



**MEMORANDUM**

**To:** Houghton Community Council and Planning Commission

**From:** Angela Ruggeri, AICP, Senior Planner  
Eric Shields, AICP, Director

**Date:** June 16, 2011

**Subject:** PUBLIC HEARING ON CENTRAL HOUGHTON DRAFT NEIGHBORHOOD  
PLAN  
FILE NO. ZON09-00016

**RECOMMENDATION**

Hold public hearing on draft plan. After the hearing, discuss and determine whether a consensus can be reached on the following:

- Policy relating to legal non-conforming densities.
- Reconfiguration of Houghton Neighborhood Center and Houghton Center section of the plan.
- View protection relating to street trees in public rights-of-way.
- Other wording differences between Houghton Community Council and Planning Commission and suggested edits by the Central Houghton Advisory Group if time allows.

**INTRODUCTION**

The purpose of this meeting is to take public comment on the draft plan for the Central Houghton Neighborhood (Attachments 1). After the Houghton Community Council (HCC) and the Planning Commission (PC) have received public comment they will provide staff with direction on the above issues.

The draft plan is the result of input from the Central Houghton Advisory Group, Parks Board, Transportation Commission, HCC and PC. However, in many instances there are differences in the wording and structure of the plan recommended by the HCC and the PC. The PC wording shown in the draft plan represents the general direction given on these topics. The PC has not reviewed the specific wording prepared by staff. The Central Houghton Advisory Group met to review the draft plan on June 8, 2011. Their comments have also been included in the draft for PC and HCC consideration.

Staff will follow the direction given by the HCC and the PC in making edits to the plan and will return to the PC on August 11 and the HCC on August 22 with the revisions.

The HCC and PC will each prepare a recommendation for consideration by the City Council in the fall.

## **BACKGROUND DISCUSSION**

The Central Houghton Neighborhood Plan update process has involved the following activities:

- An open house on October 29, 2009 to introduce both Lakeview and Central Neighborhood planning processes.
- A Neighborhood University event on December 8 & 9, 2009 to educate attendees about the Kirkland Comprehensive Plan within the context of the Growth Management Act.
- Nine Central Houghton Advisory Group meetings between January and June 2010. An additional meeting was held in June 2011 to receive comments on the draft plan (these comments are noted in the draft plan).
- HCC and PC study sessions to develop the draft neighborhood plan and regulations. A joint study session with HCC and PC was held in July 2010.
- The draft Plan sections relating to parks and transportation were reviewed by the Parks Board and Transportation Commission.
- Public outreach activities include a Central Houghton Neighborhood Plan webpage, frequent list serv e-mail announcements, newspaper notices and public notice signs. Notice of this public hearing was provided per Zoning Code section 160.40. It was published in the newspaper, posted on the official notification boards of the City, and posted on the City's website.

Past meeting packets from the HCC, PC and Central Houghton Neighborhood Advisory Group can be found at the project webpage link

[http://www.kirklandwa.gov/depart/Planning/Code\\_Updates/Houghton.htm](http://www.kirklandwa.gov/depart/Planning/Code_Updates/Houghton.htm)

An open house will be held from 5:00 to 7:00 pm for both the Central Houghton and Lakeview Neighborhood Plans prior to the public hearing on June 23, 2011. This will give the public a chance to ask questions about the proposed draft plans before the public hearing.

Environmental review of the proposed changes for compliance with the State Environmental Policy Act was conducted. No significant adverse impacts have been identified. The proposed changes are within the range of what was evaluated with the Environmental Impact Statement prepared as part of the City's 2004 Draft and Final 10 year update of the Comprehensive Plan (see Attachment 2). Letters and emails from the public were forwarded to the HCC and PC as they were received.

## **Overview of Proposed Plan and Municipal Code Amendment**

The proposed Comprehensive Plan and Municipal Code amendments for the Central Houghton Neighborhood Plan update include the following:

- The draft Central Houghton Neighborhood Plan chapter of the Comprehensive Plan. The Plan contains new goals and policies for the future growth of the neighborhood and replaces the existing chapter (see Attachment 1).
- An amendment to Municipal Code to allow for small lots in the Central Houghton Neighborhood.

## **Central Houghton Neighborhood Plan**

The draft Central Houghton Neighborhood Plan is a complete rewrite of the existing neighborhood plan. The existing plan does not contain actual goals and policies. The new Central Houghton Neighborhood Plan will be consistent with the other more recent neighborhood plans since it will establish goals and policies for the neighborhood by topic area.

The following list includes the key policy changes from the existing neighborhood plan:

- A new mixed use neighborhood commercial area, "Houghton Neighborhood Center" will be established, which overlays properties along the NE 68<sup>th</sup> Street corridor in both the Central Houghton and Everest Neighborhoods. New zoning for that area will not be addressed until the Everest Neighborhood Plan is updated. This will allow for coordination between the two neighborhoods involved.
- For residential property containing legal non-conforming density, a new policy allows property owners to keep the number of legal nonconforming dwelling units if they redevelop their property (refers to RM 3.6 zone). This policy is recommended by the HCC, but the PC and the Central Houghton Advisory Group do not support it (see Attachment 3 for map of parcels).
- Small lot single family will be permitted in single family zones throughout the Central Houghton neighborhood consistent with the Market and Norkirk neighborhoods. This provision allows half the number of lots in a subdivision to be smaller than the minimum lot size. Floor area ratio is not currently regulated in Houghton, but it would be for these smaller lots (see Attachment 4 for map of potential parcels).

## **Summary of the draft Central Houghton Neighborhood Plan**

The following is a summary of the sections in the draft Central Houghton Neighborhood Plan (Attachment 1 indicates differences in wording between the HCC draft and the PC draft, and Central Houghton Advisory Group comments and suggested edits).

**1. Overview**

This is a new section that was not included in the old neighborhood plan. It briefly describes the neighborhood boundaries and highlights.

**2. Vision Statement**

The vision statement is also new to this plan. It describes the desired state of the Central Houghton Neighborhood twenty years in the future and includes the key values expressed by the participants in neighborhood plan process.

**3. Historical Context**

The Kirkland Heritage Society worked closely with staff to draft this section of the plan.

**4. Natural Environment**

This section is similar to the existing Plan with a policy added to protect wildlife in the neighborhood.

**5. Land Use**

This section is divided into the following subcategories:

- Residential

This section includes the new policies relating to small lots (Policy CH-4.2) and legal non-conforming densities (Policy CH-4.4) *The PC and Advisory Group do not support the policy related to legal non-conforming densities.*

- Commercial

This section includes goals and policies for the new Houghton Neighborhood Center that will include part of the Everest Neighborhood and also for the existing shopping center (Houghton Center). *The Advisory Group has suggested that this section be edited so that the majority of the policies apply to the entire Neighborhood Center. Staff agrees with this recommendation.*

- Schools and Places of Worship

The goal of this section is to encourage better communication between schools, places of worship and the neighborhood. *The PC does not support mentioning private views in the narrative for Policy CH-8.1. The Advisory Group suggests removal of the entire sentence relating to buffering and views.*

- Northwest University

This section is based on the existing plan. The Houghton Community Council felt it was important to state that expansion of the University is limited to the Master Plan boundaries.

**6. Transportation**

The new transportation section is similar to the existing Plan. The draft policies encourage the creation of a master design plan for 108<sup>th</sup> Avenue NE and support regional transportation solutions to reduce traffic. There is also emphasis on improving pedestrian and bicycle circulation. The Transportation Commission helped in the drafting of this section. *The PC made edits to parts that they felt needed clarification.*

**7. Open Space and Parks**

This section provides a description of existing parks in the neighborhood and includes a goal to ensure adequate facilities in the future. The Parks Board reviewed and approved of this section of the Plan. *The PC wanted to include partnership opportunities with schools in this section.*

**8. Public Services and Facilities**

This section includes a policy that encourages the undergrounding of overhead utilities.

**9. Urban Design**

This section describes the neighborhood's urban design attributes and discusses design standards for 108<sup>th</sup> Avenue NE. A draft of the Community Character Urban Design map is included. *The PC does not support mentioning private views in the narrative for Policy CH-17.1.*

**10. Implementation Strategies**

The Implementation Strategies Element of the Comprehensive Plan is basically a "to do" list for the Comprehensive Plan. It identifies actions necessary to meet the goals and policies of the plan. The following list is suggested for the Central Houghton Neighborhood Plan.

- Develop zoning and design guidelines for Houghton Neighborhood Center after the Everest Neighborhood Plan is updated.
- Identify design standards for 108<sup>th</sup> Avenue NE.
- Work with the Public Works Department to have historic street names added to street signs as they are replaced.

**11. Municipal Code Amendment**

The following amendment is to Municipal Code regulations governing subdivisions. Amendments to Section 22.28.042 are proposed to implement Policy CH-4.2. The only change is to add "Central Houghton" to the first sentence describing where this section applies.

**22.28.042 Lots—Small lot single-family.**

In the **Central Houghton**, Market and Norkirk neighborhoods, as defined in the comprehensive plan, for those subdivisions not subject to the lot size

flexibility provisions of Sections [22.28.030](#) and [22.28.040](#) and historic preservation provisions of Section [22.28.048](#), the minimum lot area shall be deemed to be met if at least one-half of the lots created contain no less than the minimum lot size required in the zoning district in which the property is located. The remaining lots may contain less than the minimum required lot size; provided that such lots meet the following standards:

- (a) Within the RS 6.3 and RS 7.2 zones, the lots shall be at least five thousand square feet.
- (b) Within the RS 8.5 zone, the lots shall be at least six thousand square feet.
- (c) The portion of any flag lot that is less than thirty feet wide, and used for driveway access to the buildable portion of the lot may not be counted in the lot area.
- (d) The floor area ratio (FAR) shall not exceed thirty percent of lot size; provided, that FAR may be increased up to thirty-five percent of the lot size if the following criteria are met:
  - (1) The primary roof form of all structures on the site is peaked, with a minimum pitch of four feet vertical to twelve feet horizontal; and
  - (2) All structures are set back from side property lines by at least seven and one-half feet.
- (e) The FAR restriction shall be recorded on the face of the plat.
- (f) Accessory dwelling units are prohibited. This restriction shall be recorded on the face of the plat. (Ord. 4102 § 1(A), 2007)

#### **ATTACHMENTS:**

1. Draft Central Houghton Neighborhood Plan
2. EIS Addendum
3. Map of legal non-conforming density parcels
4. Map Central Houghton Neighborhood – Small Lot Single Family Option

Cc: File ZON09-00016

## Central Houghton Neighborhood Plan

Draft 6/15/2011

Where Houghton Community Council (HCC) wording and Planning Commission (PC) wording differ, both are shown – HCC in **blue** and PC in **brown**. Central Houghton Advisory Group comments and minor edits are shown in **purple**.

### 1. Overview

The Central Houghton Neighborhood is bounded by the Burlington Northern Santa Fe Railroad (BNSFR) right-of-way and the Lakeview Neighborhood on the west; Interstate 405 right-of-way on the east; and NE 68<sup>th</sup> Street on the north. The southern boundary is the Kirkland City limit (See Figure A, Land Use Map). 108<sup>th</sup> Avenue NE provides the main north-south vehicular, bicycle and pedestrian connection through the neighborhood, while NE 68<sup>th</sup> Street provides an east-west connection.

Central Houghton is predominately a single family neighborhood. Other land uses within the neighborhood consist of medium density residential, offices, neighborhood oriented businesses and a variety of schools, including Northwest University.

The business district, located along NE 68<sup>th</sup> Street, is the neighborhood's only commercial area. The undeveloped 73 acre Watershed Park takes up a large area in the southeastern corner of the neighborhood. Carillon Woods Neighborhood Park is in the central part of the neighborhood and Phyllis A. Needy Neighborhood Park provides a smaller neighborhood park adjacent to 108<sup>th</sup> Avenue NE.

### 2. Vision Statement

*The vision statement is a verbal description of the character and qualities of the Central Houghton Neighborhood at a future time when the goals and policy direction expressed in this neighborhood plan are realized.*

The Central Houghton Neighborhood has a rich and unique history. The area's political history as part of ~~a separate city~~ **the separate town of Houghton** until 1968 fostered a deep community identity, establishing a tradition in which residents seek opportunities for involvement and stewardship in the neighborhood's future.

The neighborhood's predominantly low density residential character has been maintained, while the changing and varied needs of the population are accommodated through a diverse housing stock. Greater housing choices, as well as efforts to preserve affordability in housing, help to expand housing opportunities for all residents within the neighborhood.

Central Houghton is a friendly, accessible neighborhood, with safe and inviting pedestrian and bicycle routes. Healthy and active living is promoted through attractive streets and trails. Traffic on the neighborhood's major streets, 108<sup>th</sup> Avenue NE and NE 68<sup>th</sup> Street, is managed well, with improvements designed to be compatible with surrounding development. The Eastside Rail Corridor provides pedestrian and bicycle connections linking the corridor to parks and other neighborhood gathering places.

Local citizens value the variety of opportunities to meet in shops and restaurants within the Houghton Business District, as well as in casual locations in the neighborhood's parks and natural areas. The

Houghton Business District has evolved into a thriving, pedestrian-oriented mixed-use center, with businesses available to meet the retail and service needs of the community. Appropriate streetscapes, site layouts and building designs provide an attractive and coordinated appearance within the district. Careful attention to the placement and design of vehicle and pedestrian access from commercial areas to surrounding streets contributes to an efficient street network, and avoids conflicts with nearby low density areas.

Several schools and the Northwest University campus add to the Central Houghton community by providing neighborhood residents with a connection to the schools' students, parents, and facilities, as well as with residents of other Kirkland neighborhoods and the larger community. These campuses are valued and supported, not only for their role in providing educational opportunities and fostering community relationships, but for the additional open space they provide and share with the neighborhood.

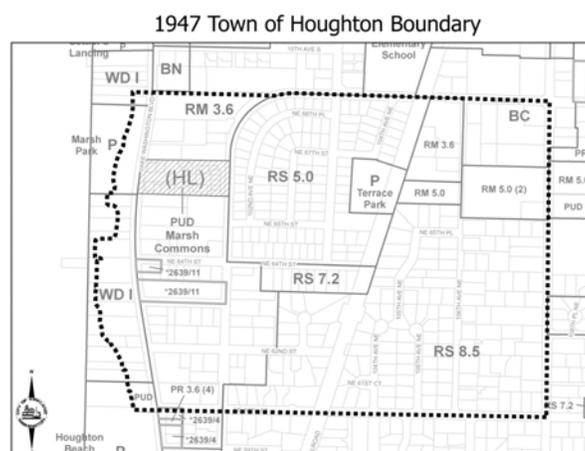
The Central Houghton Neighborhood provides many beautiful open space experiences including the views, tree canopy and neighborhood parks. The residents cherish and preserve the territorial views, including the expansive views of Lake Washington, Seattle and the Olympic Mountains, the slopes, and the natural watershed areas that contribute to the neighborhood's distinctive character. The tree canopy in the neighborhood has been managed and enhanced, and adds to the neighborhood's peaceful setting. The neighborhood's parks meet the needs of the neighborhood's residents. Phyllis A. Needy Park provides a place for active play for the neighborhood's youngest residents, while Carillon Woods meets the neighborhood's recreational needs with a play area and both paved and natural trails. Opportunities for residents to quietly observe and enjoy wildlife habitat and open space exist at Carillon Woods and at the south end of the neighborhood, in the Watershed Natural Area.

Central Houghton residents take great pleasure and pride in calling this beautiful neighborhood their home.

### 3. Historical Context

*Houghton Advisory Group:* suggested that the parts of this section that relate to Lakeview be eliminated from the Central Houghton Plan.

The following history includes the Central Houghton and Lakeview Neighborhoods, as well as a portion of the Bridle Trails Neighborhood, since together they made up the City of Houghton until its consolidation with the City of Kirkland on April 30, 1968.



**Naming and Early Settlement of Houghton:** Samuel and Caroline French along with their adult son, Harry French, settled on the eastside of Lake Washington in 1872. 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 French family is considered Houghton's first white settlers. Little has been learned about the earliest Native American inhabitants of the area, but Mrs. French reported seeing them as they rowed their canoes along the shore. The French house was built in 1874 at 10120 NE 63rd and was home to the French family for four generations. The house 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. The Pleasant Bay community submitted the name Edison, after Thomas Edison, but Edison was already being used in the Washington Territory. The Pleasant Bay church had been given a 600 pound Meneely & Company church bell by Mr. and Mrs. William Houghton of Boston and so the community of Houghton was named in their honor. When the congregational churches merged in 1894, the bell was relocated to the Kirkland Congregation Church on 5th Avenue in the Norkirk Neighborhood. The church has been rebuilt, but the bell remains there and rings every Sunday.

The Suffhoff home was built in 1903 by Kirkland realtor, Charles Parrish for the Morris Orton family. The young widow, Mrs. May Orton rented the home to Dr. George Hudson Davis in about 1910 and it was then used as a hospital and dental office. The home served as Houghton's and Kirkland's first hospital for ten years.

**Industry of Pleasant Bay/Houghton:** The French family soon had industrious neighbors. The Jay O'Conner's who 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 create the Anderson Steamboat Company in 1907. The Anderson Steamboat Company became the Anderson Shipyard which then became the Lake Washington Shipyard.

The Lake Washington Shipyard was at the site of the present Carillon Point development. One of the original buildings built in 1907 was used as a pattern shop for the wooden ships built during WW I, then as a mold shop for the steel ships built during WW II. 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 opening of the Montlake Ship Canal, the shipyard could build large ocean going ships.

**Houghton and the Wars:** During WW I, shipbuilding boomed in Houghton, and many wooden war ships were constructed there. Workers commuted from Seattle for the work which ended in 1918. The Second World War again brought tremendous growth for Houghton. The Lake Washington Shipyard built steel hulled ships and they were all in service at the end of the war. The U.S. Government built

the Steward Heights housing project on 108<sup>th</sup> Avenue NE for the shipyard workers. This area is now the Northwest University campus.

**Terrace Park - Site of the Houghton City Town Hall:** Terrace Park was originally the site for a community center for the Lakeview Neighborhood during WWII. It was built to service the needs of the Lake Washington Shipyard workers. In about 1955, the buildings were converted to house the Houghton City Town Hall, library, fire station and police station. The existing cement pads were used as the floor of the Houghton Police Station.

**Livelihood of Houghton Residents:** From the early 1870's, Houghton was settled by educated and hardworking families spreading out across the country. They purchased their homesteads and because of their isolation, they lived off their land. Their close proximity to Seattle also allowed them access to jobs, services and goods. For example, Harry French commuted to Seattle to work in Yesler's Mill. At 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 coal mines, and the lumber mills, but all required a commute by rowboat, horse or on foot. As more settlers arrived, there was a need for scheduled ferry service, a school, and a place to worship.

**School and Worship:** 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 then built and the minister, Reverend Greene, began coming from Seattle to make the rounds to the small local churches in the area.

**Houghton Resident, John Cort:** John Cort had the first legitimate theatre circuit and owned 117 theaters on the west coast. Mr. Cort was also an early founder of the FOE Eagles and was their first President. He was the first in the world to use the new Edison lights in his Seattle Standard Theatre which burned in the great fire of 1889. Cort's last remaining Seattle theatre is the Moore. Cort traveled a great deal to manage his theatres, but his family lived full time on Whisker Farms, his Houghton home until 1918. Around this time he moved his empire to New York City where he later retired and then died in 1929. Whisker Farms was on Cort Road, now 108<sup>th</sup> Avenue NE. The Collins School was built on the burned out ruins of Whisker Farms, but has since been torn down and replaced by homes.

**City Town of Houghton:** Until 1968, Houghton was a separate city town with a Houghton address and residents that were called "Houghtonites". When Houghton merged with Kirkland, there was a strong emphasis to retain some authority on land use and zoning issues. State law allowed Houghton citizens to maintain control of their zoning and continued enforcement of their land use plan. The Houghton community continues to have a Houghton Community Council with veto power over land use actions of the Kirkland City Council relating to the area of the old City of Houghton. The Houghton Community Council is one of only two such community councils remaining in the State of Washington.

Although the City Town of Houghton and the City of Kirkland merged over 40 years ago, there is still a strong feeling of community among the residents of the Central Houghton neighborhood because of their unique history as a separate city.

*History taken from Primary Sources: Family and State records, the Boston Newspaper, 1889 Kirkland Press and the French Diaries. For more information on the history of the City Town of Houghton please contact the Kirkland Heritage Society and see the Lakeview Neighborhood Plan.*

**Goal CH-1:** Encourage preservation of structures, sites and objects of historical significance in the Central Houghton Neighborhood.

**Policy CH-1.1:** Encourage property owners to preserve buildings, structures, sites and objects of historical significance.

Houghton Advisory Group: suggested that the Meneely & Company church bell which is now at the Kirkland Congregation Church in the Norkirk Neighborhood be added to the list of Community Landmarks in the Community Character Element of the Comprehensive Plan. The bell is already on the list, but the Advisory Group also suggested that Carillon Woods be added since this was the previous location of the wells for the Yarrow Point Water District. If it is added, the following edits are suggested to the explanation for Policy CH-1.1.

The Community Character Element establishes the hierarchy for designating historic buildings, structures, sites and objects in the City. Although age is an important factor in determining historical significance, other factors, such as the integrity of the building, architecture, location and relationship to notable persons or events of the past, are also important. ~~The Central Houghton Neighborhood does not currently have any historic resources or community landmarks designated in the Community Character Element, but may in the future.~~

**Policy CH-1.2:** Provide directional signs, markers and interpretive information at structures, buildings, sites or objects of historical significance.

Houghton Advisory Group: suggested that the addition of historic street names to street signs in the neighborhood be added to the Implementation Chapter of the Comprehensive Plan.

Individual historic properties are encouraged to add historic plaques and interpretive signs. Additional directional signs and interpretive centers at or near structures, buildings, sites or objects of historical significance around the neighborhood will help bridge Houghton's rich history with future generations. Most of the original historic street names have been changed over the years. As street signs are replaced, the original street names ~~should~~ **could** be added to recognize the neighborhood's history. The Community Character Element of this Comprehensive Plan also lists other techniques to preserve the neighborhood's history.

#### 4. Natural Environment

HCC: **Goal CH-2:** Protect and enhance the natural environment in the Central Houghton Neighborhood.

PC: **Goal CH-2:** Protect, enhance, restore and improve the natural environment in the Central Houghton Neighborhood.

Houghton Advisory Group: did not agree on the suggested wording for Goal CH-2. Some felt that the PC wording was too sweeping. Taken to an extreme, the wording could suggest that the entire neighborhood revert to an undeveloped state. It was also felt that the words "restore" and "improve" were redundant.

**Policy CH-2.1:** Undertake measures to protect and improve water quality and promote fish passage in Lake Washington and neighborhood wetlands, streams and wildlife corridors.

The Central Houghton Neighborhood is located within the Yarrow Creek, Carillon Creek, Houghton Slope A and B, and Moss Bay drainage basins (see Figure B). These drainage systems connect to Lake Washington and provide important ecological functions such as flood and storm water conveyance, water quality, fish habitat, wildlife and riparian corridors, and open space benefits.

Water quality is an important issue in the Central Houghton Neighborhood. Day lighted streams in the neighborhood should be kept clean and maintained in their natural state. **HCC:** Even in areas without significant streams, water from the neighborhood drains to Lake Washington and so pesticide and fertilizer use should be discouraged. **PC:** Even in areas without significant streams, water from the neighborhood drains to Lake Washington and so pesticide and fertilizer use should be ~~discouraged~~ minimized.

**HCC: Policy CH-2.2:** *Ensure that development is designed to avoid damage to life and property on properties containing high or moderate landslide or erosion hazards areas and if at all possible enhance, restore and improve these properties.*

**PC:** *The PC suggested that the wording underlined above be used in a more general way and so added it to Goal CH-2. Policy CH-2.2 was edited as follows:*

**Policy CH-2.2:** *Ensure that development is designed to avoid damage to life and property on properties containing high or moderate landslide or erosion hazards areas.*

**Houghton Advisory Group:** *supported the PC wording for Policy CH-2.2.*

The Central Houghton Neighborhood contains medium and high landslide hazard areas (see Figure C). These areas are prone to landslides that may be triggered by natural events or by manmade activities including grading operations, land clearing, irrigation, or the load characteristics of buildings on hillsides.

**Policy CH-2.3:** *Protect wildlife throughout the neighborhood and encourage the creation of backyard sanctuaries for wildlife habitat.*

The National Wildlife Federation has designated the City of Kirkland as a certified Community Wildlife Habitat. The Community Wildlife Habitat Program for the City began in the Central Houghton Neighborhood. Central Houghton contains many wildlife corridors connecting parks and along stream channels to Lake Washington and Yarrow Bay Wetlands. Residents are encouraged to continue to improve wildlife habitat on their private property by planting native vegetation, and providing food, water, shelter and space for wildlife.

## 5. Land Use

Residential land uses occupy the majority of the Central Houghton neighborhood. Schools, including the expansive campus of Northwest University, are dispersed throughout the low-density residential core, while two large park and open space areas, Carillon Woods and the Watershed Natural Area are located in the central and southern portions of the neighborhood. Multifamily apartments and condominiums are clustered along the northern edge of Central Houghton, where they adjoin the neighborhood's only commercial area, the Houghton Neighborhood Center.

*(Figure A describes the land use designations throughout the Central Houghton Neighborhood.)*

### **Residential**

**Goal CH-3:** *Promote and retain the residential character of the neighborhood while accommodating compatible infill development and redevelopment.*

**Policy CH-3.1:** *Retain the predominately detached single-family housing style in the Central Houghton neighborhood.*

Central Houghton is a well established neighborhood that has predominately low-density (five to six dwelling units per acre) traditional single-family residential development. The land use transitions from low-density residential to medium-density multifamily and commercial development in the northern portion of the neighborhood near NE 68<sup>th</sup> Street. A mix of housing styles and sizes is important to the neighborhood's character.

**Goal CH-4:** *Allow alternative residential development options that are compatible with surrounding development.*

**Policy CH-4.1:** *Allow a variety of development styles that provide housing choice in low density areas.*

Providing housing options for a wide spectrum of households is an important value to support and encourage. Alternative housing provides more housing choice to meet changing housing demographics such as smaller households and an aging population. Allowing design innovations can help lower land and development costs and improve affordability. Compatibility with the predominant traditional detached single-family housing style in the neighborhood will determine the acceptance of housing alternatives. **HCC:** Alternative housing styles such as cottage, compact single-family, accessory dwelling units, and clustered dwellings are appropriate options to serve a diverse population and changing household size and composition. **PC:** Alternative housing styles such as cottage, compact single-family, two/three unit homes, accessory dwelling units, and clustered dwellings are appropriate options to serve a diverse population and changing household size and composition.

**Houghton Advisory Group:** *mixed feelings about whether to include the term "two/three unit homes" in the above description.*

**Policy CH-4.2:** *Encourage diversity in size of dwelling units by preserving and/or promoting smaller homes on smaller lots.*

**HCC:** Diversity can be achieved by allowing properties to subdivide into lots that are smaller than the minimum lot size allowed in the zone if at least one of the lots contains a small home. **PC:** Diversity can be achieved by allowing properties to subdivide into lots that are smaller than the normal minimum lot size allowed in the zone if the size of houses on the small lots is limited. This encourages diversity, maintains neighborhood character, and provides more housing choice. Up to 50 percent of the single family lots in a subdivision should be allowed to be smaller than the zoning designation allows if a small house is retained or built on the small lots. The lots containing the small houses should be no less

than 5,000 square feet in the RS 7.2 zones and no less than 6000 square feet in the RS 8.5 zones. The size of the houses on the small lots would be limited by a maximum floor area ratio and all other zoning regulations would apply.

***Policy CH-4.3:*** *Within the mixed use area, the residential land south of NE 68<sup>th</sup> Street and east of the Houghton Shopping Center is suitable for medium residential densities.*

The area south and east of the Houghton Shopping Center is appropriate for medium densities because of topographic features and surrounding neighborhood conditions. This area provides a good transition between the low density residential uses to the south, and the commercial shopping area to the north.

***HCC: Policy CH-4.4:*** *Where legal non-conforming densities already exist, the number of legal non-conforming units may be retained with remodeling of structures or redevelopment of the subject property.*

In the northern portion of the neighborhood, some parcels were developed under previous higher density zoning resulting in legal nonconforming development. In order to retain housing stock, property owners should be allowed to maintain and redevelop their property while retaining the number of non-conforming units that exist and not be required to reduce the number of units to comply with current zoning density.

***PC:*** *The PC concluded that non-conformances should be handled consistently citywide. Rebuilding in the case of a natural disaster was appropriate (the Zoning Code already allows for this in many cases), but if a property owner chooses to rebuild, they should be subject to the existing zoning requirements. The PC also said that if greater density were to be allowed, it should be allowed for the entire area, not just for these specific properties. Therefore, the PC recommended that this policy not be included.*

***Policy CH-4.4:*** *Where legal non-conforming densities already exist, the number of legal non-conforming units may be retained with remodeling of structures or redevelopment of the subject property.*

In the northern portion of the neighborhood, some parcels were developed under previous higher density zoning resulting in legal nonconforming development. In order to retain housing stock, property owners should be allowed to maintain and redevelop their property while retaining the number of non-conforming units that exist and not be required to reduce the number of units to comply with current zoning density.

***Houghton Advisory Group:*** *agreed with the Planning Commission that Policy CH-4.4 should not be included.*

### **Commercial**

#### ***Houghton/Everest Neighborhood Center***

***Houghton Advisory Group:*** *suggested including Everest in the name of the neighborhood center.*

The Houghton Neighborhood Center is defined as a “Neighborhood Center” commercial area in the Land Use Element of the Comprehensive Plan. It includes properties on the north and south sides of NE 68<sup>th</sup> Street in both the Central Houghton and Everest Neighborhoods.

**HCC: Goal CH-5:** *Foster a strong and vibrant mixed use Neighborhood Center.*

**PC: Goal CH-5:** *Create ~~Foster~~ a strong and vibrant mixed-use Neighborhood Center with a mix of commercial and residential uses.*

**Houghton Advisory Group:** *agreed with the Planning Commission wording for Goal CH-5 except it was suggested that the word “promote” be used instead of “create” and so the wording would be:*

**Goal CH-5:** *Promote a strong and vibrant Neighborhood Center with a mix of commercial and residential uses.*

**Policy CH-5.1:** *Coordinate with the Everest Neighborhood to develop a plan for the Houghton Neighborhood Center, which overlays properties along the NE 68<sup>th</sup> Street corridor in both the Everest and Central Houghton neighborhoods (see inset).*

This plan should promote a coordinated strategy for the Neighborhood Center while minimizing adverse impacts on **surrounding** residential areas ~~to the south and east~~. The existing land use map designations will be used until the land use, and zoning and development regulations for the entire Neighborhood Center are re-examined.

**Houghton Advisory Group:** *The above changes were suggested to protect all residential areas surrounding the neighborhood center rather than just those to the south and east.*



**Policy CH-5.2:** *Encourage a mix of uses within the Houghton Neighborhood Center that includes commercial development such as neighborhood oriented shops, services, and offices, as well as multifamily residential use.*

A variety of uses, including retail, office and residential should be combined in order to contribute to a vibrant mixed use Neighborhood Center.

**HCC: Policy CH-5.3:** *Construct transportation improvements that support the existing and planned land uses in the Neighborhood Center and adjoining neighborhoods.*

**PC: Policy CH-5.3:** *~~Implement~~ Construct transportation improvements that support the existing and planned land uses in the Neighborhood Center and adjoining neighborhoods.*

A review of transportation impacts should be done for all new development in the Neighborhood Center. **HCC:** Transportation improvements should be designed to handle additional traffic from the Neighborhood Center and to respect the integrity of the surrounding neighborhood.

**PC:** *The PC suggested a rewrite of previous sentence to say:* Transportation system improvements should be designed to encourage traffic to use existing arterials and to include traffic calming devices on neighborhood streets. Alternate modes of transportation should also be **encouraged** ~~considered~~.

**Houghton Advisory Group:** *supports the Planning Commission wording for Policy CH-5.3. One word change in the above paragraph was suggested (from "considered" to "encouraged").*

**Policy CH-5.4:** *Develop design principles that strengthen the visual identity of the Houghton Neighborhood Center by addressing streetscape improvements, public views to the lake along NE 68<sup>th</sup> Street, building design and site planning. (Combine this policy with Goal CH-6 and Policy CH-6.1)*

These design principles should support appropriate building scale and massing, produce buildings that exhibit high quality design, and incorporate pedestrian features and amenities that contribute to the livability of the surrounding area.

**Policy CH-5.5:** *Expand the area designated for higher intensity use to properties west of the Houghton Shopping Center, south of NE 68<sup>th</sup> Street.*

Land located west of the Houghton Center shopping area, directly east of the Eastside Rail Corridor, has the potential to provide higher density residential use within walking distance of retail and business services. The rail corridor provides a wide buffer between this area and the low density residential area to the west.

**Goal CH-6:** *Promote high quality design by establishing building, site, and pedestrian design standards that apply to commercial and multifamily development in the Houghton Neighborhood Center.*

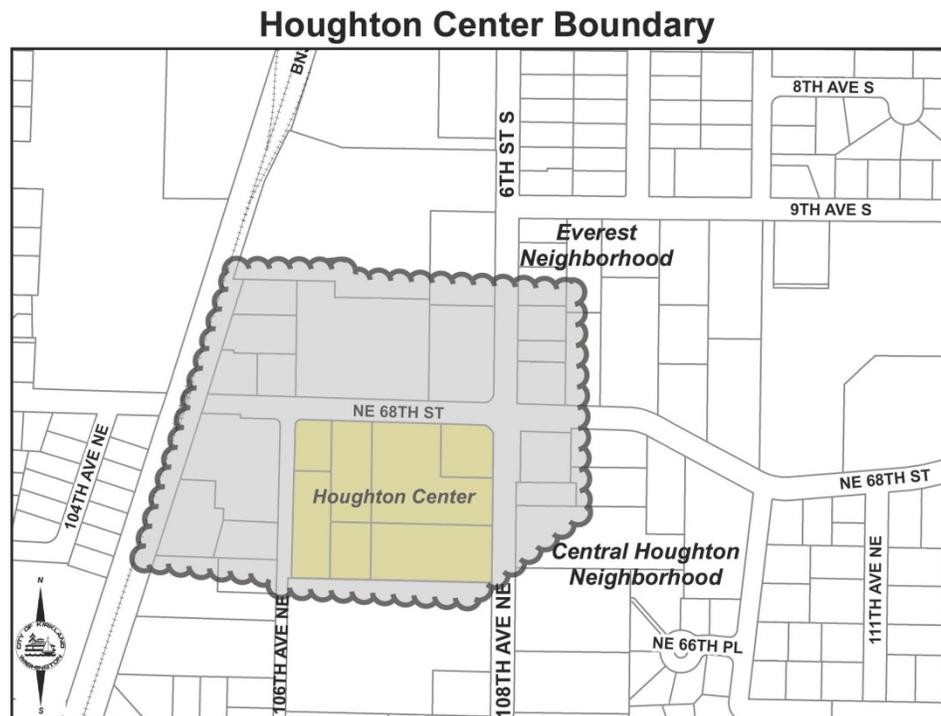
**Houghton Advisory Group:** *suggested that Goal CH-6 be removed and that the content of Goal CH-6, Policy CH-6.1 and Policy CH-5.4 all be combined under Goal 5. The rewrite should include the concept of "qualities of permanence".*

**Policy CH-6.1:** Establish design guidelines and regulations that apply to all new, expanded or remodeled commercial, multifamily or mixed use buildings in the Houghton Neighborhood Center.

Site and architectural design standards should be established in order to create an attractive image for the Neighborhood Center and the surrounding neighborhood, and to help make it a desirable place to live and work.

**Houghton Center:** The shopping center development located at the southwest corner of NE 68<sup>th</sup> Street and 108<sup>th</sup> Avenue NE is known as the “Houghton Center.” This large strip retail development sits on several parcels occupying approximately five acres. Since a single owner controls the bulk of the site, redevelopment to a more cohesive, pedestrian-oriented concept may be feasible. In addition to its potential to serve the community through expanded neighborhood commercial uses, Houghton Center can contribute to the livability and vitality of the neighborhood through providing residents and visitors with a welcoming place to shop, congregate and relax.

**Houghton Advisory Group:** suggested that Goal CH-7 be removed and that all the policies under that Goal be applied to the entire Houghton/Everest Neighborhood Center under Goal 5. The only policy that should apply to the Houghton Center specifically is the part of Policy CH-7.1 that relates to the Master Plan for the Houghton Center. Aggregation of properties should also be encouraged.



**Goal CH-7:** Support the transition of the Houghton Center into a pedestrian-oriented mixed use development.

***Policy CH-7.1:*** Promote a pedestrian-oriented development concept through standards for a coordinated master plan for Houghton Center.

A master plan for the Houghton Center should provide for a complementary arrangement of facilities, pedestrian amenities, open spaces, and linkages, as well as shared parking that meets the needs of Houghton Center and a coordinated sign system.

***HCC: Policy CH-7.2:*** Reduce ingress and egress conflicts within and around Houghton Center through creation of a circulation system for vehicles and pedestrians as part of a master plan for development of the property.

***PC: Policy CH-7.2:*** Reduce ingress and egress conflicts within and around Houghton Center through creation of an efficient circulation system for vehicles and pedestrians as part of a master plan for development of the property.

The circulation system for both pedestrians and vehicles should provide the minimum amount of ingress and egress locations necessary for an effective circulation system into and through Houghton Center.

***HCC: Policy CH-7.3:*** Allow building heights to step up to four or five stories if the facades step back from sidewalks and modulate above the ground floor retail uses.

Specific design standards should be developed to ensure pedestrian oriented design techniques including building modulation and upper story step backs.

***Policy CH-7.4:*** Provide careful attention to building modulation and use of materials to reduce the appearance of bulk and mass of buildings in Houghton Center.

Break down the scale and massing of buildings into smaller and varied volumes to improve the pedestrian experience and maintain the human scale of development.

***PC:*** The Planning Commission suggested that Policies CH-7.3 and CH-7.4 be combined as follows:

***Policy CH-7.3:*** Allow building heights to step up to ~~four or~~ five stories if careful attention is given to building modulation, upper story step backs, and use of materials to reduce the appearance of bulk and mass.

Specific design guidelines should be developed to ensure that modulation is used to break down scale and massing of buildings into smaller and varied volumes, and to provide upper story step backs from the sidewalks to improve the pedestrian experience and maintain human scale.

***Policy CH-7.5:*** Provide gathering spaces and relaxation areas within Houghton Center.

Houghton Center is an important community meeting place within the Central Houghton Neighborhood. Gathering spaces should be provided when Houghton Center redevelops as a way to provide places to meet neighbors and enjoy the facilities.

### *Schools and Places of Worship*

A strong relationship between schools, places of worship and the surrounding community is a key factor to ensuring compatibility and minimizing conflicts.

Insert map of schools and churches here including NW University Boundaries

**Goal CH-8:** *Acknowledge the value to the community of schools and places of worship. Encourage interaction between these institutions and the residents of the Central Houghton Neighborhood.*

**Houghton Advisory Group:** *suggested that the following wording be added to Policy CH-8.1.*

**Policy CH-8.1:** *Provide opportunities for early and continuing community involvement in any expansion plans, modifications, or changes in use or intensity of ancillary uses for schools and places of worship.*

Early community involvement is important in addressing issues that may affect the surrounding area and the neighborhood as a whole. Issues such as parking, and public safety should be taken into account when considering additional ancillary uses, expansion of facilities, or the addition of new facilities. **HCC:** Public and private views should also be taken into account when considering options for buffering schools and places of worship from adjacent residential uses. **PC:** Public ~~and private~~ views should also be taken into account when considering options for buffering schools and places of worship from adjacent residential uses.

**Houghton Advisory Group:** *suggested that the above sentence relating to buffering should be removed since it is too specific for the policy and is already covered in the Zoning Code. Zoning Code section 95.46 allows for modification of landscape buffering standards if certain criteria are met including written approval by adjoining property owners.*

#### **Northwest University (Planned Area 1)**

Northwest University is designated as a Planned Area because of its unique conditions including large parcel ownership, interface with the surrounding community, traffic patterns, and topographic conditions. The complex issues related to this planned area can best be dealt with through the master plan for the university.

The planned area designation permits the application of special development procedures and standards to minimize adverse impacts resulting from the natural growth and operation of the facility.

**Goal CH-9:** Ensure that the growth and development of Northwest University is planned and approved by the City.

**Policy CH-9.1:** *Limit university expansion and preclude development beyond the boundaries in the Master Plan that was approved in 1999 (as shown on the map).*

The 1999 Northwest University Master Plan designates specific boundaries for the university.

***Policy CH-9.2:*** Structures on campus should be located to minimize impacts on single family residential areas adjacent to the University.

It is important to consider the location of new buildings on campus in relationship to the surrounding single family residential areas. New structures should be placed far enough away from single-family residential uses to minimize impacts.

***Policy CH-9.3:*** Traffic should be routed away from local residential streets to the extent possible.

Traffic routing can have a great impact on the surrounding neighborhood. Primary access to the University should continue to be off of 108<sup>th</sup> Avenue NE.

***Policy CH-9.4:*** University activities should be buffered on all sides to protect adjacent single family residential development.

The university should be buffered from surrounding areas to reduce visual and noise impacts and protect the privacy of those living within the surrounding single family neighborhood.

### **Transitional Areas**

When locating institutional and commercial uses adjacent to residential areas, techniques should be used to minimize impacts on adjacent residential areas such as ensuring there is adequate parking on neighborhood streets for residents and businesses, minimizing noise in evening hours, and minimizing glare from commercial lighting.

***Houghton Advisory Group:*** suggested that the following wording be added to Goal CH-10 and Policy CH-10.1.

**Goal CH-10:** Minimize impacts ~~Provide transitions~~ between residential uses and adjoining institutional and commercial uses.

***Policy CH-10.1:*** ~~Development regulations should minimize~~ Minimize impacts of commercial and institutional development on residential areas by using development regulations to ~~and~~ protect neighborhood character.

Regulating building height, building mass, building placement, ~~and~~ vehicular access ~~and~~ or providing landscape buffers are effective transition techniques to reduce impacts of commercial and institutional uses on surrounding residential uses.

## **6. Transportation**

The circulation patterns in the Central Houghton Neighborhood are well established. 108<sup>th</sup> Avenue NE, a designated minor arterial, provides the primary north-south route through the Central Houghton Neighborhood. It also provides local access for a substantial number of residences, schools and businesses.

NE 68<sup>th</sup> Street which forms the northern boundary of the neighborhood is also a minor arterial. NE 52<sup>nd</sup> Street is designated a collector street providing an east-west connection between 108<sup>th</sup> Avenue NE and Lake Washington Blvd. NE 53<sup>rd</sup> Street between 108<sup>th</sup> Avenue NE and 114<sup>th</sup> Avenue NE is also a collector street. All other streets within the neighborhood are classified as neighborhood access streets. They provide access to adjacent residences and connect to the collectors and minor arterial.

**PC:** *suggested the following paragraph be moved from the Nonmotorized Transportation section.*

*Nonmotorized transportation is addressed in the City's Active Transportation Plan and implemented through the Capital Improvement Program or through private development. The design of these improvements should enhance neighborhood access while fitting into the unique areas they traverse.*

**Goal CH-11:** *Maintain mobility along 108<sup>th</sup> Avenue NE as a major vehicle, transit, pedestrian and bicycle corridor through the neighborhood.*

**HCC: Policy CH-11.1:** *Retain the minor arterial designation for 108<sup>th</sup> Avenue NE.*

**PC:** *The PC is concerned that the minor arterial designation does not really give direction on how many lanes would be allowed for 108<sup>th</sup> Avenue NE. They recommended that the following policy wording would be clearer.*

**Policy CH-11.1:** *Retain the existing three lane configuration ~~minor arterial designation~~ for 108<sup>th</sup> Avenue NE.*

**Houghton Advisory Group:** *supports the Planning Commission's recommended wording for Policy CH-11.1. The advisory group also suggested the following edits to the paragraph below.*

Traffic on 108<sup>th</sup> Avenue NE is often heavy, particularly during morning and evening commute periods. Congestion restricts local access to and from 108<sup>th</sup> Avenue NE and creates conflicts for **bicyclists, adjacent residents, and** pedestrians, including children arriving at and leaving the schools. ~~bicyclists, and adjacent residents.~~ **HCC:** Future traffic levels should be monitored and appropriate measures consistent with the City's level of service standards should be considered to mitigate impacts. **PC:** Future traffic levels should be monitored and appropriate measures ~~consistent with the City's level of service standards~~ should be considered to mitigate impacts.

**Policy CH-11.2:** *Enhance attractiveness and accessibility of 108<sup>th</sup> Avenue NE for all modes of transportation.*

A master plan for 108<sup>th</sup> Avenue NE should be established through a public process. The plan should consider installation of streetscape amenities such as pedestrian lighting, street furniture, and low level landscaping to enhance the pedestrian experience and the continuation, widening and signing of bicycle lanes.

**Policy CH-11.3:** *Implementation of street improvements should occur through both the City's Capital Improvement Program process and through site specific private development.*

The means to implement improvements should be determined on a comprehensive area-wide basis and to the extent possible, on an incremental basis by encouraging or requiring the incorporation of improvements into private developments.

***Houghton Advisory Group:** suggests that Policy CH-11.3 be removed since it does not add any new concepts that aren't applicable City-wide.*

**Policy CH-11.4:** Support transportation measures that will reduce commuter or pass through traffic through the neighborhood.

The City should support and encourage the following measures:

1. Alternatives to single-occupancy vehicles for commuting purposes, such as public transportation, commuter pools, high-occupancy vehicles (HOV), and potentially other transportation modes such as light rail.
2. Improvements to the I-405/SR 520 corridors.

### **Nonmotorized Transportation**

***PC:** suggested that the above title be removed so that the nonmotorized transportation would be integrated into the Transportation Section. The following paragraph would be moved to the beginning of the Transportation section.)*

**HCC:** Nonmotorized transportation is addressed in the City's Active Transportation Plan and implemented through the Capital Improvement Program or through private development. The design of these improvements should enhance neighborhood access while fitting into the unique areas they traverse.

**Goal CH-12:** Encourage mobility and the use of nonmotorized transportation by providing improvements for pedestrians and bicyclists.

**Policy CH-12.1:** Improve the pedestrian and bicycle circulation systems both as a recreation amenity and alternative transportation option.

The path/trail system shown in Figures E and F indicates the major elements of the pedestrian and bicycle circulation systems in the neighborhood. Pedestrian and bicycle pathways are part of the transportation system but also provide recreational opportunities.

Pathways and trails should be provided to activity nodes such as the Houghton Neighborhood Center, parks and transit facilities, and the Lakeview Neighborhood. Directional signs indicating path locations should also be provided.

**Policy CH-12.2:** Support future development of the Eastside Rail Corridor as a multipurpose trail for pedestrian and bicycles with access points along the corridor.

The unused BNSF railroad right-of-way, known as the Eastside Rail Corridor, provides an opportunity for a bicycle, pedestrian and rail transportation corridor. **HCC:** Pedestrian and bicycle transportation is the highest priority, but regardless of the function of the Corridor it should be designed so that it will: **PC:** Pedestrian and bicycle transportation is a high priority, but regardless of the function of the Corridor it should be designed so that it will:

*Houghton Advisory Group: supports the above Houghton Community Council wording – “highest priority”. The group also suggested adding a new policy to maintain the pedestrian crossing on NE 60<sup>th</sup> Street.*

- Serve as a gateway to the City.
- Provide neighborhood pedestrian and bicycle connections, with the highest priority access points at NE 52<sup>nd</sup>, NE 60<sup>th</sup> and NE 68<sup>th</sup> Streets.
- Be compatible with adjacent neighborhoods.
- Ensure a high degree of safety.
- Show environmental stewardship.

## 7. Open Space and Parks

There are currently three publicly owned parks and two public school-based recreation sites within the Central Houghton Neighborhood. The neighborhood has been fortunate to have a high degree of community involvement in the development and maintenance of its park facilities.

The City has a level of service (LOS) goal of locating a neighborhood park within a quarter-mile radius of each household in Kirkland. This desired LOS standard is being met for the Central Houghton Neighborhood. LOS within the neighborhood is also enhanced by the proximity of parks just outside the defined neighborhood boundaries, including Terrace Park, Houghton Beach Park, Marsh Park, and Everest Park.

**Watershed Park** is an undeveloped 73-acre park which takes up a large amount of the southeastern portion of the neighborhood. It is heavily wooded with varying terrain including steep slopes, and features soft-surface walking trails. This property has been identified as a high priority for removal of invasive plants and for revegetation activities for its urban reforestation program.

Any future development of the park should be undertaken following a community-based master planning process. Considerations for a park master plan should include protection and enhancement of natural resources and minimizing potential impacts to surrounding residential areas.

**Phyllis A. Needy Houghton Neighborhood Park** is a small 0.50 acre neighborhood park adjacent to 108<sup>th</sup> Avenue N.E. It includes a small playground, a basketball hoop, and picnic tables. No further development of this park is anticipated.

**Carillon Woods** is an 8.7 acre neighborhood park that features soft-surface and asphalt trails, interpretive signage, native plantings, and a children’s playground. Carillon Woods was historically the water supply for Yarrow Bay and was designated Water District #1. It was later purchased from the Water District by the City through a park bond and its creation and use were determined through several public workshops. Approximately 2 acres of the property are fenced off to protect several deactivated artesian wells, steep slopes, wetlands, and emerging springs which serve as the headwaters for Carillon Creek. As with Watershed Park, reforestation efforts are a high priority for this property. Although no further development is anticipated for this park, the removal of existing wells, pumping systems, and other facilities related to former use of the site by a local water district should occur in the future.

**B.E.S.T. High School** is on a 10 acre site and is part of the Lake Washington School District (LWSD). The City has constructed and maintains a multi-purpose playfield at B.E.S.T. High School through an

interlocal agreement with LWSD. The playfield is available for both organized and informal sports activities such as baseball/softball, soccer, and football. A small gymnasium at the school is also available on a limited basis for community recreation programming, with scheduling and use dictated by LWSD.

**International Community School (ICS)** is located at the north end of the neighborhood. This approximately 11- acre site provides a playfield for youth sports, as well as space for informal recreation activities for nearby residents. Additionally, ICS provides children's playground equipment, an outdoor sport court, and indoor recreation space on a limited basis. All facilities on the property are maintained by LWSD.

*Houghton Advisory Group: suggested that the ICS description be more general since the school is in the middle of a remodel and circumstances may change.*

**Goal CH-13:** *Ensure adequate park and recreation facilities in the Central Houghton Neighborhood.*

***HCC: Policy CH-13.1:** Pursue acquisition of property in Central Houghton for recreation purposes wherever possible.*

***PC: Policy CH-13.1:** Pursue acquisition of property and partnerships with schools in Central Houghton...*

*Houghton Advisory Group: supports the additional wording that the Planning Commission added to Policy CH-13.1 with the edits shown below:*

***Policy CH-13.1:** Pursue acquisition of property and partnerships with schools and other institutions in Central Houghton...*

*Houghton Advisory Group: The group did not support the additional wording about Northwest University shown below because it was too specific. They suggested adding a more general comment about partnering with schools.*

**HCC:** The City should seek opportunities to acquire land to expand parks as properties adjacent to parks become available. It is also important to provide and maintain a diversity of park recreation types for the neighborhood. In addition, street ends should be developed and expanded into park and open space areas for public enjoyment.

**PC:** The City should seek opportunities to acquire land to expand parks as properties adjacent to existing parks become available. It is also important to provide and maintain a diversity of park recreation types for the neighborhood. Public use of the facilities at Northwest University should be pursued. In addition, street ends should be developed and expanded into park and open space areas for public enjoyment.

## 8. Public Services and Facilities

Water, sewer, and drainage services and facilities are adequate for existing and foreseeable future developments in the Central Houghton Neighborhood. The goals and policies contained in the Utilities, Capital Facilities and Public Services Chapters of the Comprehensive Plan provide the general framework for these services and facilities.

**Goal CH-14:** Provide public and private utility services for the Central Houghton Neighborhood.

**Policy CH-14.1:** Undergrounding of overhead utilities should be actively encouraged.

**HCC:** In order to contribute to a more amenable and safe living environment, to improve views and enhance a sense of community identity, the undergrounding of utilities should be actively encouraged.

**PC:** In order to contribute to a more amenable attractive and safe living environment, to improve views and enhance a sense of community identity, the undergrounding of utilities should be actively encouraged.

**Houghton Advisory Group:** supports the Planning Commission wording shown above.

## 9. Urban Design

Central Houghton's unique urban design assets are identified in Figure G and play an important role in the visual image of the Central Houghton Neighborhood.

### Views

**Goal CH-15:** Preserve public view corridors and natural features that contribute to the visual identity of the Central Houghton neighborhood.

**Houghton Advisory Group:** suggests that Figure G: Neighborhood Character Urban Design be referenced here so that all view corridors are recognized. There were mixed feelings about the Policy CH-15.1 language (last sentence in the narrative) that talks about street trees not blocking views.

**Policy CH-15.1:** Preserve public scenic views and view corridors of Lake Washington, Seattle and the Olympic Mountains from public rights-of-ways and parks.

Public view corridors are important assets and should continue to be enhanced as new development occurs. Wide, expansive views of Lake Washington looking west from public rights-of-ways should be maintained. Street trees along rights-of-ways offer local and territorial views should be of a variety that will not block views as trees mature.

Insert photo of public view corridor.

to  
that

### Gateways

**Goal CH-16:** Enhance gateways to the neighborhood to strengthen neighborhood identity.

**Policy CH 16.1:** Use public and private efforts to establish gateway features at the locations identified in Figure G.

Gateways welcome residents, employees and visitors into the City and help define neighborhood identity. Gateways can be in the form of natural features, such as landscaping or structures, such as signs or buildings. The northern and southern gateways to the Central Houghton neighborhood both occur along 108<sup>th</sup> Avenue NE. The City should pursue opportunities to work with private property owners to install neighborhood gateway features as part of future development. Improvements such as signs, public art, structures, lighting and landscaping can be included.

**Design Standards for 108<sup>th</sup> Avenue NE and Pedestrian Pathways**

**Goal CH-17:** Provide public improvements that contribute to a sense of neighborhood identity and enhanced visual quality.

**Policy CH-17.1:** Identify design standards for 108<sup>th</sup> Avenue right-of-way:

These standards should include:

- Adequate sidewalk widths on both sides of the street.
- **HCC:** Street trees that are of a type that will not block views from the public rights-of-way and properties to the east as the trees mature.
- **PC:** Street trees that are of a type that will not block views from the public rights-of-way ~~and properties to the east~~ as the trees mature.
- Public amenities such as benches, pedestrian lighting, public art, beautification of traffic medians and directional signs pointing to public facilities and points of interest.

**Houghton Advisory Group:** suggests additional standards relating to maintaining visibility and removing pedestrian barriers.

**Pedestrian Circulation** (moved to transportation section)

**Transitional Areas** (moved to the Land Use section)

**Houghton Neighborhood Center** (moved to Land Use section)

*List of Central Houghton Neighborhood Plan Figures:*

- *Figures A through D are based on the existing maps in the general elements of the Comprehensive Plan.*
- *The Public Works Department recommends that Figures E and F not be included in the neighborhood chapter since they are already in the general transportation element of the plan and are subject to change through the City's Active Transportation Plan.*
- *A draft of Figure G is included below.*

- A. Land Use
- B. Sensitive Areas
- C. Geological hazardous areas
- D. Transportation street network
- ~~E. Pedestrian system~~
- ~~F. Bicycle system~~
- G. Urban design assets

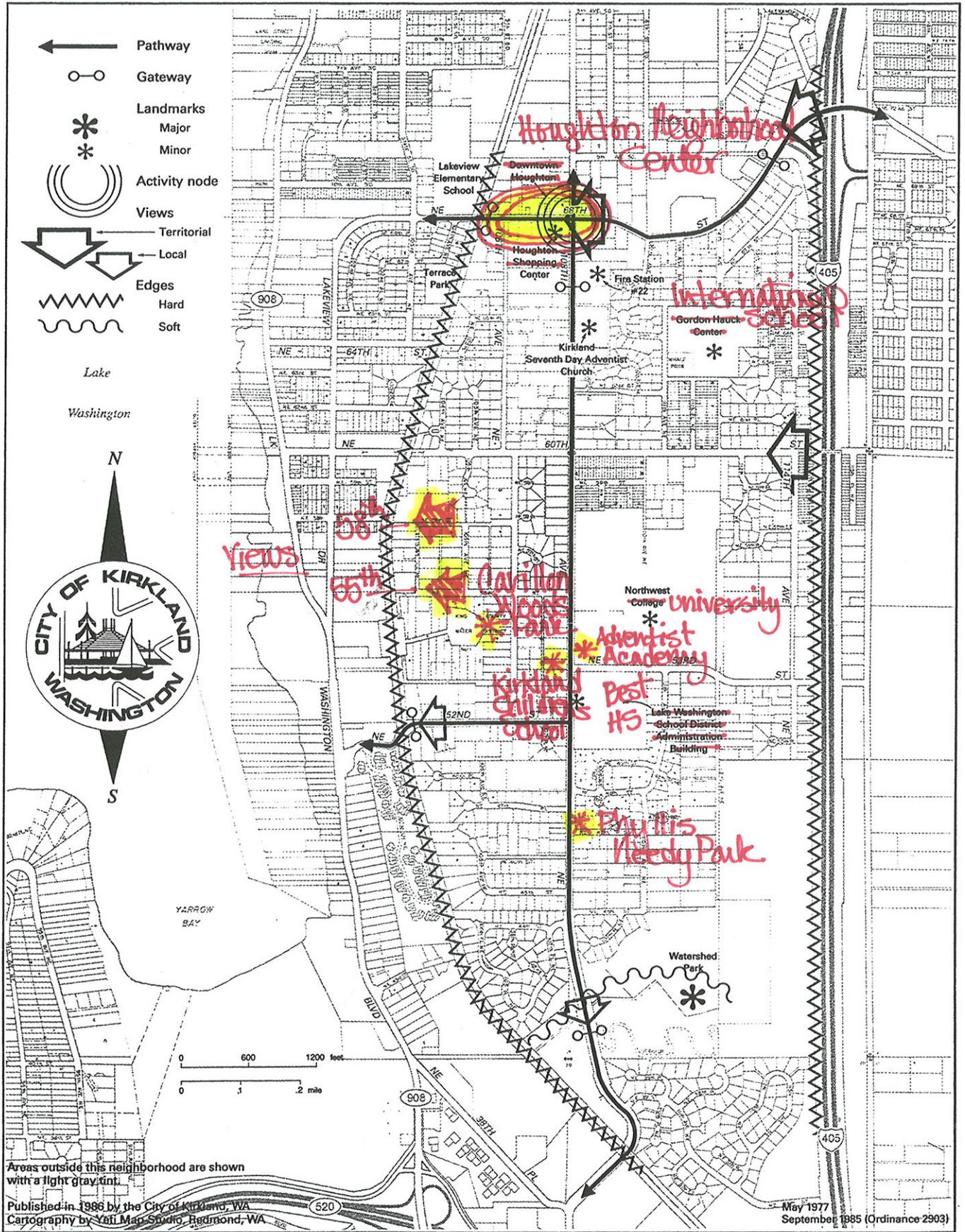


Figure CH-3: Central Houghton - The Image of the City

9 Neighborhood Character Urban Design



## Fact Sheet

<b>Action Sponsor and Lead Agency</b>	City of Kirkland Department of Planning and Community Development
<b>Proposed Action</b>	Legislative adoption of an updated Central Houghton Neighborhood Plan as part of the City of Kirkland Comprehensive Plan, and Municipal Code Amendment to implement the Neighborhood Plan pursuant to Chapters 140, and 160 KZC (Process IV).
<b>Responsible Official</b>	 <hr/> <b>Eric R. Shields, AICP</b> <b>Planning Director</b>
<b>Contact Person</b>	Angela Ruggeri AICP, Senior Planner, City of Kirkland (425) 587- 3256.
<b>Required Approvals</b>	Adoption by Kirkland City Council Approval by Houghton Community Council
<b>Location of Background Data</b>	File ZON09-00016 City of Kirkland Department of Planning and Community Development 123 Fifth Avenue Kirkland, WA 98033
<b>Date of Issuance</b>	<u>June 15, 2011</u>

**City of Kirkland****Process IV Central Houghton Neighborhood Plan and Municipal Code  
Amendment****EIS Addendum dated June 15, 2011****File No. ZON09-00016****I. Background**

The City of Kirkland proposes to adopt a new Central Houghton Neighborhood Plan chapter of the City's Comprehensive Plan and a Municipal Code amendment to implement a policy in the plan. The amendments will be reviewed using the Chapter 160 KZC, Process IV with adoption by City Council and approval by the Houghton Community Council.

This Environmental Impact Statement (EIS) Addendum is intended to fulfill the environmental requirements pursuant to the State Environmental Policy Act (SEPA) for the proposed Comprehensive Plan and Municipal Code amendments.

**II. EIS Addendum**

According to the SEPA Rules, an EIS addendum provides additional analysis and/or information about a proposal or alternatives where their significant environmental impacts have been disclosed and identified in a previous environmental document (WAC 197-11-600(2)). An addendum is appropriate when the impacts of the new proposal are the same general types as those identified in the prior document, and when the new analysis does not substantially change the analysis of significant impacts and alternatives in the prior environmental document (WAC 197-11-600(4)(c) -625, and -706.

The City published a Draft and Final EIS on its Comprehensive Plan in 2004. This EIS addressed the 2004 Comprehensive Plan, Zoning Code and Zoning Map updates required by the Washington State Growth Management Act (GMA). Elements of the environment addressed in this EIS include population and employment growth, earth resources, air quality, water resources, plants and animals, energy, environmental health (noise, hazardous materials), land use, socioeconomics, aesthetics, parks/recreation, transportation, and public services/utilities.

This addendum to the *City of Kirkland 2004 Draft and Final Comprehensive Plan 10-Year Update EIS* is being issued pursuant to WAC 197-11-625 to meet the City's SEPA responsibilities. The EIS evaluated plan alternatives and impacts that encompass the same general policy direction, land use pattern, and environmental impacts that are expected to be associated with the proposed Central Houghton Neighborhood Plan and the Municipal Code amendment discussed herein. While the specific location, precise magnitude, or timing of some impacts may vary from those estimated in the 2004 EIS,

they are still within the range of what was evaluated and disclosed there. No new significant impacts have been identified.

### **III. Non-Project Action**

Decisions on the adoption or amendment of Comprehensive Plans and zoning regulations are referred to in the SEPA rules as “non-project actions” (WAC 197-11-704(2)(b)). The purpose of an EIS in analyzing a non-project action is to help the public and decision-makers identify and evaluate the environmental effects of alternative policies, implementation approaches, and similar choices related to future growth. While plans and regulations do not directly result in alteration of the physical environment, they do provide a framework within which future growth and development – and resulting environmental impacts – will occur. Both the adoption of the Comprehensive Plan evaluated in the *City of Kirkland 2004 Draft and Final Comprehensive Plan 10-Year Update EIS* and eventual action on the Central Houghton Neighborhood Plan and the Municipal Code amendment are “non-project actions”.

### **IV. Description of the Proposed Central Houghton Neighborhood Plan and Municipal Code Change**

The proposal would revise the existing Central Houghton Neighborhood Plan contained in the City of Kirkland Comprehensive Plan. The plans provide a framework that will guide public actions and decisions regarding the use of land, such as implementation of new development regulations or future public investments. They will also influence the actions and decisions of private parties relating to their land use and development options. Consistent with the Kirkland Comprehensive Plan, the proposed Central Houghton Neighborhood Plan addresses future land use through 2022.

In addition to the plan, a Municipal Code amendment which allows for the preservation of small homes on small lots has been prepared to implement one of the Neighborhood Plan policies (see Attachment 2).

#### ***Description of proposed Neighborhood Plan***

The proposed Neighborhood Plan consists of a vision statement, and goals and policies regarding the historical context, natural environment, land use, transportation, parks and open space, public services/facilities, and urban design. Key elements of the proposed neighborhood plan are summarized below.

#### ***Neighborhood Vision***

The vision statement is a verbal description of the character and qualities of the Central Houghton Neighborhood at a future time when the goals and policy direction expressed in the neighborhood plan are realized.

### ***Proposed Land Use Patterns***

The proposal maintains the existing land use patterns which include predominantly low density single family residential uses, several institutions and parks, multifamily residential along NE 68<sup>th</sup> Street, and commercial uses west of 109<sup>th</sup> on NE 68<sup>th</sup> Street.

### ***Neighborhood Plan Policies***

Please refer to the proposed Plan for complete text of the goals and policies (Attachments 1). New neighborhood polices are listed here:

#### 1. Historic Context

Historic context policies encourage the identification of historic sites with historic markers and interpretive information. Proposed policies also encourage retention of buildings of historic and architectural significance.

#### 2. Natural Environment

New policies address protection of drainage basins and wildlife throughout the neighborhood. They also address development that occurs in moderate and high landslide and erosion hazard areas.

#### 3. Land Use

Proposed residential land use policies retain the predominately detached single family housing style in the core of the neighborhood. One new policy also supports alternative housing options to provide housing choice in low-density areas consistent with citywide regulations. Another provision allows half the number of lots in a subdivision to be smaller than the minimum lot size if the size of the homes on the small lots is limited.

Proposed commercial land use policies focus commercial development in the Houghton/Everest Neighborhood Center. This commercial area straddles both the Central Houghton and Everest neighborhoods. Additional policies will be established for this area when the Everest Neighborhood Plan is updated.

Increased communication between schools, places of worship and the Central Houghton Neighborhood community is also encouraged.

#### 4. Transportation

The proposed vehicular transportation network remains the same. Policies relating to 108<sup>th</sup> Avenue NE and the retention of its three lane configuration are included.

## 5. Parks and Open Space

This plan section focuses on the improvement of existing parks open space and desirable additions to the Central Houghton Neighborhood park system. It also talks about finding opportunities to partner with schools to increase opportunities for recreational facilities.

## 6. Public Services/Facilities

This section directs the reader to the Capital Facilities and Public Services Chapters of the Comprehensive Plan and encourages undergrounding of overhead utilities.

## 7. Urban Design

Proposed urban design policies address public view corridors, gateways, design standards for 108<sup>th</sup> Avenue NE, and pedestrian pathways.

## V. **Environmental Analysis**

The *Comprehensive Plan EIS* (City of Kirkland, 2004) evaluated the environmental impacts associated with adoption of proposed policies and land use designations. The plan's policies are intended to accomplish responsibilities mandated by the Washington State Growth Management Act (GMA), and to mitigate the impacts of future growth. In general, environmental impacts associated with the proposed Central Houghton Neighborhood Plan are similar in magnitude to the potential impacts disclosed in the *2004 Comprehensive Plan EIS*. As this proposal is consistent with the policies and designations of the Comprehensive Plan and the environmental impacts disclosed in the *Comprehensive Plan EIS*, no additional or new significant impacts beyond those identified in the EIS for the Comprehensive Plan are anticipated.

### ***Traffic Impacts***

There is one proposed policy that could generate additional residential units. There are 34 lots that meet the minimum size of 14,500 square feet in the RS 8.5 zone and can be subdivided to preserve or create small homes on small lots. They will potentially produce a net increase of 34 units. These additional 34 units would present an insignificant traffic impact to the City transportation system and a negligible impact to our concurrency Level of Service standards for the planning horizon of 2022.

## VI. **Public Involvement**

Over the course of this project, various public involvement events have been held to solicit public input on the Plan update. These included an open house to kick off the project, workshops, Central Houghton Advisory Group meetings, Houghton Community Council meetings, and Planning Commission meetings.

Events were open to the public and advertised in the newspaper, in City Update articles, via the City's cable channel, and on the City's notice boards. All information was also included on the City's Central Houghton Neighborhood Plan webpage and a list service was set up to alert email subscribers when various public involvement events were scheduled.

The Planning Commission and Houghton Community Council will hold a joint public hearing on June 23, 2011. Public notice of the amendments and the public hearing and meeting is being provided in accordance with State law. The City Council and Houghton Community Council will take final action on the proposal later this year. All dates are subject to change.

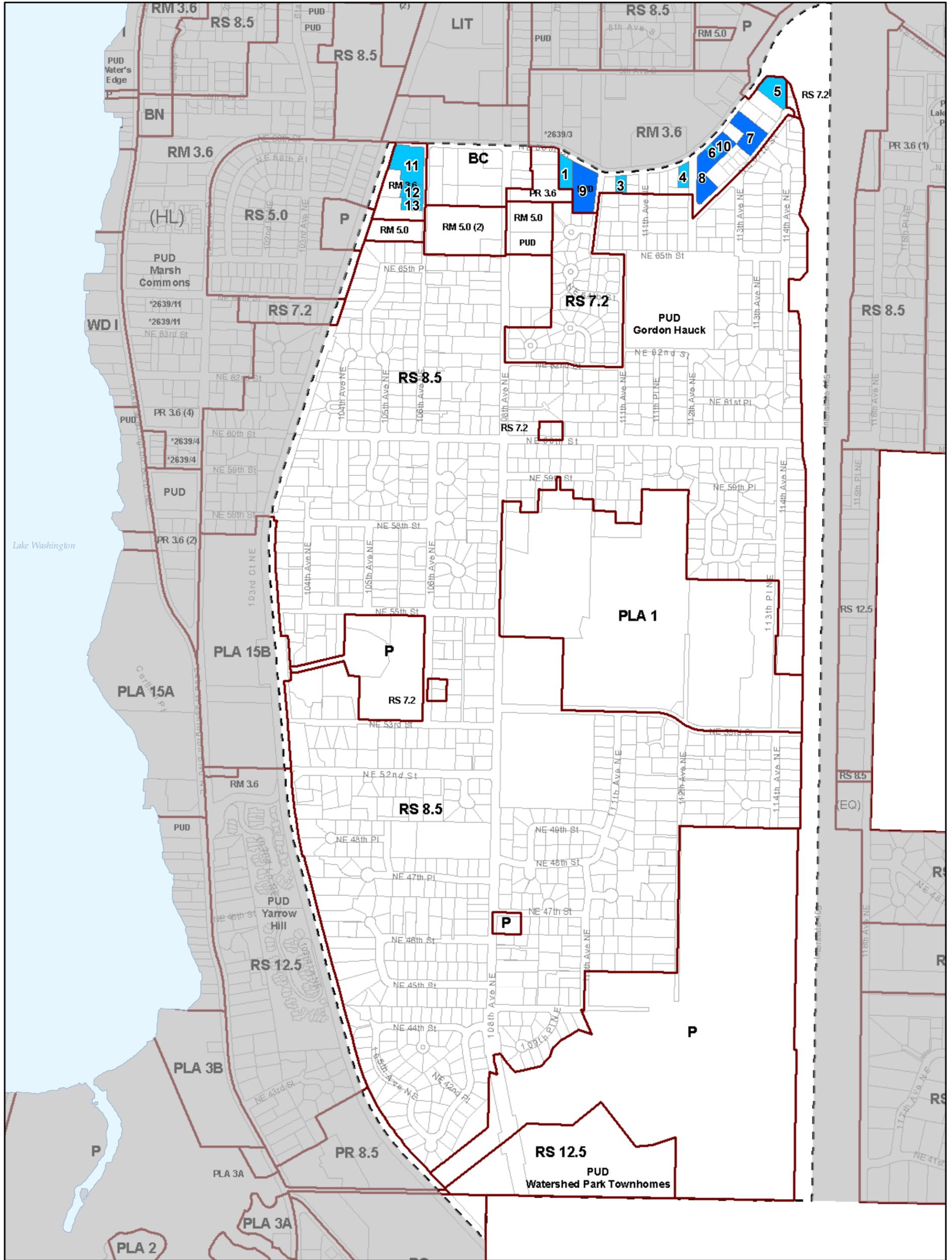
## **VII. Conclusion**

This EIS Addendum fulfills the environmental review requirements for the proposed Central Houghton Neighborhood Plan and amendment to the Municipal Code. The impacts of the proposal are within the range of impacts disclosed and evaluated in the *2004 City of Kirkland Draft and Final Comprehensive Plan EIS*; no new significant impacts have been identified. Therefore, issuance of this EIS Addendum is the appropriate course of action.

### Attachments:

1. Proposed Central Houghton Neighborhood Plan
2. Proposed Municipal Code Amendment

# Existing Non-conforming Density in Multi Family Zones



## Legend

- Parcels with Density Ratio > 1
- Apartments
- Condos
- Zoning Boundaries
- Central Houghton Neighborhood Boundary
- Tax Parcels



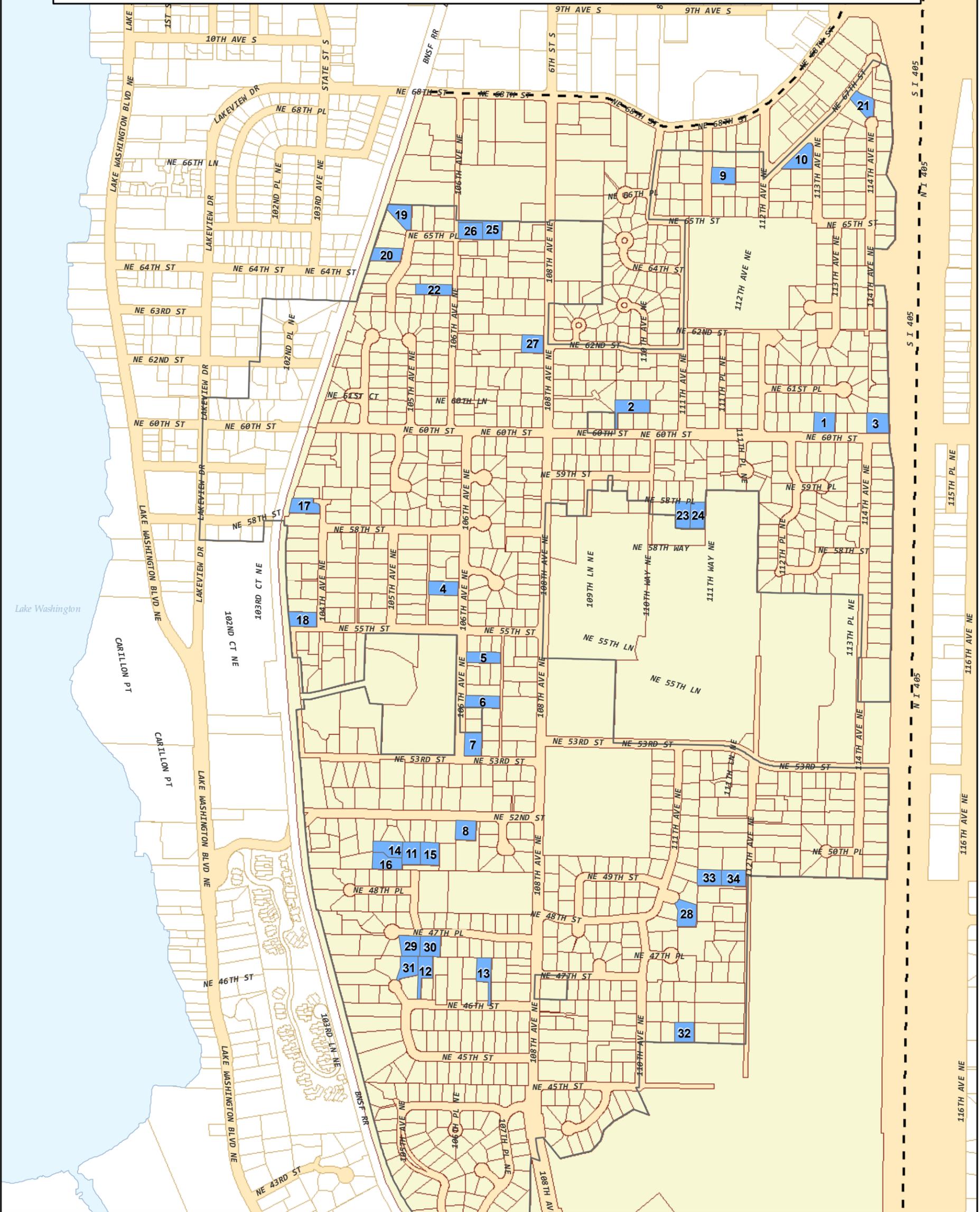
1,000

Feet

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# Central Houghton Neighborhood Small Single Family Option Undersized Lots Between 14,500 SF and 15,724 SF in RS 8.5 Zone



**Legend**

- Central Houghton Boundary
- RS8.5 Zoning
- Central Houghton Neighborhood Area
- Central Houghton SF 14,500-15,724

There are 34 lots that have potential for subdivision under the small lot single family option.

1,250 Feet

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