215	7.1%
Issaquah	76.4%	21.1%	45.6%	\$ 635	5.6%	\$ 769	3.9%	\$ 1,067	4.0%	\$ 1,141	5.6%	\$ 1,112	3.8%	\$ 1,154	11.4%	\$ 1,120	12.0%
Bellevue	63.9%	29.8%	26.2%	\$ 590	3.0%	\$ 766	2.8%	\$ 905	3.9%	\$ 969	4.0%	\$ 1,023	4.5%	\$ 1,042	8.5%	\$ 967	6.7%
Redmond	69.6%	29.7%	30.8%	\$ 589	5.2%	\$ 764	1.8%	\$ 965	4.3%	\$ 1,010	4.1%	\$ 1,059	3.9%	\$ 1,056	7.9%	\$ 999	5.9%
Juanita	67.1%	24.3%	34.4%	\$ 571	3.2%	\$ 710	2.7%	\$ 873	2.9%	\$ 934	4.3%	\$ 950	2.9%	\$ 946	8.2%	\$ 954	6.2%
Woodinville-Totem Lake	49.5%	23.6%	20.9%	\$ 546	5.1%	\$ 675	4.3%	\$ 836	3.6%	\$ 866	4.5%	\$ 883	5.3%	\$ 851	6.9%	\$ 816	8.1%
Bothell	65.6%	15.6%	43.3%	\$ 532	3.4%	\$ 615	4.7%	\$ 786	4.1%	\$ 826	3.1%	\$ 848	3.9%	\$ 854	7.4%	\$ 881	4.7%
	Increases in Median Income			Median Incomes													
King County Median Income (Family of 4)	87.7%	27.2%	47.5%	\$ 41,500		\$ 52,800		\$ 62,600		\$ 65,800		\$ 72,700		\$ 77,900		\$ 77,900	

Source for Rents and Vacancy: Seattle-Everett Real Estate Report, Spring editions, ARCH

7/15/2005

AVERAGE SINGLE-FAMILY HOME PRICES: 1996 - 2003

	Percent Increase 1996 - 2003	1st Quarter '96	1st Quarter '97	1st Quarter '98	1st Quarter '99	1st Quarter '00	1st Quarter '01	1st Quarter '02	1st Quarter '03
Bellevue	126%	\$ 202,249	\$ 222,984	\$ 241,970	\$ 271,024	\$ 317,608	\$ 463,671	\$ 480,760	\$ 457,970
Bothell	70%	\$ 173,699	\$ 170,420	\$ 203,336	\$ 207,231	\$ 231,690	\$ 231,868	\$ 340,417	\$ 294,521
Issaquah	57%	\$ 243,241	\$ 251,382	\$ 259,723	\$ 273,027	\$ 313,082	\$ 339,857	\$ 456,226	\$ 381,187
Kenmore	112%	\$ 149,467	\$ 153,440	\$ 305,990	\$ 231,374	\$ 234,437	\$ 264,228	\$ 298,832	\$ 317,102
Kirkland	111%	\$ 172,196	\$ 193,486	\$ 206,125	\$ 224,517	\$ 267,508	\$ 373,121	\$ 348,956	\$ 363,935
Mercer Island	137%	\$ 312,161	\$ 318,578	\$ 334,019	\$ 375,044	\$ 562,330	\$ 593,972	\$ 899,031	\$ 740,514
Redmond	76%	\$ 223,183	\$ 234,784	\$ 239,674	\$ 263,645	\$ 298,736	\$ 361,869	\$ 399,826	\$ 393,529
Woodinville	86%	\$ 237,662	\$ 257,668	\$ 272,995	\$ 291,717	\$ 356,281	\$ 397,843	\$ 438,413	\$ 441,212
Seattle	99%	\$ 167,058	\$ 177,628	\$ 198,654	\$ 215,910	\$ 266,182	\$ 302,328	\$ 327,668	\$ 331,615
King County	72%	\$ 177,128	\$ 185,703	\$ 200,928	\$ 214,859	\$ 253,241	\$ 283,267	\$ 293,708	\$ 305,075

Note: Data from before 1995 is not included because change in reporting methods.

7/15/2005

Note: Data for Kenmore prior to 1997 is based upon a very limited number of sales reported.

Source: Seattle-Everett Real Estate Report, ARCH

Percent Owner-Occupied Units vs. Renter-Occupied Units - 2000

	Total Occupied Units	Owner-occupied Units		Rental-occupied Units	
	2000	2000		2000	
King County	710,916	425,436	59.8%	285,480	40.2%
Kirkland	20,736	11,813	57.0%	8,923	43.0%
Seattle	258,499	125,165	48.4%	133,334	51.6%
Bellevue	45,836	28,189	61.5%	17,647	38.5%
Redmond	19,102	10,520	55.1%	8,582	44.9%
Bothell	11,923	8,105	68.0%	3,818	32.0%

Source: US Census Bureau

10/29/2003

INCOME GUIDELINES & HOUSING AFFORDABILITY 2000

2000 King County Median Income (family of 4) = \$65,800

	<u>STUDIO</u> (1 Person)	<u>1-Bedroom</u> (2 Person)	<u>2-Bedroom</u> (3 Person)	<u>3-Bedroom</u> (4 Person)
LOW INCOME				
<i>50% of Median Income (\$32,900)</i>				
Household Income	\$ 23,030	\$ 26,320	\$ 29,610	\$ 32,900
Rental	\$ 548	\$ 616	\$ 685	\$ 757
Owner *	\$ 58,000	\$ 65,500	\$ 74,000	\$ 83,000
MODERATE INCOME				
<i>80% Of Median Income (\$52,640)</i>				
Household Income	\$ 36,848	\$ 42,112	\$ 47,376	\$ 52,640
Rental	\$ 893	\$ 1,011	\$ 1,129	\$ 1,247
Owner *	\$ 100,000	\$ 113,500	\$ 128,000	\$ 143,000
MEDIAN INCOME				
<i>100% Of Median Income (\$65,800)</i>				
Household Income	\$ 46,060	\$ 52,640	\$ 59,220	\$ 65,800
Rental	\$ 1,124	\$ 1,274	\$ 1,426	\$ 1,576
Owner *	\$ 128,000	\$ 145,000	\$ 164,000	\$ 183,000
<i>120% of Median Income (\$78,960)</i>				
Household Income	\$ 55,272	\$ 63,168	\$ 71,064	\$ 78,960
Rental	\$ 1,356	\$ 1,535	\$ 1,722	\$ 1,905
Owner *	\$ 155,000	\$ 177,000	\$ 200,000	\$ 222,000

* Estimate assuming: 10% Downpayment, 30 yr fixed mortgage at 8.3%, Property taxes at 1.25%¹ mortgage insurance, homeowner dues \$100 - \$140.

Source: ARCH

1/1/2003

Change in Median Housing Values

	1990 ¹	2000	% Change
King County			
Median Income	\$47,659	\$53,157	11.5%
Median Housing Value	\$184,557	\$236,900	28.4%
Median Rent	\$672	\$758	12.8%
Kirkland			
Median Income	\$50,634	\$60,332	19.2%
Median Housing Value	\$211,035	\$283,100	34.1%
Median Rent	\$830	\$972	17.1%
Seattle			
Median Income	\$38,667	\$45,736	18.3%
Median Housing Value	\$181,659	\$259,600	42.9%
Median Rent	\$610	\$721	18.2%
Bellevue			
Median Income	\$57,670	\$62,338	8.1%
Median Housing Value	\$253,980	\$299,400	17.9%
Median Rent	\$804	\$916	13.9%
Redmond			
Median Income	\$55,721	\$66,735	19.8%
Median Housing Value	\$222,101	\$269,400	21.3%
Median Rent	\$871	\$1,021	17.2%
Bothell			
Median Income	\$48,950	\$59,264	21.1%
Median Housing Value	\$206,556	\$237,700	15.1%
Median Rent	\$755	\$913	20.9%

¹ adjusted for inflation to 2000

1/1/2003

Source: US Census Bureau

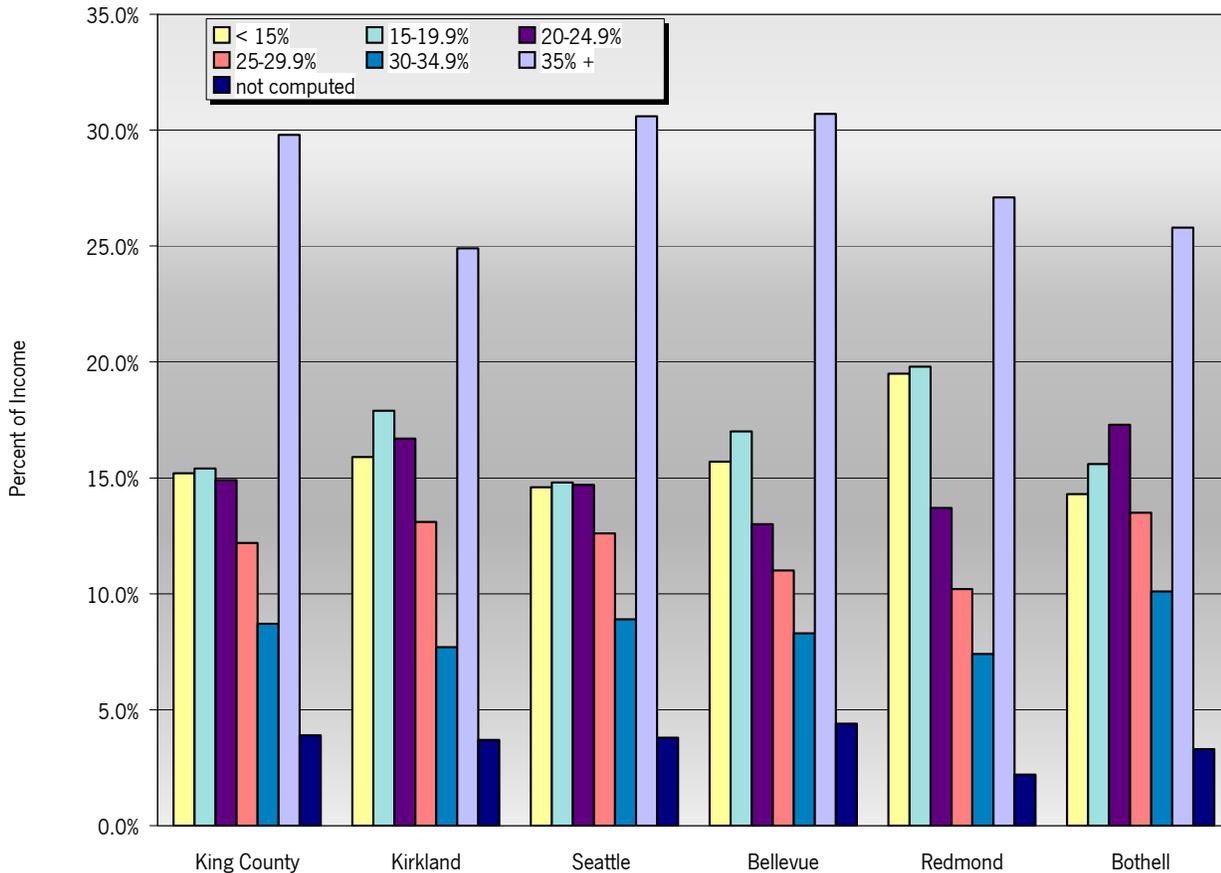
Percent of Household Income Devoted to Rent - 1999

	King County	Kirkland	Seattle	Bellevue	Redmond	Bothell
% of income						
< 15%	15.2%	15.9%	14.6%	15.7%	19.5%	14.3%
15-19.9%	15.4%	17.9%	14.8%	17.0%	19.8%	15.6%
20-24.9%	14.9%	16.7%	14.7%	13.0%	13.7%	17.3%
25-29.9%	12.2%	13.1%	12.6%	11.0%	10.2%	13.5%
30-34.9%	8.7%	7.7%	8.9%	8.3%	7.4%	10.1%
35% +	29.8%	24.9%	30.6%	30.7%	27.1%	25.8%
not computed	3.9%	3.7%	3.8%	4.4%	2.2%	3.3%
Total renter-occupied units	285,480	8,923	133,334	17,647	8,582	3,818

Source: US Census Bureau

1/1/2003

Percent of Household Income Devoted to Rent - 1999



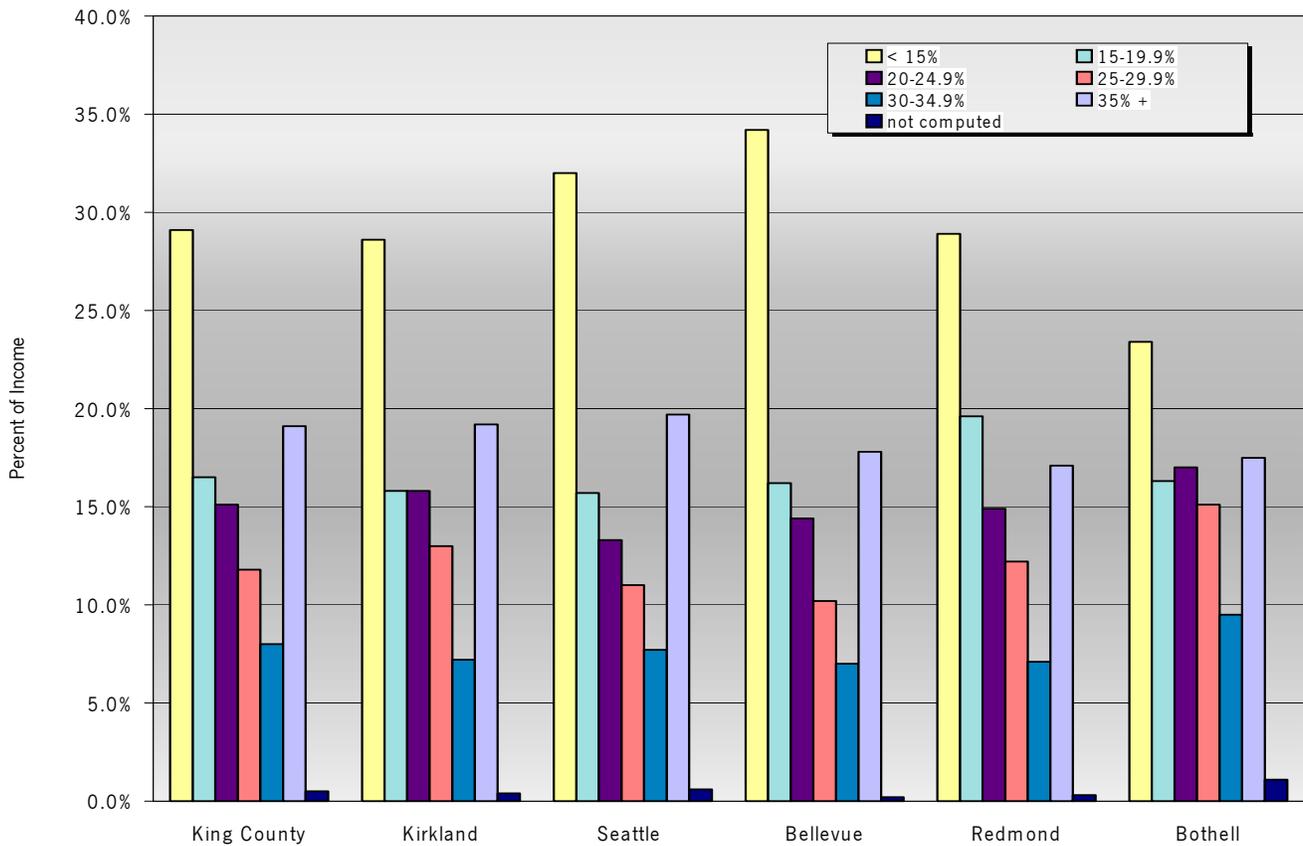
Monthly Owner Costs as a Percentage of Household Income - 1999

	King County	Kirkland	Seattle	Bellevue	Redmond	Bothell
% of income						
< 15%	29.1%	28.6%	32.0%	34.2%	28.9%	23.4%
15-19.9%	16.5%	15.8%	15.7%	16.2%	19.6%	16.3%
20-24.9%	15.1%	15.8%	13.3%	14.4%	14.9%	17.0%
25-29.9%	11.8%	13.0%	11.0%	10.2%	12.2%	15.1%
30-34.9%	8.0%	7.2%	7.7%	7.0%	7.1%	9.5%
35% +	19.1%	19.2%	19.7%	17.8%	17.1%	17.5%
not computed	0.5%	0.4%	0.6%	0.2%	0.3%	1.1%
Total owner-occupied units	425,436	11,813	125,165	28,189	10,520	8,105

Source: US Census Bureau

1/1/2003

Monthly Owner Cost as a Percentage of Household Income





4. *Economics*

Employment

Kirkland contained approximately 30,865 jobs in 2003 based on Puget Sound Regional Council (PSRC) estimates. The highest percentage of all jobs reported within the City of Kirkland was reported in the services sector (44.2%). The remaining jobs were divided among the following sectors: 13.5% retail, 10.6% government, 7.5% construction and resources, 7.0% finance, insurance, and real estate, 6.8% wholesale trade, transportation, communication, and utilities, 6.2% manufacturing, and 4.3% education. The PSRC forecasts employment in Kirkland to reach 35,318 in 2010, 39,631 in 2020, and 43,893 by 2030.

The 2000 Census reported that 28,347 (75.2%) of Kirkland's residents are employed. This is slightly higher than the 70.1% employment of the King County population. The majority of these jobs span several sectors: professional (16.7%), education and health care (14.2%), transportation, warehousing and utilities (13.2%), and manufacturing (11%).

Currently, major employers in Kirkland represent a wide range of business ventures, including Evergreen Hospital, Lake Washington School District, City of Kirkland, Kenworth Truck Co. the corporate offices of a major manufacturer of heavy duty trucks, as well as retail and wholesale outlets.

Tax Revenue

In 2004 Kirkland collected revenue from sources such as the sales tax, levies, property tax, utility tax, and excise taxes. Sales taxes comprise the main part of Kirkland's budget revenue. The retail, services, and contracting sectors contribute to the bulk of the City's sales tax revenue. The retail sector, including automobile and gas sales, general merchandise, eating and drinking establishments, and furniture sales, contributes approximately 60.1% of the sales tax revenue. Contracting contributes another 13.9%, while the service sector contributes about 11%.

Building Activity

A compilation of building permit data from 1991 to 2004 shows an overall increase of 112% in the valuation of building permits in Kirkland over the past decade. It represents all issued permits for new construction as well as alterations and additions. 2004 saw the most new residential and commercial construction permit valuation.

Assessed Property Valuation

Taxable assessed valuation is an indicator of the wealth and economic stability of a community. It is also related to the revenue raising ability of local government entities such as the city, county, and school district. In Kirkland, taxable assessed valuation increased by more than 4.1 billion dollars between 1992 and 2004. In 2004, the property tax general levy rate was \$10.03 per \$1,000 of assessed valuation.

Major Employers in Kirkland - 2004

Employer	# Persons Employed
Evergreen Hosp.	2,188
Lake Washington School District	617
City of Kirkland	428
Kenworth Truck Co. (PACCAR)	397
Costco Wholesale	380
Univar	301
Lake Washington Technical College	200
Fred Meyer #391	188
IBM Corporation	175
Lake Vue Gardens Convalescent Ctr	170

Source: COK Business Licenses

7/15/2005

Regional Jobs 2002-2003

	Total Employees		% Change
	2002	2003	
King County	1,084,413	1,078,012	-0.6%
Kirkland	31,592	30,866	-2.3%
Seattle	479,241	467,571	-2.4%
Bellevue	111,594	110,774	-0.7%
Redmond	76,830	78,286	1.9%

Source: Puget Sound Regional Council

7/8/2004

City of Kirkland Community Profile

Regional Employment by Job Type - 2003*

	King County		Kirkland			Seattle			Bellevue			Redmond		
	Count	% County Total	Count	% County Total	% Kirkland	Count	% County Total	% Seattle	Count	% County Total	% Bellevue	Count	% County Total	% Redmond
• Construction and Resources	54,758	5.1%	2,316	4.2%	7.5%	17,843	32.6%	3.8%	5,062	9.2%	4.6%	2,957	5.4%	3.8%
• Finance, Insurance, and Real Estate	76,240	7.1%	2,156	2.8%	7.0%	41,006	53.8%	8.8%	12,135	15.9%	11.0%	4,394	5.8%	5.6%
• Manufacturing	105,817	9.8%	1,902	1.8%	6.2%	28,318	26.8%	6.1%	6,218	5.9%	5.6%	9,672	9.1%	12.4%
• Retail	108,767	10.1%	4,164	3.8%	13.5%	37,201	34.2%	8.0%	13,263	12.2%	12.0%	3,706	3.4%	4.7%
• Services	473,400	43.9%	13,656	2.9%	44.2%	217,148	45.9%	46.4%	58,888	12.4%	53.2%	52,675	11.1%	67.3%
• Wholesale trade, Transportation, Communication, and Utilities	104,947	9.7%	2,090	2.0%	6.8%	39,518	37.7%	8.5%	8,348	8.0%	7.5%	2,777	2.6%	3.5%
• Government	85,954	8.0%	3,267	3.8%	10.6%	52,288	60.8%	11.2%	2,995	3.5%	2.7%	1,216	1.4%	1.6%
• Education	<u>68,129</u>	6.3%	<u>1,314</u>	1.9%	4.3%	<u>34,248</u>	50.3%	7.3%	<u>3,867</u>	5.7%	3.5%	<u>890</u>	1.3%	1.1%
Total	1,078,012		30,865	2.9%		467,570	43.4%		110,776	10.3%		78,287	7.3%	

* these are the jobs located within a specific jurisdiction

7/8/2004

Source: Puget Sound Regional Council - 2003 Covered Employment

Employment by City of Residence 2000*

	King County		Kirkland			Seattle			Bellevue			Redmond			Bothell		
		% County Total	% County Total	% County Total	% Kirkland	% County Total	% Seattle	% County Total	% Bellevue	% County Total	% Redmond	% County Total	% Redmond	% County Total	% Bothell		
• Agriculture, forestry, fishing, hunting, mining	4,011	0.4%	82	2.0%	0.3%	1,103	27.5%	0.3%	122	3.0%	0.2%	46	1.1%	0.2%	60	1.5%	0.4%
• Construction	52,546	5.7%	1,521	2.9%	5.5%	12,892	24.5%	4.0%	2,313	4.4%	4.0%	1,163	2.2%	4.5%	1,187	2.3%	7.2%
Manufacturing	116,832	12.6%	3,023	2.6%	11.0%	26,753	22.9%	8.3%	6,594	5.6%	11.5%	3,504	3.0%	13.4%	2,170	1.9%	13.2%
• Wholesale Trade	39,783	4.3%	1,158	2.9%	4.2%	10,471	26.3%	3.3%	2,305	5.8%	4.0%	885	2.2%	3.4%	755	1.9%	4.6%
• Retail Trade	110,212	11.9%	3,618	3.3%	13.2%	35,645	32.3%	11.1%	7,191	6.5%	12.5%	3,655	3.3%	14.0%	1,919	1.7%	11.7%
• Transportation, warehousing, utilities	49,660	5.3%	791	1.6%	2.9%	13,492	27.2%	4.2%	2,037	4.1%	3.5%	731	1.5%	2.8%	529	1.1%	3.2%
• Information	51,337	5.5%	2,316	4.5%	8.4%	19,175	37.4%	6.0%	4,932	9.6%	8.6%	3,567	6.9%	13.7%	924	1.8%	5.6%
• Finance, insurance, real estate	67,565	7.3%	2,720	4.0%	9.9%	22,171	32.8%	6.9%	5,127	7.6%	8.9%	1,835	2.7%	7.0%	1,519	2.2%	9.3%
• Professional	124,019	13.3%	4,587	3.7%	16.7%	51,813	41.8%	16.1%	10,328	8.3%	18.0%	4,550	3.7%	17.4%	2,137	1.7%	13.0%
• Educational, health	164,459	17.7%	3,886	2.4%	14.2%	69,507	42.3%	21.6%	8,465	5.1%	14.7%	3,481	2.1%	13.3%	2,738	1.7%	16.7%
• Arts, entertainment	75,283	8.1%	1,650	2.2%	6.0%	31,762	42.2%	9.9%	3,914	5.2%	6.8%	1,383	1.8%	5.3%	1,166	1.5%	7.1%
• Other services	43,051	4.6%	1,506	3.5%	5.5%	15,538	36.1%	4.8%	2,507	5.8%	4.4%	891	2.1%	3.4%	611	1.4%	3.7%
• Public administration	<u>30,447</u>	3.3%	<u>596</u>	2.0%	2.2%	<u>11,202</u>	36.8%	3.5%	<u>1,580</u>	5.2%	2.8%	<u>421</u>	1.4%	1.6%	<u>667</u>	2.2%	4.1%
<i>Total</i>	<i>929,205</i>		<i>27,454</i>	<i>3.0%</i>		<i>321,524</i>	<i>34.6%</i>		<i>57,415</i>	<i>6.2%</i>		<i>26,112</i>	<i>2.8%</i>		<i>16,382</i>	<i>1.8%</i>	

* these are the occupations of the residents of a specific jurisdiction

Source: US Census Bureau

Work and Reside in Same City 2000

	Kirkland		Bellevue		Bothell		Redmond		Seattle	
	2000	%	2000	%	2000	%	2000	%	2000	%
Worked in place of residence	6,211	23.0%	21,634	38.3%	3,125	19.3%	10,433	40.7%	233,600	73.8%
Worked outside place of residence	20,849	77.0%	34,840	61.7%	13,038	80.7%	15,205	59.3%	82,893	26.2%
Total Workforce (16 years and over):	27,060		56,474		16,163		25,638		316,493	

Source: US Census Bureau

10/29/2003

PSRC Kirkland Employment Forecasts*

	2000		2010		2020		2030	
		% of total		% change		% change		% change
Manufacturing	2,349	5.9%	2,084	-11.3%	2,046	-1.8%	1,882	-8.0%
Wholesale/Transportation/ Communication/Utilities	9,364	23.7%	8,753	-6.5%	9,696	10.8%	10,584	9.2%
Retail	8,933	22.6%	9,563	7.1%	10,304	7.8%	11,170	8.4%
Services	14,279	36.1%	17,003	19.1%	20,720	21.9%	24,066	16.2%
Government/Education	4,618	11.7%	5,352	15.9%	5,133	-4.1%	5,349	4.2%
TOTAL EMPLOYMENT	39,543		42,754	8.1%	47,899	12.0%	53,052	10.8%

Source: Puget Sound Regional Council (as of 1/13/2003)

11/21/2003

* FAZs 5305, 5306, and 30% of 5515

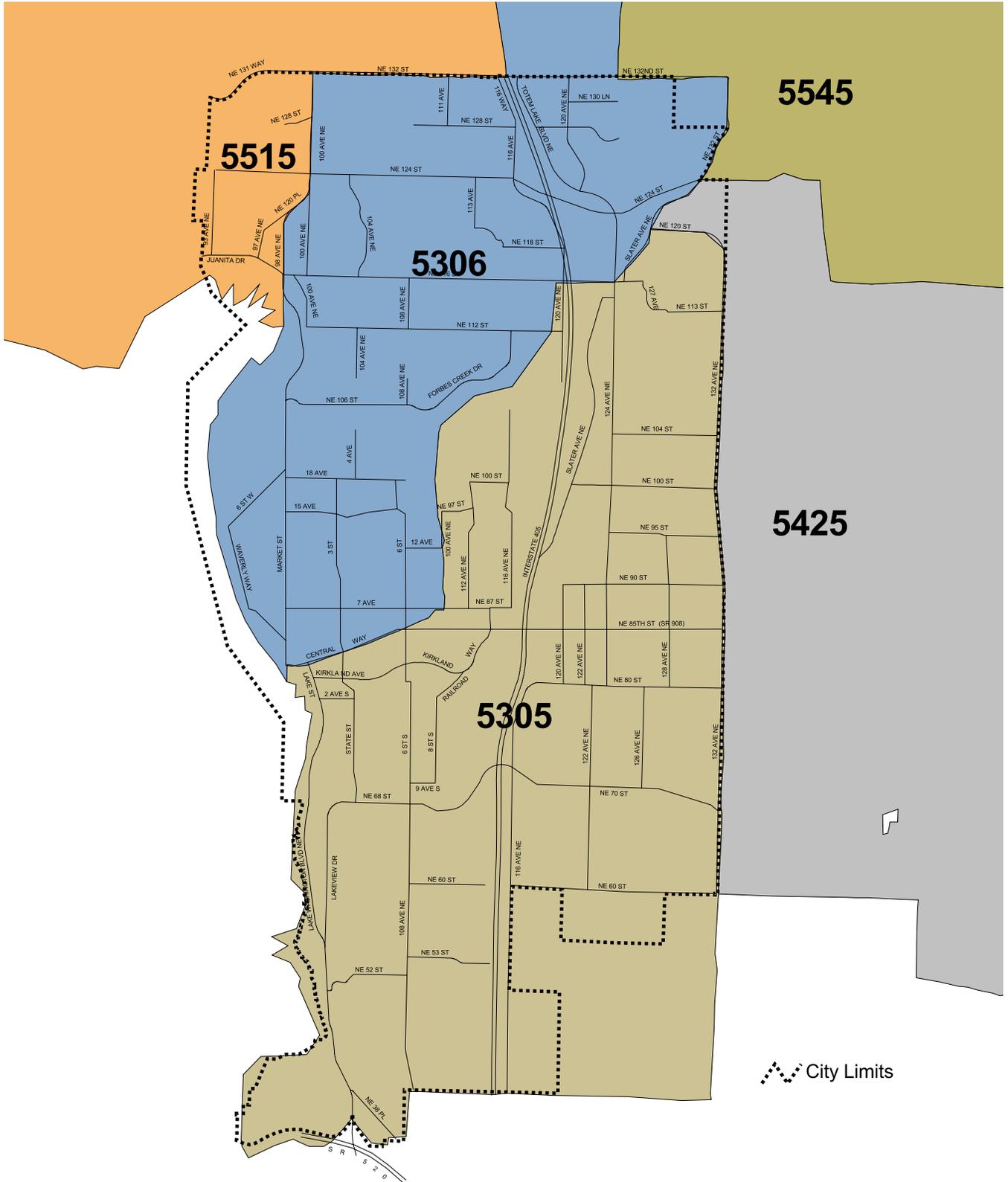
Regional Employment Forecasts

	1998	2010	2020	2030
King County	1,150,170	1,401,625	1,504,746	1,608,554
Kirkland	33,967	35,318	39,631	43,893
Seattle	517,470	613,962	643,058	678,396
Bellevue	121,705	161,651	173,644	185,859
Redmond	66,831	97,542	113,192	125,796
Bothell	10,812	11,267	11,970	12,201

Source: Puget Sound Regional Council (as of 1/13/2003)

11/21/2003

Forecast Analysis Zones (FAZ's)



Revenues and Sources

Source	2003	2004
Taxes		
Sales Tax	\$ 11,170,000	\$ 11,400,080
King County Criminal Justice Levy	\$ 850,000	\$ 850,000
Property Tax	\$ 9,734,432	\$ 9,940,932
Utility Tax	\$ 7,132,416	\$ 7,139,500
Admissions Tax	\$ 95,000	\$ 110,000
Gambling Tax	\$ 299,400	\$ 373,000
Real Estate Excise Tax	\$ 2,033,109	\$ 2,800,000
Lodging Excise Tax	\$ 110,000	\$ 110,000
Licenses & Permits		
Building-related Permits	\$ 1,142,000	\$ 1,335,250
Business Licenses	\$ 252,250	\$ 270,075
Franchise Fees	\$ 655,000	\$ 702,000
Intergovernmental		
EMS Levy	\$ 444,966	\$ 454,874
Liquor Board Excise Tax	\$ 391,047	\$ 438,504
Motor Vehicle Fuel Tax	\$ 968,917	\$ 946,366
Fire District #41	\$ 2,496,760	\$ 2,552,107
Charges for Services		
Planning & Plan Check Fees	\$ 957,335	\$ 1,270,845
Engineering Fees	\$ 1,342,727	\$ 1,535,545
Interfund Charges		
	\$ 2,799,589	\$ 3,074,050
Fines & Forfeits		
	\$ 1,183,250	\$ 1,216,865
Miscellaneous		
Investment	\$ 2,000,000	\$ 1,833,451
Reserve	\$ 67,919,426	\$ 56,973,101

Source: COK Finance Department

7/15/2005

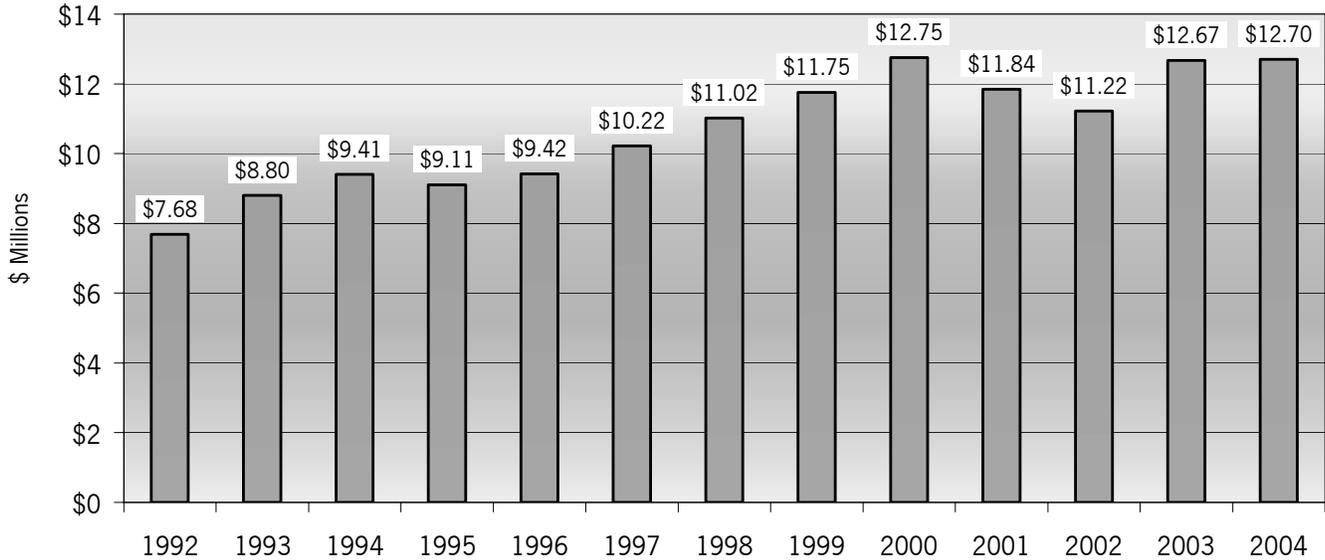
Kirkland Sales Tax Revenue

	Taxable Sales (millions)	% Change
1992	\$ 7.68	
1993	\$ 8.80	14.6%
1994	\$ 9.41	6.9%
1995	\$ 9.11	-3.2%
1996	\$ 9.42	3.4%
1997	\$ 10.22	8.5%
1998	\$ 11.02	7.8%
1999	\$ 11.75	6.6%
2000	\$ 12.75	8.5%
2001	\$ 11.84	-7.1%
2002	\$ 11.22	-5.2%
2003	\$ 12.67	12.9%
2004	\$ 12.70	0.2%

Source: COK Finance Dept.

7/15/2005

**Kirkland Sales Tax Revenue
1992-2004**



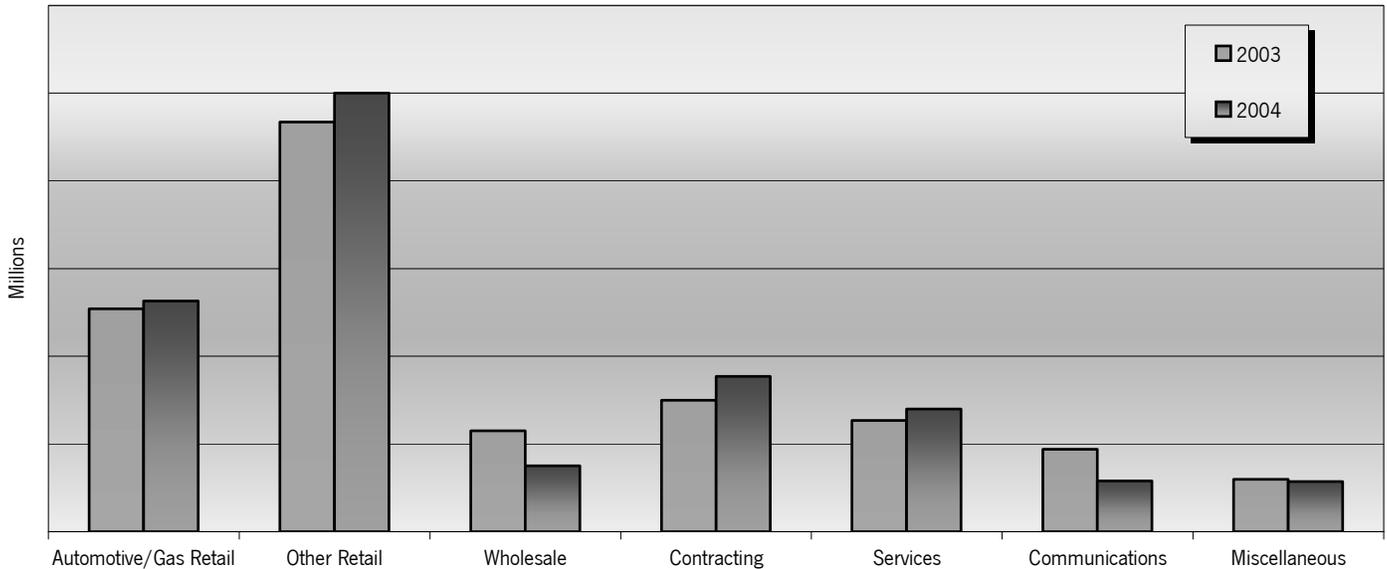
2003-2004 Sales Tax Receipts by Business Sector

Business Sector Group	Receipts		Percent Change	Percent of Total	
	2003	2004		2003	2004
	(Millions)				
Automotive/Gas Retail	\$ 2.54	\$ 2.63	3.5%	20.0%	20.7%
Other Retail	\$ 4.67	\$ 5.00	7.1%	36.9%	39.4%
Wholesale	\$ 1.15	\$ 0.75	-34.8%	9.1%	5.9%
Contracting	\$ 1.50	\$ 1.77	18.0%	11.8%	13.9%
Services	\$ 1.27	\$ 1.40	10.2%	10.0%	11.0%
Communications	\$ 0.94	\$ 0.58	-38.3%	7.4%	4.6%
Miscellaneous	\$ 0.60	\$ 0.57	-5.0%	4.8%	4.5%
Total	\$ 12.67	\$ 12.70	0.20%	100.0%	100.0%

Source: COK Finance Department

7/15/2005

2003-2004 Sales Tax Receipts by Business Sector
January - December



Kirkland Assessed Property Valuation

Year	Total Valuation	% Annual Change
1992	\$ 3,005,359,613	0.0%
1993	\$ 3,379,167,213	12.4%
1994	\$ 3,388,728,449	0.3%
1995	\$ 3,517,568,009	3.8%
1996	\$ 3,614,670,527	2.8%
1997	\$ 3,970,528,441	9.8%
1998	\$ 4,143,215,545	4.3%
1999	\$ 4,490,682,018	8.4%
2000	\$ 4,916,387,558	9.5%
2001	\$ 5,628,415,398	14.5%
2002	\$ 6,340,732,211	12.7%
2003	\$ 6,788,777,356	7.1%
2004	\$ 7,151,120,913	5.3%

Source: King County Assessor Annual Reports

7/15/2005

Regional Assessed Property Valuation 2002-2004

	Total Value	% Change	Average Residential Valuation	Typical Levy Rate
Kirkland				
2002	\$ 6,340,732,211		\$ 327,000	\$ 10.31
2003	\$ 6,788,777,356	7.1%	\$ 354,400	\$ 10.25
2004	\$ 7,151,120,913	5.3%	\$ 374,600	\$ 10.03
Seattle				
2002	\$ 70,436,380,144		\$ 301,000	\$ 10.66
2003	\$ 75,648,119,347	7.4%	\$ 335,000	\$ 10.30
2004	\$ 79,724,600,947	5.4%	\$ 347,000	\$ 10.40
Bellevue				
2002	\$ 18,520,617,465		\$ 383,000	\$ 8.94
2003	\$ 19,281,148,535	4.1%	\$ 416,000	\$ 8.87
2004	\$ 19,987,370,786	3.7%	\$ 432,400	\$ 8.70
Redmond				
2002	\$ 6,941,422,915		\$ 295,000	\$ 12.92
2003	\$ 7,409,495,346	6.7%	\$ 321,800	\$ 12.67
2004	\$ 7,762,955,643	6.7%	\$ 328,100	\$ 10.11

Source: King County Assessor Annual Reports

7/15/2005

City of Kirkland Community Profile

Building Permit Valuation 1991-2004

Year	New Single-family	New Multi-family	New Commercial/ Industrial/ Public	Miscellaneous (signs, electrical, mechanical)	Additions/Alterations		Total Valuation	% Change
					Residential	Commercial		
1991	\$ 14,592,187	\$ 15,380,801	\$ 32,624,296	\$ 850,293	\$ 4,295,406	\$ 18,008,101	\$ 85,751,084	
1992	\$ 14,242,074	\$ 9,763,567	\$ 15,419,638	\$ 347,711	\$ 4,393,176	\$ 7,779,120	\$ 51,945,286	-39.4%
1993	\$ 14,418,282	\$ 5,736,407	\$ 7,844,899	\$ 292,014	\$ 4,071,475	\$ 15,139,986	\$ 47,503,063	-8.6%
1994	\$ 20,293,105	\$ 20,451,689	\$ 10,874,955	\$ 398,369	\$ 5,737,986	\$ 19,510,441	\$ 77,266,545	62.7%
1995	\$ 21,244,331	\$ 25,571,895	\$ 9,909,568	\$ 1,669,371	\$ 5,262,411	\$ 12,666,621	\$ 76,324,197	-1.2%
1996	\$ 26,489,738	\$ 52,108,853	\$ 5,518,550	\$ 4,823,462	\$ 4,833,702	\$ 12,800,599	\$ 106,574,904	39.6%
1997	\$ 39,112,635	\$ 56,804,893	\$ 25,494,759	\$ 5,034,424	\$ 6,466,450	\$ 11,263,568	\$ 144,176,729	35.3%
1998	\$ 31,335,376	\$ 38,087,869	\$ 3,737,731	\$ 10,446,939	\$ 8,476,087	\$ 20,369,681	\$ 112,453,683	-22.0%
1999	\$ 55,384,035	\$ 19,596,432	\$ 37,063,712	\$ 9,735,974	\$ 10,795,617	\$ 9,684,860	\$ 142,260,630	26.5%
2000	\$ 38,450,252	\$ 13,918,769	\$ 29,953,609	\$ 14,641,614	\$ 7,282,239	\$ 14,733,747	\$ 118,980,230	-16.4%
2001	\$ 44,718,844	\$ 25,917,299	\$ 10,873,390	\$ 12,016,087	\$ 13,203,560	\$ 21,200,411	\$ 127,929,591	7.5%
2002	\$ 44,598,760	\$ 14,095,460	\$ 5,960,581	\$ 8,332,118	\$ 10,590,867	\$ 29,815,048	\$ 113,392,834	-11.4%
2003	\$ 53,479,192	\$ 4,239,774	\$ 6,725,700	\$ 10,213,098	\$ 33,568,951	\$ 37,602,472	\$ 145,829,187	28.6%
2004	\$ 59,285,927	\$ 9,774,296	\$ 63,297,850	\$ 15,046,017	\$ 18,115,207	\$ 16,183,332	\$ 181,702,629	24.6%

Source: COK Building Department

7/15/2005



5. Land Use & Capacity

Land Use

There are approximately 7,000 gross acres of land in Kirkland. The developable land use base, which excludes all existing public rights-of-way, totals 5,200 net acres of land in Kirkland. The City maintains an inventory of the land use base which classifies the land according to the uses and the zones that occur on the various parcels.

Of the total developable land use base in Kirkland, 72% is zoned for residential use and 28% is zoned for non-residential uses.

64% of the developable land use base is actually developed with residential uses. Since 1991, residential land uses have increased 13%. As of 2004, the Highlands neighborhood has the highest percentage of residential uses and the Totem Lake neighborhood has the lowest percentage of residential uses.

30% of the developable land use base is actually developed with non-residential uses. Parks and open space uses account for 8% and vacant land accounts for 5% of the Kirkland land use base. Kirkland has approximately 15,266,000 square feet of existing floor area dedicated to non-residential uses. Of that developed total, 4,906,000 (42%) are office uses, 3,464,000 (30%) are commercial uses, and 3,349,000 (29%) are industrial uses. The largest percentage of commercial and industrial uses is located in the Totem Lake neighborhood and the largest percentage of office uses is located in the Lakeview neighborhood.

Capacity

Each year, the City of Kirkland forecasts capacity for residential and non-residential development. Capacity is, simply, an estimate of possible future development. To calculate capacity, the City takes into account a number of factors. Vacant properties, and those properties considered more likely to redevelop, are built to the maximum allowed by the current zoning. The totals are reduced to take into account current market factors, environmentally sensitive areas, right-of-way needs and public developments, such as parks and schools. The results are summarized as capacity housing units for residential development and capacity square footage for non-residential development.

Residential capacity as of January 2003, for total housing units in Kirkland under the current Zoning and Comprehensive Plan has been calculated at approximately 28,750 units. 16,278 (56.6%) of these units would be multi-family and 12,472 (43.4%) would be single-family units. Kirkland currently has approximately 11,925 multi-family and 10,195 single-family units, based on January 2003 King County Assessor's data.

As of January 2003, Kirkland has the capacity for an additional 19,700 employees and an additional 5,850,165 square feet of non-residential floor area. The Central, Totem Lake, Lakeview, and South Rose Hill neighborhoods have the greatest capacity for additional employees and new commercial floor area. Currently, Kirkland has approximately 11,724,000 square feet of floor area and 34,800 employees.

Land Use as % of Total City Acreage

(Doesn't include ROW)

Land Use/Zoning Category	2004	2000	1991	1981
	Land Use as % of Total Acres			
Single Family	50%	50%	46%	39%
Multi-Family	14%	14%	5%	3%
Commercial	5%	6%	6%	4%
Office	4%	4%	3%	1%
Industrial	4%	4%	3%	4%
Institutions	8%	9%	13%	9%
Park/Open Space	8%	8%	not available	not available
Utilities	1%	1%	1%	1%
Vacant	5%	6%	14%	32%
	100%	100%		

Source: Kirkland Land Use Inventory (based on January 2004 King County Assessor's data)

8/27/2004

Land Use and Zoning as % of Total City Acreage

(Doesn't include ROW)

Land Use/Zoning Category	Zoning as % of Total Acres	Land Use as % of Total Acres
	Single Family	58%
Multi-Family	14%	14%
Commercial	7%	5%
Office or Office/Multi-Family	6%	4%
Industrial/Light Manufacturing Park	3%	4%
Institutions	2%	8%
Park/Open Space	10%	8%
Utilities	0%	1%
Vacant	0%	5%

Source: Kirkland Land Use Inventory (based on January 2004 King County Assessor's data)

8/27/2004

Total Acres by Neighborhood

Neighborhood	Total Acres (Doesn't Include ROW)
Bridle Trails	403
Central Houghton	496
Everest	173
Highlands	249
Lakeview	293
Market	250
Moss Bay	246
Norkirk	355
North Juanita	304
North Rose Hill	760
South Juanita	720
South Rose Hill	397
Totem Lake	620
Total Acres	5,264

Source: Kirkland Land Use Inventory (based on January 2004 King County Assessor's data)
8/27/2004

Land Use Acres by Neighborhood

Neighborhood	Total Acres	Single Family	Multi-Family	Commercial	Office	Industrial	Utilities	Institutions	Parks	Vacant
Bridle Trails	403	350	11	12	3	0	0	26	7	12
Central Houghton	496	337	20	5	2	0	54	76	76	35
Everest	173	66	33	5	7	42	0	19	19	17
Highlands	249	221	13	0	0	0	0	15	15	15
Lakeview	293	77	64	19	51	0	0	83	78	16
Market	250	160	3	3	15	0	0	70	53	2
Moss Bay	246	33	95	61	21	18	0	17	5	6
Norkirk	355	280	24	0	0	29	0	21	22	11
North Juanita	304	222	64	0	10	0	0	8	4	4
North Rose Hill	760	516	115	54	27	7	0	41	29	55
South Juanita	720	422	158	39	1	0	0	100	81	54
South Rose Hill	397	334	24	27	7	0	0	4	2	8
Totem Lake	620		83	173	214	54	37	59	34	46
City Total	5,264	3,018	708	399	358	150	91	540	424	281

Source: Kirkland Land Use Inventory (based on January 2004 King County Assessor's data)

8/27/2004

City of Kirkland Community Profile

Percent of Land Use by Neighborhood

Neighborhood	Single Family	Multi-Family	Commercial	Office	Industrial	Utilities	Institutions	Parks	Vacant
Bridle Trails	76%	3%	5%	0%	0%	7%	3%	2%	3%
Central Houghton	53%	7%	3%	1%	0%	0%	14%	15%	7%
Everest	39%	15%	2%	6%	14%	0%	0%	12%	11%
Highlands	84%	4%	0%	0%	0%	0%	0%	6%	6%
Lakeview	22%	23%	3%	19%	0%	0%	1%	27%	6%
Market	63%	4%	1%	3%	0%	0%	7%	21%	1%
Moss Bay	18%	34%	14%	10%	6%	0%	12%	2%	3%
Norkirk	71%	4%	0%	0%	5%	0%	9%	6%	3%
North Juanita	54%	23%	1%	0%	0%	0%	19%	1%	1%
North Rose Hill	58%	12%	5%	2%	1%	1%	11%	4%	7%
South Juanita	52%	23%	2%	1%	0%	0%	3%	11%	8%
South Rose Hill	66%	4%	5%	1%	0%	2%	19%	1%	2%
Totem Lake	0%	20%	21%	12%	24%	1%	8%	6%	8%
City Total	50%	14%	5%	4%	4%	1%	9%	8%	5%

Source: Kirkland Land Use Inventory (based on January 2004 King County Assessor's data)

8/27/2004

Zoning Acres by Neighborhood

Neighborhood	Total Acres	Single Family	Multi-Family	Commercial	Office	Office/Multi-Family	Industrial	Light Manuf. Park	Institutions	Park/Open Space
Bridle Trails	403	350	11	12	3	0	0	26	0	26
Central Houghton	496	337	20	5	2	0	54	76	54	76
Everest	173	66	33	5	7	42	0	19	0	19
Highlands	249	221	13	0	0	0	0	15	0	13
Lakeview	293	77	64	19	51	0	0	83	0	85
Market	250	160	3	3	15	0	0	70	0	49
Moss Bay	246	33	95	61	21	18	0	17	0	17
Norkirk	355	280	24	0	0	29	0	21	0	21
North Juanita	304	222	64	0	10	0	0	8	0	8
North Rose Hill	760	516	115	54	27	7	0	41	0	36
South Juanita	720	422	158	39	1	0	0	100	0	112
South Rose Hill	397	334	24	27	7	0	0	4	0	2
Totem Lake	620		83	173	214	54	37	59	34	41
Total	5,264	3,018	708	399	358	150	91	540	88	506

Source: Kirkland Land Use Inventory (based on January 2004 King County Assessor's data)

8/27/2004

Residential Land Uses by Neighborhood

Neighborhood	Total Acres in Residential Use (Doesn't include ROW)	Total Units	MF	SF	Residential Density (Units/Residential Acre)	Population (Estimated)
Bridle Trails	317	864	135	729	3	2,184
Central Houghton	297	1,395	391	1,004	5	3,369
Everest	87	628	395	233	7	1,317
Highlands	216	965	108	857	4	2,478
Lakeview	127	1,495	1,159	336	12	2,937
Market	168	881	164	717	5	2,203
Moss Bay	124	2,414	2,172	242	19	4,469
Norkirk	263	1,569	352	1,217	6	3,869
North Juanita	227	1,791	841	950	8	4,017
North Rose Hill	529	3,017	1,421	1,596	6	6,762
South Juanita	537	4,058	2,681	1,377	8	8,395
South Rose Hill	277	1,247	249	998	4	3,103
Totem Lake	117	1,744	1,740	4	15	3,073
Totals	3,286	22,068	11,808	10,260		48,176

Source: Kirkland Land Use Inventory (based on January 2004 King County Assessor's data)

8/27/2004

Non-Residential Floor Area & Employees by Neighborhood

Neighborhood	Total Bldg Sq Ft	Commercial	Office	Industrial	Institutions	Estimated Employees
Bridle Trails	294,113	220,784	40,586	0	32,743	615
Central Houghton	547,035	106,159	82,424	0	358,452	890
Everest	615,256	50,382	186,581	378,293	0	1,485
Highlands	0	0	0	0	0	0
Lakeview	2,158,133	96,830	2,005,789	0	55,514	8,263
Market	224,891	53,739	159,760	0	11,392	753
Moss Bay	2,185,381	792,663	831,805	265,151	295,762	5,580
Norkirk	643,970	8,348	35,341	352,712	247,569	1,004
North Juanita	275,346	15,647	1	0	259,698	289
North Rose Hill	1,179,588	428,355	178,892	106,038	466,303	2,176
South Juanita	373,597	119,562	132,257	3,073	118,705	880
South Rose Hill	559,289	204,930	29,686	14,097	310,576	843
Totem Lake	6,210,006	1,366,501	1,222,638	2,229,244	1,391,623	12,668
City Total	15,266,605	3,463,900	4,905,760	3,348,608	3,548,337	35,445

Source: Kirkland Land Use Inventory (based on January 2004 King County Assessor's data)

8/27/2004

Percent Floor Area by Neighborhood

Neighborhood	% of City Commercial	% of City Office	% of City Industrial
Bridle Trails	6%	1%	0%
Central Houghton	3%	2%	0%
Everest	1%	4%	11%
Highlands	0%	0%	0%
Lakeview	3%	41%	0%
Market	2%	3%	0%
Moss Bay	23%	17%	8%
Norkirk	0%	1%	11%
North Juanita	0%	0%	0%
North Rose Hill	12%	4%	3%
South Juanita	3%	3%	0%
South Rose Hill	6%	1%	0%
Totem Lake	39%	25%	67%

8/27/2004

Source: Kirkland Land Use Inventory (based on January 2004 King County Assessor's data)

Floor Area by Use

	Total Bldg Sq Ft
Commercial	3,463,900
Office	4,905,760
Industrial	3,348,608
Total	11,718,268

Source: Kirkland Land Use Inventory (based on January 2004 King County Assessor's data)

8/27/2004

Residential Subdivision Plat Recorded 1996-2004

Zoning	Net Area (acres)		Lots		Achieved Density (lots/area)	
	1996-2003	2004	1996-2003	2004	1996-2003	2004
Low Density Zones: 1-7 lots/acre	109.79	20.07	547	95	4.98	4.73
Medium Density Zones: 8-14 lots/acre	5.10	1.30	10	12.00	1.96	9.23
High Density Zones: 15-24 lots/acre	1.30	0.65	0.00	3.00	0.00	4.62

7/15/2005

Source: COK Buildable Lands Reports 1996-2004

Residential Permits Issued 1996-2004

Year	SF Units	MF Units	Demolitions	Total Units	SF Acres	MF Acres	Total Net Acres	Overall Achieved Density (units/acres)
1996	128	403	-13	531	26.61	14.20	40.81	13.01
1997	155	459	-22	614	63.03	20.32	83.35	7.37
1998	130	310	-79	440	37.24	9.46	46.70	9.42
1999	208	102	-43	310	44.77	5.42	50.19	6.18
2000	93	194	-49	287	17.62	5.39	23.01	12.47
2001	278	22	-58	300	28.64	1.11	29.75	10.08
2002	129	123	-66	252	26.53	2.79	29.32	8.59
2003	147	31	-68	178	34.76	1.86	36.62	4.86
2004	170	277	-102	447	34.63	2.68	37.31	11.98
Total all zones	1,438	1,921	-500	3,359	313.83	63.23	377.06	8.91

Source: COK Buildable Lands Reports 1996-2004

7/15/2005

Commercial/Office/Industrial Building Permits Issued 1996-2004

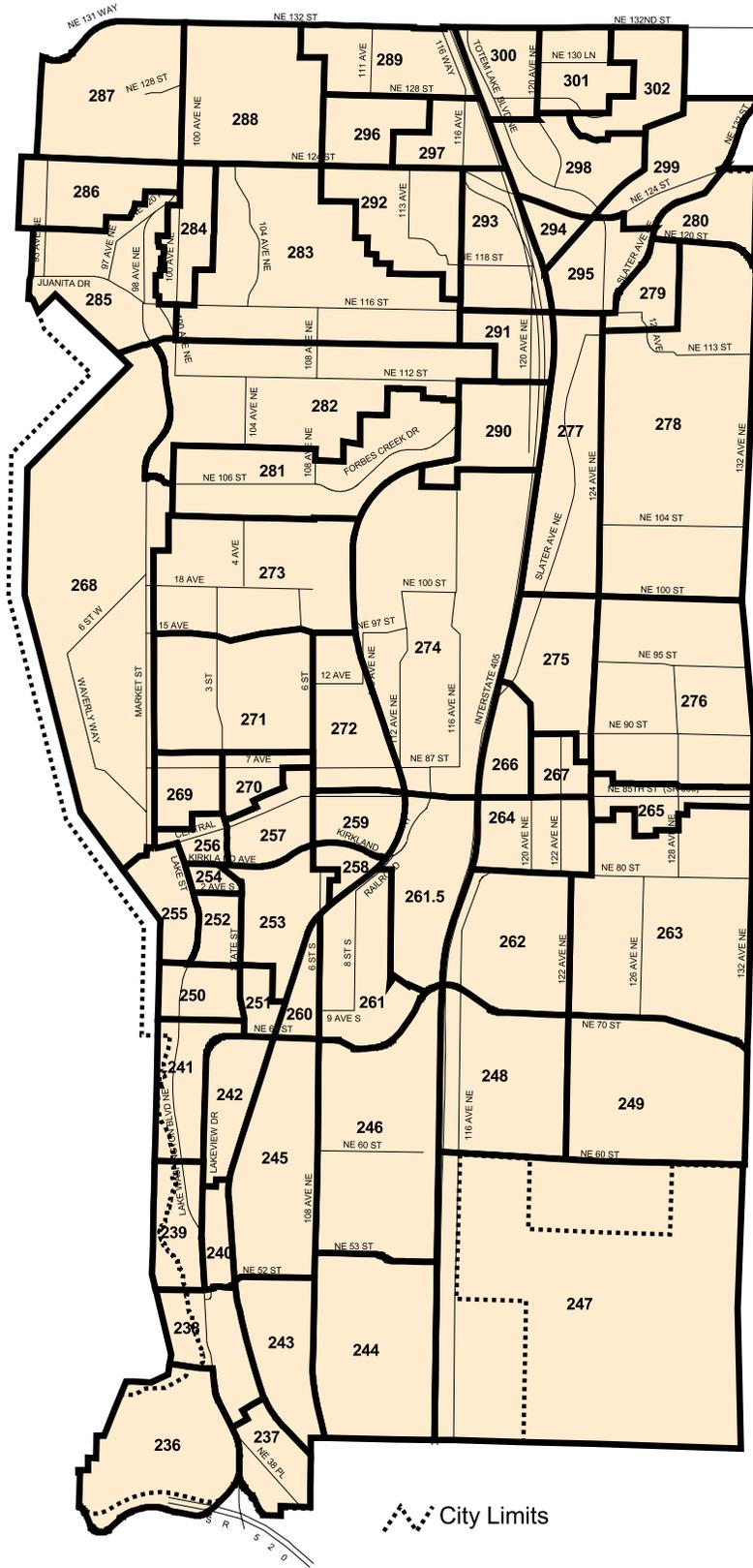
Year	Net Site Area <i>Sq. Ft.</i>	Floor Area <i>Sq. Ft.</i>	Achieved FAR <i>Floor Area/Site Area</i>
1996-1998	815,710	418,589	0.51
1999	425,210	250,214	0.59
2000	180,357	114,540	0.64
2001	190,638	114,022	0.60
2002	182,500	64,983	0.36
2003	44,951	53,131	1.18
2004	357,018	208,652	0.58
Totals	2,196,384	1,224,131	0.56

Source: COK Buildable Lands Reports 1996-2004

7/15/2005

City of Kirkland Community Profile

Transportation Analysis Zones (TAZ's)



City of Kirkland Community Profile

Residential Capacity 2003

(estimate of future residential development)

TAZ	Neighborhood	MF Existing	Net Added Redev Units	New MF Units	MF Capacity Units	SF Existing	Net Added Redev Units	New SF Units	SF Capacity Units	Existing Total	Capacity Total	Difference
247-249	Bridle Trails	135	0	0	135	723	178	37	899	858	1,034	176
250-259	Central (Moss Bay)	2,236	1,009	17	3,096	233	12	3	245	2,469	3,342	873
243-246	Central Houghton	374	10	33	412	1,009	201	110	1,267	1,383	1,678	295
260-261.5	Everest	404	1	48	447	231	21	5	252	635	700	65
274	Highlands	122	48	1	163	852	123	33	980	974	1,143	169
236-242	Lakeview	1,264	63	4	1,320	353	12	14	375	1,617	1,695	78
268	Market	204	0	0	204	731	53	7	780	935	984	49
269-273	Norkirk	299	60	4	353	1,213	130	37	1,350	1,512	1,703	191
287-289	North Juanita	915	23	0	935	897	72	19	972	1,812	1,906	94
265-267, 275-280	North Rose Hill	1,566	510	208	2,177	1,588	651	140	2,237	3,154	4,414	1,260
281-286	South Juanita	2,441	611	79	3,023	1,336	298	107	1,670	3,777	4,693	916
262-264	South Rose Hill	110	282	17	361	996	434	65	1,404	1,106	1,766	660
290-302	Totem Lake	1,855	2,110	33	3,652	33	10	0	41	1,888	3,693	1,805
Total Existing		11,925	4,727	444	16,278	10,195	2,195	577	12,472	22,120	28,751	6,631
	Total Existing MF & SF	22,120										
	Total Capacity MF & SF	28,750			16,278				12,472			

Based on January 2003 King County Assessor Data

7/15/2005

City of Kirkland Community Profile

Non-Residential Capacity 2003

(estimate of future commercial development)

TAZ	Neighborhood	Existing Office	Added Office	Existing Commercial	Added Commercial	Existing Industrial	Added Industrial	Institutions		TAZ	Office	Commercial	Industrial	Institutions						
247-249	Bridle Trails	40,586	0	220,784	713	0	0	8,357	Capacity Calculations	247-249	40,586	221,395	0	8,357						
250-259	Central (Moss Bay)	769,496	1,368,687	840,351	482,903	180,008	(7,800)	64,641		250-259	1,938,938	1,253,233	173,339	64,641						
243-246	Central Houghton	68,994	0	58,783	82,271	0	0	15,599		243-246	68,994	133,607	0	15,599						
260-261.5	Everest	311,685	491,987	50,382	50,448	455,828	65,467	0		260-261.5	711,301	93,635	510,481	0						
274	Highlands	0	0	0	0	0	0	0		274	0	0	0	0						
236-242	Lakeview	2,009,492	163,484	41,466	71,238	0	0	1,520		236-242	2,142,282	102,544	0	1,520						
268	Market	175,278	164,479	54,599	28,697	0	0	0		268	308,876	79,203	0	0						
269-273	Norkirk	35,341	121,653	8,352	0	352,712	89,655	23,464		269-273	134,154	8,352	427,557	23,464						
287-289	North Juanita	0	106,638	3,703	0	0	0	11,851		287-289	86,617	3,703	0	11,851						
265-267, 275-280	North Rose Hill	176,956	500,542	378,676	442,925	146,440	14,022	66,122		265-267, 275-280	583,521	758,429	158,146	66,122						
281-286	South Juanita	132,396	0	116,122	196,599	3,073	0	23,366		281-286	132,396	284,681	3,073	23,366						
262-264	South Rose Hill	26,586	169,583	65,982	290,014	12,270	1,134	58,041		262-264	164,330	314,633	13,217	58,041						
290-302	Totem Lake	1,222,638	888,549	1,286,219	1,065,528	2,174,718	0	31,500		290-302	2,044,362	2,199,776	2,174,718	31,500						
	Totals	4,969,448	3,975,602	3,125,419		3,325,049		304,461			8,356,357	5,453,191	3,460,531	304,463						
Total Existing Floor Area		11,724,377																		
Existing Employees		19,878																		
Total Employees		31,884																		
Special generators		2,959																		
Grand Total		34,843																		
											Employees		33,425		10,906		5,883		150	
											Total				50,365					
											Special generators				4,200					
											Grand Total				54,565					

Based on January 2003 King County Assessor Data

12/22/2004