

October 19, 2012

Update: Houghton/Everest Neighborhood Center Plan

On October 16, 2012, the City Council unanimously approved an amendment to the 2012-2014 Planning Work Program by removing the action item to complete the Houghton/Everest Neighborhood Center (Business District) Plan.

Based upon feedback from Everest and Central Houghton neighborhood residents, the Council felt it is best to complete the required 10-Year update to the City's Comprehensive Plan prior to conducting any subarea planning such as the Houghton/Everest Neighborhood Center Plan. Additionally, the Council seeks to have the Comprehensive Plan update address community engagement around neighborhood and subarea planning. The Comprehensive Plan update is scheduled to begin in the first quarter of 2013.

It is worth noting that the Council's action did not enact a moratorium on development in the Houghton/Everest Neighborhood Center (Business District). Also, there has been no development proposal within this Neighborhood Center submitted to the City as of this update.

The Planning Work Program is developed by the Planning & Community Development Department in consultation with the Planning Commission. It identifies projects, tasks, and programs to be completed within a three year time frame. The 2012-2014 Work Program was approved by the City Council in May, 2012. The Work Program identified a task to complete an update to the Houghton/Everest Neighborhood Center (Business District) Plan by the end of 2012, followed by the adoption of the zoning regulations and design guidelines by the end of March, 2013. This task is no longer scheduled on the revised Work Program. To view the [amended 2012-2014 Planning Work Program](#), go to www.kirklandwa.gov/neighborhoodcenter.

The recent meetings held with Everest and Central Houghton neighborhood residents revealed a strong concern about current traffic conditions and the impact future development may have on traffic. In response to current concerns, staff from the Public Works Department will be conducting field inspections and speaking with the leadership from the two neighborhood associations.

Additionally, based on questions asked at the meetings, the City is developing a "Frequently Asked Question" webpage intended to address current zoning, comprehensive planning, subarea planning and more. It is anticipated that the webpage will be available by November, 2012 at www.kirklandwa.gov/neighborhoodcenter.

Also in response to issues raised at the recent meetings, the City will be developing educational materials and activities that will help residents understand the State's Growth Management Act (GMA). GMA was enacted by the Legislature in response to rapid population growth and concerns with suburban sprawl, environmental protection, quality of life, and related issues. Please expect more details in early 2013.

Should you have specific questions, please contact Angela Ruggeri at 425-587-3256 or agruggeri@kirklandwa.gov.