



MEMORANDUM

DATE: October 5, 2010

To: Planning Commission

FROM: Jeremy McMahan, AICP, Planning Supervisor
Kari Page, Neighborhood Services Coordinator

SUBJECT: Annexation Area Neighborhood Boundaries Public Hearing (File ZON10-00001, File No. 2)

RECOMMENDATION

Conduct a public hearing to consider neighborhood boundaries for the Annexation Area (AA) and adjoining City neighborhoods. Based on results of the community process and follow up discussions with community leaders in the annexation area, staff is recommending:

- Consolidation of the AA North Juanita Neighborhood and Kirkland's North Juanita Neighborhood including the Wild Glen annexation parcel into one consolidated North Juanita Neighborhood.
- Shifting the light industrial and commercial areas at the southeast corner of the AA from the Kingsgate Neighborhood into the Totem Lake Neighborhood.
- Shifting of the apartments south of 124th at the southeast corner of the AA from the Kingsgate Neighborhood into the North Rose Hill Neighborhood.
- Shifting of the residential parcels northeast of Evergreen Hospital from the Totem Lake Neighborhood into the Kingsgate Neighborhood.
- Continuing the remainder of the decisions for approximately six months to allow additional community outreach by residents of the Finn Hill and Kingsgate neighborhoods.

BACKGROUND DISCUSSION

The City Council requested that the Annexation Area neighborhood boundaries be reviewed for purposes of neighborhood planning, neighborhood service program delivery, and community organizing. Attachment 1 was provided to all participants to summarize City programs and services that are based on the structure of Kirkland's neighborhoods. The Council approved the following general process for deciding neighborhood boundaries for the AA:

- Identify community leaders in each neighborhood and meet to discuss process and boundaries (spring, 2010)
- Go on a listening tour to review boundaries and gather input (summer, 2010)
- Review boundaries with Planning Commission (summer, 2010)
- Planning Commission recommends boundaries to City Council as part of 2010 Comprehensive Plan amendments (fall, 2010)
- City Council decides on boundaries (December, 2010)

Staff has now completed the community involvement process with the following series of meetings and workshops:

- March 25, 2010: Juanita Neighborhoods Association briefing & discussion
- April 13, 2010: Annexation Area leaders discussion
- April 21, 2010: Totem Lake Neighborhood Association briefing & discussion
- April 22, 2010: Denny Creek Neighborhood Alliance briefing
- May 12, 2010: Kirkland Alliance of Neighborhoods briefing
 - **May: Initial options mapped (Options A-E)**
- May 13, 2010: Planning Commission study session
- May 18, 2010: City Council briefing
- June 29, 2010: Annexation Area leaders workshop
 - **August: Additional Workshop Options mapped (Options F.1 & F.2)**
- August 5, 2010: Finn Hill Park and Recreation District briefing
 - **August 20-September 30: Online survey of boundary preferences (336 responses)**
- September 16, 2010: Kingsgate Community workshop (hosted by Totem Lake Neighborhood Association)
- September 20, 2010: North Rose Hill Neighborhood briefing
- September 22, 2010: Finn Hill Community workshop (hosted by Denny Creek Neighborhood Alliance and Finn Hill Park and Recreation District)
- September 23, 2010: North Juanita Community workshop (hosted by Juanita Neighborhoods Neighborhood Association)
- October 4, 2010: Finn Hill Annexation Area leaders debriefing
- October 12, 2010 (pending): Kingsgate Annexation Area leaders debriefing

The seven boundary options presented online and at community meetings are included as Attachment 2. Attachment 6 includes the analysis map illustrating concepts that could be used to define a neighborhood (schools, topography, streets...).

KEY ISSUES

Key General Issues

In addition to the neighborhood-specific issues discussed below, two general issues have been identified through the community process:

1. Should the Totem Lake Neighborhood continue to exist as a neighborhood or be divided between adjoining neighborhoods as a business district (similar to the 85th Street Corridor)? Affected neighborhoods would be North Juanita, South Juanita, Kingsgate, and North Rose Hill.

Analysis: The majority of participants in the process favor options that do not merge Totem Lake into adjoining neighborhoods. 62% of online survey respondents in Kingsgate and 71% of survey respondents in Juanita voted for options that did not merge the neighborhood. 52% of the votes from the Kingsgate community workshop and 95% of the votes from the Juanita Community workshop favored options that did not merge the neighborhood. Participants of the North Rose Hill Neighborhood discussed the pros and cons of merging with the southeast quadrant of Totem Lake but no consensus was reached and no vote was taken.

Discussion: This concept emerged early in the communication process, with advocates noting that Totem Lake has a small residential base that makes it difficult to foster a neighborhood organization. Feedback in the online survey and from community meetings has been mixed, but a majority of participants identified preferences for those boundary options that did not divide Totem Lake. While a number of pros and cons to this approach have been identified, staff is recommending that the Totem Lake Neighborhood be left intact as an independent neighborhood. The Totem Lake neighborhood has a clear community vision and is a resource that belongs to the City as a whole. Dividing that resource into four or five subareas will not make that common purpose any stronger. At the same time, interest has been expressed to include multifamily residential complexes at the north edge of Totem Lake in the Kingsgate neighborhood. A similar shift could occur between Totem Lake and South Juanita with the multi family complexes along NE 124th St. west of I-405. This idea has not been surveyed or discussed at community meetings.

Staff Recommendation: Leave Totem Lake intact as a City neighborhood. Complete minor adjustments at the north edge (shifting identified residential properties into the Kingsgate neighborhood) and southeast corner (shifting light industrial and commercial into Totem Lake and apartments into North Rose Hill).

2. Size of existing and future neighborhoods. The particular areas of concern identified are:

- The challenge of cycling through neighborhood plan amendments in a timely manner.

Discussion: While there are currently 13 neighborhoods in the City, the trend has been to combine neighborhoods for purposes of concurrently processing neighborhood plan amendments. The Market, Norkirk, and Highlands neighborhood plans were updated concurrently in 2007. The City is currently working on the updating the Lakeview and Houghton neighborhood plans.

South Rose Hill and Bridle Trails are next on the cycle for neighborhood plans. Although processed concurrently, the process still works with each neighborhood to develop an independent neighborhood plan.

With annexation, at least two new neighborhoods will be added to the City (assuming the North Juanita annexation neighborhood is merged with Kirkland's North Juanita neighborhood). Depending on the outcome of the annexation neighborhood boundary process, those neighborhoods could be further divided. Given the impact of additional neighborhoods on the neighborhood plan amendment cycle, it may be prudent at a minimum to combine neighborhoods into "planning units". Attachment 4 illustrates one approach of identifying 10 planning units based on past practice and the geography of existing neighborhoods. Additional efficiencies in the neighborhood plan process may still be merited to deal with a larger City. It should be noted that consolidations to create greater equity in population would be more challenging. However, in deciding consolidations, population is likely less important than the complexity of the issues facing each area.

Staff Recommendation: Although it does not need to be concluded as part of this neighborhood boundaries discussion, the City should pursue efficiencies in its neighborhood planning process.

- The inequity of neighborhood services resource allocation based on neighborhoods rather than population. (For example, should a neighborhood with a population of 1,300 receive the same resources as a neighborhood of 15,300?)

Discussion: The disparity in neighborhood size has become amplified as the annexation neighborhoods are folded into the mix. Staff is working with KAN and neighborhood leaders to develop options for addressing size as it relates to the allocation of Neighborhood Services resources in the 2011/2012 biennial budget. This will be decided by the City Council later this year.

A letter from James Lewis related to these issues is included as Attachment 5.

Key Neighborhood Issues

As residents of the AA began to identify options for mapping their neighborhood boundaries, the key decisions for each area came in to focus. These decisions points served as the basis for the September community meetings and will be the decision points to guide the Planning Commission and City Council process. Each issue is followed by an analysis of the community process in italics and a staff recommendation. A more detailed summary of the data from the survey and community meetings is contained in Attachment 3.

Kingsgate: Analysis includes results for 38 attendees (31 casting votes) at the September 15th community workshop and 93 online surveys.

1. Should the neighborhood be divided into two or kept as a single neighborhood?

Analysis: Opinion of Kingsgate residents is divided on this basic question. 57% of online survey respondents voted for an option that did not divide the neighborhood. However, 74% of the votes from the neighborhood workshop favored an option that divided the neighborhood.

Recommendation: Continue the process for approximately six months to allow additional community outreach by residents of the Kingsgate neighborhoods.

2. If the neighborhood is divided, then where is the appropriate boundary?

Analysis: Of those participants who expressed a preference for dividing the neighborhood, there is consensus on where to draw the line. 80% of online survey respondents voted for the NW-SE division (Attachment 2, Option C & F.2), as did 100% of the votes from the neighborhood workshop. This division placed the actual Kingsgate subdivisions (and some others) into the NW section and the non-Kingsgate area (called Firloch for discussion purposes) in the SE section.

Staff Recommendation: Additional community outreach process can be narrowed down to discussion of two options: Option 1 is don't divide and Option 2 is divide into the NW-SE boundaries. This should simplify the choices from the previous seven under consideration.

3. Should the condominiums in the north of Evergreen Hospital in the Totem Lake neighborhood be merged into the Kingsgate neighborhood(s)?

Analysis: There has been no dissent on this question. The few residents of the residential properties in question have expressed a preference for this boundary change, indicating they relate more to the issues discussed by the residential areas to the north than the commercial issues to the south.

Staff Recommendation: Proceed with this minor boundary adjustment.

4. Should the commercial and light industrial areas of Kingsgate be merged into the Totem Lake neighborhood and the apartment on the south edge be merged into North Rose Hill?

Analysis: There has been no dissent on this question. The commercial and light industrial areas already received a Totem Lake zoning designation. The apartment project is entirely isolated from any residential uses in the Kingsgate Neighborhood.

Staff Recommendation: Proceed with this boundary adjustment.

North Juanita: Analysis includes results for 46 attendees (18 casting votes) at the September 23rd community workshop and 52 online surveys. Note that due to the interface with North and South Juanita, results are screened between annexation area residents and Kirkland residents of the Juanita neighborhoods.

1. Should the neighborhood be merged with Kirkland's North Juanita Neighborhood?

Analysis: There has been no dissent on this question. Residents of all three Juanita neighborhoods have commented that they describe themselves as Juanita residents, without the geographic modifier. The Juanita Neighborhoods Association (currently serving both Kirkland's North and South Juanita) has welcomed residents of the AA North Juanita into their association.

Staff Recommendation: Merge the North Juanita neighborhoods into one consolidated North Juanita neighborhood.

2. Should the Goat Hill area be in South Juanita (rather than Finn Hill) and the base of the slope along the west side of 100th be in North Juanita (rather than Finn Hill)?

Analysis: The majority of participants from Juanita favored options that included merging these portions of the Finn Hill neighborhood into the Juanita neighborhoods. In terms of the actual preference of residents of these areas, residents of Goat Hill attended the Finn Hill community workshop and expressed a strong preference to remain in Finn Hill. Two residents from base of the slope near 100th attended both the Finn Hill and Juanita community workshops and expressed a strong preference to remain in Finn Hill. One resident from this area attended the Juanita community meeting and expressed a strong preference to be part of the North Juanita neighborhood.

At the community workshop, residents of Goat Hill also expressed a desire to have their private community beach (adjoining Juanita Beach Park within current City limits) move into the Finn Hill neighborhood. There is a condominium project west of the beach that would also be impacted by this boundary change and the process has not specifically consulted with the condominium residents on this question.

Staff Recommendation: Goat Hill and the base of the slope along 100th should remain in Finn Hill (Attachment 2, Option A, D & E).

Finn Hill: Analysis includes results for 49 attendees (46 casting votes) at the September 22nd community workshop and 182 online surveys.

1. Should the neighborhood be divided or kept as a single neighborhood?

Analysis: Participants expressed a preference to divide the neighborhood. 58% of online survey respondent preferred an option that would divide the neighborhood. 85% of community meeting participants voted for an option that divided the neighborhood.

Staff Recommendation: For reasons discussed below, continue the process for approximately six months to allow additional community outreach by residents of the Finn Hill community. The leadership group we have worked with has requested the additional time and has committed to facilitate the process.

2. If the neighborhood is divided, then where is the appropriate boundary?

Analysis: Although there appears to be a preference to divide, the community did not develop clear consensus on where the boundary should be. Preferences were divided around the three primary divisions identified at both the workshop and in the online survey. Additionally, a fourth option was introduced by attendees at the community workshop that combined two of the options to create three neighborhoods.

Staff Recommendation: Continue the process for approximately six months to allow additional community outreach by residents of the Finn Hill community. The process can be simplified to present three options (don't divide plus the two majority division preferences) rather than seven.

3. If the neighborhood is divided, then are two or three neighborhoods appropriate?

Analysis: A fourth option was introduced by attendees at the community workshop that combined two of the options (the Juanita Drive division combined with the 132nd division) to create three neighborhoods. That option was preferred by 26% of the votes at the community workshop, but was not obviously posted for the online survey.

Staff Recommendation: This option should not receive further consideration at this time. While the three neighborhood option may have merit as a geographic exercise of dividing by population, arterials, and schools, the organizational need for even two neighborhoods (e.g. – functioning neighborhood associations) is still being debated. If the organizational need arises in the future, it can be addressed at that time.

4. Should the Goat Hill area be in South Juanita (rather than Finn Hill) and the base of the slope along the west side of 100th be in North Juanita (rather than Finn Hill)?

Analysis: See discussion under North Juanita above.

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Staff Recommendation: Goat Hill and the base of the slope along 100th should remain in Finn Hill.

SEPA Compliance

State Environmental Policy Act (SEPA) review has been completed for this project (see 2010 Comprehensive Plan amendments).

Attachments

1. Neighborhood programs
2. Boundary options
3. Community responses summary
4. Planning units map
5. Letter from James Lewis
6. Boundary Analysis Map

Cc: File ZON10-00001 (#2)
Kirkland Alliance of Neighborhoods
Kirkland Chamber of Commerce

Kirkland Neighborhood Planning

The City of Kirkland is currently divided into 13 neighborhoods. For purposes of planning for the City's future growth and change, the Neighborhood Plans allow for a detailed examination of issues affecting smaller geographic areas within the City and clarify how broader City goals and policies apply to each neighborhood. Each neighborhood plan must be consistent with these broader City goals and policies.

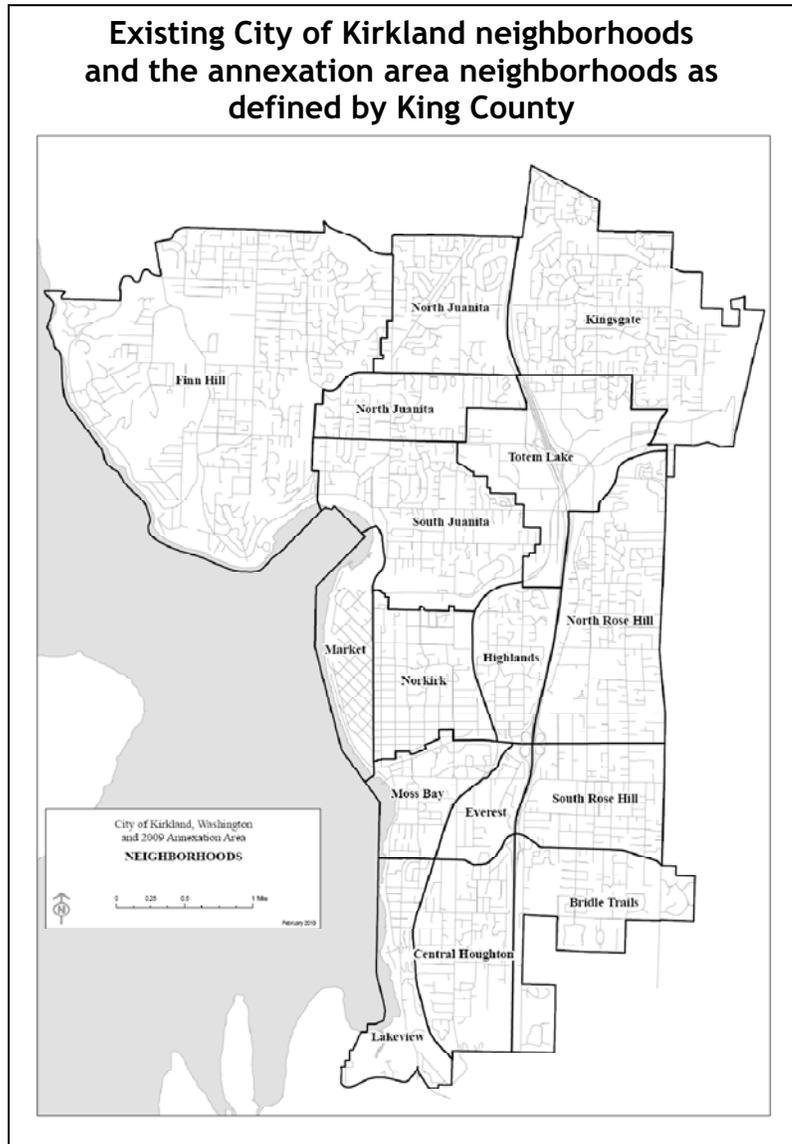
The Neighborhood Plans are chapters of the City's Comprehensive Plan. Each Neighborhood Plan contains policy statements and narrative discussion, as well as a series of maps. Each neighborhood plan establishes a vision and supporting policies for land use, natural elements, open space and parks, vehicular circulation, and urban design.

The annexation area currently contains the three neighborhoods of Finn Hill, North Juanita, and Kingsgate as previously defined by King County. The three neighborhoods are part of the County's Northshore planning area. As a regional planning agency, King County does not conduct detailed planning at the neighborhood level.

Establishing neighborhood boundaries is not an exact science. Kirkland's current neighborhood boundaries were created over time with edges established by features like major roads, topography, changes in land use, etc. To qualify for recognition as a Kirkland Neighborhood Association (see other side), the association must have boundaries contiguous with Kirkland's Comprehensive Plan neighborhood designations.

As part of its 2010 Comprehensive Plan update, the City's Planning & Community Development Department has initiated a process to integrate the annexation area neighborhoods into Kirkland, including developing more formal neighborhood boundaries. Taken into consideration will be existing organizations, local school boundaries, physical features and other relevant factors. See page 4 for a listing of statistical information about each neighborhood.

For more information, contact Jeremy McMahan, Kirkland Planning & Community Development Department at 425-587-3229 or jmcmahan@ci.kirkland.wa.us.



Kirkland Neighborhood Services

The City of Kirkland is committed to sustaining strong relations with neighborhood associations. After June 1, 2011, the City's Neighborhood Services Program staff will be available to provide neighborhood leaders in the annexation area with information and resources.

Kirkland Alliance of Neighborhoods (KAN) is a coalition of the Kirkland's neighborhood associations. KAN members include the chairs and vice chairs of the various associations who meet five times a year to share information on important city-wide issues and events. KAN is an effective voice in communicating neighborhood concerns to the appropriate City entity.



Neighborhood Services Programs:

Neighborhood Connection Program:

Neighborhoods become empowered to suggest improvements and help implement neighborhood solutions. The program provides funding to neighborhoods for roadway, sidewalk, landscaping or park improvements. The program helps build a sense of community and creates connections between City Hall and the neighborhood.

Neighborhood Matching Grant Program: Neighborhoods receive matching funds to support their neighborhood efforts on physical improvements, neighborhood identity projects, special events, leadership training, communications, and fostering active living. Applications of up to \$3,500 have historically been available to all neighborhoods; however with the economic downturn, matching grants have been reduced to \$615 per year, per neighborhood. To qualify to receive City neighborhood grant funding, a recognized Kirkland Neighborhood Association, the association must:

- be located in the City of Kirkland;
- have boundaries contiguous with Kirkland's Comprehensive Plan neighborhood designations;
- be incorporated as a non-profit, tax exempt organization with by-laws and a Board of Director;
- have a majority of the organization's members living or operating businesses in the neighborhood; and
- not discriminate and must actively offer membership to all neighborhood residents

Neighborhood Meetings with the City Council: Neighborhoods meet their City Council and City staff in an informal setting and discuss any City issues which may be of interest or concern. These special City Council meetings cycle every three years in order to reach all neighborhoods.

Neighborhood University: "Neighborhood U" is a unique learning opportunity for all city residents. Held each year, topics developed by KAN and city staff are presented in an interactive setting. Popular topics include: neighborhood community building, city finances and emergency preparedness.

Neighborhood News E-Bulletin: To receive city and community information via email, subscribe to the Neighborhood News list serv at www.ci.kirkland.wa.us/e-bulletins.

To learn about Kirkland's current Neighborhood Services Program, visit www.ci.kirkland.wa.us/neighborhoods or contact Kari Page, Neighborhood Outreach Coordinator at 425-587-3011 or kpage@ci.kirkland.wa.us.

What Defines a Neighborhood?

In terms of neighborhood planning, the Comprehensive Plan outlines the purpose of establishing neighborhood boundaries:

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.



In terms of community organizing, boundaries should promote neighborhood associations and foster a sense of community. Neighborhoods tend to thrive in areas where there is a sense of community, land use is diverse, residents identify with each other (similar issues and focus), and when there is a centralized public facility within the neighborhood for meetings and gatherings.

A number of factors could be considered in defining neighborhood boundaries. Some factors are more relevant for land use planning, while others are more relevant for community organizing. Page 5 contains a map that visually highlights many of these factors for the annexation area neighborhoods.

Identity. Neighborhood boundaries are typically demarcated by perimeter features. These may include freeways or major arterials, railroad tracks, changes in land use pattern, or geographic divides (ravines, steep slopes, etc.).

Planning Data. Census data by block and tract is useful in neighborhood planning for evaluating area demographics. For transportation planning, Transportation Analysis Zones (TAZ's) are an important unit for purposes of traffic modeling.

Population. From the standpoint of managing a volunteer-based neighborhood organization, there is an undefined optimum number of people. The organization should be large enough to draw active participation but small enough to feel like a cohesive neighborhood. Kirkland's current neighborhoods range from a population of 1,317 in Everest to a population of 8,395 in North Rose Hill.

Issues. Neighborhoods often organize around common issues. These are frequently transportation systems, public safety, parks, schools, and commercial districts.

Land Use. A neighborhood with a variety of land uses lends a sense of diversity compared to a homogeneous single family neighborhood. A business district can create third place gathering spots and "grocery store encounters" for neighbors. In addition, neighborhood businesses provide opportunities for grants, picnic donations, newsletter advertising, etc. On the other hand, a neighborhood with a strong base of home ownership is important because it has proven more challenging to get participation in neighborhood activities from apartment residents.

Public Facilities. Elementary schools can be an essential base for a neighborhood. Families with younger children identify with school boundaries and PTSA's are already thriving volunteer grass roots organizations. Schools and fire stations provide necessary local meeting space for neighborhood organizations and offer a base for neighborhood emergency preparedness. Parks provide a place for neighborhood picnics and gatherings.

Size of Kirkland Neighborhoods

Largest Smallest

	Acres	Population	Employment	Pop. + Emp.
Kirkland*				
Central Houghton	496	3,369	890	4,449
Everest	173	1,317	1,495	2,812
Highlands	249	2,478	0	2,478
Lakeview	293	2,937	8,263	11,200
Market	250	2,203	753	2,956
Moss Bay	246	4,469	5,580	10,049
Norkirk	355	3,869	1,004	4,873
North Rose Hill	760	6,762	2,176	8,938
South Rose Hill	397	3,103	843	3,946
Bridle Trails	403	2,184	615	2,799
Totem Lake	620	3,073	12,668	15,741
South Juanita	720	8,395	880	9,275
North Juanita	304	4,017	289	4,306
Average	326	2751	2637	5403

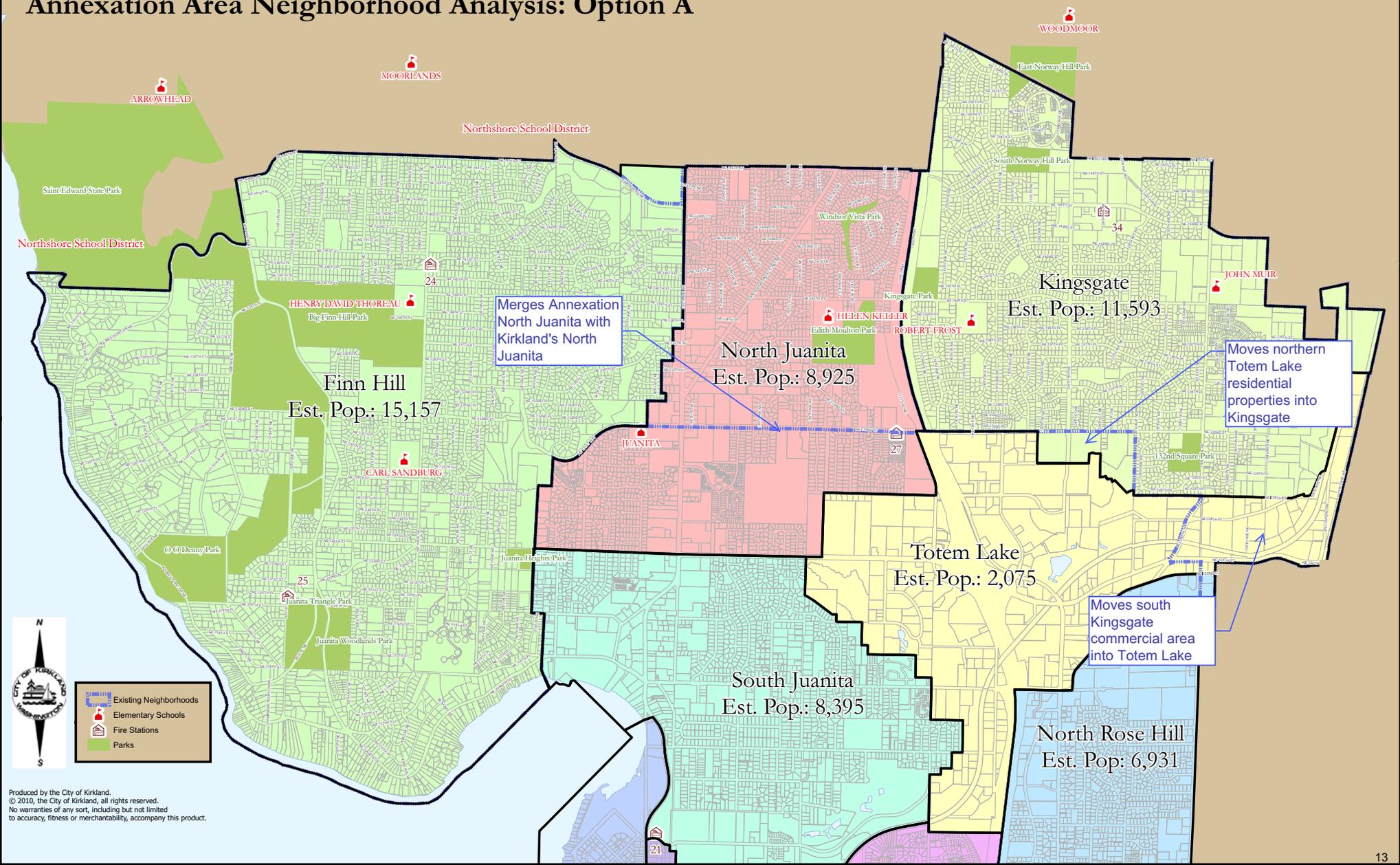
Combined Associations				
Bridle Trails & S. Rose Hill	800	5,250	1,458	6,708
North & South Juanita	1,024	12,412	1,169	13,581

Annexation Area**				
North Juanita	621	5,600	950	6,550
Finn Hill	2,605	15,300	868	16,168
Kingsgate	1,248	11,700	2,152	13,852

*Data from 2004 Community Profile

**Data from King County

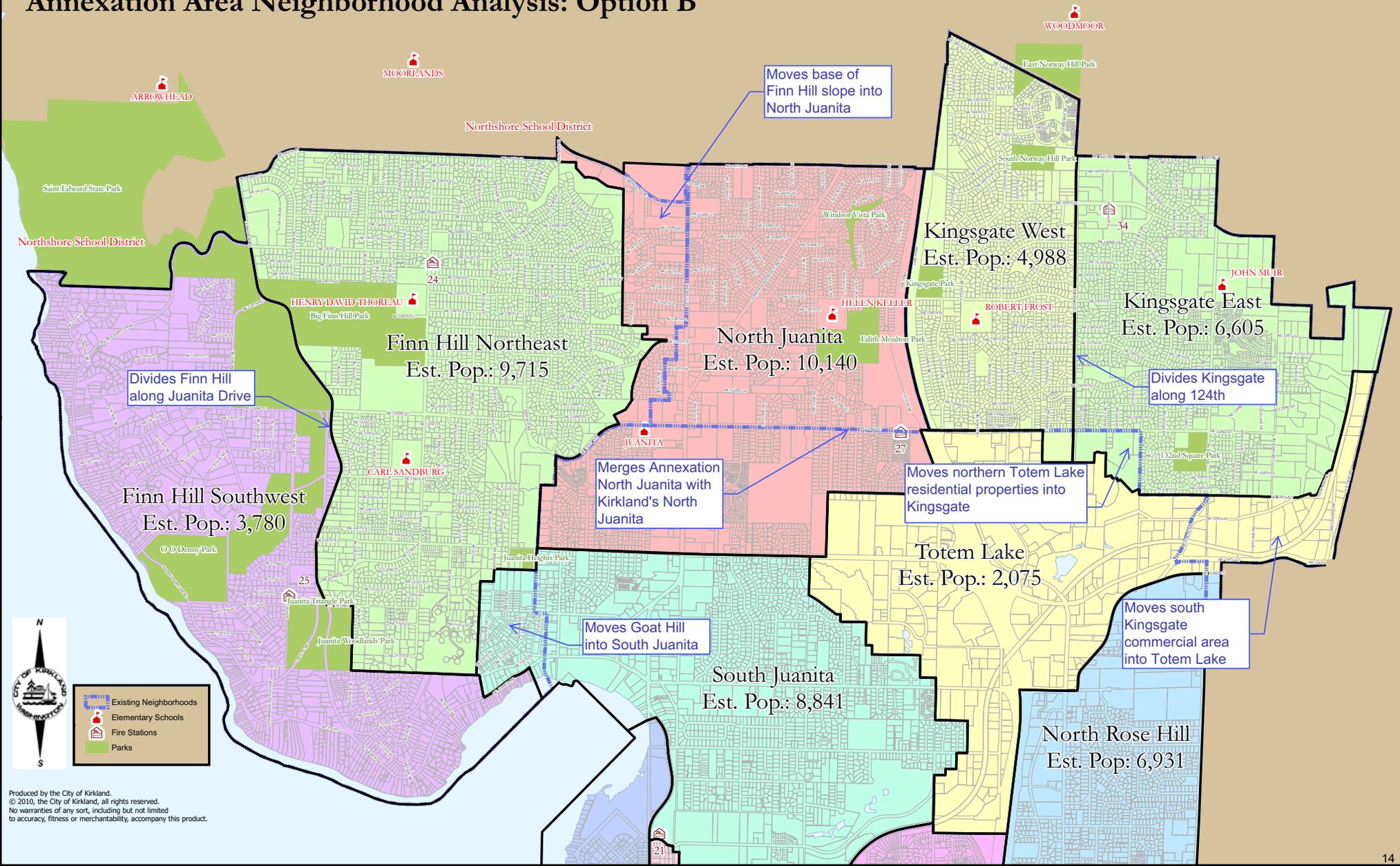
Annexation Area Neighborhood Analysis: Option A



- Existing Neighborhoods
- Elementary Schools
- Fire Stations
- Parks

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Annexation Area Neighborhood Analysis: Option B

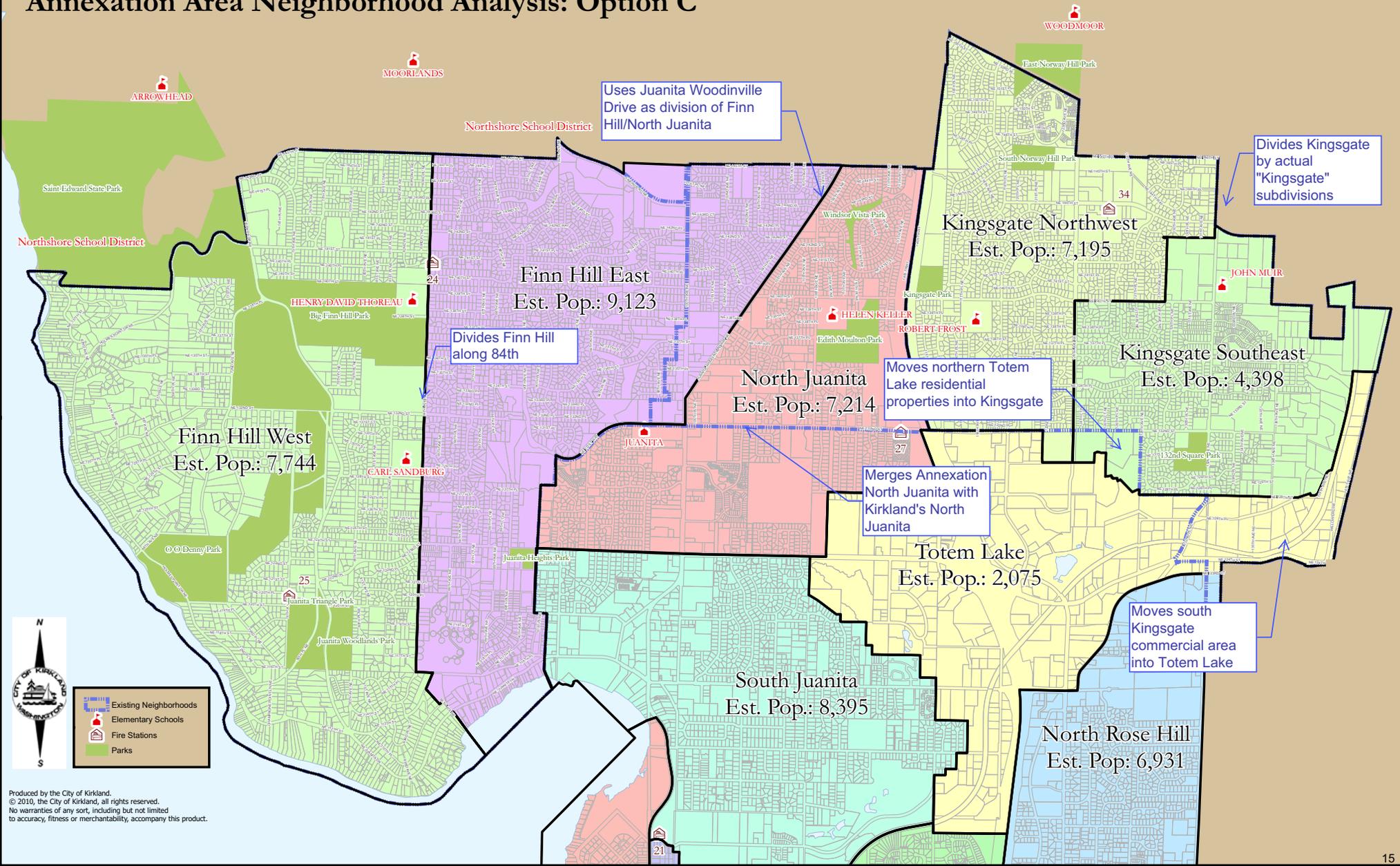


Legend:

- Existing Neighborhoods
- Elementary Schools
- Fire Stations
- Parks

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Annexation Area Neighborhood Analysis: Option C

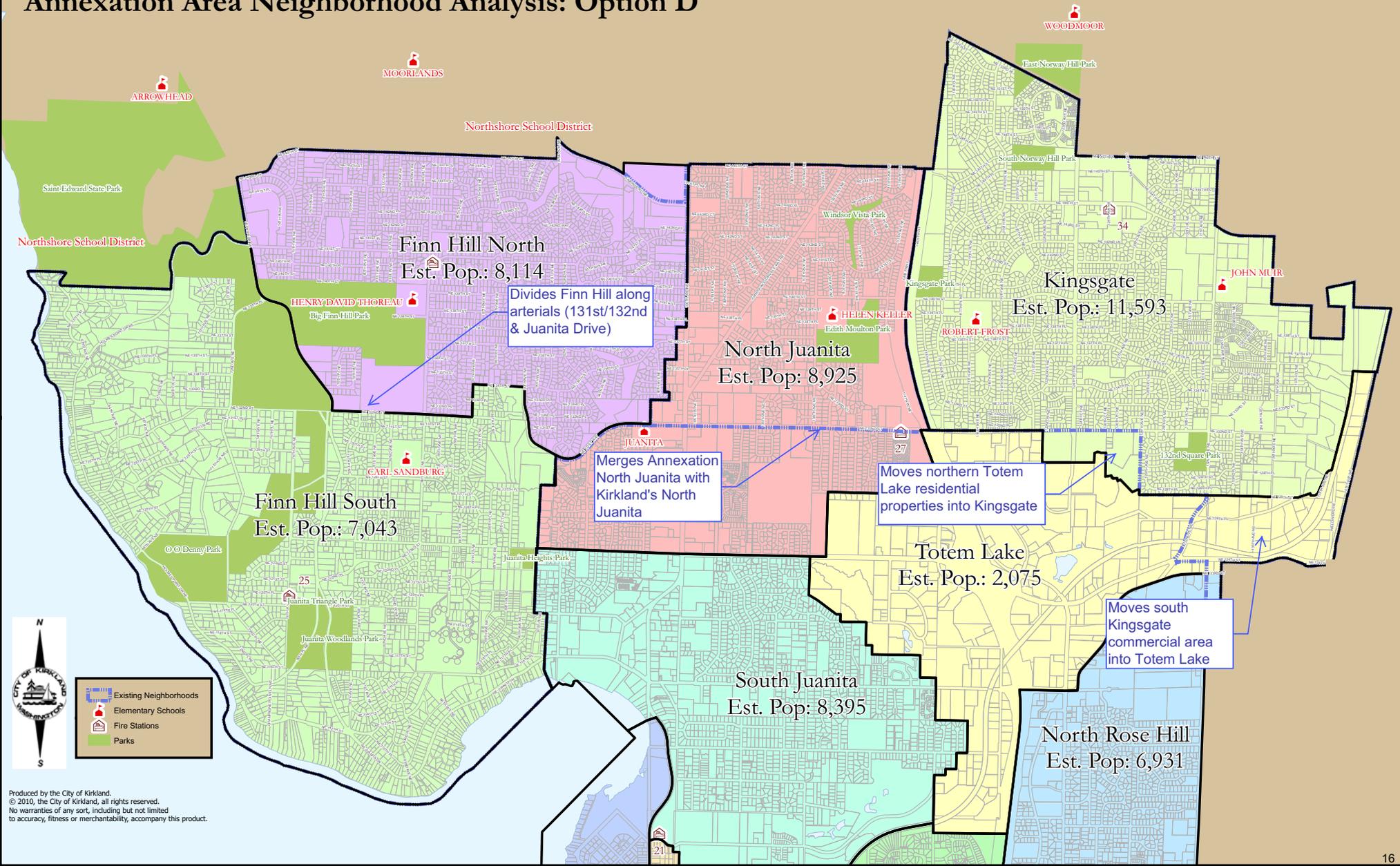


Legend:

- Existing Neighborhoods
- Elementary Schools
- Fire Stations
- Parks

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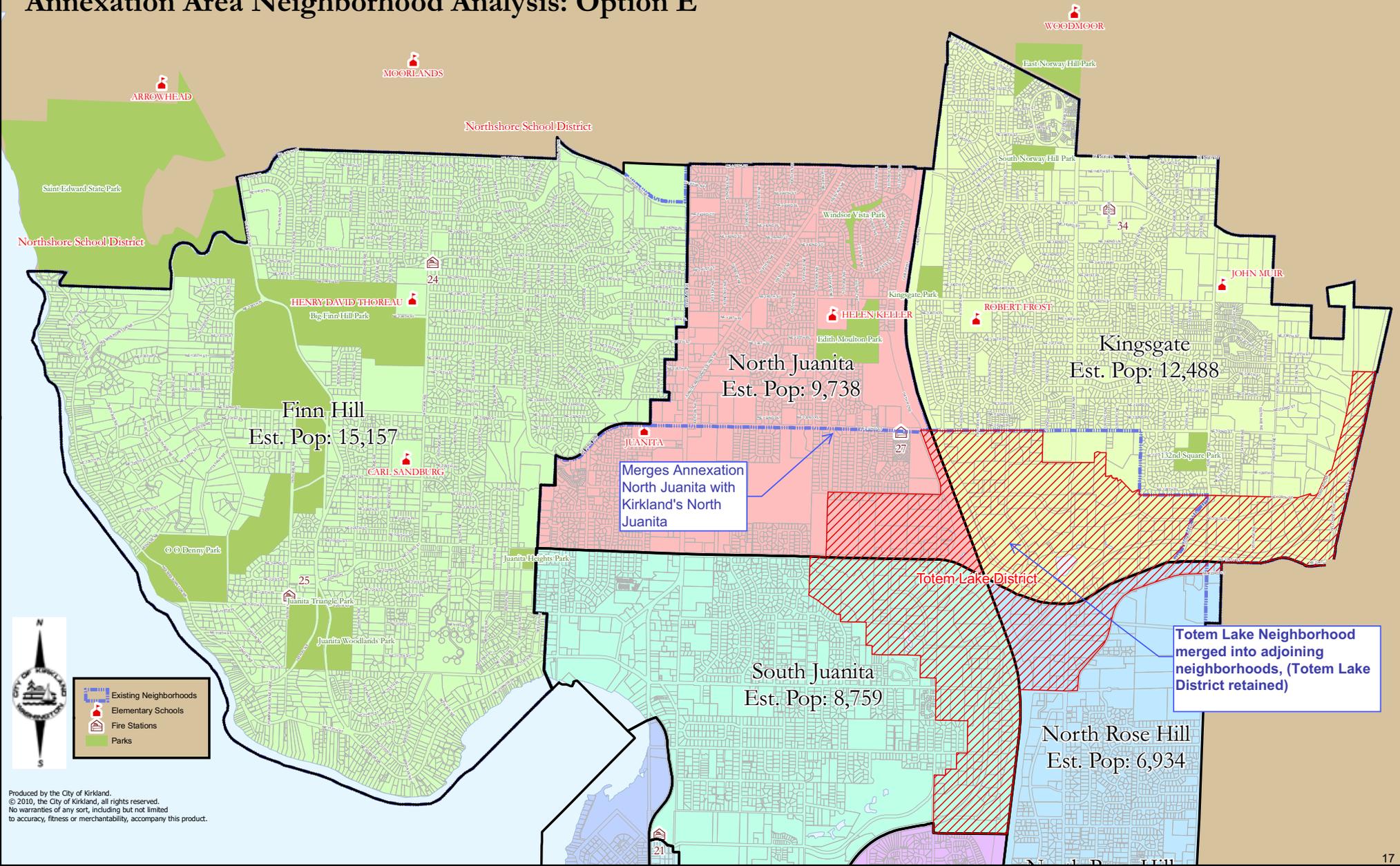
Annexation Area Neighborhood Analysis: Option D



- Existing Neighborhoods
- Elementary Schools
- Fire Stations
- Parks

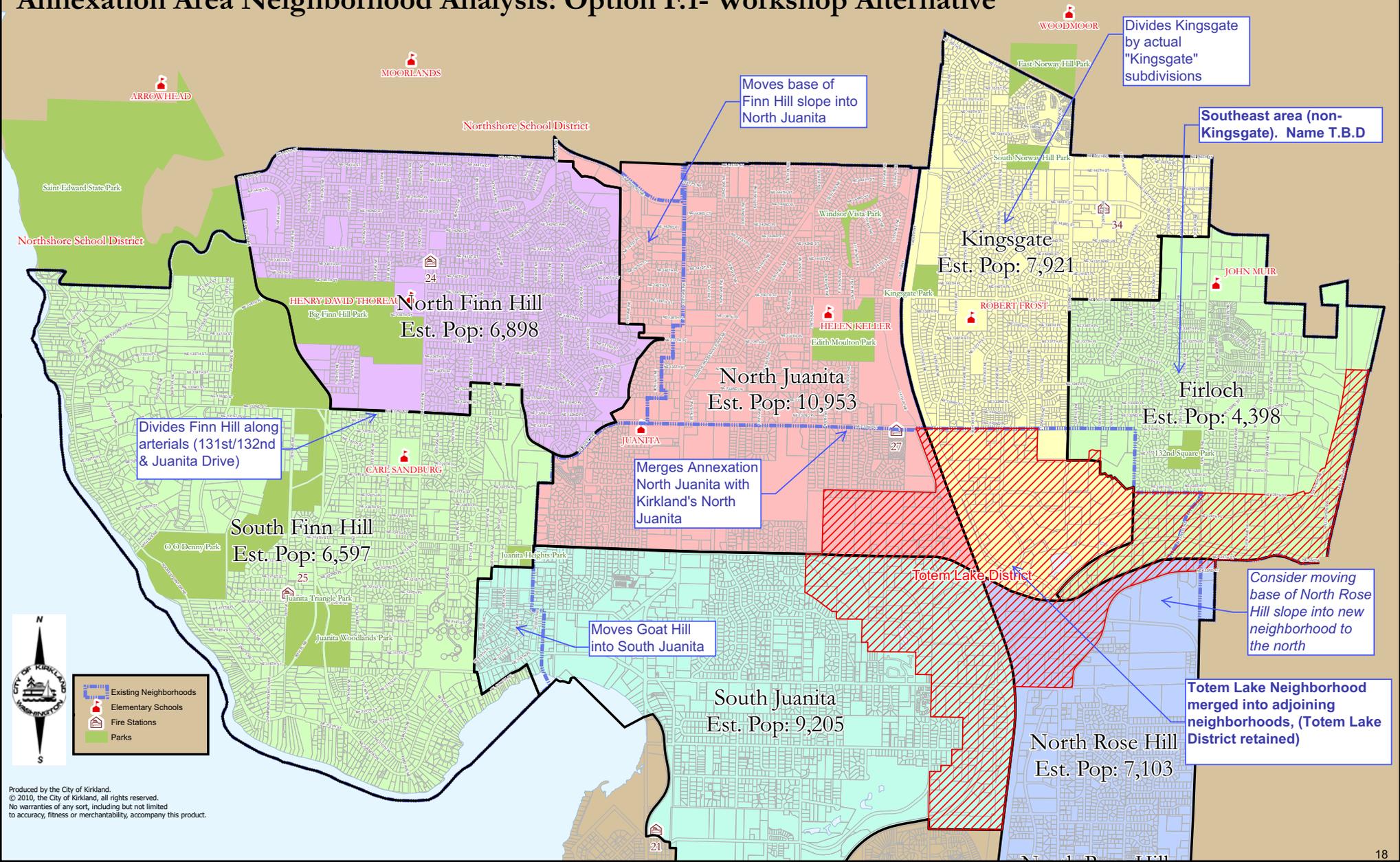
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Annexation Area Neighborhood Analysis: Option E



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Annexation Area Neighborhood Analysis: Option F.1- Workshop Alternative



Divides Finn Hill along arterials (131st/132nd & Juanita Drive)

Moves base of Finn Hill slope into North Juanita

Divides Kingsgate by actual "Kingsgate" subdivisions

Southeast area (non-Kingsgate). Name T.B.D.

Merges Annexation North Juanita with Kirkland's North Juanita

Moves Goat Hill into South Juanita

Consider moving base of North Rose Hill slope into new neighborhood to the north

Totem Lake Neighborhood merged into adjoining neighborhoods, (Totem Lake District retained)

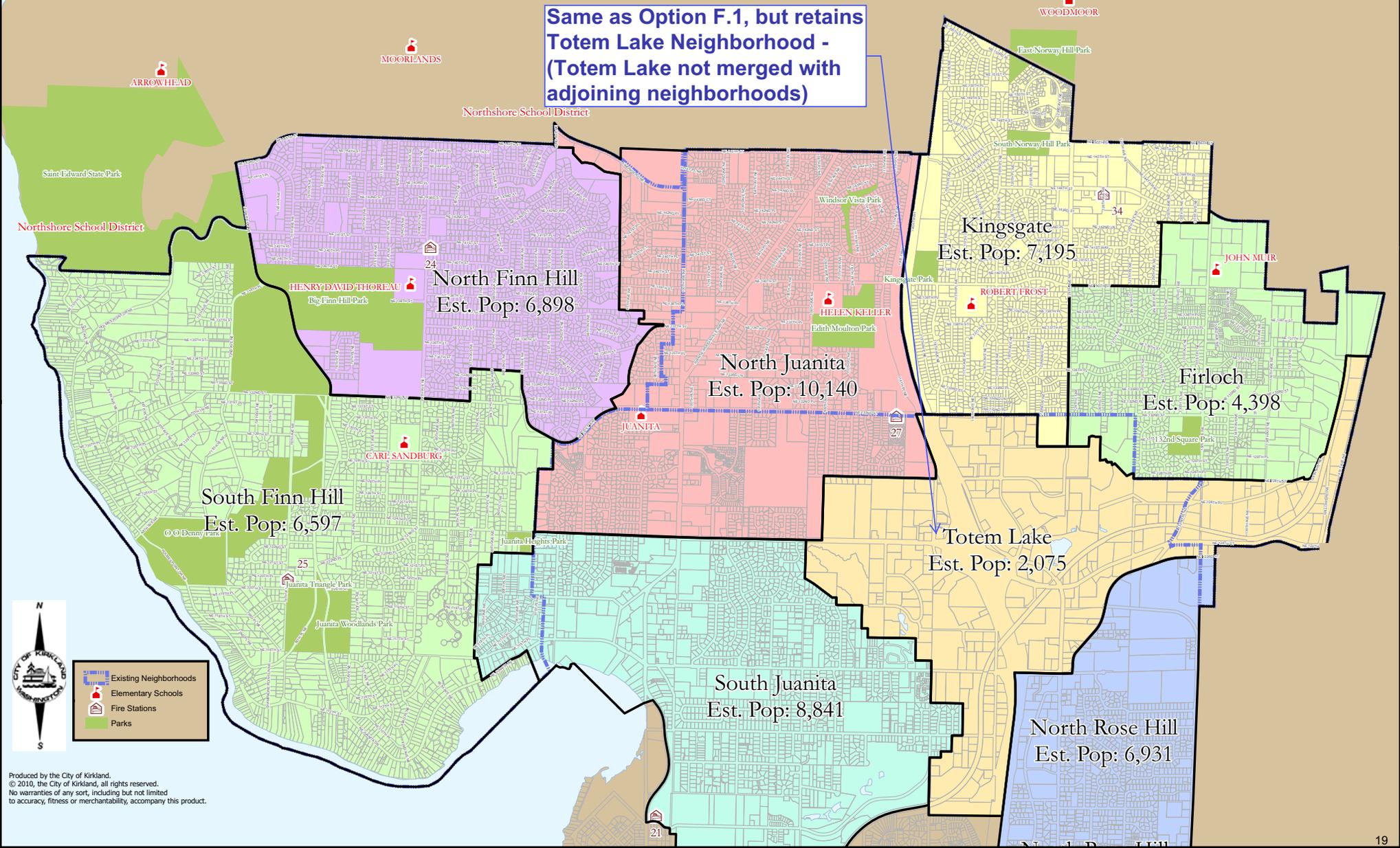


- Existing Neighborhoods
- Elementary Schools
- Fire Stations
- Parks

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Annexation Area Neighborhood Analysis: Option F.2- Workshop Alternative (w/o Totem Lake Changes)

Same as Option F.1, but retains Totem Lake Neighborhood - (Totem Lake not merged with adjoining neighborhoods)



Legend:

- Existing Neighborhoods (dashed line)
- Elementary Schools (house icon with red flag)
- Fire Stations (house icon)
- Parks (green area)

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Kingsgate Community Meeting

Sponsored by Totem Lake Neighborhood Association

September 15, 2010

38 Attendees

Option	A&D	B	C&F.2	E	F.1
Overview	<ul style="list-style-type: none"> One neighborhood Minor expansion to add condos north of the hospital to Kingsgate 	<ul style="list-style-type: none"> E-W divide at 124th Avenue NE Adds condos 	<ul style="list-style-type: none"> NW-SE divide with Kingsgate associations in NW segment Adds condos 	<ul style="list-style-type: none"> Same as A&D but adds NE quadrant of Totem Lake to Kingsgate 	<ul style="list-style-type: none"> Same as C & F.2 but splits NE quadrant of Totem Lake between Kingsgate & "Firloch"
Preferred Votes	2	0	14	6	9
Survey Results	32	8	18	21	14
Pros Identified	<ul style="list-style-type: none"> Leaves Totem Lake Neighborhood intact Totem Lake could be added in the future 	NA	<ul style="list-style-type: none"> Neighborhoods closer in size and population Totem Lake keeps its business identity Acknowledges existing homeowners associations More cohesive Smaller size Includes park More balanced with neighborhoods and populations Totem Lake has a separate identity – people outside of Kirkland know 	<ul style="list-style-type: none"> Kingsgate is one community with many common interests – any division is arbitrary Kingsgate (west) residents have a strong interest in how land on the east side of the hill is developed We would like more of a voice in commercial area development (Totem Lake) 	<ul style="list-style-type: none"> Gives residents of Totem Lake commercial area the option to be part of a residential planning area Like the smaller areas Keep Totem Lake commercial planning area separate More say for each individual resident Like idea of including Totem Lake business district

			where Totem Lake is located <ul style="list-style-type: none"> • Can't see need to merge Totem Lake 		
Cons Identified	<ul style="list-style-type: none"> • Could be too large to form consensus 	NA	<ul style="list-style-type: none"> • North Totem Lake condos may not share same priorities – different mix 	None	<ul style="list-style-type: none"> • Still too large • Divides an already cohesive neighborhood
Changes Identified			<ul style="list-style-type: none"> • Leave north Totem Lake condos in the Totem Lake neighborhood 	<ul style="list-style-type: none"> • Complete Queensgate annexation up to 160th 	<ul style="list-style-type: none"> • Divide into 3-4 neighborhoods instead of 2

	Online Survey (93 submitted)	Meeting (31 voters)
Preferred an option that divides neighborhood	43% yes 57% no	74% yes 26% no
If divide, then where (<i>% of those favoring divide</i>)	80% NW-SE divide 20% E-W divide	100% NW-SE 0% E-W
Preferred an option that merges Totem Lake Quads	38% merge 62% don't merge	48% merge 52% don't merge

Finn Hill Community Meeting

Co-sponsored by Denny Creek Neighborhood Alliance and Finn Hill Park and Recreation District
 September 22, 2010
 49 Attendees

Option	A&E	B	B.2*	C	D	F.1&F.2
Overview	<ul style="list-style-type: none"> Leaves Finn Hill Neighborhood intact Adds Wild Glen condos 	<ul style="list-style-type: none"> NE-SW divide at Juanita Drive Moves base of slope at 100th & Goat Hill to Juanita neighborhoods 	<ul style="list-style-type: none"> 3 neighborhoods by combining options B&D 	<ul style="list-style-type: none"> E-W divide at 84th Ave NE Adds area north of Juanita Woodinville Way 	<ul style="list-style-type: none"> N-S divide at roughly NE 132nd St 	<ul style="list-style-type: none"> Same as D Moves base of slope at 100th & Goat Hill to Juanita neighborhoods
Preferred Votes	7	12	12	9	0	6
Survey Results	77	52	Not included in survey	13	27	13
Pros Identified	<ul style="list-style-type: none"> Keep united Finn Hill – bigger voice – bigger population – more clout – greater diversity 	<ul style="list-style-type: none"> Current neighborhood group Established stewardship Planning likeness Zoning commonality 	<ul style="list-style-type: none"> Equal neighborhoods Follow school boundaries Follow geologic boundaries Equal population 	<ul style="list-style-type: none"> Keeps watershed and park together Keeps the schools together 	NA	<ul style="list-style-type: none"> Recognizes school, topographic boundaries Good population divide
Cons Identified	<ul style="list-style-type: none"> Too big to organize 	<ul style="list-style-type: none"> No schools in west Splits the watershed Wetlands and Big Finn Hill are split Population too 	<ul style="list-style-type: none"> Three neighborhoods Bottom of hill to Juanita 	<ul style="list-style-type: none"> No schools in Finn Hill east neighborhood 	NA	None

		<ul style="list-style-type: none"> unbalanced OO Denny Park will have to continue to be maintained by the Park Department 				
Changes Identified	None	<ul style="list-style-type: none"> Goat Hill should be left in Finn Hill** Goat Hill community beach (currently in Kirkland/South Juanita) should be moved into Finn Hill 	None	None	NA	None

* One discussion group developed this option as a hybrid of B and D, using Juanita as the western neighborhood (similar to Option B) and approximately NE 132nd Street as dividing the eastern portion into north and south neighborhoods (similar to Option D).

** Several Goat Hill residents were in attendance and favored being left in Finn Hill and consolidating the community beach into whichever neighborhood they are in.

	Online Survey (182 submitted)	Meeting (46 voters)
Preferred an option that divides neighborhood	58% yes 42% no	85% yes 15% no
If divide, then 2 or 3 (% of those favoring divide)	NA	69% 2 neighborhood 31% 3 neighborhoods
If divide, then where (% of those favoring divide)	50% Juanita Drive 38% NE 132nd St 12% 84th Ave NE	26% Juanita Drive 13% NE 132nd St 20% 84th Ave NE 26% Juanita & 132nd (3 n'hoods)
Preferred an option that places Goat Hill & East Slope in Finn Hill or Juanita	36% Juanita 64% Finn Hill	39% Juanita 61% Finn Hill

North Juanita Community Meeting

Sponsored by Juanita Neighborhoods Association
September 23, 2010
46 Attendees

Note: Due to a scheduling conflict, a facilitated large group discussion was conducted rather than small group exercises

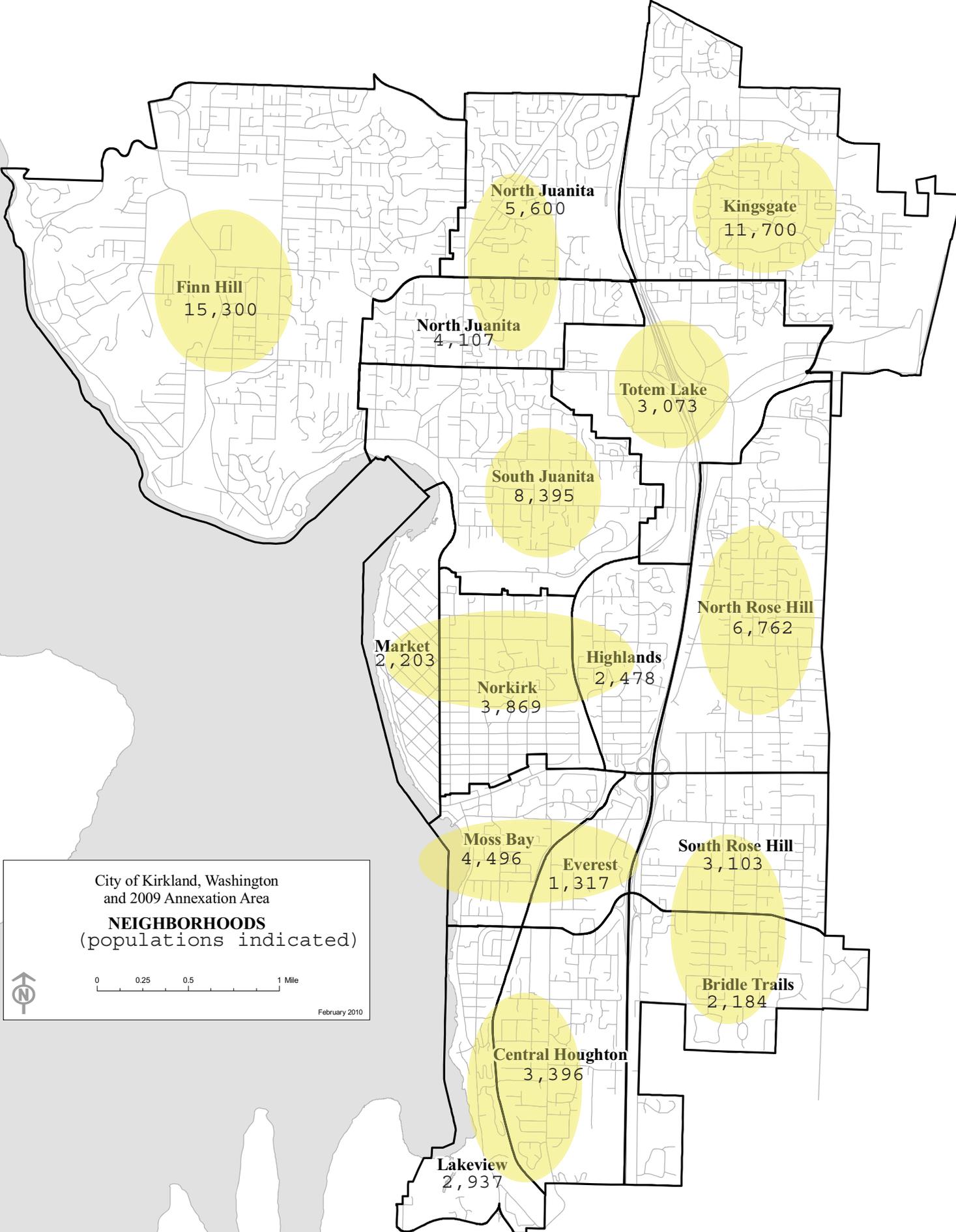
Option	A&D	B&F.2	C	E	F.1
Overview	<ul style="list-style-type: none"> Retains existing boundaries Consolidates North Juanitas 	<ul style="list-style-type: none"> Consolidates North Juanitas Moves base of slope at 100th to North Juanita Moves Goat Hill to South Juanita 	<ul style="list-style-type: none"> Consolidates North Juanitas Move area north of Juanita Woodinville Way to Finn Hill 	<ul style="list-style-type: none"> Same as A, but moves Totem Lake quadrants to North & South Juanita Consolidates North Juanitas 	<ul style="list-style-type: none"> Same as B, but moves Totem Lake quadrants to North & South Juanita
Preferred Votes	5	12	0	0	1
Survey Results	20	15	2	3	12
Pros Identified	<ul style="list-style-type: none"> Makes sense to blend North Juanitas* 	<ul style="list-style-type: none"> Base of hill (west of 100th) more focused on Juanita business district and access** 	NA	NA	<ul style="list-style-type: none"> I 405 is a large divide for all of Kirkland's neighborhoods and should be for Totem Lake
Cons Identified	None	<ul style="list-style-type: none"> Goat Hill and base of hill pay for Finn Hill Park District 	NA	NA	<ul style="list-style-type: none"> Business district should stay together Totem Lake businesses have unique interests distinct from residential interests Totem Lake should be City's economic

					center – all neighborhoods have an interest
Changes Identified	None	None	NA	NA	None

* All attendees agreed that merging the North Juanitas was a good idea

** 3 attendees representing 2 properties west of 100th were in attendance and had opposite opinions on this matter. No Goat Hill residents were in attendance

	Online Survey (52 submitted)	Meeting (18 voters)
Preferred an option that merges Totem Lake Quads	29% merge 71% don't merge	5% merge 95% don't merge
Preferred an option that places Goat Hill & East Slope in Finn Hill or Juanita	52% Juanita 48% Finn Hill	72% Juanita 23% Finn Hill



City of Kirkland, Washington
and 2009 Annexation Area
NEIGHBORHOODS
(populations indicated)



0 0.25 0.5 1 Mile

February 2010

**An open letter to the Kirkland Planning Commission in regard to
Proposed Neighborhoods in the Annexation Area.**

James D. Lewis
14703 -121st Court NE
Kirkland, WA 98034

September 15, 2010

To Whom It May Concern:

Neighborhoods are important for a variety of reasons. They foster a sense of community and serve to help residents organize to achieve common goals. Within the City of Kirkland, neighborhoods are also the structure within which relationships are maintained between City Hall and the city's residents. As such, neighborhoods become an informal layer of government providing services to the City in regard to establishing priorities for spending and allocating essential services to the residents within the neighborhood.

A specific description of the role of neighborhoods within the City of Kirkland is provided in the "Kirkland Neighborhood Planning & Neighborhood Services Handout." Quoting from the handout, there are three areas of importance for formally organized neighborhoods within the City:

Neighborhood Connection Program:

Neighborhoods become empowered to suggest improvements and help implement neighborhood solutions. The program provides funding to neighborhoods for roadway, sidewalk, landscaping or park improvements. The program helps build a sense of community and creates connections between City Hall and the neighborhood.

Neighborhood Matching Grant Program:

Neighborhoods receive matching funds to support their neighborhood efforts on physical improvements, neighborhood identity projects, special events, leadership training, communications, and fostering active living.

Neighborhood Meetings with the City Council:

Neighborhoods meet their City Council and City staff in an informal setting and discuss any City issues which may be of interest or concern.

Apart from the role of the neighborhood in establishing spending and policy priorities, there is clearly some significance to the way neighborhood borders are drawn. The Handout states: *A number of factors could be considered in defining*

neighborhood boundaries. Some factors are more relevant for land use planning, while others are more relevant for community organizing.

The document goes on to say there is a map that visually highlights many of these factors for the annexation area neighborhoods, but the map was not included in the document. Maps showing several options for neighborhood boundaries have been prepared in other publications, but none of the maps provide any information other than population to suggest why one set of boundaries is better than any other.

In the absence of such information, we must focus on the strictly political advantages of neighborhood boundaries. From this standpoint, the principle of equal representation clearly suggests current neighborhoods in the annexation area are too large. Or, alternatively, current neighborhoods within the traditional city limits are too small.

Using data prepared by the City, I have created a slightly extended version of the original spreadsheet. It is included at the end of this letter. The spreadsheet shows neighborhoods in the annexation area are nearly three times as large as the average existing Kirkland neighborhood in terms of population. If you compare against just the three largest city neighborhoods, the annexation area is still one-and-a-half times as large. Based on the average population of the existing city neighborhoods, there should be a total of nine neighborhoods in the annexation area (i.e. six new ones.) Alternatively, the number of neighborhoods in the traditional city limits could be reduced from the present thirteen down to four or five. The end result would be approximately equal averages of population within neighborhoods throughout the City after the annexation.

Incidentally, I was interested to see only very modest proposals to change the boundaries of neighborhoods within the traditional city limits. The lack of tractability on this issue underscores the necessity of giving as much fairness to the division of the annexation area into defined neighborhoods as possible, because the likelihood of changing it later is very doubtful.

The handout provided by the Planning Commission suggests that commercial activity within a neighborhood is also beneficial. Using data provided in the spreadsheet, neighborhoods in the annexation area have only one-sixth the average ratio of jobs to residents as the neighborhoods in the traditional city limits. On this basis it doesn't seem fair to expand the boundary of the Totem Lake neighborhood into Kingsgate, thereby worsening an already lop-sided situation.

In summary, while I appreciate the effort of the Planning Commission to solicit input from the citizens of the Annexation area, I think there are two fundamental problems with the process.

1. Some difficult decisions must be made to lessen the basic inequality of the present system of relationships between the City and its Neighborhoods. Residents of the Annexation area must be convinced their needs and priorities will be handled fairly and equitably. Either more neighborhoods need to be created in the Annexation area to increase their presence in City-Neighborhood interactions, or the number of neighborhoods within present city limits should be decreased. Or perhaps it is possible to ameliorate the basic representational inequity by including a weighting factor. For example, the number of neighborhood representatives allowed at any meeting with the City might vary according to the population. Or the number of votes on any decision-making matter might vary with the size of the neighborhood.
2. More effort should be made to identify and reach out to smaller groups within the Annexation area to get their suggestions regarding the location of boundaries and the names of Neighborhoods. For example, the homeowners in my area belong to the Lendemain Homeowners Association. A large area to the west of 119th Avenue Northeast is called High Woodlands. Their organization is quite active and should participate in any decisions regarding this area. The area west of 1405 has called itself Juanita for a long time. I'm sure there are many other neighborhood-like organizations that could be enlisted to improve the process of creating formal names and boundaries.

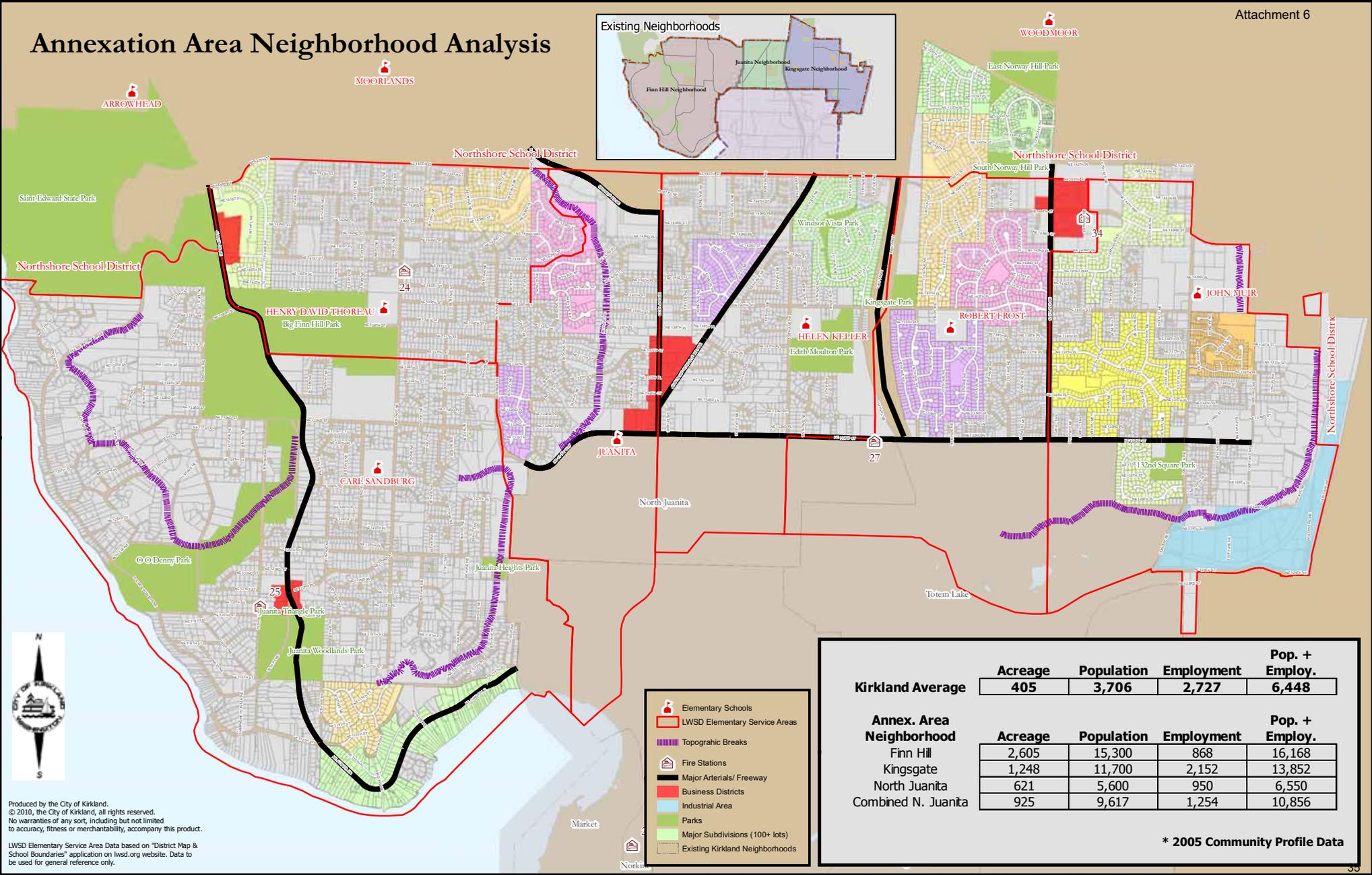
Thank you for your consideration of my remarks.

Sincerely,

James D. Lewis

kirkland neighborhoods	acres	population	housing density	employment	commercial density	employment to population
central houghton	496.00	3,369.00	6.79	890	1.79	0.26
everest	173.00	1,317.00	7.61	1,495	8.64	1.14
highlands	249.00	2,478.00	9.95	0	0.00	0.00
lakeview	293.00	2,937.00	10.02	8,263	28.20	2.81
market	250.00	2,203.00	8.81	753	3.01	0.34
moss bay	246.00	4,469.00	18.17	5,580	22.68	1.25
norkirk	355.00	3,869.00	10.90	1,004	2.83	0.26
north rose hill	760.00	6,762.00	8.90	2,176	2.86	0.32
south rose hill	397.00	3,103.00	7.82	843	2.12	0.27
bridle trails	403.00	2,184.00	5.42	615	1.53	0.28
totem lake	620.00	3,073.00	4.96	12,668	20.43	4.12
south juanita	720.00	8,395.00	11.66	880	1.22	0.10
north juanita	304.00	4,017.00	13.21	289	0.95	0.07
total	5,266.00	48,176.00		35,456		
average	405.08	3,705.85	9.15	2,727	6.73	0.74
annexation area						
north juanita	621.00	5,600.00	9.02	950	1.53	0.17
finn hill	2,605.00	15,300.00	5.87	868	0.33	0.06
kingsgate	1,248.00	11,700.00	9.38	2,152	1.72	0.18
total	4,474.00	32,600.00		3,970		
average	1,491.33	10,866.67	7.29	1,323	0.89	0.12

Annexation Area Neighborhood Analysis



- Elementary Schools
- LWS District Elementary Service Areas
- Topographic Breaks
- Fire Stations
- Major Arterials/ Freeway
- Business Districts
- Industrial Area
- Parks
- Major Subdivisions (100+ lots)
- Existing Kirkland Neighborhoods

	Acreage	Population	Employment	Pop. + Employ.
Kirkland Average	405	3,706	2,727	6,448
Annex. Area Neighborhood				Pop. + Employ.
Finn Hill	2,605	15,300	868	16,168
Kingsgate	1,248	11,700	2,152	13,852
North Juanita	621	5,600	950	6,550
Combined N. Juanita	925	9,617	1,254	10,856

*** 2005 Community Profile Data**

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LWS District Elementary Service Area Data based on "District Map &
 School Boundaries" application on lwsd.org website. Data to
 be used for general reference only.

