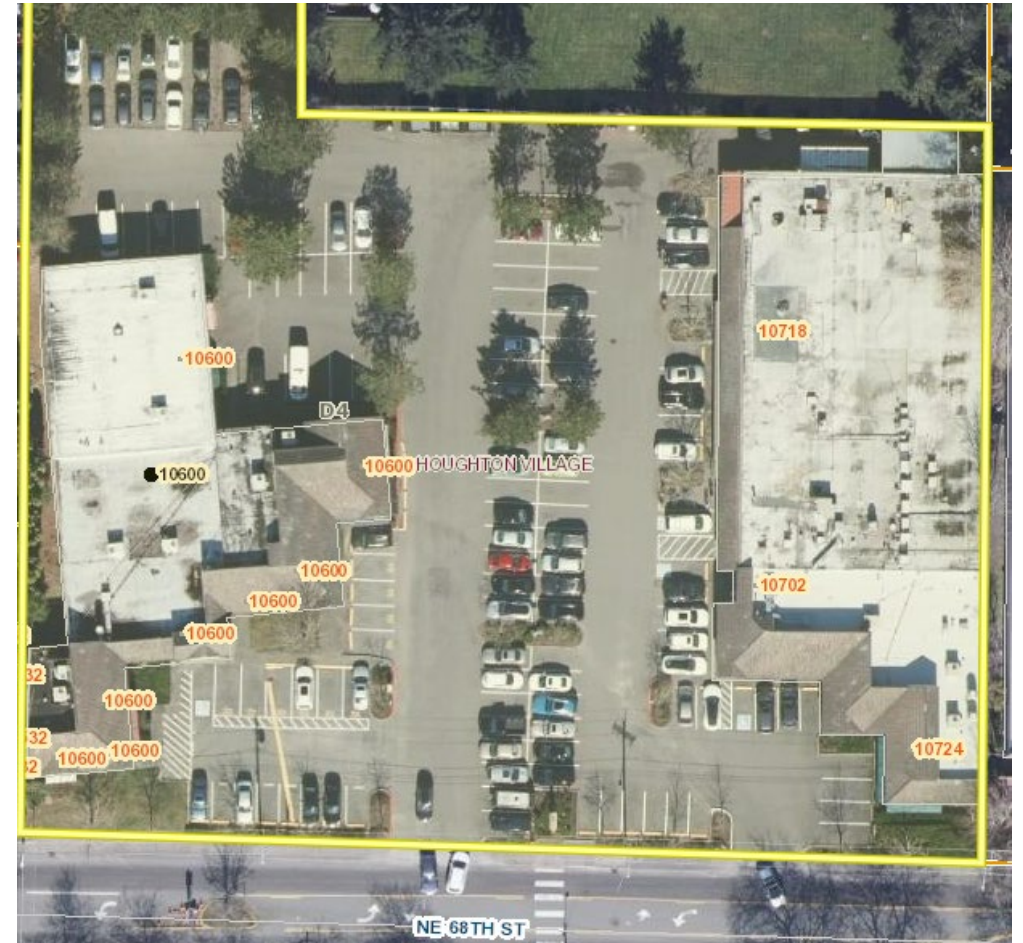


**FUTURE OF THE
HOUGHTON VILLAGE
PROPERTY**

Houghton Village

- located at 10702 NE 68th Street in Kirkland
- a 29,657 square foot shopping center that sits on a 95,656 square foot property
- The property is the former home to a PCC Community Market, as well as several restaurants, retail stores, and professional offices
- The City purchased this property for \$14 million



Ownership Benefits



- Development would likely occur under a public-private partnership, a collaboration where the City enters into a relationship with a private and/or non-profit developer that can be used to finance, build, and operate the project while meeting the objectives established by the City.
- With ownership and site control, the City would have maximum flexibility in providing priority community benefits.

Strategic Opportunity for the City



The Houghton Village Shopping Center offers the City a ***strategic opportunity*** to accomplish multiple important community benefits all within a walkable ten-minute neighborhood with frequent transit service.

Potential Benefits

Potential benefits of redeveloping the site with a mixture of uses include, but are not limited to:

- affordable and market-rate housing
 - non-profit program space
 - arts and cultural space
 - local-serving retail space
- City recreational program space



**THE CITY OF KIRKLAND'S
COMPREHENSIVE PLAN**



**THE EVEREST NEIGHBORHOOD
PLAN CHAPTER OF THE
COMPREHENSIVE PLAN**



ZONING CODE

Plans Guiding the Property Development

The Comprehensive Plan

- The City of Kirkland's Comprehensive Plan is a statement of the kind of community Kirkland wants to become, envisioned by those who live, work, recreate and visit here.
- This statement is set forth in a guiding policy document that describes how Kirkland will manage job and population growth and provide necessary services and facilities to support that growth over a 20-year planning horizon.
- Within the Comprehensive Plan, there is a corresponding plan for each neighborhood.



EV -10

Houghton/Everest Neighborhood Center (HENC)

Policy EV-10:

- A plan for future development of the HENC should help create a mixed-use neighborhood center that provides goods and services to the local community and should be coordinated with the Central Houghton Neighborhood.

As included in R-5543, the Council *does not* intend on using this property for permanent supportive housing.

Zoning Code

- At least 75% of ground floor must be retail, restaurant, tavern, hotel, or office
- Allowed maximum height is variable:
 - Starts at 30- foot maximum, but...
 - May be increased to 35 feet if a development includes at least one grocery, hardware, or drug store*, and...
 - May be increased to up to 5 stories (~ 50-55 feet) with a Master Plan approved by City Council after a full legislative process with opportunities for public participation**.
- New development is subject to Design Review process

* must be a minimum of 20,000 square feet

** per adopted Everest Neighborhood Plan Policy EV-10

Building Requirements

- With regard to building height, an additional two stories (five stories maximum) may be authorized by a Master Plan, which is approved by the City Council after full legislative process with opportunities for public participation.
- Another generally applicable development standard here related to the horizontal expansion is a maximum of 80% lot coverage, which is the maximum % of the site that can be covered by structures + hardscape (e.g., surface parking, sidewalks, etc.).

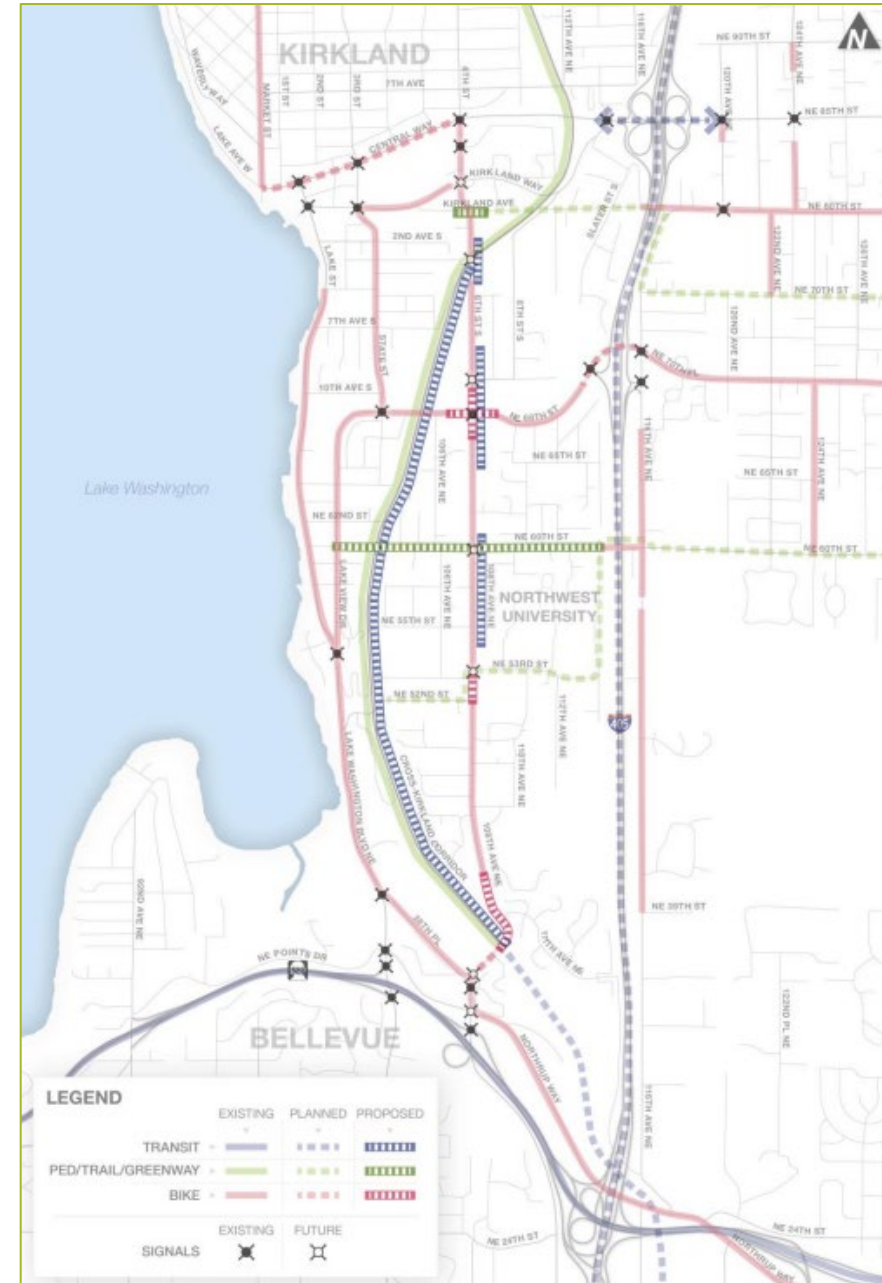
The Master Plan

- The Master Plan should include the following:
 - Consolidation of the property on the northwest corner of NE 68th Street and 6th Street South and property or properties west of the corner property;
 - Compliance with the principles outlined [in policy EV-10] in this commercial area; and
 - A circulation plan and a driveway consolidation plan for the Everest portion of the Houghton/Everest Neighborhood Center north of NE 68th Street.”
- Provision for traffic mitigation as recommended in the 6th Street Corridor Transportation Study;

6th Street Corridor Transportation Study

6th Street Corridor Study Transportation System Improvement Recommendations, Dec 2017

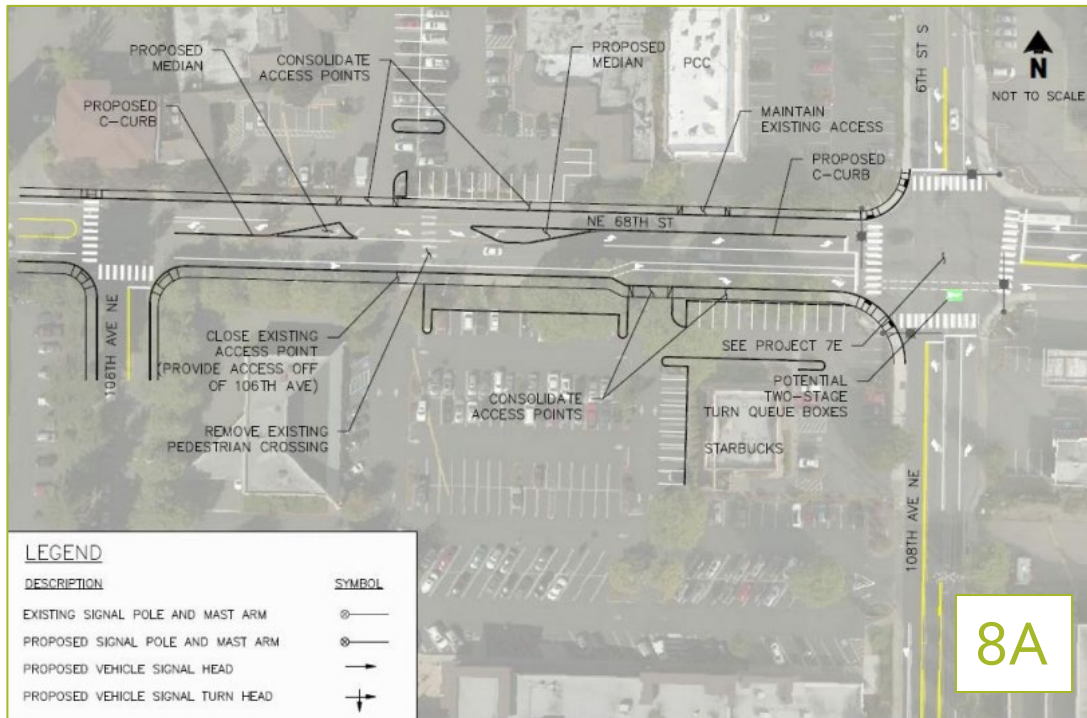
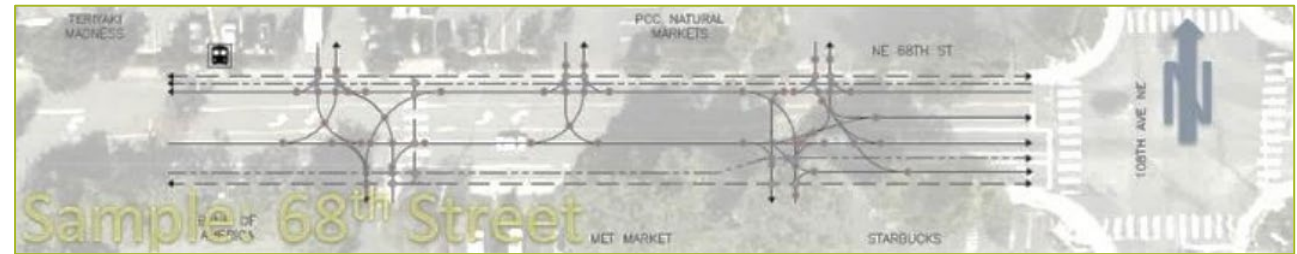
- Transit
- Pedestrian and Trail
- Bicycle



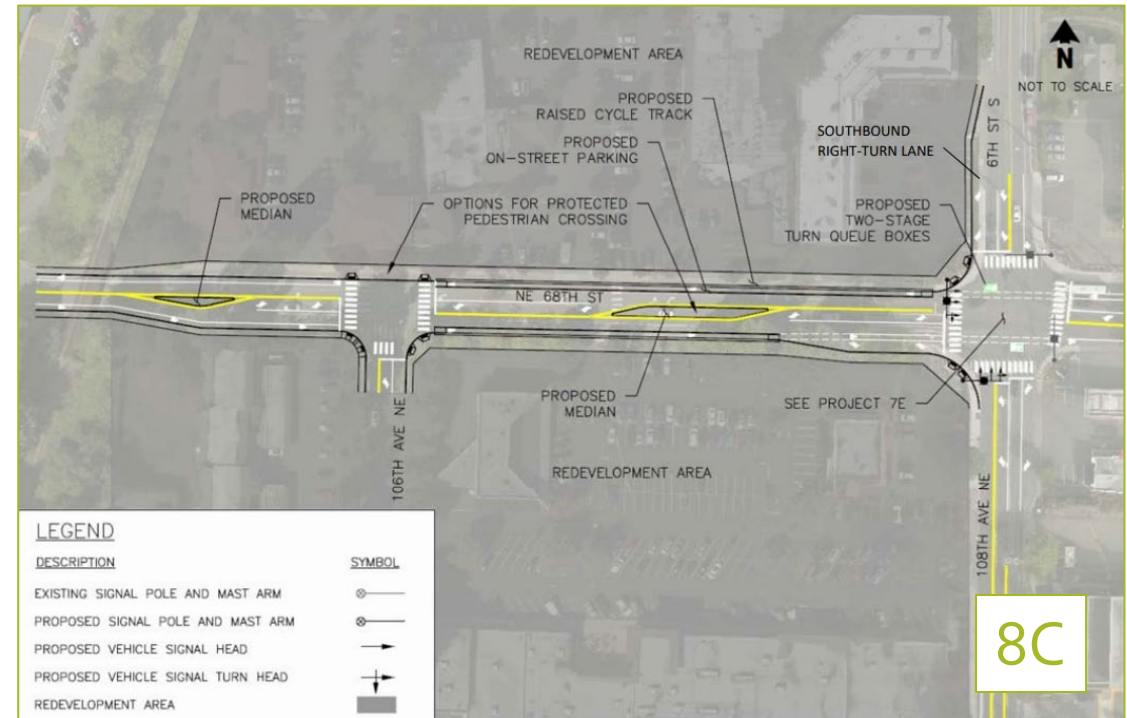
6th Street Corridor Transportation Study

NE 68th Street Access Management Preliminary Concepts

- 8A – Without Redevelopment
- 8C – With Redevelopment



8A



8C

Decision Timeline

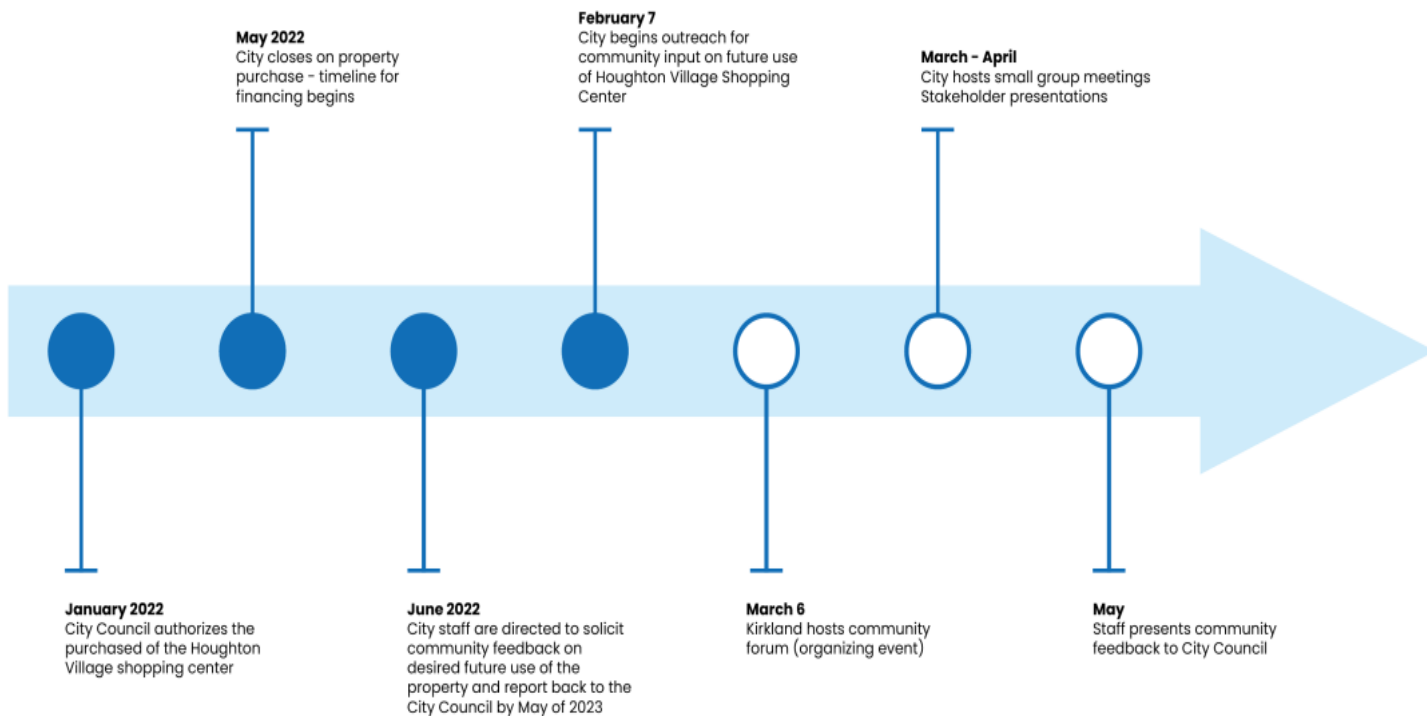


THE CITY MUST DECIDE WITHIN THE NEXT
TWO YEARS ON HOW TO DEVELOP THE
PROPERTY.



BEFORE MAKING DECISIONS ON HOW TO
DEVELOP THE PROPERTY, WE WANT TO HEAR
FROM YOU.

Community Outreach



The City will participate in a variety of forums over the next 2 months, including:

- Community meetings
 - Neighborhood Association Meetings
 - Small group sessions
- Emails
 - schools
 - businesses
 - multifamily housing
- The City's website

[https://www.kirklandwa.gov/Government/City-
-Managers-Office/Future-of-the-Houghton-
Village-Property](https://www.kirklandwa.gov/Government/City-Managers-Office/Future-of-the-Houghton-Village-Property)

Community Feedback

Tonight, we hope to get your feedback!

What would you like the council to know?

Within the boundaries of what's discussed, what are your hopes and aspirations for the development of the Houghton village property?



Potential Benefits

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