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MEMORANDUM

To: Houghton Community Council and Planning Commission

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

Date: August 15, 2011

Subject: FOLLOW-UP FROM PUBLIC HEARING ON DRAFT CENTRAL HOUGHTON NEIGHBORHOOD PLAN (FILE NO. ZON09-00016)

RECOMMENDATION

Consider the proposed revisions to the draft Central Houghton Neighborhood Plan and prepare your recommendations to be forwarded to the City Council in September. Direct staff to draft a transmittal memo to the City Council that will be reviewed and signed by the chairs of the Houghton Community Council (HCC) and the Planning Commission (PC).

INTRODUCTION

Public comment on the draft plan for the Central Houghton Neighborhood was taken at the joint meeting of the PC and the HCC on June 23, 2011. The record was left open for written comment through August 5, 2011, but no additional public comment was received.

The draft plan is the result of input from the Central Houghton Advisory Group, Parks Board, Transportation Commission, HCC and PC. In some instances, there are differences in the wording of the plan recommended by the HCC and the PC. 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. The PC and HCC did not have time to discuss all of the differences at the joint meeting held on June 23, 2011, so they will be discussed at each of your individual upcoming August meetings. The HCC will meet on August 22, 2011 and the Planning Commission will meet on August 25, 2011.

Staff will follow the direction given by the HCC and the PC in making the final edits to the plan. The plan will then be presented to the City Council at their study session tentatively scheduled for September 20, 2011. If there are differences in the recommendations of the PC and the HCC, these will be pointed out to the City Council at that time. The Chair of each group will present their group's recommendation and respond to questions at the study session. The Council is tentatively scheduled to take

action on the amendments at their October 18, 2011 meeting. Final action by the Houghton Community Council is planned for November 28, 2011.

BACKGROUND DISCUSSION

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:

- A new 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).
- It has been suggested by the Houghton Advisory Group that the name of the "Houghton Neighborhood Center" be changed to the "Houghton/Everest Neighborhood Center". Staff agrees with this recommendation since it would help clarify the area being described. If this change is made, two minor changes to the Land Use Element of the Comprehensive Plan would be necessary (see Attachment 2).
- Changes to the Implementation Chapter of the Comprehensive Plan.
- 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.

**Please note that the pictures inserted in the draft plan may change, but will be similar to those shown. Figure CH-5 is still in draft form.

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

- A new mixed use neighborhood commercial area, "Houghton/Everest Neighborhood Center" will be established, which overlays properties along the NE 68th 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.

- 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.

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). The recommendations of the PC and HCC for the Lakeview Neighborhood Plan have been noted where policies are the same in both plans.

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.

The Advisory Group suggested that this section of the plan be shortened and references to the Lakeview Neighborhood be removed.

Staff recommends leaving this section as it is since the Lakeview and Central Houghton Plans complement each other.

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 and this policy was removed from the Lakeview Plan.

- Commercial
  This section includes goals and policies for the new Houghton/Everest 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 are included under one main goal.

  After further review of the Goals and Policies for this section, staff does not agree with this recommendation. It is clearer to maintain separate goals.

- 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.

  Staff has edited this section since the public hearing in an attempt to clarify the intent.

6. Transportation

The new transportation section is similar to the existing Plan. The draft policies encourage the creation of a master design plan for 108th 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 wants 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 includes a discussion of design standards for 108th Avenue NE. A draft of the Community Character Urban Design map is included.

The PC did not support mentioning private views in the narrative for Policy CH-17.1. The HCC agreed to leave mention of private views out of this section during the discussion at the joint meeting.

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

Municipal Code Amendment

The following amendment is to Municipal Code regulations governing subdivisions. The Amendment to Section 22.28.042 is 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. Amendments to Pages VI-15 and VI-19 of the Comprehensive Plan

Cc: File ZON09-00016

Central Houghton Neighborhood Plan

Draft 8/12/2011

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 68th Street on the north. The southern boundary is the Kirkland City limit (See Figure CH-1, Land Use Map). 108th Avenue NE provides the main north-south vehicular, bicycle and pedestrian connection through the neighborhood, while NE 68th 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 68th 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 108th 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, 108th Avenue NE and NE 68th 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 108th 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.

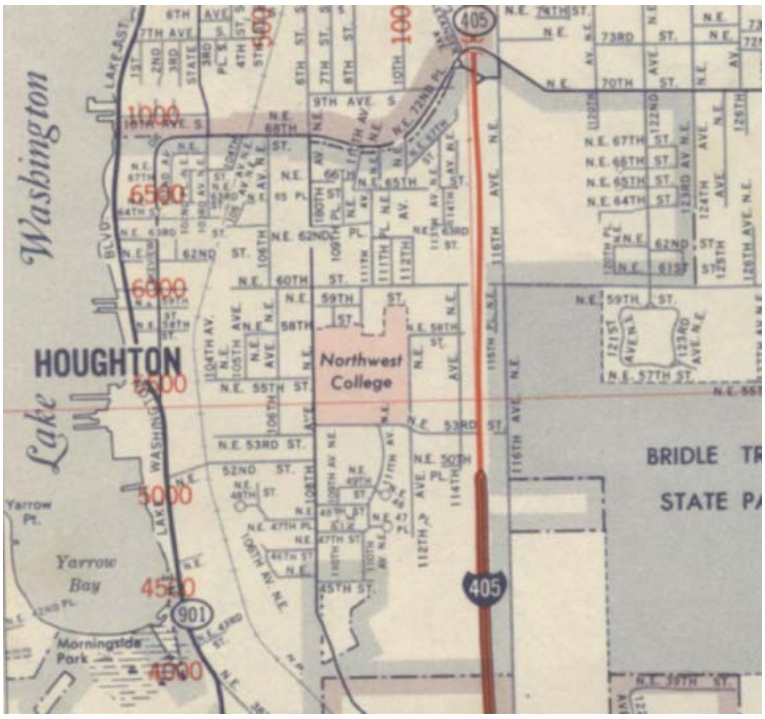
Livelihood of Houghton Residents: From the early 1870's, Houghton was settled by educated and hardworking families spreading out across the country. They purchased their homesteads and because of their isolation, they lived off their land. Their close proximity to Seattle also allowed them access to 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 108th 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 Town ~~City~~ of Houghton. The Houghton Community Council is one of only two such community councils remaining in the State of Washington.



1968 Road Map of the Houghton Area

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 **town** ~~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 last sentence should be deleted from 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 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.*

(The above wording for Goal CH-2 matches the recommended wording in the Lakeview plan.)

***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 CH-2). 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.

(The HCC wording for the last sentence above which uses "discouraged" matches the recommended wording in the Lakeview Plan.)

> ***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 CH-3). 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***/Everest*** Neighborhood Center.

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 68th 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 68th Street and east of the Houghton/**Everest Neighborhood*** ~~*Shopping*~~ *Center **area** is suitable for medium residential densities **(see MDR land use designation on Figure CH-1).***

The area south and east of the Houghton**/Everest** ~~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.*

(This policy was removed from the Lakeview Plan.)

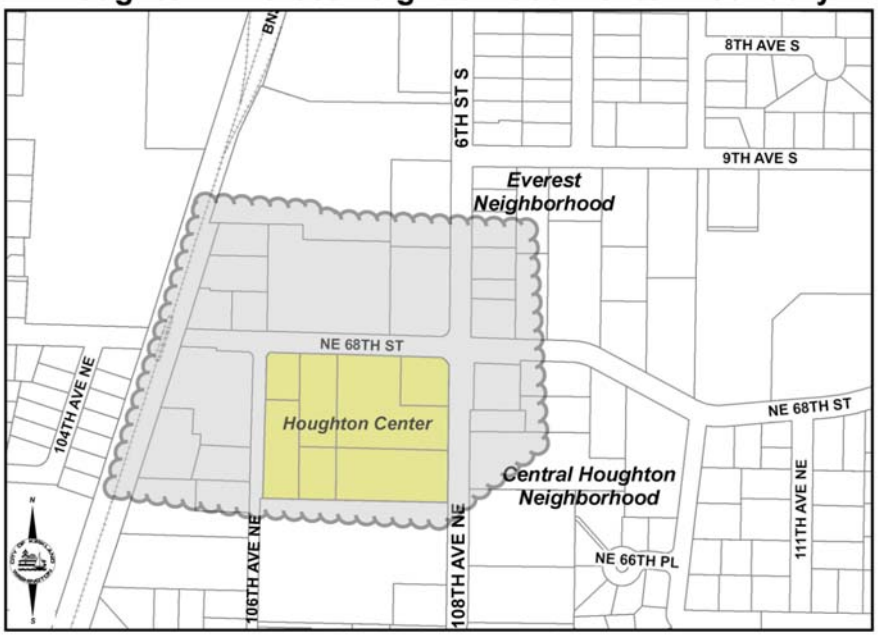
Commercial

Houghton/Everest Neighborhood Center

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

The Houghton/**Everest** 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 68th Street in both the Central Houghton and Everest Neighborhoods.

Houghton/ Everest Neighborhood Center Boundary



***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**/Everest** Neighborhood Center, which overlays properties along the NE 68th 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**/Everest** 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 68th 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.~~4~~5:*** *Expand the area* ***selected*** ~~*designated*~~ *for higher intensity use to properties currently designated MDR 12 (see Figure CH-1) located west of* ~~*the*~~ *Houghton* ~~*Shopping*~~ *Center and south of NE 68th Street.*

Land designated MDR 12 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****/Everest*** *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. They suggested that the rewrite include the concept of "qualities of permanence". In response, staff combined Policy CH-5.4 with Policy 6.1, but kept Goal CH-6.1 to specifically discuss design.*

> ***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****/Everest*** *Neighborhood Center.*

These design guidelines and regulations should support appropriate building scale and massing, produce buildings that exhibit high quality design with a sense of permanence, and incorporate site design which includes pedestrian features and amenities that contribute to the livability of the surrounding area. They should also strengthen the visual identity of the neighborhood center by addressing streetscape improvements and public views to the lake along NE 68th Street.

~~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 68th Street and 108th Avenue NE **(shown in yellow on the map)** is known as the "Houghton Center." This large strip retail development sits on several parcels occupying approximately five acres. Redevelopment to a more cohesive, pedestrian-oriented concept may be feasible since a single owner controls the bulk of the site. 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 by 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 CH-5. The group felt that 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 Houghton Center. They also suggested that aggregation of properties should 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.

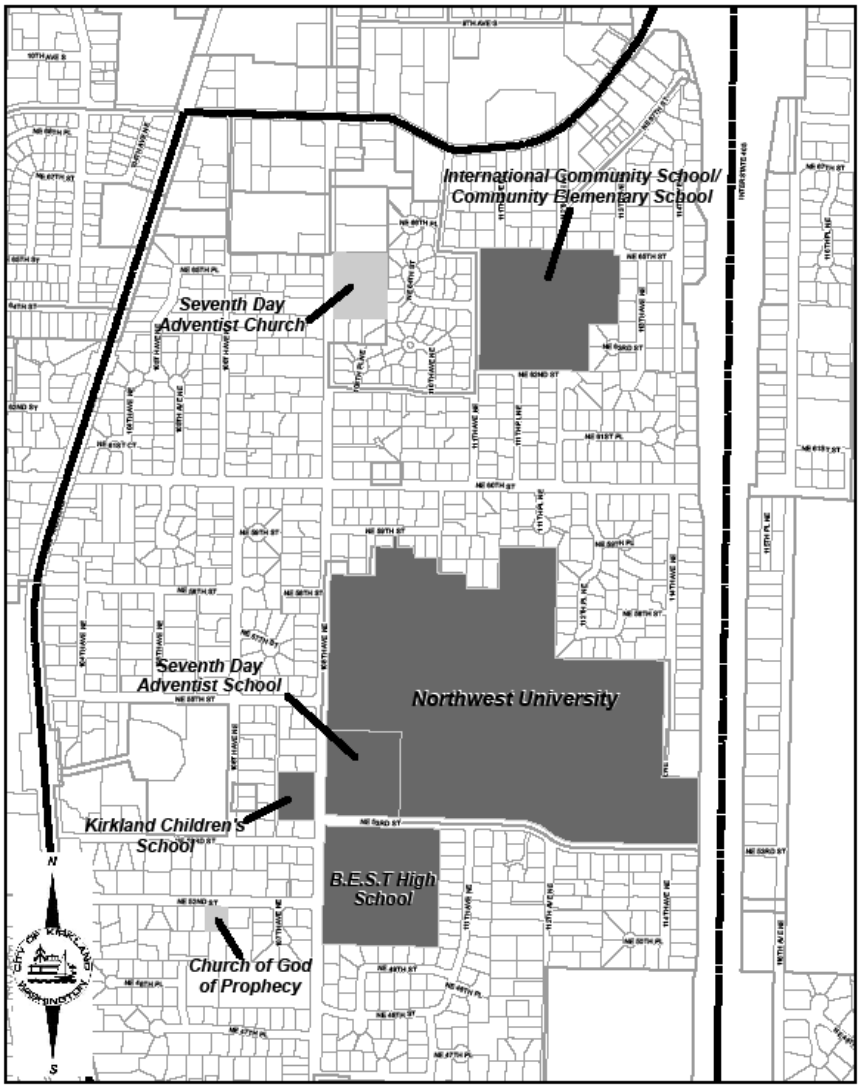
Policy CH-7.5: *Provide gathering spaces and relaxation areas within Houghton Center.*

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.

Central Houghton Schools and Places of Worship



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.

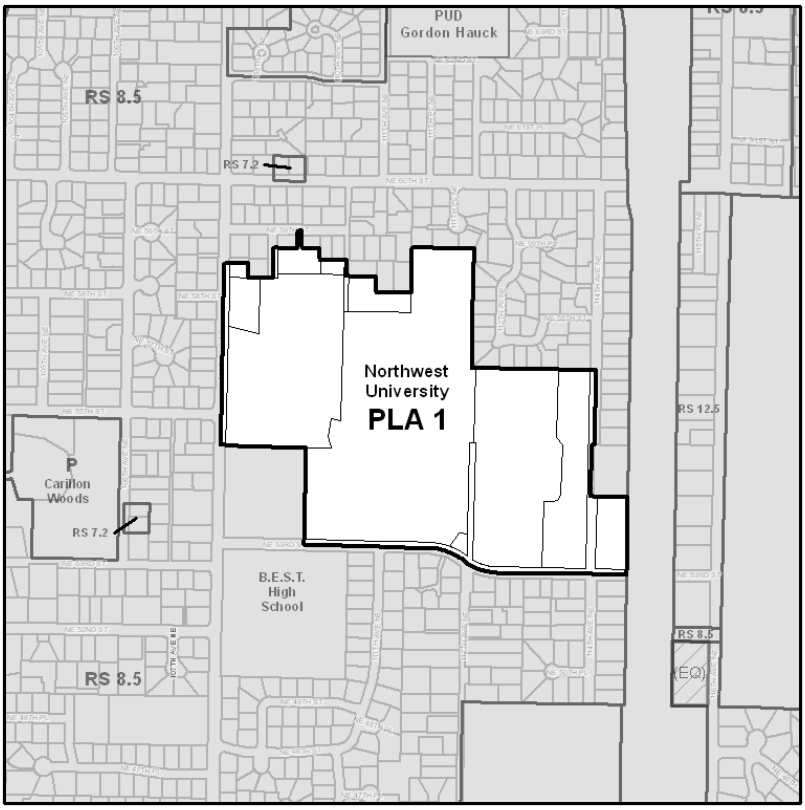
The planned area designation permits the application of special development procedures and standards to minimize adverse impacts resulting from the natural growth and operation of the facility.

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

> ***Policy CH-9.1:*** *Limit ~~university expansion~~ Planned Area 1 ~~and preclude development beyond~~ to the boundaries designated in Figure CH-1. ~~In the Master Plan that was approved in 1999 (as shown on the map).~~*

The boundaries shown in Figure CH-1 are consistent with the 1999 Northwest University Master Plan as shown below.

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



> ***Policy CH-9.2:*** *Require all development in PLA 1 to conform to an approved master plan.*

The master plan approved in 1999 is the guiding document for Northwest University. Any variations from this master plan must be reviewed and approved by the City.

> ***Policy CH-9.3~~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-9.4~~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 108th Avenue NE.

Policy CH-9.5~~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. 108th 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 68th Street which forms the northern boundary of the neighborhood is also a minor arterial. NE 52nd Street is designated a collector street providing an east-west connection between 108th Avenue NE and Lake Washington Blvd. NE 53rd Street between 108th Avenue NE and 114th 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 108th 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 108th 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 108th 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 108th 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 108th Avenue NE is often heavy, particularly during morning and evening commute periods. Congestion restricts local access to and from 108th 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 108th Avenue NE for all modes of transportation.*

A master plan for 108th 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/**Everest** 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 60th Street.*

- Serve as a gateway to the City.
- Provide neighborhood pedestrian and bicycle connections, with the highest priority access points at NE 52nd, NE 60th and NE 68th 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 108th 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 CH-5 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 CH-5: 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 that offer local and territorial views should be of a variety that will not block views as trees mature.

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 CH-5.*

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 108th 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 108th 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 108th Avenue right-of-way:*

These standards should include:

- Adequate sidewalk widths on both sides of the street.
- 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.*

List of Central Houghton Neighborhood Plan Figures:

- *Figures CH-1 through CH-4 are based on the existing maps in the general elements of the Comprehensive Plan.*
- *The Public Works Department recommends that maps related to the pedestrian and bicycle systems not be included in the neighborhood chapter since they are already in the general transportation element of the Comprehensive Plan and are subject to change through the City's Active Transportation Plan.*
- *A draft of Figure CH-5 is included.*

CH-1 - Land Use (Please note there is an error in the ICS location on this map. It will be corrected.)
CH-2 - Sensitive Areas
CH-3 - Geological hazardous areas
CH-4 - Transportation street network
CH-5 - Urban design assets

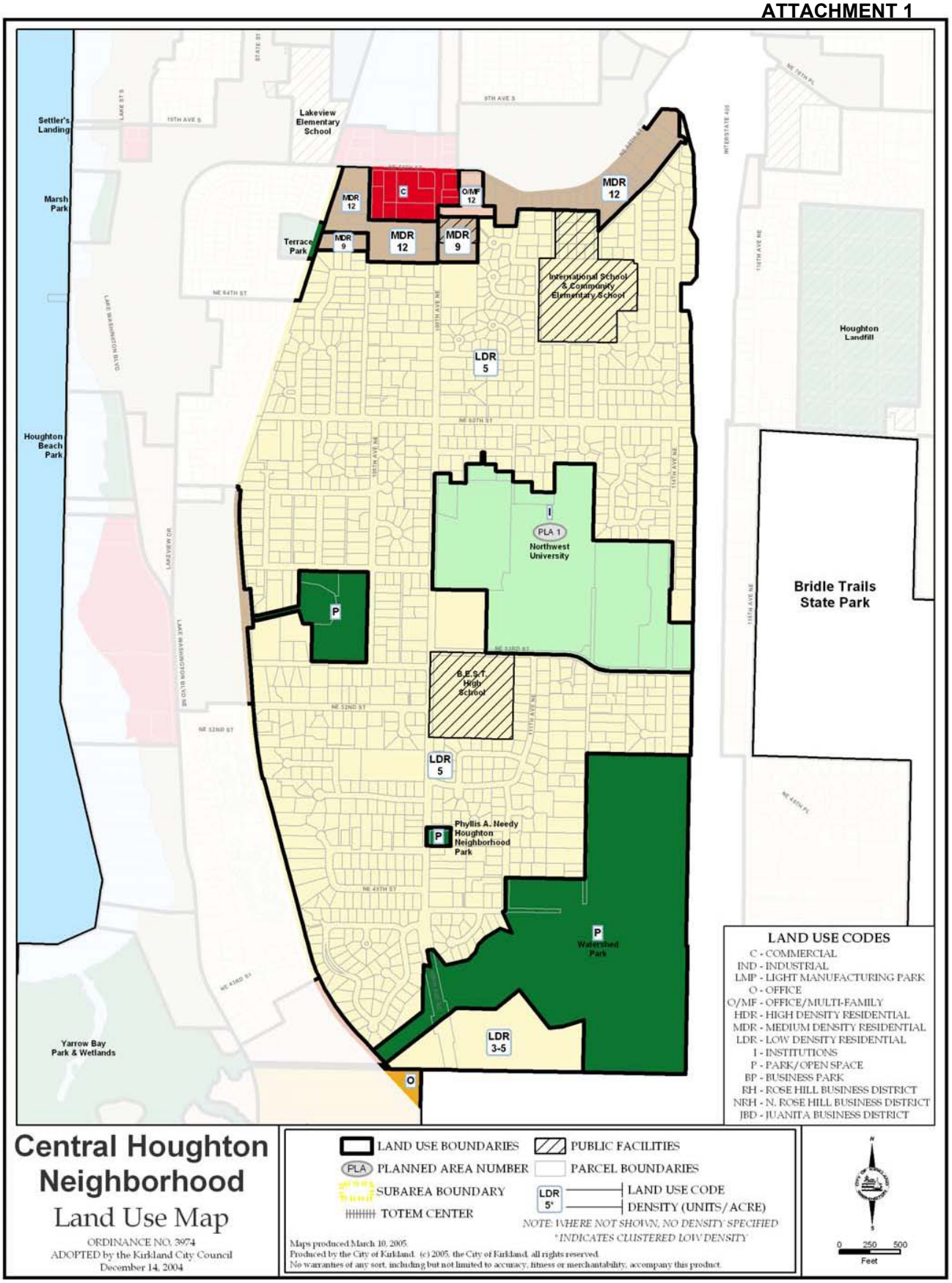


Figure CH-1: Central Houghton Land Use

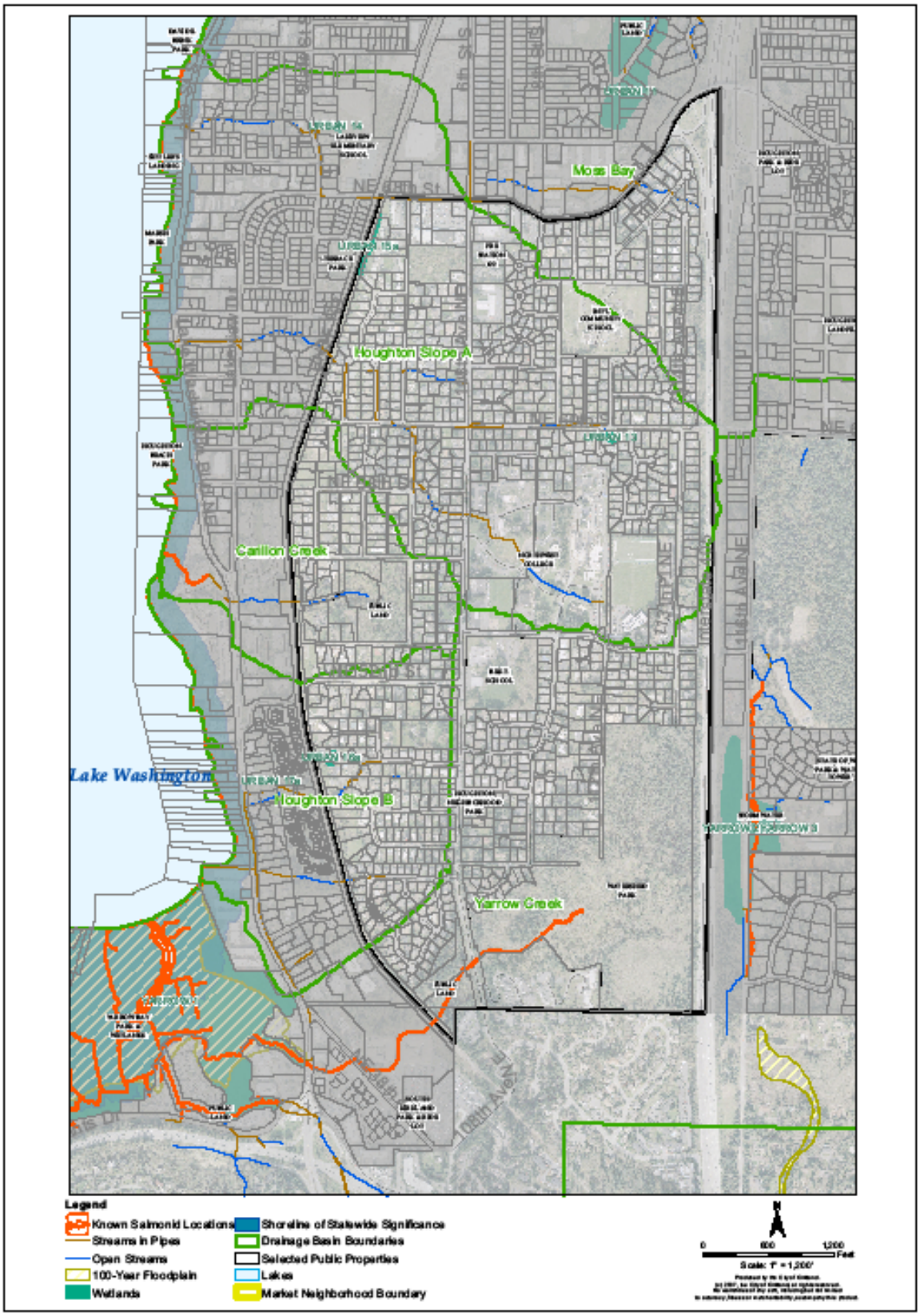


Figure CH-2: Central Houghton Sensitive Areas

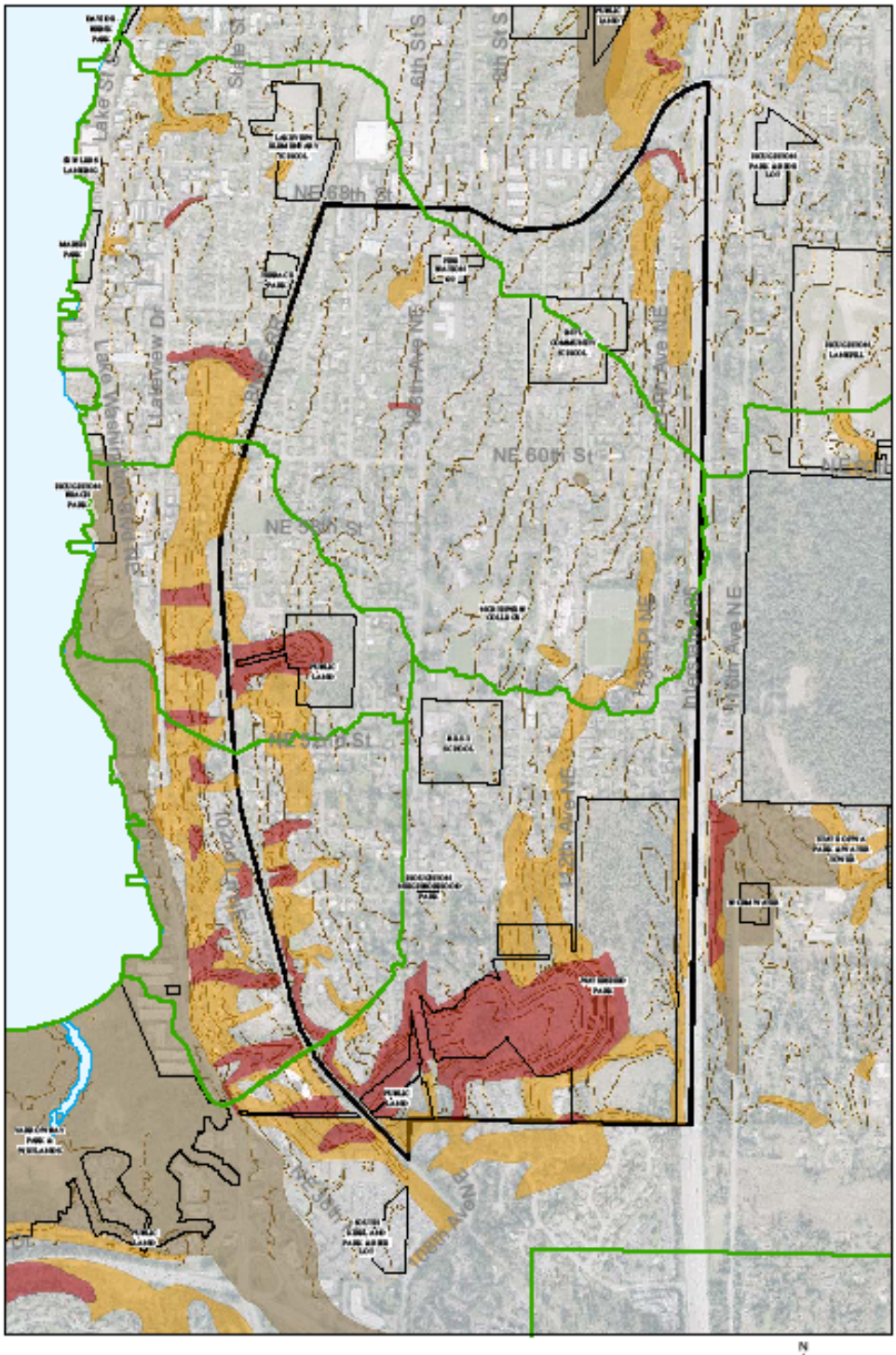


Figure CH-3: Houghton Landslide and Seismic Hazard Areas

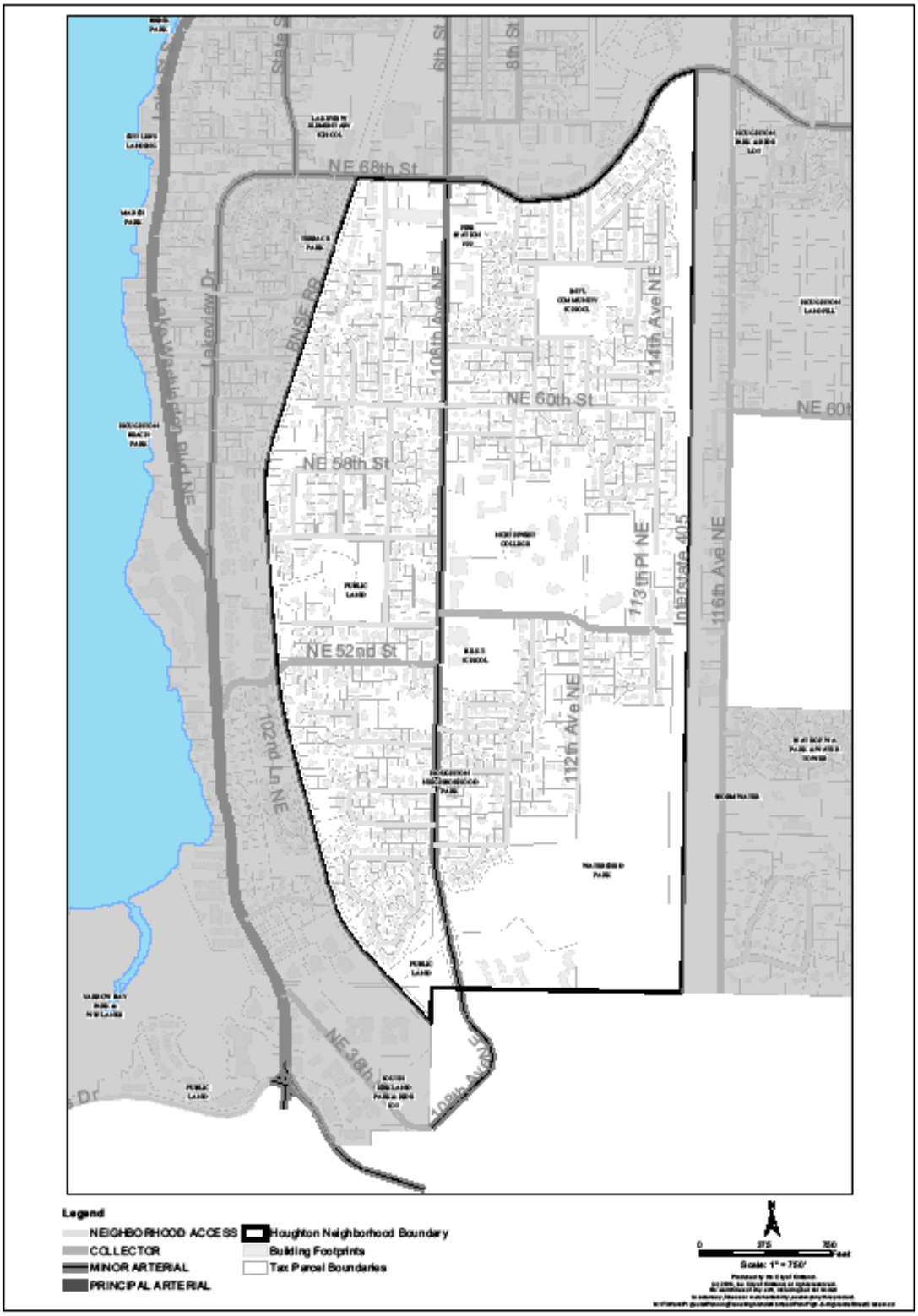


Figure CH-4 Central Houghton Street Classifications

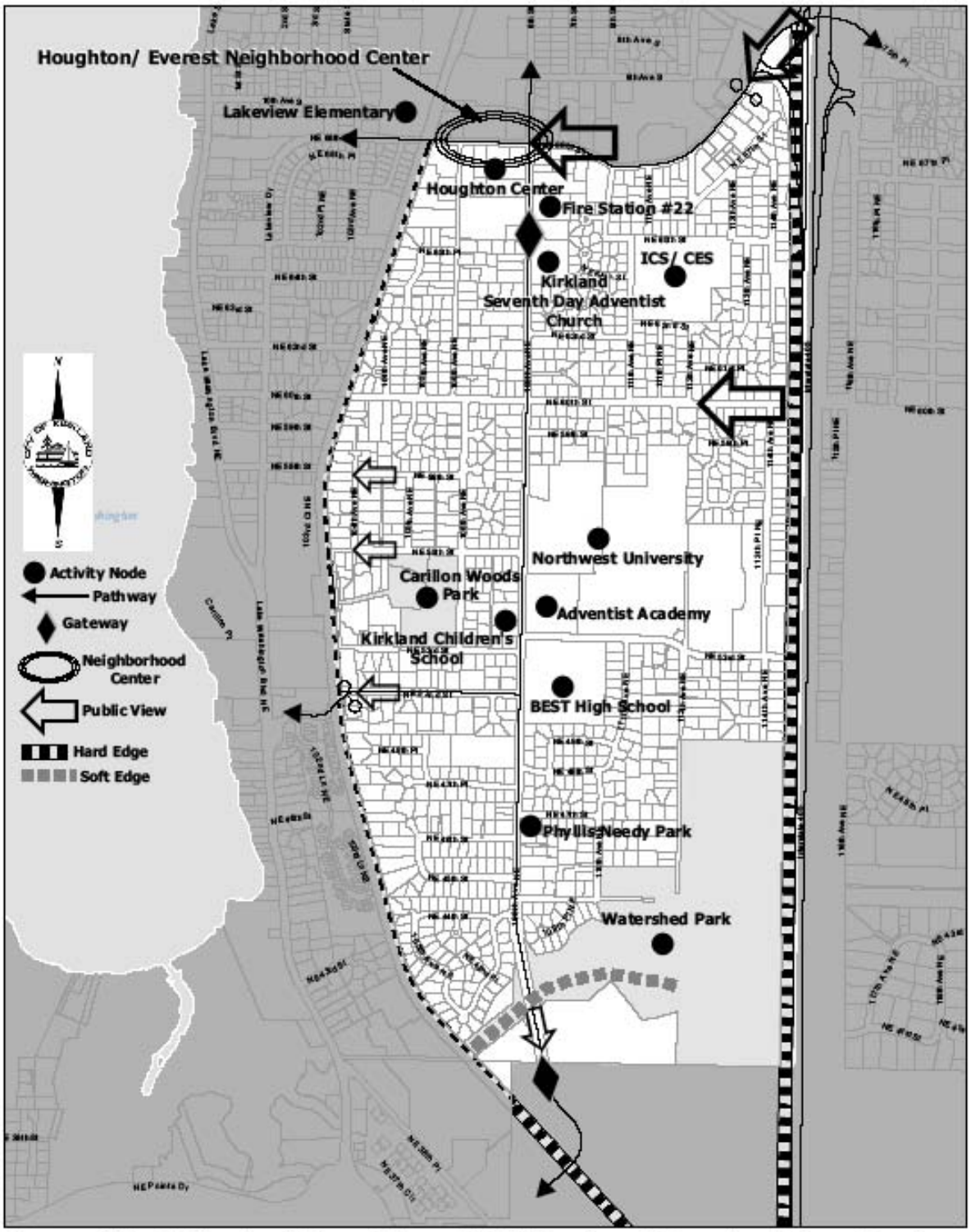


Figure CH-5: Central Houghton Neighborhood Assets Urban Design

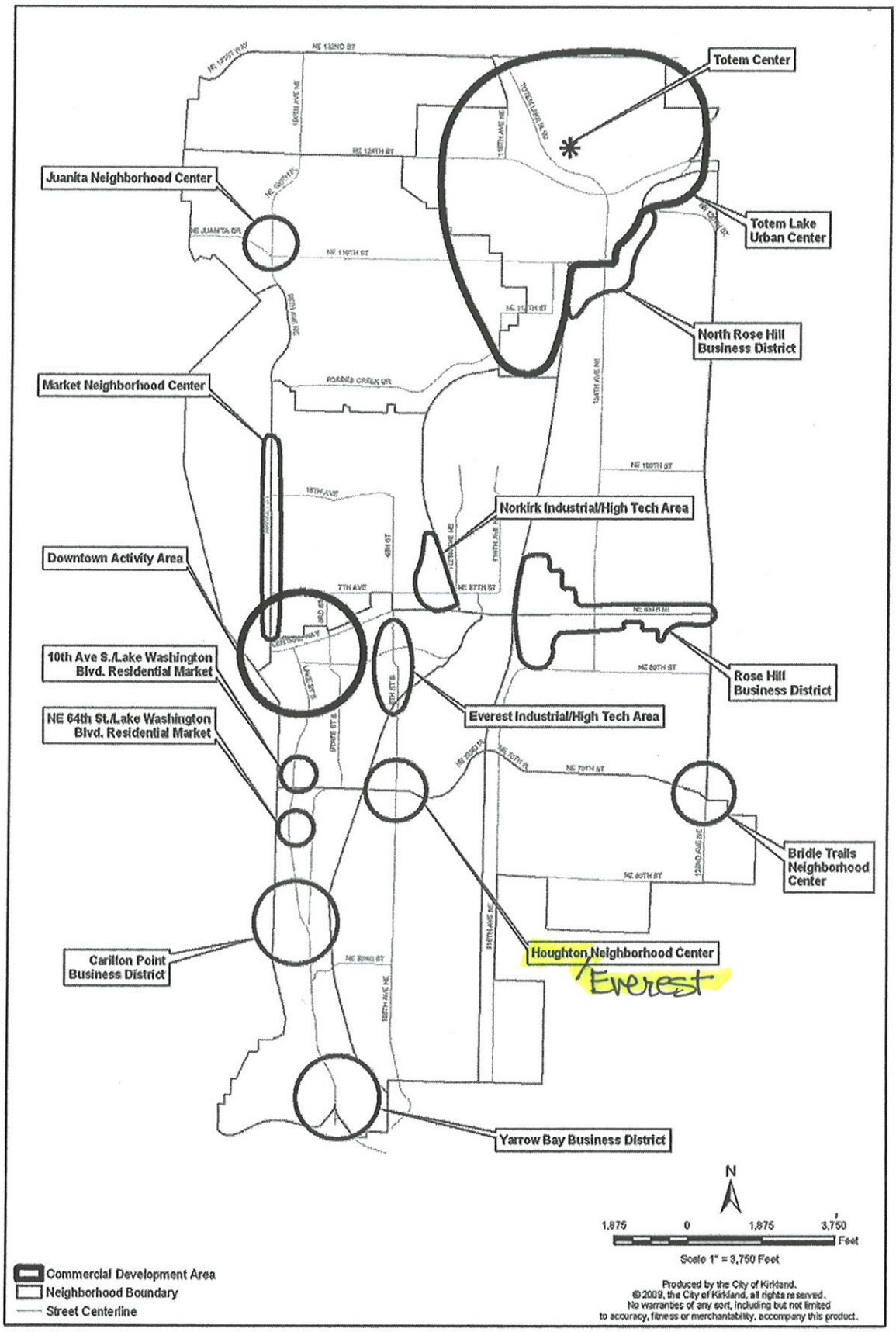


Figure LU-2: Commercial Areas

LU-5.8: Promote development within the Bridle Trails, ~~Houghton,~~ Houghton/Everest and Juanita Neighborhood Centers that becomes part of the neighborhood in the way it looks and in the functions it serves.

Neighborhood centers provide services to surrounding residential neighborhoods so that residents may shop close to home. They also may function as the focal point for a community. Because of these important ties to their neighborhood, neighborhood centers should develop in ways that provide goods and services needed by the local residents, enhance physical connections to the surrounding neighborhoods, foster good will and provide an opportunity for people to mingle and converse.

Policy LU-5.9: Allow residential markets, subject to the following development and design standards:

- *Locate small-scale neighborhood retail and personal services where local economic demand and local citizen acceptance are demonstrated.*
- *Provide the minimum amount of off-street parking necessary to serve market customers.*
- *Ensure that building design is compatible with the neighborhood in size, scale, and character.*

The intent of this policy is to permit small individual stores or service businesses in residential areas on a case-by-case basis. These businesses should cater to nearby residents, be oriented to pedestrian traffic, and require very little customer parking. They should be designed and located in a manner that is compatible with adjacent residences and that will not encourage the spread of commercial uses into residential areas. They should be located where local economic demand and neighborhood acceptance can be demonstrated.

Goal LU-6: Provide opportunities for a variety of employment.

Policy LU-6.1: Provide opportunities for light industrial and high technology uses.

405 Corporate Center

While Kirkland is not interested in recruiting heavy industry, the City is supportive of existing industrial enterprises and wants to encourage new high-technology businesses to locate here.

Policies that encourage residential and retail encroachment in industrial areas drive up the cost of land and promote conflicts which may force displacement of industrial operations. The strategy in the Land Use Element is to maintain industrial uses, while acknowledging that, in some parts of the City, industrial lands may be considered for conversion to other land uses.

Recognizing that each industrial area in the City has its own distinct character, the range of uses may vary between districts and may include some nonindustrial uses. Factors which should be taken into account when determining appropriate land uses include existing uses, surrounding uses, the local transportation system, and the effect on maintenance of primary jobs in the local job market.