

Mayor's Welcome

"Kirkland: We're open for business"

Imagine your company in a city that offers a business-savvy environment and a distinct downtown business district on a beautiful lake; a city that attracts and nurtures successful businesses such as yours. This is the essence of the business climate in Kirkland, Washington, and we'd love to have your business here.

Why Kirkland? In addition to its picturesque waterfront setting and central location immediate to Seattle, Redmond and Bellevue, we approach growth differently than other cities. We anticipate the future needs of businesses, and through research and careful planning, we look beyond the present to build a thriving world-class economy and a more sustainable community that is characterized by being livable, walkable, green and vibrant.

Money Magazine set out to find the top 50 "Best Places to Live" in the U.S. and found Kirkland, WA rather quickly! Our abundance of good schools, great jobs, and family-friendly neighborhoods helped us achieve rating No. 5. We will add this accolade to being named Best City by 425 Magazine in 2012 and 2013.

Substantial planned growth in office, retail, and multi-family will take place when Kirkland Urban and the Village at Totem Lake open in 2018. Kirkland Urban, located above the downtown core with majestic views of Lake Washington, will provide 600,000 sq.ft. of office, 185 luxury apartment units, and 150,000 sq.ft. of upscale retail. In northern Kirkland, the Village at Totem Lake is the leading edge of a growth spurt for a neighborhood already known as home to Evergreen Hospital, Lake Washington Institute of Technology and other major businesses. The \$200M lifestyle center will bring 317,000 sq.ft. of retail, 850 high end apartments, a village commons and a luxury theatre to the district.

This past year Kirkland formed the Innovation Triangle, a partnership with the City of Bellevue and OneRedmond to recruit technology companies to the region. With an economic output of \$48 billion in 2013 and 99,100 workers in information and technology fields, the Triangle, represented in Kirkland by world-renowned companies like Google, ISoftstone, INRIX and Tableau, is aiming to "reinvent the future."

On behalf of the Kirkland City Council, I invite you to discover Kirkland, where local government strives to be both decisive and responsive. We welcome the opportunity to discuss incentives and resources, and introduce you to our highly-educated employment pool, and truly supportive business community. I encourage you to learn more about Kirkland by reviewing the enclosed materials, and contacting Lorrie McKay, Intergovernmental Relations and Economic Development Manager, at 425.587.3009 or lmckay@kirklandwa.gov.



Penny Sweet, Mayor
Kirkland, Washington



Penny Sweet, City of Kirkland Mayor

At a Glance

Kirkland is a business-savvy city, a vibrant place to live and a supportive place to work. Located on the east side of Lake Washington directly across from Seattle, Kirkland's thriving business environment offers companies a highly educated workforce and a dynamic, well-connected business community.

In this packet

- Mayor's welcome • Demographics • Business Community • Education
- Commercial Property • Business After Hours • Kirkland Parks
- Land Use, Neighborhoods and Transportation • Kirkland Arts

The Basics

- Population: 83,460
- 6th largest city in King County, 12th largest in Washington State
- 18 square miles
- Educated, diverse population, half of whom are between the ages of 25 and 54
- Median income: \$86,656
- Median Disposable income: \$66,726

Reasons to Locate Your Business in Kirkland

- **Location, location, location.** Kirkland is located on the water, in close proximity to Seattle and is adjacent to Redmond and Bellevue.
- A **strong, supportive business environment**, one nurtured by the city and by the greater business community as a whole.
- A **variety of business districts** which provide unique redevelopment opportunities that can be tailored to meet a company's specific requirements.
- The city's **proven track record** of supporting high-tech companies, including site planning, property development and technology infrastructure.
- The **charm** and **atmosphere** of a small waterfront town with urban amenities in town or nearby.
- An **award-winning** city with a highly rated city government.
- **Meaningful incentives** and programs to encourage companies to locate or relocate in Kirkland.
- **Educational opportunities.** More than a dozen universities, colleges and technical schools within 15 miles of Kirkland.
- A **highly educated** and resourceful employment pool.
- **Quality of life.** Kirkland offers a unique blend of lifestyle choices.



How Kirkland Residents Feel About Their City

- Top reasons to live in Kirkland: location, quality of life, size and physical environment.
- 87% of residents rated Kirkland a good or excellent place to live.
- 77% felt very safe walking in their neighborhood during the day.
- Residents feel Kirkland provides quality goods within a retail environment that is attractive, family friendly and accessible via walking and transit.
- Businesses and organizations have a high interest in the environment and sustainability.

On June 1, 2011, Kirkland annexed nearly seven square miles of unincorporated King County. The largely residential neighborhoods of Finn Hill, North Juanita and Kingsgate officially joined the City of Kirkland. Roughly 33,000 people have been added to the city's population following annexation. Home to more than 81,000 people, Kirkland is now the twelfth largest city in the state of Washington and the sixth largest in King County.



At a Glance

An Award-Winning City

Kirkland was named one of the Best Overall Neighborhoods by Seattle Magazine in 2008, 2009 and 2015. In 2012, Kirkland was voted “Best City” by 425 Magazine readers. In 2014, Money Magazine named Kirkland the number 5 best place to live.

Notable Kirkland Businesses

Google – in 2012 Google was ranked as the world’s third most valuable global brand by the New York-based consulting firm Millward Brown. It has 625 employees in Kirkland with plans to double in size with a 180,000 square-foot expansion.

Inrix – Providing real-time traffic information nationally and globally, INRIX processes more than 50 terabytes of data each day. Founded by former Microsoft employees, INRIX processes roadway speed data from more than 1.3 million vehicles.

Kenworth – Nearly 100 years old and a subsidiary of PACCAR, the world’s third largest heavy-duty truck manufacturer, Kenworth has won numerous J. D. Power product satisfaction awards. The company has introduced new models that run on natural or liquefied gas.

EvergreenHealth – Kirkland’s community hospital and one of the region’s top medical centers. Renowned specializations include neo-natal care, cancer, orthopedics and neurosciences. In 2013, 4,472 births took place at Evergreen, which is also the city’s largest employer.

The Heathman Hotel – The AAA Four Diamond award winning Heathman Hotel provides guests with a seamless fusion of modern luxury and uncompromising service. Rated the world’s 88th best property by Conde Nast reader’s, The Heathman has also been listed on the magazine’s Traveler’s Gold List and featured in U.S. News & World Report’s Best Hotel Rankings. It’s award winning Trellis Restaurant features offerings from Executive Chef Brian Scheehser’s 18-acre organic farm.

Woodmark Hotel and Still Spa – The AAA Four Diamond Award winning Waterfront Woodmark Hotel is the only hotel on the picturesque shores of Lake Washington. With two signature lakeside restaurants, both with distinct atmospheres and flavors, and access to a full-service day spa, the Woodmark provides experiences that are perfect for work, play or both.



On-Line Resources

- [City of Kirkland](#). The city’s electronic gateway and the starting point to all city departments.
- [Kirkland Permits and Business Licenses](#). All the necessary details about permits and licenses.
- [Explore Kirkland](#). Kirkland’s official tourism website.
- [Greater Kirkland Chamber of Commerce](#). City-wide business advocacy organization.
- [Kirkland Downtown Association](#). Representing the interests of the downtown business community.
- [Northwest Properties](#). Local properties for sale or lease.

Demographics

Population Growth

Kirkland is a growing, prosperous and diverse community and attracts people from all over the world. Kirkland's population is estimated at **83,460**.

Diversity

Along with population growth, Kirkland is becoming a more diverse community as people from many different ethnic backgrounds move to the city. Between 2000 and 2010, Kirkland's minority population grew from 14.5% to 20.7%. With the growth of the region's high-tech and computer industries, Kirkland is becoming a younger city as well. In 2010, roughly 50% of the population was between the ages of 25-54.

Households

Kirkland is home to 22,445 households and 12,014 families.

Household income

In 2012, Kirkland's estimated **median household income** was **\$86,656**.

Education

Kirkland is fortunate to be at the center of a dynamic educational region. There are more than 15 colleges and universities within 15 miles of the city. Add to this Kirkland's established, highly educated workforce and employers have an outstanding base of qualified candidates from which to draw. More than 95% of Kirkland's population has at least a high school diploma. And more than 40% of the population age 25 or older has a college degree.

Employment Snapshot

As of 2016, Kirkland has roughly 5,000 registered businesses and employs over 37,000 people. Roughly 40 percent are home-based businesses, and between 15 percent and 20 percent are involved in software development.



More information is available through the City of Kirkland's Economic Development Office, 123 5th Avenue, Kirkland, WA 98033. Call (425) 587-3014, or e-mail: emwolfe@kirklandwa.gov.

Business Community



“No local government will care as much as Kirkland about your business. We can help you navigate the permit process, we will study issues you and other businesses raise and recommend strategies to clear the way to your success.”

— Ellen Miller-Wolfe,
Kirkland Economic
Development
Manager

With a highly educated and tech-savvy workforce, a broad range of businesses and industries are attracted to Kirkland, including well known tech giants Google and Inrix. The city also is home to numerous locally owned businesses, such as The Grape Choice wine shop and Bischofberger Violins.

Kirkland’s unique blend of casual living and urban style are draws for companies competing for top professional talent. And Kirkland has generated a high-end cluster of core business sectors, including technology, business and consumer services. Roughly 45 percent of businesses are in the service sector, including technology companies, attorneys and web-related services.

Major Employers

There are roughly 5,000 active business licenses in Kirkland employing over 37,000 people. Below is a list of Kirkland’s top employers, based on the number of employees:

Employer	# of Employees
EVERGREENHEALTH	4281
GOOGLE, INC	1474
CITY OF KIRKLAND	591
ASTRONICS ADVANCED ELECTRONIC SYSTEMS	483
WAVE BROADBAND	447
KENWORTH TRUCK COMPANY	402
GREENPOINT TECHNOLOGIES	330
COSTCO	324
ISOFTSTONE	272
TABLEAU SOFTWARE INC	207
IBM CORPORATION	161
WB GAMES INC.	191
FRED MEYER	234
GODADDY.COM	230
SERVICENOW, INC	205
LAKE WASHINGTON INSTITUTE OF TECHNOLOGY	200



Business Community



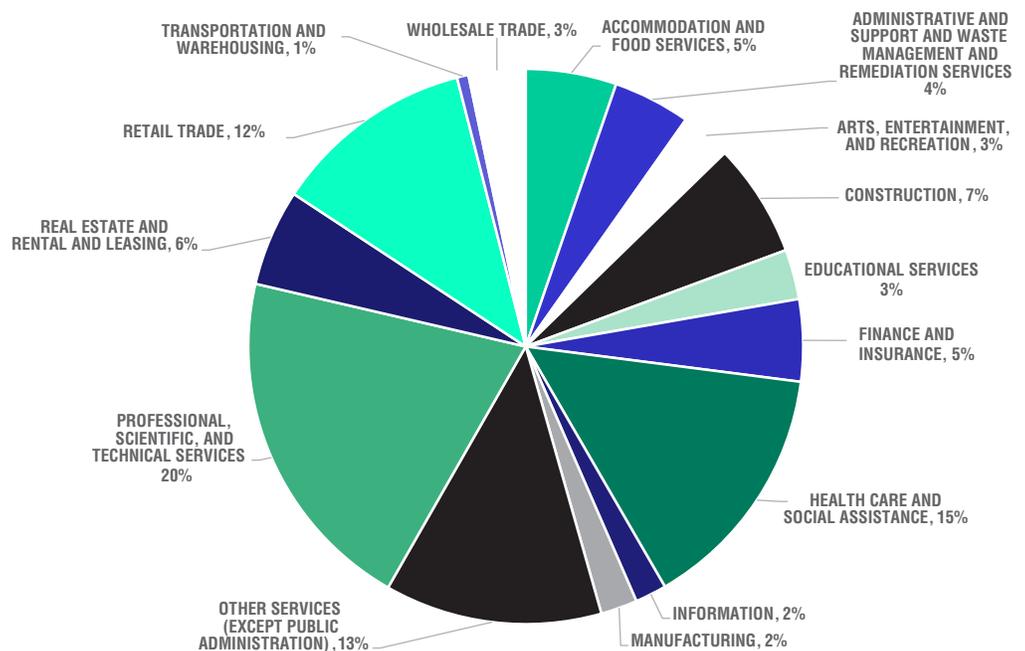
Working From Home

Entrepreneurs thrive in Kirkland's innovative, high-tech atmosphere. And approximately 40 percent of Kirkland companies are home-based businesses owned by IT consultants, software developers, artists, business people and entrepreneurs. Two-thirds of these are service-based businesses, including nearly 15-20 percent in the IT sector. Kirkland offers an engaged and highly supportive business environment with superb connectivity.

Taxes

The City of Kirkland does not charge a Business and Occupation tax, a revenue generating mechanism used by many Washington cities, including nearby Seattle, based on a percentage of gross revenue. No B&O tax can mean significant savings for larger companies. Washington State offers many tax incentive programs, which include tax breaks for general manufacturing companies, high technology ventures, warehouse use and the aerospace industry, among many others. Detailed information can be found at the Washington State Department of Revenue's [tax incentive page](#). Kirkland does not charge a head tax for businesses under 10 employees for the first year of business.

Kirkland Business Clusters (5,068 Businesses)



"Kirkland's central location makes it convenient to draw top technical talent from around the Puget Sound area, and the vibrant community life makes the city both a great headquarters for our business as well as an excellent place for employees to raise their families."

— Bryan Mistele,
INRIX, Inc. CEO

"I love it here. I don't want to go anywhere else."

— Henry Bischofberger,
Violin Maker,
Bischofberger Violins

Education

Competitive edge

Education is crucial in today's competitive and fast-paced business environment. To ensure that companies stay ahead of the curve, Kirkland offers dozens of educational choices and unique programs to area businesses, staff and their families. The wide variety of educational options in and around Kirkland enables local companies to develop their workforce to meet new challenges.

Unique Programs

The Kirkland area offers many unique education programs tailored to busy professionals so they can grow and adapt to changing trends and technology. Among the area's top programs are:

- **University of Washington Technology Management MBA program** – Located in Kirkland at the University of Washington's Eastside Executive Center, the course is an [intense 18-month program](#) designed to provide IT professionals with the knowledge and managerial skills needed to advance their careers. The program features a business management curriculum taught within the context of technology companies. With evening and weekend classes, the program caters to upwardly mobile, full-time IT employees.
- **Northwest University** – This [Kirkland university](#) offers 50 undergraduate and graduate degree programs in a variety of disciplines including Biology, Business Administration, Communication, Political Science, Psychology, Secondary Education and more. Programs cater to professionals with full-time jobs, and the school offers both undergraduate and graduate programs in Business Administration on nights and weekends.
- **Lake Washington Institute of Technology, Kirkland and Redmond** – [This Kirkland-based college](#) offers more than 100 degree and certificate programs in the areas of Information Technology, Business and Service, Health and Fitness, Manufacturing and Transportation, and Arts, Language and Science. The IT program offers courses, degrees and certificates in a range of disciplines including architectural graphics, computer security and networking technology, engineering graphics, information technology/applications development and multimedia design. The college also offers a full range of vocational training opportunities and continuing education courses.
- **DigiPen Institute of Technology** – Located nearby in Redmond, [DigiPen](#) is an acknowledged leader in game development education. The institute offers state-of-the-art degree programs, continuing education courses and workshops in real-time interactive simulation, computer engineering, computer science, game design, 3D animation and production animation.



“For 60 years, Lake Washington Institute of Technology has been an active part of the Kirkland community by providing workforce education programs in high-demand fields. The college has strong local business and industry partnerships and offers a variety of pathways to higher education and career training.”

— Andrea Olson,
Lake Washington
Technical College
Executive Director of
College Relations



Education

Colleges and universities near Kirkland

More than 15 colleges and universities are located in or near Kirkland, providing businesses and their employees with multiple venues and a wide variety of programs. Below is a partial list of local colleges and universities:

- [University of Washington](#), Seattle
- [Seattle University](#), Seattle
- [University of Washington](#), Bothell
- [Bellevue College](#), Bellevue
- [Seattle Community College](#), four campuses
- [Cascadia Community College](#), Bothell
- [City University](#), Seattle

Schools

Children's educational needs are met through a variety of educational resources in Kirkland. The range of options includes both private and public elementary and secondary schools.

Lake Washington School District

Kirkland is served by the Lake Washington School District, the sixth largest school district in the state and one of the region's largest employers. The school district covers a 76-mile area from Lake Washington to the Cascade Mountains and serves Kirkland, Redmond, as well as parts of Sammamish, Bothell and Woodinville. More than 23,000 students are enrolled in 51 schools, including 31 elementary schools, 12 junior high schools and eight high schools.

As an example of the district's commitment, U.S. News and World Report ranked Kirkland's International Community School (ICS) number 29 in its top 100 high schools in the United States for the 2009-2010 school year.

ICS is a choice school serving students in grades 7 through 12.



Private schools

In addition to public schools, Kirkland offers the following several private schools:

- [Eastside Preparatory School](#) (grades 6 through 12)
- [Holy Family Parish School](#) (grades Pre-K through 8)
- [Kirkland SDA School](#) (K through 8)
- [Countryside Montessori School](#) (Pre-K through 1),
- [Puget Sound Adventist Academy](#) (grades 9 through 12)
- [St. John's Preschool](#)
- [Our Redeemer Christian School](#) (preschool through Kindergarten)
- [Cedar Crest Academy](#) (preschool through Kindergarten)



Commercial Property

The City of Kirkland has premium business property available for lease and purchase, as well as property available for redevelopment.

Business Districts

Businesses moving to or expanding in Kirkland have several business districts to choose from, each with its own advantages and amenities. Please see the included map for more details. The major business districts and their primary uses are:

- Downtown Kirkland – retail, office, commercial
- Carillon Point – retail, office, commercial
- Yarrow Bay – office, commercial
- Juanita Village – retail, office, commercial
- Market Street Corridor – retail, office, commercial
- 85th Street Corridor – retail, commercial, industrial, light manufacturing
- Totem Lake East and West – retail, commercial, industrial, light manufacturing

Commercial Zoning

The City of Kirkland’s business districts primarily focus on commercial, office space, mixed use space and light manufacturing. Kirkland is generally considered a high-tech, innovative work center with many information technology and service-based businesses, including a growing number of home-based businesses and entrepreneurs.

Kirkland Commercial Real Estate

Kirkland Commercial Real Estate	
OFFICE	
Total RBA	2,251,454 SF
Overall Vacancy	4.5%
Direct Vacancy Rate	3.5%
Under Construction	180,000 SF
Wtd. Average All Class A Gross Rental Rate	28.47 (\$PSF/YR)
Wtd. Average All Classes Gross Rental Rate	39.59 (\$PSF/YR)

(Source: Cushman & Wakefield/Commerce Q1 2015 Marketbeat report)



Locating the Ideal Property

To begin your search for the ideal property for your business, contact the City’s Economic Development Office to point you in the right direction. They will put you in touch with knowledgeable resources to help you find the right business property to meet your company’s current and future needs.

City of Kirkland - Economic Development Office

123 5th Avenue
Kirkland, WA 98033
(425) 587-3014
emwolfe@kirklandwa.gov

Northwest Property.net

(a program of ecitygov.net)
www.nwproperty.net



“Tenants in the downtown business district and Carillon Point like the views, location and convenience. Kirkland has a good address.”

— Brian Leibsohn,
Managing Director of the
Investment Division, First
Western Properties, Inc.

“Downtown Kirkland is an ideal location for retailers because of the critical mass of destination retailers and restaurants.”

— Monica Wallace,
Broker, Wallace Properties

“Kirkland has been a great place for us. Our campus needed to be in an environmentally positive place, close to Seattle and transportation and a place where people don’t end up being overwhelmed by large office parks”.

— Peter Wilson,
Site Director
Google Kirkland

Business After Hours

Making Connections

There's more to work than just the office. Kirkland offers employees numerous networking opportunities to interact with people professionally and socially. Many organizations sponsor local activities, host events and hold regular meetings. These groups gather regularly at Kirkland restaurants, pubs and coffee houses and provide casual and enjoyable settings where people can connect with other local business professionals. The following groups provide such opportunities:

- Greater Kirkland Chamber of Commerce: www.kirklandchamber.org
- Kirkland Downtown Association: www.kirklanddowntown.org
- Kirkland Networkers: www.kirklandnetworkers.com
- Green Kirkland Partnership: www.greenkirkland.org
- Eastside Business Network: www.eastsidebusiness.com
- Eastside Business Association: www.theeba.org
- Green Drinks: www.seattlegreendrinks.org
- Washington Technology Industry Association: www.washingtontechnology.org

Stepping out

With everything from arts and entertainment to dining, shopping and outdoor recreation, Kirkland has much to offer outside the office. Kirkland is home to some of the Eastside's finest restaurants, a thriving arts scene and an extensive independent retail climate. Employees can stroll through downtown shops or even kayak between beaches. From May to October, the downtown's **Kirkland Wednesday Market** presents locally grown farm-fresh produce, as does the **Friday Night Market** at Juanita Beach. Residents and visitors alike look forward to the city's annual events, such as **Kirkland Uncorked**, which celebrates local wine, cuisine and art, **Kirkland Summerfest** and the **Kirkland Waterfront Summer Concert series**.



Staying in shape

Employees who like to stay in shape will love the dozens of fitness opportunities in Kirkland including health and fitness centers, classes, yoga studios, gyms, tennis clubs, sports leagues, Ultimate Frisbee tournaments and much more. A complete list of Kirkland activities and attractions can be found at:

- www.explorekirkland.com, Kirkland's official tourism site; and
- www.myParksandRecreation.com a guide to the region's many parks, trails and facilities.

"Kirkland's business community has a good camaraderie and does a good job of participating in business organizations."

— Brian Leibsohn,
Managing Director of the
Investment Division, First
Western Properties, Inc.



Business After Hours



“Kirkland was able to grow with us as we expanded. The city was encouraging and helpful during the process of Google’s campus coming together. It’s nice to be able to have a dialogue with the city about the things that are important to our company, and Kirkland has shown itself to be a place that wants to engage.”

— Peter Wilson,
Site Director,
Google Kirkland

In Addition...

- To **stay connected** on or off the job, free Wi-Fi is available downtown in and around Peter Kirk Park, Marina Park and Houghton Beach Park. Many local businesses also offer free Wi-Fi.
- The **Kirkland Library** and the **Kingsgate Library**, branches of the award-winning King County Library System, are active and popular community resources for learners of all ages.
- **Need to meet?** Not a problem. Kirkland offers **meeting space** at more than 20 locations for your company’s events and activities. For city facility rentals, call 425-587-3342. For quick facts information, go to <http://www.ExploreKirkland.com>.

Staying informed

The region provides a wealth of print and online news sources keep Kirkland up to speed with the news of the day. A partial list of local media outlets includes:

- [The Seattle Times](#), the Puget Sound’s largest daily newspaper.
- [Kirkland Reporter](#), weekly community newspaper covering all things Kirkland.
- [The Seattle P-I](#), a former daily newspaper and now a major online news source.
- [The Puget Sound Business Journal](#), comprehensive business news and analysis.
- [The Seattle Daily Journal of Commerce](#), specializing in business, construction, real estate and legal news.
- [425 Magazine](#), and [425 Business](#), award-winning lifestyle and business magazines focusing on the Eastside.
- [City Arts](#) magazine provides regional arts coverage, features and listings.
- [KirklandViews](#) provides daily news and views for the City of Kirkland.
- [Kirkland Weblog](#), another neighborhood blog created by a local couple, includes features and goings-on about many Kirkland activities and people.
- [Publicola](#), an online publication featuring local and state news as well as pointed analysis and provocative comment.
- [Crosscut](#), online news source with local, social and national news.



Kirkland Parks

Priority: Parks

Kirkland's location on the shores of Lake Washington makes it a natural setting for spectacular parks. With 45 parks and nearly 10 percent of the city designated for parks or open space, Kirkland has an established record of developing, promoting and maintaining parks to suit a wide variety of uses. Nine parks are found along the waterfront. Kirkland's many other parks are tailored toward recreation, neighborhood and community activities. Other parks offer a natural and scenic setting that encourages calm and reflection.

A sampling of the city's parks includes:

- **Juanita Beach Park.** This large park in the Juanita neighborhood offers a spacious enclosed swimming area, picnic tables and shelters, barbeque bins, lighted tennis courts, little league baseball fields and a public dock among many features.
- **Peter Kirk Park.** More than 12 acres of open space in the heart of downtown, three blocks from the waterfront. A lighted baseball field is the centerpiece of a park that features basketball and tennis courts and a skate park. It's adjacent to the city's public swimming pool, the Kirkland Teen Center and Peter Kirk Community Center. Free Wi-Fi is available as well.
- **Juanita Bay Park.** The city's largest park is an urban wildlife habitat area. More than 100 acres of preserved wetlands and marshes are home to many species of birds, amphibians and other animals. The park features boardwalks, trails, open grassy areas as well as monthly nature walks.
- **Bridle Trails State Park.** Found along Kirkland's southeastern border are 500 acres of natural woodlands. The park supports and promotes equestrian activities, with 28 miles of equestrian trails and show facilities. Horses are not required. While no motorcycles or bikes are allowed walkers and joggers are more than welcome.
- **Doris Cooper Houghton Beach Park.** Just south of downtown and one of several waterfront Kirkland parks, Houghton Beach Park is especially popular during the summer. A large swimming area, picnic tables, a children's playground and a public dock make for a compelling neighborhood park.
- **McAuliffe Park.** A unique park situated in a residential neighborhood. Acquired by donation in 2001, the site is one of Kirkland's oldest homesteads and was owned by only two families in 124 years. Notable elements include a large forested area, groomed lawns, water features and several well-kept period buildings.
- **Marina Park.** Downtown waterfront park helps define Kirkland's identity. Docks and a boat launch are combined with an amphitheatre, a public pavilion and even free wireless Internet access. Marina Park is a central location for gatherings and summer festivals.
- **O. O. Denny Park.** Located at the foot of Finn Hill. This 46 acre waterfront park was once the country retreat of Seattle pioneer Orion Orville Denny.
- **Heritage Park.** Located downtown, the park features trails and open space, interpretive displays and Heritage Hall, a former church and a designated Kirkland landmark.
- **Cross Kirkland Corridor.** A compacted crushed gravel 5.75 mile segment of the Eastside Rail Corridor that traverses Kirkland.



"Parks, leisure and programs promoting a healthy life style enhance the quality of life in the community."

— Jennifer Schröder,
former Kirkland Parks and
Community Services, Director

"I enjoy the solitude and the way I can walk away from my busy day and experience nature close to home."

— Candace Wallings, Kirkland
resident, talking about her frequent
visits to Juanita Bay Park

More information can be found at: www.kirklandwa.gov/Parks
and www.kirklandparks.net



Land-Use, Transportation & Neighborhoods

Located on the shore of Lake Washington, Kirkland offers the conveniences of a big city with the personal feel of a small town. Kirkland prides itself on its strong sense of community, features unique neighborhoods and places a strong emphasis on maintaining a highly desirable quality of life for its residents and businesses. The city recognizes that housing diversity, pedestrian friendliness and a variety of transportation choices are key elements to a city's quality of life.

Land-Use

Single and multi-family housing comprise the majority of Kirkland's land use, with the remainder being allocated to commercial, office, industrial, institutions, parks and open space, utilities and vacant space.

Property Taxes – in 2015 Kirkland's total property tax rate is \$9.97 per \$1,000 of assessed value. Of that total \$1.50 per \$1,000 of assessed value goes to the city. For a \$475,000 home in Kirkland the yearly property tax in 2015 would be \$4,736.

Transportation

Kirkland's central location makes the city a great choice for both residents and businesses. Situated across Lake Washington from Seattle along the Interstate 405 corridor, Kirkland is easily accessible to and from Seattle via State Route 520 (the 520 floating bridge) and State Route 908, which connects Kirkland with neighboring Redmond, Washington.

While many people commute by car, others commute using public transit, bicycles, or by foot. Kirkland commuters are well served by King County Metro Transit, a county-wide bus network, and by Sound Transit, a three-county multi-modal transit network. The city's two major transit centers — one downtown and another along Interstate 405 in the Totem Lake neighborhood — put the entire region within reach.

Kirkland also offers transportation management services to major employers in order to help businesses make the best use of transit and parking options to ensure that employee's commuting needs are met.

The City has refurbished 5.75 miles of former BNSF railroad line for bicycle and pedestrian travel through Kirkland. Over 1700 businesses are located within 2000 feet of centerline of this new, green transportation route.





Land Use, Transportation & Neighborhoods

More information is available at:

- King County Metro Transit, www.metrokingcounty.gov
- Sound Transit, www.soundtransit.org
- [City of Kirkland transportation information](#) can be found on the City of Kirkland website under the Public Works Department tab.
- Port of Seattle www.portseattle.org

Neighborhoods

Kirkland takes great pride in its 15 neighborhoods, each of which possesses a distinct identity. Neighborhood associations feature community members who take an active role in preserving their neighborhood's character and style. Neighborhood associations also provide an efficient way for the city to interact and communicate with residents. Kirkland officially supports neighborhoods through its [Neighborhood Services Program](#).

- Information about Kirkland's neighborhoods can be found at the city's [Neighborhood Associations](#) page.
- The [Kirkland Alliance of Neighborhoods](#) is an association of the city's neighborhoods that meets to share important information about city-wide issues.

As of February 2010, Kirkland is home to 22,429 households divided between a mix of housing options including single-family homes, duplexes, multiplexes and apartments.

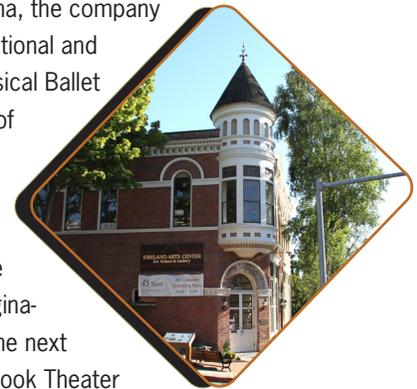
Kirkland Arts

Creative focus

Visual arts... music... theater... dance. A vibrant and dynamic arts scene is essential to the vitality of any community, and Kirkland has always encouraged the artistic spirit. Home to working artists and numerous professional art organizations, the city promotes a strong artistic atmosphere. The Kirkland Cultural Council, a group of 15 volunteers aided by city staff, works continuously to find ways to enhance and improve Kirkland's artistic climate.

Arts groups/performance spaces

- **Kirkland Performance Center**
Opened in 1998, this 400-seat theater is Kirkland's centerpiece performing arts venue and one of the most popular venues on the greater Eastside. Showcasing a diverse range of national and local musical and theatrical artists, recent performances have featured Macy Gray and Indigo Girls.
- **Kirkland Arts Center**
A visual arts community hub. Set in a historic 1892 building, KAC offers a wide wealth of educational programs for artists of all ages and abilities. Each month, classes and workshops help more than 2,000 students in disciplines ranging from painting to ceramics to sculpture. The gallery space provides numerous display opportunities for emerging and established artists alike, and is the only free, professional nonprofit gallery on the Eastside.
- **International Ballet Theater**
Founded in 2001 by Russian ballet master Vera Altunina, the company presents a diverse classical ballet repertoire with traditional and original choreography. Its International School of Classical Ballet teaches students of all ages how to explore a variety of dance forms through classical dance technique.
- **Studio East**
Noted children's performing arts school recently moved into a new Kirkland location. Operating with the understanding that live theater inspires children's imagination, StudioEast teaches all aspects of stagecraft to the next generation of theater performers. StudioEast's StoryBook Theater productions are classic children's stories set on stage and take place throughout the Puget Sound region.
- **Kirkland Choral Society**
From its modest 1988 beginnings, when rehearsals involved eight vocalists practicing in a rented basement, KCS now includes more than 90 audition-tested members who perform noted choral works from both classical and modern eras, including works by Pachebel, Beethoven and Haydn, as well as Daniel Pinkham, Benjamin Britten and Leonard Bernstein.



Galleries

- **Howard/Mandville Gallery** features art in contemporary and traditional styles.
- **Parklane Gallery** displays paintings, photography and mixed-media created by its 35 artist-owners.
- **KPC ArtStage** in the lobby of the performance center offers a range of rotating artists.
- **ryan james fine arts** is Totem Lake's premier gallery featuring known and emerging Washington artists.

"Being an artist in Kirkland, teaching art at the International Community School and being involved in the arts in the community of Kirkland is a three-fold blessing. The arts in Kirkland are alive and well, with a fabulous group of passionate citizens who care about the arts. You can see this passion and dedication on almost every street corner or public place. I believe in the power of the arts to bring communities together!"

— Melissa Nelson, Artist

"Kirkland hosts a vibrant creative arts community. You can see constant renewal with art events, new artist businesses, and the collaborations between artists and the City. The Kirkland Cultural Arts Commission through its planning and communication ensures that all of these endeavors work together. I don't think you can find a stronger commitment to the arts in such a beautiful setting."

— Kirkland Arts
Center Executive
Director Pam Rembold



New Developments



Kirkland Urban - 469 Central Way

- 600,000 sf office
 - » Phase 1 – 370,000 sf
 - » Phase 2 – 232,000 sf
 - » Tableau, Wave Broadband anchors
- 185 luxury apartment units
- 150,000 sf upscale 18-hour retail
 - » QFC doubles in size
 - » Cinema
 - » Phase 1 - 80,000 sf
 - » Phase 2 - 70,000 sf
- 3-4000 employees
- Delivery Date Q2-Q4 2018



Kirkland Urban

(Source: Colliers International)

The Village at Totem Lake - 12560 120th Ave. NE

- \$200m redevelopment of former Totem Lake Mall
- Lifestyle center with village feel
 - » Village commons and park
- 317,000 sf retail; 850 high-end apt. units, 634 employees
- Upscale retail shopping
- Luxury theater
- Whole Foods is Anchor
- Nordstrom Rack, Chipotle, ModPizza and more...
- Delivery Date 2nd quarter 2018



Village at Totem Lake

(Source: Colliers International)