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KIRKLAND 2035 YOUR VOICE. YOUR VISION. YOUR FUTURE.

MEMORANDUM

Date: **March 10, 2015**

To: **Houghton Community Council**

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Subject: **Comprehensive Plan Update, File No. CAM13-00465 #6**

This memo addresses the following Comprehensive Plan update topics:

- Introduction (updates) and Vision (introductory text only) Chapters
- Environment Element (rewritten chapter)
- Utilities and Public Services Elements (follow-up for policies on Collaboration Climate Change Commitments)
- Bridle Trails Neighborhood Plan (minor changes and updated information)

I. RECOMMENDATION

Review the Planning Commission's preliminary recommendations on draft of the Vision and Introduction Chapters, and the Environment, and updates to the Utilities and Public Services Elements and to those portions of the Bridle Trails Neighborhood Plan within the HCC jurisdiction.

II. BACKGROUND DISCUSSION

The Houghton Community Council started its review of the Comprehensive Plan Update with drafts of the Vision Statement and Guiding Principle's on February 24, 2014, followed by the Land Use, Economic Development, and Housing Elements on September 22, 2014, and the General, Transportation, Public Services and Utilities Elements on October 27, 2014.

At the March 23rd meeting, the **Introduction Chapter** and the introductory text for the **Vision Chapter,** the new **Environment Element**, and a follow-up item for the **Utilities and Public Services Elements** will be discussed. In addition, draft updates to the **Bridle Trails**

Neighborhood Plan for the area within the Houghton Community Council jurisdiction will be reviewed.

A. Introduction and Vision Chapters

Below is an overview of the proposed changes to these chapters. The proposed changes reflect input from a study session before the Planning Commission and a City Council briefing. *The enclosed Attachments 1-4 show the existing chapters with strikeout/underlined text and clean versions of the chapters.*

1. Revisions to Introduction Chapter (see Attachments 1 and 2)

The Introduction Chapter is the first chapter in the Comprehensive Plan. It addresses the following topics:

- Historic Perspective
- Community Profile – Population, Household Income, Housing, Employment, Existing Land Use, Targets and Capacity Analysis
- About the Comprehensive Plan – What is a Comprehensive Plan and How was the Plan Prepared
- Guide to the Comprehensive Plan

Minor edits and updates have been made to the sections in this chapter. The Planning Commission reviewed the Introduction Chapter at their meeting of October 9, 2014, and had only a few minor comments on staff's draft document.

A. Historic Perspective section

Information on the 2011 annexation area has been added along with a new map with Kirkland's history of annexations. A new paragraph includes a description about the Cross Kirkland Corridor and a brief summary covering major development trends since the last update to the Comprehensive Plan in 2004.

B. Community Profile section

The section addresses data on population, household income, housing, employment, existing land use, targets and capacity analysis. This data has been updated based on the 2010 census, Kirkland, King County and state information, data from A Regional Coalition for Housing (ARCH) and other sources. Also, some of the information from the 2000 census has been corrected based on follow-up data from the census office.

A new section has been added called *Kirkland at a Glance* that contains a listing of key facts about the city and its demographics, housing, economy, land use and future growth capacity. The information is from the revised Community Profile document that the Planning and Community Development Department is preparing with support from the City's GIS Division. The Community Profile document contains a more extensive

collection of information about Kirkland beyond what is found in the Introduction Chapter. A link will be provided in the Introduction chapter to the final Community Profile.

Several of the **tables** have been converted to **bar or pie charts** for easier comprehension and to provide more visual interest. We received a public comment at one of the community planning day events to provide more graphics in place of text for those who are more visually oriented. Also, some statistics of interest from the draft Community Profile have been added in the form of charts.

Some of the **statistics** showing changes over time do not follow logical assumptions and patterns because the 2011 annexation brought a significant number of single family homes that have skewed the data. For example, we had expected an overall increase in the number of multifamily housing compared to single family housing since 2004 because of the growth in the multi-family housing sector and the slowdown in single family construction. But this is not the case for Kirkland because of the large number of single family homes annexed into Kirkland in 2011. Also, we had expected the number of people per household to decline over the past 10 years following the national trend, but this is not the case again because of the number of single family households annexed in 2011.

C. About the Comprehensive Plan section

Minor edits are proposed to the existing sections on "Why are we planning?" and "What is a Comprehensive Plan?" The existing section on "How was the plan prepared?" has a lengthy description on preparation of the 1995 and 2004 Comprehensive Plans that has been reduced in detail. A description about the 2015 Comprehensive Plan update has been added.

D. Guide to the Comprehensive Plan section

Minor reorganization and edits are proposed. For the list of neighborhood maps, the open space and park map had been deleted since it is a redundant map; the land use map shows the same city properties.

2. Introductory Paragraph in the Vision Chapter (see Attachments 3 and 4)

The Houghton Community Council reviewed the draft Vision Statement and Guiding Principles on March 24, 2014, but not the introductory text in the chapter to describe the Kirkland 2035 visioning process. The cumulative Wordle, created from the many visioning conversations and was the framework for the new Vision Statement and Guiding Principles, is now included in the Vision Chapter.

3. Environment Chapter

Below is an overview of the proposed changes to the Environment chapter. The proposed changes reflect input from several study sessions before the Planning Commission. *The enclosed Attachments 5 is a completely rewritten chapter with both new and enhanced policies so only a clean copy is provided.*

Introduction

The name of the element has changed from Natural Environment to Environment to be more inclusive and also to support the addition of the Built Environment section. In addition, the chapter has been revised to reflect the public workshops and visioning exercises that resulted in the Wordle that emphasizes the predominant themes of "green", "livable" and "sustainable".

The introduction narrative is new. The concept of a livable and sustainable community is introduced and defined. It explains the use of principles and standards from the International Living Future Institute's Living Communities Challenge and applies them throughout the element. Questions and answers are posed in such a manner to help the reader better understand the element's concept and what the City as a whole needs to do in order to be livable and sustainable for future generations.

The revised element consists of six sections:

- Natural Systems Management
- Trees and Vegetation
- Soils and Geology
- Built Environment
- Climate Change
- Healthy Food Community

A brief summary of each section is noted below. Some of the sections build on the existing chapter while other sections are new.

E-1. – Natural Systems Management (Revised)

This section combines the existing sections *Managing the Natural Environment* with *Water Systems* and renames it *Natural Systems Management*. Much of the narrative from the existing element was retained. The language was updated where necessary and new policies were added based on County-Wide policy requirements. The focus of protecting and enhancing the sensitive areas within all of Kirkland's drainage basins remains intact.

E-2. – Trees and Vegetation (Revised)

The original *Vegetation* section is outdated since significant changes have occurred in Kirkland, including a major land annexation, the achievement of the tree canopy and other forestry-related goals, and an increasing body of work on the benefits that trees

provide in urban areas. The revised policy shifts to maintaining current canopy cover while achieving optimal health, safety and sustainability of the urban forest. To achieve this, Kirkland developed a long-term, comprehensive city-wide Urban Forestry Strategic Management Plan that has been adopted by the City Council and expanded the section to be more relevant and adaptive.

E-3. – Soils and Geology (Revised)

This revised section adds introductory language to the narrative that highlights the importance of regulating geologic hazard areas and informing the public of these areas. Given the recent tragedy of the Oso landslide event, the new policies discuss how we should protect and stabilizes these areas using best available science and practices in order to protect life and property.

E-4. – Built Environment (New)

This new section was create to reflect new goals and policies in the Built Environment. The narrative describes the opportunity to encourage "living buildings" and how that concept restores and regenerates the natural environment. Since this is not addressed in the current element, this addition allows for the development of policy that lends support to energy efficiency, clean renewable energy, and sustainable certifications of City and private projects. This supports other City sustainability goals, such as the reduction of greenhouse gas emissions.

E-5. – Climate Change (New)

This new section evolved from the existing *Air* section. It notes the work the City has done historically to address climate change as described below:

- In 2005, the City signed on to the U.S. Mayors Climate Protection Agreement.
- In 2012, the City founded and continues to participate in the King County Climate Change Collaborative (K4C).
- On October 21st 2014, Mayor Walen signed Resolution R-5077 (King County-Cities Climate Collaboration (K4C) Joint Letter of Commitment) to have consistent greenhouse gas (GHG) emission reduction targets with King County and to continue to advocate and support State and Federal policy regarding clean energy, mass transportation and fuel standards (see Attachment 6). The section acknowledges that although much work has been done, more effort needs to be spent updating the City's Climate Protection Plan and developing, funding and implementing the strategies to meet our GHG reduction goals
- On March 3rd 2015, - the City Council ratified the 2014 King County Countywide Planning Policies (CPPs) concerning the reduction and monitoring of greenhouse gas

emissions (Resolution 5113). This CPP adopts the same countywide greenhouse gas emission reduction targets as that committed to by the King County – Cities Climate Collaboration (K4C) and is mirrored in the proposed Policy E-5.1 within the Element. Resolution 5113 is Attachment 11 to this memorandum.

E-6. – Healthy Food Community (New)

This section is new and was created to be consistent with PSRC Vision 2040 and the County-wide Planning Policies. Four new polices have been developed that help address market expansion, access, availability, environmental impacts of locally produced food.

4. Utilities and Public Services Elements

On October 27, 2014, the Houghton Community Council (HCC) reviewed the draft of the Utilities and Public Services Elements and provided direction to make minor edits. Since then, the following actions by the City Council and Planning Commission necessitate further revisions to the Utilities and Public Services Elements (see Attachments 6 through 11):

- October 2014 - the City Council adopted the King County – Cities Climate Collaboration Climate Change Commitments that focus on joint actions to reduce greenhouse gas emissions (Resolution 5077). These commitments are the product of a King County and nine cities partnership (K4C) to identify principles for collaboration and joint county-city climate commitments. Resolution 5077 is Attachment 6 to this memorandum.

- January 2015 - the Planning Commission reviewed the Environment Element, which incorporated climate change commitment policies, and directed staff to proceed to public hearing.

- March 3rd, 2015 - the City Council ratified the 2014 King County Countywide Planning Policies (CPPs) concerning the reduction and monitoring of greenhouse gas emissions (Resolution 5113). This CPP adopts the same countywide greenhouse gas emission reduction targets as that committed to by the King County – Cities Climate Collaboration (K4C) and is mirrored in the proposed Policy E-5.1 in the Environment Element. Resolution 5113 is Attachment 11 to this memorandum.

The proposed edits to the Utilities and Public Services Elements (see Attachments 7-10) address **Energy Supply and Consumption and Materials Management** climate commitments, respectively. These revisions are necessary to bring both elements in line with adopted climate commitments (Attachment 6), countywide carbon emission reduction target policies (Attachment 11), and with the new draft Environment Element (see Section 3 above).

Because these proposed amendments were not reviewed during previous study sessions with the Houghton Community Council, staff requests that the HCC consider these proposed changes and provide direction on any further changes prior to proceeding to public hearing on June 25, 2015.

Changes to the **Energy section of the Utilities Element** and the **Solid Waste section of the**

Public Services Element are discussed below by element.

The **Utilities Element** addresses water, sewer, surface water, natural gas, electricity, telecommunications and hazardous liquid pipelines.

Attachment 7 contains the Energy section of the Utilities Element. Track changes highlighted in green address Energy Supply climate commitments found on page six of Attachment 6 (Resolution 5077).

Attachment 8 contains a clean copy of the Energy section of the Utilities Element with all the changes incorporated.

Comments received from Puget Sound Energy are Attachment 15 to this memorandum. The suggested minor edits have been incorporated into the draft update.

Summary of the climate commitment amendments to the Energy section of the Utilities Element:

- Revise Utilities Policy U- 7.1 narrative. Adds text to describe renewable energy sources.

- Revise Utilities Policy U-7.2 and narrative. Incorporates Joint County-City Climate Commitment IV: Energy Supply Pathway policy "to increase countywide renewable electricity use 20% beyond 2012 levels by 2030; phase out coal-fired electricity sources by 2015; limit construction of new natural gas based electricity power plants; support development of increasing amounts of renewable energy."

- Delete Utilities Policy U-7.3. Eliminates policy to avoid redundancy since Green Building and Energy Efficiency commitments are addressed in the proposed Environment Element Built Environment Policy E-4.6.

- Revise Utilities Policy 7.4 and narrative. Builds on Environment Element Climate Change policy E-5.4 and incorporates Joint County-City Climate Commitment IV Energy Supply Catalytic Policy Commitment to "partner with local utilities on a countywide commitment to renewable energy sources, including meeting energy demand through efficiency improvements and phasing out fossil fuels."

The **Public Services Element** addresses fire and emergency medical services, emergency management, police protection, solid waste collection and transfer, schools and libraries.

Attachment 9 contains the Solid Waste section of the Public Services Element. Track changes highlighted in green address Consumption and Materials Management climate commitments found on page 7 of Attachment 6 (Resolution 5077).

Attachment 10 contains a clean copy of the Solid Waste section in the Public Services Element with all the changes incorporated.

Summary of the climate commitment amendments to the Solid Waste section of the Public Services Element:

- Revise Public Services Policy PS-2.1 narrative. Incorporates Joint County-City Climate Commitment IV Consumption and Materials Management Catalytic Policy Commitment to "by 2020, achieve a 70% recycling rate countywide; by 2030, achieve zero waste of resources that have economic value for reuse, resale and recycling." It also refers to the K4C 2014 Joint County-City Climate Commitments to provide context for the goals.

DISCUSSION:

Staff would like the Houghton Community Council to discuss and provide direction on the following issues:

1. Does the HCC have additional edits to either Element?
2. Does the HCC wish to hold another study session to discuss further edits or should it be considered a final draft pending before the public hearing?

5. Bridle Trails Neighborhood Plan (portion with HCC jurisdiction)

Below is an overview of the proposed minor changes and updated information to the Bridle Trails Neighborhood Plan. The proposed changes reflect input from neighborhood update meetings held last year, a meeting with the South Rose Hill/Bridle Trails Neighborhood Association and their follow-up comments, and a study session before the Planning Commission. *The enclosed Attachments 12 and 13 show the existing chapter with strikeout/underlined text and a clean version of the draft chapter.*

The following summarizes new text incorporated into the Bridle Trails Plan:

- Revises text should the City's water tower be redeveloped;
- Clarifies that with new subdivisions along I-405, noise mitigation measures may be required;
- Adds that Washington Department of Transportation should include sound walls and planting of trees with highway expansions;
- Notes that community garden or off leash dog park is desired by some at the King County Transfer station when it is redeveloped;

Bridle Trails Shopping Center is outside of the jurisdiction of the Houghton Community Council. Information below is provided as a courtesy:

During the neighborhood meeting process, there was a fair amount of discussion on whether or how the Bridle Trails shopping center should develop if the property owners choose to do so. The existing Plan contains a list of policies for future redevelopment of the subject property.

Early on in the Comprehensive Plan update process, Brian Gaines, with Tech City Bowl discussed with the neighborhood about wanting to redevelop his property but later withdrew the idea.

In February 2015, Don Wells emailed and spoke to staff and the Planning Commission on behalf of property owners of the Totem Bowl and Investment and the Bridle Trails Shopping Center.

Mr. Wells was under the impression that with this current Bridle Trails Neighborhood Plan update, the City was going to study the private amendment request they submitted in 2008. The 2008 proposal requested the City study increasing building height for the property. He clarified that there are currently no plans to redevelop the shopping center but would like the City to consider allowing an increase in building height, reduced landscape buffers and eliminating the restriction to use the driveway on 130th Avenue NE (currently use now).

The Planning Commission responded that the neighborhood plan had been through several reviews by the neighborhood and that it is late in the process to be considering the request based on the level of community involvement that would be necessary to evaluate such a request. The Commission discussed the need to revisit several of the commercial centers throughout the City. However, the Commission directed staff to craft some language for the neighborhood plan that would call for future study with public involvement and the development of design guidelines for redevelopment of the commercial area.

Text changes are proposed to clarify the following: while redevelopment of the shopping center may occur in the future, expansion of commercial boundaries are not desired. Other proposed text changes include encouraging a grocery store at the location, providing wide sidewalks with new development and clarifying the term "scale" by stating that building modulation and pedestrian oriented design should be incorporated into new development.

6. Upcoming Meetings

Attachment 14 is the meeting calendar for the Comprehensive Plan Update as of March 11, 2015. Note that it is subject to change.

On **April 27, 2015**, the Houghton Community Council will review the Parks, Transportation (follow up), and Human Services Elements, and the Implementation Strategies and Definitions chapters. The Houghton Community Council will also review draft revisions to the Capital Facilities Element, but not the tables containing the funding sources and project lists. The tables are based on the Capital Improvement Program (CIP) which should be available in draft form this July. The Houghton Community Council will review the tables sometime this summer depending on when the draft CIP is ready.

On **June 25, 2015**, a **joint hearing** will be held with the Planning Commission on the draft element chapters (except the Capital Facilities Plan which will be later in the summer) and the Bridle Trails Neighborhood Plan update. The Transportation Commission will also attend the hearing for the Transportation Element. Following the joint hearing, the Houghton Community Council could hold their June meeting that evening to deliberate on the Comprehensive Plan Update and to discussion any other scheduled items. The Planning Commission will continue with hearings that evening on Citizen Amendment Requests and neighborhood plan updates not within the Council's jurisdiction. Note that the hearing date is tentative until review of all of the Element Chapters are completed

Please tentatively note the special meeting of June 25th on your calendars.

An open house on the element chapters and the Bridle Trails Neighborhood Plan will be held before the joint hearing at City Hall.

Attachments:

1. Introduction Chapter – strike outs/underlines
2. Introduction Chapter – clean copy
3. Vision Chapter - strike outs/underlines
4. Vision Chapter - clean copy
5. Environment Chapter – new chapter/replaces existing chapter
6. City Council Resolution 5077 - joint actions to reduce greenhouse gas emissions
7. Utilities Element: Energy section - strike outs/underlines
8. Utilities Element: Energy section – clean copy
9. Public Services Element: Solid Waste section - strike outs/underlines
10. Public Services Element: Solid Waste section - clean copy
11. City Council Resolution 5113 - ratifying the 2014 King County Countywide Planning Policies (CPPs) concerning the reduction and monitoring of greenhouse gas emissions
12. Bridle Trails Neighborhood Plan revisions - strike outs/underlines
13. Bridle Trails Neighborhood Plan revisions – clean copy
14. Comprehensive Plan schedule as of March 11, 2015 (subject to change)
15. Comments from Puget Sound Energy on Utility Element

REVISED INTRODUCTION CHAPTER: STRIKEOUTS/UNDERLINES

I. Introduction

ABOUT KIRKLAND

Historical Perspective

The original inhabitants of the eastern shore of Lake Washington were the Duwamish Indians. Native Americans, called Tahb-tah-byook, lived in as many as seven permanent longhouses between Yarrow Bay and Juanita Bay and at a village near Juanita Creek. Lake Washington and its environment provided a bounty of fish, mammals, waterfowl and plants. Small pox, brought by fur traders in the 1830s, eliminated much of the Native American civilization. However, survivors and their descendents continued to return to Lake Washington until 1916 when the lake was lowered for building the Ship Canal which destroyed many of their food sources. The salmon spawning beds in the marshes dried out and the mammal population, dependent on salmon for food, died off. With most of their food sources gone, the Native American population in Kirkland declined dramatically.

The first Euro-American settlers in what is now Kirkland arrived at Pleasant (Yarrow) Bay and Juanita Bay in the late 1860s. By the early 1880s, additional homesteaders had settled on the shore of Lake Washington between these two bays. Inland growth was slow because the land beyond the shoreline was densely forested and few decent roads for overland travel existed. By 1888 the population along the shoreline between Houghton and Juanita Bay was approximately 200. The settlement at Pleasant Bay was renamed Houghton in 1880 in honor of Mr. and Mrs. William Houghton of Boston, who donated a bell to the community's first church.

Early homesteaders relied on farming, logging, boating/shipping, hunting, and fishing for survival. Logging mills were established at both Houghton and Juanita Bay as early as 1875. The promise of industrialization for Kirkland came in 1888 with the discovery of iron ore deposits near Snoqualmie Pass and the arrival of Peter Kirk, an English steel industrialist. Kirkland was slated to become the center of a steel industry – the "Pittsburgh of the West." Platting of the Kirkland townsite, planning and construction of the steel mill near Forbes Lake on Rose Hill, and development of a business and residential community proceeded through the year 1893. The financial panic of 1893 put an end to Kirk's industrialist dreams before the steel mill could open. Kirkland became a virtual ghost town, and a subsistence economy again arose as the lifeblood of the remaining inhabitants.

Along with Seattle and the Puget Sound region, Kirkland began to grow and prosper~~, along with Seattle and the Puget Sound region,~~ at the time of the Klondike gold rush. In 1910, Burke and Farrar, Inc., Seattle real estate dealers, acquired many of the vacant tracts that had been platted in the 1890s. They created new subdivisions and aggressively promoted the Kirkland. Ferry service running between Seattle and Kirkland ~~operated 18 hours a day~~. The population grew from 392 people at incorporation in 1905 to 532 by 1910 and to 1,354 by 1920.

REVISED INTRODUCTION CHAPTER: STRIKEOUTS/UNDERLINES

I. Introduction

Logging and farming remained the primary occupations in Kirkland, but the town was also becoming a bedroom community for workers who commuted by ferry to Seattle.

The Klondike gold rush was also a boon for Houghton. The Alaska-Yukon Exposition of 1909, held in Seattle, prompted the Anderson Steamboat Company, located at the future site of the Lake Washington Shipyards, to build several ships to ferry passengers to the Exposition. Employment at the Steamboat Company increased from 30 to 100 men. World War I and the construction of the Lake Washington Ship Canal brought further expansion of the shipyard and employment increased to 400. By the outbreak of World War II, the Anderson Steamboat Company had become the Lake Washington Shipyards. After the attack on Pearl Harbor, defense contracts allowed the shipyard to quadruple in size and employment exceeded 8,000. The Kirkland-Houghton area became an industrial metropolis virtually overnight. By 1944, an estimated 13,000 to 14,000 people were served by the Kirkland Post Office.

The rapid growth associated with the war effort came at a cost. By the end of the war, many residents felt the loss of a sense of small town community and stability. In addition, serious environmental concerns surrounded the growth of the shipyards and the population. An inadequate septic system threatened water supplies and lake beaches, while an oil spill at the shipyards in 1946 fouled the beaches and killed wildlife along the eastern shore of Lake Washington. The shipyards closed at the end of 1946 and, to avoid future industrialization of their waterfront, Houghton moved to incorporate in 1947 and zoned the waterfront for residential uses.

Following World War II, the automobile and better roads opened up the Eastside to development. Improvements in regional transportation linkages have had the greatest impact on Kirkland's growth since the demise of Peter Kirk's steel-mill dream, when Kirkland was considered "the townsite waiting for a town." Access to Kirkland, which began with the ferry system across Lake Washington, was improved later with the completion of the Lacey V. Murrow floating bridge in 1940, the opening of the State Route 520 Bridge across Lake Washington in 1963, and the construction of Interstate 405 in the 1960s. Kirkland continued to grow as a bedroom community as subdivision development spread rapidly east of Lake Washington. Commercial development also grew following the war, providing retail services to the new suburban communities.

Acquisition of Kirkland's renowned waterfront park system started many years ago with the vision and determination of community leaders and City officials. Waverly Park and Kiwanis Park were Kirkland's first waterfront parks dating back to the 1920s. A portion of Marina Park was given to the City in 1937 and then the remaining parkland was purchased from King County in 1939. Houghton Beach was deeded to the City of Houghton from King County in 1954, and came into the City as part of the 1968 Houghton annexation. It was expanded in 1966 and again in 1971. In the early 1970s, Marsh Park was donated by Louis Marsh, and Dave Brink Park was purchased; and subsequent land purchases expanded both parks. The Juanita Golf Course was purchased in 1976 and redeveloped as Juanita Bay Park with further park expansion in 1984. Yarrow Bay Park Wetlands were dedicated to the City as part of the Yarrow Village development project. The latest waterfront park to come under City ownership is Juanita Beach Park, which was transferred to the City from King County in 2002. With the 2012 Park Levy, the City took over maintenance of O.O. Denny Park while the City of Seattle still retains ownership of the park.

REVISED INTRODUCTION CHAPTER: STRIKEOUTS/UNDERLINES

I. Introduction

In 1968, just over 20 years after its initial incorporation, the town of Houghton consolidated with the town of Kirkland. The 1970 population of the new City of Kirkland was 15,070. Since that time, the City has continued to grow in geographic size and population. For example, the 1989 annexations of Rose Hill and Juanita added just over four square miles of land and 16,000 people to the City. In 2011, another large annexation occurred with Finn Hill, North Juanita, and Kingsgate adding more than 30,000 residents. See Figure I-1 for Kirkland's history of annexations. ~~In recent years, Kirkland and other Eastside cities have grown beyond bedroom communities, becoming commercial and employment centers in their own right.~~

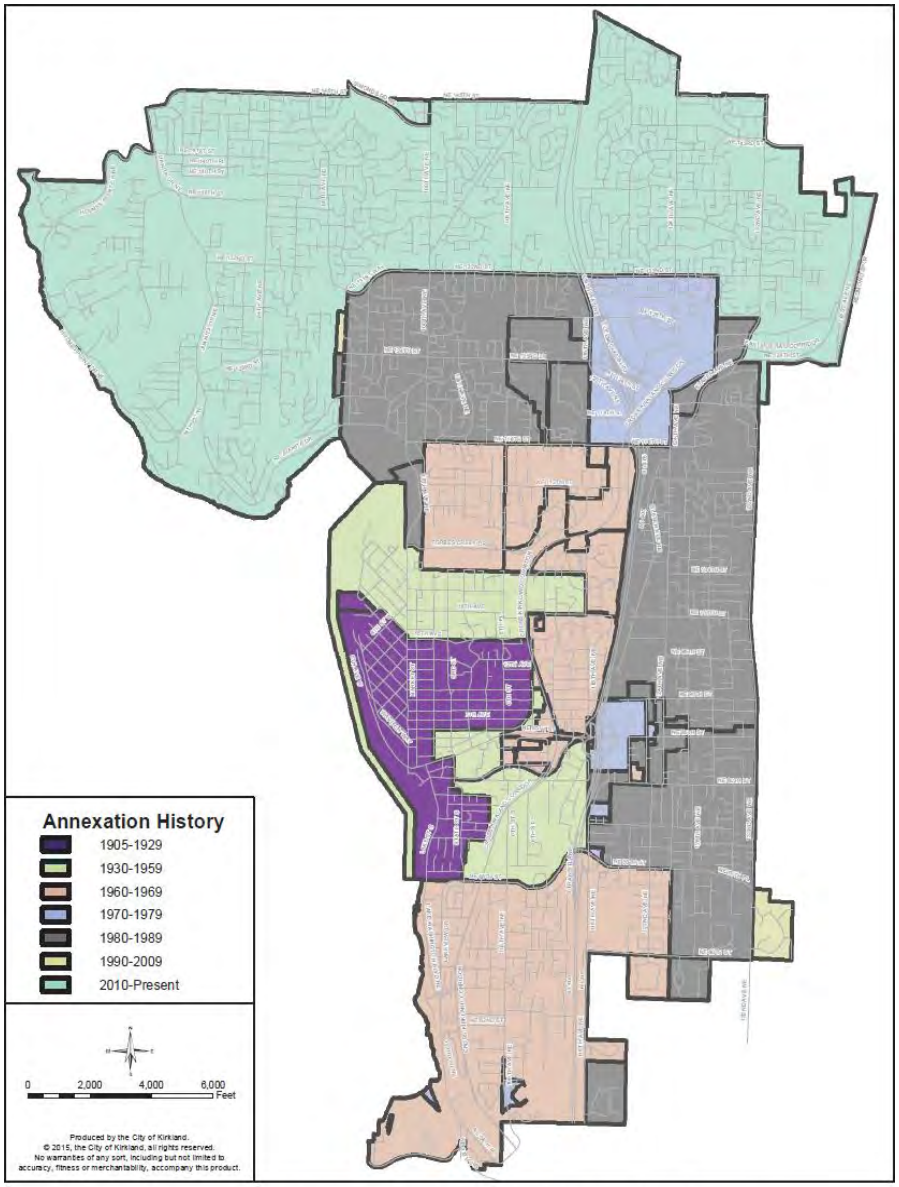

Figure I-1: City of Kirkland Historical Annexation Areas

REVISED INTRODUCTION CHAPTER: STRIKEOUTS/UNDERLINES

I. Introduction

Between ~~Since~~ 1980 and 2004, major retail, office and mixed-use developments were~~have been~~ built in many areas of the City, including Park Place, Yarrow Bay Office Park, Kirkland 405-Corporate Center, Juanita Village, and Carillon Point, ~~built~~constructed on the former site of the Lake Washington Shipyards. City Hall moved from Central Way and 3rd to its current location at 1st and 5th Avenue to provide expanded services in response to years of growth. Downtown Kirkland intensified with mid-rise buildings around the perimeter. Housing, art galleries, restaurants and specialty shops joined existing office and basic retail uses. The Downtown civic hub came alive with the addition of a library, senior center, teen center and performing art theatre bordering on Peter Kirk Park. Many new multifamily complexes were built near the commercial centers and along arterial streets while redevelopment of single-family neighborhoods resulted in traditional subdivisions and innovative developments offering a variety of housing choices. Evergreen Health Care was~~has~~ expanded, giving Kirkland a strong array of medical services. Lake Washington Technical College and Northwest University also ~~have~~ expanded, giving Kirkland a strong educational presence. Lake Washington School District remodeled or reconstructed most of its schools. The City also made major investments in capital facilities for roads, bike lanes and sidewalk construction, sewer improvements and park purchases. This was also a period of time when neighborhood associations, business organizations and community groups were established to work on issues of interest and to form partnerships for improving the quality of life in Kirkland.

~~Kirkland and other Eastside cities have grown beyond bedroom communities, becoming commercial and employment centers in their own right.~~

Since 2004, the Downtown has continued to redevelop with mid-rise mix use buildings. Former industrial areas are being replaced with high technology campuses. The range of housing choices continue to expand, including small lot subdivisions and micro units. The South Kirkland Park and Ride facility has been converted into a transit oriented development with housing for a mix of incomes. In 2012, the City purchased a 5.75 mile segment of the 42-mile Eastside Rail Corridor from the Port of Seattle. At the end of 2015, construction of an interim trail was completed for walking and biking. Kirkland envisions the trail as a major spine connection to schools, parks, businesses and neighborhoods, and a multimodal transportation corridor.

Kirkland has grown beyond bedroom communities, becoming commercial and employment centers in its own right. See Figure I-2 for map of Kirkland and surrounding area. Kirkland today has come a long way from Peter Kirk's vision as the center of the steel industry and the "Pittsburgh of the West."

Portions condensed from: Harvey, David W. Historic Context Statement and Historic Survey: City of Kirkland, Washington. Unpublished manuscript, March 1992, on file, Kirkland Department of Planning and Community Development.

REVISED INTRODUCTION CHAPTER: STRIKEOUTS/UNDERLINES

I. Introduction

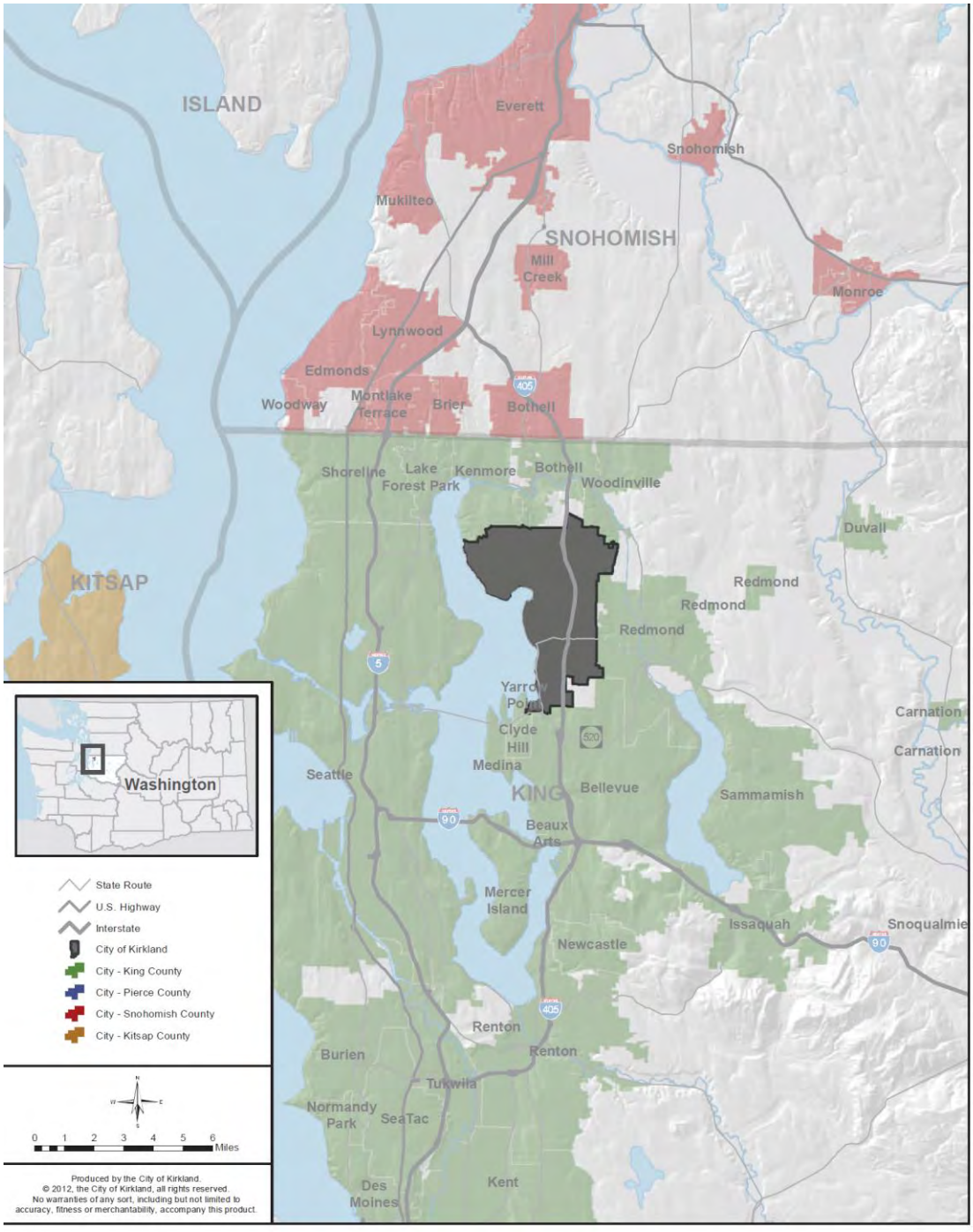

Figure I-2: Kirkland and Surrounding Area

REVISED INTRODUCTION CHAPTER: STRIKEOUTS/UNDERLINES

I. Introduction

Community Profile

An update to the community profile was completed in 2014~~2002~~ and includes relevant Kirkland data about demographics, housing, economics, land use and capacity. This data was compiled from a variety of sources, including~~primarily from~~ the U.S. Census Bureau, Washington State Office of Financial Management, Puget Sound Regional Council, ARCH (A Regional Coalition for Housing), King County and the City of Kirkland Finance Department.

KIRKLAND AT A GLANCE

Kirkland is a city in the Puget Sound region of western Washington. The city is located in Seattle's greater suburban area known as the Eastside, on the shores of Lake Washington. See Figure I-2. In 2014, at nearly 83,000 population, Kirkland is the sixth largest municipality in King County and the thirteenth largest in the state. Kirkland has long been a regional commerce center as well as a popular destination for recreation, entertainment and the arts. Over the past 11 years since the last Comprehensive Plan update, the city has grown and changed with the annexation of Finn Hill, North Juanita and Kingsgate, high technology companies laying roots and the Downtown continuing to redevelop as an urban village. Quick facts provided below represent a "snapshot" of Kirkland in 2014:

CITY

- *Incorporated*: 1905
- *Area*: 17.81 square miles
- *Population*: 82,590 (April, 2014 estimate, Washington State Office of Financial Management)
- *Rank*: thirteenth largest municipality in Washington State; sixth largest in King County (2013)
- *Miles of streets, highways*: approximately 300 miles (includes private streets and some driveways)
- *Elevation range*: ~15' to ~535' above sea level
- *Real property parcels*: approximately 24,300
- *Neighborhoods*: Fifteen, represented by thirteen neighborhood associations
- *City government*: City council/city manager; 554 permanent staff (December 2014)

DEMOGRAPHICS

- *Minority population*: 10,095 (2010); 21% of total population
- *Median age*: 36.6 (2012)
- *Junior and senior population*: 9,155 younger than age 18; 5,299 65 and older (2010)

REVISED INTRODUCTION CHAPTER: STRIKEOUTS/UNDERLINES

I. Introduction

- *Households*: 22,445 total; 12,014 family, 10,431 non-family (2010)
- *Average Household size*: 2.15 (2010)
- *Median household income*: $86,656 (2012 est.)
- *Households below poverty level*: 1,306; 5.85% of total (2011)

HOUSING

- *Housing units*: 37,450 (2014 est.)
- *Housing unit growth*: 107% increase from 1990 to 2014
- *Housing unit types*: 21,176 single family, 16,188 multifamily (2014)
- *Median rent*: $1,370 (2012)
- *Rental vacancy rate*: 3.9% (2012 est.)
- *Median home price*: $464,200 (2012 est.)
- *Owner versus rental*: owner-occupied 12,897; renter-occupied 9,429 (2012 est.)
- *Rental expenditure*: 37% of renters spend more than 30% of income
- *Mortgage expenditure*: 42% of owners spend more than 30% of income
- *Households in poverty*: 520 family households and 786 other households (2012)

ECONOMY

- *Property assessed valuation*: $4.9 billion (2000); $11 billion (2010); $13.9 billion (2013)
- *Largest employer*: Evergreen Healthcare; 3,762 employees (2014)
- *Total employment*: 30,124 (2012 est.)
- *Kirkland residents who work in Kirkland*: 6,108 (2012 est.)
- *Number of business licenses*: 4,688 (July, 2014)
- *Home business licenses*: 1,972 (July, 2014)
- *City government revenues*: $108.6 million (2013)
- *Sales tax generated*: $16.6 million (2013)
- *City permit valuation*: $151.4 million (2011)
- *Future employment forecasts*: 59,309 jobs (2025); 65,893 jobs (2030) (PSRC)

LAND USE AND FUTURE GROWTH CAPACITY

- *Single family housing zoning*: 53% of city (2014)
- *Multifamily housing zoning*: 8% of city (2014)
- *Commercial mix use/office/industrial/institutional zoning*: 10% (2013)

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- *Parks/open space*: 8% of city (2013)
- *Right of way*: 20% of city (2013)
- *Residential density (range by neighborhood)*: Moss Bay Neighborhood at 25 units/acre followed by Totem Lake at 17 units/acre (highest); Finn Hill at 4 units/acre followed by Bridle Trails Neighborhood (equestrian area) at 2.6 units/acre (lowest)
- *Housing unit growth capacity*: 10,000 additional; 2,900 in Totem Lake Neighborhood (2035)
- *Employment growth capacity*: 23,000 additional; 7,300 in Totem Lake Neighborhood (2035)

Source: Community Profile

POPULATION

With an estimated 2014 ~~City~~ population of 82,590~~45,790 as of April 1, 2002~~, Kirkland grew ~~'s population increased significantly~~ by over 30,000 people in 2011 with the annexation of Finn Hill, North Juanita and Kingsgate. Although future annexations are unlikely, Kirkland will continue to have a steady increase primarily due to new ~~from has steadily grown at an average annual rate of 1.1 percent since 1990. This increase represents a combination of new births and people moving into Kirkland~~ redevelopment of existing structures~~,~~. By the year ~~2022~~ 2030, ~~it is expected that~~ Kirkland's population is expected to ~~will~~ grow by more than 10,000 to approximately 92,800~~to 853more than 54,790 persons. 8,773 more than lived in Kirkland in 2003~~.

Table I-1 below shows how Kirkland's population has grown over time and what the projected population is expected to be over the next 20 years.[3]

Table I-1: 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%

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~~2000~~	~~45,054~~	~~12%~~	~~0%~~
2010~~3~~	48,787 ~~49,327~~	8.3 ~~9.5~~%	0%
~~2012~~ 2014	~~50,256~~ 82,590	69.3%	64.9%

2025~~2020~~~~3~~	89,000 ~~54,00~~	7.7% ~~9.3~~%	0%
~~2022~~~~3~~	~~54,790~~	~~–~~	~~–~~
~~2030~~~~3~~2035[4]	95,000 ~~58,287~~	0.6% ~~8.1~~%	0%

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

2 Includes annexations of Rose Hill and Juanita in 1988. *Source: Office of Financial Management.*

3 ~~City of Kirkland Planning Department projections. Growth trends and population do not reflect the~~ Includes annexations of Bridleview (2009) Finn Hill, North Juanita, and Kingsgate (2011). Washington Office of Financial Management

4 PSRC 2014

~~Kirkland's population as continue to age over the past decade. The~~ Kirkland's median age has increased from ~~32.8 in 1990 to~~ 36.1 in 2000 to 36.6 in 2012. ~~Similarly~~ At the time, however, the ~~The~~percentage of the population under 18 years old has also increased ~~decreased~~ from 18.2% ~~20.7 percent~~ in ~~1990~~ 2000 to~~18.5%~~ 18.8% in ~~2000~~ 2010 and ~~while~~ the percentage of the population 65 and older has also increased from ~~9.6 to 10.2~~10.1% to 10.9%. The largest age cohort in both 2000 and 2010 was the 25-44 cohort. See Figure I-3 for Kirkland's Age Group Composition 2000-2010

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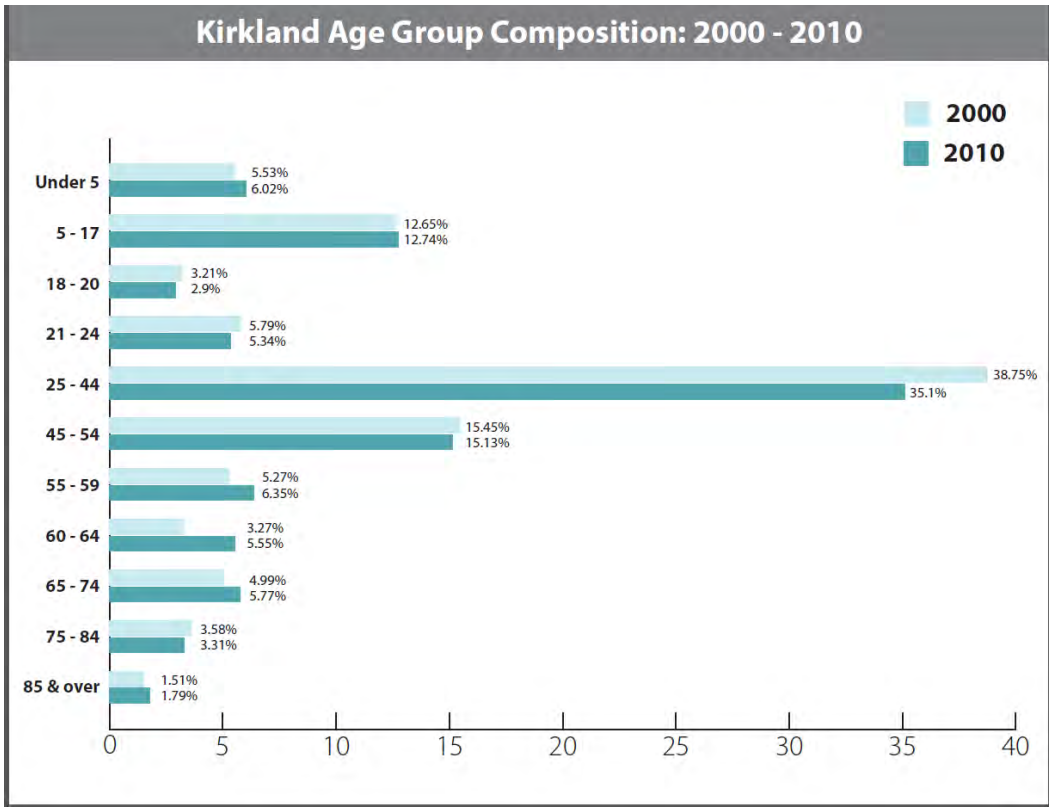

FIGURE I-3: KIRKLAND AGE GROUP COMPOSITION

Source: State Office of Financial Management

HOUSEHOLD INCOME

Median household income and poverty status are two measures that indicate economic well-being. As indicated in Figure I-4~~Table I-2~~ below, Kirkland's median household income in 2012 ~~1999~~ was $86,656~~$60,332~~, which is 21.7%~~13.5 percent~~ higher than King County's median of $71,175~~$53,157~~. ~~In 2000,~~ In 2010, 31%~~ percent~~ of the City's households were considered low to moderate-income (80%~~ percent~~ or less of the County median income) which has remained the same over the past 10 years. Poverty is still present within the City~~. -- T~~the ~~2000~~ 2010 Census reported that ~~5.3~~ 5.85%~~ percent~~ of all individuals in Kirkland fell below federal poverty thresholds. This is an increase over the past 10 years as compared to 9.92%~~8.4 percent~~ for King County as a whole.

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Note: Information in Table I-2 has been updated with 2012 data and converted into a figure. See new Figure I-4 below.

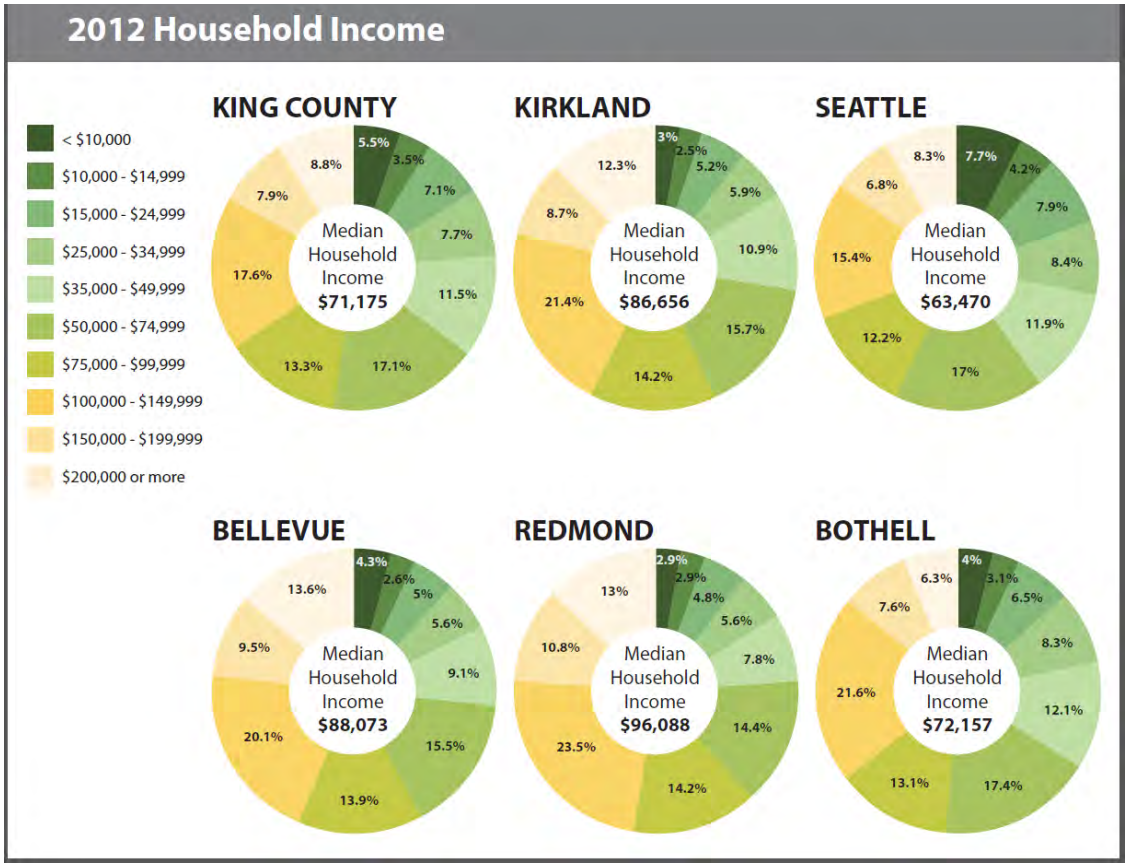

Figure I-4: 2012 Household Income

Source: U.S. Census Bureau

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~~Table I-2: 1999~~ 2012 ~~Household Income~~

	~~King County~~	~~Kirkland~~	~~Seattle~~	~~Bellevue~~	~~Redmond~~	~~Bothell~~
~~Median Household Income~~	~~$71,175~~ ~~$53,157~~	~~$86,656~~ ~~60,332~~	~~$63,470~~ ~~$45,736~~	~~$88,073~~ ~~$62,338~~	~~$96,088~~ ~~$66,735~~	~~$72,157~~ ~~$59,264~~
~~< $10,000~~	~~5.5%~~ ~~6.4%~~	~~3.0%~~ ~~4.5%~~	~~7.7%~~ ~~8.9%~~	~~4.3%~~	~~2.9%~~ ~~3.3%~~	~~4.0%~~ ~~4.8%~~
~~$10,000 to $14,999~~	~~3.5%~~ ~~4.2%~~	~~2.5%~~ ~~2.6%~~	~~4.2%~~ ~~5.6%~~	~~2.6%~~ ~~3.4%~~	~~2.9%~~ ~~2.6%~~	~~3.1%~~
~~$15,000 to $24,999~~	~~7.1%~~ ~~9.3%~~	~~5.2%~~ ~~6.3%~~	~~7.9%~~ ~~11.2%~~	~~5.0%~~ ~~7.2%~~	~~4.8%~~ ~~5.2%~~	~~6.5%~~ ~~8.3%~~
~~$25,000 to $34,999~~	~~7.7%~~ ~~10.9%~~	~~5.9%~~ ~~9.4%~~	~~8.4%~~ ~~12.3%~~	~~5.6%~~ ~~8.6%~~	~~5.6%~~ ~~9.5%~~	~~8.3%~~ ~~11.4%~~
~~$35,000 to $49,999~~	~~11.5%~~ ~~15.6%~~	~~10.9%~~ ~~16.3%~~	~~11.9%~~ ~~15.9%~~	~~9.1%~~ ~~15.2%~~	~~7.8%~~ ~~13.8%~~	~~12.1%~~ ~~14.4%~~
~~$50,000 to $74,999~~	~~17.1%~~ ~~21.2%~~	~~15.7%~~ ~~23.1%~~	~~17.0%~~ ~~18.9%~~	~~15.5%~~ ~~20.4%~~	~~14.4%~~ ~~22.4%~~	~~17.4%~~ ~~23.7%~~
~~$75,000 to $99,999~~	~~13.3%~~ ~~13.6%~~	~~14.2%~~ ~~15.6%~~	~~12.2%~~ ~~11.4%~~	~~13.9%~~ ~~14.5%~~	~~14.2%~~ ~~16.6%~~	~~13.1%~~ ~~16.9%~~
~~$100,000 to $149,999~~	~~17.6%~~ ~~11.5%~~	~~21.4%~~ ~~13.3%~~	~~15.4%~~ ~~9.4%~~	~~20.1%~~ ~~14.7%~~	~~23.5%~~ ~~16.3%~~	~~21.6%~~ ~~13.0%~~
~~$150,000 to $199,999~~	~~7.9%~~ ~~3.4%~~	~~8.7%~~ ~~3.7%~~	~~6.8%~~ ~~2.9%~~	~~9.5%~~ ~~5.4%~~	~~10.8%~~ ~~5.4%~~	~~7.6%~~ ~~2.5%~~
~~$200,000 or more~~	~~8.8%~~ ~~3.8%~~	~~12.3%~~ ~~5.2%~~	~~8.3%~~ ~~3.5%~~	~~13.6%~~ ~~6.4%~~	~~13.0%~~ ~~4.9%~~	~~6.3%~~ ~~1.9%~~

~~*Source: U.S. Census Bureau*~~

Housing

Changes in the population characteristics have implications for the average household size. In past ~~recent~~ decades, Kirkland and other jurisdictions throughout King County have experienced a decrease in the average household size. However, more recently ~~I~~in Kirkland, the average household size stayed about the same with ~~declined from~~ 2.14~~2.28~~ persons per household in 2000~~1990~~, increasing slightly to ~~2.13~~ 2.15 persons per household in ~~2000~~2010. However, with the 2011 annexation average household size increased due to the

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addition of single family homes. Nonetheless, Kirkland has the second lowest household size for renter occupied behind Seattle and the lowest household size for owner occupied. See Figure I-5 for Average Household Size (Rent vs. Occupied) for 2012.

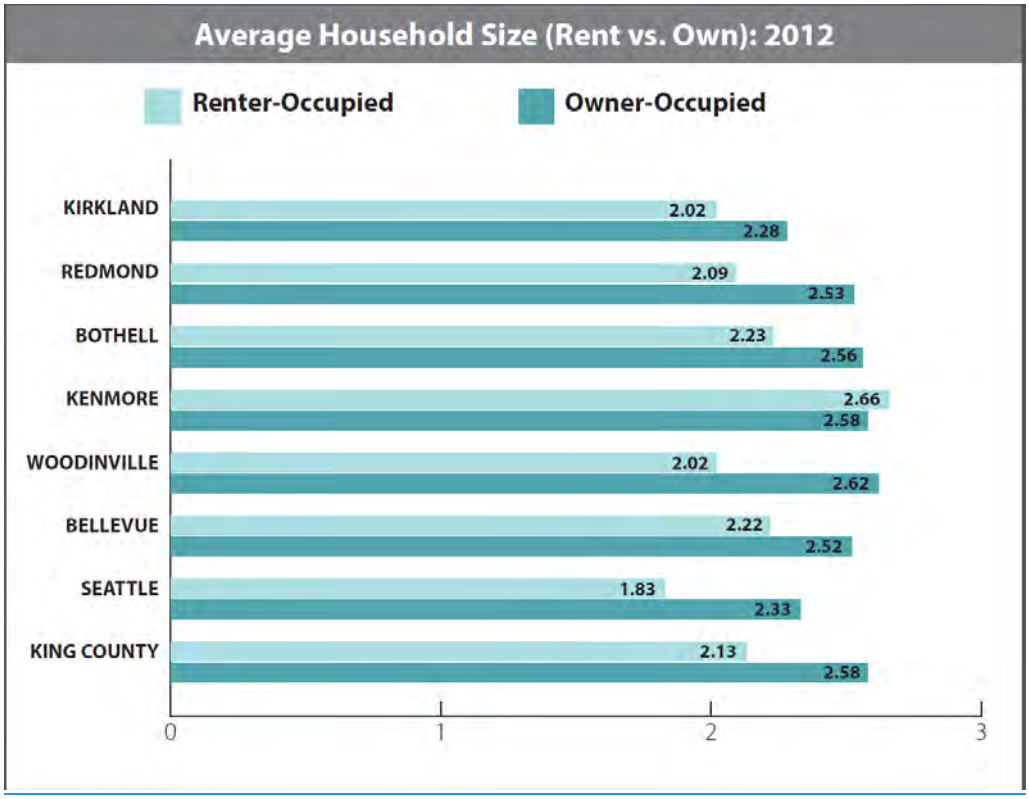

Figure I-5: 2012 Average Household Size (Rent vs. Own)

Source: State Office of Financial Management

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King County also has seen little change in household size over the same period. ~~These decreases reflect~~ The national trend~~s~~ is a declining household size~~, including:~~ due to people living longer, fewer children ~~being~~ born, a rise in single-parent households, and an increase in the number of single-occupant households. Given that trend, Kirkland may also see a decline of persons per household over the next twenty years. ~~The decline is expected to continue, to an average of 2.06 persons per Kirkland household by 2020.~~ If so, p~~P~~opulation growth in the future would ~~will~~ result in more housing units per capita and different types of housing to accommodate changing needs.

~~Decreasing household size is reflected in Kirkland's housing growth over the past decade.~~ Due to the 2011 annexation, t~~T~~he City's housing stock grew from ~~18,061 units in 1990 to~~ 21,939 units in 2000 to 37,450 units in 2012 – a 71% increase. ~~a 21.5 percent increase between 1990 and 2000.~~ Reflective of the substantial housing increase due to annexation, t~~T~~he population nearly doubled between 2000 and 2014~~grew by only about 12.5 percent during that same time period~~ largely due to annexation. The 2011 annexation also altered the balance of housing unit types. In 2000, there were 50.47% single family units and 49.28% multifamily units. By 2010, the ratio was 48.83% single family units to 50.95% multifamily units with more multifamily housing. By 2011 with annexation, the balance tipped back to single family housing with 56.54% single family units and 43.23% of multifamily units. See Figure I-6 for the change in single family and multi-family housing type in Kirkland between 2000-2014.~~The balance between single and multifamily housing in Kirkland also continued to widen in the last decade. As of 2003, there are 10,006 single family units and 11,315 multifamily units in Kirkland. This represents a three percent decrease in the percentage of single family units from 50.1 percent in 1990 to 47 percent in 2003 and a 3.3 percent increase in the percentage of multifamily units from 49.9 percent in 1990 to 53.2 percent in 2003. Throughout King County, the multifamily housing stock increased faster than the single family stock during the 1990s.~~

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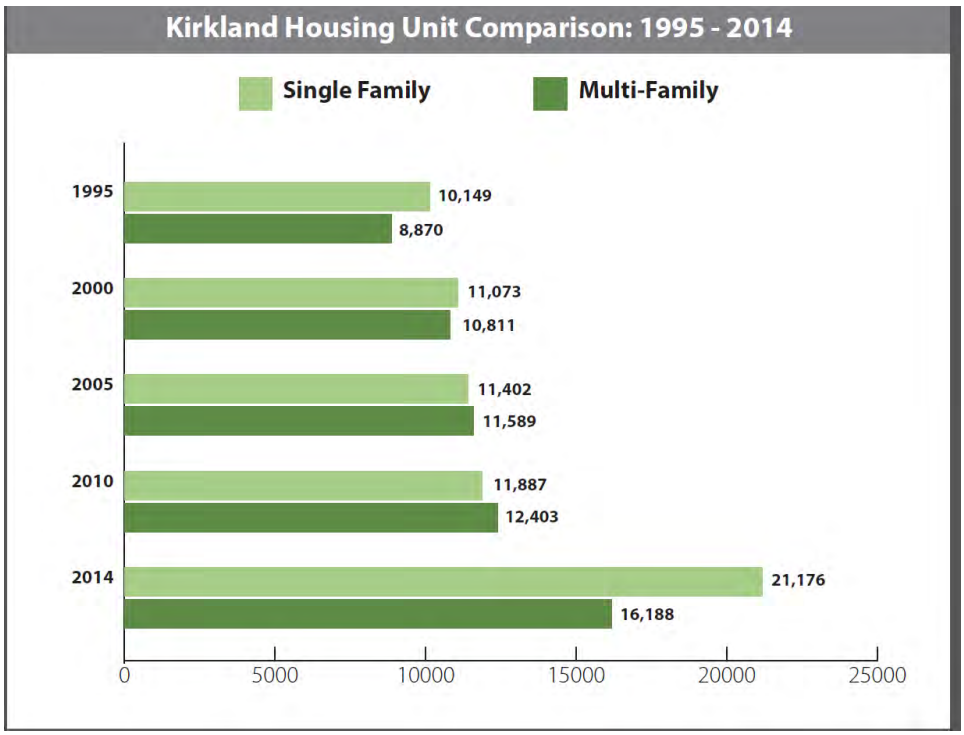

Figure I-6: 2000-2014 Kirkland Housing Unit Comparison

Source: State Office of Financial Management

Figure I-7~~Table I-3~~ below compares Kirkland owner-occupied and renter-occupied housing units with King County and other Eastside cities for ~~2000 and~~ 2010. In both cases, Kirkland falls within the median range. Only Kirkland did not see a change in the percent of owner-occupied and rental-occupied units between 2000 and 2010.

Note: Information in Table I-3 has been updated with 2010 data and converted into a figure. See new Figure I-7 below

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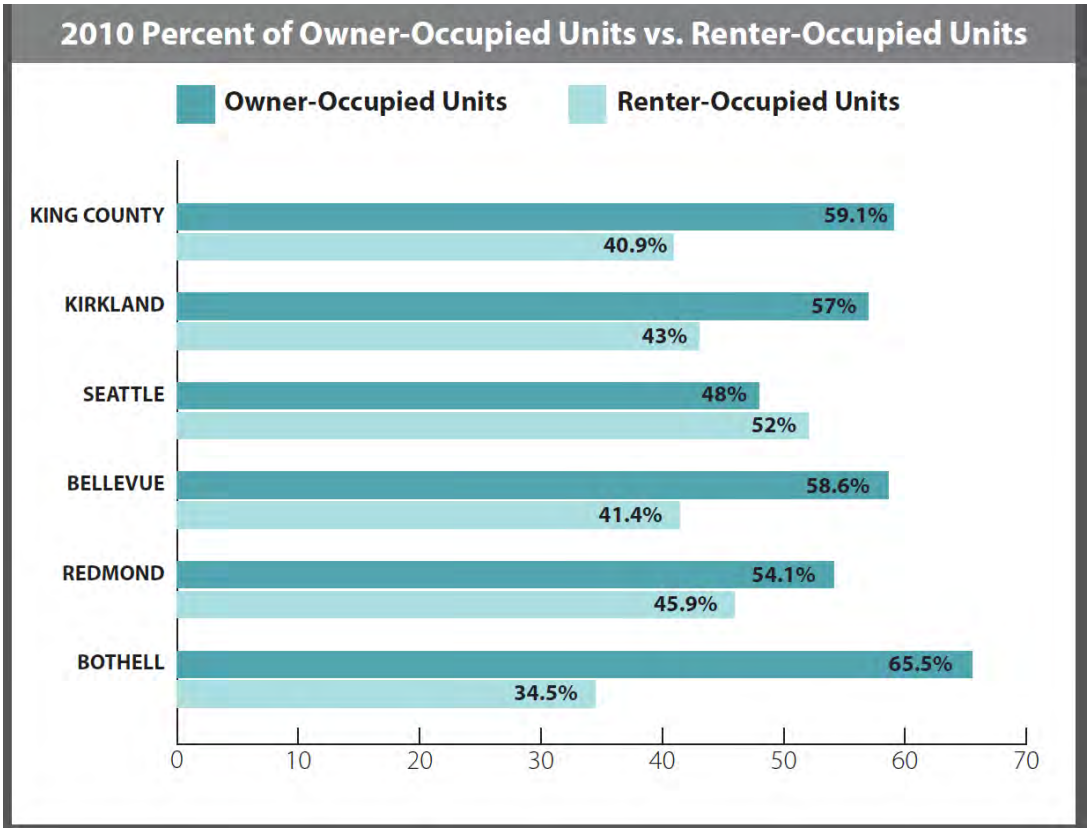

FIGURE I-7: 2010 OWNER-OCCUPIED VS. RENTER-OCCUPIED

SOURCE: U.S. CENSUS BUREAU

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~~Table I-3: Percent of Owner-Occupied Units vs. Renter-Occupied Units~~

	~~Owner-Occupied Units~~	~~%~~	~~Rental-Occupied Units~~	~~%~~
	~~2000~~		~~2000~~	
~~King County~~	~~425,436~~	~~59.8%~~	~~285,480~~	~~40.2%~~
~~Kirkland~~	~~11,813~~	~~57.0%~~	~~8,923~~	~~43.0%~~
~~Seattle~~	~~125,165~~	~~48.4%~~	~~133,334~~	~~51.6%~~
~~Bellevue~~	~~28,189~~	~~61.5%~~	~~17,647~~	~~38.5%~~
~~Redmond~~	~~10,520~~	~~55.1%~~	~~8,582~~	~~44.9%~~
~~Bothell~~	~~8,105~~	~~68.0%~~	~~3,818~~	~~32.0%~~

EMPLOYMENT

Kirkland provided approximately 30,942 ~~32,384~~ jobs in 2010 based on the U.S. Census.~~2000 based on City of Kirkland estimates~~. ~~When calculating the employment percentages, PSRC uses those jobs that are reported to the State as covered by unemployment insurance~~ are used. Although a percentage is given for those jobs in the ~~construction and resource trades, they are not included in the total employment percentages because they are typically reported to a central location, but the actual work may be located several miles outside the reported jurisdiction.~~

~~The highest percentage of all jobs reported within the City of Kirkland, including those jobs in the construction and resources sector reported to the Washington State Employment Security Department, were reported in the finance, insurance, real estate and services sector (35.6 percent). The remaining jobs were divided among the following sectors: 24.1 percent wholesale; communications, transportation and utilities; 22.4 percent retail; 7.6 percent education; 6.6 percent manufacturing; and 3.7 percent government.~~

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In Figure I-8 ~~Table I-4~~ below, total jobs ~~performed~~ in 2010~~2000~~ are listed by sector for Kirkland. The highest percentage of all jobs ~~reported within the City of Kirkland, including those jobs in the construction and resources sector reported to the Washington State Employment Security Department,~~ were ~~reported~~ are in the finance, insurance, real estate and services sector (56.5%). ~~However, the construction and natural resource sector is not included in Table I-4 because the jobs are transient and may not actually occur in Kirkland. The City of Kirkland estimates for jobs in 2000 are used instead of the Puget Sound Regional Council (PSRC) estimates because errors were found in the PSRC information suggesting significant overestimation~~.

Note: Information in Table I-4 has been updated with 2010 data and converted into a figure. See new Figure I-8 below

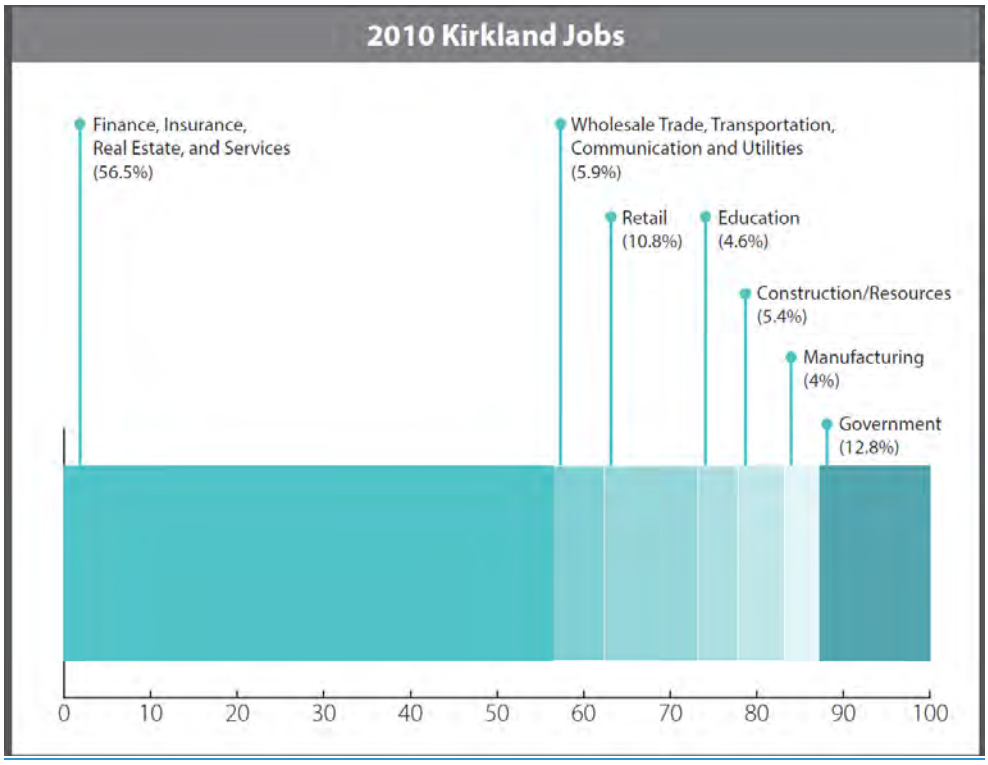

Figure I-8: 2010 Kirkland Jobs

Source: City of Kirkland and PSRC estimates

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~~Table I-4: Kirkland Jobs – 2000~~ 2010

	~~(1)~~	~~(2)~~
~~• Finance, Insurance, Real Estate, and Services~~	~~17,4~~ ~~7311~~ ~~,529~~	~~56.5%~~ ~~35.6%~~
~~• Wholesale Trade, Transportation, Communication and Utilities~~	~~1,83~~ ~~3~~ ~~7,80~~ ~~5~~	~~5.9%~~ ~~24.1%~~
~~• Retail~~	~~3,32~~ ~~9~~ ~~7,25~~ ~~4~~	~~10.8%~~ ~~22.4%~~
~~• Education~~	~~1,42~~ ~~7~~ ~~2,46~~	~~4.6%~~ ~~7.6%~~
~~Construction/Resources~~	~~1~~ ~~1,67~~ ~~7~~	~~5.4%~~
~~• Manufacturing~~	~~1,23~~ ~~9~~ ~~2,13~~ ~~7~~	~~4.0%~~ ~~6.6%~~
~~• Government~~	~~3,96~~ ~~4~~ ~~1,19~~ ~~8~~	~~12.8%~~ ~~3.7%~~
~~Total~~	~~32,3~~ ~~8430~~ ~~,942~~	~~100%~~

~~*Sources: (1) City of Kirkland (2) PSRC 2010~~2000 ~~estimates*~~

The 2010~~2000~~ Census reported that 28,140 ~~28,347~~ (69.8%~~75.2 percent~~) of Kirkland's residents 16 years and over are employed. This is slightly higher than the ~~70.1~~ 65.6% ~~percent~~ employment of the King County population. Overall, this represents a decline in the number of residence in the workforce that may reflect an increase in young children and/or retired people. ~~The majority of these jobs span several sectors: professional (16.7 percent), education and health care (14.2 percent), transportation, warehousing and utilities (13.2 percent), and manufacturing (11 percent).~~

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In Kirkland, the jobs to housing ratio is 79%~~62~~ percent (30,124 jobs ÷ 23,932 housing units ~~35,512 ÷ 21,939~~) compared with 77%~~66 percent~~ (1,099,630 jobs ÷ 851,180 housing units ~~742,237 ÷ 1,118,347~~) in King County. One of A Regional Collation for Housing's (ARCH) goals for East King County is to have a close job to housing ratio in order to have a sufficient housing supply that can help to reduce housing costs and commute times.

As of 2014, ~~In 2003,~~ the largest employers in Kirkland represent a wide range of businesses~~ ventures~~, including Evergreen Healthcare Center, Google, Inc., City of Kirkland, Kenworth Truck Co.,~~City of Kirkland~~ Astronics Advanced Electronics Systems,~~Larry's Market~~ Costco Wholesale, and Evergreen Pharmaceutical LLC~~Fred Meyer~~. Health care and high technology is the current trend for major employers in Kirkland.

As described in Figure I-9~~Table I-5~~ below, in ~~2000~~2012, Kirkland ranked first ~~second~~ out of the five local cities whose residents worked outside the ~~C~~city with 79.7%~~77percent~~ of its total workforce traveling to other cities to work. Not surprisingly, Seattle, at~~ ranked first with~~ 67.4%~~73 percent~~, has the greatest proportion of its residents working within its City limits. Workforce includes those 16 years and older.

Note: Information in Table I-5 has been updated with 2012 data and converted into a figure. See new Figure I-9 below.

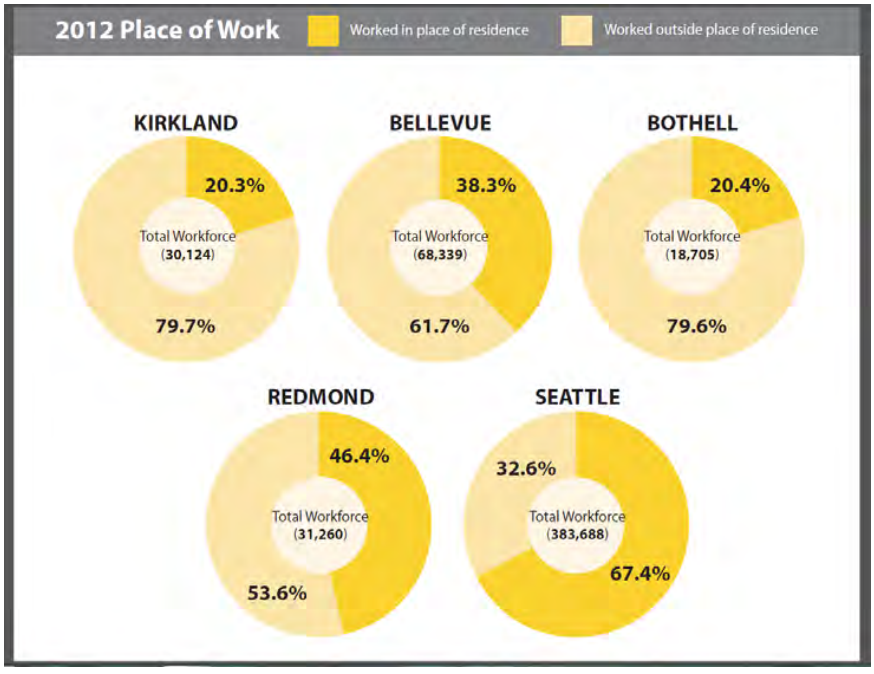

Figure I-5 2012 Place of Work

Source: U.S. Census Bureau

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Table I-5: Place of Work

	Kirkland		Bellevue		Bothell		Redmond		Seattle	
	2012 2000	%	2012 2000	%	2012 2000	%	2012 2000	%	2012 2000	%
Worked in place of residence	6108 6,211	20.3% 23.0%	26,180 21,634	38.3%	3,819 3,125	20.4% 19.3%	14,511 10,433	46.4% 40.7%	258,706 233,600	67.4% 73.8%
Worked outside place of residence	24,016 20,849	79.7% 77.0%	42,159 34,840	61.7%	14,886 13,038	79.6% 80.7%	16,749 15,205	53.6% 59.3%	124,982 82,893	32.6% 26.2%
Total Workforce (16 years and over):	30,124 27,060		68,339 56,474		18,705 16,163		31,260 25,638		383,688 316,493	

Source: U.S. Census Bureau

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Existing Land Use

There are approximately 11,400.70 ~~7,000~~ gross acres or almost 18 ~~10.9~~ square miles of land in Kirkland ~~(year 2000 2013 data)~~. This represents a 62.8% increase since 2000 due to the 2011 annexation. The developable land use base, which excludes all existing public rights-of-way, totals 9,124~~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.

Figure I-10~~Table I-6~~ below describes the type of land uses in Kirkland. Fifty-four~~Sixty-two~~ percent of the land contains existing residential uses. ~~Since 1991, lands containing residential uses have increased 13 percent.~~ The Finn Hill neighborhood has the highest percent of single family land in acres while the Totem Lake neighborhood has the fewest acres. South Juanita has the highest percentage of multifamily land in acres while the Market neighborhood has the fewest acres. Not surprisingly, the Totem Lake neighborhood has the greatest commercial and office land in acres. ~~2001, the Highlands neighborhood has the highest percentage of residential uses and the Totem Lake neighborhood has the lowest percentage of residential uses~~.

Note: Information in Table I-6 has been updated with 2013 data and converted into a figure. See new Figure I-10 below.

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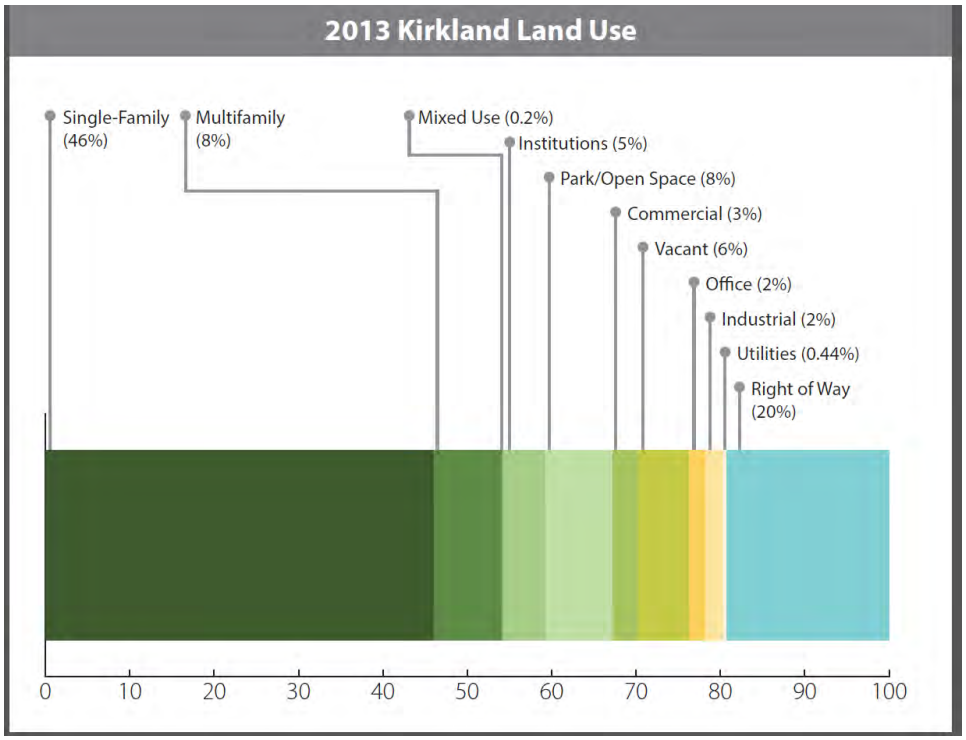

Figure I-10: 2013 Kirkland Land Use

Source: City of Kirkland – Land Use Inventory

~~Table I-6: Kirkland Land Use~~ ~~2013~~2000

~~Land Use/Zoning Category~~	~~Land use as % of Total Acres~~
~~Single-Family~~	~~46%~~ ~~49%~~
~~Multifamily~~	~~8%~~ ~~13%~~
~~Mixed Use~~	~~0.2 %~~
~~Institutions~~	~~5%~~

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	~~9%~~
~~Park/Open Space~~	~~8%~~ ~~*(no changes)*~~
~~Commercial~~	~~3%~~ ~~6%~~
~~Vacant~~	~~6%~~ ~~*(no change)*~~
~~Office~~	~~2%~~ ~~4%~~
~~Industrial~~	~~2%~~ ~~4%~~
~~Utilities~~	~~0.44%~~ ~~1%~~
~~Right of Way~~	~~20%~~
~~Total~~	~~100%~~

~~*Source: City of Kirkland – Land Use Inventory*~~

Twelve percent ~~Twenty-three percent~~ of the developable land use base is developed with nonresidential uses ~~(excludes residential, park/open space, and utilities)~~. As of 2013, Kirkland has approximately 13,478,712 ~~11,145,000~~ square feet of existing floor area dedicated to nonresidential uses. Of that developed total, 5,689,271~~4,500,000~~ acres (42%~~40 percent~~) are office uses, 4,241,082~~3,445,000~~ (31%~~ percent~~) are commercial uses, and 3,548,359~~3,200,000~~ (26%~~29 percent~~) are industrial uses. The Totem Lake neighborhood has the greatest percent of commercial and industrial uses in square footage and the Lakeview Neighborhood has the greatest percent of office uses in square footage.

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Target and Capacity Analysis section has been deleted since it is already addressed in the Land Use Element

~~*Targets and Capacity Analysis*~~

~~Counties and cities must plan for household and employment growth targets as determined by the State. In the case of Kirkland, the King County Growth Management Council works with the local cities to agree on each city's share of the growth targets. The term "household" refers to an occupied unit, whereas the term "housing units" includes occupied households and vacant units.~~

~~Each year, the City of Kirkland forecasts capacity for residential and nonresidential 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 nonresidential development.~~

~~Residential capacity as of July 2003, for total housing units in Kirkland under the current zoning and Comprehensive Plan, has been calculated at approximately 28,000 units. Forty-five percent of these units would be multi-family and (55 percent) would be single-family units. Kirkland currently has approximately 11,900 multifamily and 10,200 single-family units, based on January 2003 King County Assessor's data.~~

~~As of July 2003, Kirkland has the capacity for an additional 19,760 employees and an additional 5,500,000 square feet of nonresidential floor area. The Moss Bay, Totem Lake, Lakeview, and South Rose Hill neighborhoods have the greatest capacity for additional employees and new commercial floor area. In 2003, Kirkland had approximately 11,700,000 square feet of floor area and 34,800 employees.~~

~~Table I-7 below shows the 2000 existing household units and jobs, the total number of household units and jobs by 2022 based on the assigned growth targets and the 2000 available capacity for household units and jobs. Based on certain assumptions for the 2000 available capacity, Kirkland will be able to accommodate its assigned 2022 growth targets.~~

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~~Table I-7: Comparison of Growth Targets and Available Capacity~~

	~~2000 Existing[1]~~	~~2022 Growth Targets[2]~~	~~Available Capacity[3]~~
~~Housing Units~~	~~21,831~~	~~27,311 (at 5,480 new households)~~	~~28,800~~
~~Employment~~	~~32,384~~	~~41,184 (at 8,800 new jobs)~~	~~58,400~~

~~Sources:~~

~~1. 2000 housing units: Office of Financial Management (OFM). "Households" are occupied units, whereas "housing units" include households (occupied) and vacant units.~~

~~2000 employment: City estimate based on existing nonresidential floor area and information about the typical number of employees/amount of floor area for different types of nonresidential uses. By comparison, the PSRC estimated 2000 employment was 38,828. Examination of PSRC records found errors suggesting this was a significant overestimate.~~

~~2. Targets for household and employment growth between 2000 and 2022 were assigned by the King Countywide Planning Policies. Targeted growth was added to the 2000 totals to establish the 2022 totals.~~

~~3. City estimates.~~

B. FUTURE TRENDS

Future Trends

As the City plans for its future growth over the next 20 years, it is important to consider future trends and issues that will shape the character and needs of the community. Based on current and projected trends, the Comprehensive Plan should plan for:

- Aging population and work force, particularly those over 65, as more people live longer[1]
- Ethnic and cultural diversity in the population[2]
- Increase demand for multifamily housing due to increasing costs, aging population and younger generation that wants to live in urban areas[3]
- Changing technology that will affect all aspects of the community[4]
- Climate change impacts likely to result in more use of alternative energy sources and efforts to address greenhouse gases[5]
- Demand for more transportation options to support growth and in recognition of limitations on road capacity and funding[6]

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- Maintenance of aging infrastructure

Sources:

[1] Reshaping Metropolitan America: Development Trends and Opportunities to 2030, Dr. Arthur Nelson, University of Utah and Census Bureau Projections Release 12/12/2012
[2] *Urban Land Magazine*, Urban Land Institute, 1/15/15 and Office of Financial Management News Release 06/26/2012
[3] *Urban Land Magazine*, Urban Land Institute, 11/3/14 and Roland Berger Strategy Consultants
[4] *The 10 Social and Tech Trends that could Shape the Next Decade*, Sarwant Singh 5/12/14
[5] Climate Change Impacts and Adoption in Washington State, December 2013 and Reshaping Metropolitan America: Development Trends and Opportunities to 2030, Dr. Arthur Nelson, University of Utah 2013
[6]. Reshaping Metropolitan America: Development Trends and Opportunities to 2030, Dr. Arthur Nelson, University of Utah and *The Trend Compendium 2030,* Roland Berger, Strategy Consultants, March 2014

C. ABOUT THE COMPREHENSIVE PLAN

Why are we planning?

In 1977, Kirkland adopted a new Comprehensive Plan establishing broad goals and policies for community growth and very specific plans for each neighborhood in the City. That plan, ~~originally~~ called the Land Use Policy Plan, ~~has~~ served Kirkland well. Since its adoption, the plan has been actively used and updated to reflect changing circumstances. The 1977~~previous~~ Comprehensive Plan provided a foundation ~~has contributed to~~for a pattern and character of development that has made ~~makes~~ Kirkland a very desirable place to work, live, and play.

~~Kirkland and the Puget Sound region, however, have changed significantly since 1977. Since the original plan was adopted, the City has not had the opportunity to reexamine the entire plan in a thorough, systematic manner.~~ Passage of the ~~1990/1991~~ Growth Management Act (GMA) in 1990 provided the City ~~such~~ an opportunity to reexamine the entire plan in a thorough, systematic manner and to include focused goals and

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policies on citywide elements, such as land use, transportation and housing. The GMA requires jurisdictions, including Kirkland, to adopt plans that provide for growth and development in a manner that is internally and regionally consistent, achievable, and affordable. The 1995, ~~and~~ 2004 and 2015 GMA updates of the Comprehensive Plan and annual amendments reflect Kirkland's intention to both meet the requirements of GMA as well as create a plan that reflects our best understanding of the many issues and opportunities currently facing the City.

What is a Comprehensive Plan?

The Comprehensive Plan establishes a vision, goals and policies, and implementation strategies for managing growth within the City over the next 20 years. The Vision Statement and Guiding Principles in the plan are~~is~~ a reflection of the values of the community – how Kirkland should evolve with changing times. The goals and policies identify more specifically the end result Kirkland is aiming for; policies address how to get there. The Implementation chapter identifies those actions that should be undertaken by the City to accomplish the goals and policies. All regulations pertaining to development (such as the Zoning Code, including shoreline management regulations, and the Subdivision Ordinance) must be consistent with the Comprehensive Plan. The end result will be a community that has grown along the lines anticipated by the Comprehensive Plan.

How was the plan prepared?

The 1995 Comprehensive Plan, the first plan prepared under the Growth Management Act (GMA), was guided by a City Council appointed citizen advisory committee known as the Growth Management Commission (GMC). This group was established to recommend an updated Comprehensive Plan to the City Council consistent with the requirements of the GMA.

Two more GMA updates were completed in 2004 and 2015. The 2004 update included a community visioning outreach called "Community Conversations – Kirkland 2022" that won the Puget Sound Regional Council's Vision 2020 Award in 2003 for its grass roots approach of having residents and businesses hosting their own conversations about Kirkland's future. The 2015 GMA update included a community visioning program called "Kirkland 2035 - "Your Vision, Your Voice Your Future" that used a variety of internet approaches to connect with people along with several community planning days and hosted conversations at various neighborhood and business events and City boards and commissions. With each GMA update, additional citywide topics have been addressed, including human services and sustainable community.

The City has made annual updates to the Comprehensive Plan between the mandated GMA updates. These updates included changes to the Transportation and Capital Facilities Elements, incorporating new GMA legislation, making minor corrections and considering private amendment requests.

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Environmental Impact Statements (EISs) have been prepared for each of the GMA updates that included analyses of growth alternatives and impacts on a variety of topics. The 2015 GMA update also included a Planned Action EIS for Totem Lake.

~~Planning and preparation for the 1995 update began in the fall of 1991 with a Community Growth Forum. At about the same time, the City Council appointed a citizen advisory committee known as the Growth Management Commission (GMC). This group was charged with the mission of recommending to the City Council an updated Comprehensive Plan consistent with the requirements of the Growth Management Act.~~

~~Through 1992 and 1993, the City worked with the GMC and the public in a variety of forums to identify critical issues facing Kirkland and to consider the community's vision for the future. This work culminated in the identification of three growth patterns for review and analysis in a 1994 Draft Environmental Impact Statement. The technical analysis of the 1994 Draft EIS, together with the broad policy direction established by the community vision statement, provided the basis for the policy direction in the 1995 Plan.~~

~~Between 1995 and 2004, the City made annual updates to the Comprehensive Plan. These updates included changes to the Transportation and Capital Facilities Elements, incorporating new GMA legislation, making minor corrections and considering private amendment requests.~~

~~Work on the 2004 Plan began in 2002 with a detailed evaluation report to the State to determine changes that were needed to meet the requirements of recent Growth Management Act (GMA) legislation and to plan for the next 20 years (2022). Update of the Plan began with a dynamic visioning process called "Community Conversations – Kirkland 2022" where citizens from all sectors of the community were asked to provide the City with their preferred future for Kirkland over the next 20 years. The Planning Commission was responsible for recommending an updated Comprehensive Plan to the City Council consistent with the GMA, reflective of the community's vision and anticipating needed changes over the next 20 years. The Planning Commission used the responses from the "Community Conversations" visioning process, commonly held principles of smart growth and ideas from the various study sessions held between 2003 and 2004 as a basis for the draft changes to the 2004 Plan.~~

~~A scoped Draft Environmental Impact Statement (DEIS) was prepared for the 2004 draft Comprehensive Plan. Topics covered in the DEIS included natural resources, land use patterns, relationship to plans and policies, population, housing, employment and transportation.~~

Throughout the planning process to prepare and amend the Plan and to prepare the ~~D~~EIS, the City actively encouraged and facilitated public participation using a variety of forums and involving several City boards and commissions, including the Kirkland Planning Commission, the Houghton Community Council, the Transportation Commission, ~~and~~ the Park Board, the Senior Council, and Human Services Board.

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C. Guide to the Comprehensive Plan

The Comprehensive Plan is comprised of two major parts. The first part contains a vision statement, guiding principles ~~framework goals~~, and a series of plan elements that apply Citywide. The second part contains plans for each of the City's neighborhoods (see Figure I-2).

~~All of the Comprehensive Plan Elements contain goals, policies, and narrative. Goals generally describe a desired end that the community is striving to attain, and policies are principles that reflect the City's intent. Explanatory text accompanies most of the goals and policies. This discussion provides background information on the topic or provides further clarification or interpretation of the goal or policy statement. The appendices are attached to provide additional background information.~~ *(PARAGRAPH HAS BEEN MOVED TO NEXT SECTION)*

Citywide Elements

All of the Comprehensive Plan Elements contain goals, policies, and narrative. Goals describe the desired outcome that the city is striving to attain, policies are principles to achieve the goals, while the narrative provides further explanation of the goals and policies. In addition, several appendices are included to provide additional background information.

Two key parts of the ~~C~~citywide portion of the Plan are the Vision Statement and the Guiding Principles~~Framework Goals~~. The Vision Statement is a reflection of the values of the community and establishes the character of community that the Plan is oriented toward. The Guiding Principles ~~Framework Goals~~ represent the fundamental goals ~~principles~~ guiding growth and development and establish a foundation for the Plan. The remaining elements are:

- Community Character
- ~~Natural~~ Environment

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- Land Use
- Housing
- Economic Development
- Transportation
- Parks and Recreation
- Public Utilities
- Public Services
- Human Services
- Capital Facilities
- Implementation Strategies

Neighborhood Plans

The Neighborhood Plans allow a more detailed examination of issues affecting smaller geographic areas within the City and clarify how broader City goals and policies in the cCitywide Elements apply to each neighborhood. See Figure I-11 for the name, location and boundary of each neighborhoods.

It is intended that each neighborhood plan be consistent with the cCitywide Elements. ~~However, because some~~many of the neighborhood plans were adopted prior to the 1995 Plan update, portions of some of the neighborhood plans may contain inconsistencies. The 2015 GMA Plan Update included revisions to the neighborhood plans to ensure consistency with the citywide elements and the development regulations, ~~Where this is the case, the conflicting portions of the cCitywide Elements will prevail. It is anticipated that each of the neighborhood plans will eventually be amended, and in so doing, all inconsistencies will be resolved.~~

The Neighborhood Plans, found in Chapter XV, contain policy statements and narrative discussion, as well as a series of maps. The maps describe land use, natural elements, ~~open space and parks~~, pedestrian and bicycle systems, vehicular circulation, urban design, and other graphic representations. These maps serve as a visual interpretation of the Neighborhood Plan policy statements and discussion. In the event of a discrepancy between the land use map~~s~~ and the narrative, the land use map ~~narrative~~ will provide more explicit policy direction.

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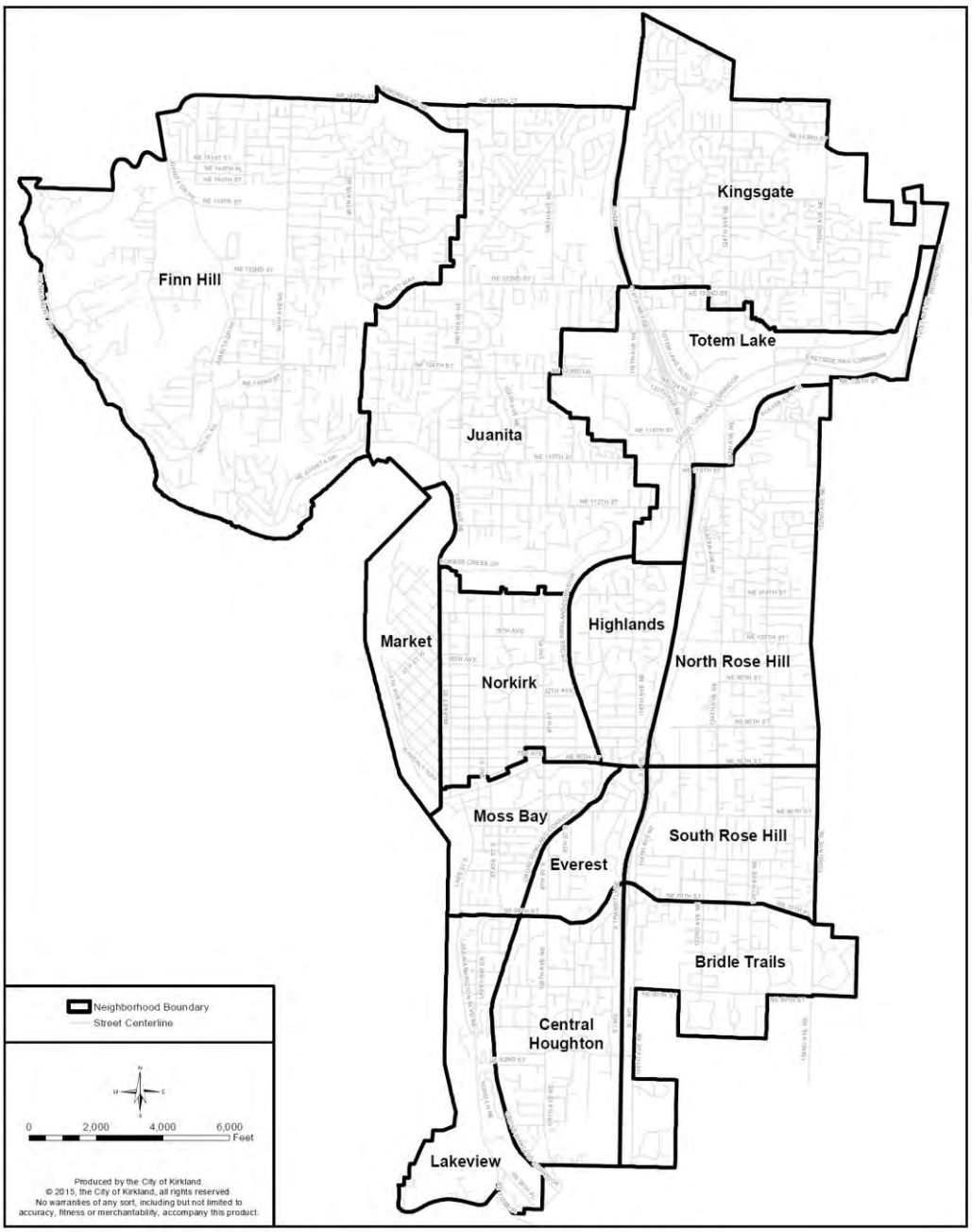

Figure I-11: City of Kirkland Neighborhoods

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A. ABOUT KIRKLAND

Historical Perspective

The original inhabitants of the eastern shore of Lake Washington were the Duwamish Indians. Native Americans, called Tahb-tah-byook, lived in as many as seven permanent longhouses between Yarrow Bay and Juanita Bay and at a village near Juanita Creek. Lake Washington and its environment provided a bounty of fish, mammals, waterfowl and plants. Small pox, brought by fur traders in the 1830s, eliminated much of the Native American civilization. However, survivors and their descendents continued to return to Lake Washington until 1916 when the lake was lowered for building the Ship Canal which destroyed many of their food sources. The salmon spawning beds in the marshes dried out and the mammal population, dependent on salmon for food, died off. With most of their food sources gone, the Native American population in Kirkland declined dramatically.

The first Euro-American settlers in what is now Kirkland arrived at Pleasant (Yarrow) Bay and Juanita Bay in the late 1860s. By the early 1880s, additional homesteaders had settled on the shore of Lake Washington between these two bays. Inland growth was slow because the land beyond the shoreline was densely forested and few decent roads for overland travel existed. By 1888 the population along the shoreline between Houghton and Juanita Bay was approximately 200. The settlement at Pleasant Bay was renamed Houghton in 1880 in honor of Mr. and Mrs. William Houghton of Boston, who donated a bell to the community's first church.

Early homesteaders relied on farming, logging, boating/shipping, hunting, and fishing for survival. Logging mills were established at both Houghton and Juanita Bay as early as 1875. The promise of industrialization for Kirkland came in 1888 with the discovery of iron ore deposits near Snoqualmie Pass, and the arrival of Peter Kirk, an English steel industrialist. Kirkland was slated to become the center of a steel industry – the "Pittsburgh of the West." Platting of the Kirkland townsite, planning and construction of the steel mill near Forbes Lake on Rose Hill, and development of a business and residential community proceeded through the year 1893. The financial panic of 1893 put an end to Kirk's industrialist dreams before the steel mill could open. Kirkland became a virtual ghost town, and a subsistence economy again arose as the lifeblood of the remaining inhabitants.

Along with Seattle and the Puget Sound region, Kirkland began to grow and prosper at the time of the Klondike gold rush. In 1910, Burke and Farrar, Inc., Seattle real estate dealers, acquired many of the vacant tracts that had been platted in the 1890s. They created new subdivisions and aggressively promoted the Kirkland. Ferry service running between Seattle and Kirkland. The population grew from 392 people at incorporation in 1905 to 532 by 1910 and to 1,354 by 1920. Logging and farming remained the primary

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occupations in Kirkland, but the town was also becoming a bedroom community for workers who commuted by ferry to Seattle.

The Klondike gold rush was also a boon for Houghton. The Alaska-Yukon Exposition of 1909, held in Seattle, prompted the Anderson Steamboat Company, located at the future site of the Lake Washington Shipyards, to build several ships to ferry passengers to the Exposition. Employment at the Steamboat Company increased from 30 to 100 men. World War I and the construction of the Lake Washington Ship Canal brought further expansion of the shipyard and employment increased to 400. By the outbreak of World War II, the Anderson Steamboat Company had become the Lake Washington Shipyards. After the attack on Pearl Harbor, defense contracts allowed the shipyard to quadruple in size and employment exceeded 8,000. The Kirkland-Houghton area became an industrial metropolis virtually overnight. By 1944, an estimated 13,000 to 14,000 people were served by the Kirkland Post Office.

The rapid growth associated with the war effort came at a cost. By the end of the war, many residents felt the loss of a sense of small town community and stability. In addition, serious environmental concerns surrounded the growth of the shipyards and the population. An inadequate septic system threatened water supplies and lake beaches, while an oil spill at the shipyards in 1946 fouled the beaches and killed wildlife along the eastern shore of Lake Washington. The shipyards closed at the end of 1946 and, to avoid future industrialization of their waterfront, Houghton moved to incorporate in 1947 and zoned the waterfront for residential uses.

Following World War II, the automobile and better roads opened up the Eastside to development. Improvements in regional transportation linkages have had the greatest impact on Kirkland's growth since the demise of Peter Kirk's steel-mill dream, when Kirkland was considered "the townsite waiting for a town." Access to Kirkland, which began with the ferry system across Lake Washington, was improved later with the completion of the Lacey V. Murrow floating bridge in 1940, the opening of the State Route 520 Bridge across Lake Washington in 1963, and the construction of Interstate 405 in the 1960s. Kirkland continued to grow as a bedroom community as subdivision development spread rapidly east of Lake Washington. Commercial development also grew following the war, providing retail services to the new suburban communities.

Acquisition of Kirkland's renowned waterfront park system started many years ago with the vision and determination of community leaders and City officials. Waverly Park and Kiwanis Park were Kirkland's first waterfront parks dating back to the 1920s. A portion of Marina Park was given to the City in 1937 and then the remaining parkland was purchased from King County in 1939. Houghton Beach was deeded to the City of Houghton from King County in 1954, and came into the City as part of the 1968 Houghton annexation. It was expanded in 1966 and again in 1971. In the early 1970s, Marsh Park was donated by Louis Marsh, and Dave Brink Park was purchased; and subsequent land purchases expanded both parks. The Juanita Golf Course was purchased in 1976 and redeveloped as Juanita Bay Park with further park expansion in 1984. Yarrow Bay Park Wetlands were dedicated to the City as part of the Yarrow Village development project. The latest waterfront park to come under City ownership is Juanita Beach Park, which was transferred to the City from King County in 2002. In 2012, the City took over maintenance of O.O. Denny Park while the City of Seattle still continues to have ownership of the park.

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In 1968, just over 20 years after its initial incorporation, the town of Houghton consolidated with the town of Kirkland. The 1970 population of the new City of Kirkland was 15,070. Since that time, the City has continued to grow in geographic size and population. For example, the 1989 annexations of Rose Hill and Juanita added just over four square miles of land and 16,000 people to the City. In 2011, another large annexation occurred with Finn Hill, North Juanita, and Kingsgate adding more than 30,000 residents. See Figure I-1 for Kirkland's history of annexations.

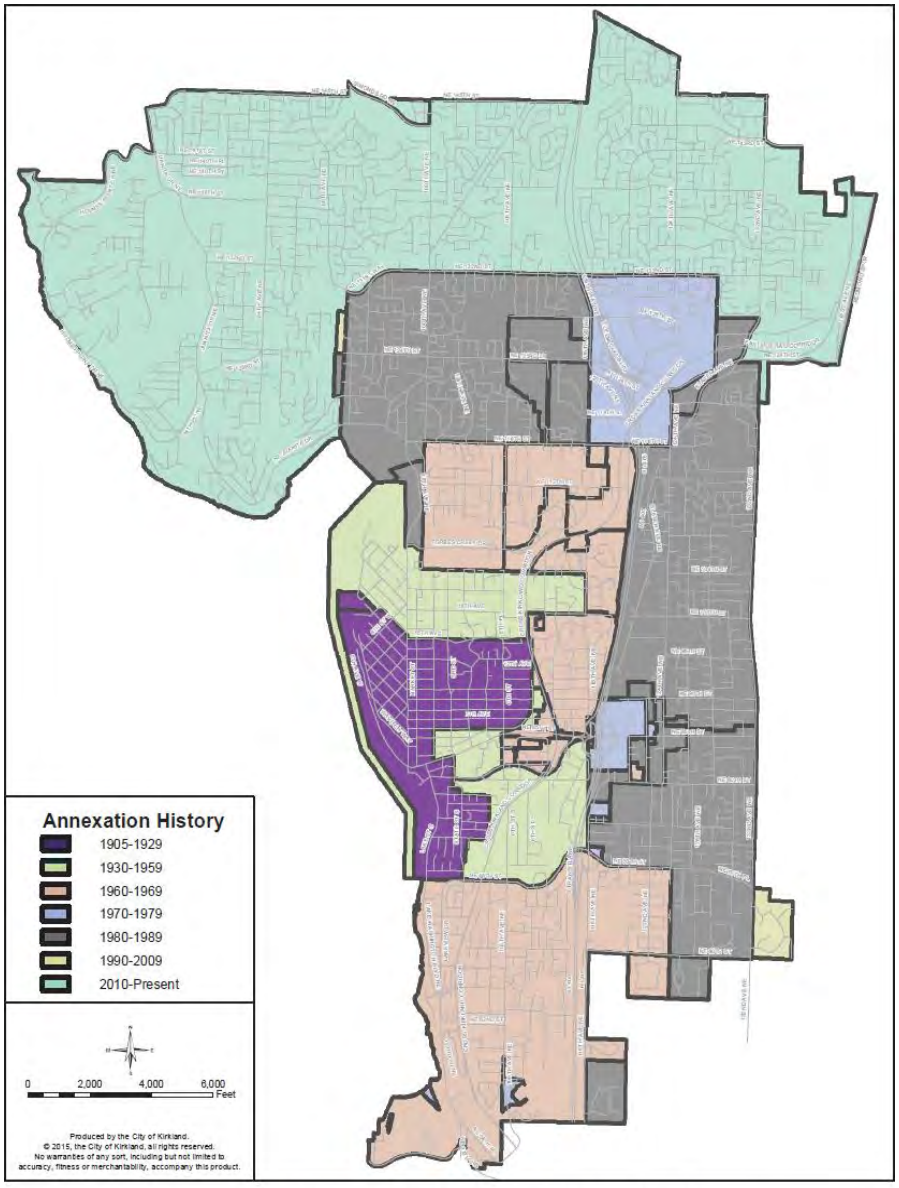

Figure I-1: City of Kirkland Historical Annexation Areas

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Between 1980 and 2004, major retail, office and mixed-use developments were built in many areas of the City, including Park Place, Yarrow Bay Office Park, Kirkland 405-Corporate Center, Juanita Village, and Carillon Point, constructed on the former site of the Lake Washington Shipyards. City Hall moved from Central Way and 3rd to its current location at 1st and 5th Avenue to provide expanded services in response to years of growth. Downtown Kirkland intensified with mid-rise buildings around the perimeter. Housing, art galleries, restaurants and specialty shops joined existing office and basic retail uses. The Downtown civic hub came alive with the addition of a library, senior center, teen center and performing art theatre bordering on Peter Kirk Park. Many new multifamily complexes were built near the commercial centers and along arterial streets while redevelopment of single-family neighborhoods resulted in traditional subdivisions and innovative developments offering a variety of housing choices. Evergreen Health Care was expanded, giving Kirkland a strong array of medical services. Lake Washington Technical College and Northwest University also expanded, giving Kirkland a strong educational presence. Lake Washington School District remodeled or reconstructed most of its schools. The City also made major investments in capital facilities for roads, bike lanes and sidewalk construction, sewer improvements and park purchases. This was also a period of time when neighborhood associations, business organizations and community groups were established to work on issues of interest and to form partnerships for improving the quality of life in Kirkland.

Since 2004, the Downtown has continued to redevelop with mid-rise mix use buildings. Former industrial areas are being replaced with high technology campuses. The range of housing choices continue to expand, including small lot subdivisions and micro units. The South Kirkland Park and Ride facility has been converted into a transit oriented development with housing for a mix of incomes. In 2012, the City purchased a 5.75 mile segment of the 42-mile Eastside Rail Corridor from the Port of Seattle. At the end of 2015, construction of an interim trail was completed for walking and biking. Kirkland envisions the trail as a major spine connection to schools, parks, businesses and neighborhoods, and a multimodal transportation corridor.

Kirkland has grown beyond bedroom communities, becoming commercial and employment centers in its own right. See Figure I-2 for map of Kirkland and surrounding area. Kirkland today has come a long way from Peter Kirk's vision as the center of the steel industry and the "Pittsburgh of the West."

Portions condensed from: Harvey, David W. Historic Context Statement and Historic Survey: City of Kirkland, Washington. Unpublished manuscript, March 1992, on file, Kirkland Department of Planning and Community Development.

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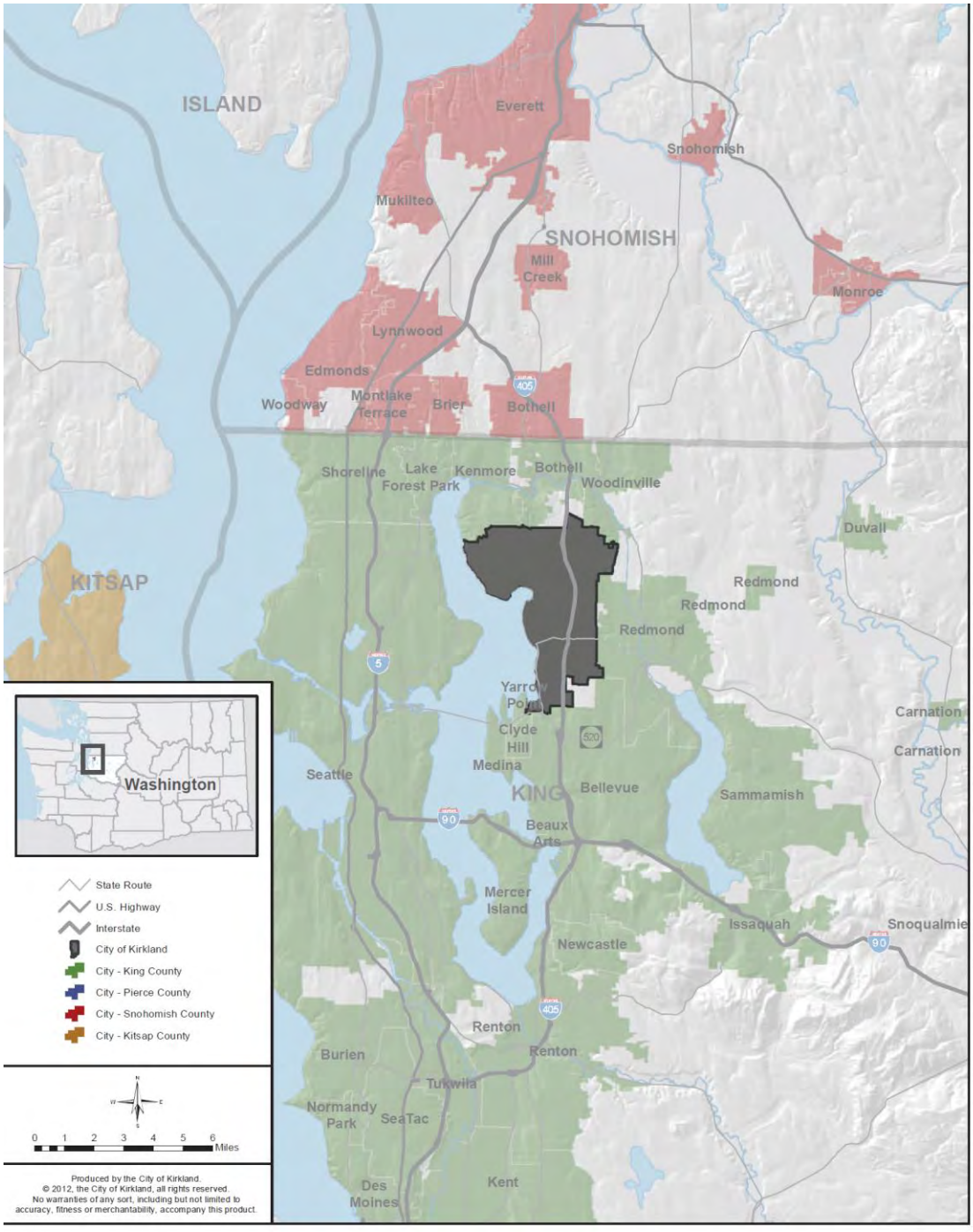

Figure I-2: Kirkland and Surrounding Area

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Community Profile

An update to the community profile was completed in 2014 and includes relevant Kirkland data about demographics, housing, economics, land use and capacity. This data was compiled from a variety of sources, including the U.S. Census Bureau, Washington State Office of Financial Management, Puget Sound Regional Council, ARCH (A Regional Coalition for Housing), King County and the City of Kirkland Finance Department.

KIRKLAND AT A GLANCE

Kirkland is a city in the Puget Sound region of western Washington. The city is located in Seattle's greater suburban area known as the Eastside, on the shores of Lake Washington. See Figure I-2. In 2014, at nearly 83,000 population, Kirkland is the sixth largest municipality in King County and the thirteenth largest in the state. Kirkland has long been a regional commerce center as well as a popular destination for recreation, entertainment and the arts. Over the past 11 years since the last Comprehensive Plan update, the city has grown and changed with the annexation of Finn Hill, North Juanita and Kingsgate, high technology companies laying roots and the Downtown continuing to redevelop as an urban village. Quick facts provided below represent a "snapshot" of Kirkland in 2014:

CITY

- *Incorporated*: 1905
- *Area*: 17.81 square miles
- *Population*: 82,590 (April, 2014 estimate, Washington State Office of Financial Management)
- *Rank*: thirteenth largest municipality in Washington State; sixth largest in King County (2013)
- *Miles of streets, highways*: approximately 300 miles (includes private streets and some driveways)
- *Elevation range*: ~15' to ~535' above sea level
- *Real property parcels*: approximately 24,300
- *Neighborhoods*: Fifteen, represented by thirteen neighborhood associations
- *City government*: City council/city manager; 554 permanent staff (December 2014)

DEMOGRAPHICS

- *Minority population*: 10,095 (2010); 21% of total population
- *Median age*: 36.6 (2012)
- *Junior and senior population*: 9,155 younger than age 18; 5,299 65 and older (2010)

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- *Households*: 22,445 total; 12,014 family, 10,431 non-family (2010)
- *Average Household size*: 2.15 (2010)
- *Median household income*: $86,656 (2012 est.)
- *Households below poverty level*: 1,306; 5.85% of total (2011)

HOUSING

- *Housing units*: 37,450 (2014 est.)
- *Housing unit growth*: 107% increase from 1990 to 2014
- *Housing unit types*: 21,176 single family, 16,188 multifamily (2014)
- *Median rent*: $1,370 (2012)
- *Rental vacancy rate*: 3.9% (2012 est.)
- *Median home price*: $464,200 (2012 est.)
- *Owner versus rental*: owner-occupied 12,897; renter-occupied 9,429 (2012 est.)
- *Rental expenditure*: 37% of renters spend more than 30% of income
- *Mortgage expenditure*: 42% of owners spend more than 30% of income
- *Households in poverty*: 520 family households and 786 other households (2012)

ECONOMY

- *Property assessed valuation*: $4.9 billion (2000); $11 billion (2010); $13.9 billion (2013)
- *Largest employer*: Evergreen Healthcare; 3,762 employees (2014)
- *Total employment*: 30,124 (2012 est.)
- *Kirkland residents who work in Kirkland*: 6,108 (2012 est.)
- *Number of business licenses*: 4,688 (July, 2014)
- *Home business licenses*: 1,972 (July, 2014)
- *City government revenues*: $108.6 million (2013)
- *Sales tax generated*: $16.6 million (2013)
- *City permit valuation*: $151.4 million (2011)
- *Future employment forecasts*: 59,309 jobs (2025); 65,893 jobs (2030) (PSRC)

LAND USE AND FUTURE GROWTH CAPACITY

- *Single family housing zoning*: 53% of city (2014)
- *Multifamily housing zoning*: 8% of city (2014)
- *Commercial mix use/office/industrial/institutional zoning*: 10% (2013)
- *Parks/open space*: 8% of city (2013)
- *Right of way*: 20% of city (2013)

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- *Residential density (range by neighborhood)*: Moss Bay Neighborhood at 25 units/acre followed by Totem Lake at 17 units/acre (highest); Finn Hill at 4 units/acre followed by Bridle Trails Neighborhood (equestrian area) at 2.6 units/acre (lowest)
- *Housing unit growth capacity*: 10,000 additional; 2,900 in Totem Lake Neighborhood (2035)
- *Employment growth capacity*: 23,000 additional; 7,300 in Totem Lake Neighborhood (2035)

Source: Community Profile

POPULATION

With an estimated 2014 population of 82,590, Kirkland grew by over 30,000 people in 2011 with the annexation of Finn Hill, North Juanita and Kingsgate. Although future annexations are unlikely, Kirkland will continue to have a steady increase primarily due to new redevelopment of existing structures. By the year 2030, Kirkland's population is expected to grow by more than 10,000 to approximately 92,800.

Table I-1 below shows how Kirkland's population has grown over time and what the projected population is expected to be over the next 20 years.[3]

Table I-1: 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%
2010	48,787	8.3%	0%

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2014	82,590	69.3%	64.9%
2025	89,000	7.7% %	0%
2035[4]	95,000	0.6% %	0%

[1] Includes consolidation with the City of Houghton in 1968 which included 1.91 square miles.
[2] Includes annexations of Rose Hill and Juanita in 1988. *Source: Office of Financial Management.*
[3] Includes annexations of Bridleview (2009) Finn Hill, North Juanita, and Kingsgate (2011). Washington Office of Financial Management
[4] PSRC 2014

Kirkland's median age has increased from 36.1 in 2000 to 36.6 in 2012. At the time, however, the percentage of the population under 18 years old has also increased from 18.2% in 2000 to 18.8% in 2010 and the percentage of the population 65 and older has also increased from 10.1% to 10.9%. The largest age cohort in both 2000 and 2010 was the 25-44 cohort. See Figure I-3 for Kirkland's Age Group Composition 2000-2010.

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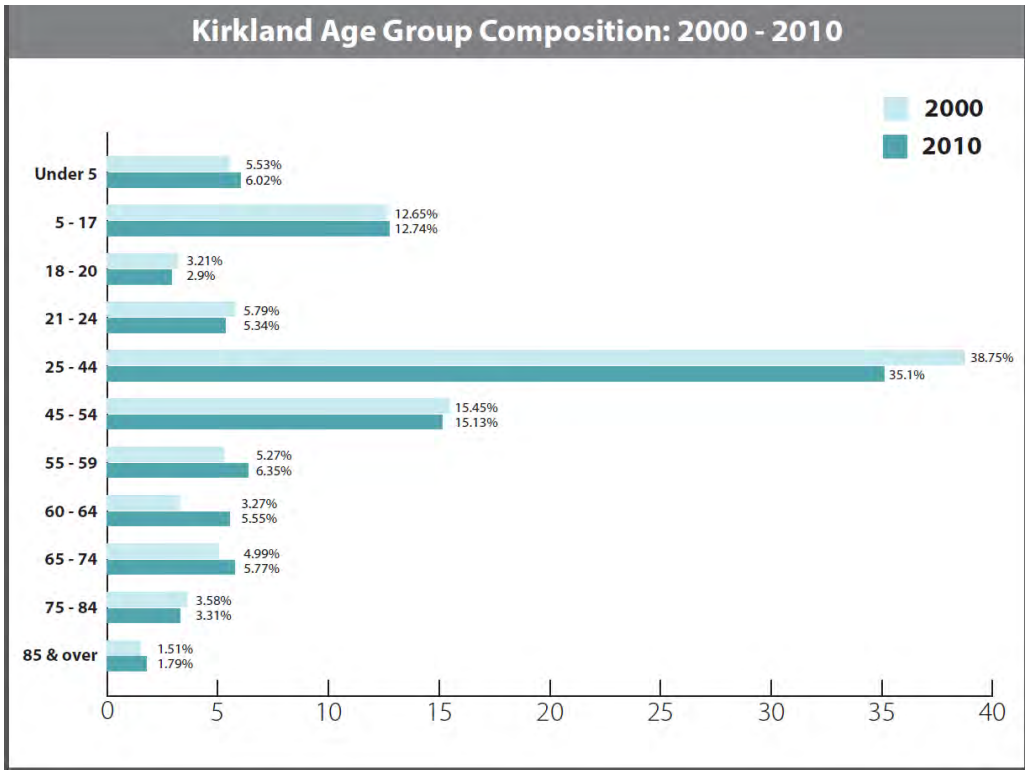

FIGURE I-3: KIRKLAND AGE GROUP COMPOSITION

Source: State Office of Financial Management

HOUSEHOLD INCOME

Median household income and poverty status are two measures that indicate economic well-being. As indicated in Figure I-4 below, Kirkland's median household income in 2012 was $86,656, which is 21.7% higher than King County's median of $71,175. In 2010, 31% of the City's households were considered low to moderate-income (80% or less of the County median income) which has remained the same over the past 10 years. Poverty is still present within the City - the 2010 Census reported that 5.85% of all individuals in Kirkland fell below federal poverty thresholds. This is an increase over the past 10 years as compared to 9.92% for King County as a whole.

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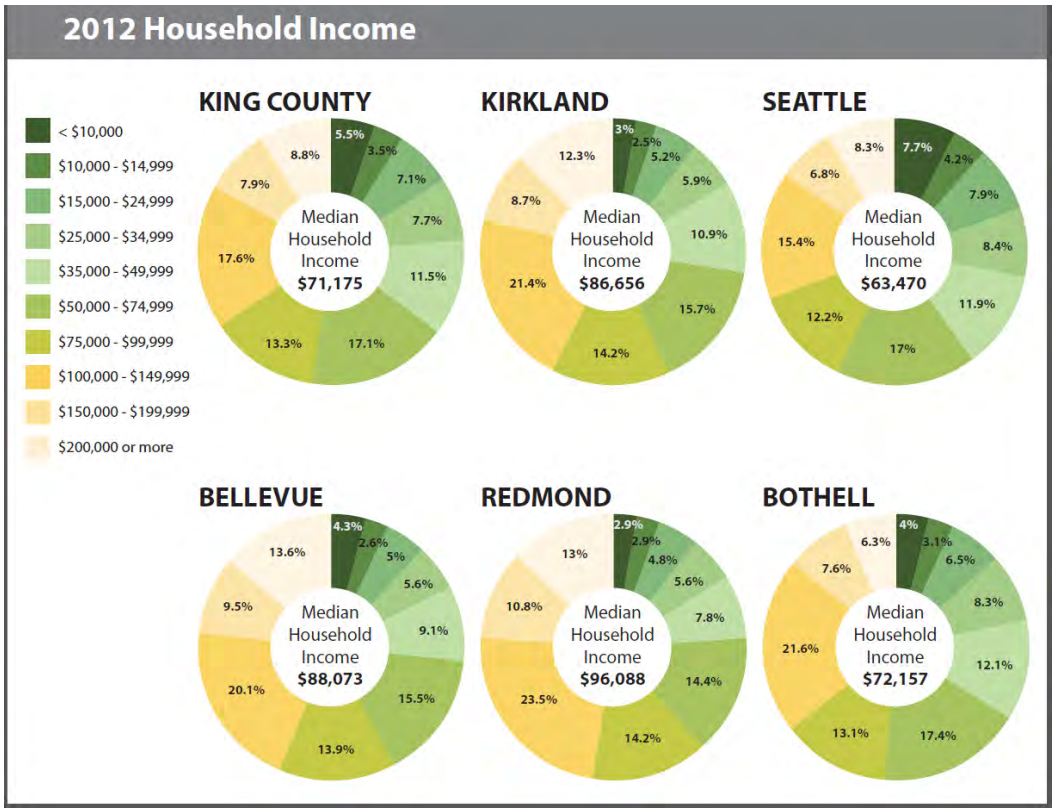

Figure I-4: 2012 Household Income

Source: U.S. Census Bureau

Housing

Changes in the population characteristics have implications for the average household size and number of housing units in the city. In Kirkland, the average household size stayed about the same with 2.14 persons per household in 2000, increasing slightly to 2.15 persons per household in 2010. Then with the 2011 annexation average household size increased due to the addition of single family homes. Nonetheless, Kirkland has the second lowest household size for renter occupied behind Seattle and the lowest household size for owner occupied. See Figure I-5 for Average Household Size (Rent vs. Occupied) for 2012.

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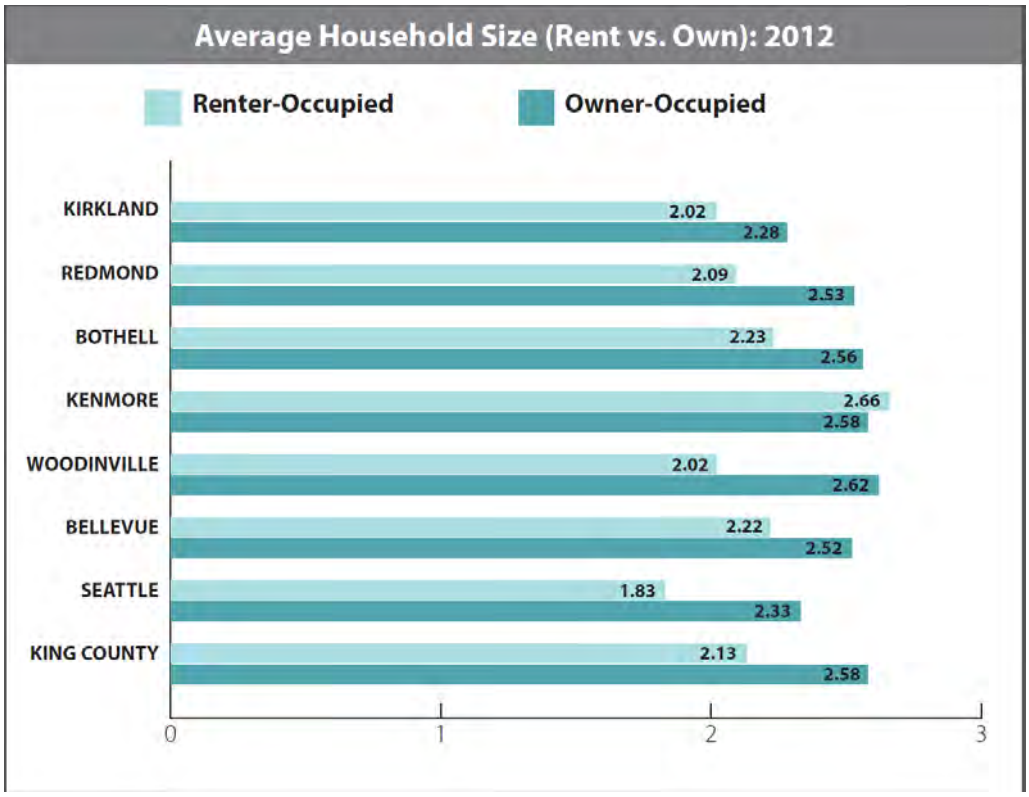

Figure I-5: 2012 Average Household Size (Rent vs. Own)

Source: State Office of Financial Management

King County also has seen little change in household size over the same period. The national trend is a declining household size due to people living longer, fewer children born, a rise in single-parent households, and an increase in the number of single-occupant households. Given the national trend and the City's goal to focus most of its growth in the urban center, the business districts and the neighborhood centers, Kirkland will also likely see a decline of persons per household over the next twenty years. If so, population growth in the future would result in more housing units per capita and different types of housing to accommodate changing needs.

Due to the 2011 annexation, the City's housing stock grew from 21,939 units in 2000 to 37,450 units in 2012 – a 71% increase. Reflective of the substantial housing increase due to annexation, the population nearly doubled between 2000 and 2014 largely due to annexation. The 2011 annexation also altered the balance of housing unit types. In 2000, there were 50.47% single family units and 49.28% multifamily units. By 2010, the ratio was 48.83% single family units to 50.95% multifamily units with more multifamily housing. By 2011 with

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annexation, the balance tipped back to single family housing with 56.54% single family units and 43.23% of multifamily units. See Figure I-6 for the change in single family and multi-family housing type in Kirkland between 1995 and 2014.

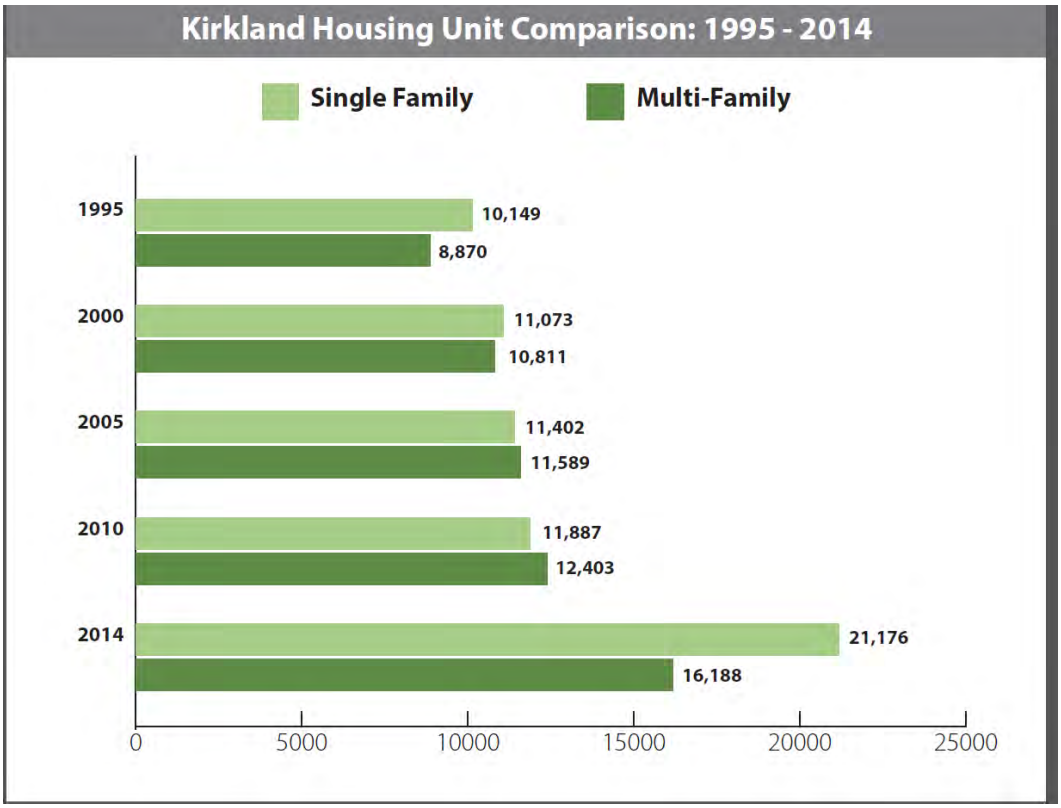

Figure I-6: 1995-2014 Kirkland Housing Unit Comparison

Source: State Office of Financial Management

Figure I-7 below compares Kirkland owner-occupied and renter-occupied housing units with King County and other Eastside cities for 2010. In both cases, Kirkland falls within the median range. Only Kirkland did not see a change in the percent of owner-occupied and rental-occupied units between 2000 and 2010.

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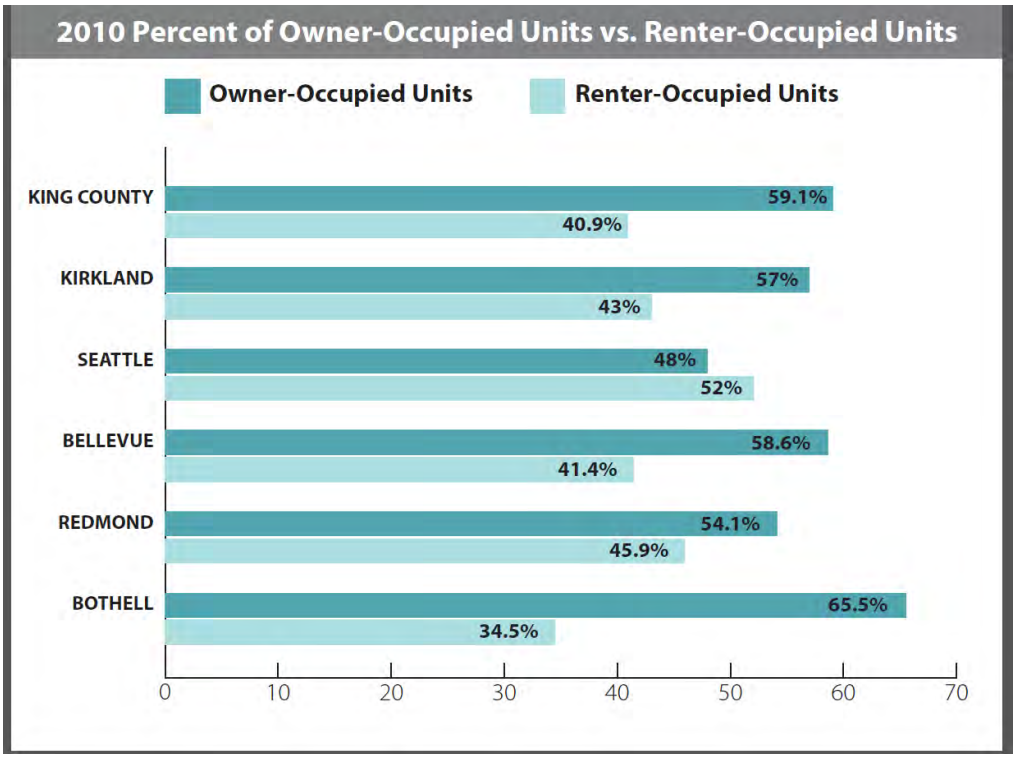

FIGURE I-7: 2010 OWNER-OCCUPIED VS. RENTER-OCCUPIED

SOURCE: U.S. CENSUS BUREAU

EMPLOYMENT

Kirkland provided approximately 30,942 jobs in 2010 based on the U.S. Census. In Figure I-8 below, total jobs in 2010 are listed by sector for Kirkland. The highest percentage of all jobs, were are in the finance, insurance, real estate and services sector (56.5%).

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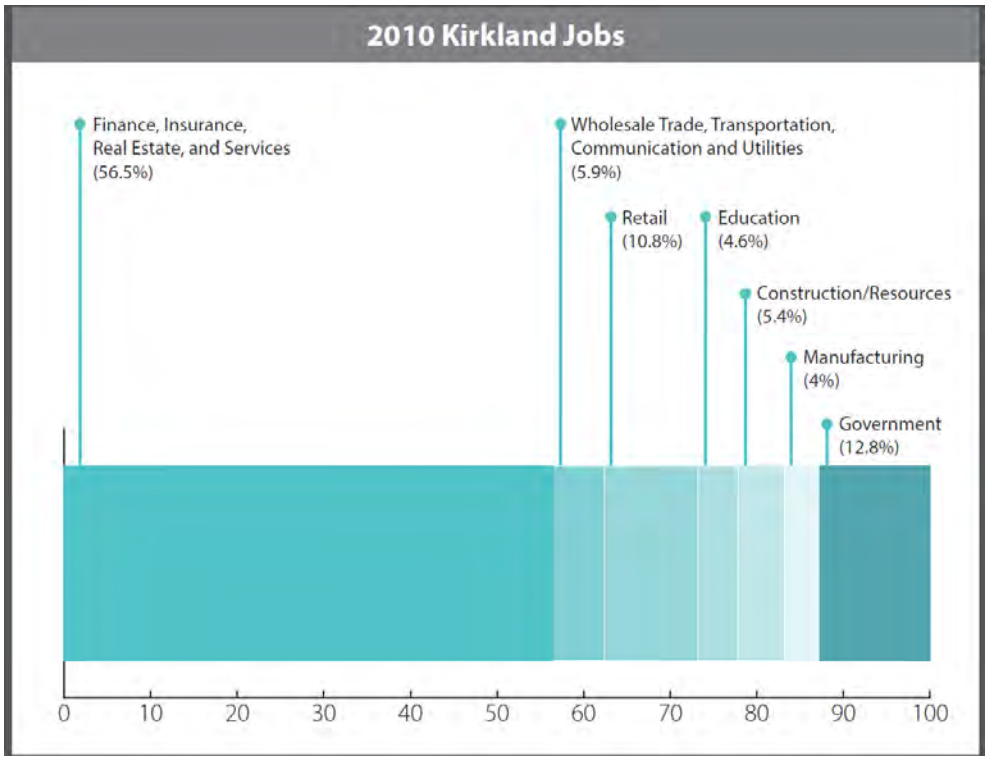

Figure I-8: 2010 Kirkland Jobs

Source: City of Kirkland and PSRC estimates

The 2010 Census reported that 28,140 (69.8%) of Kirkland's residents 16 years and over are employed. This is slightly higher than the 65.6% employment of the King County population. Overall, this represents a decline in the number of residence in the workforce that may reflect an increase in young children and/or retired people.

In Kirkland, the jobs to housing ratio is 79% percent (30,124 jobs ÷ 23,932 housing units) compared with 77% (1,099,630 jobs ÷ 851,180 housing units) in King County. One of A Regional Coalition for Housing's (ARCH) goals for East King County is to have a close job to housing ratio in order to have a sufficient housing supply that can help to reduce housing costs and commute times.

As of 2014, the largest employers in Kirkland represent a wide range of businesses, including Evergreen Healthcare Center, Google, Inc., City of Kirkland, Kenworth Truck Co., Astronics Advanced Electronics Systems, Costco Wholesale, and Evergreen Pharmaceutical LLC. Health care and high technology is the current trend for major employers in Kirkland.

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As described in Figure I-9 below, in 2012, Kirkland ranked first out of the five local cities whose residents worked outside the city with 79.7% of its total workforce traveling to other cities to work. Not surprisingly, Seattle, at 67.4%, has the greatest proportion of its residents working within its City limits. Workforce includes those 16 years and older.

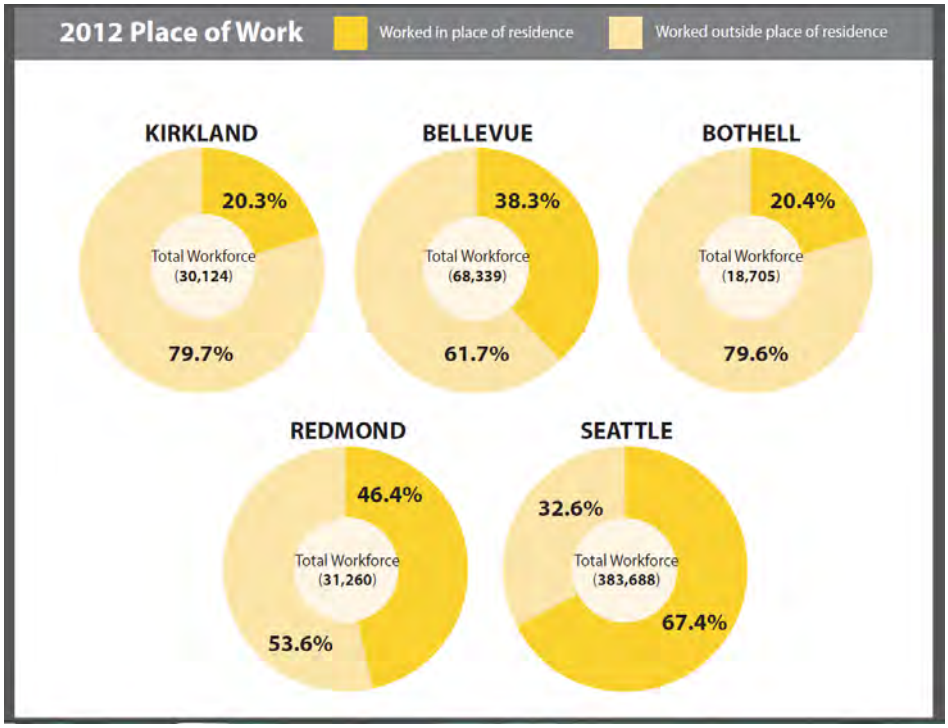

Figure I-9: 2012 Place of Work

Source: U.S. Census Bureau

Existing Land Use

There are approximately 11,400.70 gross acres or almost 18 square miles of land in Kirkland. This represents a 62.8% increase since 2000 due to the 2011 annexation. The developable land use base, which excludes all existing public rights-of-way, totals 9,124 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.

Figure I-10 below describes the type of land uses in Kirkland. Fifty-four percent of the land contains existing residential uses. The Finn Hill neighborhood has the highest percent of single family land in acres while the Totem Lake neighborhood has the fewest acres. South Juanita has the highest percentage of multifamily land in

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acres while the Market neighborhood has the fewest acres. Not surprisingly, the Totem Lake neighborhood has the greatest commercial and office land in acres.

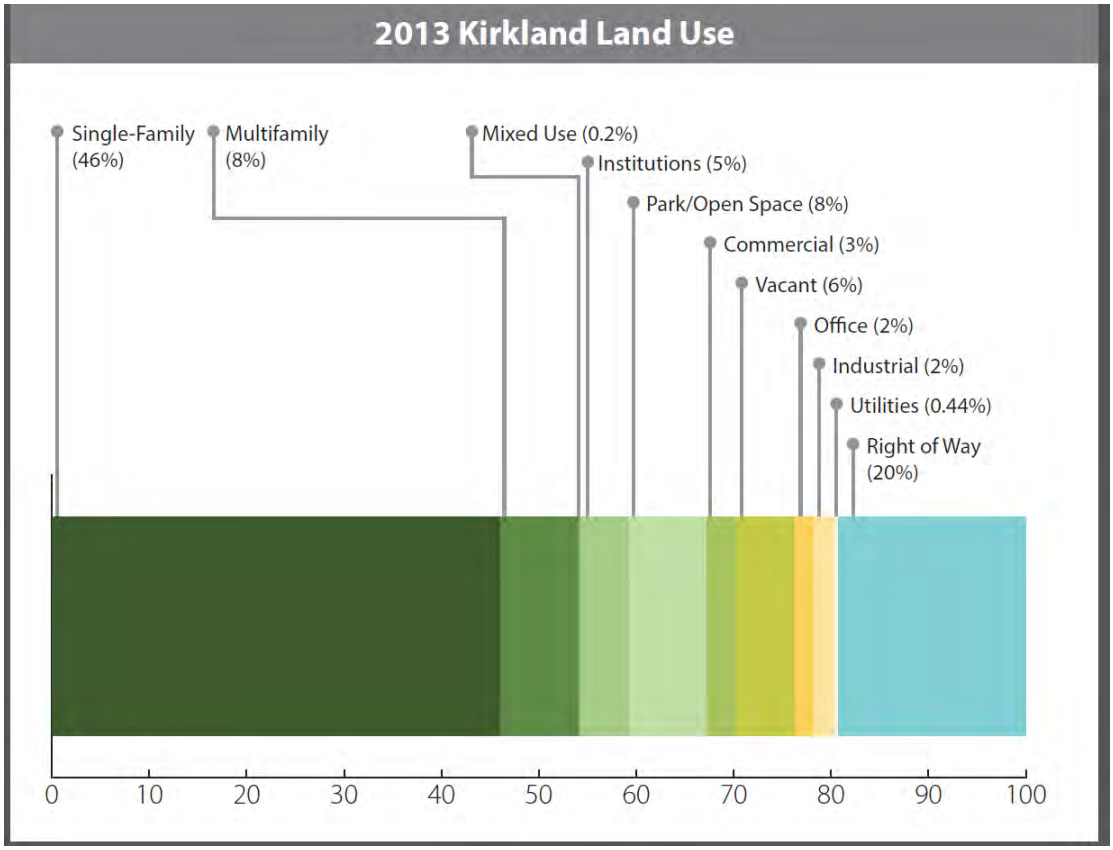

Figure I-10: 2013 Kirkland Land Use

Source: City of Kirkland – Land Use Inventory

Twelve percent of the developable land use base is developed with nonresidential uses. As of 2013, Kirkland has approximately 13,478,712 square feet of existing floor area dedicated to nonresidential uses. Of that developed total, 5,689,271 acres (42%) are office uses, 4,241,082 (31%) are commercial uses, and 3,548,359 (26%) are industrial uses. The Totem Lake neighborhood has the greatest percent of commercial and industrial uses in square footage and the Lakeview Neighborhood has the greatest percent of office uses in square footage.

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B. FUTURE TRENDS

Future Trends

As the City plans for its future growth over the next 20 years, it is important to consider future trends and issues that will shape the character and needs of the community. Based on current and projected trends, the Comprehensive Plan should plan for:

- Aging population and work force, particularly those over 65, as more people live longer[1]
- Ethnic and cultural diversity in the population[2]
- Increase demand for multifamily housing due to increasing costs, aging population and younger generation that wants to live in urban areas[3]
- Changing technology that will affect all aspects of the community[4]
- Climate change impacts likely to result in more use of alternative energy sources and efforts to address greenhouse gases[5]
- Demand for more transportation options to support growth and in recognition of limitations on road capacity and funding[6]
- Maintenance of aging infrastructure

Sources:

[1] Reshaping Metropolitan America: Development Trends and Opportunities to 2030, Dr. Arthur Nelson, University of Utah and Census Bureau Projections Release 12/12/2012

[2.] *Urban Land Magazine*, Urban Land Institute, 1/15/15 and Office of Financial Management News Release 06/26/2012

[3.] *Urban Land Magazine*, Urban Land Institute, 11/3/14 and Roland Berger Strategy Consultants

[4.] *The 10 Social and Tech Trends that could Shape the Next Decade*, Sarwant Singh 5/12/14

[5.] Climate Change Impacts and Adoption in Washington State, December 2013 and Reshaping Metropolitan America: Development Trends and Opportunities to 2030, Dr. Arthur Nelson, University of Utah 2013

[6]. Reshaping Metropolitan America: Development Trends and Opportunities to 2030, Dr. Arthur Nelson, University of Utah and *The Trend Compendium 2030,* Roland Berger, Strategy Consultants, March 2014

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I. Introduction

C. ABOUT THE COMPREHENSIVE PLAN

Why are we planning?

In 1977, Kirkland adopted a new Comprehensive Plan establishing broad goals and policies for community growth and very specific plans for each neighborhood in the City. That plan, called the Land Use Policy Plan, served Kirkland well. Since its adoption, the plan has been actively used and updated to reflect changing circumstances. The 1977 Comprehensive Plan provided a foundation for a pattern and character of development that has made Kirkland a very desirable place to work, live, and play.

Passage of the Growth Management Act (GMA) of 1990 provided the City an opportunity to reexamine the entire plan in a thorough, systematic manner and to include focused goals and policies on citywide elements, such as land use, transportation and housing. The GMA requires jurisdictions, including Kirkland, to adopt plans that provide for growth and development in a manner that is internally and regionally consistent, achievable, and affordable. The 1995, 2004 and 2015 GMA updates of the Comprehensive Plan and annual amendments reflect Kirkland's intention to both meet the requirements of GMA as well as create a plan that reflects our best understanding of the many issues and opportunities currently facing the City.

What is a Comprehensive Plan?

The Comprehensive Plan establishes a vision, goals and policies, and implementation strategies for managing growth within the City over the next 20 years. The Vision Statement and Guiding Principles in the plan are a reflection of the values of the community – how Kirkland should evolve with changing times. The goals and policies identify more specifically the end result Kirkland is aiming for; policies address how to get there. The Implementation chapter identifies those actions that should be undertaken by the City to accomplish the goals and policies. All regulations pertaining to development (such as the Zoning Code, including shoreline management regulations, and the Subdivision Ordinance) must be consistent with the Comprehensive Plan. The end result will be a community that has grown along the lines anticipated by the Comprehensive Plan.

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I. Introduction

How was the plan prepared?

The 1995 Comprehensive Plan, the first plan prepared under the Growth Management Act (GMA), was guided by a City Council appointed citizen advisory committee known as the Growth Management Commission (GMC). This group was established to recommend an updated Comprehensive Plan to the City Council consistent with the requirements of the GMA. Two more GMA updates were completed in 2004 and 2015. The 2004 update included a community visioning outreach called "Community Conversations – Kirkland 2022" that won the Puget Sound Regional Council's Vision 2020 Award in 2003 for its grass roots approach of having residents and businesses hosting their own conversations about Kirkland's future. The 2015 GMA update included a community visioning program called "Kirkland 2035 - "Your Vision, Your Voice Your Future" that used a variety of internet approaches to connect with people along with several community planning days and hosted conversations at various neighborhood and business events and City boards and commissions. With each GMA update, additional citywide topics have been addressed, including human services and sustainable community.

The City has made annual updates to the Comprehensive Plan between the mandated GMA updates. These updates included changes to the Transportation and Capital Facilities Elements, incorporating new GMA legislation, making minor corrections and considering private amendment requests.

Environmental Impact Statements (EISs) have been prepared for each of the GMA updates that included analyses of growth alternatives and impacts on a variety of topics. The 2015 GMA update also included a Planned Action EIS for Totem Lake. Throughout the planning process to prepare and amend the Plan and to prepare the EIS, the City actively encouraged and facilitated public participation using a variety of forums and involving several City boards and commissions, including the Kirkland Planning Commission, the Houghton Community Council, the Transportation Commission, the Park Board, the Senior Council, and Human Services Board.

D. GUIDE TO THE COMPREHENSIVE PLAN

The Comprehensive Plan is comprised of two major parts. The first part contains a vision statement, guiding principles, and a series of plan elements that apply Citywide. The second part contains plans for each of the City's neighborhoods (see Figure I-2).

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1. Introduction

Citywide Elements

All of the Comprehensive Plan Elements contain goals, policies, and narrative. Goals describe the desired outcome that the city is striving to attain, policies are principles to achieve the goals, while the narrative provides further explanation of the goals and policies. In addition, several appendices are included to provide additional background information.

Two key parts of the citywide portion of the Plan are the Vision Statement and the Guiding Principles. The Vision Statement is a reflection of the values of the community and establishes the character of community that the Plan is oriented toward. The Guiding Principles represent the fundamental goals guiding growth and development and establish a foundation for the Plan. The remaining elements are:

- Community Character
- Environment
- Land Use
- Housing
- Economic Development
- Transportation
- Parks and Recreation
- Public Utilities
- Public Services
- Human Services
- Capital Facilities
- Implementation Strategies

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I. Introduction

Neighborhood Plans

The Neighborhood Plans allow a more detailed examination of issues affecting smaller geographic areas within the City and clarify how broader City goals and policies in the citywide Elements apply to each neighborhood. See Figure I-11 for name, location and boundary of each neighborhood.

It is intended that each neighborhood plan be consistent with the citywide Elements. The 2015 GMA Plan Update included revisions to the neighborhood plans to ensure consistency with the citywide elements and the development regulations, The Neighborhood Plans, found in Chapter XV, contain policy statements and narrative discussion, as well as a series of maps. The maps describe land use, natural elements, pedestrian and bicycle systems, vehicular circulation, urban design, and other graphic representations. These maps serve as a visual interpretation of the Neighborhood Plan policy statements and discussion. In the event of a discrepancy between the land use map and the narrative, the land use map will provide more explicit policy direction.

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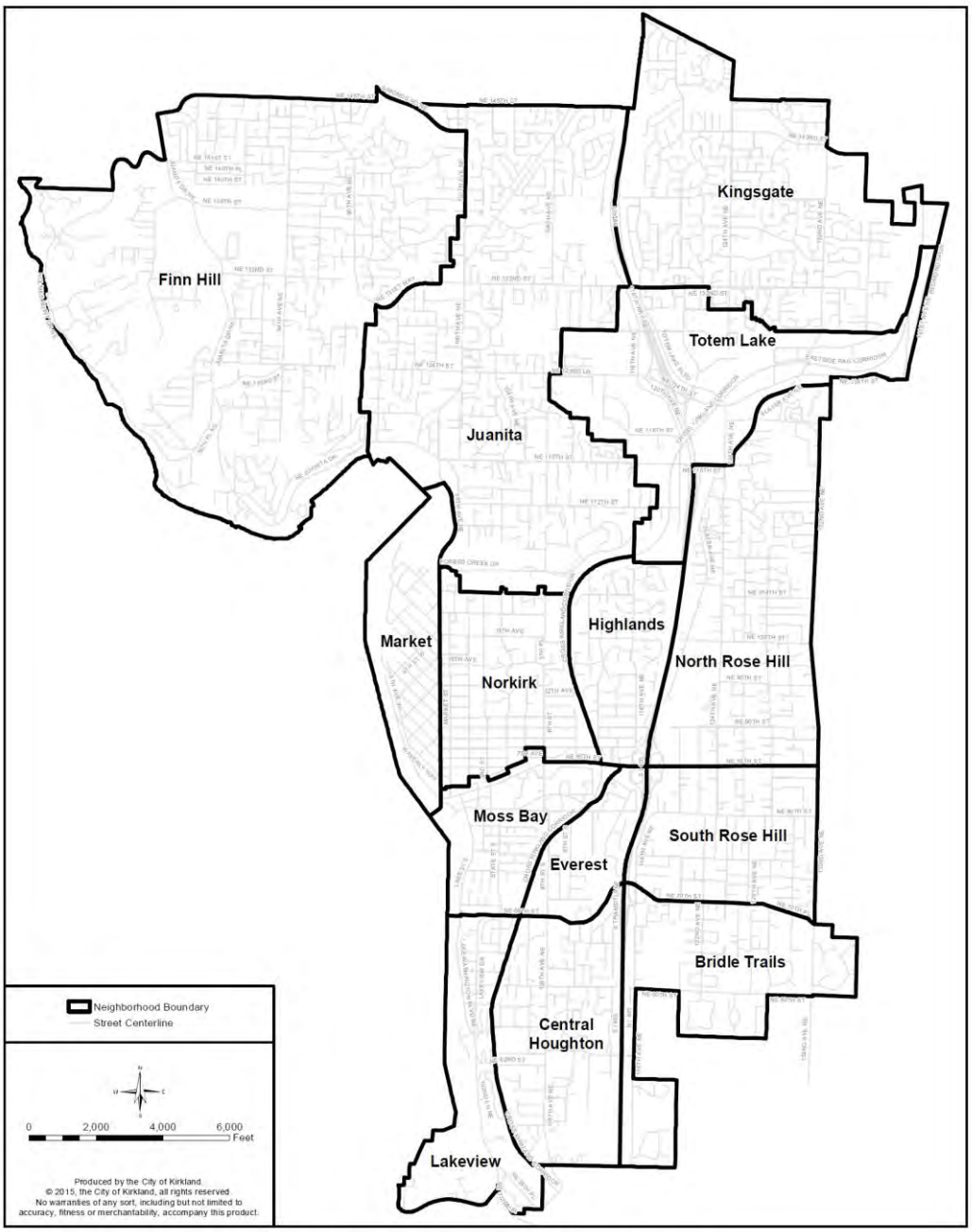


Figure I-11: City of Kirkland Neighborhoods

II. Vision/Guiding Principles ~~Framework Goals~~

A. Vision Statement

Welcome to Kirkland sign

The Vision Statement is a verbal snapshot of Kirkland in the year 2035~~2022~~. It summarizes the desired character and characteristics of our community. It is an optimistic, affirming and aspiring vision for the community we hope to have. It provides the ultimate goals for our community planning and development efforts.

The Vision Statement and Guiding Principles are~~is~~ an outgrowth of a community visioning process that occurred in 2013~~1992 and then again in 2002~~. The outreach program was called Kirkland 2035 with the theme of "Your Voice Your Vision Your Future." A series of conversations about the future were held at numerous neighborhood meetings, business forums, and City boards and commissions meetings, including the Youth Council. The City also hosted several community wide planning days and business events. The City's web page included interactive forums and a blog as an internet version of the visioning conversation. Over 900 people participated in the visioning program. Participants were asked questions about key issues they thought important for the future relating to land use, housing, transportation, economic development and environmental issues to help guide the updates to the Comprehensive Plan. Responses were summarized into key themes.

People were also asked to write down one word to describe what they want Kirkland to be like in the next 20 years. The collection of words resulted in the following Wordle with the most common words represented in the largest text. The Wordle and the key themes from the community conversations are the foundation for the following 2035 Vision Statement and Guiding Principles, and for updates to the general element chapters and the neighborhood plans.

II. Vision/Guiding principles ~~Framework Goals~~

~~The process in 1992 involved a series of community workshops in which approximately 250 Kirkland citizens worked to articulate commonly held desires for the Kirkland of the future. In 2002, the City sponsored an outreach program called "Community Conversations – Kirkland 2022." The program centered around a video produced by the City about Kirkland's past, present and future with three questions focusing on a preferred future vision. Nearly 1,000 people participated in one of the 51 conversations held by a wide range of groups in the community to discuss their preferred future in 20 years. In addition, individuals participated by viewing the video program on the City's cable channel or on the City's Internet web site and responding to the questions by mail or e-mail to the City. The responses from all three formats were summarized into major themes reflecting commonly held desires and formed the basis for the Vision Statement. The community visioning program was awarded the Puget Sound Regional Council's 2020 Vision Award for its high level of innovation, creativity and success.~~

~~The Vision Statement is intended to set a direction instead of being a mere prediction. Rather than describing the features of Kirkland as we think they are likely to be, it expresses what we would like our community to become and believe we can achieve. It acknowledges past and current trends and Kirkland's relationship to external factors, but also assumes an ability to shape the future in a positive way. The Vision Statement, therefore, is optimistic, affirming and enhancing the best of our attributes, past and existing, and aspiring for those we hope to have.~~

The Guiding Principles express the fundamental goals for guiding growth and development in Kirkland over the 20-year horizon of the Comprehensive Plan. They are based on and provide an extension of the aspirations and values embodied in the Vision Statement. The principles address a wide range of topics and form the foundation of the goals and policies contained in the elements of the Comprehensive Plan. They strive to make Kirkland in 2035 an attractive, vibrant and inviting place to live, work and visit.

II. Vision/Guiding Principles

~~Framework Goals~~

Although all of the Guiding Principles broadly apply to all Comprehensive Plan elements, some of the principles are more applicable to certain elements than others.

II. Vision/Guiding principles ~~Framework Goals~~

Draft Vision Statement (As of 03/18/2014)

Kirkland

KIRKLAND 2035 | YOUR VOICE. YOUR VISION. YOUR FUTURE.

is one of the most livable cities in America. We are a vibrant, attractive, green and welcoming place to live, work and play. Civic engagement, innovation and diversity are highly valued. We are respectful, fair, and inclusive. We honor our rich heritage while embracing the future. Safe, walkable, bikeable and friendly neighborhoods are connected to each other and to thriving mixed use activity centers, schools, parks and our scenic waterfront. Convenient transit service provides a viable alternative to driving. Diverse and affordable housing is available throughout the city. Kirkland strives to be a model, sustainable city that values preserving and enhancing our natural environment for our enjoyment and future generations.

Draft Guiding Principles (to replace Framework Goals)

Livable

Quality of life: safe and well-maintained neighborhoods with convenient access to parks, recreational facilities, the waterfront, community gathering places, excellent schools, and nearby services.

Diverse and Affordable: neighborhoods containing homes and businesses for a variety of incomes, ages and life styles.

Community Design: High quality and attractive architectural design and landscaping, and preservation of historic buildings and sites.

Sustainable

Ecological: natural systems and built structures that protect and enhance habitats, create a healthy environment, address climate change and promote energy efficiency.

Economic: a vibrant economy offering choices in living wage jobs, businesses, services and entertainment throughout the community.

Social: health and human services that fulfill the basic needs of all people without regard to income, age, race, gender or ability.

Connected

Sense of Community: community involvement in government, schools, civic events and volunteer activities creating a sense of belonging through shared values.

Accessible: safe, well maintained and extensive systems of roads, bicycle routes, pedestrian paths, and transit corridors for all users that interconnect neighborhoods and connect to the region.

Technology: reliable, efficient and complete systems for residents and businesses to be connected, informed and involved.

www.kirklandwa.gov/kirkland2035

II. Vision/Guiding Principles

~~Framework Goals~~

~~*A Vision for Kirkland*~~

~~Kirkland in 2022 is an attractive, vibrant, and inviting place to live, work and visit. Our lakefront community, with its long shoreline, provides views and access to the lake and is a destination place for residents and visitors. Kirkland is a community with a small town feel, retaining its sense of history while adjusting gracefully to changes in the twenty-first century.~~

~~The City is a place where people are friendly and helpful, ideas are respected and action is taken based on collaborative decisions. We have a diverse population made up of various income and age groups from various ethnic and educational backgrounds. We are committed to developing and strengthening a healthy community by creating programs that assist those in need, encourage individual expressions, provide enrichment opportunities for an increasingly diverse population, and promote healthy lifestyles. High quality local schools are important to us. Our neighborhood, business, and civic associations; our faith based groups; and our school organizations have strong citizen involvement.~~

~~Our neighborhoods are secure, stable and well maintained, creating the foundation for our high quality of life. Each neighborhood has its own character which is a community asset. People from all economic, age, and ethnic groups live here in a variety of housing types. Our residential areas are well maintained with single family and multifamily homes and include traditional subdivisions, waterfront oriented neighborhoods, urban villages and an equestrian community. We have worked to increase diversity and affordability, such as smaller homes on smaller lots, compact developments and accessory housing units. Mixed land uses in neighborhoods help to minimize driving. Many of our apartments and condominiums are close to commercial areas and transportation hubs.~~

~~Kirkland's economy is strong and diverse. A healthy mix of businesses provides valuable economic returns including varied employment opportunities and high wages, a strong tax base with sustainable revenues that help fund public services, and a broad range of goods and services. Our business districts are attractive, distinctive and integral to the fabric of the City. Many serve as community gathering places and centers of cultural activity. Businesses choose to locate in Kirkland because of our innovative and entrepreneurial spirit and because they are regarded as valued members of the community.~~

~~Downtown Kirkland is a vibrant focal point of our hometown with a rich mix of commercial, residential, civic, and cultural activities in a unique waterfront location. Our Downtown maintains a human scale through carefully planned pedestrian and transit-oriented development. Many residents and visitors come to enjoy our parks, festivals, open markets and community events.~~

II. Vision/Guiding principles ~~Framework Goals~~

~~Totem Lake Urban Center is an economic and employment center with a wide range of retail, office, industrial and light manufacturing uses as well as a regional medical center surrounded by related services. It is a compact mixed-use urban village with extensive pedestrian- and transit-oriented amenities, higher intensity residential development, public gathering places and cultural activities.~~

~~. Vision/Framework Goals~~

~~*Introduction*~~

~~The Framework Goals express the fundamental principles for guiding growth and development in Kirkland over the 20-year horizon of the Comprehensive Plan. They are based on and provide an extension of the aspirations and values embodied in the Vision Statement. By nature they are forward-looking and future-oriented. Even so, they were developed with a keen awareness of Kirkland's history and a strong appreciation for the high quality of life which that history has given us. The Framework Goals address a wide range of topics and form the foundation for the goals and policies contained in other elements of the Comprehensive Plan. Although all of the Framework Goals broadly apply to all Comprehensive Plan elements, some of the Framework Goals are more applicable to some elements than others. Each element identifies the Framework Goals that are particularly relevant to that element.~~

Public art in Downtown Kirkland

II. Vision/Guiding Principles

~~Framework Goals~~

~~All Framework Goals are intended to be achievable. They are not prioritized to give importance to some goals over others. Tradeoffs among goals will be necessary as they are applied to particular circumstances; but over time, it is intended that an appropriate balance will be achieved.~~

~~FG-1: Maintain and enhance Kirkland's unique character~~.

~~Discussion:~~ ~~To those who come to Kirkland to live, work, shop, or play, Kirkland is a unique and special place. Each of the City's neighborhoods and business districts has its own distinctive identity. A prime goal is to protect and improve those qualities that make our neighborhoods and our business districts so attractive. Some of the important characteristics are a small-town feel; strong sense of place; waterfront orientation; long shoreline with public views and access; pedestrian- and transit-friendly business districts; a human-scale downtown; a thriving urban center, numerous and diverse parks; neighborhoods with a variety of housing types, styles, and ages; abundant open space; historic structures; and a network of bike and pedestrian paths. The Comprehensive Plan must seek to support these and any other features which significantly contribute to the City's desired character.~~

~~FG-2: Support a strong sense of community.~~

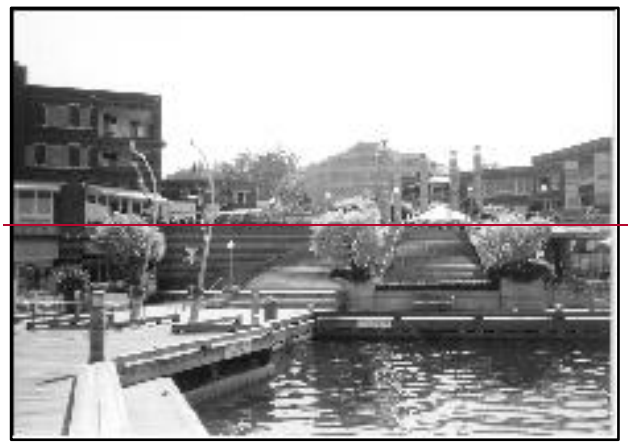
~~Discussion:~~ ~~Kirkland is far more than a product of its physical features. We have a strong sense of community supported by friendly and helpful people, a network of neighborhood, business, homeowners and civic associations, good schools and recreational opportunities. A wide range of human services and enrichment opportunities are available to encourage a stable and healthy community. New ideas are respected and shared to improve the quality of life in Kirkland and the region. Parks, outdoor markets, festivals, community events and neighborhood retail districts foster good will and provide an opportunity for people to mingle and converse. Continued support of these attributes is important.~~

II. Vision/Guiding principles ~~Framework~~ Goals

~~FG-3: Maintain vibrant and stable residential neighborhoods and mixed-use development, with housing for diverse income groups, age groups, and lifestyles.~~

~~Discussion:~~ ~~Maintaining vibrant and safe neighborhoods as desirable places to live is a high priority. Part of the appeal of existing neighborhoods is their diversity, in terms of housing types, size, style, history, maturity, and affordability. An essential part of this diversity is maintaining the integrity of existing single-family neighborhoods. We have experienced changes in the composition of our population. These changes include an aging population, smaller households, racial and ethnic diversity and a broader range of household income. At the same time, Kirkland has experienced rising housing costs, making it increasingly difficult to provide low- and moderate-cost housing. To meet the needs of Kirkland's changing population, we must encourage creative approaches to providing suitable housing by establishing varied and flexible development standards and initiating programs which maintain or create housing to meet specific needs. Mixed-use and transit-oriented neighborhood retail are encouraged and integrated with our neighborhoods.~~

~~FG-4: Promote a strong and diverse economy.~~



~~Carillon Point public access areas~~

~~Discussion:~~ ~~Kirkland's economy provides a variety of employment opportunities, a broad range of goods and services, and a strong tax base. We are fortunate to have a diversity of successful business sectors, including retail services, offices, industrial and high technology companies, medical and educational institutions, and~~

II. Vision/Guiding Principles

Framework Goals

home-based businesses. A large number of creative and innovative entrepreneurs are attracted to Kirkland by our many cultural, recreational and civic activities and our beautiful setting.

Numerous commercial districts offer distinctive business locations. Our historic Downtown is an attractive lakeside pedestrian-oriented district. Our largest commercial area, Totem Lake, is a vibrant regional retail and employment center. Other significant business nodes are located in Rose Hill, Juanita, Houghton, Yarrow Bay and Bridle Trails. These districts are integrated into the fabric of the community in a manner that respects and complements the character of our neighborhoods and the quality of the natural environment.

To protect and strengthen our economy, public and private interests must work together to create a climate that allows existing businesses to prosper and attract new businesses compatible with Kirkland's economic goals and character.

FG-5: Protect and preserve environmental resources and reduce greenhouse gas emissions to ensure a healthy environment.

Discussion: Kirkland contains a variety of natural features which, through a mixture of circumstance and conscious action, have been preserved or restored to their natural state. Features such as wetlands, streams and smaller lakes play an important role in maintaining water quality, preventing floods, and providing wildlife habitat. We take great pride in our efforts to restore Lake Washington and its shoreline to ensure high ecological function. These efforts support fish and wildlife through all or a portion of their life cycle. Vegetation preservation throughout the City, particularly on steep hillsides, helps provide soil stability and oxygen to our ecosystem and prevents erosion. Apart from their biological, hydrological, or geological functions, natural areas also make a significant contribution to Kirkland's unique identity. They provide visual linkages with the natural environment, accentuate natural topography, define neighborhood and district boundaries, and provide visual relief to the built environment.

Reducing greenhouse gas emissions into the atmosphere helps stabilize the climate. Maintaining clean air and water and reducing greenhouse gas emissions provide the community with a healthy environment. Efforts to maintain significant sensitive areas, natural features, the urban forest and vegetation, clean air and water through active community stewardship, and to curtail climate change as a result of global warming, are critical to our quality of life.

II. Vision/Guiding principles ~~Framework Goals~~

~~FG-6: Identify, protect and preserve the City's historic resources, and enhance the identity of those areas and neighborhoods in which they exist.~~

~~**Discussion:** Kirkland is fortunate to have a richness and quality based on its long and colorful history. The numerous historic buildings, sites and neighborhoodsreflect various stages of the City's development. These resources provide evidence of the community's historical continuity, and contribute to Kirkland's identity. They are important visible reminders of where we have been and they deserve active protection and enhancement.~~

~~FG-7: Encourage a sustainable community.~~

II. Vision/Guiding Principles

~~Framework Goals~~

~~**Discussion:** As Kirkland develops and rebuilds, we have an opportunity and a responsibility to create a sustainable community that balances urban growth with resource protection. A sustainable society meets the needs of the present without sacrificing the ability of future generations and other species to meet their own needs. Kirkland strives to integrate economic, social and environmental concerns in planning for sustainability. A sustainable economy provides a good quality of life for all residents without undermining the biological and physical processes of the environment upon which people depend, nor reducing the community's ability to ensure that the basic human needs of all its members are met.~~

~~We safeguard the quality of life for current and future generations and create a healthier and more environmentally sensitive community by implementing sustainable management practices. We strive to accomplish our goal by reducing our contribution to climate change, by minimizing human impacts on local ecosystems and by supporting a stable and diverse economy.~~

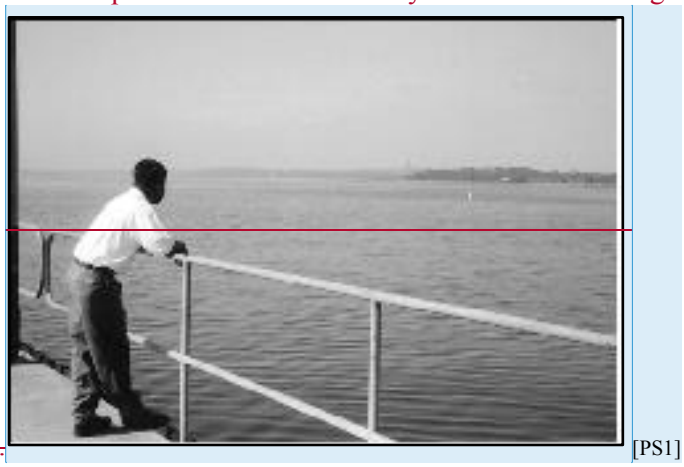
~~The City takes a comprehensive, coordinated approach to natural resource management and uses a variety of tools to foster sustainable practices and principles, including public involvement and education, incentives, regulations, and enforcement. Among the varied tools are land use goals and regulations that encourage pedestrian-oriented and compact development in our neighborhoods, transportation planning which seeks to develop a multimodal transportation system, regulations protecting the quality of the air, water, land and other natural resources, land acquisition and projects to restore our natural systems, solid waste reduction programs, energy and water conservation programs, procurement practices emphasizing nontoxic and recycled materials and products, green business recruitment and recognition, utilization of green building practices and LID strategies, and public education.~~

~~FG-8: Maintain and enhance Kirkland's strong physical, visual, and perceptual linkages to Lake Washington.~~

~~**Discussion:** Kirkland's history, identity and character are strongly associated with its proximity and orientation to Lake Washington. The City is famous for its system of waterfront parks, which provide a broad range of passive and active recreational activities and environmental protection. Complementing the parks is a system of shoreline trails that has been installed as lakefront properties develop or redevelop. West-facing slopes have afforded lake and territorial views from public spaces within many neighborhoods. Downtown Kirkland strongly~~

II. Vision/Guiding principles ~~Framework~~ Goals

~~benefits from its adjacency to Moss Bay. Linkages to the lake in the Juanita and Yarrow Bay business districts are limited with existing development blocking most of the shoreline. Opportunities should be pursued to increase public access to the lake in these districts. Maintaining and improving these linkages to the lake, requiring paths to complete the shoreline trail system and continuing to obtain waterfront parks where feasible are important.~~



[PS1]

~~*Lake Washington*~~

~~***FG-9: Provide safety and accessibility for those who use alternative modes of transportation within and between neighborhoods, public spaces, and business districts and to regional facilities.***~~

~~**Discussion:** An important part of Kirkland's existing character is its safety and accessibility for pedestrians, bicyclists and alternative modes of transportation. Such alternatives provide an opportunity for daily exercise which promotes a healthy lifestyle and results in a reduction in vehicle emissions and cleaner air. To meet this goal, we need a completely connected system of pathways for pedestrians, bicyclists and alternative mode users that is safe and convenient. Such pathways can take a variety of forms, ranging from concrete sidewalks, bike lanes, and bridges to unimproved trails. The need for pedestrian pathways and bike lanes is especially important to the most common destinations, such as schools, parks, public buildings, transportation, and business districts. Also important in fostering pedestrian and bike accessibility are land use patterns, site designs, and building designs which encourage and facilitate access for pedestrians, bicyclists and other users. The paths should also be designed to provide public spaces where people socialize and should connect to the regional pedestrian and bicycle trail systems.~~

~~***FG-10: Create a transportation system which allows the mobility of people and goods by providing a variety of transportation options.***~~

II. Vision/Guiding Principles

~~Framework Goals~~

~~**Discussion:** The increase in employment, housing and total population both within Kirkland and throughout the region has increased the use of our roads. Historically, there is also a dependence on car ownership and the number of miles most people drive alone each week. At the same time, road building has been slowed because of insufficient funds, an unwillingness to disrupt established neighborhoods, and doubts about the effectiveness of road building to solve congestion.~~

~~There will be no single or simple solution to the congestion problems that decrease our mobility. Greater emphasis than in the past is placed on providing viable alternatives to driving, or at least driving alone. Although some road widening may be necessary, mobility options should include better transit, more car pooling, greater pedestrian, bicycle and other modes of mobility, better street connections, and land use strategies which reduce the need to drive, such as mixing uses and locating shops and services close to home. In addition, because Kirkland's transportation system is but a small part of a complex regional network, it is necessary for our transportation planning to be closely coordinated with neighboring jurisdictions and regional plans.~~

~~The street system and transit centers provide an opportunity to add to our sense of community. These facilities should be people-friendly and provide public spaces where people socialize.~~

~~***FG-11: Maintain existing park facilities, while seeking opportunities to expand and enhance the current range of facilities and recreational programs.***~~

II. Vision/Guiding principles ~~Framework~~ ~~Goals~~

~~*Marina Park in Downtown Kirkland*~~

~~**Discussion:** Kirkland is regionally known for its outstanding park system. Kirkland's parks also provide a prominent source of community identity and pride. The City is perhaps best known for its extensive and diverse system of lakefront parks. In addition, Kirkland has a rich variety of well-maintained parks, including neighborhood playgrounds, ballfields, tennis, basketball and skate courts, walking trails, natural and landscaped open spaces, an outdoor swimming pool, indoor community centers, and senior citizen and youth centers. Recreational programs offer year-round, low cost or free activities for all age groups. It has been a long-standing City policy that the range and quality of park facilities and programs now available to Kirkland residents keep pace with future population growth. To ensure wise use of available resources, planning for future park facilities must be coordinated with other public and private providers of recreation services. Where possible, multiple use of public facilities, such as City-school park partnerships, should be sought. At a minimum, park facilities should be maintained close to current levels of service. Because of the importance of parks in defining Kirkland's character and promoting a healthy community, the City also should continue to explore ways to enhance the park system beyond the needs generated by new growth, including additional funding sources such as grants, special property tax levies or impact fees.~~

~~***FG-12: Ensure public safety.***~~

~~**Discussion:** Police and fire protection are essential to the community's quality of life. Prompt response times with appropriate resources are critical. The City-operated municipal court is convenient and cost-effective. The City also has a central role in emergency preparedness and responding to natural and manmade disasters. Plans should be in place and well-coordinated with local hospitals, schools, communication systems and other jurisdictions.~~

II. Vision/Guiding Principles

~~Framework Goals~~

~~***FG-13: Maintain existing adopted levels of service for important public facilities.***~~

~~**Discussion:** Facilities and services for transportation, police and fire protection, water supply, sanitary sewer, and surface water control are essential for the day-to-day functioning of the City. The levels of service now provided by these facilities are generally satisfactory. Maintaining the adopted level for these services as growth occurs is a high priority, and construction of required capital facilities must be phased accordingly. Similarly, some localized deficiencies exist in the sanitary sewer and water supply systems that will require correction. Where possible, we should continue to improve all of these facilities and services above the minimum adopted level of service to preserve our quality of life and the environment. The City should also explore additional ways to fund needed improvements, such as through grants, special property tax levies and/or impact fees. In planning for public facilities, the interrelationship of Kirkland's facilities to regional systems must be recognized.~~

~~***FG-14: Plan for a fair share of regional growth, consistent with State and regional goals to minimize low-density sprawl and direct growth to urban areas.***~~

~~**Discussion:** Although Kirkland is a unique and special place, it is not isolated. Kirkland is part of a large and growing metropolitan area. Regional planning policies seek to direct growth to existing and emerging urban areas within the metropolitan region. Consequently, Kirkland must accommodate a fair share of such growth. To do so, development in Kirkland must use land efficiently. Fortunately, Kirkland's development pattern is already well established and has accommodated compact developments at many locations. Accepting a fair share of regional growth, therefore, will not require fundamental shifts in the City's overall pattern or character of development. Even so, careful attention must be paid to ensure that growth is accommodated in a manner that complements rather than detracts from Kirkland's unique character while being consistent with State and regional goals to minimize low-density sprawl and direct growth to urban areas.~~

II. Vision/Guiding principles ~~Framework~~ Goals

~~***FG-15: Solve regional problems that affect Kirkland through regional coordination and partnerships.***~~

~~**Discussion:** Many challenges facing Kirkland and other local communities may only be solved through regional planning, funding and action. Transportation, affordable housing, employment, climate change, and natural resource management are just a few of the issues that need regional coordination. A city-by-city approach often results in impacts on neighboring communities. Interlocal cooperation, consistent standards and regulations between jurisdictions, and regional planning and implementation are important to solving these regional issues.~~

~~***FG-16: Promote active citizen involvement and outreach education in development decisions and planning for Kirkland's future.***~~

~~**Discussion:** Kirkland's future will be determined by a myriad of independent actions taken by individuals and groups who live, work, shop, and play here. Planning for the future offers the opportunity for all community members to cooperatively identify a vision for the City's future and to coordinate their actions in achieving that vision. If such planning is to have meaning, however, a broad base of credibility and responsibility must be established. To ensure that this occurs, the City should actively encourage community participation from all sectors of the City in the ongoing preparation and amendment of plans and implementing actions. This involvement should also include community outreach educational programs to inform and solicit ideas. For development decisions, the City should actively encourage collaboration and consensus with the community, stakeholders and developers to assure predictable and timely results.~~

~~***FG-17: Establish development regulations that are fair and predictable.***~~

~~**Discussion:** Achieving the desired future for Kirkland will depend on actions undertaken by both governmental agencies and private property owners. To ensure that public and private actions support the Comprehensive Plan and are consistent with public health, safety, and welfare, governmental regulation of development will continue to be necessary. Such regulation, however, must fairly balance public interests with private property rights. It is~~

II. Vision/Guiding Principles

~~Framework Goals~~

~~important also that regulations be clearly written to assure predictable results, fair and cost-effective, and that they be administered expeditiously to avoid undue delay.~~

II. Vision/Guiding Principles

Welcome to Kirkland sign

The Vision Statement is a verbal snapshot of Kirkland in the year 2035. It summarizes the desired character and characteristics of our community. It is an optimistic, affirming and aspiring vision for the community we hope to have. It provides the ultimate goals for our community planning and development efforts.

The Vision Statement and Guiding Principles are an outgrowth of a community visioning process that occurred in 2013. The outreach program was called Kirkland 2035 with the theme of "Your Voice Your Vision Your Future." A series of conversations about the future were held at numerous neighborhood meetings, business forums, and City boards and commissions meetings, including the Youth Council. The City also hosted several community wide planning days and business events. The City's web page included interactive forums and a blog as an internet version of the visioning conversation. Over 900 people participated in the visioning program. Participants were asked questions about key issues they thought important for the future relating to land use, housing, transportation, economic development and environmental issues to help guide the updates to the Comprehensive Plan. Responses were summarized into key themes.

People were also asked to write down one word to describe what they want Kirkland to be like in the next 20 years. The collection of words resulted in the following Wordle with the most common words represented in the largest text. The Wordle and the key themes from the community conversations are the foundation for the following 2035 Vision Statement and Guiding Principles, and for updates to the general element chapters and the neighborhood plans.

II. Vision/Guiding principles

The Guiding Principles express the fundamental goals for guiding growth and development in Kirkland over the 20-year horizon of the Comprehensive Plan. They are based on and provide an extension of the aspirations and values embodied in the Vision Statement. The principles address a wide range of topics and form the foundation of the goals and policies contained in the elements of the Comprehensive Plan. They strive to make Kirkland in 2035 an attractive, vibrant and inviting place to live, work and visit.

Although all of the Guiding Principles broadly apply to all Comprehensive Plan elements, some of the principles are more applicable to certain elements than others.

II. Vision/Guiding Principles

Draft Vision Statement (As of 03/18/2014)

Kirkland

KIRKLAND 2035 YOUR VOICE. YOUR VISION. YOUR FUTURE.

is one of the most livable cities in America. We are a vibrant, attractive, green and welcoming place to live, work and play. Civic engagement, innovation and diversity are highly valued. We are respectful, fair, and inclusive. We honor our rich heritage while embracing the future. Safe, walkable, bikeable and friendly neighborhoods are connected to each other and to thriving mixed use activity centers, schools, parks and our scenic waterfront. Convenient transit service provides a viable alternative to driving. Diverse and affordable housing is available throughout the city. Kirkland strives to be a model, sustainable city that values preserving and enhancing our natural environment for our enjoyment and future generations.

Draft Guiding Principles (to replace Framework Goals)

Livable

Quality of life: safe and well-maintained neighborhoods with convenient access to parks, recreational facilities, the waterfront, community gathering places, excellent schools, and nearby services.

Diverse and Affordable: neighborhoods containing homes and businesses for a variety of incomes, ages and life styles.

Community Design: High quality and attractive architectural design and landscaping, and preservation of historic buildings and sites.

Sustainable

Ecological: natural systems and built structures that protect and enhance habitats, create a healthy environment, address climate change and promote energy efficiency.

Economic: a vibrant economy offering choices in living wage jobs, businesses, services and entertainment throughout the community.

Social: health and human services that fulfill the basic needs of all people without regard to income, age, race, gender or ability.

Connected

Sense of Community: community involvement in government, schools, civic events and volunteer activities creating a sense of belonging through shared values.

Accessible: safe, well maintained and extensive systems of roads, bicycle routes, pedestrian paths, and transit corridors for all users that interconnect neighborhoods and connect to the region.

Technology: reliable, efficient and complete systems for residents and businesses to be connected, informed and involved.

II. Vision/Guiding principles

Environment Element Draft

Introduction

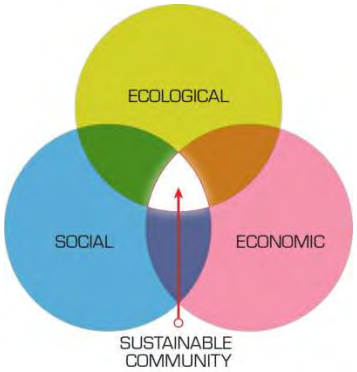
What is a Livable and Sustainable Community?

Green, sustainable and livable were aspirations that were expressed during the Comprehensive Plan community visioning process and were incorporated into the Vision Statement and Guiding Principles.

Livable may be subjective for each citizen, but it has been defined as a quality of life standard that is attached to a place. Kirkland as a place needs to have characteristics that allow it to be connected, be aesthetically pleasing to be in and allow access to the basic needs of living such as clean water, air, healthy food, affordable housing, education, and employment opportunities. A livable city should also have reliable infrastructure including government that is proactive and can manage its operations to ensure that the quality of life stays high for a majority, if not all of its citizens. The concepts of livable and sustainable go hand in hand.

Sustainability means meeting our present needs while ensuring future generations have the ability to meet theirs. To become a more sustainable city, we need to consider the long term and wide ranging impacts of our actions and to evolve, strengthen and expand our policies and programs to adapt to new situations. The three key areas of sustainability are:

- **Ecological Sustainability:** Ensure that natural systems and built structures protect habitats, create a healthy environment, and promote energy efficiency.
- **Economic Sustainability:** Ensure a strong economy that is able to support our community while not compromising the environment in which we live.
- **Social Sustainability:** Ensure that we provide a sense of community to our residents, and support basic health and human service needs.



Resilience takes sustainability to the next step in which a community can adapt to the ever changing environment in a socially responsible manner. At its most basic level, a resilient community ensures that its residents and workforce can provide food and water during extreme weather events or disasters. In the built environment, it means encouraging buildings that have a low carbon foot print and thus do not impact the environment, such as the recently completed Bullitt Center building in Seattle. This building harvests its energy from solar panels, collects rain water for non-potable uses, and processes all its sewage waste internally. The Center is an example of a self-sufficient living building constructed according to the International Living Future Institutes standards.

What components of a livable and sustainable community do we have now?

The Growth Management Act requires the City to adopt development regulations that protect critical areas. For Kirkland, these include wetlands, frequently flooded areas, fish and wildlife conservation areas and geologically hazardous areas. Kirkland has codes, laws, policies and programs in place now to protect the natural environment such as our streams, wetlands, and lakes to certain standards.

However, when development is proposed near these sensitive areas, the buffers for development will need to be evaluated to provide a greater level of protection necessary to maintain their function and values and ensure restoration of these natural systems and their important ecological functions. In some cases our natural systems such as streams have been altered or placed in underground pipes prior to regulations being enacted that may have protected them. The State's Best Available Science standard is to be used in updating the City's critical area regulations.

The intent of Kirkland's tree code is to maintain and enhance the City's overall tree canopy and slow the loss of canopy due to development and tree removals in order to maximize the public benefits provided by trees. When initially drafted, the code aimed to increase the citywide tree canopy cover to 40 percent. Having met the canopy goal – a measure of *quantity* - the City is shifting its focus to urban forest *quality*. The Urban Forestry Strategic Management Plan, adopted in 2013, was developed to guide the City's efforts towards a long-term sustainable urban forest.

Kirkland's Green Building Program encourages new homes to be built to high levels of energy efficiency, conserve and use less water, and use healthier materials in the construction. The program uses Built Green and LEED for Homes as third-party providers to verify that the home achieves the required certification level. In exchange for the builder or homeowner achieving this certification, the City reviewers agree to expedite the review of the building permit. The City program requires that homes are built tighter than the state energy code, exceeds requirements for water efficient fixtures, uses non-toxic and low emitting materials

that are healthier for indoor air quality, and requires that the project reduce waste and recycle left over materials. In addition, testing is done after construction is completed to ensure that the home's performance meets the certifying programs standards. However, the scope of the City's program does not include all building types and therefore the City does not realize quite as many environmental benefits as it could if the program was expanded and includes a retrofit component for existing structures.

Kirkland's Climate Protection Action Plan (CPAP) provides goals for reductions in greenhouse gas emissions which are important because the overall livability of the Kirkland community relies upon the achievement of these goals. While we cannot predict the exact outcome of not achieving them, we do know that taking a cautious and conservative approach is a prudent strategy. An adopted Climate Protection Action Plan that considers government operations and the community's overall carbon footprint are an excellent starting point. In order to realize the value of this plan, the next steps must be taken to implement the plan and then measure the success of our actions.

What do we need to do to be a more livable & sustainable community?

Question should be considered and discussed: Are we doing all we can to restore and regenerate the environment, providing a high quality of life for all residents, promoting the recruitment of businesses that manufacture, retail and operate in a manner that enhances the environment? Do we use and produce renewable energy? Are we reusing our waste so that it becomes a new resource? Are we ensuring that equity exists in Kirkland so that a diverse range of citizens with varying socio-economic backgrounds can actually afford to live in Kirkland, and enjoy the many benefits of a City that is working toward a more livable and sustainable community? The International Living Future Institute, which is located in the Pacific Northwest, is the creator of a stringent building certification (Living Building Challenge) and has developed standards and a robust certification for a Living Communities Challenge (LCC). Kirkland may or may not choose to certify the City as a living community, however, many of the principles from the Living Communities Challenge have been incorporated into the policies of this element.

Here are some of the actions needed to help accomplish this goal:

- Restore our natural systems and critical areas including streams, wetlands, habitat areas and Lake Washington for maximum ecological value and functions.

- Implement the Strategic Urban Forestry Management Plan to enhance our urban forest.

- Revamp Kirkland's Green Building Program to promote Living Buildings and retrofit existing buildings to be as efficient as possible.

- Develop new codes to provide maximum protection and enhancement of geologic features such as steep slopes, landslide and seismic hazard areas.

- Fund and Implement Kirkland's Climate Protection Action Plan and regional commitments so that we can be readily adaptable and resilient in advance of the effects of climate change.

- Develop a functional Sustainability Master Plan for the City that identifies best practices that allows all of the strategies to be implemented and measured, and if needed, adjusted to achieve a Livable and Sustainable community**.**

The policies contained in the Environment Element establishes the basis and framework for these concepts and should be utilized to create incentives, regulations, programs and actions to help Kirkland become more livable and sustainable for all current and future generations.

Natural Systems Management

Natural systems serve many essential biological, hydrological, and geological functions that significantly affect life and property in Kirkland. Features such as wetlands and streams provide habitat for fish and wildlife, flood control, and groundwater recharge, as well as surface and groundwater transport, storage, and filtering. Vegetation, too, is essential to fish and wildlife habitat, and also helps support soil stability, prevents erosion, moderates temperature, produces oxygen, and absorbs significant amounts of water, thereby reducing runoff and flooding. Soils with healthy structure and organic content, such as those found in natural wooded areas, absorb, store, and transport water, effectively supporting vegetation, slope integrity, and reducing flooding and erosion. Clean air is essential to life. In addition to these functions, the natural environment provides many valuable amenities such as scenic landscape, community identity, open space, and opportunities for recreation, culture, and education. Kirkland's citizens recognize and often comment upon the important role the natural environment plays in the quality of life.

Maintaining these valuable natural systems within Kirkland is a crucial but complex undertaking. Effective management of the natural environment must begin with the

understanding that natural features are components of systems which are, in turn, interdependent upon other natural systems that range beyond the City's borders. The Washington State Growth Management Act and Federal Endangered Species Act underscore this approach and prescribe additional requirements. Accordingly, Kirkland manages the interrelated natural systems:

- Jointly with other agencies and the affected Federally recognized tribes to ensure coordinated and consistent actions among the jurisdictions sharing an ecosystem (e.g., a watershed);

- Comprehensively, by coordinating natural systems information and practices across City departments;

- Scientifically, by applying the best available science to system-wide inventories and analyses to formulate policies and development standards to protect the functions and values of critical areas; and,

- Conscientiously, to give special consideration to conservation or protection measures necessary to preserve or enhance anadromous fisheries through salmonid habitat conservation.

Additionally, Kirkland's desire and duty to protect natural resources must be balanced with the City's obligations to accommodate future growth and provide a development process that is timely, predictable, and equitable to developers and residents alike.

As an urban community with a considerable legacy of environmental resources, Kirkland continues its longstanding effort to balance multiple concerns. The City's natural resources include thirteen drainage basins – some with salmonid-bearing streams, several large wetlands, two minor lakes, and extensive shoreline on Lake Washington (see Figure E-1). Large portions of the City contain steep slopes and mature vegetation (see Figures E-2, E-3, and E-4). Future growth will generally be infill within Kirkland's well-established, compact land use pattern. Because many of the remaining sites are small and constrained by environmentally sensitive or hazardous areas, Kirkland's challenge for the future will be to accommodate infill growth and development while protecting and enhancing natural systems on public and private lands.

A variety of tools are needed to effectively manage the natural environment, because natural systems traverse private and public property lines as well as jurisdictional boundaries. These tools include:

- Programs and practices used by the City to maintain land for which it is responsible, such as parks, open space, and rights-of-way;

- Public education and involvement to cultivate a culture of stewardship;

- Incentives to foster sound practices by Kirkland residents, businesses, and institutions;

- Acquisition of the most ecologically valuable sites by the City when feasible; and

- Regulations accompanied by effective enforcement.

The fundamental goal is to protect natural systems and features from the potentially negative impacts of nearby development and to protect life and property from certain environmental hazards. To accomplish this, the Element:

- Recognizes the importance of environmental quality and supports standards to maintain or improve it;

  Supports comprehensive management of activities in sensitive and hazard areas through a variety of methods in order to ensure high environmental quality and to avoid risks or actual damage to life and property;

- Promotes system-wide management of environmental resources. Supports interagency coordination among jurisdictions sharing an ecosystem;

- Supports the acquisition of comprehensive technical data and the application of best available science for natural systems management; and

- Acknowledges the importance of informing the public of the locations, functions, and needs of Kirkland's natural resources.

Goal E-1: Protect and enhance Kirkland's natural systems and features

Policy E-1.1: Use a system-wide approach to effectively manage natural systems in partnership with affected State, regional, and local agencies as well as affected federally recognized tribes.

Environmental resources – such as streams, soils, and trees – are not isolated features, but rather components of ecosystems that go beyond a development site and, indeed, beyond our City boundaries. Therefore, a system-wide approach is necessary for effective management of environmental resources. Also, recognition of the interdependence of one type of natural system upon another is essential. An example of this is the relationship between the shoreline and Lake Washington. For this reason, a comprehensive approach to the management of natural resources is most effective.

Responsibility for management of these ecosystems falls to many agencies at many levels of government, including King County, State resource agencies, and watershed planning

bodies. Kirkland and its planning area lie within the Usual and Accustomed Treaty Area of the Muckleshoot Indian Tribe. Joint coordination and planning with all affected agencies is appropriate to ensure consistent actions among the jurisdictions sharing an ecosystem.

Policy E-1.2: Manage activities affecting air, vegetation, water, and the land to maintain or improve environmental quality, to preserve fish and wildlife habitat, to prevent degradation or loss of natural features and functions, and to minimize risks to life and property.

The systems and features of the natural environment are considered to be community assets that significantly affect the quality of life in Kirkland. In public rights-of-way, City parks, and on other City-owned land, current technology, knowledge, and industry standards should be proactively used to practice and model sound stewardship practices. For resources on private property, the City should use a combination of public education and involvement, acquisition of prime natural resource areas, and incentives to promote stewardship, as well as regulations combined with effective enforcement.

Because of the many problems caused by adverse impacts to natural vegetation, water, or soils/geologic systems, development should provide site-specific environmental information to identify possible on- and off-site methods for mitigating impacts. The City should be indemnified from damages resulting from development in sensitive or hazard areas, and land surface modification of undeveloped property should be prohibited unless a development application has been approved. Protective measures should also include techniques to ensure perpetual preservation of sensitive areas and their buffers, as well as certain hazard areas.

Policy E-1.3: Manage the natural and built environments to achieve no net loss of the functions and values of each drainage basin; and proactively enhance and restore functions, values, and features.

State and Federal laws require no net loss of functions and values of lakes, streams and wetlands. These laws may also require the protection, enhancement and restoration of these features. Development should avoid or minimize the impacts to these functions and values. Where degradation has occurred, enhancement and restoration should be pursued. Projects, programs and regulations should include mitigation banking when appropriate, adaptive management approaches and Best Available Science standards to preserve and enhance the functions. Limited modification of wetland and streams that have very low ecological function and value may be allowed, provided these functions and values are fully restored or enhanced.

Policy E-1.4: Pursue restoration and enhancement of the natural environment and require site restoration if land surface modification violates adopted policy or development does not ensue within a reasonable period of time.

The City should look for and act upon opportunities to restore or enhance natural features and systems wherever significant environmental benefits will be realized cost-effectively. Too, land surface modifications that violate the intent of the Goals and Policies should be corrected through site restoration. Developers and property owners should be required to restore the affected sites to a state that approximates the conditions that existed prior to the unwarranted modification. Development should be required to restore the site to a safe condition and re-vegetate areas where vegetation has been removed.

Policy E-1.5: Work toward creating a culture of stewardship by fostering programs that support sound practices, such as low impact development and sustainable building techniques.

Kirkland can promote public environmental awareness and stewardship of sensitive lands in a variety of ways. The City can provide resources and incentives to assist the public in adopting practices that benefit rather than harm natural systems. For example, the City should work with residents, businesses, builders, and the development community to promote low impact development and sustainable building practices. These practices can lower construction and maintenance costs and enhance human health, as well as benefit the environment.

The City should promote and model these practices and others, including purchasing energy efficient and renewable technology products and services whenever feasible, by maintaining model sensitive area buffers, using current arboricultural techniques for public trees, using and eventually certifying new public facilities through programs fostering sustainable building practices, and by linking Kirkland stakeholders to information sources and programs for notable trees, neighborhood planting events, backyard wildlife, and streamside living.

Policy E-1.6: Minimize human impacts on habitat areas and pursue the creation of habitat corridors where wildlife can safely migrate.

Wildlife corridors, also known as a habitat corridors, provide a safe passage for wildlife between one area of refuge to another. The Kirkland Streams, Wetlands and Wildlife Study done by the Watershed Company in 1998 identifies some the challenges and opportunities to enhance existing wildlife corridors and should be updated to include mapping of these areas and the most current information about protection, enhancement and restoration and creation of new areas where wildlife can live and thrive. Establishing new or re-establishing these corridors are a mitigation strategy to the effects of urbanization. The City should incentivize the creation of backyard wildlife sanctuaries on private property and encourage larger pieces of property to dedicate permanent conservation easements. For City owned properties, the City should pursue acquisition, enhancement and restoration of land that could be add to Kirkland's existing wildlife corridors.

Policy E-1.7: Develop a City-Wide Sustainability Master Plan

In 2003, the City adopted the Natural Resource Management Plan to address environmental issues. The City has used the plan to develop new environmental programs, initiatives and regulations. There are many areas, such as operations and development of the City that could be guided by a comprehensive approach towards sustainability. The City has numerous programs, initiatives and master plans that address certain aspects of sustainability (Surface Water Master Plan, Transportation Master Plan, Urban Forestry Strategic Plan and the Cross Kirkland Corridor Master Plan) but it does not have functional plan that coordinates all of the City's efforts using the lens of sustainability.

The City prepares an annual performance measure report that shows how the City is doing based on a set of metrics. A sustainability master plan would develop a set of more refined measurements, such as goals and indicators of success. However, it would also identify strategies and resources necessary to implement the plan. Examples from other cities to consider include the City of Issaquah (Resource Conservation Office), The City of Seattle (Office of Sustainability and the Environment) and the City of Shoreline (Environmental Sustainability Strategy).

Policy E-1.8: Provide information to all stakeholders concerning natural systems and associated programs and regulations.

The City can also increase awareness by allowing access where appropriate to sensitive areas for scientific and recreational use while protecting natural systems from disruption. Careful planning of access trails and the installation of environmental markers and interpretive signs can allow public enjoyment of lakes, streams, or wetlands and increase public awareness of the locations, functions and needs of sensitive areas. In the case of large scale projects on sensitive sites, the City can require developers and property owners to provide additional materials, such as brochures, to inform owners and occupants of the harmful or helpful consequences of their actions in or near sensitive areas and buffers.

Water Systems

Policy E-1.9: Using a watershed-based approach, both locally and regionally, apply best available science in formulating regulations, incentives, and programs to maintain and, improve the quality of Kirkland's water resources.

Kirkland's Streams, Wetlands, and Wildlife Study (July, 1998) is a natural resource inventory of wetlands, streams, fish, wildlife, and habitat areas within Kirkland. A drainage basin or watershed approach was used to identify Kirkland's drainage systems, to determine primary and secondary basins, and to evaluate and record the primary functions, existing problems and future opportunities for each drainage basin. This data

and analysis forms a scientific basis for system-wide resource management that addresses the distinct characteristics of each basin.

Figure E-1 indicates general locations of known sensitive areas and drainage basin boundaries. This study is supplemented by technical information from the Water Resource Inventory Area (WRIA) 8 salmon conservation planning effort and the City's *Surface Water Master Plan*. The WRIA 8 Chinook Salmon Conservation Plan was adopted by the City in 2005 (Resolution R-4510). Since that time Kirkland has provided financial and legislative support and worked collaboratively with other cities within the WRIA 8 watershed to increase funding for salmon recovery and implementation of the plan.

Policy E-1.10: Prioritize removing fish passage barriers for public projects.

Culverts and other structures may pose physical barriers to fish, resulting in loss of habitat and population decline. The removal of fish passage barriers for the City's public projects is not a requirement, but the State has created a board to develop an inventory of existing barriers under city and county roads and a prioritized removal list.

Consequently, the City's Surface Water Master Plan (SWMP) has developed an inventory of publicly-owned culverts and their fish passage barrier status. The SWMP has also prioritized those barriers for removal, and developed conceptual designs and cost estimates for removal of the first few barriers. This inventory needs to be kept up-to-date, and should be augmented with an inventory of fish passage barriers that exist on private property.

Policy E-1.11: Support removal of fish passable barriers and daylighting of streams on private property.

For many years it was believed that conventional piped drainage systems were the best method for handling all drainage in urban areas. Consequently, as rights-of-way and properties developed, segments of Kirkland's streams were placed in pipes. Over time it has been observed that open drainage can be more effective than conventional detention and engineered conveyance. The size, shape and placement of the pipes can also cause a barrier that prohibits fish migration upstream. In addition, piped drainage systems can cause increased flooding, decreased water quality, decreased ground water recharge, loss of fish and wildlife habitat, loss of urban forest, and reduced viability of streams and wetlands due to lost natural hydrological systems.

One way to restore these connections and promote fish passable barriers is to remove the stream segments in pipes and daylight them in natural channels. While there may be challenges to doing this such as financial costs and loss of property due to providing a buffer and day lit channel, the benefits may outweigh these costs and challenges. The City should prioritize private piped stream segments for daylighting and removal of fish passable barriers and encourage this change by pursuing grant funding, creating

incentive programs, removal of disincentives, and adopting updated regulations.

Policy E-1.12: Protect surface water functions by preserving and enhancing natural drainage systems.

The City should look for and act upon opportunities to restore or enhance natural features and systems wherever significant environmental benefits will be realized cost-effectively. Too, land surface modifications that violate the intent of the goals, policies and regulations should be corrected through site restoration. Affected sites should be restored to a state which approximates the conditions that existed prior to the unwarranted modification. Development should be required to restore the site to a safe condition and re-vegetate areas where vegetation has been removed.

Policy E-1.13: Comprehensively manage activities that may adversely impact surface and ground water quality or quantity.

Increases in impervious surface resulting from development result in decreases in ground water recharge. This, in turn, results in a decline in base flows and subsequent loss of habitat that impacts fish and wildlife populations.

Urban runoff often contains pollutants such as gasoline, oil, sediment, heavy metals, herbicides, and other contaminants. These materials degrade the quality of water in our streams and lakes. Steps to limit contamination include:

- Prohibit the dumping of refuse or pollutants in or next to any open watercourse, wetlands or into the storm drainage system. Dumped refuse and pollutants can contaminate surface and subsurface water and can physically block stream flows;

  Provide education to businesses and residents about the role that each plays in maintaining and improving water quality;

- Require projects to provide water quality treatment facilities if they propose to alter or increase significant quantities of impervious surface that generate pollution; and

- Preserve and enhance sensitive area buffers to maximize natural filtration of contaminants. Pursue opportunities to improve buffer viability by improving maintenance of buffer vegetation.

Policy E-1.14: Respond to spills and dumping of materials that are impactful to the environment.

The City should take a proactive approach and provide funding for immediate response to spills and dumping of hazardous materials and pollutants within the City. It is far easier and cost effective to prevent damage rather than mitigate degradation of Kirkland's streams, wetlands and lakes. Spill control and cleanup is required per the City's Phase II NPDES Municipal Stormwater Permit. It is far easier to clean up spills and prevent pollutants from reaching our waterways, than to try and clean polluted lakes and streams.

Surface Water

The City adopted an updated Surface Water Master Plan in 2014. This plan outlines the priorities and needs for surface water management and related programs, requirements and activities in the City. Implementation of the plan is important for the City in its overall efforts to address stormwater runoff, water quality, flooding and environmental protection. Plan recommendations are driven partially by the need to comply with Federal and State regulations including the NPDES Phase II Western Washington Municipal Stormwater Permit (NPDES II).

Policy E-1.15: Improve management of stormwater runoff from impervious surfaces by employing low impact development practices through City projects, incentive programs, and development standards.

As land is developed, the loss of vegetation, the compaction of soils, and the transformation of land to impervious surface all combine to cause uncontrolled stormwater runoff to degrade streams, wetlands and associated habitat; to increase flooding, and to make many properties wetter. Low impact development practices minimize impervious surfaces, and use vegetated and/or pervious areas to treat and infiltrate stormwater. Such practices can include incentives or standards for landscaped rain gardens, permeable pavement, narrower roads, vegetated rooftops, rain barrels, impervious surface restrictions, downspout disconnection programs, "green" buildings, street edge alternatives and soil management.

Policy E-1.16: Retrofit existing impervious surfaces for water quality treatment and look for opportunities to provide regional facilities.

New development has limitations on impervious surfaces and requires water quality treatment of stormwater based on adopted stormwater design regulations.

While it is important to regulate new development, the bulk of change in Kirkland's stormwater infrastructure will occur through redevelopment. Partnering with private properties may be a cost-efficient way to achieve regional water quality treatment, as it is usually far less expensive to build facilities in parking lots rather than beneath public right of way which is encumbered by numerous utilities. The City should pursue grant

funding, incentive programs, regulations and planning for retrofitting existing impervious areas to improve water quality treatment and further the goals of the Surface Water Master Plan.

Flood Storage

Policy E-1.17: Preserve the natural flood storage function of 100-year floodplains and emphasize nonstructural methods in planning for flood prevention and damage reduction.

Floodplains are lands adjacent to lakes, rivers, and streams that are subject to periodic flooding. Floodplains naturally store flood water, protect water quality, and provide recreation and wildlife habitat. New development or land modification in 100-year floodplains should be designed to maintain natural flood storage functions and minimize hazards to life and property (see Figure E-1).

Policy E-1.18: Make allowances for connections between existing streams and their floodplain to increase floodplain storage.

Funding, construction and maintenance of vaults or tanks upstream can be more costly and difficult than finding in-channel areas to store water to increase floodplain storage. The City should identify and implement flood plain storage near existing streams to reduce water velocities that benefit fish and other aquatic organisms and can translate into less flooding and property damage.

TREES & VEGETATION

Trees and vegetation - primary elements of the urban forest - enhance Kirkland's quality of life, minimize the effects of urbanization, and contribute to and define community character. Unfortunately, many urban elements negatively impact trees, shortening their normal life expectancy and risking overall canopy loss. It is important that municipal planning and management efforts direct the urban landscape to maximize the public benefits that trees and vegetation provide over a long term horizon.

Goal E-2: Protect, enhance and restore trees and vegetation in the natural and built environment.

Policy E-2.1: Strive to achieve a healthy, resilient urban forest and maintain an overall 40 percent tree canopy coverage.

Healthy trees and vegetation provide numerous ecological benefits, including filtration and interception of stormwater runoff, improved air quality, reduced atmospheric carbon,

erosion reduction, hillside and stream bank stabilization, and temperature moderation; thereby reducing the urban heat island effect, and provision of fish, wildlife and pollinator habitat. In addition, trees provide numerous economic, social and aesthetic benefits.

Significant improvements in stormwater management and air quality could be realized if the average tree canopy cover of 40 percent was maintained[1]. A sustainable urban forest consists of diverse tree ages and species, both in native and planted settings. Larger, mature trees should be maintained and protected, as the greatest benefits accrue from the continued growth and longevity of larger trees.

Policy E-2.2: Implement the Urban Forestry Strategic Management Plan.

To ensure that trees function well in their intended landscape and provide optimal benefits to the community over a long term horizon, urban forests require sound and deliberate management. In order to track progress, it will be important to complete, then monitor and maintain a public tree inventory, assess the environmental benefits of Kirkland's urban forest, as well as to assess the urban tree canopy cover at least every 10 years. The City's Urban Forestry Strategic Management Plan should be updated and revised every 6 years to reflect current knowledge, technology, and industry standards.

Policy E-2.3: Provide a regulatory framework to protect, maintain and enhance Kirkland's urban forest, including required landscaping standards for the built environment.

Wherever development may occur, care should be taken to plan, build, and use development practices to avoid unnecessary removal or destruction of trees, particularly significant stands of native evergreen trees, natural woodlands and associated vegetation and sensitive area buffers. Needless removal or destruction of such vegetation should not be allowed.

In the built and paved environment, trees, shrubs and groundcovers function to screen adjacent land uses and activities, define views, and unify and organize disparate site elements. Plantings can reflect the character of and transition to adjacent areas, and attract customers to businesses by increasing visual appeal. Foliage can reduce reflection or glare from street lights or vehicles, making an area more hospitable and safe; while dense foliage can absorb and disperse sound. Energy cost savings can be realized by arranging plants around buildings for an insulating effect from extreme temperatures and to deflect wind.

Policy E-2.4: Balance the regulatory approach with the use of incentives, City practices and programs, and public education and outreach.

Incentives can promote stewardship of natural resources on private land by rewarding sound practices. Examples may include saving time and money in the permitting process,

allowing variations to development codes, discounting utility rates, offering vouchers for plant materials, providing technical assistance/cost sharing for restoration or enhancement of natural areas, and public recognition for developers or sites that exemplify excellence or innovation in tree retention.

Examples of increasing awareness and educating the community about the goals and challenges of managing the urban forest may include providing materials, workshops and presentations for developers, arborists, and homeowners. A greater emphasis on community outreach can help generate the support and community vision necessary for a healthy, sustainable urban forest.

Policy E- 2.5: Collaborate with overlapping jurisdictions to align Kirkland's tree protection with the needs of utility providers, transportation agencies and others to maximize tree retention and reduce conflicts with major projects.

Urban trees are regarded more and more as assets similar to other infrastructure investments. When major projects in Kirkland are planned, combined efforts and mutual cooperation and support produces efficiencies and cost savings, preventing tree preservation conflicts that may arise with overlapping jurisdictions such as in the I-405, Sound Transit, Seattle City Light, and Puget Sound Energy corridors. Consultation by these jurisdictions with the City should occur to ensure that trees and vegetation are only removed when necessary and that appropriate replanting occur consistent with City policies and standards. Vegetation management plans, particularly for utility corridors should be established to guide removal and pruning operations and activities.

[1] Regional Ecosystem Analysis: Puget Sound Metropolitan Area - Calculating the Value of Nature, 1998, by American Forests, www.americanforests.org

SOILS AND GEOLOGY

Geologically hazardous areas are defined as critical areas under the Growth Management Act. These consist of landslide, erosion and seismic hazard areas. They pose a potential threat to the health and safety of the community. Many areas of the City have steep slopes and ravines subject to erosion and hazardous conditions (earthquakes and landslides). Geologically hazardous areas are mapped depicting the general location and presence of these areas based on available geologic and soils information. (See Figure _____).

Landslides are highly probable in many steep and unstable slope areas, regardless of development activity. Landslides may be triggered by grading operations, land clearing, irrigation, or the load characteristics of buildings on hillsides. Damage resulting from landslides may include loss of life and property, disruptions to utility systems, or blockage

of transportation and emergency access corridors. For these reasons, development is regulated where landslides are likely. In some cases, regulation may result in severe limitations to the scale and placement of development, and land surface modification should be limited to the smallest modification necessary for reasonable site development.

In the Puget Sound area, possible damage to structures on some unstable slopes or wetland areas can be caused by low-intensity tremors. This is especially true when hillsides composed of clay and/or organic materials are saturated with water. Slopes with grades of 15 percent or steeper are also subject to seismic hazards. Areas with slopes between 15 and 40% or greater are particularly vulnerable. Low-intensity earth tremors could cause liquefaction and damage development in wetland areas composed of organic or alluvial materials. In hillside and wetland areas, structures and supporting facilities need to be regulated and designed to minimize hazards associated with earthquakes. The City should provide information to the public about potential geologic hazards, including site development, building techniques and disaster preparedness.

Goal E-3: Ensure public safety by avoiding or minimizing impacts to life and property from geologically hazardous areas.

Policy E-3.1: Require appropriate geotechnical analysis, sound engineering principles and best management practices for development in or adjacent to geologically hazard areas.

The City's Landslide and Hazard Areas Map shows the general location of these areas. The determination of the actual conditions and characteristics of these hazards on or near property are based on detailed scientific and geotechnical engineering analysis and principles. The City can require geotechnical investigations, reports and recommendations by a qualified engineer when development is proposed or restoration activities are being considered in or adjacent to geologically hazard areas.

Policy E-3.2: Regulate land use and development to protect geologic, vegetation and hydrological functions and minimize impacts to natural features and systems.

Geological hazard areas, especially steep forested slopes and hillsides provide multiple critical area functions. Performance standards, mitigating conditions, or limitations and restrictions on development activity may be required. Clustering of development away from these areas should be encouraged or required. Using natural drainage systems, retention of existing vegetation and limitations on clearing and grading are preferred approaches.

Policy E-3.3: Utilize best available science and data for seismic and landslide area mapping.

Governor Jay Inslee convened a SR 530 Landslide Commission to identify lessons learned from this catastrophic event. The Commission released its report in December, 2014 and noted the following:

"The SR 530 Landslide highlights the need to incorporate landslide hazard, risk, and vulnerability assessments into land-use planning, and to expand and refine geologic and geohazard mapping throughout the State. The lack of current, high-quality data seriously hampers efforts under the Growth Management Act (RCW 36.70A) and other regulatory programs to account and plan for these hazards. Use lidar (Light Detection and Ranging) mapping to target high priority areas hazardous to people or property. Ensure that landslide hazard and risk mapping occur in the highest priority areas first, including transportation corridors, such as the Everett-Seattle rail line and the trans-Cascades highways, residential areas, urban growth areas, emergency evacuation routes, and forest lands…"

The City has relied on geologic and soils mapping done by King County in the early 1990's. In 2011 the City undertook a comprehensive geologic detailed mapping of the pre-annexation portion of the City. The City should complete the surficial and soils mapping for the entire city and conduct a hazard and risk assessment utilizing best available science. Kirkland's programs, practices and regulations relating to geologic hazard areas, clearing and grading, vegetation, and critical areas should be evaluated once the assessment has been completed. As new information or better science evolves or as conditions change, policies, regulations and programs should be regularly updated.

Policy E-3.4: Retain vegetation where needed to stabilize slopes.

Significant vegetation as cover on hazard slopes can be important, because plants intercept precipitation reducing peak flow, runoff, and erosion that can impact water quality and slope stabilization. Vegetated ravines also provide habitat linkages for wildlife. Avoiding disturbance of steep slopes and their vegetative cover should be a high priority. Natural Growth Protection Easements should be required where needed to protect these areas.

Policy E-3.5: Promote sound soil management practices through standards, regulations and programs to limit erosion and sedimentation.

Healthy soil provides nutrients to support vegetation and habitat for subsurface organisms, and it absorbs, cleans, stores, and conveys water, thereby improving water

quality and moderating water quantity. Mismanagement or neglect of soil can result in increased flooding, loss of vegetation, sedimentation of watercourses, erosion, and landslides – all of which degrade habitat for humans as well as for other species. Soil erosion should be controlled during and after development through the use of best available technology and management practices. The City should have both standards to address soil erosion and programs so that valuable topsoil will be conserved and reused and soil for required plantings will be amended as appropriate.

BUILT ENVIRONMENT

Ensuring that sustainable development principles such as those used in the International Living Futures Institute's Living Building Challenge (LBC) are used when land is developed or redeveloped in Kirkland is an effective strategy for managing the built environment in order to create a livable community that can exist in harmony with natural systems. The Living Building Challenge TM is the built environment's most rigorous performance standard. It calls for the creation of building projects at all scales that operate as cleanly, beautifully and efficiently as nature's architecture. To be certified under the Challenge, projects must meet a series of ambitious performance requirements over a minimum of twelve months of continuous occupancy. Some of the areas that are measured fall under heading such as Water, Energy, Health and Happiness, Materials, Equity and Beauty. If all of the performance standards are achieved, the building helps regenerate the environment by producing all of its own energy, harvesting its own water, processing all of its waste and offsetting impacts of its construction. There are only a handful of certified Living Buildings world-wide, but this is changing and soon there will be more buildings that give more back to the environment than they take from it.

Achieving any of the LBC principles can be a challenging. Technology is changing daily, and building, stormwater and energy codes are lagging behind. Current codes can be improved to address healthier building materials. These same codes could be modified so that buildings harvest the energy or the water that it uses. However, it is possible today for structures in the built environment to be designed and constructed to create a net – positive effect. Even existing structures can be retrofitted to be more efficient and reduce the impacts on the environment.

The City has a prime opportunity to provide leadership in the built environment by constructing its own facilities to the highest sustainability standards or apply some of the best practices from the Living Building Challenge. The City can also promote and encourage sustainable development by supporting the incorporation of Living Building Challenge principles in the State building, energy and stormwater codes. Working in

collaboration with other regional partners to ramp up these requirements will spur more technological advances in the building industry, which in turn will help get more living buildings in Kirkland and ensure that the community is livable now and for future generations.

Goal E – 4: Manage the built environment to reduce waste, prevent pollution, conserve resources and increase energy efficiency.

Policy E-4.1: Expand City programs that promote sustainable building certifications and require them when appropriate.

The City developed an expedited green building program for single family homes in 2009. Applications that qualify can get priority review of the permit. Many builders and homeowners have taken advantage of reduced permit review times in exchange for building sustainable structures that help the City further reduce energy and resource use. These types of programs are also important because they promote healthy indoor air quality and reduce greenhouse gas emissions which support other City policies. The existing program should be updated to consider other incentives and to include all structures such as commercial and mixed use buildings and major renovations of existing structures so that all building types can be built more sustainably.

Larger developments, and projects that require a master plan should be required to achieve a sustainability certification, utilizing certification programs such as LEED or Built Green. The level of certification should be evaluated by the type and size of the development.

Policy E-4.2: Design, build and certify public building projects to LEED, Living Building Challenge or equivalent certification standards

The City currently builds its public facilities to meet at least a LEED "Silver" certification. There are other certifications such as the International Living Futures Institute's Living Building challenge that move beyond merely reducing environmental impacts by restoring and regenerating the natural environment through the construction of "living buildings". Living Buildings harvest and clean their own water, clean their wastewater and produce and use their own clean renewable energy. The City should consider moving to a LEED Gold certification level as a goal and begin utilizing portions of the Living Building Challenge certification with the intent of eventually constructing "living buildings".

Policy E-4.3: Implement energy efficiency projects for City facilities, and measure building performance through Environmental Protection Agency's (EPA) Energy Star or equivalent program.

The City strives to increase the energy efficiency of its buildings and infrastructure such as street lights and signals and has measured the effectiveness of building improvements by using the EPA's portfolio manager program. The City should continue to look for ways to further reduce energy use and support local and regional climate change emission reduction targets by supporting local solar campaigns, using Photovoltaic Solar Panels (PV) on City facilities to generate clean renewable energy and purchasing electric and clean energy vehicles for the City's fleet.

Policy E-4.4: Utilize rigorous sustainability standards and green infrastructure in all City projects.

There are many programs that exist to measure the sustainability of buildings, but there are very few that measure and certify the other types of projects such as roads, sewer and stormwater projects as identified in the City's Capital Improvement Program (CIP). As part of the project's design, the City should incorporate environmental or sustainable measures.

This could be done by considering more than just the initial costs to design and build infrastructure projects. The cost of an infrastructure project could look at installing purple stormwater pipe and reclaiming that water for other uses. Prioritization should be placed on reducing the environmental impacts of these infrastructure projects throughout the entire project development process from conception to completion and maintenance. This could include hiring consultants and contractors that are specialists in the design and construction of greener, more sustainable infrastructure. The City should certify these types of projects by using the King County Sustainability Scorecard if there are not any recognized sustainability certifications available.

Policy E-4.5: Utilize life cycle cost analysis for public projects that benefit the built and natural environment.

Insert LCCA graphic on sidebar – see Office of Financial Management

Life Cycle Cost Analysis (LCCA) is a concept that considers the total cost of ownership for improvements such as city buildings and infrastructure over its lifetime. There are many factors to consider when proposing a project, and budget has traditionally been very important. Criteria that allows the total costs, both financial and environmental should

be considered, prior to commencing a Capital Improvement Project. The positive benefits of employing an environmental lens can help reduce facility operations and maintenance costs, reduce use of resources, such as water and energy and further the City's goals to enhance the natural and built environment.

Policy E-4.6: Work with regional partners such as Regional Code Collaborative (RCC) to build on the Washington State Energy Code, leading the way to "net-zero carbon" buildings through innovation in local codes, ordinances, and related partnerships.

One technique to increase energy efficiency is to make the energy code more stringent and thereby codifying highly efficient structures. This can be done by working with regional partners as Kirkland does not have its own energy code and uses the Washington State Energy Code. Another strategy could be to incentivize owners of existing structures to upgrade their buildings and reduce energy usage by working with utility providers to help incentivize these improvements. Both new and existing buildings owners will need to the appropriate tools to do this. Another technique is to work with other cities and building associations such as the King and Snohomish County Masterbuilder's to build a workforce to implement a regional energy efficiency retrofit economy. In order for these efforts to be successful they must have participation from owners of existing and new buildings.

Policy E-4.7: Work with regional partners to pursue 100% use of a combination of reclaimed, harvested, grey and black water for the community's needs.

A livable and sustainable community plans ahead and works towards ensuring that a vital resource such as water continues to be available for future generations. A prudent and conservative approach would include reusing and capturing water to be used for other purposes instead of letting it become storm or wastewater after one use. Rainwater can be harvested for watering plants such as food gardens. Grey water that has been used for washing dishes could be captured and used to water non-edible landscaping. Black water, which is sewage, can be processed on a site or community scale and could create compostable resources such as natural fertilizer for plants while simultaneously putting minerals back into the soil. These and other measures take pressure off of the use of clean, potable drinking water for non-potable uses and thereby preserving valuable water.

Policy E-4.8: Work with regional partners to achieve a 70% county-wide recycling rate by 2020 and net zero waste by 2030.

Kirkland Solid Waste is has been tremendously successful in the achievement of some of the highest recycling rates in King County. Working with regional partners such as Metropolitan Solid Waste Management Advisory Committee, Kirkland can do more to increase these rates in areas such as multi-family and commercial establishments. In addition, continuing to work to educate citizens, businesses and manufacturers about waste reduction can help in achieving these goals and reduce the need for landfills.

Policy E-4.9: Promote public health and improve the natural and built environments by prohibiting the release of toxins into the air, water and soil.

A livable community does not permit placing toxins into the environment and this includes allowing materials with known harmful effects to humans to be used in the construction of new and existing structures. The International Living Future Institute's Material Red List can be used for guidance. It may not be possible to source materials that don't include toxic chemicals, but being aware of them and not using them in City projects and discouraging their use in private projects could result in the market producing healthier materials for construction.

Policy E-4.10: Promote preservation and adaptive reuse of existing structures.

The City has a history of reusing existing buildings such as the Kirkland Annex which was an old single family home that became City offices. The City also repurposed a former Costco Home structure into a Public Safety Building. This preservation strategy has both environmental, financial and historical/cultural implications.

First, it recognizes the embodied energy and the monetary value of the materials in existing buildings. If these material from an existing building are destroyed it creates waste and pollution. Second, it conserves the natural raw materials that would be needed to create new construction materials. In addition, there are financial costs that are avoided by reusing, salvaging, and repurposing existing structures or materials. Last, in the case of the Kirkland Annex, restoring a historical structure and preserving a piece of Kirkland's history is an important facet of keeping the community character intact for future generations to enjoy. The City should continue to look for these kinds of opportunities and develop incentive programs and initiatives to encourage private owners to preserve and reuse structures throughout the City.

Policy E-4.11: Promote and recognize green businesses in Kirkland

This City should build upon its existing Green Business program and develop a robust program that is used by all businesses in Kirkland. Although this program would be voluntary, it could be a tool for business to help market themselves as a sustainable, green business to consumers. The use of the International Living Future's (ILFI) JUST label could be a way to show consumers how the business enhances the local economy, a better environment and promotes social equity. Additionally, ILFI's *DECLARE* label could be utilized to show consumers the ingredients in the items they purchase from green business program members.

CLIMATE CHANGE

Kirkland can take an active role in reducing greenhouse gas emissions (GHG). Climate change has the potential to impact public and private property, infrastructure investments, water quality, and health. The consequences can be significant from warming temperatures, rising seas, decreasing snowpack, and increased flooding.

A carbon footprint is the measure given to the amount of greenhouse gases produced by burning fossil fuels, measured in units of carbon dioxide. Carbon neutrality means that both City operations and the community balance the carbon released into the air with an equal amount of clean renewable energy production. There are many possible ways to achieve this goal. A best management practice is to first reduce the amount of carbon produced, so that the netting out at zero becomes more feasible. A complementary strategy would be to offset the carbon dioxide released from using fossil fuels with the production and use of renewable energy such as solar and wind.

For government operations this would include implementing energy efficiency improvements within city facilities and infrastructure and also producing and using renewable energy sources. For the broader Kirkland community this means creating more energy efficient structures and working directly with local utility providers to provide more renewable energy options. This will take a significant effort by all to achieve, but it is important to realize that it is possible with a comprehensive approach that include a focus on transportation, land use, solid waste, urban forestry, local and state building codes, advocacy and regional collaboration.

Kirkland's Climate Change efforts

DRAFT ENVIRONMENT CHAPTER (replaces existing Natural Environment Chapter)

For over 15 years Kirkland has engaged in work related to addressing the impacts of climate change. These efforts include:

In 2000, an interdepartmental team, since named the Green Team, was formed to coordinate all of the City's actions for managing Kirkland's natural and built environment.

In 2003, the City Council adopted the Kirkland Natural Resource Management Plan, by Resolution R-4396, which comprehensively summarizes best resource management practices and principles, Kirkland's natural resource management objectives, and recommended implementation strategies.

In 2005, Kirkland endorsed the U.S. Mayors' Climate Protection Agreement, committing to help reverse global warming by reducing greenhouse emissions.

In 2006, Council authorized Kirkland's membership in the International Council for Local Environmental Initiatives (ICLEI) by Resolution R-4591, which allowed the City to participate in the Cities for Climate Protection 5 milestones campaign. The milestones are:

1. Conduct a greenhouse gas inventory
2. Establish greenhouse gas reduction target
3. Develop an action plan to meet the GHG target
4. Implement the action plan
5. Monitor and report progress

In 2007, Council adopted greenhouse gas reduction targets via Resolution R-4659 for both the community as well as government operations. The reduction targets were:

- Interim: 10% below 2005 levels by 2012
- Primary: 20% below 2005 levels by 2020
- Long-term: 80% below 2005 levels by 2050

In 2009, Council adopted the Climate Protection Action Plan by Resolution R-4760 to achieve the greenhouse gas reduction targets. To determine Kirkland's progress in meeting its government operations and community reduction targets, the City committed to the following:

- Monitor progress on each of the efforts and measures the City outlined in the Plan at least annually so that, as needed, program revisions and corrections are timely.

- Update the greenhouse gas inventory for government operations annually.

- Update the greenhouse gas inventory every three years for the community

- Compare the updated inventory with that of the base year's and determine how close the City is to the target reductions.

- Provide an annual Climate Protection Action Report to the City Council and the community.

In 2012, Kirkland helped found the King County Climate Change Collaborative (K4C) along with King County and other King County cities and signed an interlocal agreement to work in partnership with the K4C on local and regional climate change efforts.

In October 2014, the Kirkland City Council authorized the Mayor to sign Resolution (R-5076), Joint Letter of Commitments: Climate Change Actions in King County, which supports the Joint County – City Climate Commitments of the K4C Cities and aligns Kirkland's greenhouse gas emission reductions with that of King County and signatory cities. The new reduction targets use 2007 as the baseline year, retains the 2050 reduction target and adds a midpoint goal in 2030 to bridge the gap between 2020 and 2050.

Goal E – 5: Target Carbon neutrality by 2050 to greatly reduce the impacts of climate change.

Policy E-5.1: Achieve the City's greenhouse gas emission reductions as compared to a 2007 baseline:

- **25% by 2020**

- **50% by 2030**

- **80% by 2050**

Resolution R-5076, revises Kirkland's existing emission reduction baseline year from 2005 to 2007 and aligns the emission reduction percentages and milestone years (2020, 2030 and 2050) to be consistent with the King County Climate Change Collaborative (K4C).

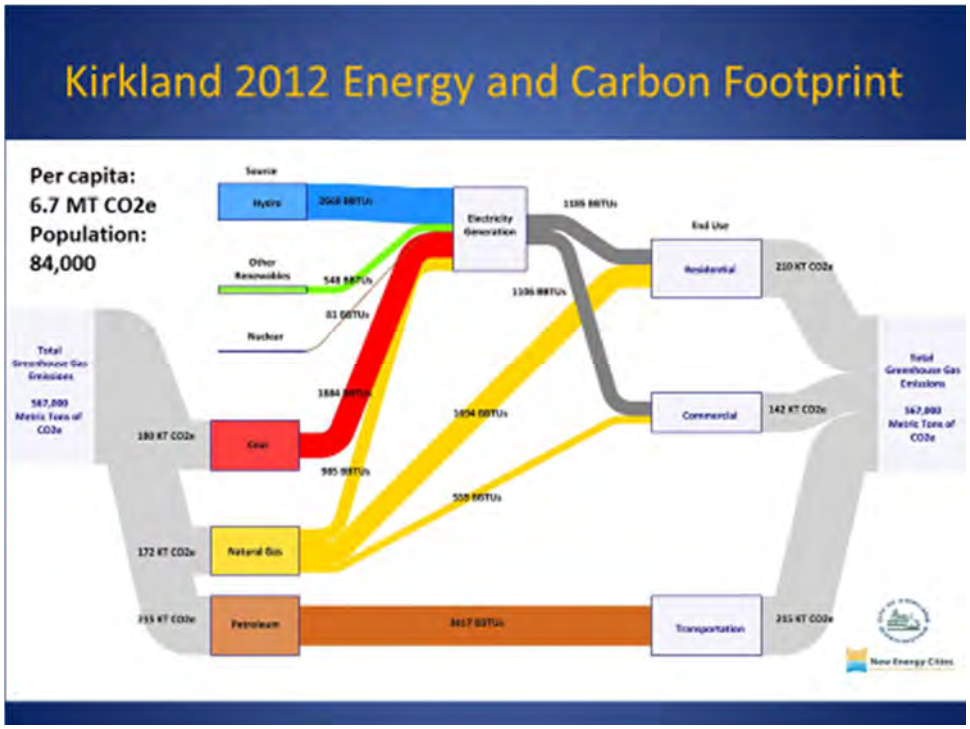
The City has adopted these greenhouse gas (GHG) emission reductions to be consistent with the new County-wide targets and has committed to working with the K4C on regional solutions in areas such as transportation, renewable energy production and fuel standards. It will be important to also develop and adopt near and long-term government operational GHG reduction targets that support County-wide goals.

Policy E-5.2: Regularly update the City's Climate Protection Action Plan (CPAP) in order to respond to respond to changing conditions.

Kirkland's CPAP should be revised due to the emission reduction changes required as part of signing the K4C Joint Commitments Letter. In addition, implementation strategies to achieve the CPAP should be monitored, evaluated and revised as necessary on an annual basis

Policy E-5.3: Fund and implement the strategies in Kirkland's Climate Protection Action Plan (CPAP).

Kirkland's government operations met its previous 2012 emission reduction targets as defined in the CPAP due to energy efficiency measures and by purchasing renewable "green" power from Puget Sound Energy. Strategies for the community emissions are being developed in 2015. These reductions are a much bigger challenge because they include all sources of GHG emissions of which Kirkland does not have direct control, such as transportation, private business operations and the consumption patterns of citizens.



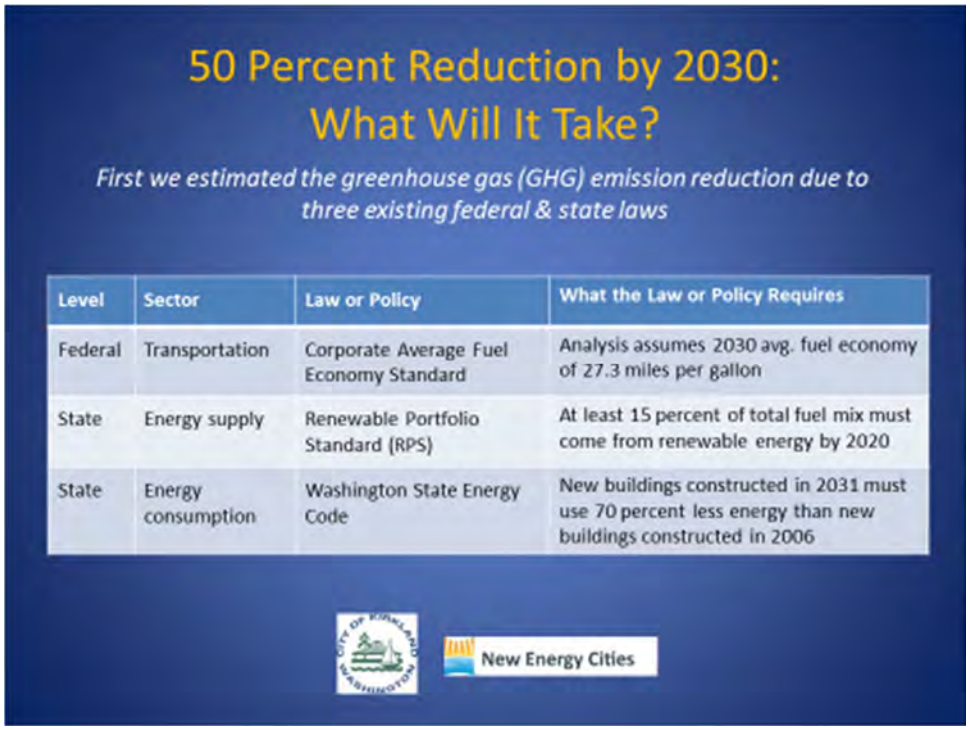
The carbon wedge above (Figure ___) shows the sources of Kirkland energy and the different sectors (Residential, Commercial and Transportation) that use them.

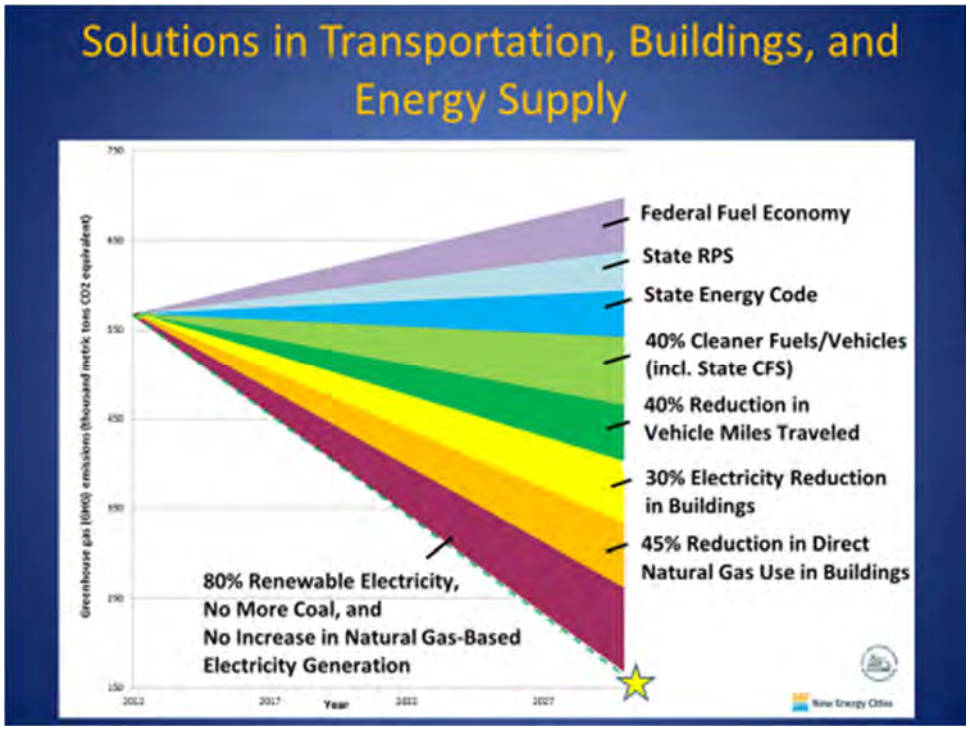
Policy E-5.4: Pursue principles, pathways and policies as described in the current version of the King County Climate Change Collaborative (K4C) Joint County-City Climate Commitments and continue participation in regional collaboration in the K4C and the Regional Code Collaboration (RCC).

The Joint County-City Climate Commitments document provides suggested policies and the pathways that can help Kirkland, King County and other signatory cities work collaboratively to achieve the common goals relating to climate change. According to Climate Solutions, a consultant hired by the City, the three largest areas of emissions in Kirkland are residential and commercial energy use and transportation.

In order for Kirkland to make significant reductions in these areas and achieve its greenhouse gas emission reductions, it will be necessary to work with regional partners such as Puget Sound Energy, King County Metro and Sound Transit and State law makers. Puget Sound Energy provides gas and electricity for this region and will need to produce significantly more renewable energy for Kirkland to get to 80% renewable electricity usage. Transportation agencies will need to provide more service and use more renewable energy and the State must also adopt stricter fuel standards.

The Regional Code Collaboration (RCC), comprised of King County and participating cities, is working to revise building and energy codes with the intention of creating more energy efficient structures with lower GHG emissions. It is important for Kirkland to collaborate with other regional groups to increase the supply of clean, renewable energy for homes, business and vehicles because Kirkland is not in control of the regional energy supply. All of these efforts require strategic partnerships which can be bridged by the City's continued advocacy and participation in the K4C and the RCC.





The graphics above shows the categories of reductions necessary and the possible solutions for Kirkland to be on track with its greenhouse gas emission reductions by 2030.

Policy E-5.5: Advocate for comprehensive federal, state and regional science-based limits and a market-based price on carbon pollution and other greenhouse gas (GHG) emissions.

Advocacy and support of legislative efforts to determine a path towards carbon pricing and other GHC emissions reduction strategies will be a role the City undertake to effect changes in State requirements. This will be an important strategy for Kirkland as it has limited direct control over how much carbon is emitted in the City. The support of a mechanism for putting a price on pollutants, such as carbon and GHG emissions could lead to an additional revenue source for the City to initiate programs to educate and incentivize citizens and businesses to reduce emissions.

Policy E-5.6: Support the adoption of a statewide low carbon fuel standard that gradually lowers pollution from transportation fuels.

Transportation is a major contributor to Kirkland's and the regions greenhouse gas emissions, therefore more efficient fuels will greatly reduce emissions.

Comprehensive advocacy and legislative effort will be necessary to communicate to local policy makers and state lawmakers the importance of making the fuel standards more stringent and therefore helping Kirkland achieve its emission reductions.

Policy E-5.7: Pursue 100% renewable energy use by 2050 through regional collaboration.

The Living Community Challenge establishes that a sustainable community will generate clean renewable energy and not use energy that contributes to additional greenhouse gas emissions. Since much of the energy that Kirkland uses is not renewable energy, this policy will require regional participation along with other K4C cities and legislative efforts to work with utility providers to increase production of clean renewable energy. This work should include working with local utilities and State regulators and other regional partners to develop a package of County and City commitments that support increasingly renewable energy and its use.

Local efforts to promote renewable energy production should be pursued. These can include community solar, community shared solar, green power community challenges, streamlined local renewable energy installation permitting, district energy, and renewable energy incentives for homeowners and businesses

This policy lends support to the overall goal of Kirkland becoming carbon neutral or a net Zero carbon community.

Policy E-5.8: Engage and lead community outreach efforts in partnership with other local governments, businesses and citizens to educate community about Climate Change efforts and collaborative actions.

In order to be successful with city and community climate change efforts, it will be important to communicate and work collaboratively with citizens, businesses and support efforts such as the Eastside Sustainable Business Alliance, Kirkland Green Business program, King County/Snohomish Masterbuilders Association and the Kirkland Chamber of Commerce. Other means of outreach such as special presentations, workshops and joint campaigns or initiatives with the King County Climate Change Collaborative or other organizations will be helpful for educational purposes and building stakeholder support.

HEALTHY FOOD COMMUNITY

Planning for food can help address environmental and social justice, such as increasing access to healthy food choices in all neighborhoods and supporting hunger assistance programs. An emphasis on supporting the local food production economy can also have important economic, quality of life, and environmental benefits. Economic benefits include creating and sustaining living-wage jobs through food production, processing, and sales; improving the economic viability of the sales of local agriculture; and more efficiently using undeveloped parcels for urban agriculture. Kirkland can also foster environmental benefits and quality of life through programs that decrease food waste and reduce the miles food travels to store shelves and planning so that citizens have access to food during and after disasters.

Goal E-6: Support and encourage a local food economy

Policy E-6.1: Expand the local food production market by supporting urban and community farming, buying locally produced food and by participating in the Farm City Roundtable forum.

Within each local jurisdiction, demand for fresh food can be meet through allowances for local urban farming and with the encouragement of residents to grow at least some of their fresh produce in their yards or in community gardens. Community gardens can create a more inclusive community character and dialogue while individual gardens can promote a more direct connection to the environment for individuals.

Expanding food related uses within the City can help to create a more resilient community and sustainable economy. Currently, the City supports urban farming by making City

parks available for farmer's markets, such as Juanita Park and community gardens, such as McAuliffe Park. City Hall is a drop-off site for Community Supported Agriculture farms whereby local farmers drop off boxes of organic produce that are picked up by Kirkland residents.

The City can also support local food production and distribution by participating in regional initiatives such the King County Local Food Initiative which has the stated goal of expanding the local food economy by:

- Taking advantage of an increasing interest among residents, tourists and food-related businesses in locally-produced food.
- Reducing barriers for farmers in getting their products to market.
- Preserving farmland from increasing development pressure as the region grows.

Policy E-6.2: Promote land use regulations that ensure access to healthy food.

The City has an important role to play in the creation of policies and regulations that emphasize the furthering of healthy lifestyles. Neighboring cities have faced the healthy communities issue in a variety of ways. The City of Seattle created a "Food Action Plan", Des Moines chose to include "healthy eating" while other cities like Federal Way chose to focus on the urban agriculture aspects of food while Redmond focused on how community character and history play a role with food.

The City should consider commissioning its own food study to understand Kirkland's food landscape and use data-driven results to determine how to best make changes in land use regulations to promote the access of healthy foods to all residents.

Policy E-6.3: Reduce Environmental impacts of food production and transportation by supporting regionally produced food.

The City can play a role in reducing the environmental impacts of food production, processing and the distance that food must travel from the farm to table. This can be done by supporting actions that encourage the use of local and renewable energy, reductions in the use of other resources such as fossil fuels and water, and waste such as packaging of food. Some examples of other actions the City could take include:

- Restrict the use of excessive or environmentally inappropriate food packaging
- Promote composting at urban garden sites
- Support diversion of edible food from local businesses to food banks
- Promote the use of organic products, composting and farming techniques City-wide
- Promote water conservation and impacts of urban agriculture on surface and groundwater sources
- Support rainwater capture and innovative technologies to process greywater for safe use in urban agriculture

- Support agricultural technologies, processes and practices that protect soil and water resources
- Encourage the use of native/or regionally produced edible plants and seeds
- Work with local and regional partners to educate citizens of the benefits of urban agriculture and stewardship

Policy E-6.4: Ensure food availability by planning for shortages during emergencies.

Food Security is forecasted to become a major global issue in the coming decades, especially since food production and systems are intricately tied around the globe through internationally traded food commodities. Extreme weather events are already showing that food shortages resulting from climate change create a lack of food security for the people experiencing them, and inordinately affect lower income peoples around the globe.

At the local level, Kirkland can prepare for interruptions to food systems by promoting urban agriculture and coordinating with farms in outlying areas. The City of Kirkland has several program in place such as:

- Pea Patch Program:
- Farmer's Markets
  - Juanita Beach's Friday Market
  - Wednesday Market
- The Victory Garden –
- McAuliffe Park Urban Farm
- Community Supported Agriculture (CSA)
- Edible Kirkland
- Community Gardens (privately held) —
- Nourishing Network & Hopelink

Regional cooperation models should be explored to develop a comprehensive food security plan that would be resilient to climate change and weather related or disaster-oriented events. Better coordination with farms in our outlying areas, can make Kirkland a more food secure city.

Maps below may be revised if current information has changed. Final maps will be provided with adopted ordinance for Comprehensive Plan Update.

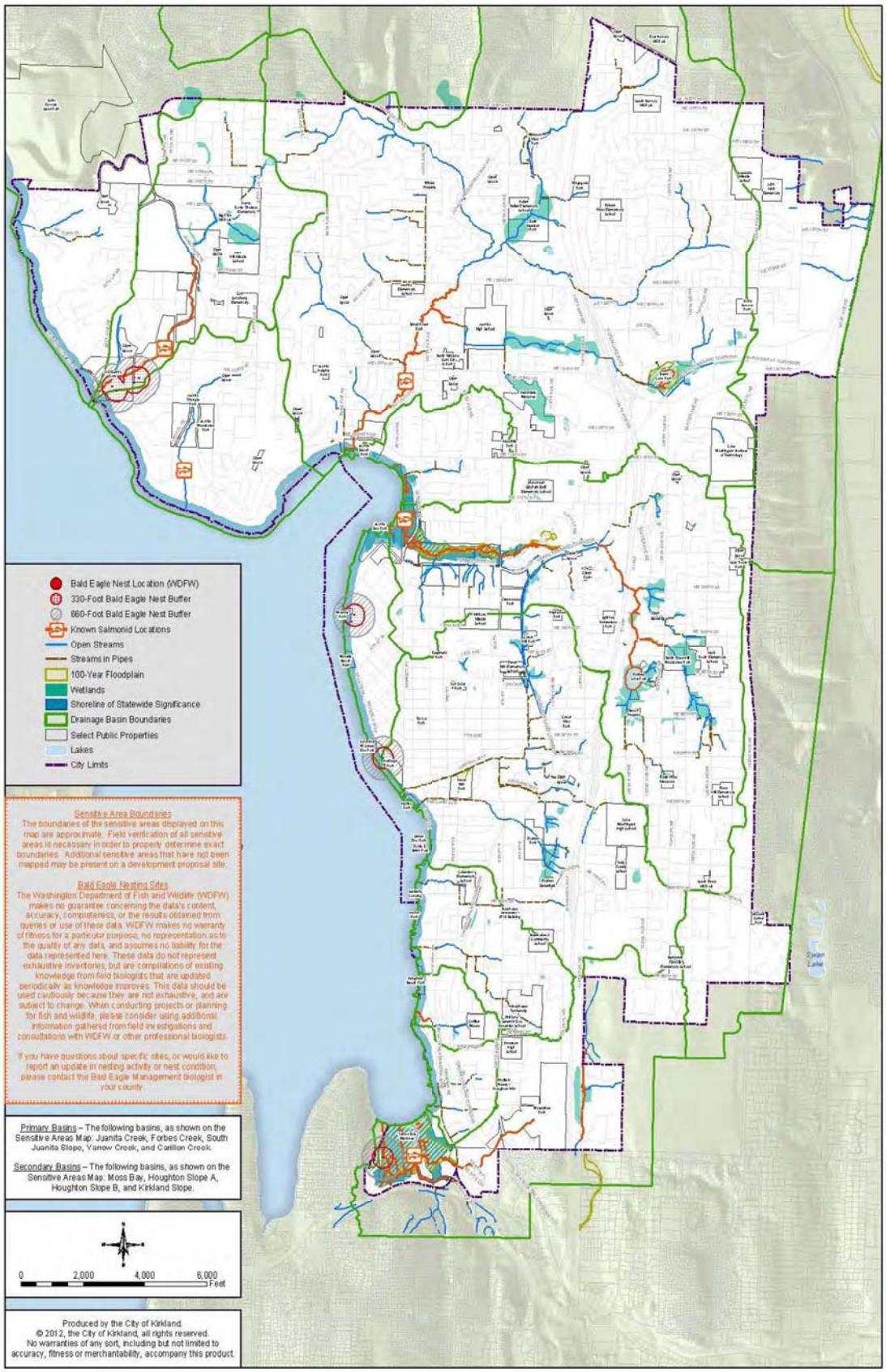


Figure NE-1: Sensitive Areas

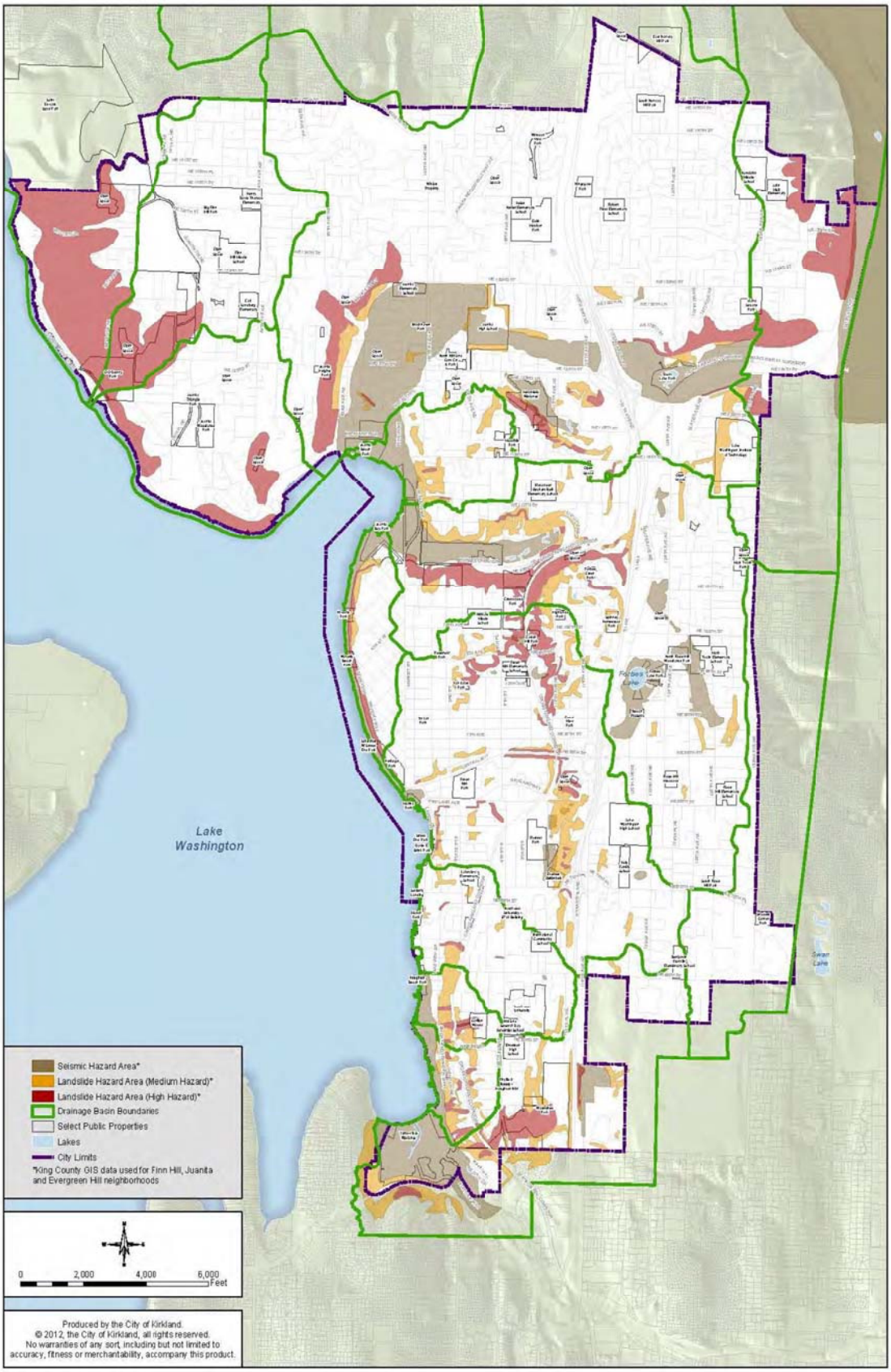


Figure NE-2: Landslide and Seismic Hazard Areas

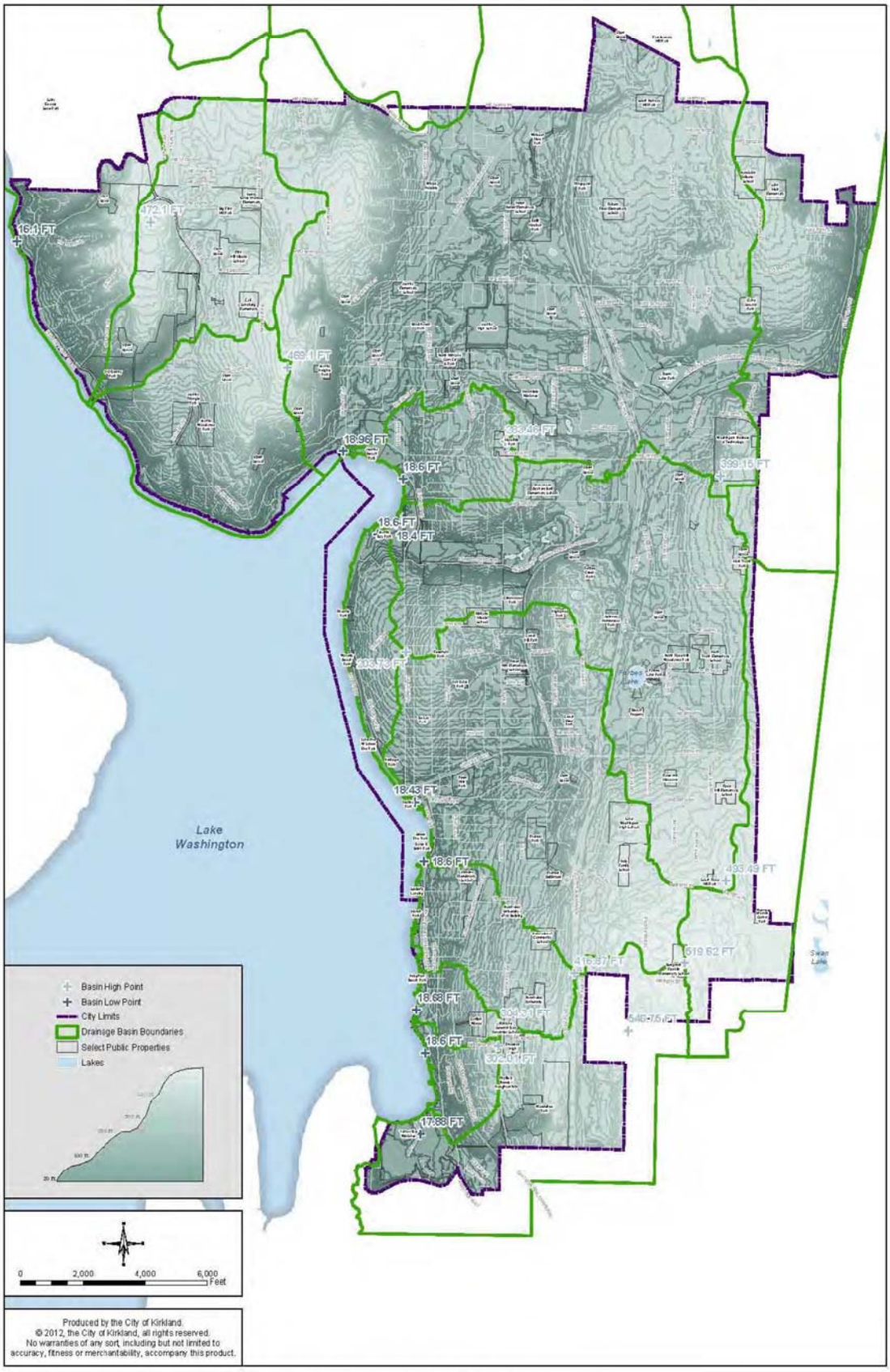


Figure NE-3: Topography

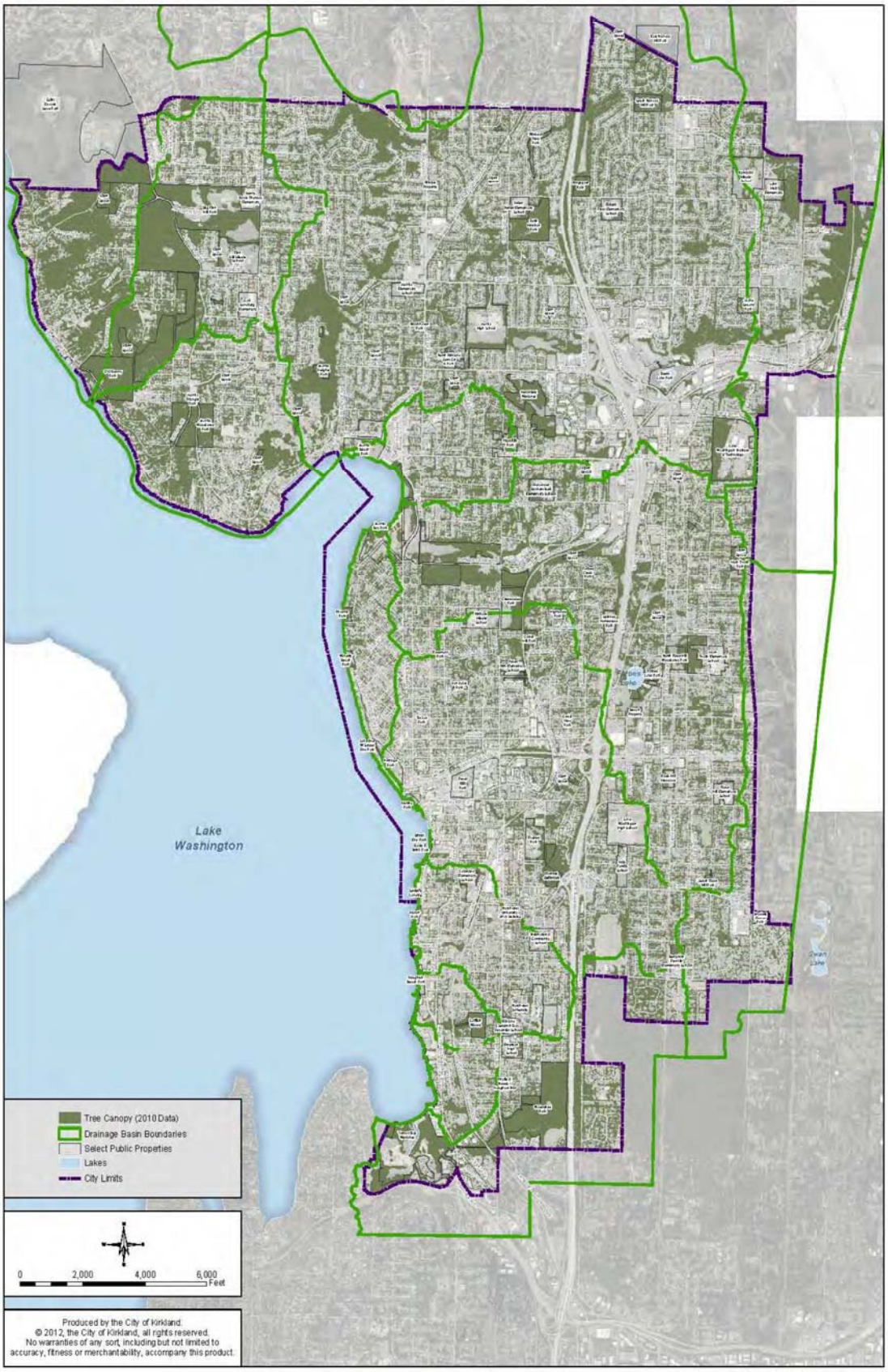


Figure NE-4: Tree Canopy