



## Everest Neighborhood Plan Update Survey Results Summary June 2021

In May – June of 2021, the City of Kirkland conducted an online survey in order to aid the update of the Neighborhood Plans for the Everest and Moss Bay neighborhoods. This is a summary of the results and key themes from the Everest neighborhood portion of the survey.

The goal of the survey was to gather information to help determine if the future visions for each neighborhood reflect the desired future growth of each area, identify key challenges or improvements to be considered during the plan update process. The results will help revise the vision statements and policies for the neighborhood plans.

The Survey Monkey survey was open for approximately one month and consisted of 26 questions. Participants were asked to identify what about their neighborhood is important to them, and what they would like to see changed, identify values, and gauge key topics and physical areas of interest.

Promotion of the survey consisted of mailing postcards with the survey link and QR Code to 1,443 residents and property owners within the Everest neighborhood, a link to the survey was included on the project webpage, the survey link was included in a list serv announcement to 40 email addresses, the Everest Neighborhood Association sent an email announcement as well as the Youth Council was encouraged to participate.

### *Quick Facts and Demographics of Who Participated*

#### *Q.1 When asked to identify which neighborhood you live, work, worship or visit?*

Approximately 37 people responded to the Everest Survey. Nine people skipped many of the questions (*Possible reasons for skipping some of the questions include: identified as visitors to the Everest neighborhood, choose to quit because of its length, or felt it was too complicated*).

Participants were prompted to select what ties they have to each of the two neighborhoods, such as if they are a resident, a frequent visitor, or connected with a local business. Here are the results for Everest:

Everest residents: 25

Everest business: 3

Everest employee: 4

Everest visitor: 9

### *Race, ethnicity, home ownership, new to neighborhood (Questions 21-26)*

*Home ownership or renter-* The majority of respondents own their home (n=24). 3 people were renters.

*Length of time living in neighborhood:* The majority of people have lived in Everest longer than 5 years. 6 people lived in the neighborhood less than 5 years.

*Age-* Of the 37 respondents, the majority people were of age 35-65+ (n=23), 3 people were 34 or younger. 9 skipped the question and 2 people preferred not to answer the age question.

*Race and Ethnicity-* The majority of respondents identified as white 60.71% (n=17), Asian 3.57% (n=1), Indian 3.57% (n=1), black 0.% (n=0), Hispanic/Latino 7.14% (n=2), Native Hawaiian or Pacific Islander 3.57% (n=1). 7 people chose not to answer the question and 9 people skipped the question.

*Mobility-* the majority of respondents do not have mobility issues.

### Staff Comments:

\*Esri 2020 population, income, and demographic data estimates that the population in Everest neighborhood was 1,383 people with the majority of people 60.71% (n=17) identified as white. The neighborhood was equally split between home ownership and renters with 50.6% of the 731 housing units in the neighborhood owner occupied (n=370); 42.8%, renter occupied (n=313); and 6.6% are vacant. The median age in this area is 40.6, compared to U.S. median age of 38.5.

Given the broad techniques we used to promote the survey, staff would have hoped for a larger number of survey participants than 37 people, and greater diversity of participants regarding race, ethnicity and age categories. The older age of participants is consistent with what we typically see involved in neighborhood plan updates. The survey is just one tool that is being used to gather public opinion and staff will continue to promote a diversity of participation in the process.

### *Survey Questions and Key Themes*

#### *Q.2 What top 3 things makes your neighborhood a great place?*

Respondents identified a wide variety factors that make Everest an enjoyable place to live.

#### Key themes received from comments:

- Centrally located and close proximity within walking distance to stores, downtown, restaurants, Cross Kirkland Corridor (CKC), Lake Washington, Everest Park, other parks and green space amenities, vehicle access to I-405, views of Lake at higher elevations
- Quiet, feel safe, little crime
- Minimal through traffic (dead-end streets); adequate street and bicycle infrastructure
- Low density, well-kept single-family homes, neighborhood continuity
- Building height kept to three stories or less
- Family friendly, people are friendly, people of all ages and cultures coexist peacefully

- Neighborhood parks, Everest park baseball fields, natural open space, wooded trails
- Dynamic, diverse mix of businesses and offices blend in well with residential areas

***Q.3 What are the top 3 things would you like to see changed to make your neighborhood even better?***

**Key themes received from comments:**

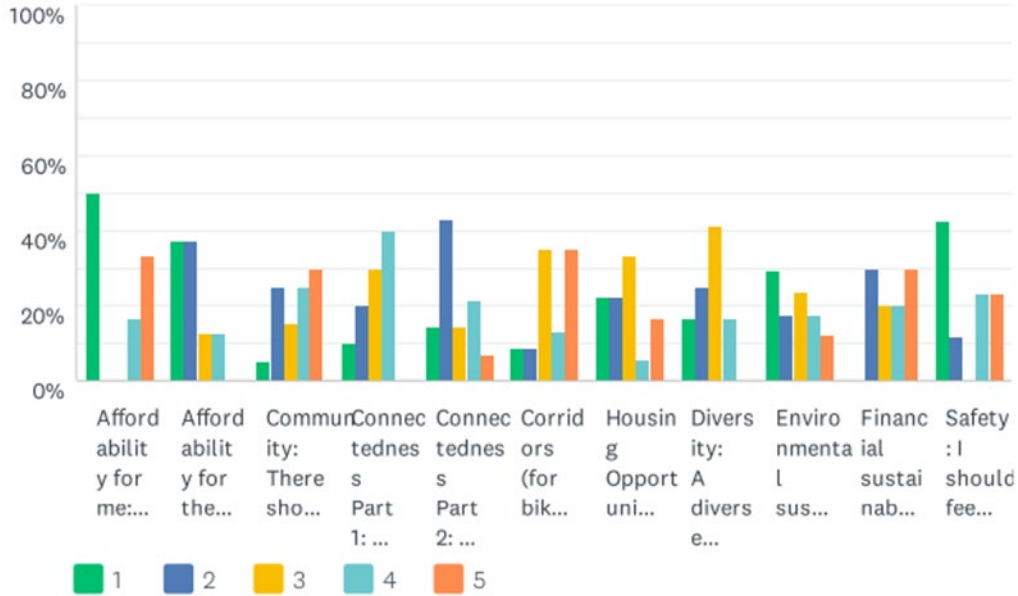
- More bike lanes
- More outdoor amenities: pickle ball courts, open space, indoor public pool
- Continue adding Cross Kirkland Corridor (CKC) trail enhancements
- Increase innovative housing choices; more equitable; lower cost by increasing supply
- No five story buildings; no McMansions; no more large buildings
- Change zoning to allow for increased density; more mixed-use developments to allow people from diverse backgrounds to live and work in city; increase density at Laurel Park for increased affordability; less land use restrictions for new/remodels
- Opposed to increased development, changing the built environment; use “smart growth” techniques; don’t destroy the neighborhood
- Less industrial uses; more retail; support local businesses
- Increase pedestrian and bicycle connectivity to Lake Washington Blvd, Park Lane to Kirkland Urban, pedestrian access to NE 85<sup>th</sup> Street BRT Station, improve sidewalk connectivity (fill in missing sidewalks) especially along Kirkland Avenue to Downtown; crosswalk safety at 6<sup>th</sup> St South at Kirkland Ave intersection, less reliance on vehicles; keep Park Lane pedestrian only 24/7

**Staff Comments:**

People have opinions on both sides of the growth, no growth issue. As repeated throughout the survey it is clear there are advocates for increased pedestrian and bike infrastructure and connectivity to major destinations around the city. There are several ongoing programs that support improving non-motorized transportation network throughout the city: The Active Transportation Plan is currently being updated as part of the citywide Transportation Master Plan. The Safer Routes to School program seeks projects to improve pedestrian access around schools. The Neighborhood Safety Program allocates funds annually for neighborhood capital improvement projects. The CKC Master Plan describes the desired improvements at locations along the Corridor. As we move forward in this process staff will consider how these concerns can be addressed.

***Q.4 Select and rank the top five values that are most important to you for your neighborhood where #1 is the most important.***

Answered: 36 Skipped: 1



Top 5 Ranking Results:

1. **Affordability for me:** My home or apartment fits in my budget.
2. **Connectedness Part 2:** I should easily be able to walk to places I need to go to for services, recreation or work.
3. **Diversity:** A diverse range of people should live in the neighborhood.
4. **Connectedness Part 1:** I can conveniently get to where I need to go by whatever mode works best: walking, biking, taking transit, or driving.
5. **Corridors (for biking and walking):** There should be sufficient walking and bicycling corridors in my neighborhood that connect me to destinations such as schools, shopping, employment, the Cross Kirkland Corridor and faith-based places.

Other options:

- Safety: I should feel free from the risk of danger and risk of loss, in my home, and while traveling around the neighborhood knowing I have City police, fire and emergency services available.
- Affordability for the broader community: Others in the community should also be able to find homes in the neighborhood that fit their budget, lifestyle, and personal needs.
- Environmental sustainability: The neighborhood provides a safe and pleasant ecologically sound natural environment for all people and creatures for future generations.
- Housing Opportunity: People who wish to live here can find suitable housing in the neighborhood, regardless of income, age, race, or other factors.

- Community: There should be convenient gathering places and local-serving businesses in the neighborhood.
- Financial sustainability: Strength and diversity of businesses should provide needed services and produce the revenue to sustain the neighborhood and city.

Staff comments:

Based on the top choices people value housing affordability for themselves and others, diversity of people living in their community, and pedestrian and bicycle mobility.

*Q.5 What is your favorite place in your neighborhood?*

Top choices:

- Everest Park
- Ohde Pea Patch community garden
- Shopping: Metropolitan Market, Grape Choice, PCC (no longer there)

*Q.6 What are some amenities that your neighborhood currently lacks but needs? Where are they needed? Why are they important?*

Key themes from the comments:

- Enhanced connectivity and continual sidewalks especially along Kirkland Avenue and Kirkland Way to Downtown, Lake Washington Blvd., Rose Hill Business District and future BRT Station
- More restaurants, bars, pubs

Staff comments:

These are common themes throughout this survey and the June 8 Workshop comments for enhancing pedestrian connectivity by adding missing sidewalk links and encouraging more restaurants, pubs and shops.

*Q.7 Business owners: What are some amenities or other businesses you would like to see that would be beneficial to your business and the community?*

Key themes received from comments:

- Free parking for customers and employees
- Improve traffic control during heavy traffic periods to allow cars to access businesses.
- Improve vehicle travel commuting to work or affordable housing options for employees
- Dependable broadband service
- Increase retail options; less faux retail (e.g. banks, financial services...etc.)

**Q.8** *Participants were asked to note their level of interest for each of these topics: Responses needing improvement are in bold.*

*Transportation Infrastructure*

Answered: 29 Skipped: 8



- [1] *I'm not concerned*
- [2] *I don't support this*
- [3] *Good enough as it is*
- [4] *Needs to be improved*

*Transportation Infrastructure*

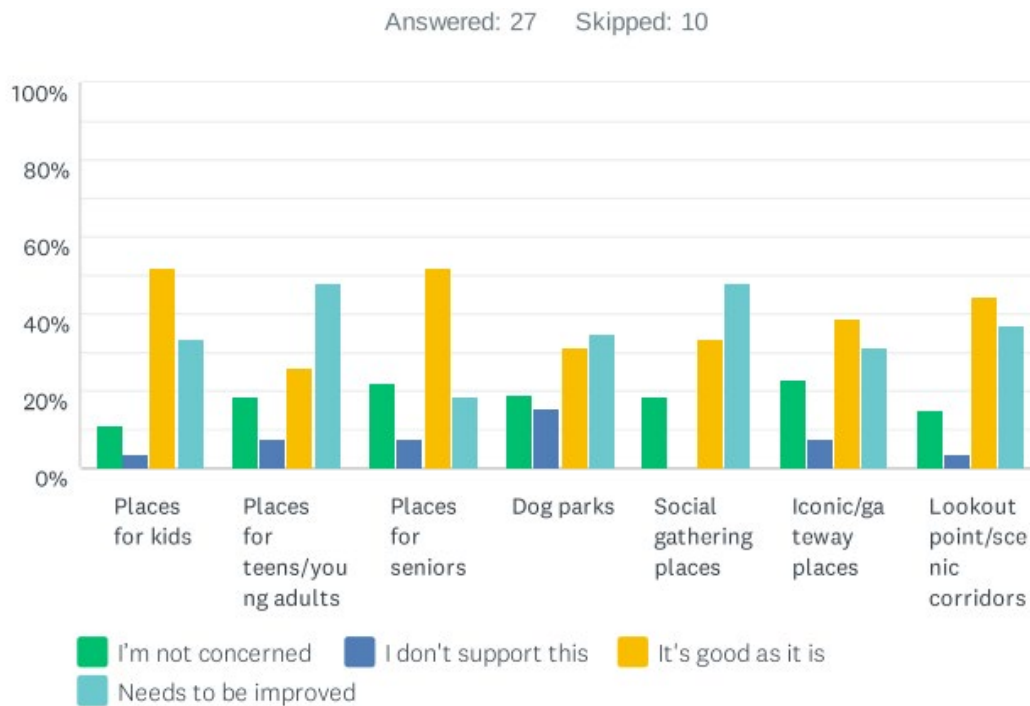
- **safe pedestrian/bike access (routes through, and gateways to adjacent neighborhoods)**
- **stoplights and other traffic control measures to protect pedestrians and cyclists**
- **improved pedestrian crosswalks**
- **efficient traffic flow**
- **convenient public transit**
- **access to/from I-405**
- **pedestrian/bike connections to east side of I-405**
- **"cut through" traffic on residential streets, for example, due to congestion on 6th Street, Lake Washington Blvd. or Central Way**
- **commuters/business customers/employees parking in neighborhoods**
- **places accessible to people with disabilities**
- **additional Electric Vehicle (EV) charging stations for community-wide use**
- **Don't support: Plans for Sound Transit bus rapid station on I-405 at NE 85th ST (ETA: 2025)**

- o **Don't support** connections between transit such as circulators shuttle busses, or gondolas between downtown and the NE 85th Street Bus Rapid Transit Station
- o **Don't support** additional shared mobility programs such as electric bike, scooter and other "last mile" connections to convenient transit

Staff comments:

Over 50% of the 29 respondents thought the bolded items should be improved. About 40% of respondents are not in support of the Station Area Plan and to a lesser extent additional shared mobility programs or the idea about circulator connections between transit stops and Downtown. 8 people skipped this question perhaps because it is a more complex question?

*Social Amenities*



- [1] *I'm not concerned*
- [2] *I don't support this*
- [3] *Good enough as it is*
- [4] ***Needs to be improved***

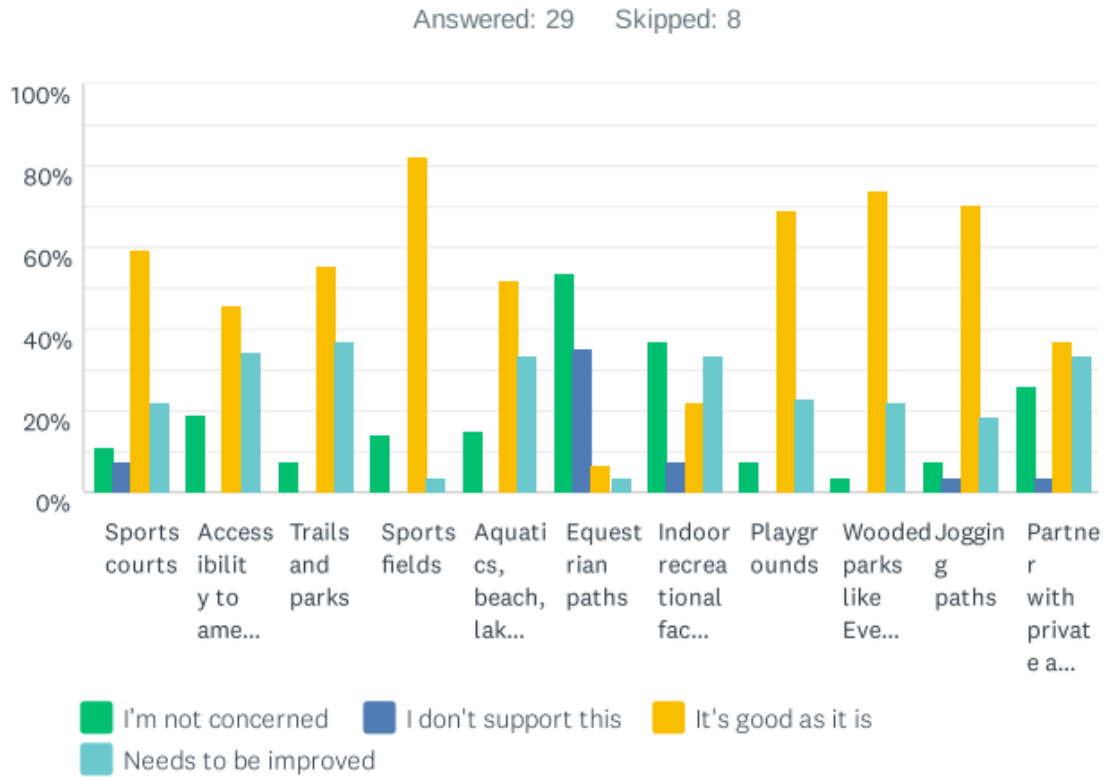
*Social amenities options:*

- o *places for kids*
- o ***places for teens/young adults***
- o *places for seniors*
- o *dog parks*
- o ***social gathering places***
- o *iconic/gateway places*
- o ***lookout point/scenic corridors***

Staff comments:

27 respondents and 10 people skipped this question. Of those who responded believe improvements need to be made for teens/youth, gathering places, lookout or scenic corridors.

*Recreation Amenities*



- [1] *I'm not concerned*
- [2] *I don't support this*
- [3] *Good enough as it is*
- [4] *Needs to be improved*

*Recreation amenities options:*

- *sports courts*
- ***trails and parks***
- ***accessibility to amenities for people with disabilities***
- *sports fields*
- ***aquatics, beach, lake access***
- *indoor recreation facility*
- *playgrounds*
- *wooded parks like Everest Park*
- *jogging paths*
- ***partner with private and nonprofit organizations to provide more recreation options***

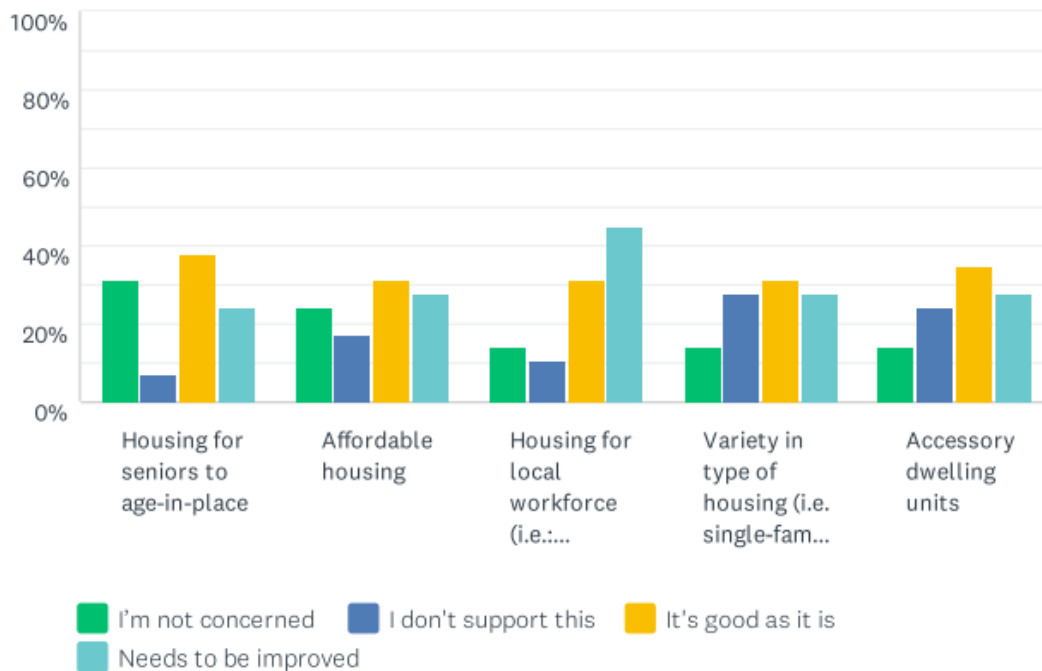


Staff Comments:

There was a high level of respondents who felt things are as good as is. A little over 30% of the respondents support improving aquatics, beach, lake access, trails, parks, amenities for people with disabilities.

*Housing priorities*

Answered: 29 Skipped: 8



- [1] *I'm not concerned*
- [2] *I don't support this*
- [3] *Good enough as it is*
- [4] *Needs to be improved*

*Housing options:*

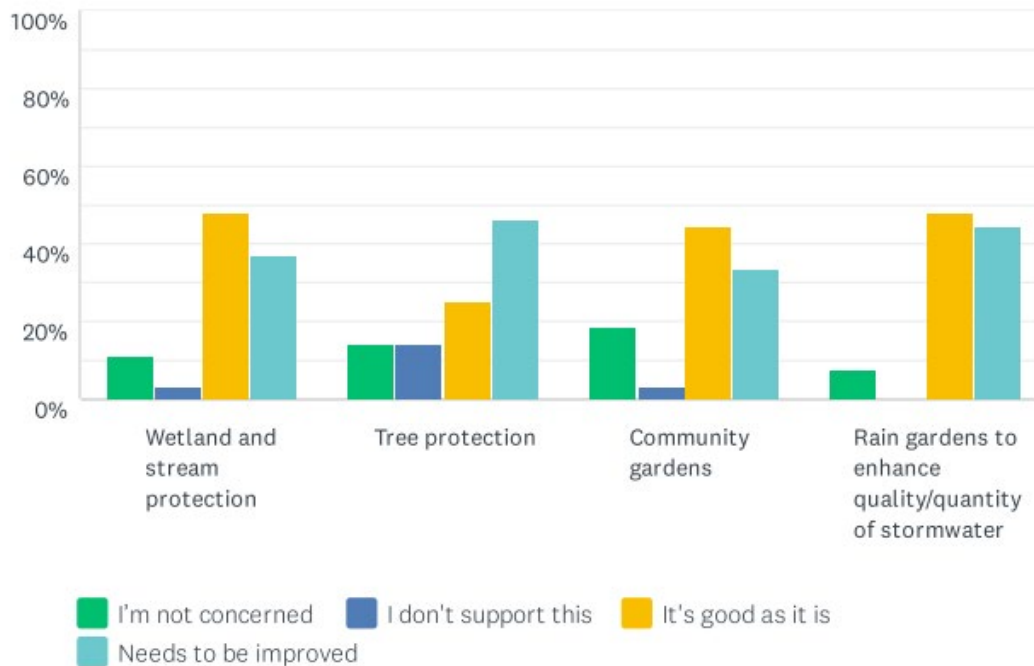
- *housing for seniors to age-in-place*
- *affordable housing*
- *housing for the local workforce (i.e., police, teachers, firefighters, retail employees)*
- *Don't support variety in type of housing (i.e. single-family, multifamily, duplex, triplex, etc.)*
- *Don't support accessory dwelling units*

Staff Comments:

Regarding housing issues, respondents are either not concerned or are satisfied with the way things are. Areas needing improvement are housing for local workforce. Some respondents do not support accessory dwelling units and a variety of housing types.

## Environmental features

Answered: 28 Skipped: 9



- [1] *I'm not concerned*
- [2] *I don't support this*
- [3] *Good enough as it is*
- [4] *Needs to be improved*

### Environmental features options:

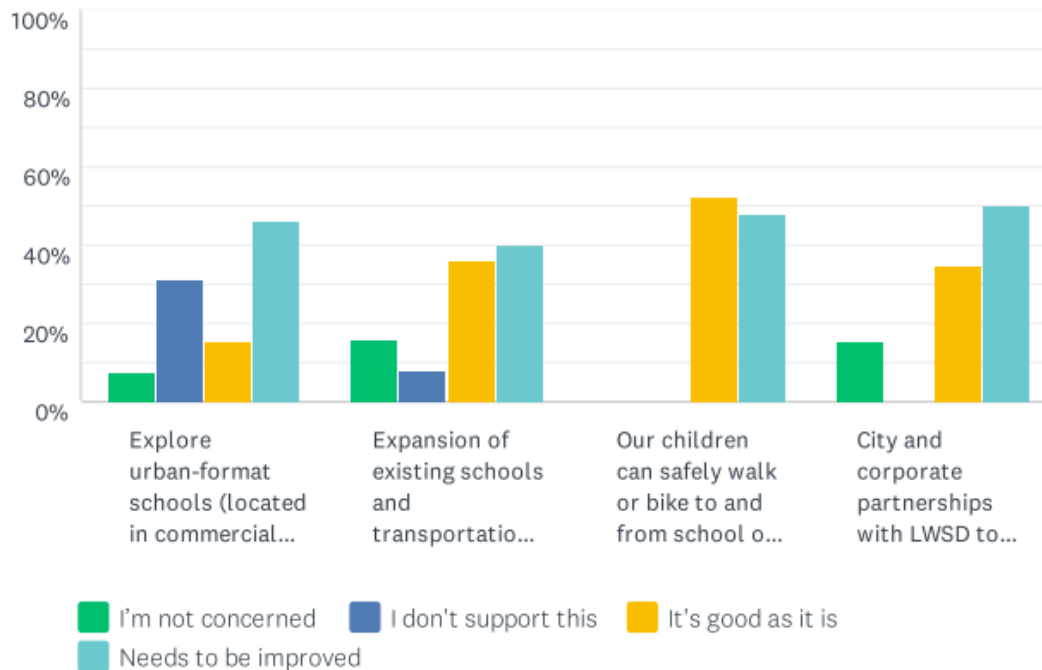
- *wetland and stream protection*
- *tree protection*
- *community gardens*
- *rain gardens to enhance quality/quantity of stormwater*

### Staff Comments:

Over 40% of the respondents believe environmental protection and features are as good as is. Three areas that respondents believe needs improvement are protection of wetlands, streams, trees, and greater use of raingardens. 9 people skipped this question.

## Schools

Answered: 27 Skipped: 10



- [1] *I'm not concerned*  
 [2] *I don't support this*  
 [3] *Good enough as it is*  
 [4] *Needs to be improved*

Schools (we would like to know your thoughts even though the Lake Washington School District (LWSD) has authority of how schools' function in these neighborhoods)

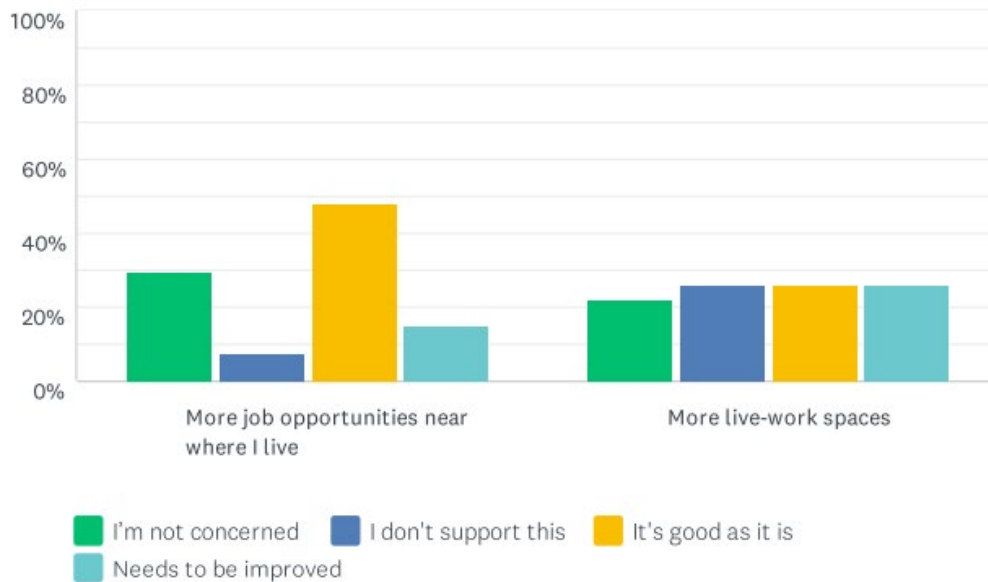
- *explore urban-format schools (located in commercial areas) so they can be built more easily in areas without large, vacant parcels*
- *expansion of existing schools and transportation to them*
- *our children can safely walk or bike to and from school or their local school bus stop*
- *City and corporate partnerships with LWSD to improve athletic facilities that are available to the community.*

### Staff comments:

Out of the 27 who answered, 3 of the categories received equal support for needing improvement or as good as it is (urban format schools, safe walk or bike to school, city-corporate partnerships with LWSD). 30% don't support urban format schools located in commercial zones. 10 people skipped this question.

## Employment

Answered: 27 Skipped: 10



- [1] *I'm not concerned*  
[2] *I don't support this*  
[3] *Good enough as it is*  
[4] *Needs to be improved*

### Employment options:

- *More job opportunities near where I live.*
- *More live-work spaces?*

### Staff comments:

In general, 50% of the 27 respondents felt the jobs to housing balance is as good as it is or not concerned. About 15% (n=4) said jobs/housing balance needs to be improved and 7.41% (n=2) don't support this. When asked about providing more live-work spaces, the 27 respondents were evenly split (n=7) between not concerned, its good as is, don't support, and needs improvement.

### ***Q.15 What types of companies would you like to see nearby as a possible employer?***

#### Key themes received from comments:

- Small businesses (beyond food), retail shops on the ground floor, offices above
- High Tech companies
- Biotech
- Graphic design
- Health related (gym, spa, dietician)

**Q.16** *If you own a business or want to start a business, what might attract you to relocate or add a location in this neighborhood?*

Key themes received from comments:

- Ability to walk to local watering holes with coworkers for lunch, happy hour, retail shops
- Good access to public transit, parking, freeway
- Qualified pool of potential employees and customer base
- Synergies with similar types of businesses
- Reasonable cost of doing business
- Business friendly, local support from city government and neighborhood

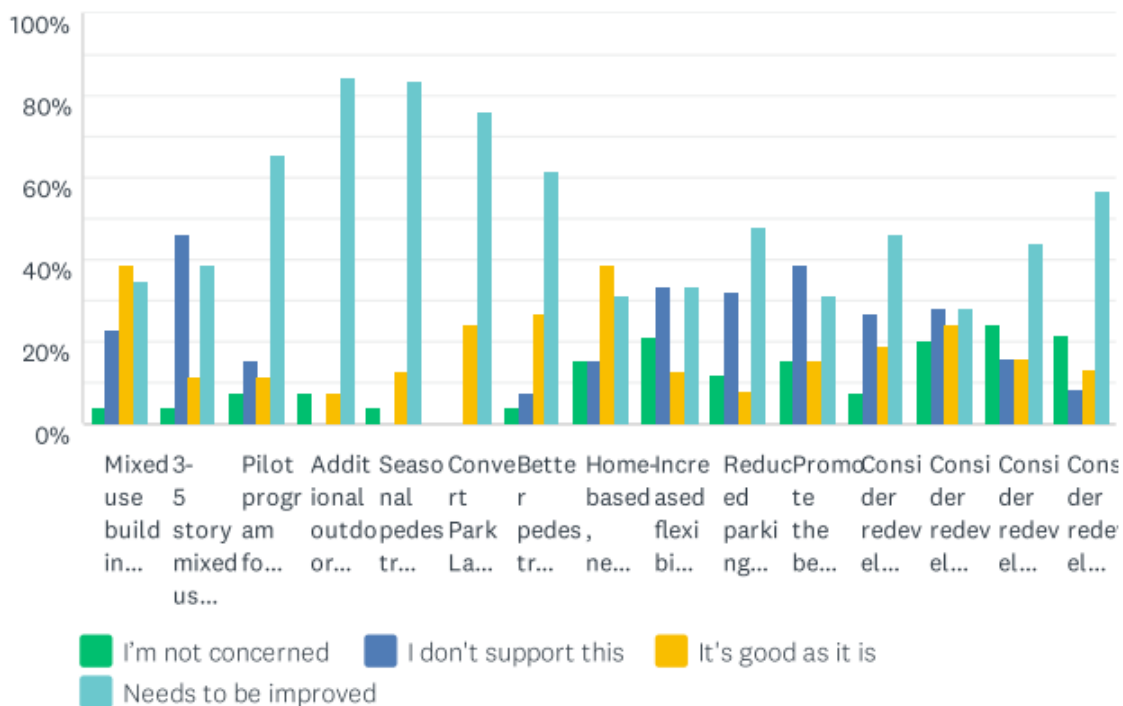
**Q.17** *What types of commercial or retail uses, amenities, and community benefits would improve the Everest Commercial and Light Industrial Area along 6th Street So and NE 68th Street?*

Key themes received from comments:

- More restaurants, retail, breweries or pubs (kid friendly), hardware store, garden store
- Small scale (low height) businesses oriented to sidewalks (not parking), outdoor dining
- Mixed use businesses attracting pedestrians, bike traffic from CKC
- Larger, mixed use buildings (residential/commercial) that add complexity to the neighborhood to draw a more diverse crowd of people and strengthen the community

**Q.18** *Rate some new ideas that should be further explored*

Answered: 27 Skipped: 10



Key themes received from comments:

- Support exploring these ideas:
  - pilot program for pop up businesses such as food trucks or kiosks
  - additional outdoor eating for restaurants and cafes

- better pedestrian to Downtown Kirkland and major transit stations
- Do Not Support:
  - 3-5 story mixed use buildings with street level retail shops/residential above
  - increased flexibility for street level space in the Downtown and similar commercial areas to accommodate non-retail uses
  - reduced parking requirements for retail and restaurants
  - promote the benefits of Transit Oriented Development such as opportunities for retail, restaurants, housing, plazas, other amenities
- Other ideas:
  - lower the road under the railroad trestle crossing Kirkland Way
  - add physically separated pedestrian corridor down NE 85th Street to connect BRT with CKC and Downtown Kirkland

*Q.19 What are some ways that we could connect with our neighbors to discuss these topics and find out what is important to them? (locations, events, etc.)*

Key themes received from comments:

- Okay the way it is
- In person meetings or Zoom
- Don't ask leading questions to support your pre-defined plan. Survey was leading
- Facebook, fliers in the park and Downtown Kirkland
- City Council could reach out to residents and businesses; listen to concerns instead of pushing an agenda

*Q.20 If you have other thoughts about your neighborhood or the plan, please add them here.*

Key themes received from comments:

- Improve survey:
  - It's confusing: needs to be improved; don't like I'm not concerned
  - Define redevelopment of those city owned parcels- do you mean adding multilevel parking or develop into businesses?
  - Questions are too broad it's hard to know the ramifications of what I'm supporting or not supporting
- Limit development. We do not have the infrastructure to support increase in population. Keep it quaint, beautiful; not urban feel; slow traffic with speed bumps and fences.
- Cut down the cottonwood trees near Everest Park
- The neighborhood has a great mix of housing for a variety of incomes.
- Larger buildings with little setback would have a huge impact on adjacent residential
- Do not want Kirkland to turn into a Bellevue
- Most change occurs through evolution; not through guided development. Plans should reflect the natural evolution of a City and its Neighborhoods.
- More condominiums and detached single family homes are needed rather than rental apartments. That's what makes Kirkland
- A majority of Kirklander's drive and need to be accommodated

### Next Steps

The Planning and Building Department will continue to work with the Everest neighborhood to address these concerns and consider these issues for policy changes to the neighborhood plan. This survey is just one of the several public outreach tools being used to gather public input for

each Neighborhood Plan. The survey results will be forwarded to the Planning Commission and City Council.

For more information regarding the Neighborhood Plan update process please visit the project webpage or contact Janice Swenson, Senior Planner, Kirkland Planning and Building Department, [jswenson@kirklandwa.gov](mailto:jswenson@kirklandwa.gov), 425-587-3257.

\*[Esri](#) (Environmental Systems Research Institute) is a geographic information demographic data and mapping company