



CITY OF KIRKLAND
Planning and Building Department
123 Fifth Avenue, Kirkland, WA 98033
425-587-3600

MEMORANDUM

To: Kurt Triplett, City Manager

From: Adam Weinstein, AICP, Planning and Building Director
Allison Zike, AICP, Deputy Planning and Building Director
Janice Swenson, Senior Planner
Katie Hogan, Environmental Program Coordinator

Date: July 6, 2023

Subject: 2044 Comprehensive Plan Status Update, File CAM22-00023

RECOMMENDATION

It is recommended that the City Council receive a briefing on the status of the 2044 Comprehensive Plan update process including:

- Community engagement and outreach activities to date and upcoming events;
- Revised draft Vision Statement;
- Summary of potential study issues and policy topics to expect for each Element;
- Other miscellaneous tasks;
- Schedule for the remainder of 2023; and
- Comprehensive Plan scheduled final adoption in 2024.

Staff would like City Council's feedback on the following questions:

- *Does Council have suggestions for additional community engagement ideas to increase participation?*
- *Does Council have suggested revisions to the draft Vision Statement?*
- *Does Council have additional specific study issues or policy changes that staff should analyze for Council to consider for any of the Element updates? Staff would like to know now because staff plans to begin draft revisions in earnest in summer 2023.*

BACKGROUND DISCUSSION

Kirkland 2044 Comprehensive Plan (K2044) Update Process Overview

The City of Kirkland is in the process of conducting a State-mandated update of the Kirkland Comprehensive Plan with a target completion date of Fall 2024 (the State deadline for City Council adoption is December 31, 2024). The Comprehensive Plan is the primary citywide guide for how we, as a community, manage growth over the next 20 years (with a horizon year of 2044) in terms of land use, transportation, and the public facilities and services necessary to support that growth. The Comprehensive Plan also includes goals and policies relating to how the City addresses housing, sustainability and climate change, economic development, parks and open space, shoreline management, and more. Kirkland has been assigned housing (and

affordable housing) and employment growth targets that we must show we can accommodate by 2044.

The Transportation Master Plan is being updated in conjunction with the K2044 process and will be primarily guided by the Public Works Transportation Division and the Transportation Commission. Where feasible, staff is coordinating joint community engagement activities, particularly with outreach for the Land Use Element update.

More information about both processes is available on the City's K2044 Comprehensive Plan webpage¹ and Transportation Master Plan update webpage².

The Council was previously briefed on the update process at the April 19, 2022 and December 13, 2022 meetings on topics including: the Growth Management Act (GMA) planning context, K2044 logo, key themes, the Community Engagement Plan prepared by Broadview Planning, housing and job targets, and the Equity Review Report recommendations prepared by EcoNorthwest. The following sections describe the projects and tasks staff has accomplished since the last briefings.

Community Outreach and Engagement Activities

Beginning in early 2023, staff conducted a substantial number of public outreach and community engagement activities to implement the Community Engagement Plan³.

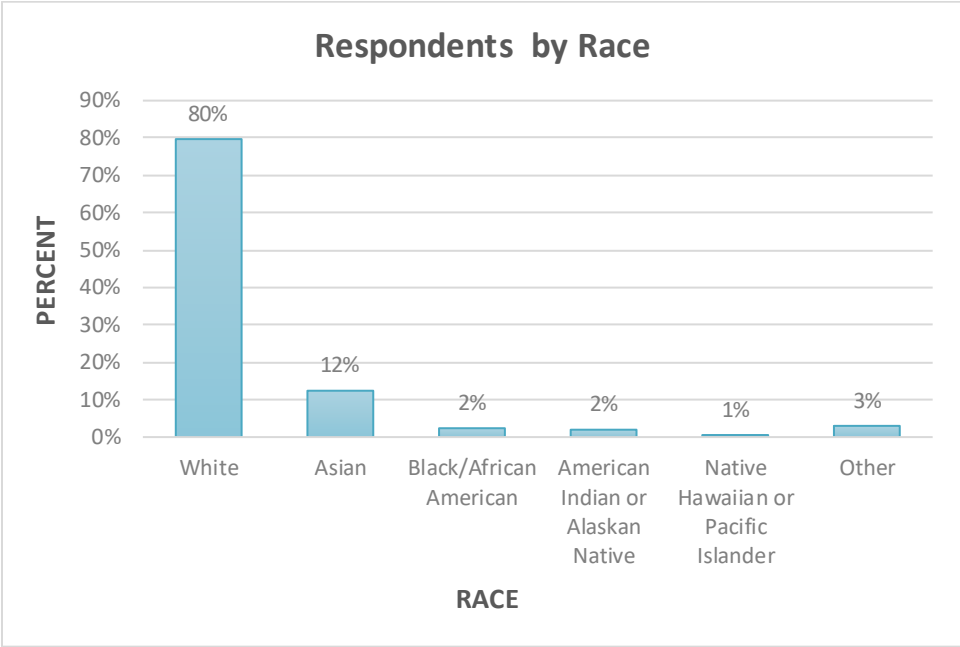
The K2044 engagement approach has utilized both digital and in-person platforms to reach community members and Kirkland visitors. With help from over 15 Planning Division staff members, we have been able to meet community members where they are by attending and hosting events. We have worked closely with the City Manager's Diversity, Equity, Inclusion and Belonging (DEIB) Manager, Erika Mascorro and the communication team, incorporating their engagement and outreach recommendations. Throughout this process, we continue to learn and improve our methods and strategies for effective communication with the community.

One of the main challenges throughout the community engagement process has been to reach those who have not traditionally been involved in citywide planning projects, including Black, Indigenous, People of Color (BIPOC) communities, immigrants, lower income households, and renters. In 2022, 28% of Kirkland's population of 93,570 identified as "non-white" (see Attachment 3). Based on the combined responses of the three community surveys (Sustainability, Climate, Environment and Parks Survey, Housing and Human Services Survey, and Land Use and Transportation Survey), 80% (1,009 survey participants) identified as White, while only 20% (257 survey participants) identified as non-White (i.e., Black/African American, Asian, American Indian, Alaskan Native, Native Hawaiian, Pacific Islander, or other).

¹ <https://www.kirklandwa.gov/Government/Departments/Planning-and-Building/Code-and-Plan-Amendment-Projects/Kirkland-2044-Comprehensive-Plan-Update>

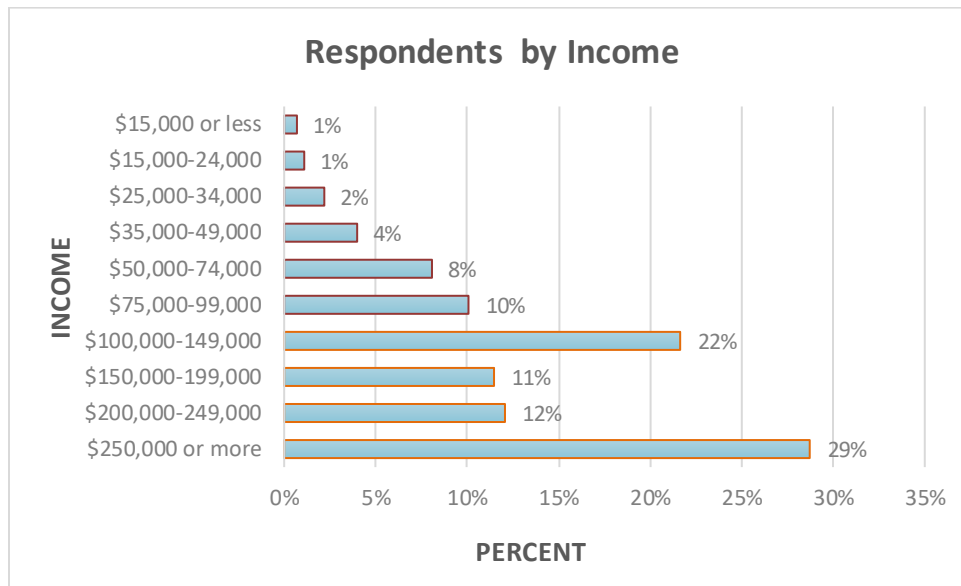
² <https://www.kirklandwa.gov/Government/Departments/Public-Works-Department/Transportation/Plans-and-Studies-Transportation-Division/Transportation-Master-Plan>

³ <https://www.kirklandwa.gov/files/sharedassets/public/planning-amp-building/kirkland-2044-comp-plan/community-engagement-plan-k2044-kirkland-comprehensive-plan-finalwappendixabc12152022.pdf>



Additionally, of the 54 total focus group participants (Sustainability, Climate and Environment, Land Use and Transportation, Housing and Human Services), 70% (38 participants) identified as White, and 30% (17 participants) identified as non-White. Staff believes that more targeted outreach conducted to recruit focus group participants helped achieve the desired outcome of better reflecting the diversity of the community.

Another trend observed through outreach efforts was that fewer survey respondents representing the median income range in Kirkland participated compared to those in the higher income ranges (i.e., survey respondents are disproportionately higher-income). According to the U.S. Census Bureau, the median income for a household in Kirkland is approximately \$122,000. Of the 1,003 survey participants that chose to answer the income question, 74% reported annual household incomes above \$100,000 while 26% reported incomes of \$99,000 or less (see graph below).



Similarly, of the 40 focus group participants that chose to answer the income question, 75% reported household incomes of \$100,000 or more and 25% reported household incomes less than \$99,000.

With the K2044 Update process, staff has significantly increased participation of the city's youth working with the Youth Council and high school students on class projects related to ideas for increasing affordable housing and ideas for improving the pedestrian and bike infrastructure. Based on preliminary review of the information received, staff will continue to explore and expand options for reaching community members that better represent the makeup of Kirkland. Additionally, staff has worked with the Senior Council to provide briefings on each Comprehensive Plan element and has ensured there are representatives of the Council in each focus group thus far.

Below is a summary of general community engagement activities accomplished to date or that are in progress as of July 2023, along with the estimated number of participants where applicable:

- Project webpage updates, listserv emails and newsletter announcements (over 9,700 people reached and an estimated over 400 people interacted directly with K2044 content)
- Surveys for each topic area (Sustainability, Climate, Environment, Housing and Human Services, Land Use and Transportation) (1,413 total survey responses)
- Focus Group recruitment focused on priority populations (reached out to over 150 organization contacts or individuals representing priority populations)
- Focus Group meetings for Sustainability, Climate, Environment and Parks, Land Use and Transportation and Housing and Human Services elements (upcoming focus group for Economic Development in fall 2023) (54 total focus group participants so far). As an incentive, debit cards are available to focus group participants.
- Publication of informational handouts (including introduction materials translated into the four most common languages in the City besides English)

- Presentations to community groups, Boards and Commissions (City Council, Planning Commission, Transportation Commission, Youth Council, Senior Council, Human Services Commission), neighborhood associations, and Kirkland Alliance of Neighborhoods
- Community events (Town Hall on Bikes, Kirkland City Hall for All event, Short Course on Local Planning, Parks Movie Night)
- Tabling events: Evergreen Health Fair, Bike Everywhere Day, Pride Crosswalk Ribbon-cutting, Juneteenth, Totem Lake Bridge Connector Opening (estimated to have reached over 600 members of the public through community and tabling events)
- Class projects with Lake Washington and Juanita High Schools and student surveys (communicated directly with over 80 students, not including those that filled out surveys)
- Community-wide visioning event (January 2023)

To continue our engagement and outreach efforts, future activities planned for 2023-2024 include:

- Farmers markets booth
- City Hall for All event – fall 2023
- Public Services, Utilities, Capital Facilities Element outreach (TBD)
- Economic Development engagement and outreach, focus group, surveys, business organizations - September-October 2023
- Additional seasonal tabling events
- Open houses/forums at Imagine Housing facilities
- Open Houses on draft Plan, study sessions, public hearing and other meetings with Planning Commission
- K2044 Coordination with engagement and outreach for Juanita and Kingsgate Neighborhood Plan updates

DRAFT REVISED VISION STATEMENT

The last major (periodic) update to the Kirkland Comprehensive Plan was in 2015 (with a horizon year of 2035). The existing Comprehensive Plan⁴ contains the City's 2035 Vision Statement (Chapter II)⁵ and Guiding Principles⁶, which form the foundation for the goals and policies contained in the General Elements (chapters of the Comprehensive Plan). These two components establish an overall goal of maintaining Kirkland as a livable, sustainable, and connected city, which is still relevant today.

The purpose of a vision statement is to reflect the community's collective vision, values, and aspirations for how the city should grow and evolve over the next 20 years. In December 2022 and January 2023, the City conducted a K2044 Community Survey and held a virtual visioning event to better understand how the 2035 statement aligns with the community's values and vision today, and how it might need to be revised to best reflect the vision for 2044.

Staff crafted a revised draft Vision Statement using the community feedback received from the visioning process, recommendations from the Comprehensive Plan Equity Review Report

⁴ <https://www.codepublishing.com/WA/Kirkland/?html/KirklandCPNT.html>

⁵ <https://www.codepublishing.com/WA/Kirkland/cgi/NewSmartCompile.pl?path=html/KirklandCP02/KirklandCP02.html>

⁶ <https://www.codepublishing.com/WA/Kirkland/html/KirklandCP02/KirklandCP02A.html#2.A>

(2022) prepared by EcoNorthwest⁷ and input from the City's DEIB Manager. Staff felt it was important to include the feedback received while also recognizing that the resulting draft is significantly longer than the current vision statement. Planning Commission reviewed and commented on the draft Vision Statement at their June 22 meeting and also identified the length of the statement as one issue.

Attachment 1 is a revised version of the draft Vision Statement that incorporates comments from the Planning Commission (shown in track changes) and the existing adopted Vision Statement for comparison. Council should review the statement and provide staff with guidance on the length and what are the key themes most important to Council as the statement is further revised.

STATUS OF REVISING ELEMENTS

For the remainder of summer 2023, Planning staff teams will be focusing on revising all the Elements to meet state, regional, and countywide regulatory requirements, and incorporate public input received so far in the process. The goal is to have draft Elements for public review in early 2024.

Attachment 2 is a summary of potential study issues and policy changes being considered for each Element. It would be helpful to receive Council's direction at the July 18 study session if additional study issues or policy changes are requested, in order to allow staff ample time in 2023 to conduct research and develop revised goal and/or policy options for Council to consider as they review draft Element revisions.

Planning Commission, as well as other Boards and Commissions, have received briefings on the following Elements: Sustainability, Climate, and Environment; Land Use; Transportation; Housing; and Human Services. Planning staff are coordinating with staff from other departments to update the Capital Facilities, Utilities, Public Services, and Economic Development Elements.

COMMUNITY INITIATED AMENDMENT REQUESTS

The Comprehensive Plan update process includes evaluating requests for land use changes or text amendments to the Comprehensive Plan or Zoning Code, known as Community Initiated Amendment Requests (CARs). Council's July 18 meeting agenda includes a separate agenda item with a staff memo discussing the requests and review process for the following CARs that have been received for the 2023-2024 CAR review cycle:

- Parmac (TL 10D zone) – request to allow for mixed use/high density residential uses with increased height allowances (towers 150' tall/approximately 1,000 units)
- Weiss (Bridle Trails) – request to rezone a lot from RSX 35 to RSX 7.2
- Alavi (Market MS1 zone) – request to remove a restriction on commercial use from a lot

In addition to the CARs, it is anticipated that with the Juanita and Kingsgate Neighborhood Plan update (2023-2024) we will receive additional requests for land use changes in those neighborhoods. City Council will receive a separate briefing on the process to update the two neighborhood plans in Fall 2023.

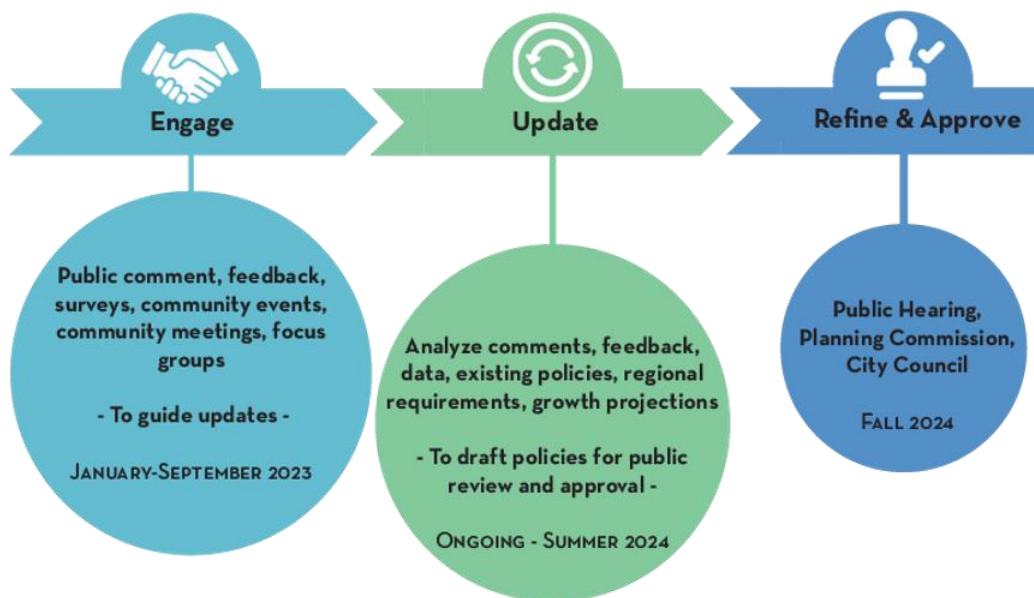
MISCELLANEOUS K2044 UPDATE TASKS

⁷ <https://www.kirklandwa.gov/files/sharedassets/public/planning-amp-building/kirkland-2044-comp-plan/equity-review-report-kirkland-comprehensive-plan-econorthwest-final20221108.pdf>

- The City has executed a contract with local consultant group, Parametrix Consultants, which is under contract to provide the following services:
 - Conduct a land use capacity analysis to compare to our assigned jobs and housing growth targets;
 - Update of the Transportation Master Plan (basis for the Transportation Element); and
 - Conduct environmental review of proposed Comprehensive Plan and Transportation Master Plan policy changes.
- Kirkland's Community Profile is being updated by the Planning and Building Department Graduate Intern, Laurel Hicks. The profile will contain population, demographic, economic, racial, and income data (primarily from the 2020 U.S. Census). Attachment 3 is a quick-facts, one page handout of basic information.

NEXT STEPS AND SCHEDULE

For the remainder of 2023, staff will continue to conduct the community engagement activities outlined above to gather public comments, attend Board and Commission meetings for their input, and make edits to each Element. The goal is to have draft Element chapters of the Comprehensive Plan completed in early 2024 for review by the various Boards and Commissions, and for public review. A tentative public hearing before the Planning Commission is set for April 2024 and final adoption by City Council is scheduled in Fall 2024.



ATTACHMENTS

1. Vision Statement- Existing and Revised Draft
2. Summary of Study Issues/Potential Policy Changes per Element
3. Community Profile Quick Facts Handout

2024 Comprehensive Plan Update

Draft Vision Statement 0722023

This document includes the current Vision Statement that was adopted in 2015 and a revised draft Vision Statement rewritten to include the *(key themes)* reflected from community input at the visioning event and survey conducted in January 2023. Planning Commission reviewed the draft statement on May 11, 2023. Shown in underlined or strikeout text are edits staff made in response to Planning Commission's comments and to streamline the statement.

Revised Vision Statement-Draft June 2023

*(Aesthetics and Place) *These subheadings would be removed with final version.*

Kirkland is a vibrant, attractive, and welcoming place to live, work, play, and visit. Safe, walkable, bikeable, and friendly neighborhoods are connected to each other and to thriving ~~neighborhood-commercial~~ centers that provide jobs and services, schools, parks, and our scenic waterfront.

(Diversity, Equity, Inclusion and Belonging (DEIB))

Civic engagement, equity, and diversity are highly valued. We honor our rich heritage while embracing the future. We are dedicated to celebrating, protecting, and encouraging diversity and inclusion, and we commit to combating systemic ~~and~~, institutional, ~~and interpersonal~~ racism, ~~and other forms of discrimination~~. We honor with gratitude the land itself, the First People – who have reserved treaty rights and continue to live here since time immemorial – and their ancestral heritage. Indigenous heritage is evident in landscape features that have spiritual significance, community events, and renewed efforts to restore the Lake Washington shoreline and ~~provide~~ expanded public access.

(Accessibility and Housing)

Convenient and dependable local and regional transit services, connected by convenient walk and bike routes, provide viable alternatives to driving. Jobs and housing ~~for all income groups~~ are clustered around transit routes and trails, helping to create a more equitable and walkable community. Neighborhoods have housing of ~~all~~-different shapes and sizes to accommodate ~~marginalized communities and~~ individuals in every stage of life and income, ~~so that community members never have to leave Kirkland and newcomers are welcome~~.

(Growth (Economy, Public Services, Capital Infrastructure)

The City is innovative and economically resilient, providing public services and capital infrastructure that serve multiple objectives: accommodating growth, providing opportunities for the community to connect and help each other, and promoting sustainability.

(Sustainability and Environment)

The ~~C~~city is filled with green roofs, community gardens, tree-filled streets, daylighted streams and stormwater swales, and connected open spaces that make Kirkland more resilient and livable in the face of climate change. Kirkland is a model, sustainable city that values preserving and enhancing our natural and built environment for our enjoyment and for future generations.

Current adopted Vision Statement- 2015

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

Kirkland 2044 Comprehensive Plan Update

Potential Study Issues and Anticipated Policy Changes for Elements

This document summarizes potential study issues and anticipated policy changes related to Elements of the Comprehensive Plan update.

Note: All Elements will include consistency check with regulatory requirements of State Growth Management Act (GMA), Puget Sound Regional Council (PSRC) Vision 2050, King County Countywide Planning Policies, Equity report prepared by ECONorthwest, Sustainability Master Plan, Kirkland Diversity, Equity, Inclusion, Belonging (DEIB) 5 year Road Map, and City Council goals.

Land Use Element

- Strategies for citywide affordable housing requirements, including potential for requirements in low-density zones;
- Policies to stimulate production of missing middle housing types;
- Consolidating low-density residential zones for more uniform development regulations in similar zones citywide;
- Potential density increases in existing neighborhood commercial-oriented sites, along transit corridors, or other appropriate locations (which will also be explored through the Juanita and Kingsgate Neighborhood Plan Updates, and the current cycle of Community-initiated Amendment Requests);
- Introducing more allowances for small-scale neighborhood commercial uses and/or home-based businesses in low-density residential neighborhoods;
- Exploring appropriate uses and densities on sites such as the Houghton Shopping Center;
- Reducing and/or restructuring parking standards;
- Increasing public access to Lake Washington and other natural areas; and,
- Concepts that will enable Kirkland to become a more “Complete City” (e.g., completing sidewalks, undergrounding overhead utilities, integrating arts into the community);
 - Planning Commission notes the 2044 Comp Plan update should define “Complete City” or perhaps focus more on “Complete Neighborhoods.”
- Updates to incorporate new legislative requirements for middle housing, affordable housing, and climate change;
- Establish policies to mitigate restrictive covenants or homeowners association restrictions that may be contrary to City policies like encouraging ADUs and middle housing.

Housing Element

(Note: Many of these potential changes will likely work in tandem with Land Use Element updates.)

- Encourage more middle housing in compliance with new State requirements;
- Reduce the number of residential zoning districts to encourage more regulatory consistency citywide;
- Simplify development standards, potentially incorporating Form-Based Code principles, to increase predictability and encourage more development;
- Study how to encourage more housing near existing and planned future transit:

- Compact development: medium to high density (anticipate return of transit-oriented development (TOD bill)) and upper middle housing (up to 12-unit multiplex);
- Eliminating maximum densities (in terms of numbers of units per acre) in multifamily and mixed-use districts (i.e., densities would be governed by building envelopes);
- Study minimum densities for more efficient use of available land;
- Up-zone key residential areas (near transit and to build out 10-minute neighborhoods) to increase housing choices affordable to a wider range of incomes (mixed use/mixed income);
- Rezone or otherwise incentivize the redevelopment of religious organization-owned properties to accommodate development of affordable housing;
- Reduce parking requirements to reduce housing costs;
- Anticipate increased density with Community-Initiated Amendment Requests
- Study city-wide inclusionary zoning requirements;
- Consider transfer of development rights to preserve existing affordable housing.

Sustainability, Climate and Environment Element (new title for Environment Element)

- Analyze impacts on the electrical grid of policies moving the entire community towards electrification and elimination of the use of fossil fuels in homes, businesses and vehicles including public transit (electric buses);
- Encourage more intense water conservation measures that reduce the impact on our potable water supply and transitioning to black, grey and reclaimed water supplies for non – drinking water uses;
- Update policies related to installing charging stations for electric vehicles at public facilities, parks, public rights-of-way (adjacent to sidewalks), along major transportation corridors, and near freeway entrances/exits;
- Update climate policies that promote mitigating impacts related to climate change (for example: higher temperatures and more heat days and wildfire smoke days) – required by current legislation;
- Update climate policies that make the community more resilient to climate change (for example, this could include more dense tree plantings and promoting the planting of species that can adapt and survive higher temperatures, more cooling centers for vulnerable populations, including providing food, water, and shelter) – required by current legislation.

Parks, Recreation, and Open Space Element

- Update policies to ensure consistency with relevant functional plans:
 - Update the Level of Service (LOS) standards per the 2022 PROS Plan
 - Update 10-year projects/facilities list per the 2022 PROS Plan and Capital Facilities Plan;
- Improve ADA accessibility at parks;
- Improve pedestrian/bicycle/transit connections to parks;
- Preserve and enhance the tree canopy;
- Increase the resiliency of the City's parks, open spaces, and natural areas to meet the challenges of a rapidly changing climate;

- Support equitable distribution of parks and recreation opportunities throughout the city.

Human Services Element

- Update policies to ensure consistency with relevant plans;
- Encourage siting of childcare facilities (issue of affordability) – may also be addressed in the land use element;
- Encourage siting of grocery stores in areas that are lacking them – may also be addressed in the land use element;
- Supportive policies for affordable housing and housing for seniors that will be addressed in the housing element update.

Public Services Element

- Update policies to ensure consistency with relevant functional plans;
- Increasing public school capacity – 2022-2024 Planning work program includes working with the Lake Washington School District on increasing school capacity and related code amendments. For example:
 - Adopt an incentive zoning program that creates development bonuses for new development to provide school space;
 - Adopt development standards that can provide Lake Washington School District with more development capacity to build additional school space or workforce housing on current district-owned sites;
 - Remove potential development barriers in current regulations that might preclude siting of school facilities on private properties as part of mixed-use developments;
 - Encourage publicly-accessible rooftop or ground level recreational facilities on school properties
 - Conduct a Citywide assessment of zoning regulations to remove potential barriers to Lake Washington School District capacity projects on current district-owned sites and possible public/ private partnership sites.

Utilities Element

- Update policies to ensure consistency with relevant functional plans;
- Ensure consistency with the 2025 Comprehensive Water System Plan – if information is available during EIS & K2044 Comp Plan work;
- Strengthen water conservation policies regarding construction of new buildings and retrofitting of existing buildings;
- Consider the impacts of climate change and fisheries protection on the region's water supply;
- Policies to support installation of electric vehicle charging stations in public ROW and make it easier for property owners to install EV charging stations.

Capital Facilities Element

- Update to incorporate long- range capital and transportation projects.

Transportation Element

The Transportation element updates will be informed by the City's planning process to update the Transportation Master Plan (TMP) led by the Transportation Division and Transportation Commission. See the May 24, 2023, Transportation Commission meeting materials¹ for more detail about the TMP update process.

Economic Development Element

- Incorporate the City Manager's Office Economic Development Strategic Action Plan goals and actions into the Economic Development Element;
- Enhance policies to support women and minority owned businesses and other diversity, equity, inclusion, and belonging goals (incorporate Equity report by EcoNorthwest recommendations);
- Explore allowing small-scale commercial uses in residential neighborhoods (in tandem with Land Use Element);
- Consider zoning changes to allow light manufacturing in Downtown. Allow for "make" retail experiences which draw people to shop in person (jewelry making, coffee roasting, open kitchens, brewing, distilling, etc.);
- Restructure parking requirements for retail and change of use to reduce required stalls (designate downtown as a "mall"; allow accessing public city lots after hours, the library lot, etc.);
- Study changing nature of home-based businesses and potential code amendments to support a variety of home-based businesses (2023-2025 Planning Work Program);
- Study Zoning constraints to encourage and support urban farming.

Community Character Element

- Incorporate recommendations from the Equity Review of the Comp Plan (prepared by ECONorthwest), such as:
 - Incorporate more accurate recounting of histories of discrimination and Kirkland Native History; and
 - Revise language to be more inclusive (see examples in Equity Review Report²);
- Explore renaming the element to more clearly reference the intent of the chapter;
- Identify ways to celebrate Native history and culture through landscape design and protection;
- Review historic preservation policies.

¹ <https://www.kirklandwa.gov/Government/Departments/Public-Works-Department/Commission-Transportation/TC-Meeting-Archive>

² <https://www.kirklandwa.gov/files/sharedassets/public/planning-amp-building/kirkland-2044-comp-plan/equity-review-report-kirkland-comprehensive-plan-econorthwest-final20221108.pdf>

CITY OF KIRKLAND

QUICK FACTS

AT A GLANCE

Incorporated: **1905**
Area (acres): **11.29k**
Population: **93,570** (2022)
State Size Rank: **12th**
County Size Rank: **6th**
Est. Elevation Range: **16-500 ft.**
Neighborhoods: **14**

HOUSING (2020)

Housing Units: **39,594**
Housing Unit Growth since 2014: **5.7%**
Median Rent: **\$1,894**
Rental Vacancy Rate: **3.6%**
Median Home Price: **\$724,700**
Ownership Status: **Rent 37.8% Own 62%**
Rental Spending: **40% spend >30% income**
Owner Spending: **25% spend >30% income**

DEMOGRAPHICS (2020)

Population Growth since 2015: **12.1%** (2022)
Non-White Population: **25,573, 28%**
Median Age: **37.4**
<18 Years Population: **18,387, 20.2%**
65+ Years Population: **12,330, 13.5%**
Households: **37,142**
Average Household Size: **2.42**
Median Household Income: **\$116,595**
Households < Poverty Level: **3.6% Family, 8.1% Total**

ECONOMY

Property Assessed Valuation: **48,351,973,565** (2023)
Largest Employer: **EvergreenHealth, 4668**
Total Employment: **42,732** (2020)
Residents Working in City: **5,409, 10.5%** (2020)
Number of Business Licenses: **7,085** (2023)
Home Business Licenses: **3,842** (2023)
City Government Revenue: **\$404.8 mil** (2020)
Sales Tax Generated: **\$54.2 mil** (2022)
City Permit Valuation: **\$422 mil** (2021)
Employment Forecast: **73,302** (2035), **89,443** (2050)

LAND USE & GROWTH

High Density Housing Zoning: **4%**
Medium Density Housing Zoning: **7%**
Low Density Housing Zoning: **66%**
Mixed-Use Zoning: **5%**
Industrial/Institutional/Office Zoning: **7%**
Parks/Open Space: **11%**
Residential Density: **Moss Bay (High)/Bridle Trails (Low)**
Business Distribution: **Juanita (15%)/Everest (2%)**
Housing Unit Growth Target (2044): **+13,200**
Employment Growth Target (2044): **+26,490**

Data Sources

City of Kirkland 2023-2024 Budget Report
2019 & 2020 American Community Survey 5-Year Estimates (U.S. Census)
City of Kirkland Comprehensive Annual Financial Report
WA Employment Security Department
Puget Sound Regional Council

