



QUICK FACTS ABOUT KIRKLAND

Kirkland At A Glance

- **Incorporated:** 1905
- **Area:** 17.81 square miles
- **Population:** 83,460 (April, 2015 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

- **Population growth:** 48,787 (2010); 83,460 (2015)
- **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.)
- **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:** 1,820 (July, 2015)
- **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)
- **Employee distribution:** Average 2,360 jobs/neighborhood; Totem Lake Neighborhood 14,000 jobs
- **Housing unit growth capacity (2035):** 10,000 additional residential units
- **Employment growth capacity (2035):** 23,000 additional jobs; 7,300 in Totem Lake Neighborhood

Data Sources

- City of Kirkland (WA). 2005. 2004 Community Profile.
- State of Washington Office of Financial Management (Forecasting Division). 2013. 2013 Population Trends.
- Puget Sound Regional Council. 2013. Regional Centers Monitoring Report.
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- <http://www.census.gov/hhes/www/income/data/historical/dollars.html>
- http://www.bls.gov/data/inflation_calculator.htm
- A Regional Coalition for Housing. 2011. Housing 101: East King County.