



MEMORANDUM

Date: February 11, 2010

To: Lakeview Advisory Group

From: Janice Soloff, AICP, Senior Planner
Paul Stewart, AICP, Deputy Director

Subject: LAKEVIEW ADVISORY GROUP -FEBRUARY 23, 2010 MEETING
PARKS, OPEN SPACE, NATURAL ENVIRONMENT, PUBLIC SERVICES, SCHOOLS,
FILE IV-07-00032

I. INTRODUCTION

The neighborhood plan process got off to a good start on January 26, 2010. For our next meeting on February 23, 2010 we plan to meet at 7 pm in the City Hall Council Chambers with the Central Houghton Advisory Group. You will receive a presentation from the Kirkland Heritage Society on the history of the Houghton area and from Michael Cogle with the Parks and Community Services Department for an overview the future plans for parks in both neighborhoods (see Attached memos). After the presentations both groups will separate to continue the remainder of their individual meeting agendas. (Please see the attached agenda for the meeting).

This memo provides background information on the topics of Historic Context, Open Space and Parks, Natural Environment, Public Facilities (including schools) in the Lakeview Neighborhood. Included is an overview of what the existing neighborhood plan text covers, examples of similar goals and policies from other neighborhood plans and suggested issues for you to discuss.

Staff recommends the Advisory Group have a discussion and provide direction on the topics you believe deserving of a specific attention to the neighborhood rather than general policy themes that apply to all neighborhoods.

Please review the following resources and attachments on these topics prior to your meeting:

- Existing Lakeview Neighborhood Plan Natural Environment, Open Space and Parks and Public Facilities sections in your notebook or link to http://kirklandcode.ecitygov.net/CK_comp_Search.html.
- City wide elements on Community Character (Historic), Natural Environment, Parks, Recreation and Open Space, and Public Services (Schools) by linking to the above webpage. See beginning of each of these city wide element chapters for a list of related Framework Goals.
- Zoning Code Chapters 85, Geologically Hazardous and Chapter 90, Drainage Basins regulate development activity on slopes and soils subject to moderate, high landslide and seismic activity, wetlands and streams.
- Enclosed Attachments and maps related to the various topics.

II. VISIONING EXERCISE FOLLOW UP

Attachment 2 describes the vision statements you created in your small groups at the last meeting. The bold statements received the most dots from your voting. Take a look at the results. Staff will take these concepts or value statements and begin writing the vision statement. The Advisory Group will have an opportunity to review a draft version by the end of your meeting schedule.

The Advisory Group may want to discuss the following:

- Do any of the statements that need clarifying?
- Are there other subject areas that weren't covered that you would like to include such as community character?

III. GOALS AND POLICIES

As you begin your advisory group work, staff thought it would be useful to discuss the difference between goals, policies and regulations. The format for the Kirkland Comprehensive Plan chapters includes a goal statement followed by a series of policies or objectives to achieve the goals. Policies are really the more specific statements on how to achieve the goals. Zoning Code regulations are the regulatory implementation tools that are applied to permit and development applications. They must be backed up by a corresponding goals and policies in the Comprehensive Plan or neighborhood plan. The Advisory Group should keep this in mind when giving policy direction on a particular issue and what means a policy could be regulated. The Kirkland Comprehensive Plan includes the following definitions.

Framework Goal: Goals that express the fundamental principles for guiding growth and development over the 20-year horizon of the Comprehensive Plan. They are based on and provide extension of the aspirations and values described in the Vision Statement.

Goal: The long-term end toward which programs or activities are ultimately directed.

Policy: Principle that reflects a method or course of action to achieve an identified goal.

IV. HISTORIC CONTEXT

The historic context section of a neighborhood plan describes the history of an area in relation to the rest of the city and points out structures or sites of historical significance. There is no historic context section in the existing Lakeview Neighborhood Plan. Staff will be adding a brief text to the new plan without being redundant with the Central Houghton Neighborhood Plan. The Kirkland Heritage Society has provided us with some research on the Houghton neighborhood that will be useful in writing this section of the plan (See Attachment 3).

Without going into too much detail on this subject the city wide Community Character Element lists historic resources and landmarks in the City. In the Lakeview Neighborhood the Marsh Mansion is recognized on the National and State Registers of Historic Places and as a Community Landmark by the City. The following are listed as a Community Landmark but not on the National or State historical register:

- Sutthoff House

- French House
- Carillon Point (site of the former Lake Washington Shipyards)
- corner of NE 60th street and Lake Washington Blvd is the site of the old Houghton Post Office
- Terrace Park is the former location of the Houghton City Hall.

Examples from Other Neighborhood Plans:

Market and Norkirk Neighborhoods:

Goal: Encourage preservation of structures and locations that reflect the neighborhood's heritage.

Policy: Provide markers and interpretive information at historic sites.

Policy: Provide incentives to encourage retention of identified buildings of historic significance. This policy is the basis for allowing historic buildings to be subdivided into smaller lots than would otherwise be permitted in the Norkirk and Market neighborhoods.

Issues for Discussion and Staff Recommendations:

- Staff recommends the group support using the same policies as above.
- Are there other topics deserving of a policy?

V. OPEN SPACE/PARKS

Attachment 4 is a memo from Michael Cogle describing the long range plans and Levels of Service (LOS) needs for the four parks in the Lakeview Neighborhood. The neighborhood plan text will be updated to reflect this information.

Below is a summary of the Parks and Open Space emphasis from the existing Neighborhood Plan:

- Maintain open space and parks.
- Houghton Slope should be maintained as an important visual amenity.
- Figure L-2 illustrates where pedestrian and bicycle pathway systems are needed including a pathway through Yarrow Bay Wetlands connecting to Watershed Park, NE 52nd, along the BNSFR right of way line.
- Two pedestrian and bicycle routes that traverse the Lakeview Neighborhood should receive top priority from implementation and funding through the City's CIP program:
 - NE 60th Street trail from Houghton Beach Park to Marymoor Park (see Figure L-2)
 - Yarrow Wetland to Watershed Park Trail.
- Existing bike lanes are along Lake Washington Blvd and Lakeview Dr.

Policies in Planned Areas 2 and 3 Yarrow Bay Wetlands and Uplands Section (p.XV.A-6) also include:

- Place a high priority on shoreline and water access through park acquisition or easements negotiated during development.
- Yarrow Bay Wetlands should be reserved for open space or park use or severely limited development.
- Yarrow Bay Wetlands should be preserved as a passive recreation/nature trail park. Intergovernmental funding for the purchase and improvement of this regional facility should be sought. Under the umbrella of the shoreline policies, land is defined as a conservancy environment for open space or a passive park with anthropological value.

Pedestrian and Bike Pathways

Pedestrian and bike pathways are increasingly being considered as an alternative non motorized transportation option and therefore addressed in the transportation sections of neighborhood plans. The newly adopted Active Transportation Plan describes the current and planned pedestrian and bike routes for the Lakeview Neighborhood. A bicycle lane is shown along Lake Washington Blvd, Lakeview Drive, and 108th Ave. Shoreline public access walkways are required with all new development except for single family homes. As part of the tourism program pedestrian maps have been printed and wayfinding signs installed along Lake Washington Blvd, Lakeview Drive loop from Yarrow Bay to Downtown.

Burlington Northern Sante Fe Railroad Right of Way

A priority for the City is to participate in the development of the Eastside Rail Corridor (ERC) for a multi-purpose trail within the old Burlington Sante Fe Railroad right of way. Plans for the ERC trail are awaiting an inter local agreement from the BNSFR, The Port of Seattle and King County organizations. The status of the ERC will be discussed in more detail as part of the transportation discussion.

Examples from Other Neighborhood Plans:

Goal: Prioritize acquisition of a new neighborhood park where park level of service is deficient. (NRH)

Policies:

- Acquire suitable land in the nw portion of the neighborhood for neighborhood park development.
- Consider other locations for park and open space acquisition as opportunities arise.

Goal: Seek opportunities to develop community meeting places.

Policy: Provide a community gathering place at Woodlands Park in conjunction with the development of the Williamson property.

Goal: Seek opportunities to develop off street trails for recreational use that connect activity nodes and neighborhoods. (NRH)

Policy: Explore the potential for a trail connecting the NRH to SRH and TL within the Seattle City Light Power Line Easement. (NRH)

Goal: Seek opportunities to improve existing parks an open space in the neighborhood. (Highlands)

Policies:

- Explore the possibility of a neighborhood gathering place.
- Enhance parks facilities within Highlands neighborhood.

Issues for Discussion and Staff Recommendations:

Based on comments received at the open house the Advisory Group may want to discuss policy direction regarding the following items:

- Spill over parking from parks on neighborhood streets
- Are new parks services needed?
- Does the group agree with priorities in the existing plan?

- Are there new policies that should be considered?

Staff recommends that the advisory Group continue to support the policies and implementation of the following items:

- Increase small pocket parks along the Blvd
- the NE 60th Street trail
- improve the trail connecting Watershed Park with the Yarrow Bay Wetlands
- increase shoreline public access trail as development occurs
- where possible seek opportunities to acquire property for park purposes
- support a multi-purpose trail along the BNSF railroad right of way
- Are there other new topics deserving of a policy?

VI. NATURAL ENVIRONMENT

The natural environment section of the existing Lakeview neighborhood plan includes a description of the streams, wetlands, steep slopes, soils subject to moderate-high landslide hazards and seismic hazards, shoreline, and tree retention. See attached maps of areas containing moderate to high landslide, seismic areas, wetlands and streams.

The neighborhood contains sections of Yarrow Creek, Cochrane Creek and Carillon Creek along with unnamed streams. Yarrow Bay wetland is designated as a floodplain zone. Since the last plan update, restoration of Cochrane Creek has occurred as part of the Capital Improvement Program. In addition, as part of the Yarrow Bay office park building expansion the property received approval of a reduced stream buffer in exchange for rehabilitating the buffer with additional native vegetation.

The existing text goes into extensive description regarding limitations on development on the Houghton and Yarrow Bay slopes which contain soils subject to moderate to high landslide and soils in low lands subject to seismic hazards. A list of development standards function as policies for what should be required when developing on these slopes. It is likely that the text was written prior to adoption of the Zoning Code Chapters 85 and 90 which regulate development activity on properties containing steep slopes, wetlands and streams.

Examples from Other Neighborhood Plans:

Geologically Hazardous Soil Goals:

- Protect and enhance the natural environment in the _____Neighborhood.
- Protect landslide, seismic and flood areas through limitations on development and maintaining existing vegetation.
- Identify priorities and funding sources for sensitive areas acquisition, restoration or education (NRH).
- Preserve, protect, and properly manage the urban forest which contributes to the forested nature of the Highlands Neighborhood. (NRH) (also used as a policy)
- Policies:
- Enhance and protect the tree canopy.
- Encourage retention of native vegetation and significant stands of native trees on hillsides, along stream banks, and in sensitive area buffers (NRHill).
- Encourage preservation and property management of trees adjoining I-405 and the railroad.
- Preserve as many trees as possible during the development process. (NRH)

- Protect notable trees and groves of trees (NRH).
- Protect wildlife throughout the neighborhood. (Highlands).

Policies:

- Regulate development on slopes with high or moderate landslide or erosion hazards and on seismic hazard areas to avoid damage to life and property. Or Limit development for conformance with natural constraints.
- Maintain existing vegetation in high, moderate landslide areas or encourage retention of native vegetation and significant stands of native trees on hillsides, along stream banks, and in sensitive area buffers.
- Require slope stability analysis to minimize damage to life and property
- Encourage creation of backyard sanctuaries for wildlife habitat in upland areas.(Norkirk/Highlands)
- Typical development standards:
- Subject to public review and discretionary approval Process IIA
- Basic density of 8 du's per acre
- Lower lot coverage
- Max vegetative cover; cluster structures
- Watercourses are retained in natural state
- Slope stability analysis with specific design techniques
- Steepest slope left undisturbed in greenbelt (certain distance)
- Surface water runoff maintained at predevelopment levels
- Limit vehicular access
- Taller building height is allowed if affordable housing

Streams and Wetlands

Goals:

- Enhance the biological integrity of_____ (Cochrane and Yarrow Bay creek and other unnamed streams).
- Protect and improve the water quality in the __creek and __basins (Highlands; NRH)

Policies

- Protect and improve water quality and promote fish passage by undertaking measures to protect Lake Washington, wetlands, streams and wildlife corridors.
- Undertake measures to protect stream buffers and the ecological functions of streams, lakes, wetlands, and wildlife corridors and promote fish passage. (Highlands,Norkirk,NRH)
- Enhance _____stream buffers to improve wildlife corridors.
- Restorecreek channel through neighborhood
- Improve habitat value and function of wetlands.....
- Provide opportunities for people to observe and enjoy wildlife habitat through Yarrow Bay wetlands
- Locate structures away from wetland, or stream areas consistent with the natural environment policies and regulations. (NRH)
- Utilize flexible and innovative housing designs and styles adjoining sensitive areas where they would better protect these features (NRH)
- Develop viewpoints and interpretive information where appropriate on property around streams and wetlands if protection of the natural features can be reasonably ensured (Norkirk/Highlands/NRH).

Issues for Discussion and Staff Recommendations:

Houghton and Yarrow Slopes

The current neighborhood plan notes that both the Houghton slope and Yarrow slope are environmentally sensitive. Certain areas are also considered landslide and seismic hazard areas. Because specific regulations for soils, steep slopes, wetlands and streams are regulated in Zoning Code Chapters 85 and 90, staff recommends that the text referring to the Houghton and Yarrow Slope be simplified to include policies that are specific to developing on the steep slope areas and not redundant with either the Natural Environment Element or the Zoning Code regulations, such as development standards regarding slope stability analysis, and consolidating access.

One of the key issues for the Neighborhood Plan will be to determine the appropriate residential density appropriate for the steep slope and soils along the Houghton slope west of the BNSF railway right of way. The existing text describes a range of land use density allowed if certain development standards are met. Currently the southern portion of the slope has a density of RS 12.5 while the north portion is RS 8.5.

Other areas of the City contain similar steep slopes and soil conditions that allow a zoning density of RS 8.5 to RS 7.2. Perhaps this text needs updating to reflect current day geotechnical engineering practices that could support a greater density along this hillside. However, other factors should also be considered such as retaining natural watercourses and existing vegetation. More research with needs to be done to answer this question. This topic will be discussed further with the land use discussion.

Shoreline Area

Since the last plan update, redevelopment of the Carillon Point and the Yarrow Bay Marina, offices in PLA 3A properties have occurred. Both sections were written prior to the redevelopment of these properties so the PLA 15 and PLA 3A text should be updated to reflect the current development. The new policies should reflect what was conditioned in the approved master plan or listed in the planned area zoning regulations such as providing view corridors for visual access the Lake, providing shoreline access, limiting building and vegetation height, encouraging water dependent water oriented commercial uses, mixed use, limiting vehicular access points etc.

The State Department of Ecology is currently reviewing the City of Kirkland's Shoreline Master Program (SMP) update which the City Council approved on December 1, 2009. Following an extensive public participation process the new SMP is included as a separate Chapter 83 in the Zoning Code. The Dept of Ecology must approve the SMP update before it goes into effect. Due to the state requirements, the policy direction and regulations for the waterfront have already been developed in the Shoreline Mater Program. To view a copy of the new policies in the new Shoreline Chapter of the Comprehensive Plan link to

http://www.ci.kirkland.wa.us/depart/Planning/Code_Updates/Shoreline_Master_Program_Update.htm

As part of this process a shoreline restoration plan has been developed that lists implementation projects for each of the shoreline parks including reducing shoreline armoring, removing invasive aquatic plants, adding native vegetation along the shoreline, reducing overwater cover through the installation of deck grating over existing piers and removing pier skirting.

Below is a summary of some new shoreline policies:

- Provide adequate setbacks and vegetative buffers from the water and ample open space and pervious areas to protect the ecology of Lake Washington.
- Limit over-water coverage for reducing impacts to fish and wildlife and their habitat.
- Reduce the amount of armored shoreline bulkheads and increase the use of shoreline plantings and soft shoreline stabilization measures, such as logs, rocks and vegetation, to soften shoreline and improve fish habitat.
- Minimize tree clearing and require tree replacement along the shoreline.
- Along Lake Washington Blvd, connect the gaps in the shoreline public pedestrian trail. Increase the number of public use areas adjacent to the westerly margin of Lake Washington Blvd. Create a promenade including wide sidewalks, benches, view stations pedestrian scale lights, public sign system.
- Contribute to the regional system of the “Lakes to Locks” Water Trail from Issaquah to Elliot Bay to increase opportunities for small non-motorized boats for launching, landing facilities along the shoreline.
- In commercial shoreline areas support providing passenger only ferries and limited float plane moorage. In parks allow for water taxies.
- Explore opportunities for use and enjoyment of unopened street ends.
- Implement city projects, programs and plans that restore the ecological function of the shoreline.

Issues for Discussion and Staff Recommendations:

- Staff recommends text regarding developing on the Houghton slope should be consolidated and simplified while still reflecting the environmental characteristics of the slope.
- The Advisory Group may want to begin discussing the density issue along the Houghton Slope.
- Staff will update the PLA 15 text to include policies consistent with the current development at Carillon Point and Yarrow Bay Marina sites.
- Are there other topics deserving of a policy?

VII. PUBLIC FACILITIES AND SCHOOLS

Typically the Public Services and Facilities section addresses goals and policies related to water, sewer, flooding or surface water, undergrounding overhead utility lines issues. The existing plan discusses outdated text regarding in sufficient water and sewer facilities in the Yarrow Bay wetlands and Yarrow Slope. Development has occurred along the hillside west of the Yarrow Bay wetlands extending water and sewer to the area so this text needs updating.

This section also includes existing text regarding traffic and design issues associated with Lake Washington Blvd and Lakeview Blvd which will be discussed at the transportation meeting. To my knowledge no new public facilities are needed in this area other than what may be discussed in the transportation section.

Regarding schools, business license records indicate that there are two schools or training schools located in the Yarrow Bay and Linbrook office parks:

- Cedar Crest Academy (preschool and kindergarten)
- Masonry Institute of Washington (training for brick masons)

Issues for Discussion and Staff Recommendations:

Staff recommends the text regarding developing on the Houghton slope be consolidated and simplified. The Advisory Group may want to begin discussing the density issue.
Are there other topics deserving of a policy?

ATTACHMENTS:

1. February 23 Agenda
2. Vision Exercise Results
3. Memo from the Heritage Society
4. Memo from Parks Dept. on status of Parks facilities in neighborhood
5. Soils map
6. Wetland Streams map

Lakeview Advisory Group

**February 23, 2010 Meeting
7-9 pm
Kirkland City Hall
123 Fifth Avenue**

Bring your notebook binders

Meet in City Hall Council Chambers at 7 PM

Agenda

- 7:00 pm Joint meeting with Central Houghton Advisory Group for presentations on neighborhood history and on parks and open space. (City Council Chambers)
- 7:45 pm Move to Rose Hill Room
Vision Exercise Follow-up
- 8:00 pm Parks and Open Space Discussion
- 8:10 pm Natural Environment Discussion
- 8:30 pm Public Services/Schools Discussion
- 8:45 pm Upcoming meeting schedule

Lakeview Advisory Group

Vision Statement Exercise January 26, 2010

3 small group process. Entire group voted on the statements (# of dots received). Bold print received the most dots.

Natural Environment

- We value, preserve and enhance the visual and physical connection to Lake Washington and beyond. (5)
- To create a community that sustains our views by protecting air quality with natural, appropriate vegetation. (2)
- **Well maintained waterfront parks with additional pedestrian and bicycle trails along the BNSF railroad right of way (7)**
- Trail from Lake Washington and Yarrow Bay wetlands to Watershed Park.

Living Environment

- Maintain family oriented, walkable streets, small town character with easy access to services. (5)
- **Pedestrian friendly with small town charm and safety. (6)**

Economic Activity

- Keep existing office space. (*not add retail uses?*) (3)
- **Encourage small retail shops. (5) Where?**
- **Better variety of services within walking distance. (5)**

Open Space and Parks

- Improve cleanliness of current parks, specifically goose droppings (2)

Planned Areas/Urban Design

- Expand use of walking paths thru natural landscapes (2)

Public Services/Facilities/Transportation

- Make parking allotments reflect density, adequacy (3)
- **Improved parking access and spaces at South Kirkland Park and Ride lot. (5)**
- Better parking regulations and parking garages. (?)

Janice Soloff
Planning and Community Development
2010 Report to City of Kirkland

Central Houghton and Lakeview Neighborhood history
By Loita Hawkinson
Archives/Collections/Research
Kirkland Heritage Society
425-827-1950 (home phone)

The naming and early settlement of Houghton: Samuel and Caroline French and their adult son, Harry French, settled on the eastside of Lake Washington in 1872 when the community was nameless. The French family was from Maine and had been corresponding with a friend who had settled in Seattle and praised the potential of the eastside. Mrs. French named their new home, Pleasant Bay. The Frenches only neighbor was Nancy Popham McGregor and her two adult sons, James and William Popham. Mrs. McGregor was in failing health therefore she with her sons moved to California shortly after the Frenches arrived. The French family are considered Houghton's first white settlers. Their fine frame home was built at 10120 NE 63rd in 1874 and was home to four generations of Frenches. The home was moved to 4130 Lake Washington Blvd in 1978.

In 1880, all communities were required by the US post office to have a one-word name. Pleasant Bay submitted the name Edison but Edison was already used in Washington Territory. The Pleasant Bay church had been given a Meneely church bell from Mr. and Mrs. William Houghton of Boston. The community of Houghton was named in their honor.

The industry of Pleasant Bay/Houghton: The French family soon had industrious neighbors. The Jay O'Conner's who had purchased the Popham/McGregor land, built the Steamer Squak and the large Lake House which was used as a hotel. The John and Abigail Fish family purchased the Lake House and continued the hotel business. The Lake House was in the family for generations and was torn down in 1984. The Curtis family built and operated ferries on Lake Washington for over fifty years. George Bartsch and his brother-in-law Harrie Tompkins, started the Bartsch-Tompkins Transportation Company in 1904. Mr. Bartsch bought out Mr. Tompkins and then partnered with John Anderson to become the Anderson Steamboat Company in 1907. Anderson Steamboat Co became the Anderson Shipyard which became the Lake Washington Shipyard. The Curtis, Bartsch/Tompkin, Anderson, Lake Washington Shipyard were all at the site of the present Carillon Point. One of the original buildings built in 1907 was used as a pattern shop for the wooden ships built during WWI, then as a

mold shop for the steel ships built during WWII. The building was still standing until the development of Carillon Point.

The early shipyards were limited to building lake ferries or smaller ocean going boats that could be navigated down the Black River at the southern tip of Lake Washington. In 1916, the opening of the ship canal lowered Lake Washington by almost 9 feet and dried up the Black River. With the ship canal, the shipyard could build large ocean going ships.

The Wars and Houghton: WWI shipbuilding was a boom to Houghton and they built wooden war ships. Workers commuted from Seattle for the wooden ship building work that ended in 1918. WWII saw another boom but this time, Houghton had tremendous growth. The Lake Washington Shipyard built steel hulled ships during WWII and they were all in service at the end of the war. The U.S. Government built three housing projects for the shipyard workers. Steward Heights was built on 108th. This area is now the Northwest University. Project A was on the 108th and 68th St. and Project B was located where Everest Park is today.

Livelihoods in Houghton. From the early 1870's, Houghton was settled by educated and hardworking families. They were not recent immigrants but established Americans spreading out across America. They purchased their homesteads and did not need to work their land for ownership. Because of their isolation, they all lived off their land. Because of their close proximity to Seattle, they had access to jobs, services and goods. Harry French commuted to Seattle to work in Yesler's Mill. First workers rowed weekly, returning home for the weekend, and in later years they took a steamer daily. There were jobs in the forest, the coalmines, the lumber mills. All required a commute by rowboat, horse or on foot. More settlers brought the need for scheduled ferry service, a school, a place to worship.

School and worship in Houghton or Pleasant Bay. Harry French built a frame cabin, which was used by the family until their family home was ready. This cabin later became Pleasant Bay's first classroom and its first Sunday school. A church was built with the minister, Reverend Greene, coming from Seattle to make the rounds to the small local churches.

Before Kirkland: Before Peter Kirk arrived, the Kirkland area was settled with the DeMott, Clark, Nelson, Davey, and Church families. Their address was Houghton so they were Houghtonites. Houghton merged with Kirkland in 1968 and has a Kirkland address.

Native Americans: Little has been learned about the earliest inhabitants. Mrs. French often saw Indians as they rowed their canoes along the shore.

Houghton Notables:

John Cort lived on his Cort Ranch or Whisker Farms on Cort Road, now 108th NE and north of Northwest University. Mr. Cort built the Standard Theatre in Seattle. The Standard was the first theatre in the world to use electric lights. John Cort ran the Cort Circuit and owned 127 theatres, all on the west coast. The Moore Theatre is Cort's last Seattle theatre. Mr. Cort is considered the founder of the Fraternal Order of the Eagles and served as its first president. Seattle is Aeries No. 1. Mr. Cort sold the Cort Ranch to William Klenert in 1919. Mr. Cort visited his former home in 1926 when he was being honored by the Eagles. The home burned and during WWII, the property became Project A for the shipyard workers.

Louis Marsh came to Houghton in 1905 as a young boy. Mr. Marsh graduated from the UW and was a metallurgist. He was one of Boeing's earliest engineers and developed the metal fuselage. Until then, planes were made of wood and fabric. In 1929, Louis Marsh built the Marsh Mansion on the property his parents purchased in 1905. Marsh Park, donated by Mr. Marsh, is on the land he acquired when Lake Washington was lowered in 1916. To learn more about Louis Marsh, visit the Boeing Museum.

The **Seattle Seahawks** first home was in Houghton on the Lake Washington Shipyard property. The headquarters were later moved to the Northwest College. In 2009, the Seahawks moved to Renton.

History taken from Primary Sources: Family and State records, the Boston newspaper, 1889 Kirkland Press and the French Diaries.



CITY OF KIRKLAND
Department of Parks & Community Services
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www.ci.kirkland.wa.us

MEMORANDUM

To: Janice Soloff, Senior Planner

From: Michael Cogle, Park Planning and Development Manager

Date: February 11, 2010

Subject: Parks and Open Spaces: Lakeview Neighborhood

Below is an inventory and assessment of parks within the Lakeview Neighborhood:

Yarrow Bay Wetlands

This undeveloped property on Lake Washington encompasses 74 acres of valuable wetlands. Any future development of the park site should be undertaken following a community-based master planning process. Considerations for a future park master plan should include protection/enhancement of natural resources while providing appropriate public access. Amenities for viewing wildlife and environmental education signage should be considered as well. The biological need for removal of wetland and aquatic invasive plants should be assessed. Finally, opportunities for further acquisition of adjacent land in order to preserve and protect the wetlands and associated wetland buffers should also be pursued.

Houghton Beach Park

This nearly 4-acre waterfront park offers a number of amenities, including a lifeguarded swimming beach, walking pier, a hand-carry non-motorized boat launch, playground equipment, sand volleyball court, picnicking areas, benches and open lawn areas. A building on the site provides restrooms and a small food concession space with outdoor seating. Parking for 38 vehicles is provided on the site. No further development of the park is anticipated. Renovation priorities for the park should include removing or reducing the impacts of artificial shoreline armoring, improving nearshore native vegetation, and reducing overwater cover through the installation of deck grating on the existing pier.

Marsh Park

Just over 4 acres, this waterfront property features an expansive lawn area, an overwater pier, a restroom building, and parking for 7 vehicles. No further development of the park is anticipated. Renovation priorities for the park should include removing or reducing the impacts of artificial shoreline armoring, improving nearshore native vegetation, and reducing overwater cover through the installation of deck grating on the existing pier.

Terrace Park

This is a 1.8 acre neighborhood park site which includes a children’s playground, a basketball hoop, and an expansive field used for informal play and youth sports team practices. The park contains limited off-street parking. No further development of the park is anticipated. Renovation priorities should include improved accessibility for people with mobility challenges, improved drainage and irrigation, and landscaping. Opportunities to connect the park with a possible future non-motorized trail within the adjacent Eastside Rail Corridor should be considered in the future as well.

Park and Open Space Inventory in Lakeview

<i>Type</i>	<i>Number</i>	<i>Total Acres</i>
Community Parks	0	0
Neighborhood Parks	1	1.8
Natural Park Areas	1	74
Waterfront Parks	2	8
Public School Lands	<u>0</u>	<u>0</u>
<i>Total</i>	<i>4</i>	<i>83.8 acres</i>

Level of Service (LOS)

The City has a level of service goal of a neighborhood park within a quarter-mile radius of each Kirkland household, and we are generally meeting this LOS standard for the Lakeview Neighborhood. Households in the southernmost portion of the neighborhood fall outside this distance, however the proximity of Houghton Beach Park provides some benefit. The neighborhood would benefit from improved pedestrian connections to the east so as to more easily access nearby public parks such as Carillon Woods. Lakeview Elementary School is located just north of the neighborhood and provides a variety of public recreation opportunities.

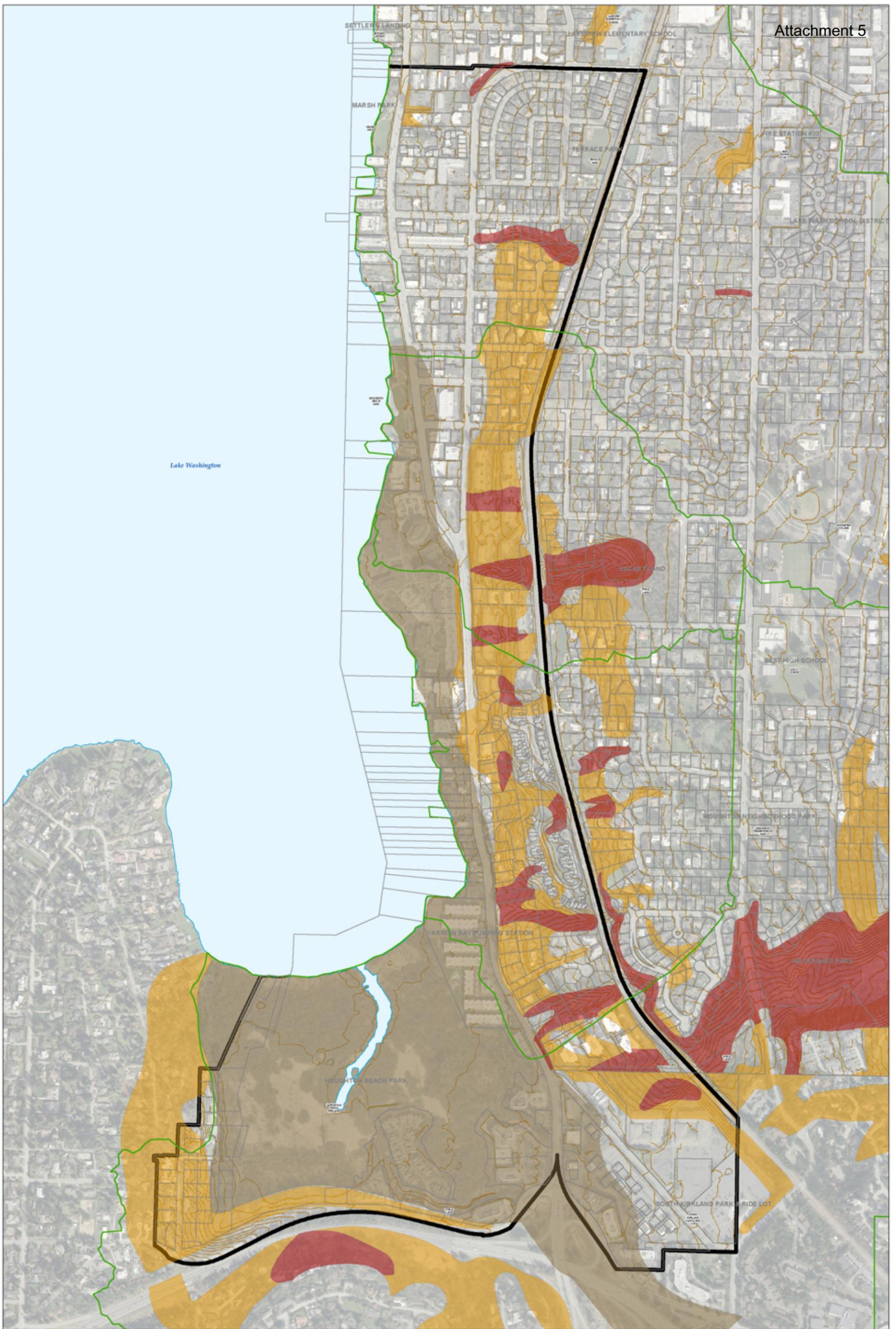
Park, Recreation, and Open Space (PROS) Plan

The City is currently completing a minor update to the PROS Plan to maintain eligibility for State and Federal grant programs. A complete update of the Plan, including review and possible revision of LOS standards for parks and indoor recreation facilities, is being deferred until after the effective date of annexation of the Finn Hill, North Juanita, and Kingsgate neighborhoods.

The current plan, (adopted in 2002) contains capital project recommendations for the neighborhood as follows (status noted):

- Acquisition of additional land adjacent to Yarrow Bay Wetlands (some land has been purchased since 2002)
- Renovation of dock at Marsh Park (partially completed)
- Improvements at Houghton Beach Park (partially completed, e.g. volleyball court, dock renovation)
- Shoreline Restoration at Houghton Beach Park and Marsh Park (not completed)

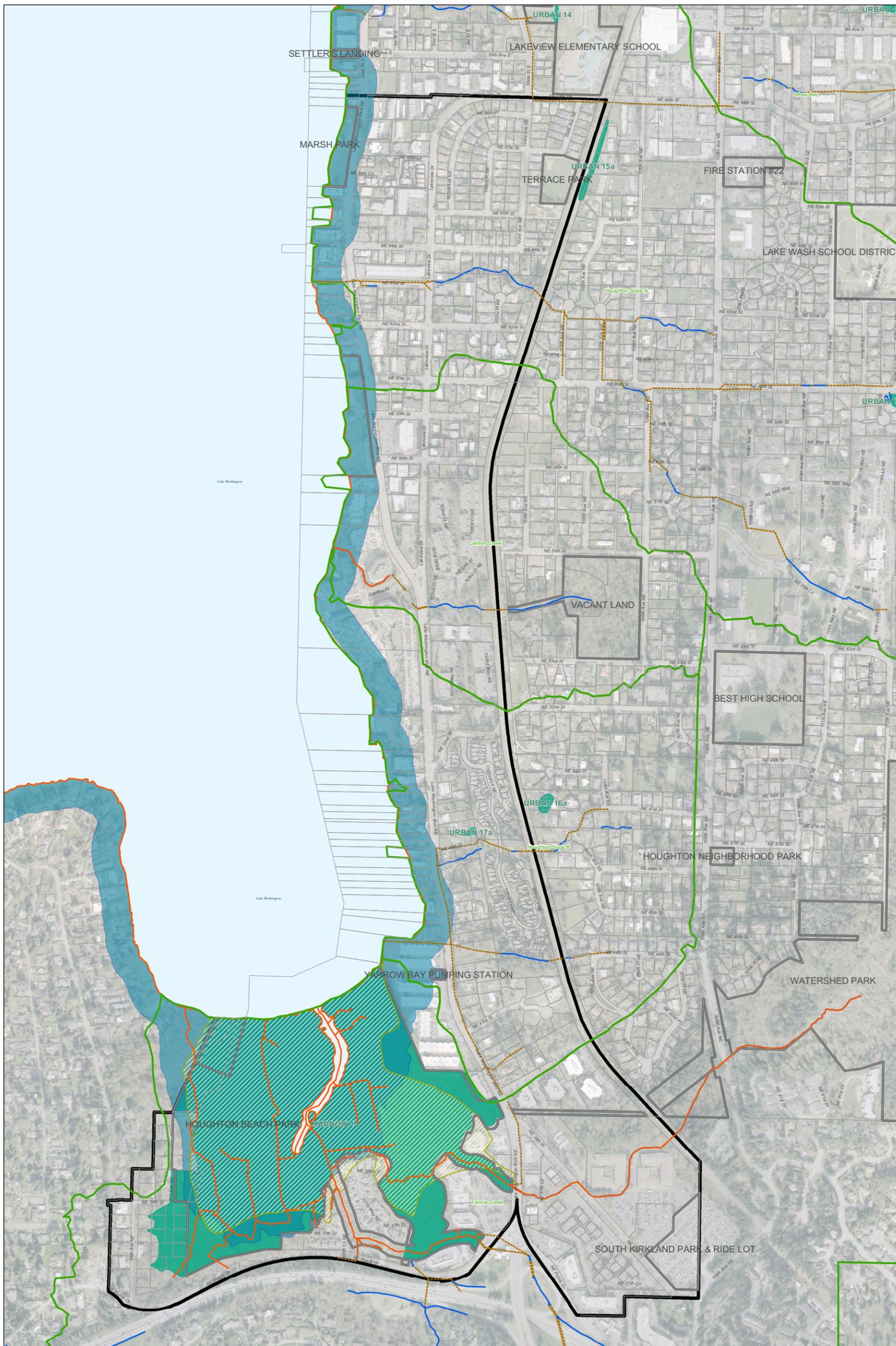
Please let me know if you would like any further information.



- Legend**
- Seismic Hazard Area
 - Drainage Basin Boundaries
 - Landslide Hazard Areas**
 - Selected Public Properties
 - Medium Hazard
 - Lakes
 - High Hazard

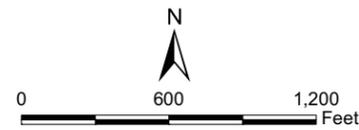

 0 600 1,200 Feet
 Scale: 1" = 1,200'
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Lakeview Landslide and Seismic Hazard Areas



Legend

-  Known Salmonid Locations
-  Shoreline of Statewide Significance
-  Streams in Pipes
-  Drainage Basin Boundaries
-  Open Streams
-  Selected Public Properties
-  100-Year Floodplain
-  Lakes
-  Wetlands



The boundaries of the sensitive areas displayed on this map are approximate. Field verification of all sensitive areas is necessary in order to properly determine exact boundaries. Additional sensitive areas that have not been mapped may be present on a development proposal site.

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Lakeview Sensitive Areas