



## CITY OF KIRKLAND

Planning and Community Development Department

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[www.kirklandwa.gov](http://www.kirklandwa.gov)



### MEMORANDUM

**Date:** October 1, 2014

**To:** Planning Commission

**From:** Teresa Swan, Project Manager  
Paul Stewart, Deputy Director, AICP  
Eric Shields, Director, AICP

This memo addresses the following Comprehensive Plan Update topics, **File No. CAM13-00465, #5**

- Vision Chapter – introduction
- Introduction Chapter

#### I. RECOMMENDATION

- Review changes to the introduction in the Vision Chapter and provide comments to staff.
- Review changes to the Introduction Chapter and provide comments to staff.

#### II. VISION CHAPTER (see Attachment 1 and 2)

On January 9, 2014, the Planning Commission reviewed the draft Vision Statement and new Guiding Principles in the Vision Chapter. Subsequently, on February 18, 2014, the City Council reviewed the Planning Commission's recommendation and made a few minor revisions. Since then both the Transportation Commission and the Houghton Community Council reviewed the new statement and guiding principles, but no changes were made.

Attachments 1 and 2 contains the revised Vision Chapter with the final draft Vision Statement and Guiding Principles. The introductory background text has now been revised to reflect the visioning process that lead up to the new Vision Statement and Guiding Principles. The cumulative Wordle that was created over the many visioning conversations and was the framework for the new statement and principles is provided in the chapter.

The Planning Commission should review the revised introductory text and provide any suggested changes to staff. This will wrap review of the draft Vision Chapter.

### **III. INTRODUCTION CHAPTER** (see Attachments 3 and 4)

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

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

#### **A. Historic Perspective**

Information has been added about the 2011 annexation area. A new paragraph includes a description about the Cross Kirkland Corridor and a brief summary covering major development trends since the last update to the Plan in 2004.

#### **B. Community Profile**

Data from the draft [Community Profile](#) has replaced the existing data that was based on the Community Profile prepared for the 2004 Comprehensive Plan update. The section addresses population, household income, housing, employment, existing land use, targets and capacity analysis.

Some of the changes in statistics do not follow logical assumptions and patterns because the 2011 annexation brought in a large area with considerable amount of single family land that has altered the data. Also, some of the data from 2000 has been corrected.

Work on the Community Profile continues as updated information is made available. Also, a section on transportation will be added. Once the Community Profile is completed, staff will make any needed changes to the data provided in the Introduction chapter. Staff will bring back the Introduction chapter if the data changes are significant or if we decide to include the transportation data.

Staff is preparing a new section on **trends** that will be presented to the Planning Commission at a later meeting.

#### **C. About the Comprehensive Plan**

Minor edits are proposed to the existing sections on “Why are we planning?” and “What is a Comprehensive Plan?” The existing section on “How was the plan prepared?” has a lengthy description on preparation of the 1995 and 2004 Comprehensive Plans that is no longer relevant and was reduced. The 2015 Comprehensive Plan update is discussed.

#### **D. Guide to the Comprehensive Plan**

Minor reorganization and edits are proposed. For the neighborhood maps, note that the land use map shows open space and parks so we do not need a separate park and open space map.

#### **IV. WHAT'S NEXT**

At the October 23, 2014 meeting, the Planning Commission will review the draft goals for the Environment Element and continue the discussion on the Totem Lake update.

On Wednesday November 12, 2014, the City will host an open house at City Hall from 5-8pm. An update on the Comprehensive Plan project will be provided, including summaries of changes to the Element chapters completed to date, and information on the Citizen Amendment Requests and the Environmental Impact Statement. Planning Commissioners should attend.

Attachments:

- 1 – Vision Chapter with track changes
- 2 – Vision Chapter without track changes
- 3 – Introduction Chapter with track changes
- 4 – Introduction Chapter without track changes



## II. Vision/GUIDING PRINCIPLES

### FRAMEWORK GOALS

#### A. VISION STATEMENT



*Welcome to Kirkland sign*

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

The Vision Statement and Guiding Principles areis an outgrowth of a community visioning process that occurred in ~~2013~~1992 ~~and then again in 2002~~. The outreach program was called Kirkland 2035 with the theme of “Your Voice Your Vision Your Future.” A series of conversations about the future was held at numerous neighborhood meetings, business forums, and all of the City boards and commissions meetings, including the Youth Council, The City also hosted several community wide planning days and business events, The City’s web page included interactive forums and a blog as an internet version of the visioning conversation. Over 900 people participated in the visioning program. Participants were asked questions about key issues they thought important for the future relating to land use, housing, transportation, economic development and environmental issues to help guide the updates to the Comprehensive Plan. Responses were summarized into key themes. People were also asked to write down one word to describe what they want Kirkland to be like in the next 20 years. The collection of words resulted in the following Wordle with the most common words represented in the largest text. The Wordle and the key themes from the community conversations are the foundation for the following 2035 Vision Statement and Guiding Principles, and updates to the general element chapters.

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## II. VISION/GUIDING PRINCIPLES FRAMEWORK

### GOALS



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

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

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

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## II. Vision/GUIDING PRINCIPLES

### ~~FRAMEWORK GOALS~~

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

## II. VISION/GUIDING PRINCIPLES ~~FRAMEWORK~~

### GOALS

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

# Kirkland



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

Draft Guiding Principles (to replace Framework Goals)

## Livable

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

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

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

## Sustainable

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

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

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

## Connected

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

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

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

[www.kirklandwa.gov/kirkland2035](http://www.kirklandwa.gov/kirkland2035)

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## II. Vision/GUIDING PRINCIPLES

### FRAMEWORK GOALS

#### *A VISION FOR KIRKLAND*

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

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

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

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

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

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## II. VISION/GUIDING PRINCIPLES ~~FRAMEWORK~~

### GOALS

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

### ~~VISION/FRAMEWORK GOALS~~

#### INTRODUCTION

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



*Public art in Downtown Kirkland*

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## II. Vision/GUIDING PRINCIPLES

### **FRAMEWORK GOALS**

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

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

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

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

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

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## II. VISION/GUIDING PRINCIPLES **FRAMEWORK**

### **GOALS**

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

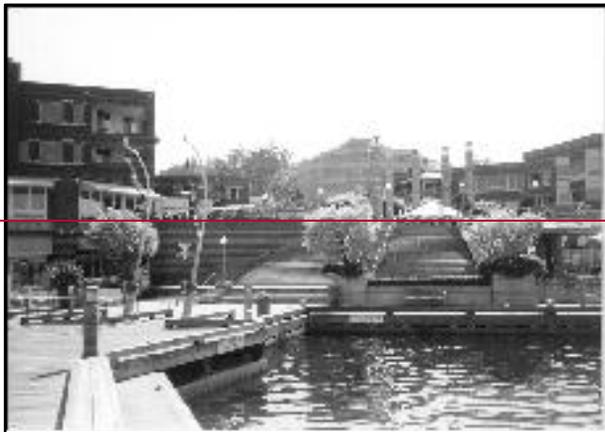
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**Discussion:** Maintaining vibrant and safe neighborhoods as desirable places to live is a high priority. Part of the appeal of existing neighborhoods is their diversity, in terms of housing types, size, style, history, maturity, and affordability.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

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

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*Carillon Point public access areas*

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

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## II. Vision/GUIDING PRINCIPLES

### **FRAMEWORK GOALS**

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

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

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

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

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

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

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## II. VISION/GUIDING PRINCIPLES ~~FRAMEWORK~~

### GOALS

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

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

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

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## II. **Vision/GUIDING PRINCIPLES**

### **FRAMEWORK GOALS**

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

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

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

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

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

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## II. VISION/GUIDING PRINCIPLES FRAMEWORK

### GOALS

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



are important.

[PS1]

Lake Washington

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

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

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

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## II. Vision/GUIDING PRINCIPLES

### **FRAMEWORK GOALS**

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

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

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

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

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## II. VISION/GUIDING PRINCIPLES ~~FRAMEWORK~~

### GOALS



*Marina Park in Downtown Kirkland*

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

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#### ***FG-12: —Ensure public safety.***

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

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## II. Vision/GUIDING PRINCIPLES

### **FRAMEWORK GOALS**

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

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

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

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

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## II. VISION/GUIDING PRINCIPLES ~~FRAMEWORK~~

### GOALS

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

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

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

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

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

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

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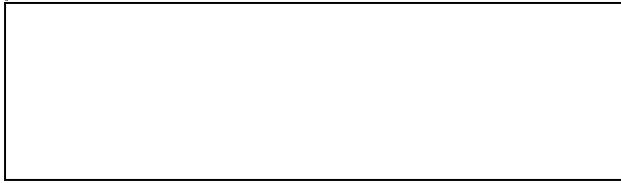
## II. Vision/GUIDING PRINCIPLES

### ~~FRAMEWORK GOALS~~

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



## II. VISION/GUIDING PRINCIPLES



*Welcome to Kirkland sign*

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The Vision Statement and Guiding Principles are an outgrowth of a community visioning process that occurred in 2013. The outreach program was called Kirkland 2035 with the theme of “Your Voice Your Vision Your Future.” A series of conversations about the future was held at numerous neighborhood meetings, business forums, and all of the City boards and

commissions meetings, including the Youth Council, The City also hosted several community wide planning days and business events, The City’s web page included interactive forums and a blog as an internet version of the visioning conversation. Over 900 people participated in the visioning program. Participants were asked questions about key issues they thought important for the future relating to land use, housing, transportation, economic development and environmental issues to help guide the updates to the Comprehensive Plan. Responses were summarized into key themes. People were also asked to write down one word to describe what they want Kirkland to be like in the next 20 years. The collection of words resulted in the following Wordle with the most common words represented in the largest text. The Wordle and the key themes from the community conversations are the foundation for the following 2035 Vision Statement and Guiding Principles, and updates to the general element chapters.

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Draft Guiding Principles (to replace Framework Goals)

## Livable

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

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

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

## Sustainable

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

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

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

## Connected

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

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

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

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## **II. VISION/GUIDING PRINCIPLES**

# I. INTRODUCTION

## ABOUT KIRKLAND

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### *Historical Perspective*

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

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

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

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

# **I. INTRODUCTION**

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

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

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

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

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

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

# I. INTRODUCTION

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

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

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

Since 2004, the Downtown has continued to redevelop with mid-rise mix use buildings. Former industrial areas are being replaced with high technology campuses. The range of housing choices continue to expand, including small lot subdivisions and micro units. The South Kirkland Park and Ride lot has been converted into a transit oriented development with housing for a mix of incomes. In 2012, the City purchased a 5.75 mile segment of the 42-mile Eastside Rail Corridor from the Port of Seattle. By 2014, construction of an interim trail was completed for walking and biking. Kirkland envisions the trail as a major spine connection to schools, parks, businesses and neighborhoods, and a multimodal transportation corridor.

Kirkland has grown beyond bedroom communities, becoming commercial and employment centers in their own right. Kirkland today has come a long way from Peter Kirk’s vision as the center of the steel industry and the “Pittsburgh of the West.”

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

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## Community Profile

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

# I. INTRODUCTION

## KIRKLAND AT A GLANCE

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

### CITY

- Incorporated: 1905
- Area: 17.81 square miles
- Population: 82,590 (April, 2014 estimate, Washington State Office of Financial Management)
- Rank: thirteenth largest municipality in Washington State; sixth largest in King County (2013)
- Miles of streets, highways: approximately 300 miles (includes private streets and some driveways)
- Elevation range: ~15' to ~535' above sea level
- Real property parcels: approximately 24,300
- Neighborhoods: Fifteen, represented by thirteen neighborhood associations
- City government: City council/city manager; 544 permanent staff (December 2013)

### DEMOGRAPHICS

- Minority population: 10,095 (2010); 21% of total population
- Median age: 36.6 (2012)
- Junior and senior population: 9,155 younger than age 18; 5,299 65 and older (2010)
- Households: 22,445 total; 12,014 family, 10,431 non-family (2010)
- Average Household size: 2.15 (2010)
- Median household income: \$86,656 (2012 est.)
- Households below poverty level: 1,306; 5.85% of total (2011)

### HOUSING

- Housing units: 37,450 (2014 est.)
- Housing unit growth: 107% increase from 1990 to 2014
- Housing unit types: 21,176 single family, 16,188 multifamily (2014)
- Median rent: \$1,370 (2012)
- Rental vacancy rate: 3.9% (2012 est.)

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- [\*Average home price: \\$464,200 \(2012 est.\)\*](#)
- [\*Owner versus rental: owner-occupied 12,897; renter-occupied 9,429 \(2012 est.\)\*](#)
- [\*Rental expenditure: 37% of renters spend more than 30% of income\*](#)
- [\*Mortgage expenditure: 42% of owners spend more than 30% of income\*](#)
- [\*Households in poverty: 520 family households and 786 other households \(2012\)\*](#)

## ECONOMY

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

## LAND USE AND FUTURE GROWTH CAPACITY

- [\*Single family housing zoning: 53% of city \(2014\)\*](#)
- [\*Multifamily housing zoning: 8% of city \(2014\)\*](#)
- [\*Commercial mix use/office/industrial/institutional zoning: 10% \(2013\)\*](#)
- [\*Parks/open space: 8% of city \(2013\)\*](#)
- [\*Right of way: 20% of city \(2013\)\*](#)
- [\*Residential density \(range by neighborhood\): Moss Bay Neighborhood 25 units/acre \(highest\); Bridle Trails Neighborhood 2.6 units/acre \(lowest\)\*](#)
- [\*Housing unit growth capacity: 10,000 additional; 2,900 in Totem Lake Neighborhood \(2035\)\*](#)
- [\*Employment growth capacity: 23,000 additional; 7,300 in Totem Lake Neighborhood \(2035\)\*](#)

Source: Community Profile

# I. INTRODUCTION

## POPULATION

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

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

**Table I-1: Kirkland Growth Trends**

Year	Population	Population Increase	Land Area Increase
1910	532		
1920	1,354	155%	0%
1930	1,714	27%	2%
1940	2,048	19%	0%
1950	4,713	130%	112%
1960	6,025	28%	6%
1970 <sup>1</sup>	15,070	150%	170%
1980	18,785	25%	16%
1990 <sup>2</sup>	40,052	113%	67%
2000	45,054	12%	0%
2010 <sup>3</sup>	<u>48,787</u>	<u>8.3</u>	0%
2014 <sup>5</sup>	<del>49,327</del>	<del>9.5%</del>	
<del>2012</del> <u>2014</u>	<del>50,256</del> <u>82,590</u>	<u>69.3%</u>	<u>64.9%</u>
<u>2025</u> <del>2020</del> <sup>3</sup>	<u>89,000</u> <del>54,00</del>	<u>7.7%</u> <del>9.3%</del>	0%
<del>2022</del> <sup>3</sup>	<del>54,790</del>	-	-

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2030 <sup>3</sup> 2035	95,000 <del>58,287</del>	0.6% <del>8.1%</del>	0%
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- <sup>1</sup> Includes consolidation with the City of Houghton in 1968 which included 1.91 square miles.
- <sup>2</sup> Includes annexations of Rose Hill and Juanita in 1988. *Source: Office of Financial Management.*
- <sup>3</sup> ~~City of Kirkland Planning Department projections. Growth trends and population do not reflect the~~ Includes annexations of Bridlevue (2009) Finn Hill, North Juanita, and Kingsgate (2011). Washington Office of Financial Management
- <sup>4</sup> PSRC 2014

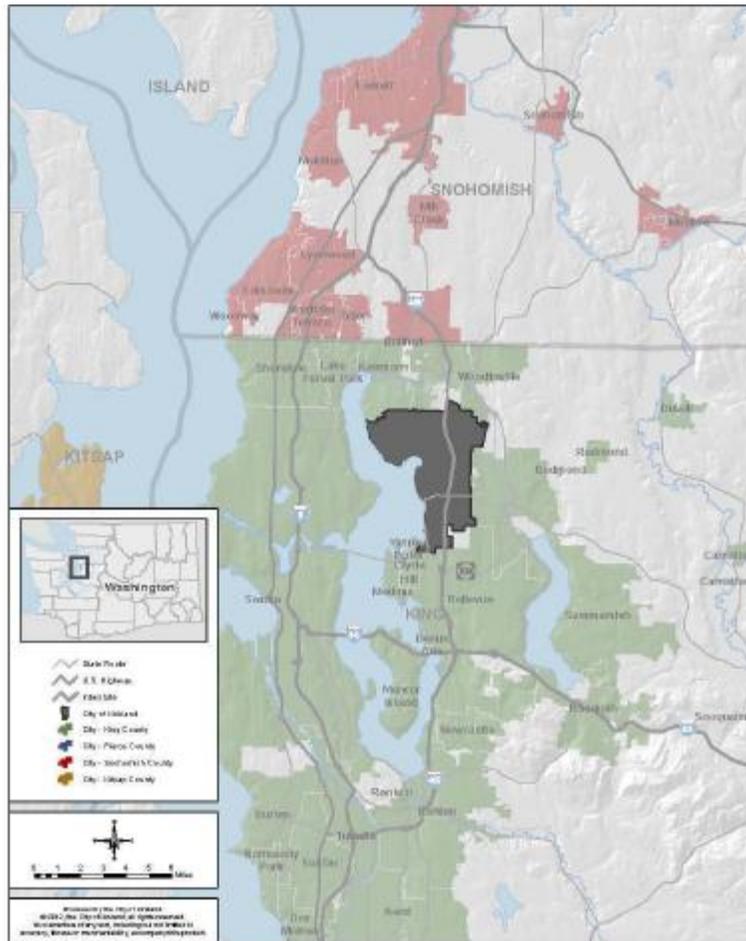


Figure I-1: Kirkland and Surrounding Area

# I. INTRODUCTION

~~Kirkland's population as continued to age over the past decade.~~ The Kirkland median age has increased from ~~32.8 in 1990 to~~ 36.1 in 2000 ~~to~~ 36.6 in 2012. ~~Similarly,~~ ~~At the same time, however,~~ ~~t~~The percentage of the population under 18 years old has ~~also increased~~ ~~decreased~~ from ~~18.2~~20.7 percent in ~~1990~~2000 to 18.85 percent in ~~2000~~2010 ~~and~~, ~~while~~ the percentage of the population 65 and older has ~~also~~ increased from ~~10.1~~19.6 to ~~10.2~~10.9 percent.

## HOUSEHOLD INCOME

Median household income and poverty status are two measures that indicate economic well-being. As indicated in Table I-2 below, Kirkland's median household income in ~~2012~~ 1999 was ~~\$86,656~~\$60,332, which is ~~21.7~~13.5 percent higher than King County's median of ~~\$71,175~~\$53,157. ~~In 2000,~~ ~~In 2010,~~ 31 percent of the City's households were considered low- to moderate-income (80 percent or less of the County median income) ~~which has remained the same over the past 10 years.~~ Poverty is still present within the City. The ~~2000~~ 2010 Census reported that ~~5.3~~ 5.85 percent of all individuals in Kirkland fell below federal poverty thresholds ~~which in an increase over the past 10 years as~~ compared to ~~9.92~~8.4 percent for King County as a whole.

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

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

# I. INTRODUCTION

\$150,000 to \$199,999	<del>7.9%</del> 3.4%	<del>8.7%</del> 3.7%	<del>6.8%</del> 2.9%	<del>9.5%</del> 5.4%	<del>10.8%</del> 5.4%	<del>7.6%</del> 2.5%
\$200,000 or more	<del>8.8%</del> 3.8%	<del>12.3%</del> 5.2%	<del>8.3%</del> 3.5%	<del>13.6%</del> 6.4%	<del>13.0%</del> 4.9%	<del>6.3%</del> 1.9%

Source: U.S. Census Bureau

## HOUSING

Changes in the population characteristics have implications for the average household size. In ~~past recent~~ decades, Kirkland and other jurisdictions throughout King County have experienced a decrease in the average household size. ~~However, more recently~~ in Kirkland, the average household size ~~stayed about the same with~~ ~~declined from~~ ~~2.14~~~~2.28~~ persons per household in ~~2000~~~~1990~~, ~~increasing slightly~~ to ~~2.13~~ ~~2.15~~ persons per household in ~~2000~~~~2010~~. ~~However, with the 2011 annexation average household size increased due to the addition of single family homes. King County also has seen little change in household size over the same period. These decreases reflect~~ The national trends ~~is a declining household size~~, including: people living longer, fewer children being born, a rise in single-parent households, and an increase in the number of single-occupant households. ~~Given that trend, Kirkland may also see a decline of persons per household over the next twenty years. The decline is expected to continue, to an average of 2.06 persons per Kirkland household by 2020. If so, p~~Population growth in the future ~~would~~ result in more housing units per capita and different types of housing to accommodate changing needs.

~~Decreasing household size is reflected in Kirkland’s housing growth over the past decade. Due to the 2011 annexation, t~~The City’s housing stock grew from ~~18,061 units in 1990 to~~ 21,939 units in 2000 ~~to 37,450 units in 2012 – a 71 increase. – a 21.5 percent increase between 1990 and 2000. Reflective of the substantial housing increase due to annexation, t~~The population ~~nearly doubled between 2000 and 20014~~grew by only about 12.5 percent during that same time period ~~largely due to annexation.~~

~~The 2011 annexation altered the balance of housing unit types. In 2000, there were 50.47% single family units and 49.28% multifamily units. By 2010, the ratio was 48.83% single family units to 50.95% multifamily units with more multifamily housing. By 2011 with annexation, the balance tipped back to single family housing with 56.54% single family units and 43.23% of multifamily units. The balance between single and multifamily housing in Kirkland also continued to widen in the last decade. As of 2003, there are 10,006 single family units and 11,315 multifamily units in Kirkland. This represents a three percent decrease in the percentage of single-family units from 50.1 percent in 1990 to 47 percent in 2003 and a 3.3 percent increase in the percentage of multifamily units from 49.9 percent in 1990 to 53.2 percent in 2003. Throughout King County, the multifamily housing stock increased faster than the single-family stock during the 1990s.~~

Table I-3 below compares Kirkland owner-occupied and renter-occupied housing units with King County and other Eastside cities for ~~2000 and~~ 2010. In both cases, Kirkland falls within the median range. However, only Kirkland did not see a decrease in owner-occupied and an increase in rental-occupied units since 2000 compared to the other jurisdictions.

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

	Owner-Occupied Units	%	Rental-Occupied Units	%
	<del>2000</del> 2010		<del>2000</del> 2010	
King County	<u>466,718</u> <del>425,436</del>	<u>59.1%</u> <del>59.8%</del>	<u>322,514</u> <del>285,480</del>	<u>40.9%</u> <del>40.2%</del>
Kirkland	<u>12,813</u> <del>11,813</del>	57.0% <i>(no change)</i>	<u>9,632</u> <del>8,923</del>	43.0% <i>(no change)</i>
Seattle	<u>136,362</u> <del>125,165</del>	<u>48.0%</u> <del>48.4%</del>	<u>147,148</u> <del>133,334</del>	<u>52.0%</u> <del>51.6%</del>
Bellevue	<u>29,540</u> <del>28,189</del>	<u>58.6%</u> <del>61.5%</del>	<u>20,815</u> <del>17,647</del>	<u>41.4%</u> <del>38.5%</del>
Redmond	<u>12,212</u> <del>10,520</del>	<u>54.1%</u> <del>55.1%</del>	<u>10,338</u> <del>8,582</del>	<u>45.9%</u> <del>44.9%</del>
Bothell	<u>8,843</u> <del>8,105</del>	<u>65.5%</u> <del>68.0%</del>	<u>4,654</u> <del>3,818</del>	<u>34.5%</u> <del>32.0%</del>

Source: U.S. Census Bureau

## EMPLOYMENT

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

The highest percentage of all jobs reported within the City of Kirkland, including those jobs in the construction and resources sector reported to the Washington State Employment Security Department, were reported in the finance, insurance, real estate and services sector (35.6 percent). The remaining jobs were divided among the

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following sectors: 24.1 percent wholesale; communications, transportation and utilities; 22.4 percent retail; 7.6 percent education; 6.6 percent manufacturing; and 3.7 percent government.

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

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

	(1)	(2)
• Finance, Insurance, Real Estate, and Services	<del>11,529</del> 17,473	<del>35.6%</del> 56.5%
• Wholesale Trade, Transportation, Communication and Utilities	<del>7,805</del> 1,833	<del>24.1%</del> 5.9%
• Retail	<del>7,254</del> 3,329	<del>22.4%</del> 10.8%
• Education	<del>2,461</del> 1,427	<del>7.6%</del> 4.6%
<u>Construction/Resources</u>	<u>1,677</u>	<u>5.4%</u>
• Manufacturing	<del>2,137</del> 1,239	<del>6.6%</del> 4.0%
• Government	<del>1,198</del> 3,964	<del>3.7%</del> 12.8%
Total	<del>32,384</del> 30,942	100%

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

The ~~2010~~2000 Census reported that ~~28,347~~ 28,140 (~~69.8~~ 75.2 percent) of Kirkland’s residents 16 years and over are employed. This is slightly higher than the ~~70.1~~ 65.6 percent employment of the King County population. Overall, this represents a decline in the number of residence in the workforce that may reflect an

# I. INTRODUCTION

~~increase in young children and/or retired people. The majority of these jobs span several sectors: professional (16.7 percent), education and health care (14.2 percent), transportation, warehousing and utilities (13.2 percent), and manufacturing (11 percent).~~

-In Kirkland, the jobs to housing ratio is ~~79.62~~ percent (~~30,124 jobs ÷ 23,932 units~~ ~~35,512 ÷ 21,939~~) compared with ~~77.66~~ percent (~~1,099,630 jobs ÷ 851,180 units~~ ~~742,237 ÷ 1,118,347~~) in King County. One of ARCH's goals for East King County is to have a close job to housing ratio in order to have a sufficient housing supply that can help to reduce housing costs and commute times.

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

As described in Table I-5 below, in ~~2000~~2012, Kirkland ranked ~~first~~ ~~second~~ out of the five local cities whose residents worked outside the ~~City~~ with ~~77~~ 79.7 percent of its total workforce traveling to other cities to work. Not surprisingly, Seattle, ~~at ranked first with 73.67.4 percent,~~ had the greatest proportion of its residents working within its City limits.

**Table I-5: Place of Work**

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

Source: U.S. Census Bureau

# I. INTRODUCTION

## EXISTING LAND USE

There are approximately ~~11,400.70~~ 7,000 gross acres or ~~almost 18~~ 10.9 square miles of land in Kirkland (~~year 2000-2013 data~~). ~~This represents a 62.8% increase since 2000 due to the 2011 annexation.~~ The developable land use base, which excludes all existing public rights-of-way, totals ~~9,1245,200~~ net acres of land in Kirkland. The City maintains an inventory of the land use base which classifies the land according to the uses and the zones that occur on the various parcels.

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

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

Land Use/Zoning Category	Land use as % of Total Acres
Single-Family	<del>49%</del> <u>46%</u>
Multifamily	<del>13%</del> <u>8%</u>
Mixed Use	0.2 %
Institutions	<del>9%</del> <u>5%</u>
Park/Open Space	8% <i>(no changes)</i>
Commercial	<del>6%</del> <u>3%</u>
Vacant	6% <i>(no change)</i>
Office	<del>4%</del> <u>2%</u>
Industrial	<del>4%</del> <u>2%</u>

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Utilities	<u>0.44%</u> <del>1%</del>
<u>Right of Way</u>	<u>20%</u>
Total	100%

Source: City of Kirkland – Land Use Inventory

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

## TARGETS AND CAPACITY ANALYSIS

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

When updating the Comprehensive Plan ~~Each year~~, the City of Kirkland forecasts capacity for residential and nonresidential development. Capacity is, simply, an estimate of possible future development. To calculate capacity, the City takes into account a number of factors. Vacant properties, and those properties considered more likely to redevelop, are identified and built to the maximum development potential allowed by the current zoning is calculated. These figures ~~totals~~ are then reduced to take into account current market factors, environmentally sensitive areas, right-of-way needs and projected public developments, such as parks and schools. The results are summarized as capacity housing units for residential development and capacity square footage for nonresidential development converted into number of employees.

Residential and employment capacity ies as of 2014 ~~July 2003, for total housing units in Kirkland~~ under the current zoning and Comprehensive Plan and the assigned growth targets are reflected in Table I-7.<sup>5</sup>

~~has been calculated at approximately 28,000 units. Forty five percent of these units would be multi family and (55 percent) would be single family units. Kirkland currently has approximately 11,900 multifamily and 10,200 single family units, based on January 2003 King County Assessor’s data.~~

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

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

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

	<del>2012</del> <sup>2000</sup> Existing <sup>1</sup>	<del>2022</del> <sup>2035</sup> Growth Targets <sup>2</sup>	Available Capacity <sup>3</sup>
<b>Housing Units</b>	<del>23,932</del> <del>21,831</del>	<del>32,293</del> <sup>27,311</sup> (at <del>8,361</del> <sup>5,480</sup> new <u>units</u> ) households)	<del>33,448</del> <sup>28,800</sup> (at <del>9,516</del> new units)
<b>Employment/<u>Jobs</u></b>	<del>30,124</del> <del>32,384</del>	<del>52,559</del> <sup>41,184</sup> (at <del>22,435</del> <sup>8,800</sup> new jobs)	<del>53,068</del> <sup>58,400</sup> ( <del>22,944</del> new jobs)

Sources:

- ~~See 2014 Community Profile 2000 housing units: Office of Financial Management (OFM). “Households” are occupied units, whereas “housing units” include households (occupied) and vacant units.~~  
~~— 2000 employment: City estimate based on existing nonresidential floor area and information about the typical number of employees/amount of floor area for different types of nonresidential uses. By comparison, the PSRC estimated 2000 employment was 38,828. Examination of PSRC records found errors suggesting this was a significant overestimate.~~
- ~~Targets for household and employment growth from King County Countywide Planning Policies (CPP’s) for period 2006-2031 has been adjusted to reflect the period 2013-2035. See City of Kirkland’s 2014 Development Capacity Analysis. between 2000 and 2022 were assigned by the King Countywide Planning Policies. Targeted growth was added to the 2000 totals to establish the 2022 totals.~~
- ~~See City of Kirkland’s 2014 Development Capacity Analysis City estimates.~~

## B. PLANNING FOR FUTURE TRENDS

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### Trends

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**TO BE PROVIDED AT A FUTURE MEETING**

# I. INTRODUCTION

## C. ABOUT THE COMPREHENSIVE PLAN

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### *Why are we planning?*

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

~~Kirkland and the Puget Sound region, however, have changed significantly since 1977. Since the original plan was adopted, the City has not had the opportunity to reexamine the entire plan in a thorough, systematic manner.~~ Passage of the 1990/1991 Growth Management Act (GMA) provided the City such an opportunity to reexamine the entire plan in a thorough, systematic manner and to include focused goals and policies on citywide elements, such as land use, transportation and housing. The GMA requires jurisdictions, including Kirkland, to adopt plans that provide for growth and development in a manner that is internally and regionally consistent, achievable, and affordable. The 1995, ~~and~~ 2004 and 2015 GMA updates of the Comprehensive Plan and annual amendments reflect Kirkland’s intention to both meet the requirements of GMA as well as create a plan that reflects our best understanding of the many issues and opportunities currently facing the City.

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### *What is a Comprehensive Plan?*

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The Comprehensive Plan establishes a vision, goals and policies, and implementation strategies for managing growth within the City over the next 20 years. The Vision Statement and Guiding Principles in the plan ~~are~~<sup>is</sup> a reflection of the values of the community – how Kirkland should evolve with changing times. The goals and policies identify more specifically the end result Kirkland is aiming for; policies address how to get there. The

# I. INTRODUCTION

Implementation chapter identifies those actions that should be undertaken by the City to accomplish the goals and policies. All regulations pertaining to development (such as the Zoning Code, including shoreline management regulations, and the Subdivision Ordinance) must be consistent with the Comprehensive Plan. The end result will be a community that has grown along the lines anticipated by the Comprehensive Plan.

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## *How was the plan prepared?*

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

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

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

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

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

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

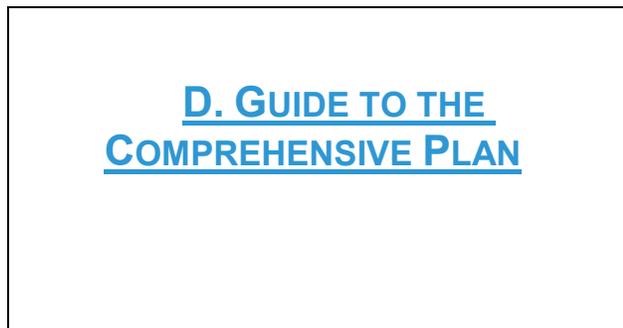
~~Between 1995 and 2004, the City made annual updates to the Comprehensive Plan. These updates included changes to the Transportation and Capital Facilities Elements, incorporating new GMA legislation, making minor corrections and considering private amendment requests.~~

# I. INTRODUCTION

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

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

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



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

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

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## *Citywide Elements*

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# I. INTRODUCTION

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

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

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

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## *Neighborhood Plans*

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The Neighborhood Plans allow a more detailed examination of issues affecting smaller geographic areas within the City and clarify how broader City goals and policies in the ~~c~~Citywide Elements apply to each neighborhood.

It is intended that each neighborhood plan be consistent with the ~~c~~Citywide Elements. ~~However, because somemany of the neighborhood plans were adopted prior to the 20151995 Plan update, portions of some of the neighborhood plans may contain inconsistencies.~~ The 2015 GMA Plan Update included revisions to the

# I. INTRODUCTION

neighborhood plans to ensure consistency with the citywide elements and the development regulations. Where this is the case, the conflicting portions of the eCitywide Elements will prevail. It is anticipated that each of the neighborhood plans will eventually be amended, and in so doing, all inconsistencies will be resolved.

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

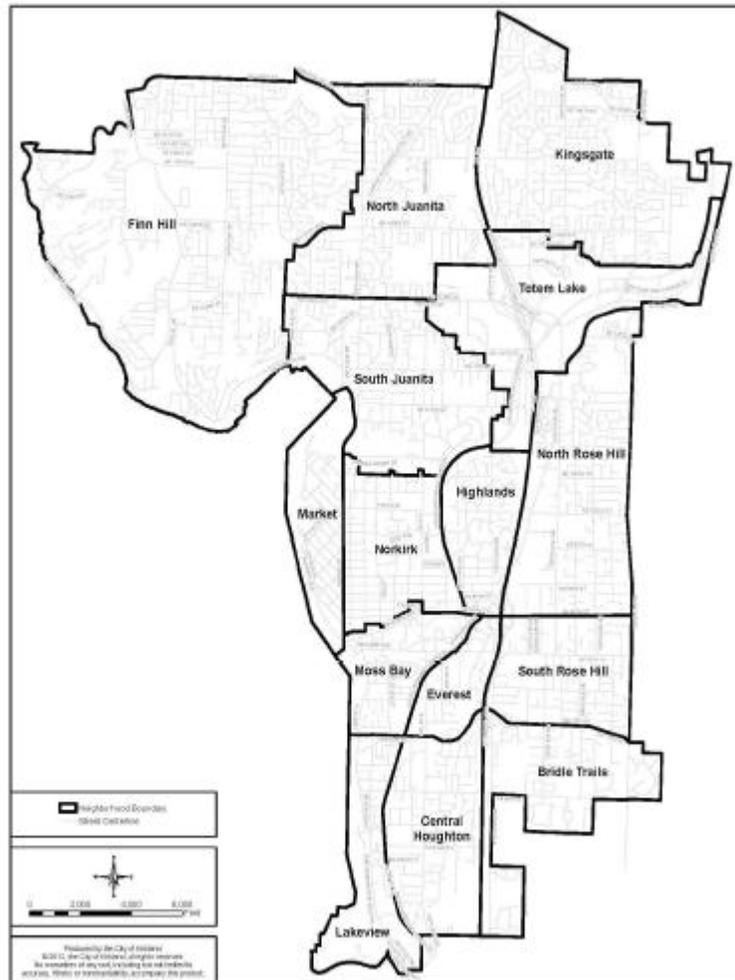


Figure I-2: City of Kirkland Neighborhoods

# I. INTRODUCTION

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## *Historical Perspective*

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### A. ABOUT KIRKLAND

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

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

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

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

## **I. INTRODUCTION**

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

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

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

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

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

In 1968, just over 20 years after its initial incorporation, the town of Houghton consolidated with the town of Kirkland. The 1970 population of the new City of Kirkland was 15,070. Since that time, the City has continued to grow in geographic size and population. For example, the 1989 annexations of Rose Hill and Juanita added

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just over four square miles of land and 16,000 people to the City. In 2011, another large annexation occurred with Finn Hill, North Juanita, and Kingsgate adding more than 30,000 residents. Between 1980 and 2004, major retail, office and mixed-use developments were built in many areas of the City, including Park Place, Yarrow Bay Office Park, Kirkland 405-Corporate Center, Juanita Village, and Carillon Point, constructed on the former site of the Lake Washington Shipyards. City Hall moved from Central Way and 3rd to its current location at 1st and 5th Avenue to provide expanded services in response to years of growth. Downtown Kirkland intensified with mid-rise buildings around the perimeter. Housing, art galleries, restaurants and specialty shops joined existing office and basic retail uses. The Downtown civic hub came alive with the addition of a library, senior center, teen center and performing art theatre bordering on Peter Kirk Park. Many new multifamily complexes were built near the commercial centers and along arterial streets while redevelopment of single-family neighborhoods resulted in traditional subdivisions and innovative developments offering a variety of housing choices. Evergreen Health Care was expanded, giving Kirkland a strong array of medical services. Lake Washington Technical College and Northwest University also expanded, giving Kirkland a strong educational presence. Lake Washington School District remodeled or reconstructed most of its schools. The City also made major investments in capital facilities for roads, bike lanes and sidewalk construction, sewer improvements and park purchases. This was also a period of time when neighborhood associations, business organizations and community groups were established to work on issues of interest and to form partnerships for improving the quality of life in Kirkland.

Since 2004, the Downtown has continued to redevelop with mid-rise mix use buildings. Former industrial areas are being replaced with high technology campuses. The range of housing choices continue to expand, including small lot subdivisions and micro units. The South Kirkland Park and Ride lot has been converted into a transit oriented development with housing for a mix of incomes. In 2012, the City purchased a 5.75 mile segment of the 42-mile Eastside Rail Corridor from the Port of Seattle. By 2014, construction of an interim trail was completed for walking and biking. Kirkland envisions the trail as a major spine connection to schools, parks, businesses and neighborhoods, and a multimodal transportation corridor.

Kirkland has grown beyond bedroom communities, becoming commercial and employment centers in their own right. Kirkland today has come a long way from Peter Kirk’s vision as the center of the steel industry and the “Pittsburgh of the West.”

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

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## ***Community Profile***

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

# **I. INTRODUCTION**

## *KIRKLAND AT A GLANCE*

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

### **CITY**

- *Incorporated:* 1905
- *Area:* 17.81 square miles
- *Population:* 82,590 (April, 2014 estimate, Washington State Office of Financial Management)
- *Rank:* thirteenth largest municipality in Washington State; sixth largest in King County (2013)
- *Miles of streets, highways:* approximately 300 miles (includes private streets and some driveways)
- *Elevation range:* ~15’ to ~535’ above sea level
- *Real property parcels:* approximately 24,300
- *Neighborhoods:* Fifteen, represented by thirteen neighborhood associations
- *City government:* City council/city manager; 544 permanent staff (December 2013)

### **DEMOGRAPHICS**

- *Minority population:* 10,095 (2010); 21% of total population
- *Median age:* 36.6 (2012)
- *Junior and senior population:* 9,155 younger than age 18; 5,299 65 and older (2010)
- *Households:* 22,445 total; 12,014 family, 10,431 non-family (2010)
- *Average Household size:* 2.15 (2010)
- *Median household income:* \$86,656 (2012 est.)
- *Households below poverty level:* 1,306; 5.85% of total (2011)

### **HOUSING**

- *Housing units:* 37,450 (2014 est.)
- *Housing unit growth:* 107% increase from 1990 to 2014
- *Housing unit types:* 21,176 single family, 16,188 multifamily (2014)
- *Median rent:* \$1,370 (2012)

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- *Rental vacancy rate:* 3.9% (2012 est.)
- *Average home price:* \$464,200 (2012 est.)
- *Owner versus rental:* owner-occupied 12,897; renter-occupied 9,429 (2012 est.)
- *Rental expenditure:* 37% of renters spend more than 30% of income
- *Mortgage expenditure:* 42% of owners spend more than 30% of income
- *Households in poverty:* 520 family households and 786 other households (2012)

## **ECONOMY**

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

## **LAND USE AND FUTURE GROWTH CAPACITY**

- *Single family housing zoning:* 53% of city (2014)
- *Multifamily housing zoning:* 8% of city (2014)
- *Commercial mix use/office/industrial/institutional zoning:* 10% (2013)
- *Parks/open space:* 8% of city (2013)
- *Right of way:* 20% of city (2013)
- *Residential density (range by neighborhood):* Moss Bay Neighborhood 25 units/acre (highest); Bridle Trails Neighborhood 2.6 units/acre (lowest)
- *Housing unit growth capacity:* 10,000 additional; 2,900 in Totem Lake Neighborhood (2035)
- *Employment growth capacity:* 23,000 additional; 7,300 in Totem Lake Neighborhood (2035)

*Source: 2014 Community Profile*

# I. INTRODUCTION

## *POPULATION*

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

Table I-1 below shows how Kirkland’s population has grown over time and what the projected population is expected to be over the next 20 years.<sup>3</sup>

**Table I-1: Kirkland Growth Trends**

<b>Year</b>	<b>Population</b>	<b>Population Increase</b>	<b>Land Area Increase</b>
1910	532		
1920	1,354	155%	0%
1930	1,714	27%	2%
1940	2,048	19%	0%
1950	4,713	130%	112%
1960	6,025	28%	6%
1970 <sup>1</sup>	15,070	150%	170%
1980	18,785	25%	16%
1990 <sup>2</sup>	40,052	113%	67%
2000	45,054	12%	0%
2010 2014 <sup>5</sup>	48,787	8.3 %	0%
2014	82,590	69.3%	64.9%
2025	89,000	7.7% %	0%



# I. INTRODUCTION

The Kirkland median age has increased from 36.1 in 2000 to 36.6 in 2012. At the same time, however, the percentage of the population under 18 years old has also increased from 18.2 percent in 2000 to 18.8 percent in 2010 and the percentage of the population 65 and older has also increased from 10.1 to 10.9 percent.

## *HOUSEHOLD INCOME*

Median household income and poverty status are two measures that indicate economic well-being. As indicated in Table I-2 below, Kirkland’s median household income in 2012 was \$86,656, which is 21.7 percent higher than King County’s median of \$71,175. In 2010, 31 percent of the City’s households were considered low- to moderate-income (80 percent or less of the County median income) which has remained the same over the past 10 years. Poverty is still present within the City. The 2010 Census reported that 5.85 percent of all individuals in Kirkland fell below federal poverty thresholds which is an increase over the past 10 years as compared to 9.92 percent for King County as a whole.

**Table I-2: 2012 Household Income**

	<b>King County</b>	<b>Kirkland</b>	<b>Seattle</b>	<b>Bellevue</b>	<b>Redmond</b>	<b>Bothell</b>
Median Household Income	\$71,175	\$86,656	\$63,470	\$88,073	\$96,088	\$72,157
< \$10,000	5.5%	3.0%	7.7%	4.3%	2.9%	4.0%
\$10,000 to \$14,999	3.5%	2.5%	4.2%	2.6%	2.9%	3.1%
\$15,000 to \$24,999	7.1%	5.2%	7.9%	5.0%	4.8%	6.5%
\$25,000 to \$34,999	7.7%	5.9%	8.4%	5.6%	5.6%	8.3%
\$35,000 to \$49,999	11.5%	10.9%	11.9%	9.1%	7.8%	12.1%
\$50,000 to \$74,999	17.1%	15.7%	17.0%	15.5%	14.4%	17.4%
\$75,000 to \$99,999	13.3%	14.2%	12.2%	13.9%	14.2%	13.1%
\$100,000 to \$149,999	17.6%	21.4%	15.4%	20.1%	23.5%	21.6%

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\$150,000 to \$199,999	7.9%	8.7%	6.8%	9.5%	10.8%	7.6%
\$200,000 or more	8.8%	12.3%	8.3%	13.6%	13.0%	6.3%

Source: U.S. Census Bureau

**HOUSING**

Changes in the population characteristics have implications for the average household size. In past decades, Kirkland and other jurisdictions throughout King County have experienced a decrease in the average household size. However, more recently in Kirkland, the average household size stayed about the same with 2.14 persons per household in 2000, increasing slightly to 2.15 persons per household in 2010. However, with the 2011 annexation average household size increased due to the addition of single family homes. King County also has seen little change in household size over the same period. The national trend is a declining household size, including: people living longer, fewer children being born, a rise in single-parent households, and an increase in the number of single-occupant households. Given that trend, Kirkland may also see a decline of persons per household over the next twenty years. If so, population growth in the future would result in more housing units per capita and different types of housing to accommodate changing needs.

Due to the 2011 annexation, the City’s housing stock grew from 21,939 units in 2000 to 37,450 units in 2012 – a 71 increase. . Reflective of the substantial housing increase due to annexation, the population nearly doubled between 2000 and 2014 largely due to annexation.

The 2011 annexation altered the balance of housing unit types. In 2000, there were 50.47% single family units and 49.28% multifamily units. By 2010, the ratio was 48.83% single family units to 50.95% multifamily units with more multifamily housing. By 2011 with annexation, the balance tipped back to single family housing with 56.54% single family units and 43.23% of multifamily units.

Table I-3 below compares Kirkland owner-occupied and renter-occupied housing units with King County and other Eastside cities for 2010. In both cases, Kirkland falls within the median range. However, only Kirkland did not see a decrease in owner-occupied and an increase in rental-occupied units since 2000 compared to the other jurisdictions.

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

	<b>Owner-Occupied Units</b>	<b>%</b>	<b>Rental-Occupied Units</b>	<b>%</b>
	2010		2010	
King County	466,718	59.1%	322,514	40.9%

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Kirkland	12,813	57.0% <i>(no change)</i>	9,632	43.0% <i>(no change)</i>
Seattle	136,362	48.0%	147,148	52.0%
Bellevue	29,540	58.6%	20,815	41.4%
Redmond	12,212	54.1%	10,338	45.9%
Bothell	8,843	65.5%	4,654	34.5%

*Source: U.S. Census Bureau*

***EMPLOYMENT***

Kirkland provided approximately 30,942 jobs in 2010 based on the U.S. Census. In Table I-4 below, total jobs in 2010 are listed by sector for Kirkland. The highest percentage of all jobs, were are in the finance, insurance, real estate and services sector (56.5%). .

**Table I-4: Kirkland Jobs – 2010**

	(1)	(2)
• Finance, Insurance, Real Estate, and Services	17,473	56.5%
• Wholesale Trade, Transportation, Communication and Utilities	1,833	5.9%
• Retail	3,329	10.8%
• Education	1,427	4.6%
Construction/Resources	1,677	5.4%
Manufacturing	1,239	4.0%

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• Government	3,964	12.8%
Total	30,942	100%

Sources: PSRC 2010 estimate

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

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

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

As described in Table I-5 below, in 2012, Kirkland ranked first out of the five local cities whose residents worked outside the city with 79.7 percent of its total workforce traveling to other cities to work. Not surprisingly, Seattle, at 67.4 percent, had the greatest proportion of its residents working within its City limits.

**Table I-5: Place of Work**

	Kirkland		Bellevue		Bothell		Redmond		Seattle	
	2012	%	2012	%	2012	%	2012	%	2012	%
Worked in place of residence	6108	20.3%	26,180	38.3%	3,819	20.4%	14,511	46.4%	258,706	67.4%
Worked outside place of residence	24,016	79.7%	42,159	61.7%	14,886	79.6%	16,749	53.6%	124,982	32.6%
Total Workforce (16 years and over):	30,124		68,339		18,705		31,260		383,688	

Source: U.S. Census Bureau

# I. INTRODUCTION

# I. INTRODUCTION

## *EXISTING LAND USE*

There are approximately 11,400.70 gross acres or almost 18 square miles of land in Kirkland. This represents a 62.8% increase since 2000 due to the 2011 annexation. The developable land use base, which excludes all existing public rights-of-way, totals 9,124 net acres of land in Kirkland. The City maintains an inventory of the land use base which classifies the land according to the uses and the zones that occur on the various parcels.

Table I-6 below describes the type of land uses in Kirkland. Fifty-four percent of the land contains existing residential uses. The Finn Hill neighborhood has the highest percent of single family land in acres while the Totem Lake neighborhood has the fewest acres. South Juanita has the highest percentage of multifamily land in acres while the Market neighborhood has the fewest acres. Not surprising, the Totem Lake neighborhood has the greatest commercial and office land in acres.

**Table I-6: Kirkland Land Use – 2013**

<b>Land Use/Zoning Category</b>	<b>Land use as % of Total Acres</b>
Single-Family	46%
Multifamily	8%
Mixed Use	0.2 %
Institutions	5%
Park/Open Space	8% <i>(no changes)</i>
Commercial	3%
Vacant	6% <i>(no change)</i>
Office	2%
Industrial	2%
Utilities	0.44%

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Right of Way	20%
Total	100%

*Source: City of Kirkland – Land Use Inventory*

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

**TARGETS AND CAPACITY ANALYSIS**

Counties and cities must plan for household and employment growth targets as determined by the State and King County. In the case of Kirkland, the King County Growth Management Council works with the local cities to agree on each city’s share of the growth targets.

When updating the Comprehensive Plan, the City of Kirkland forecasts capacity for residential and nonresidential development. Capacity is, simply, an estimate of possible future development. To calculate capacity, the City takes into account a number of factors. Vacant properties, and those properties considered more likely to redevelop, are identified and the maximum development potential allowed by the current zoning is calculated. These figures are then reduced to take into account current market factors, environmentally sensitive areas, right-of-way needs and projected public developments, such as parks and schools. The results are summarized as capacity housing units for residential development and capacity square footage for nonresidential development converted into number of employees.

Residential and employment capacities as of 2014 under the current zoning and Comprehensive Plan and the assigned growth targets are reflected in Table I-7.

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

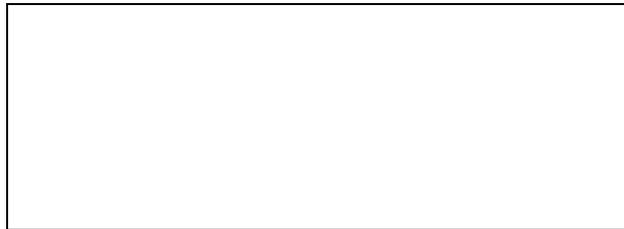
	<b>2012 Existing<sup>1</sup></b>	<b>2035 Growth Targets<sup>2</sup></b>	<b>Available Capacity<sup>3</sup></b>
<b>Housing Units</b>	23,932	32,293 ( 8,361 new units)	33,448 ( 9,516 new units)

# **I. INTRODUCTION**

<b>Employment/Jobs</b>	30,124	52,559 ( 22,435 new jobs)	53,068 (22,944 new jobs)
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Sources:

1. See 2014 Community Profile
2. Targets for household and employment growth from King County Countywide Planning Policies (CPP's) for period 2006-2031 has been adjusted to reflect the period 2013-2035. See City of Kirkland's 2014 Development Capacity Analysis. .
3. See City of Kirkland's 2014 Development Capacity Analysis.



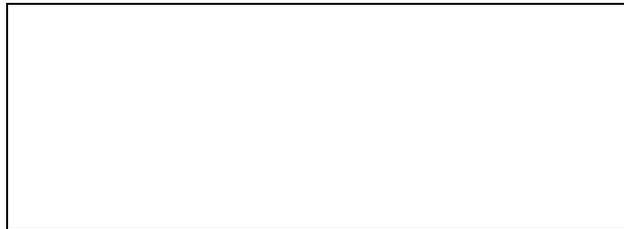
## **B. TRENDS**



*Trends*



**TO BE PROVIDED AT A FUTURE MEETING**



# **I. INTRODUCTION**



## **C. ABOUT THE COMPREHENSIVE PLAN**

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### ***Why are we planning?***

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

Passage of the 1990/1991 Growth Management Act (GMA) provided the City an opportunity to reexamine the entire plan in a thorough, systematic manner and to include focused goals and policies on citywide elements, such as land use, transportation and housing. The GMA requires jurisdictions, including Kirkland, to adopt plans that provide for growth and development in a manner that is internally and regionally consistent, achievable, and affordable. The 1995, 2004 and 2015 GMA updates of the Comprehensive Plan and annual amendments reflect Kirkland’s intention to both meet the requirements of GMA as well as create a plan that reflects our best understanding of the many issues and opportunities currently facing the City.

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### ***What is a Comprehensive Plan?***

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

# **I. INTRODUCTION**

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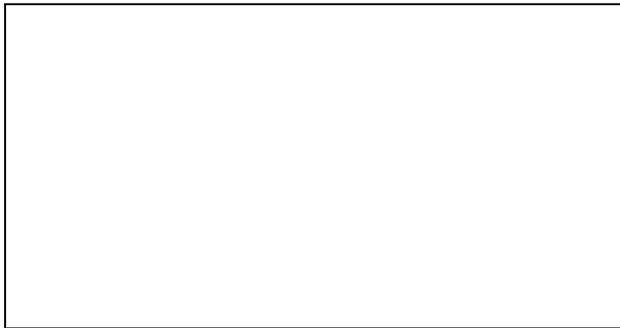
## *How was the plan prepared?*

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

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

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



## **D. GUIDE TO THE COMPREHENSIVE PLAN**

# I. INTRODUCTION

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

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## *Citywide Elements*

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

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

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

# I. INTRODUCTION

- Capital Facilities
- Implementation Strategies
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## *Neighborhood Plans*

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The Neighborhood Plans allow a more detailed examination of issues affecting smaller geographic areas within the City and clarify how broader City goals and policies in the citywide Elements apply to each neighborhood.

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

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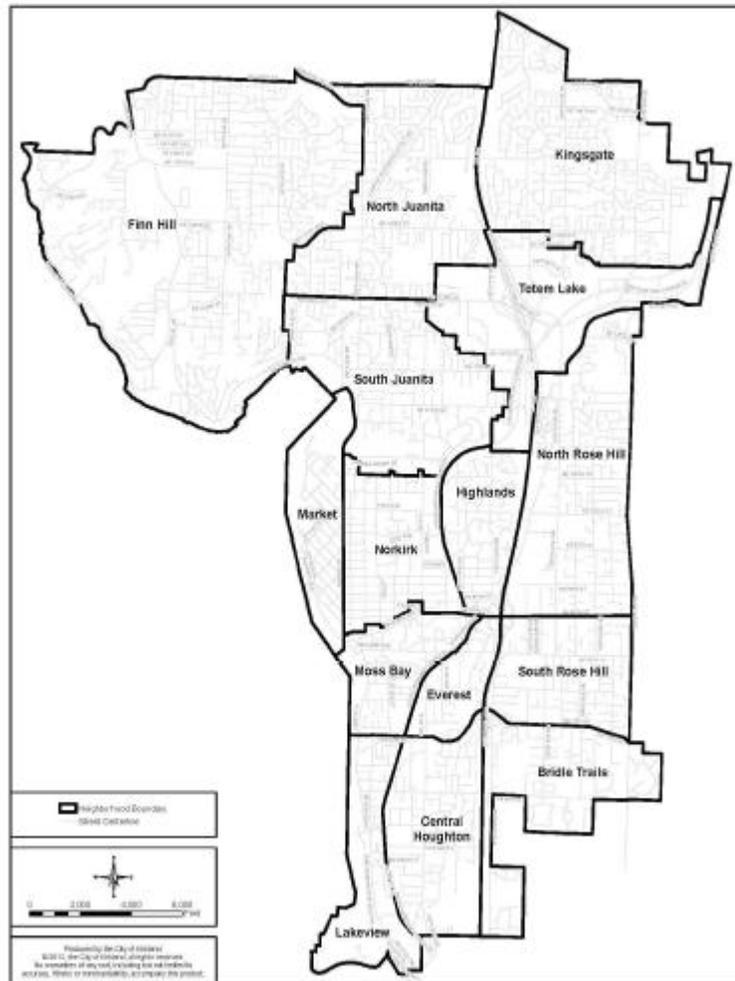


Figure I-2: City of Kirkland Neighborhoods