

An aerial photograph of a suburban neighborhood, identified as Houghton Village. The image shows a dense residential area with numerous houses, many of which have swimming pools. There are also several larger commercial or industrial buildings, parking lots, and a few green spaces. A major road runs diagonally through the center of the image. The overall scene is a mix of residential and commercial development.

Houghton Village Development Plan—

Draft Plan

City of Kirkland City Council Study Session

January 7, 2025

ENGAGEMENT UPDATE: Site Design Feedback* —

Comments: Common themes that were widely supported through all focus groups

- Option B provides more opportunity for a larger number of smaller commercial/community spaces that can open to and flow into the public open space.
- The central public space provides flexibility for a variety of community uses, and feels safe because it is separated from vehicle traffic.
- Many comments expressed desire for strong integration of art into the site.

Potential concerns to be addressed with more planning:

- Need to find ways to make the two buildings in Option B feel like a cohesive community, especially if residential uses are divided into an affordable and market-rate building.
- Balance of community spaces and privacy for residents.
- Traffic on 68th is heavy; redevelopment needs to make things safer for active transportation.

Ongoing support/concerns include:

- Objections to 5 stories at the site.
- Support for more housing, including affordable options.



RESOLUTION R-5512 *January 18, 2022*

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND AUTHORIZING THE CITY MANAGER TO EXECUTE A REAL ESTATE PURCHASE AND SALE AGREEMENT INCLUDING A FEASIBILITY CONTINGENCY RELATED TO PROPERTY LOCATED AT 10702 NE 68TH STREET IN KIRKLAND AND KNOWN AS THE HOUGHTON VILLAGE FOR AFFORDABLE HOUSING, NON-PROFIT, ARTS, PUBLIC SCHOOL, COMMUNITY ORGANIZATION, AND/OR OTHER PUBLIC PURPOSES.

WHEREAS, important goals of the City Council include helping to secure available and affordable locations in support of affordable housing, community and arts groups, non-profit organizations, public school, and other public purposes in Kirkland; and

WHEREAS, the Council believes that the property located at 10702 NE 68th Street in Kirkland and known as the Houghton Village ("Property") could become a mixed-use development that accomplishes some of these identified community needs and benefits; and

WHEREAS, such a mixed-use development could make progress on several Council Goals, including: Attainable Housing; Inclusive and Equitable Community; Vibrant Neighborhoods; Supportive Human Services; and Abundant Parks, Open Spaces & Recreational Services; and ownership provides the City maximum flexibility to accomplish these priority community outcomes; and

WHEREAS, City staff have recommended that the purchase price for the Property, assuming the transaction is closed following the feasibility contingency period, could be funded through a 3-year interfund loan of up to \$15.1 million from the following three sources: Fleet Replacement Reserves (\$7.5 million), Facilities Sinking Funds (\$3.75 million), and Development Services Reserves (\$3.85 million); and

WHEREAS, the Council wishes to authorize the purchase of the Property by the City and the recommended interfund loan from the Fleet Replacement Reserves, Facilities Sinking Funds, and Development Services Reserves.

NOW, THEREFORE, be it resolved by the City Council of the City of Kirkland as follows:

Section 1. The City Manager is hereby authorized and directed to execute on behalf of the City of Kirkland, as seller, a Real Estate Purchase and Sale Agreement with Houghton Village Partnership LLP, as buyer, related to the property located at 10702 NE 68th Street in Kirkland and known as the Houghton Village for public purposes in a form substantially similar to that attached to this Resolution as Exhibit "A."

Section 2. The recommended 3-year interfund loan in an amount up to \$15.1 million from the Fleet Replacement Reserves (\$7.5 million), Facilities Sinking Funds (\$3.75 million), and Development Services Reserves (\$3.85 million) is approved as an interim financial strategy for the acquisition of the Property pursuant to Section 1.



HOUGHTON VILLAGE

(1) NEIGHBORHOOD CENTER HEIGHTS

(2) SENSE OF PLACE

(3) SAFETY

(4) TRAFFIC





NEIGHBORHOOD CENTER HEIGHTS

Max. Allowed Height (Existing Zoning)

35' - 5

STORIES

Houghton/Everest

(5 stories with Development Plan)

52'-78'

(VILLAGE)

Juanita

35'

North Juanita*

55'

Finn Hill

60'

Kingsgate

5

STORIES

North Rose Hill

60'

South Rose Hill
& Bridle Trails

**Council adopted a policy in the Comprehensive Plan that supports exploring increased capacity and heights in a portion of North Juanita.*

This was a community-initiated amendment request currently under review.



A SENSE OF PLACE

Community input has indicated a strong desire for Houghton Village to provide a sense of place – **somewhere the community can gather, connect, and access goods and services.**

► THE DRAFT DEVELOPMENT PLAN PROVIDES:

- Public space woven through, and central to, the site with gathering places.
- Commercial and community spaces on ground floor with connection to public gathering spaces.
- Focus on connections to the Cross Kirkland Corridor and Lakeview Elementary.





19,700	TOTAL GROUND FLOOR GSF
4,500	RESIDENTIAL AMENITY GSF
11,500	TOTAL COMMERCIAL/RETAIL/COMMUNITY GSF

SPACE 1A - RETAIL (3,000 GSF)
SPACE 1B - RESTAURANT (4,800 GSF)
SPACE 1C - RESTAURANT (3,700 GSF)

3,700 SERVICE GSF

19,600	TOTAL GROUND FLOOR GSF
4,300	RESIDENTIAL AMENITY GSF
14,300	COMMERCIAL/RETAIL/COMMUNITY GSF

SPACE 2A - RETAIL (1,800 GSF)
SPACE 2B - RESTAURANT (1,800 GSF)
SPACE 2C - COMMUNITY (5,600 GSF)
SPACE 2D - COMMUNITY/OFFICE (5,100 GSF)

1,000 SERVICE GSF





SAFETY

The community has emphasized that the **current conditions on NE 68th Street feel dangerous for children** traveling to/from Lakeview Elementary.

➤ THE DRAFT DEVELOPMENT PLAN WILL IMPROVE SAFETY FOR PEOPLE WALKING, BIKING, OR ROLLING BY:

- Reducing the number of existing curb cuts where there is potential for vehicle/pedestrian conflicts.
- Widening the sidewalk along NE 68th St., and **extending a dedicated bike lane** on the road which will buffer people using sidewalk from vehicles.
- Providing an alternate path to/from Lakeview Elementary through the site, and away from the street.

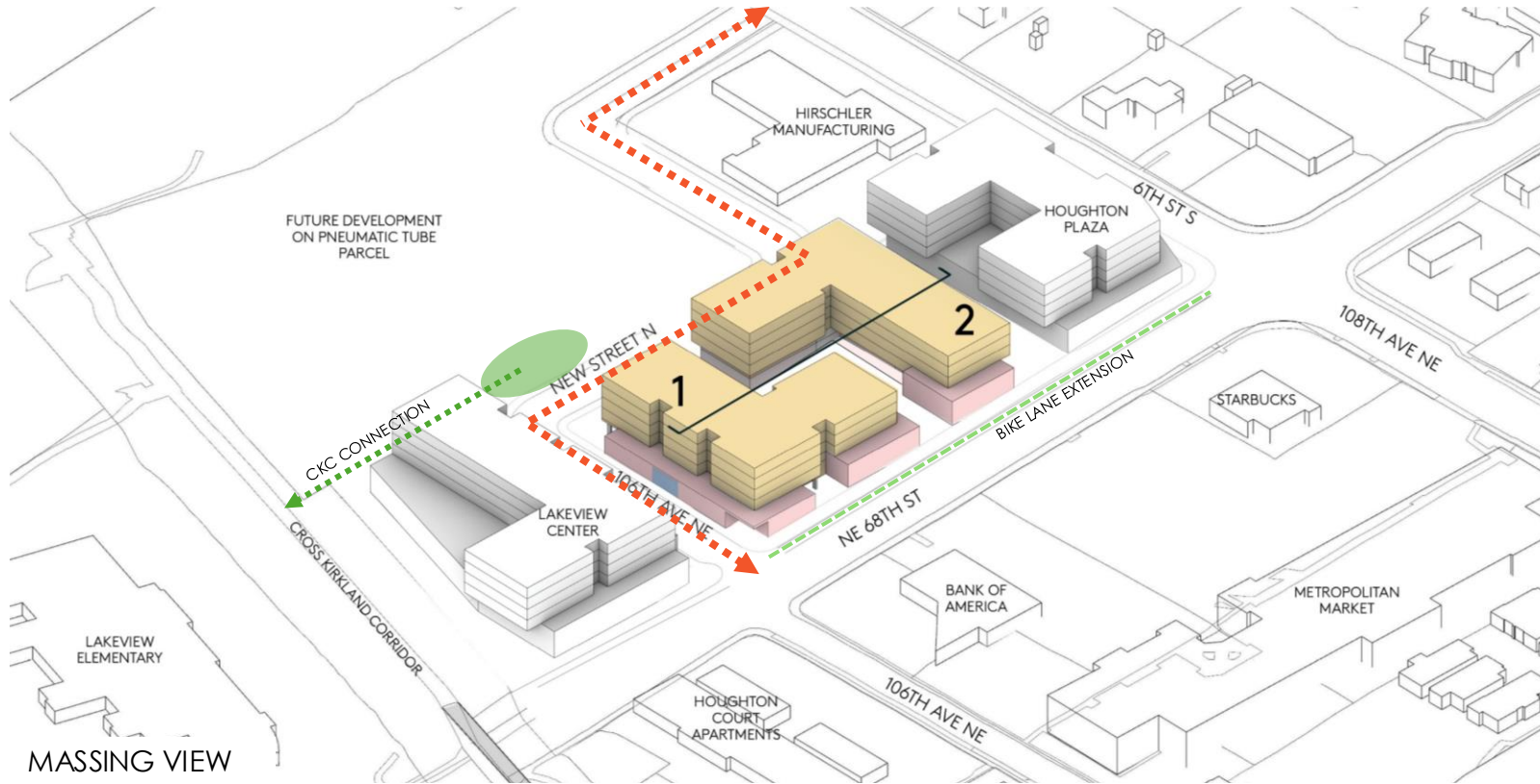




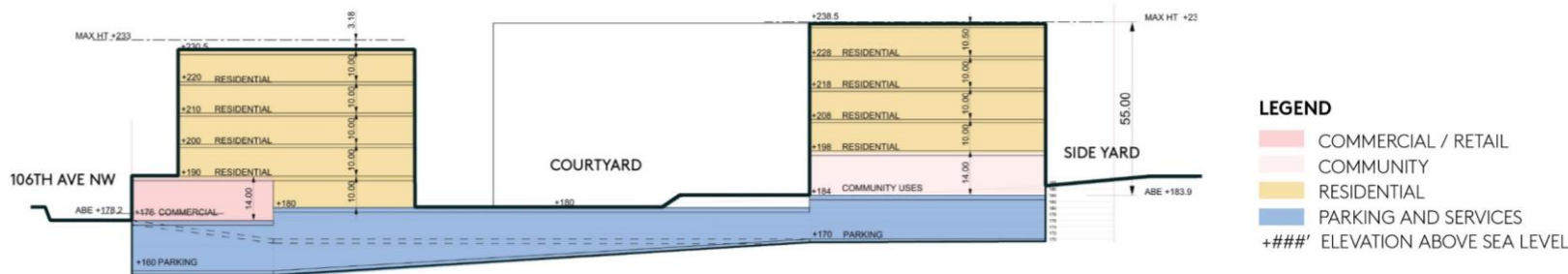
TRAFFIC

- Draft Development Plan builds on **recommendations from the 6th St. S Corridor Study**.
- **Based on the previous grocery + retail uses** and the anticipated residential + commercial uses in development plan, **redevelopment of the property may result in fewer daily trips during peak hours** (with only Houghton Village parcel redeveloping).
- City's 20-year Transportation Strategic Plan **prioritizes active transportation improvements** (see Safety slide), while also planning for **vehicle network improvements** where needed.
- Draft Development Plan provides for **a future new street connection** that will avoid the NE 68th St. and 6th St. S (108th Ave NE) intersection.

PROJECT VIEWS & DATA



MASSING VIEW



BUILDING SECTION VIEW THROUGH COURTYARD

BUILDING 1 - AFFORDABLE CO-OP

83,400	TOTAL GSF
68,200	RESIDENTIAL GSF
11,500	COMMERCIAL/RETAIL/COMMUNITY GSF
3,700	SERVICE GSF
70	RESIDENTIAL UNITS

BUILDING 2 - AFFORDABLE CO-OP

91,700	TOTAL GSF
76,400	RESIDENTIAL GSF
14,300	COMMERCIAL/RETAIL/COMMUNITY GSF
1,000	SERVICE GSF
75	RESIDENTIAL UNITS

TOTAL BUILDING 1 + 2

250,400	TOTAL GSF
144,600	RESIDENTIAL GSF
25,800	COMMERCIAL/RETAIL/COMMUNITY GSF
10,300	SERVICE GSF
145	RESIDENTIAL UNITS

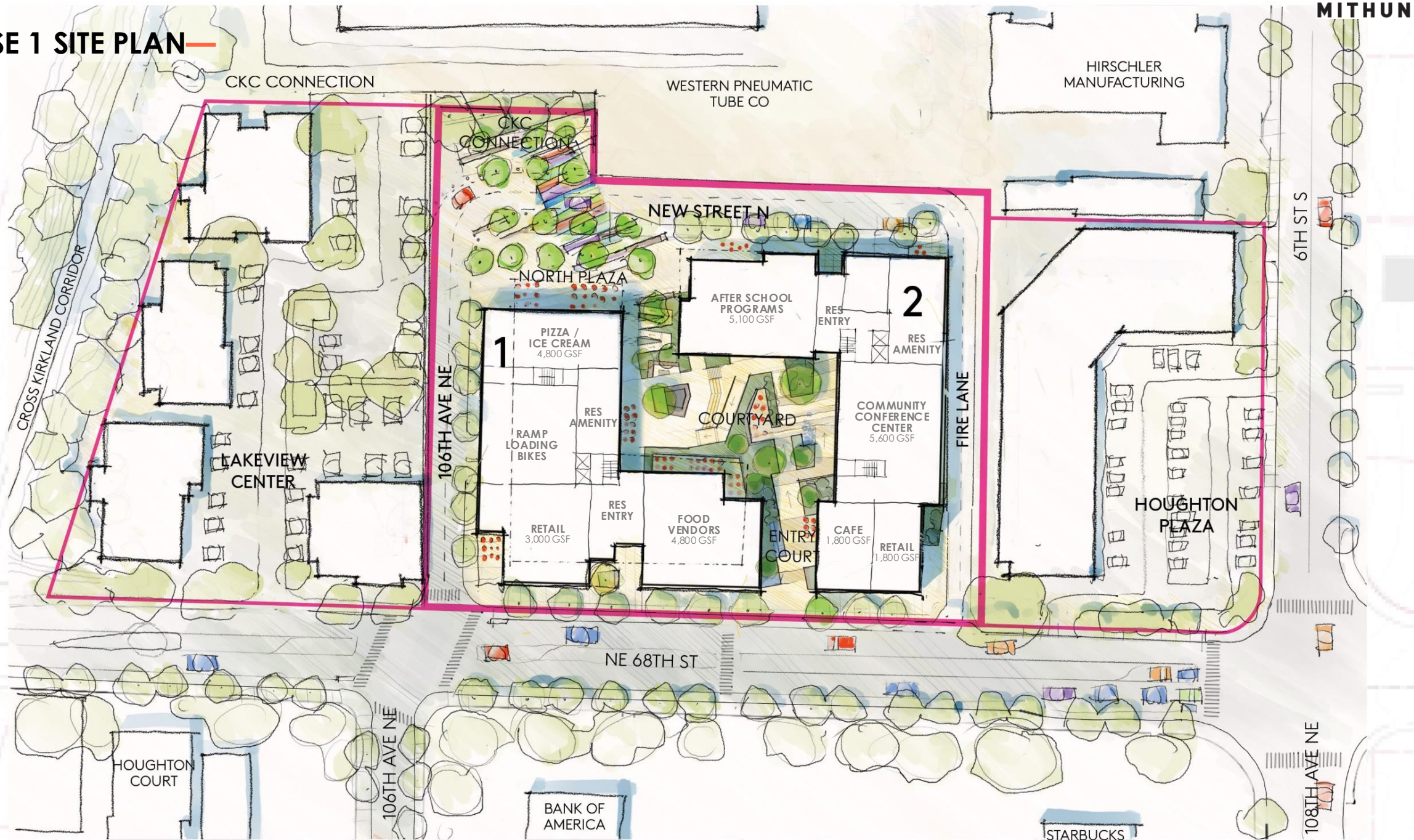
TOTAL GARAGE

230	PARKING STALLS
120	RESIDENTIAL PARKING STALLS (0.84 RATIO)
60	COMMERCIAL PARKING STALLS
50	ADDITIONAL PARKING STALLS

355	REQUIRED STALLS, CURRENT CODE
180	REQUIRED STALLS, SAP CODE

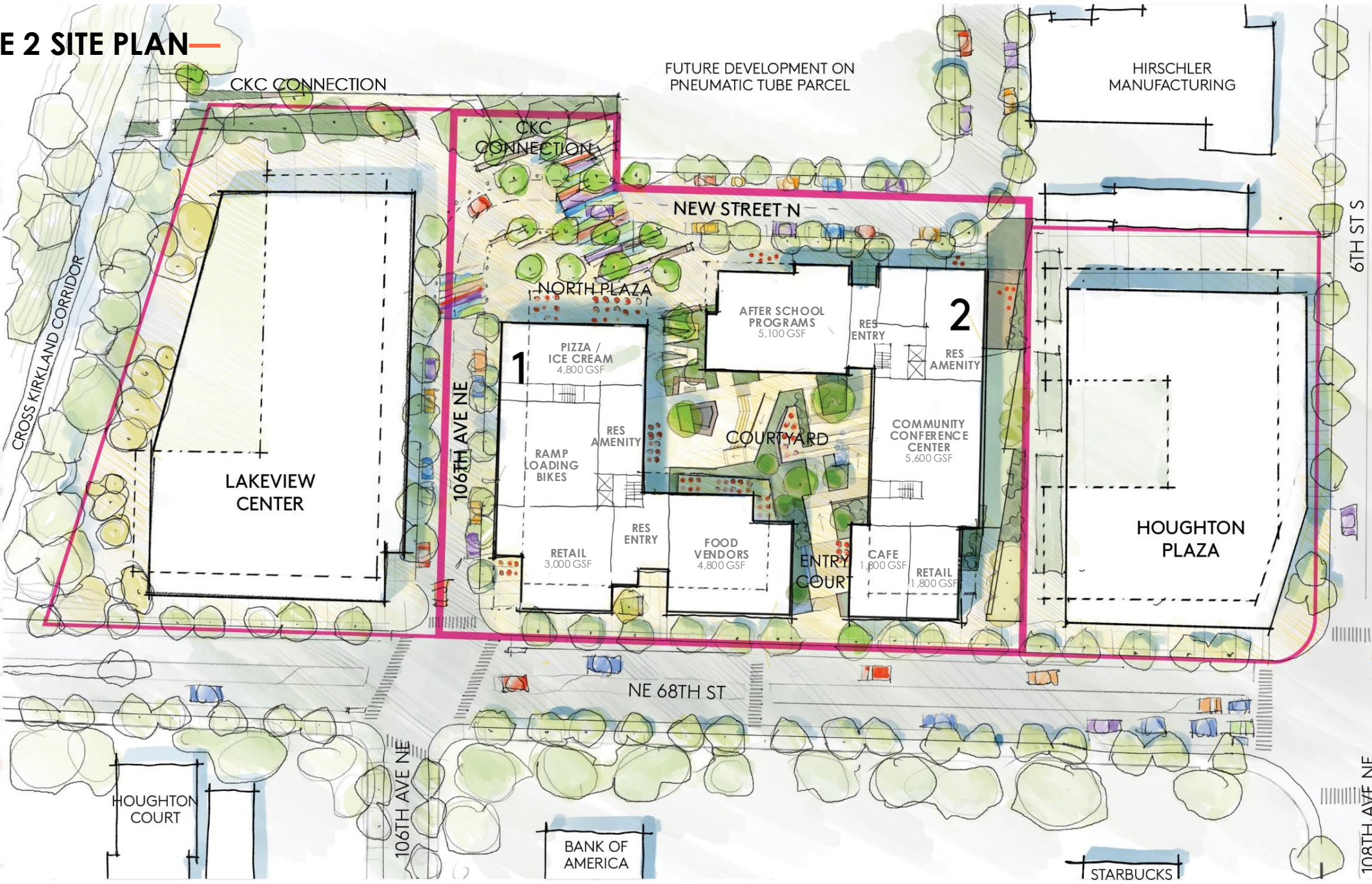
PHASE 1 SITE PLAN

MITHÜN



PHASE 2 SITE PLAN

MITHÜN

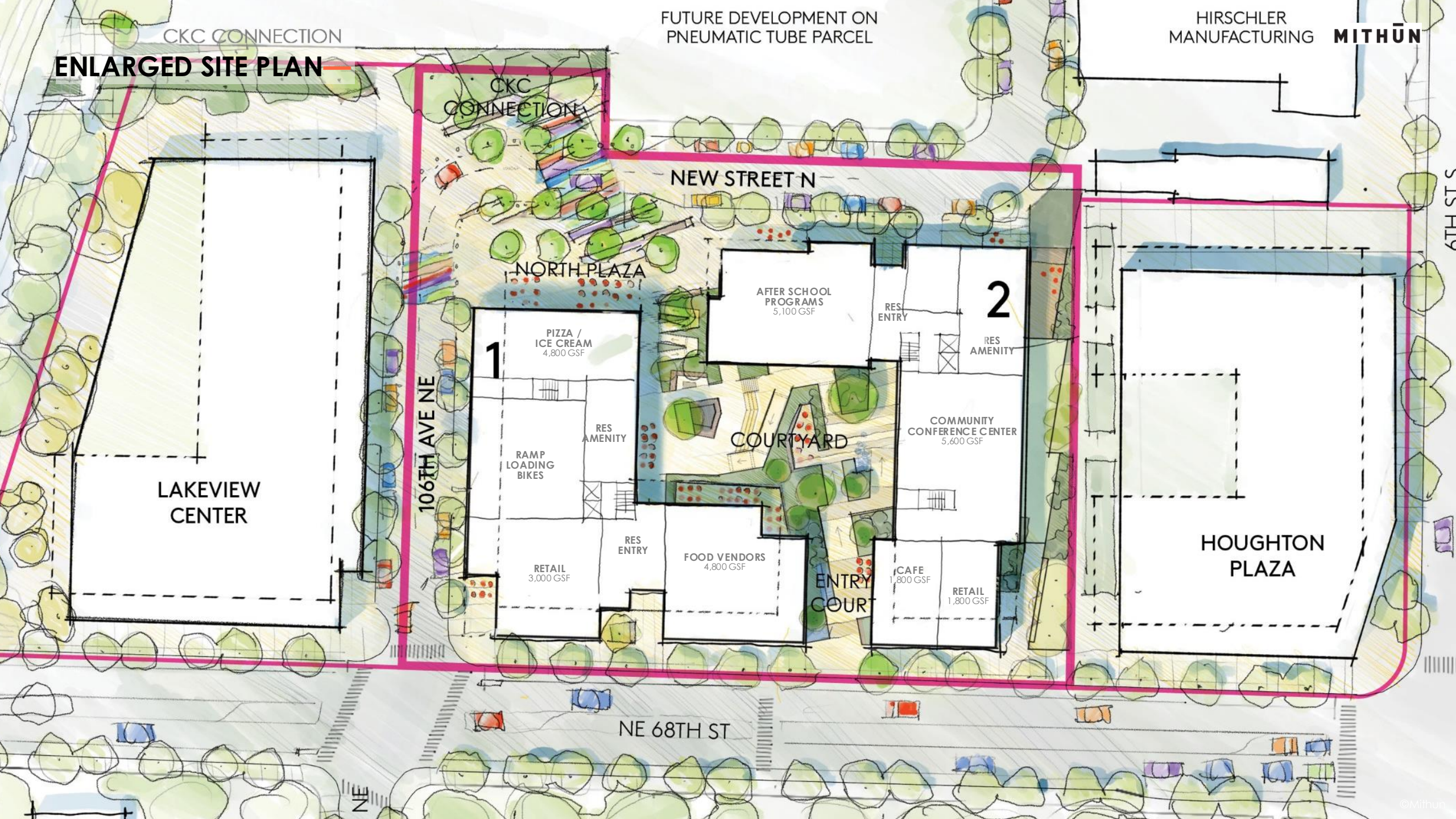


CKC CONNECTION

ENLARGED SITE PLAN

FUTURE DEVELOPMENT ON
PNEUMATIC TUBE PARCEL

HIRSCHLER
MANUFACTURING **MITHÜN**



CKC
CONNECTION

NEW STREET N

NORTH PLAZA

1

PIZZA /
ICE CREAM
4,800 GSF

AFTER SCHOOL
PROGRAMS
5,100 GSF

2

RES
ENTRY

RES
AMENITY

COMMUNITY
CONFERENCE CENTER
5,600 GSF

RAMP
LOADING
BIKES

RES
AMENITY

COURTYARD

FOOD VENDORS
4,800 GSF

RES
ENTRY

ENTRY
COURT

CAFE
1,800 GSF

RETAIL
1,800 GSF

RETAIL
3,000 GSF

LAKEVIEW
CENTER

106TH AVE NE

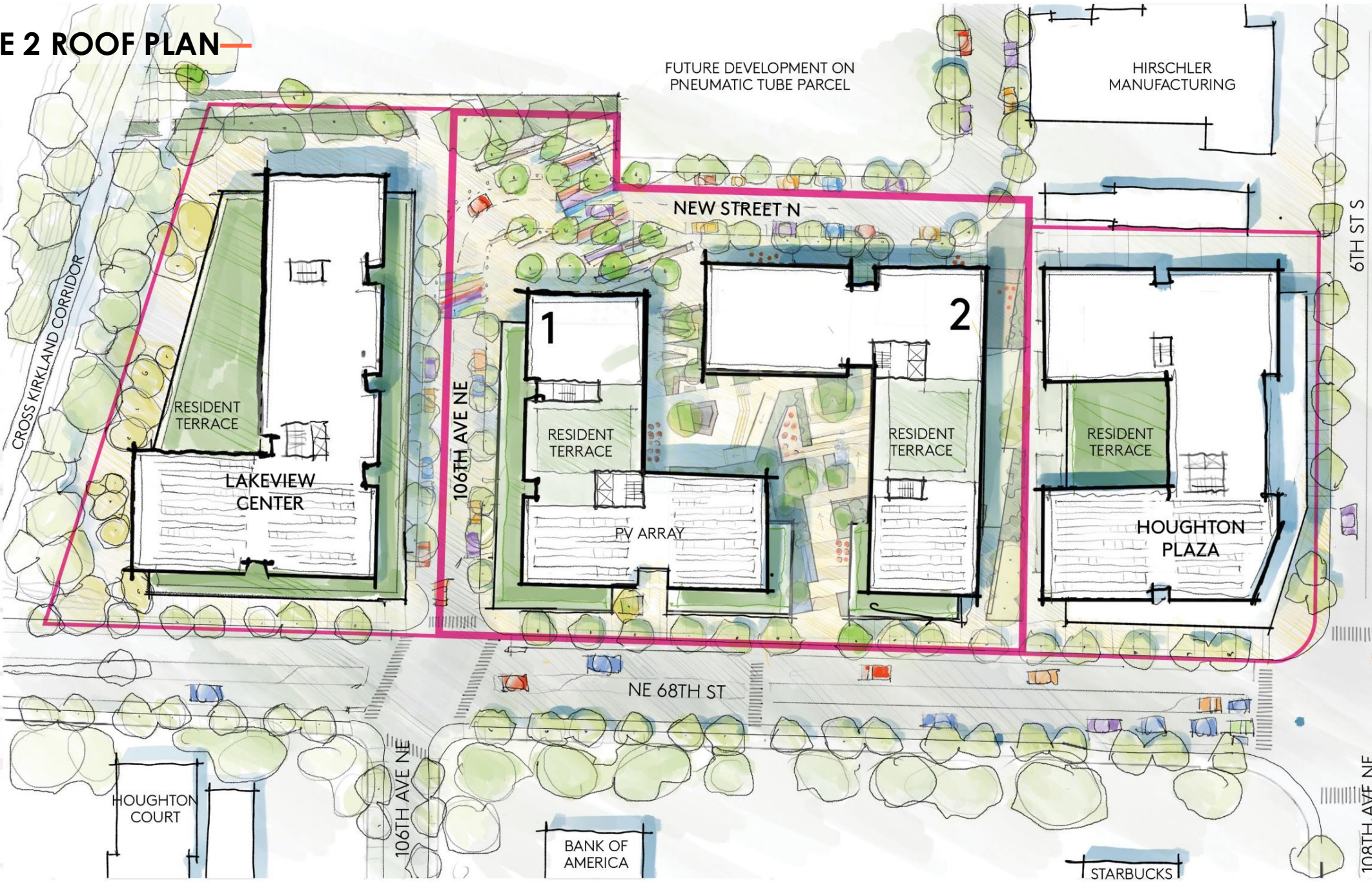
HOUGHTON
PLAZA

NE 68TH ST

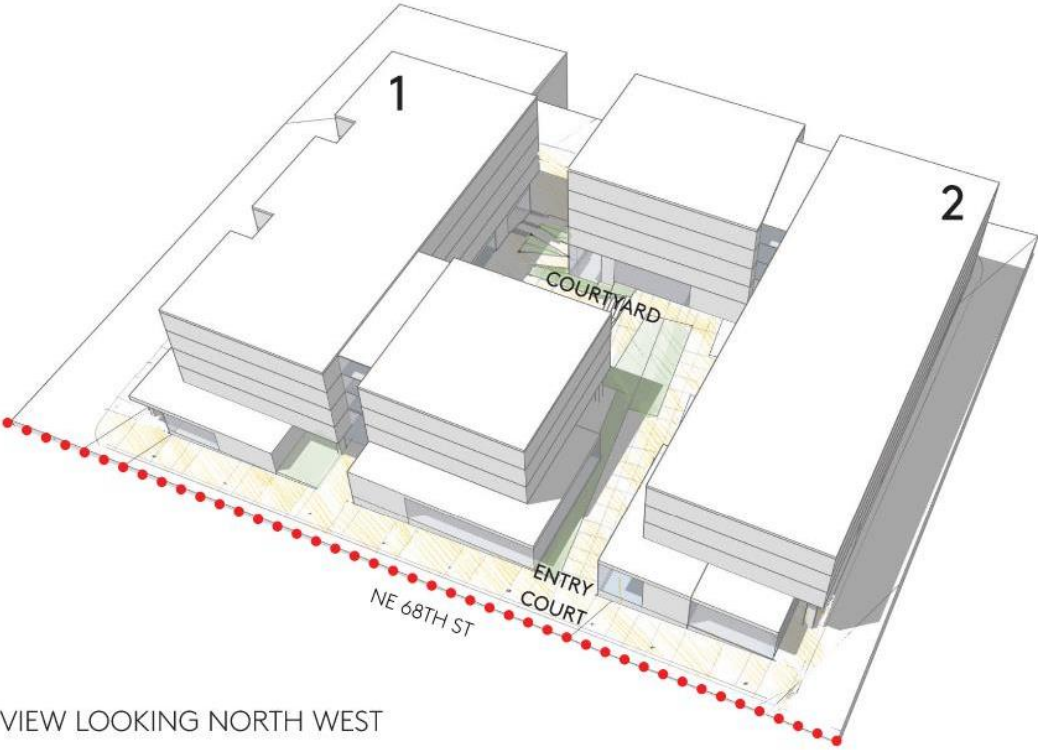
S 5TH ST

PHASE 2 ROOF PLAN

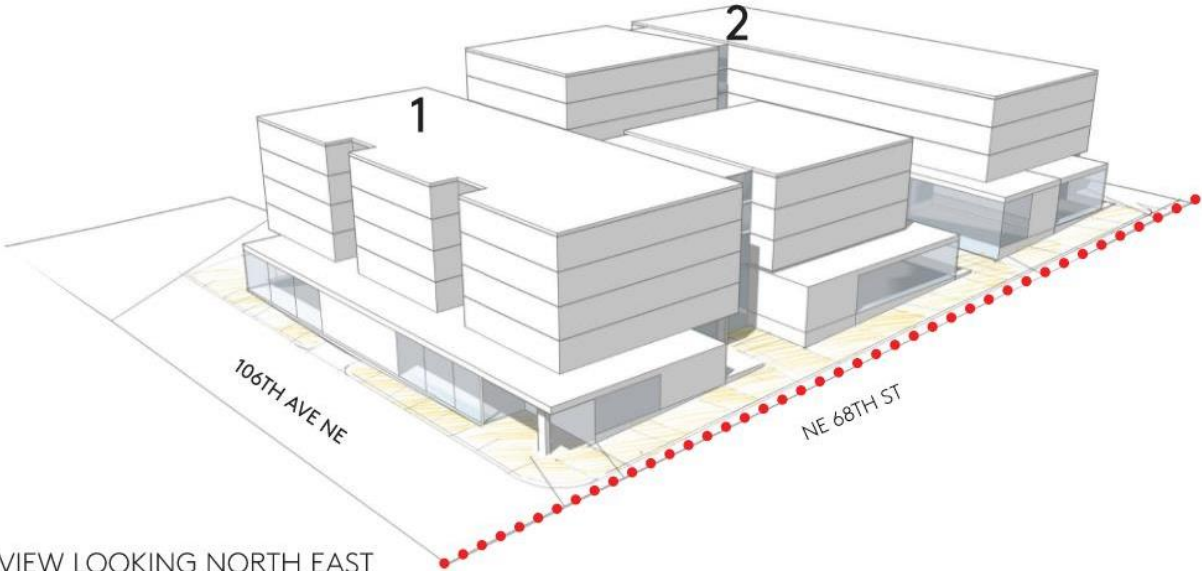
MITHÜN



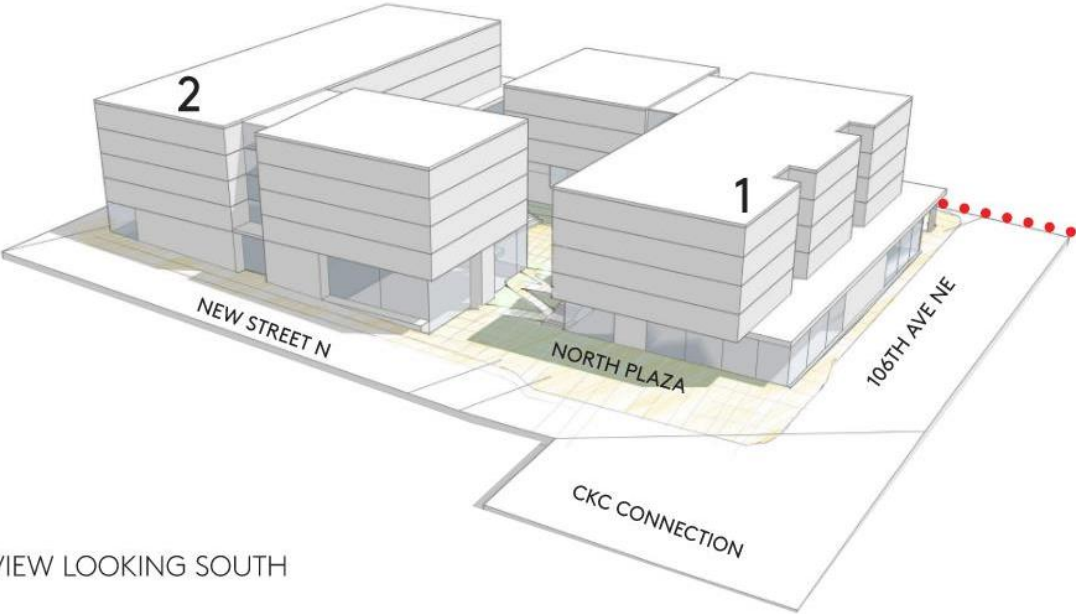
MASSING VIEWS —
HOUGHTON VILLAGE ONLY



VIEW LOOKING NORTH WEST



VIEW LOOKING NORTH EAST



VIEW LOOKING SOUTH

DESIGN & SUSTAINABILITY GUIDELINES & ZONING CODE

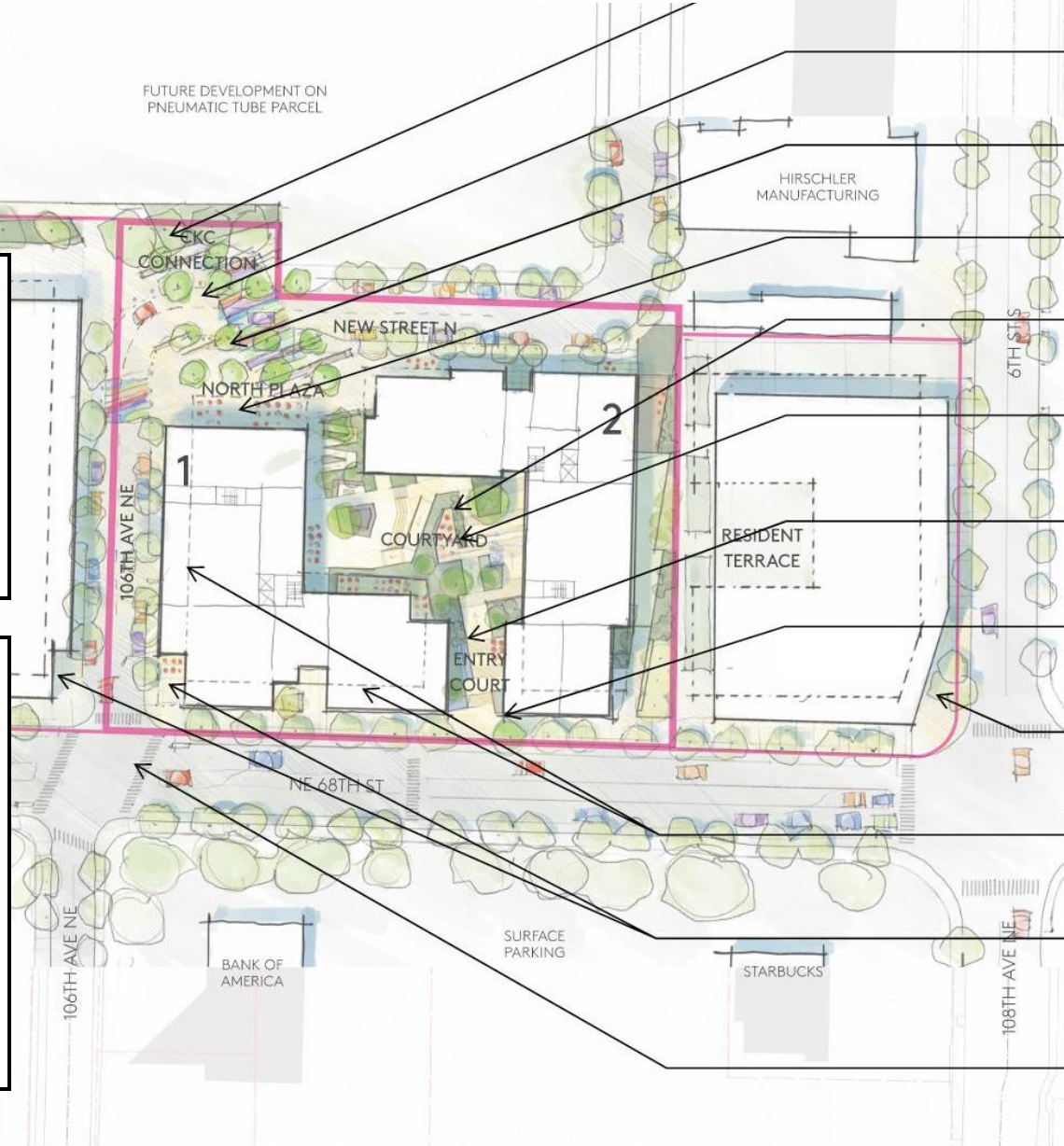
SUSTAINABILITY REQUIREMENTS

Design, build, and certify to achieve or exceed requirements in three categories:

- High Performance Buildings
- Energy and
- Decarbonization
- Ecosystems and Green Infrastructure

ZONING AMENDMENTS TO CONSIDER

1. Allow community-oriented uses
2. Allow cafe and deli seating
3. Simplify front setbacks to allow mixed uses to change over time
4. Minimize buffer standards between mixed use projects
5. Adopt NE 85th Station Area parking ratios
6. Eliminate fence requirement at front yard to allow for activities to relate to street



DESIGN GUIDELINES

Retain large coniferous trees at the north edge of the parcel if they are found to be healthy.

Use art and landscaping to create a parklike setting that transitions to the CKC trail.

Create a wide, raised and safe crossing to the CKC Connection that could also be closed temporarily for community gatherings.

Provide a covered outdoor seating area and seating in the North Plaza.

Soften Courtyard with planting and trees adjacent to accessible ramping.

Provide multiple, intimate, seating areas within courtyard, associated with retail spaces and for general public use.

Help to draw people into the Courtyard from the sidewalk by keeping a portion of the Courtyard at sidewalk level through courtyard.

Provide transparent retail corners and entries to retail that wrap into and animate the Entry Court.

Setback the ground floor at the corner of NE 68th St and 6th St S to mark the most significant corner in the neighborhood center, while also providing a strong, active urban retail edge for pedestrians.

Be judicious with upper level setbacks at the street to minimize shadows on the Courtyard.

Setback retail entries at the corner of NE 68th St and 106th Ave NE to mark the entry to the development and create opportunity for active outdoor uses at the corner.

Use curb bulbs, protected bike lanes, clear crosswalks and traffic signal to create safe crossings and safe routes to school at the corner of 106th Ave NE and NE 68th St.

Summary of Recommendations

Feasibility Analysis Key Takeaways

- The scale of required **parking greatly affects feasibility**
- Affordable housing is feasible, but **timing of winning tax credits creates uncertainty**
- Cooperative models can create a **feasible ownership opportunity** at a premium relative to market-rate rents

Policy Recommendations

- **Secure additional time**, with clear decision-making milestones, to maximize desired outcomes
- Leverage City's ownership of the site to **maximize public benefits**
- Establish **clear priorities on land ownership, housing affordability goals, public benefits, and viable commercial options**

Summary of Recommendations

Site & Programming Recommendations

- Reduce Parking Requirements
- Create flexible commercial space
- Consider additional height to maximize residential capacity
- Continue exploring opportunities for affordable homeownership through alternative models

Development Strategy Recommendations

- Create developer selection criteria
- Initiate engagement with development partners to explore potential agreements, including issuing an RFP
- Engage potential funding partners
- Prioritize a single developer for the site

Questions for Council —

- Does Council require any additional information prior to your consideration to adopt the Development Plan?
- Should the Development Plan include additional details about a development framework for Houghton Plaza?
- Should the Development Plan also articulate an amendment process to incorporate adjacent properties into the plan in the future?

NEXT STEPS—

- In the near term, staff and consultants will take Council feedback and finalize the draft Development Plan for Council's consideration.
- Future steps could include finalizing an approach and issuing a Request for Proposals to identify a potential development partner(s).