

ORDINANCE O-4828

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO COMPREHENSIVE PLANNING AND LAND USE AND AMENDING THE COMPREHENSIVE PLAN ORDINANCE 3481, AS AMENDED, TO UPDATE CHAPTER XIII – CAPITAL FACILITIES, CHAPTER VI – LAND USE, CHAPTER IV – COMMUNITY CHARACTER, CHAPTER X – PARKS, RECREATION AND OPEN SPACE, CHAPTER XV – FINN HILL NEIGHBORHOOD, ADOPTING LEGISLATIVE REZONES, AMENDING THE CITY OF KIRKLAND ZONING MAP, ORDINANCE 3710 AS AMENDED, TO ENSURE THE ZONING MAP CONFORMS TO THE COMPREHENSIVE PLAN AND THE CITY COMPLIES WITH THE GROWTH MANAGEMENT ACT, AND APPROVING A SUMMARY FOR PUBLICATION, FILE NO. CAM22-00165.

1           WHEREAS, the City Council has received a recommendation for  
2 approval from the Kirkland Planning Commission to amend certain  
3 portions of the Comprehensive Plan for the City, Ordinance 3481, as  
4 amended, to ensure the Zoning Map conforms to the Comprehensive  
5 Plan and the City complies with the Growth Management Act, as set  
6 forth in the report and recommendation of the Planning Commission  
7 dated November 3, 2022, and bearing Kirkland Planning and Building  
8 Department File No. CAM22-00165; and  
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10           WHEREAS, prior to making the recommendation the Planning  
11 Commission, following notice as required by RCW 35A.63.070, held a  
12 public hearing on October 27, 2022, regarding the amendment  
13 proposals and considered the comments received at the hearing; and  
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15           WHEREAS, pursuant to the State Environmental Policy Act  
16 (SEPA), there has accompanied the legislative proposal and  
17 recommendation through the entire consideration process a SEPA  
18 Addendum to the City of Kirkland 2015 Comprehensive Plan Update  
19 Draft and Final Environmental Impact Statement (FEIS), that was issued  
20 by the responsible official pursuant to WAC 197-11-340 and WAC  
21 197-11-625 on October 27, 2022; and  
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23           WHEREAS, in a public meeting on December 13, 2022, the City  
24 Council considered the environmental documents received from the  
25 responsible official, together with the report and recommendation of the  
26 Planning Commission; and  
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28           WHEREAS, RCW 36.70A.130, requires the City to review all  
29 amendments to the Comprehensive Plan concurrently and no more  
30 frequently than once every year, with some exceptions; and  
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32           WHEREAS, the Growth Management Act, RCW 36.70Z.130,  
33 mandates that the City of Kirkland review, and if needed, revise its  
34 official Zoning Map; and

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WHEREAS, the Zoning Map implements the Comprehensive Plan (Ordinance 3481 as amended).

NOW, THEREFORE, the City Council of the City of Kirkland do ordain as follows:

Section 1. Comprehensive Plan Text, Figures and Tables amended: The Comprehensive Plan, Ordinance 3481, as amended, is amended as set forth in Exhibits A-F attached to this Ordinance and incorporated by reference. These amendments include the following:

Exhibit A: Replace Capital Facilities Plan Project Tables CF-5-10;

Exhibit B: Amend Land Use Map LU-1 for legislative changes in land use designation for the following parcels:

Green Loop Corridor parcel PIN 2426049152 (changes from LDR 4 to P (Park/Open Space) zone); and

Juanita Heights Park parcel PIN 9194100310 (changes from LDR 4 to P (Park/Open Space) zone);

Exhibit C: Amend the Community Character Element Figure CC-1 and Table CC-1, List B;

Exhibit D: Amend Policy LU-5.5 and add Figure LU-3 to Chapter VI to reflect Greater Downtown Kirkland as an Urban Center (designated by King County) and the Greater Downtown Regional Growth Center (to be designated by the Puget Sound Regional Council) and describe how these centers are integrated into the vision for the Downtown, Moss Bay Neighborhood, and the Station Area;

Exhibit E: Amend Parks, Recreation and Open Space Element Figure PR-1 to reflect the legislative change in land use described in Exhibit B;

Exhibit F: Amend Finn Hill Neighborhood Plan figures: 4.3, 5.1, 5.2, 5.3, 6.1, 6.2, 7.1, 7.2, 7.3, 7.4, and 7.5 to reflect changes in land use at the Green Loop Corridor and Juanita Heights Park parcels described in Exhibit B;

Section 2. Zoning Map Amended: The official City of Kirkland Zoning Map as adopted by Ordinance 3710, as amended, is amended in accordance with the legislative rezones identified in Exhibit G attached to this Ordinance and incorporated by reference and to be consistent with the Comprehensive Plan.

Exhibit G: Zoning Map amendments: The ordinance authorizes the Zoning Map to be amended to be consistent with the Comprehensive Plan Land Use Map LU-1 by rezoning the parcels described in Exhibit B to the following zoning classifications:

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Green Loop Corridor parcel PIN 2426049152 (changes from LDR 4 to P (Park/Open Space) zone); and

Juanita Heights Park parcel PIN 9194100310 (changes from LDR 4 to P (Park/Open Space) zone).

Section 3. Official Map Change: The Director of the Planning and Building Department is directed to amend the official City of Kirkland Zoning Map to conform with this ordinance, indicating thereon the date of the ordinance’s passage.

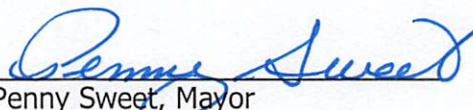
Section 4. If any section, subsection, sentence, clause, phrase, part or portion of this Ordinance, including those parts adopted by reference, is for any reason held to be invalid or unconstitutional by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

Section 5. This Ordinance shall be in full force and effect five days from and after its passage by the City Council and publication, pursuant to Section 1.08.017, Kirkland Municipal Code in the summary form attached to the original of this Ordinance and by this reference approved by the City Council.

Section 6. A complete copy of this Ordinance shall be certified by the City Clerk, who shall then forward the certified copy to the King County Department of Assessments.

Passed by majority vote of the Kirkland City Council in open meeting this 13 day of December, 2022.

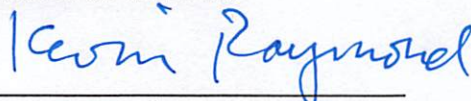
Signed in authentication thereof this 13 day of December, 2022.

  
Penny Sweet, Mayor

Attest:

  
Anja Mullin, Deputy City Clerk

Approved as to Form:

  
Kevin Raymond, City Attorney

Publication Date: 12/19/2022

PUBLICATION SUMMARY  
OF ORDINANCE NO. 4828

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO COMPREHENSIVE PLANNING AND LAND USE AND AMENDING THE COMPREHENSIVE PLAN ORDINANCE 3481, AS AMENDED, TO UPDATE CHAPTER XIII-CAPITAL FACILITIES, CHAPTER VI-LAND USE, CHAPTER IV-COMMUNITY CHARACTER, CHAPTER X-PARKS, RECREATION AND OPEN SPACE, CHAPTER XV-FINN HILL NEIGHBORHOOD, ADOPTING LEGISLATIVE REZONES, AMENDING THE CITY OF KIRKLAND ZONING MAP, ORDINANCE 3710 AS AMENDED, TO ENSURE THE ZONING MAP CONFORMS TO THE COMPREHENSIVE PLAN AND THE CITY COMPLIES WITH THE GROWTH MANAGEMENT ACT, AND APPROVING A SUMMARY FOR PUBLICATION, FILE NO. CAM22-00165.

SECTION 1. Provides amendments to the Comprehensive Plan Text, Figures and Tables amended in the Community Character, Land Use, Parks Recreation and Open Space, Capital Facilities, and Finn Hill Neighborhood Chapters attached to the Ordinance and incorporated by reference.

SECTION 2. Amendments the Zoning Map.

SECTION 3. Directs the Director of the Planning and Building Department to amend the Zoning Map.

SECTION 4. Provides a severability clause for the ordinance.

SECTION 5. Authorizes the publication of the ordinance by summary, which summary is approved by the City Council pursuant to Section 1.08.017 Kirkland Municipal Code and establishes the effective date five days after publication of summary.

SECTION 6. Establishes certification by the City Clerk and notification of King County Department of Assessments.

The full text of this Ordinance will be mailed without charge to any person upon request made to the City Clerk for the City of Kirkland. The Ordinance was passed by the Kirkland City Council at its meeting on the 13 day of December, 2022.

I certify that the foregoing is a summary of Ordinance 4828 approved by the Kirkland City Council for summary publication.

  
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Anja Mullin, Deputy City Clerk



O-4826 EXHIBIT A

Transportation Capital Facilities Plan 2023-2028											Funded in CIP		Candidate Projects for Unincorporated Revenue
CP Number	Name	Project Title	Included in Impact Fee calculation?	Capacity project for concurrency?	2023	2024	2025	2026	2027	2028	2023-2028	2023-2028 CIP Projects	
STC 04100	120th Avenue NE Roadway Improvements (North)	Yes R14	Yes									\$ 4,500,000	
STC 07000	NE 120th St Roadway Improvements (West)	Yes R1	Yes									\$ 1,728,000	
STC 07000	NE 120th St Roadway Impr-Phase I (West Section)	Yes R1	Yes									\$ 1,728,000	
STC 07000	NE 120th St Roadway Impr-Phase II (West Section)	Yes R2	Yes									\$ 429,000	
STC 07000	NE 120th St Roadway Impr-Phase III (East Section)	Yes R3	Yes									\$ 1,443,000	
STC 08100	Water Lake Area Development Opportunity Program	Yes*	Yes									\$ 22,000	
STC 08110	100th Avenue NE Roadway Improvements (Mid-South Section)	Yes R10	Yes									\$ 5,530,000	
STC 08110	100th Avenue NE Roadway Improvements (South Section)	Yes R10	Yes									\$ 2,619,000	
STC 09000	Holmes Road Dr NE Road Embankment Stabilization Location 1	No - maintenance	No - maintenance									\$ 246,000	
STC 09000	Holmes Road Dr NE Road Embankment Stabilization Location 2	No - maintenance	No - maintenance									\$ 212,000	
STC 09000	Holmes Road Dr NE Road Embankment Stabilization Location 3	No - maintenance	No - maintenance									\$ 200,000	
STC 09000	Holmes Road Dr NE Road Embankment Stabilization Location 4	No - maintenance	No - maintenance									\$ 151,000	
STC 09000	Holmes Road Dr NE Road Embankment Stabilization Location 5	No - maintenance	No - maintenance									\$ 212,000	
STC 09000	Chenoweth NE Road NE Embankment Stabilization	No - maintenance	No - maintenance									\$ 243,000	
STC 10000	120th Ave NE Road Embankment Stabilization	No - maintenance	No - maintenance									\$ 242,000	
STC 10000	120th Ave NE Road Reconstruction	No - maintenance	No - maintenance									\$ 1,920,000	
STC 10000	100th Ave NE Road Surface Water Drainage Repair	No - maintenance	No - maintenance									\$ 425,000	
STC 11000	120th Ave NE Roadway Median: NE 85th St to NE 90th St	No - Van Decrement Financing Project	Yes									\$ 23,642,000	
STC 02000	Public Transit Speed and Reliability Improvements	Yes T1	Yes									\$ 220,000	
STC 02000	Public Transit Passenger Environment Improvements	Yes T2	Yes									\$ 200,000	
TRC 02000	NE 120th St/NE 3rd Access Dr Intersection Imp	Yes R6	Yes									\$ 485,000	
TRC 02000	NE 120th St/120th Ave NE Intersection Imp	Yes R7	Yes									\$ 7,402,000	
TRC 02000	NE 120th St/120th Ave NE Intersection Imp	Yes R8	Yes									\$ 1,151,000	
TRC 12000	Midland LTD Implementation Phase 4	Yes R19, R20	Yes									\$ 2,820,000	
TRC 12000	10th Street / 10th Place/CCL Transit Signal Priority	Yes	Yes									\$ 2,000,000	
TRC 12000	NE 1st Street Intersection Improvements	Yes	Yes									\$ 4,243,000	
TRC 13000	100th Avenue NE/120th Street Intersection Improvements	Yes R10	Yes									\$ 1,467,000	
TRC 13000	100th Avenue NE/Aurora-Woodwinds Way Intersection Imps	Yes R10	Yes									\$ 1,241,000	
TRC 13000	100th Avenue NE/120th Street Intersection Improvements	Yes R10	Yes									\$ 1,475,000	
TRC 13000	Greenway Upgrade Program	Yes R5*	Yes									\$ 4,120,000	
TRC 02000	NE 80th Street Complete Street and Greenway	Yes* R4P candidate	Yes									\$ 13,478,000	
TRC 04000	CIC Roadway Overlay	Yes R4*	Yes									\$ 5,370,100	
TRC 04000	NE 120th St Sidewalk from 85th St to 87th Ave NE	No	No									\$ 600,000	
TRC 04000	NE 120th St Sidewalk from 120th Ave NE to 120th St	No	No									\$ 650,000	
TRC 04000	NE 120th St Sidewalk from 120th Ave NE to 120th St	Yes NH1, NH4	Yes									\$ 10,430,000	
TRC 10000	110th Avenue NE Improvements (85th St to 90th St)	Yes* R4P candidate	Yes									\$ 874,000	
TRC 11000	110th Avenue NE Bicycle Lane Upgrade	Yes	Yes									\$ 245,000	
TRC 11000	Greenway Network	Yes NH2	Yes									\$ 4,451,000	
TRC 11000	One-Street Bicycle Network Phase 1	Yes NH1	Yes									\$ 1,132,000	
TRC 12000	Acacia Drive Roundabout Improvements 75th Way NE to NE 120th St	No	No									\$ 460,000	
TRC 12000	120th Ave NE Bus Route (NE 85th St to NE 90th St)	Yes* R4P candidate	Yes									\$ 4,380,000	
TRC 12000	Shared Use Path (NE 120th Ave NE to NE 120th Ave NE) at 83rd Street	No - R4P?	Yes?									\$ 1,108,000	
TRC 12000	NE 85th St Enhanced Sidewalk: 120th Ave NE to 120th Ave NE	Yes	Yes									\$ 4,221,000	
TRC 12000	NE 85th St Enhanced Sidewalk: 120th Ave NE to 120th Ave NE	Yes	Yes									\$ 5,461,000	
TRC 12000	NE 80th Street / 122nd Ave NE Intersection R4P	Yes* R4P candidate	Yes									\$ 785,000	
TRC 12000	Greenway Network	Yes NH1	Yes									\$ 3,751,000	
TRC 12000	Greenway Network	Yes NH4*	Yes									\$ 6,028,000	
TRC 12000	Greenway Network	Yes NH4*	Yes									\$ 6,028,000	
<b>FUTURE YEAR TOTAL</b>											<b>\$ 186,271,300</b>		
<b>FUNDING TOTAL &amp; UNFUNDED = 20 YEAR TOTAL</b>											<b>\$ 257,279,923</b>		
TRC 02000	Greenway Network	No	No									\$ 500,000	
TRC 02000	Greenway Network	No	No									\$ 2,500,000	
TRC 02000	Greenway Network	No	No									\$ 4,500,000	
TRC 02000	Greenway Network	No	No									\$ 340,000	
TRC 02000	Greenway Network	No	No									\$ 2,000,000	
<b>CANDIDATE TOTAL</b>											<b>\$ 9,263,000</b>		

\* Proportional over low flow season projects from one original single roadway improvement (1,044 trips)  
 † Depending on project scope; see Rate Study and Transportation Master Plan.  
 \* New for 2017-2022 CIP Update not previously counted; to be counted in Future Rate Study  
 \*\* New for 2019-2024 CIP Update not previously counted; to be counted in Future Rate Study  
 \*\*\* New for 2023-2028 CIP Update not previously counted; to be counted in Future Rate Study

**Table CF - 6**  
**Capital Facilities Plan: Utility Projects**

(Updated 10-13-22)

**SOURCE OF FUNDS**

Revenue Type	Revenue Source	2023	2024	2025	2026	2027	2028	Six-Year Total
Local	Utility Rates	5,078,000	5,401,000	5,604,000	5,858,000	2,762,625	-	24,703,625
Local	Connection Fees	1,303,000	1,316,000	1,330,000	1,343,000	1,356,000	-	6,648,000
Local	Reserves	4,432,049	3,348,015	1,611,000	-	-	-	9,391,064
Local	Funded Through NE 85th Station Area Plan Mechanisms	-	-	-	4,800,000	11,304,720	-	16,104,720
External	Secured External	1,318,000	-	-	-	-	-	1,318,000
Local	Intrafund Project Transfer	2,682,000	-	-	-	-	-	2,682,000
Local	Debt	-	-	-	-	4,000,000	4,000,000	8,000,000
<b>Total Sources</b>		<b>14,813,049</b>	<b>10,065,015</b>	<b>8,545,000</b>	<b>12,001,000</b>	<b>19,423,345</b>	<b>4,000,000</b>	<b>68,847,409</b>

**USES OF FUNDS**

**Funded Projects**

Project Number	Project Title	2023	2024	2025	2026	2027	2028	Six-Year Total
WAC 05700	116th Ave NE Watermain Replacement	-	-	-	454,374	2,728,206	-	3,182,580
WAC 12900	South Reservoir Seismic & Recoating Construction	6,300,000	-	-	-	-	-	6,300,000
WAC 13700	NE 73rd Street Watermain Replacement	855,485	2,709,515	-	-	-	-	3,565,000
WAC 14900	Lake Washington Blvd Watermain Replacement	-	-	600,000	1,819,226	-	-	2,419,226
WAC 15700	8th Avenue W Watermain Improvement	721,964	-	-	-	-	-	721,964
WAC 16000	126th Avenue NE Watermain Improvement	400,000	-	-	-	-	-	400,000
WAC 16400	NE 116th Place Watermain Replacement	-	-	-	-	241,569	-	241,569
WAC 16700	11th Avenue Watermain Replacement	-	-	-	-	476,100	-	476,100
WAC 16800	11th Place Watermain Replacement	-	-	-	-	672,750	-	672,750
WAC 17000	122nd Ave at NE 85th St Waterline Improvement	150,000	-	-	-	-	-	150,000
SSC 00600	Trend Lift Station	550,000	1,680,600	-	-	-	-	2,230,600
SSC 06200	NE 108th Street Sewermain Replacement	-	2,862,400	3,526,100	1,354,000	-	-	7,742,500
SSC 07710	West of Market Sewermain Replacement - Phase 1	4,317,600	2,812,500	3,069,900	-	-	-	10,200,000
SSC 07799	West of Market Sewermain Replacement - Phase 2	-	-	-	-	4,000,000	4,000,000	8,000,000
SSC 08600	8th Avenue W Sewermain Improvement	1,518,000	-	-	-	-	-	1,518,000
SSC 08900	NE 85th St and I-405 Sewermain Capacity Enhancements	-	-	-	4,800,000	11,304,720	-	16,104,720
SSC 09000	Lake Washington Blvd Sewermain Replacement	-	-	1,349,000	3,573,400	-	-	4,922,400
<b>Total Funded Utility Projects</b>		<b>14,813,049</b>	<b>10,065,015</b>	<b>8,545,000</b>	<b>12,001,000</b>	<b>19,423,345</b>	<b>4,000,000</b>	<b>68,847,409</b>

<b>SURPLUS (DEFICIT) of Resources</b>	-	-	-	-	-	-	-	-
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**Table CF-10  
Capital Facilities Plan: Facility Projects**

(Updated 12-07-22)

**SOURCES OF FUNDS**

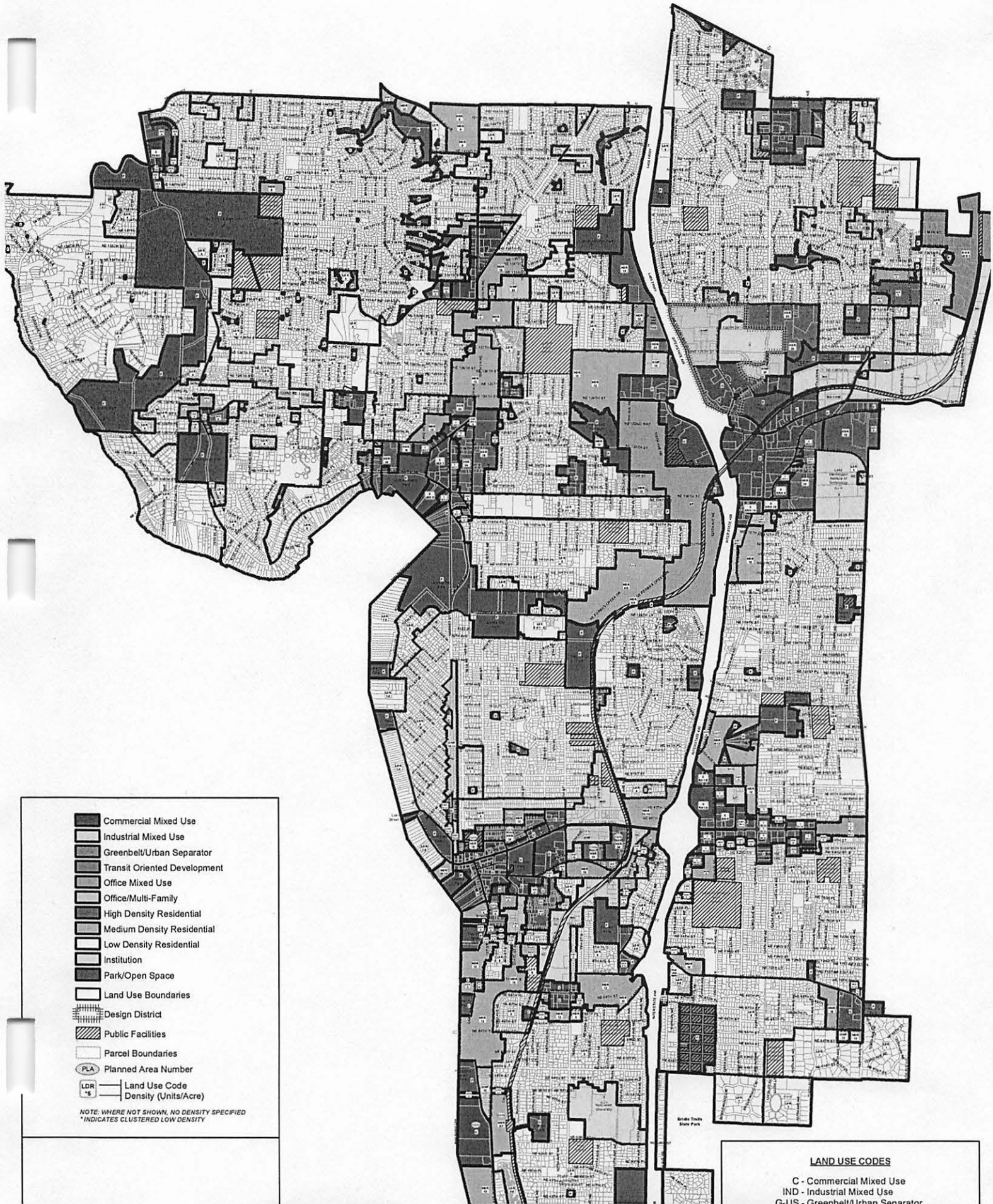
Revenue Type	Revenue Source	2023	2024	2025	2026	2027	2028	Six-Year Total
Local	Facilities Reserves	935,800	922,300	384,800	557,300	11,600	223,100	3,034,900
Local	General Fund Cash	10,000,000						10,000,000
Local	REET 1	700,000	1,269,207					1,969,207
Local	REET 2	1,000,000	550,000	550,000	250,000	250,000	250,000	2,850,000
<b>Total Sources</b>		<b>12,635,800</b>	<b>2,741,507</b>	<b>934,800</b>	<b>807,300</b>	<b>261,600</b>	<b>473,100</b>	<b>17,854,107</b>

**USES OF FUNDS**

**Funded Projects**

Project Number	Project Title	2023	2024	2025	2026	2027	2028	Six-Year Total
GGC 08000	Electrical, Energy Management & Lighting Systems	28,400	152,600	23,400	170,000		51,400	425,800
GGC 09000	Mechanical/HVAC Systems Replacements	106,800	299,400	141,700	51,000	4,100	107,700	710,700
GGC 09002	PMO HVAC Replacement	600,000						600,000
GGC 10000	Painting, Ceilings, Partition & Window Replacements	140,800	292,200	57,000	178,900	7,500	64,000	740,400
GGC 11000	Roofing, Gutter, Siding and Deck Replacements	37,100	20,200	8,000	7,400			72,700
GGC 12000	Flooring Replacements	22,700	157,900	154,700	150,000			485,300
GGC 13000	Permanent Supportive Housing	500,000	300,000	300,000				1,100,000
GGC 15000	Houghton Village Capital Improvements	250,000						250,000
GGC 16000	Kirkland Heights Apts - ARCH Trust Fund Project In Kirkland	250,000	250,000	250,000	250,000	250,000	250,000	1,500,000
GGC 17000	Kirkland Performance Center Theatrical Rigging		1,269,207					1,269,207
GGC 18000	Houghton Park & Ride Purchase	10,000,000						10,000,000
GGC 05400	PW Maintenance Center Upgrades	500,000						500,000
GGC 05500	PW MC Salt And Sand Storage	200,000						200,000
<b>Total Funded Facility Projects</b>		<b>12,635,800</b>	<b>2,741,507</b>	<b>934,800</b>	<b>807,300</b>	<b>261,600</b>	<b>473,100</b>	<b>17,854,107</b>

<b>SURPLUS (DEFICIT) of Resources</b>		2023	2024	2025	2026	2027	2028	Six-Year Total
		-	-	-	-	-	-	-



- Commercial Mixed Use
- Industrial Mixed Use
- Greenbelt/Urban Separator
- Transit Oriented Development
- Office Mixed Use
- Office/Multi-Family
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Institution
- Park/Open Space
- Land Use Boundaries
- Design District
- Public Facilities
- Parcel Boundaries
- PLA Planned Area Number
- LDR Land Use Code
- Density (Units/Acre)

NOTE: WHERE NOT SHOWN, NO DENSITY SPECIFIED  
 \*INDICATES CLUSTERED LOW DENSITY

**LAND USE CODES**

- C - Commercial Mixed Use
- IND - Industrial Mixed Use
- G.U.S. - Greenbelt/Urban Separator

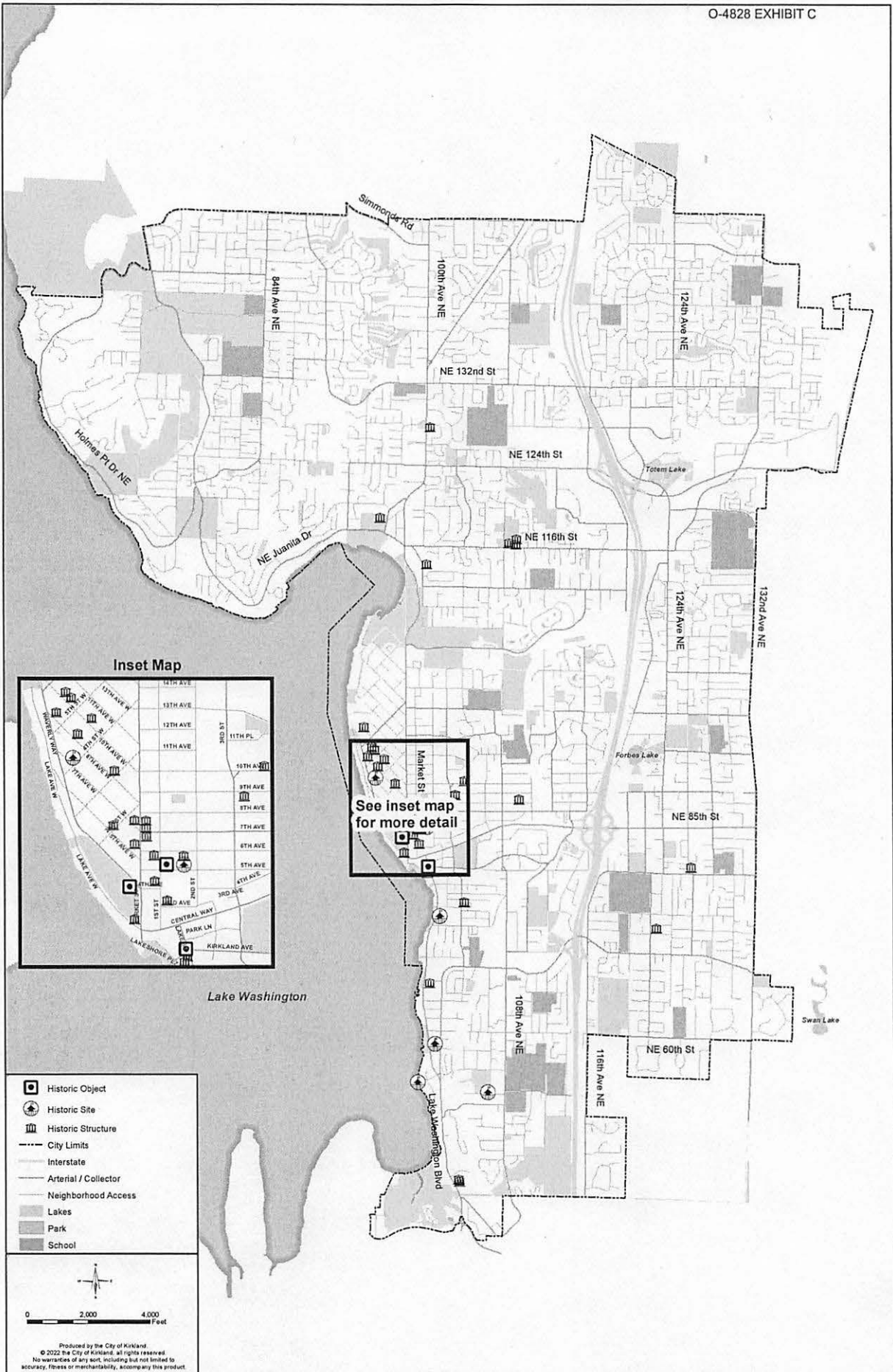


Figure CC-1: Designated Historic Buildings, Structures, Sites, and Objects

Table CC-1

## Designated Historic Buildings, Structures, Sites and Objects

## List B: Historic Buildings, Structures, Sites and Objects Designated by the City of Kirkland

Building or Site	Address	Architectural Style	Date Built	Person/Event	Neighborhood
Newberry House	519 1st St.	Vernacular	1909	Newberry	Norkirk
Nettleton/Green Funeral (Moved)	408 State St. S	Colonial Revival	1914	Nettleton	Moss Bay
Kirkland Cannery	640 8th Ave.	Vernacular	1935	WPA Bldg	Norkirk
Landry House	8016 126th Ave. NE	Bungalow	1904		South Rose Hill
Tompkins/Bucklin House	202 5th Ave. W.	Vernacular	1889	Tompkins	Market
Burr House	508 8th Ave. W.	Bungalow/Prairie	1920	Burr	Market
Orton House (moved from 6436 Lake Washington Blvd.)	4120 Lake Wash. Blvd.	Georgian Revival	1903	Hospital	Lakeview
¥ Shumway Mansion (moved)	11410 100th Ave. NE	Craftsman/Shingle	1909	Shumways	Juanita
French House (moved from 10129 NE 63rd)	4130 Lake Wash. Blvd.	Vernacular	1874	French	Lakeview
Snyder/Moody House	514 10th Ave. W.	Vernacular	1889	KL&IC	Market
McLaughlin House	400 7th Ave. W.	Site only – Structure demolished May 2014	1889	KL&IC	Market
First Baptist Church/American Legion Hall	138 5th Ave.	Site only – Structure demolished	1891/1934	Am Legion	Norkirk
Larson/Higgins House	424 8th Ave. W.		1889	KL&IC	Market
Hitter House	428 10th Ave. W.	Queen Anne	1889	KL&IC	Market
Cedarmere/Norman House	630 11th Ave. W.	Am Foursquare	1895		Market
Dorr Forbes House	11829 97th Ave. NE	Vernacular	1906	Forbes	Juanita
Brooks Building	609 Market St.	Vernacular Comm	1904	Brooks	Market
Williams Building	101 Lake St. S.	Vernacular Comm	1930		Moss Bay
Webb Building	89 Kirkland Ave.	Vernacular Comm	1930		Moss Bay
5th Brick Building	720 1/2 Market St.	Vernacular Comm	1891		Norkirk
Shumway Site	510 – 528 Lake St. S.	Site only		Shumways	Lakeview
Lake WA Shipyards Site	Lake Wash. Blvd./Carillon Point	Site only		Anderson/WW	Lakeview
Lake House Site	10127 NE 59th St.	Site only		Hotel	Lakeview
*First Church of Christ Scientist (moved) a.k.a. Heritage Hall	203 Market St.	Neoclassical	1923	Best example of this style	Market
¥ Malm House	12656 100th Ave. NE	Tudor Revival	1929		North Juanita
Sessions Funeral Home	302 1st St.	Classic Vernacular	1923		Norkirk
Houghton Church Bell (Object)	105 5th Ave. (Kirkland Congregational Church)	Pioneer/Religion	1881	Mrs. William S. Houghton	Norkirk
Captain Anderson Clock (Object)	NW corner of Lake St. and Kirkland Ave.	Transportation/Ferries	c. 1935	Captain Anderson	Moss Bay

Building or Site	Address	Architectural Style	Date Built	Person/Event	Neighborhood
Archway from Kirkland Junior High	109 Waverly Way (Heritage Park)	Collegiate Gothic	1932	WPA	Market
Langdon House and Homestead	10836 NE 116th St. (McAuliffe Park)	Residential Vernacular	1887	Harry Langdon	Juanita
Ostberg Barn	10836 NE 116th St. (McAuliffe Park)	Barn	1905	Agriculture	Juanita
Johnson Residence	10814 NE 116th St. (McAuliffe Park)	Vernacular influenced by Tudor Revival	1928	Agriculture	Juanita
Carillon Woods Park	NW corner of NE 53rd St. and 106th Avenue NE	Utility/water source for Yarrow Bay and site	1888	King Co. Water District #1	Central Houghton
¥ 346 10th Ave. Residence	346 10th Ave.	Bungalow	1921		Norkirk
¥ 307 9th Ave. Residence	307 9th Ave.	Craftsman	1918		Norkirk
*Barth House	7304 122 <sup>nd</sup> Ave. NE	Residential Vernacular	1912	Barth Family	South Rose Hill

**Policy LU-5.5: Support the Greater Downtown area as an Urban Center/Regional Growth Center.**

To support sustainable, transit-oriented growth patterns, the City has sought designation of Greater Downtown Kirkland as an Urban Center pursuant to the King County Countywide Planning Policies and as a Regional Growth Center by the Puget Sound Regional Council (PSRC). The two Center designations have slightly different boundaries, but primarily comprise the Moss Bay Neighborhood and core components of the NE 85<sup>th</sup> Street Station Area Plan. The vision reflected in the Greater Downtown is of a vibrant, pedestrian-oriented, mixed-use neighborhood stretching from the Lake Washington waterfront east to the Station Area, which is well-connected by transit, bike, and pedestrian routes, with plentiful open space. †The Greater Downtown Urban Center Plan was adopted by City Council Resolution R-5384 in 2019, in part to position the City to secure regional and State funding for infrastructure to support growth.

The King County Countywide Planning Policies designate the Greater Downtown as an Urban Center and the Greater Downtown Urban Center Plan is adopted by City Council Resolution R-5384. The existing planned density for housing and planned intensity of employment in or near Downtown Kirkland (the Greater Downtown area, see Figure LU-2) meet the requirements for an Urban Center. The primary advantage of an Urban Center designation is to open up potential funding sources for infrastructure in Greater Downtown to support existing and planned growth. The Urban Center designation is consistent with existing plans for Downtown Kirkland since the designation recognizes the Greater Downtown area as an appropriate place for continued growth. King County designated Greater Downtown Kirkland as an urban center in 2019. The City is also working on an application to PSRC applied to Puget Sound Regional Council (PSRC) to designate Greater Downtown as a Regional Growth Center. The Urban Center/Regional Growth Center is a significant planning area for the City because it links what is considered the historic center of Kirkland with a new sustainable district focused around a planned Bus Rapid Transit Station at the I-405/NE 85<sup>th</sup> Street interchange. Planned growth in the Station Area will complement the historic downtown area and future transportation investments will improve connections within the Urban Center/Regional Growth Center. The Urban Center boundaries and the Regional Growth Center boundaries are illustrated in Figure LU-3.

The following policies and goals from the Moss Bay Neighborhood Plan, Everest Neighborhood Plan, and Northeast 85<sup>th</sup> Street Subarea Plan support a unified Greater Downtown Urban Center/Regional Growth Center:

Policy MB-7: Foster new development that is supportive of the Greater Downtown Urban Center and pending Regional Center designation in terms of: transit-supportive and business-supportive densities; provision of open space, childcare, public art, and other public amenities; provision of housing that is affordable to a range of income groups; and inclusion of environmental sustainability measures.

Policy MB-8: Promote seamless transportation connections between the campuses of major employers for enhanced mobility between campuses, to the Downtown area and to the 85<sup>th</sup> Street BRT/Stride Station.

EV-15: For portions of the Everest Neighborhood located within the Greater Downtown Urban Center and pending Regional Center, provide housing, employment, open space amenities, and

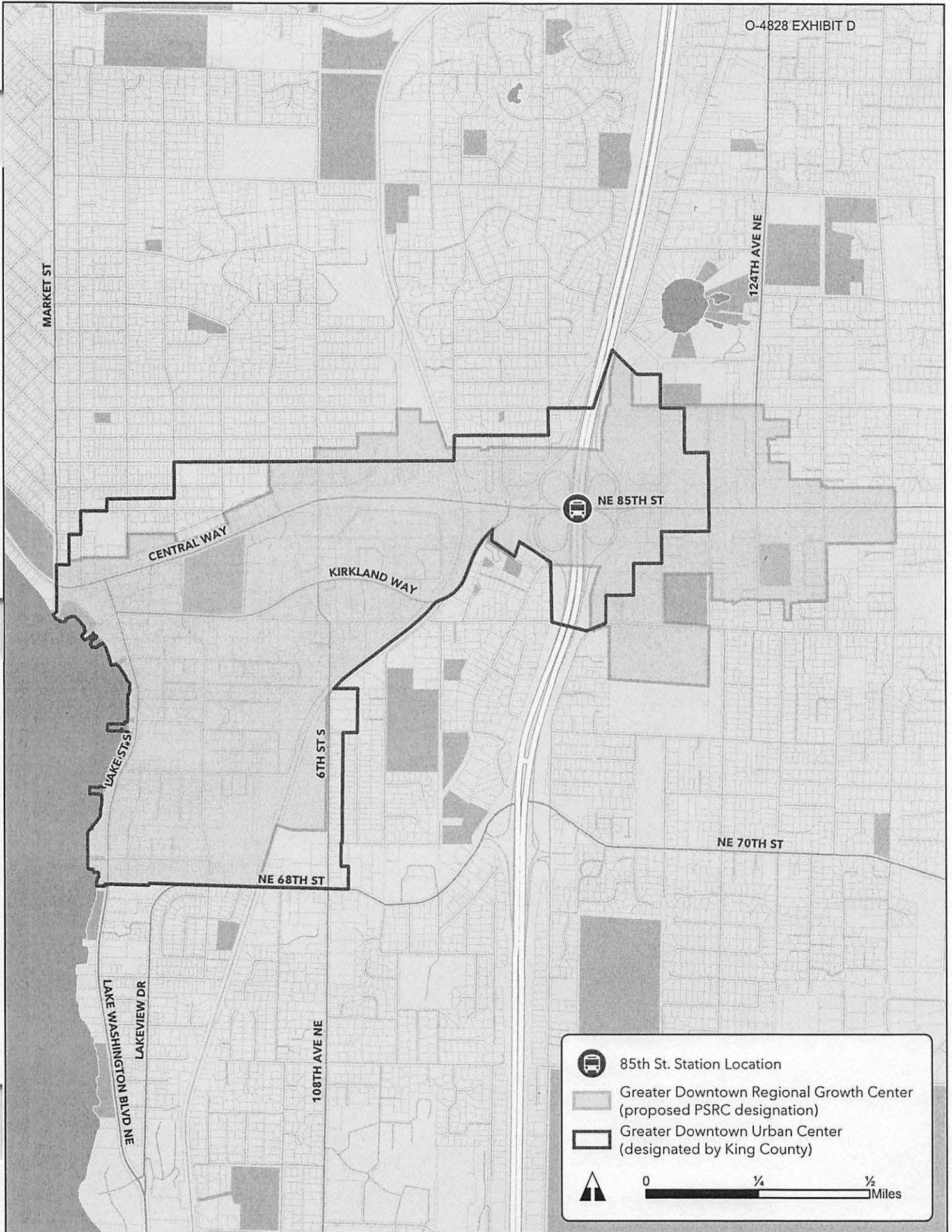


multi-modal connections that support the vision and policies of the Greater Downtown Urban Center/Regional Center.

Goal SA-1: Establish residential and employment growth targets that accommodate a significant share of the City's future growth, in support of Vision 2050 and the Regional Growth Strategy, with at least 45 activity units per acre.

The existing and planned population, employment, and activity units in the Greater Downtown Urban Center/Regional Growth Center is shown in the table below.

	<b>201920 Existing</b>	<b>2035 Planned</b>
Buildable Area (Acres)	519564	
Population	5,8348,670	8,56121,414
Employment	10,06110,181	15,03133,066
Total Activity Units	15,88618,851	23,58954,480
Total Activity Units per Acre	30.633.4	45.596.6



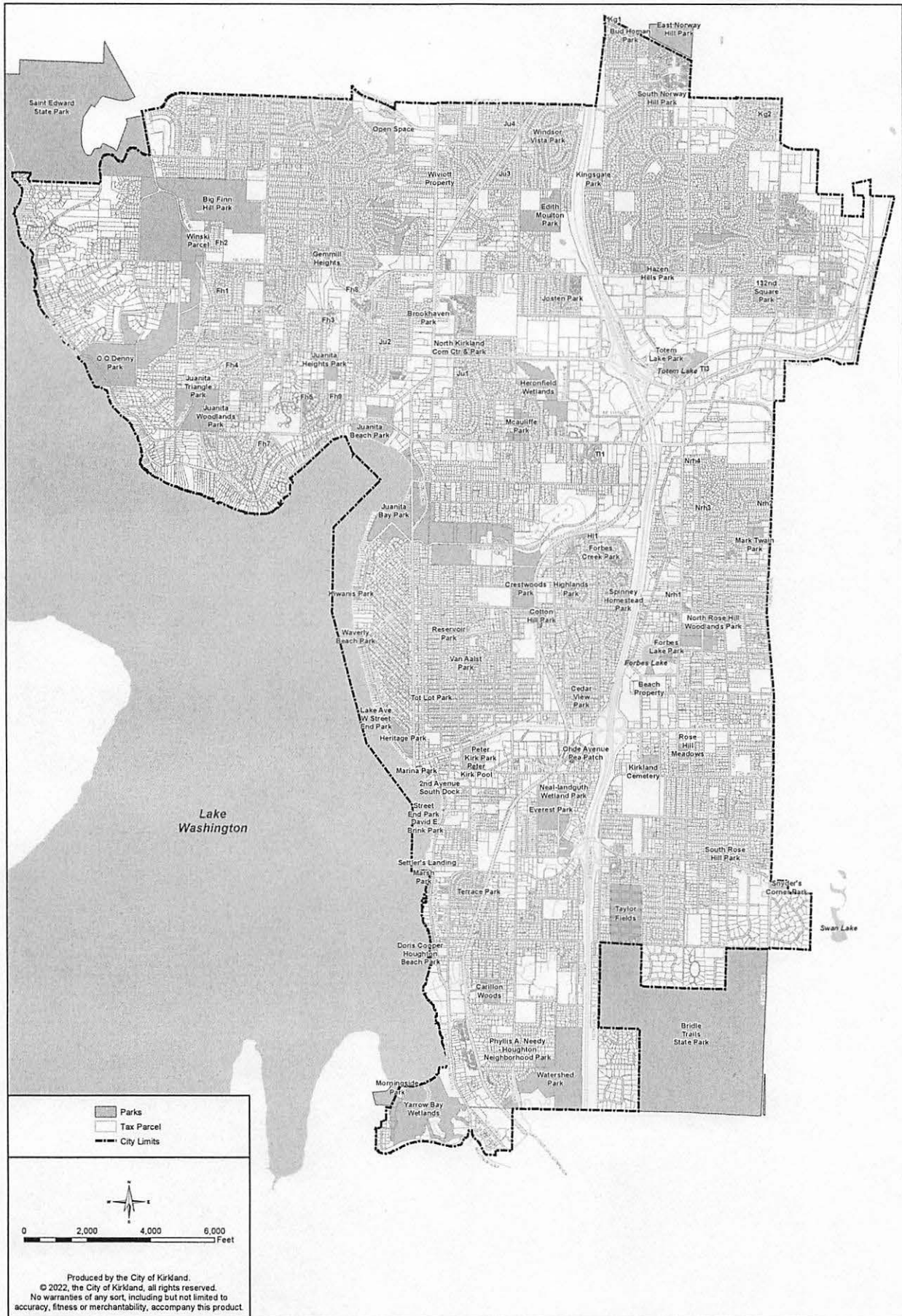


Figure PR-1: Kirkland Parks

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- Interstate
- Arterial / Collector
- Neighborhood Access
- Holmes Point Overlay
- Park
- Parcel Boundaries
- Lakes
- School



1 inch = 2,000 feet

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**Figure 4.3: Holmes Point Overlay**



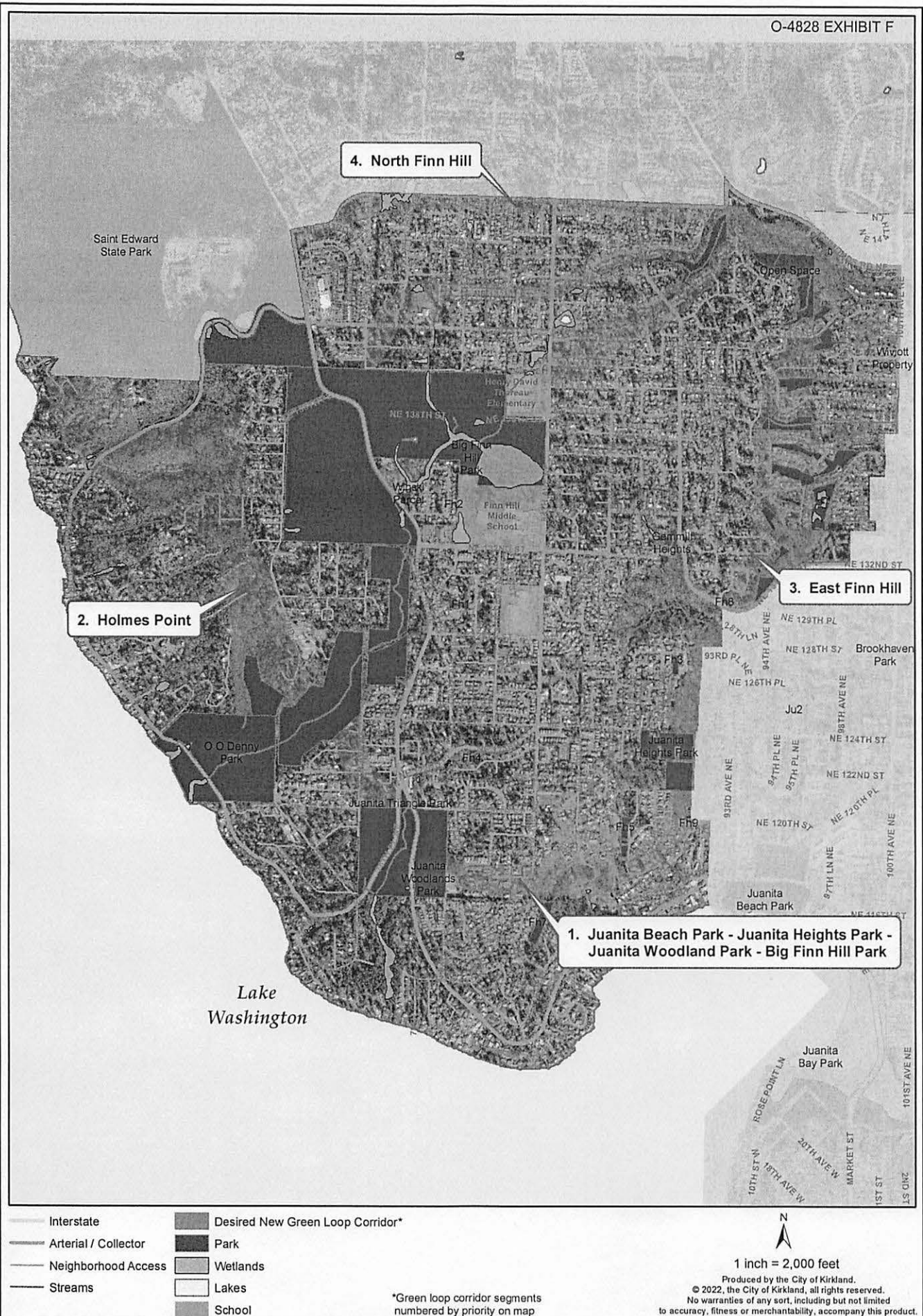
- Parcel Boundaries
- Interstate
- Arterial / Collector
- Neighborhood Access
- Lakes
- School
- Park/Open Space Desired



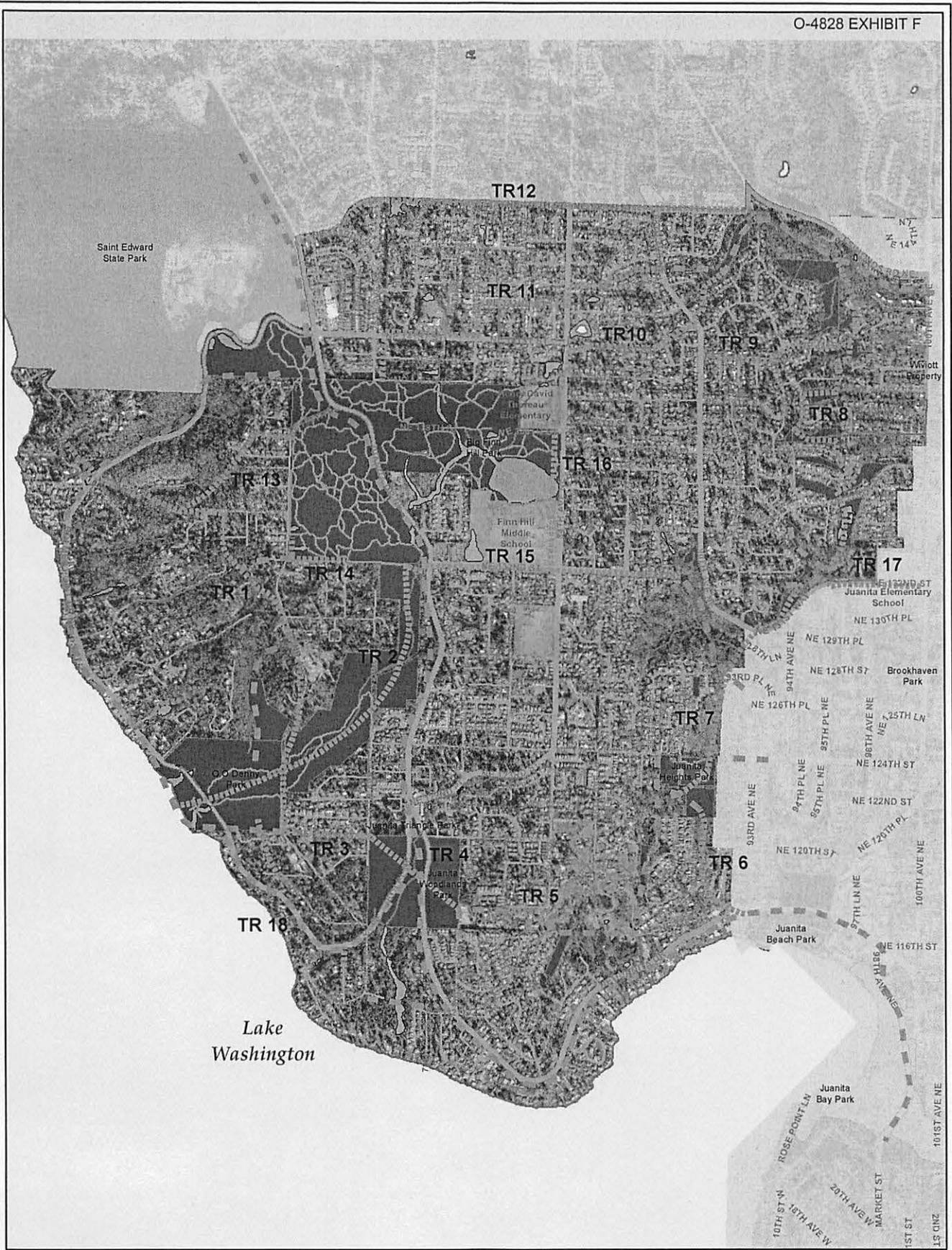
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**Figure 5.1: Finn Hill Parks and Open Space**



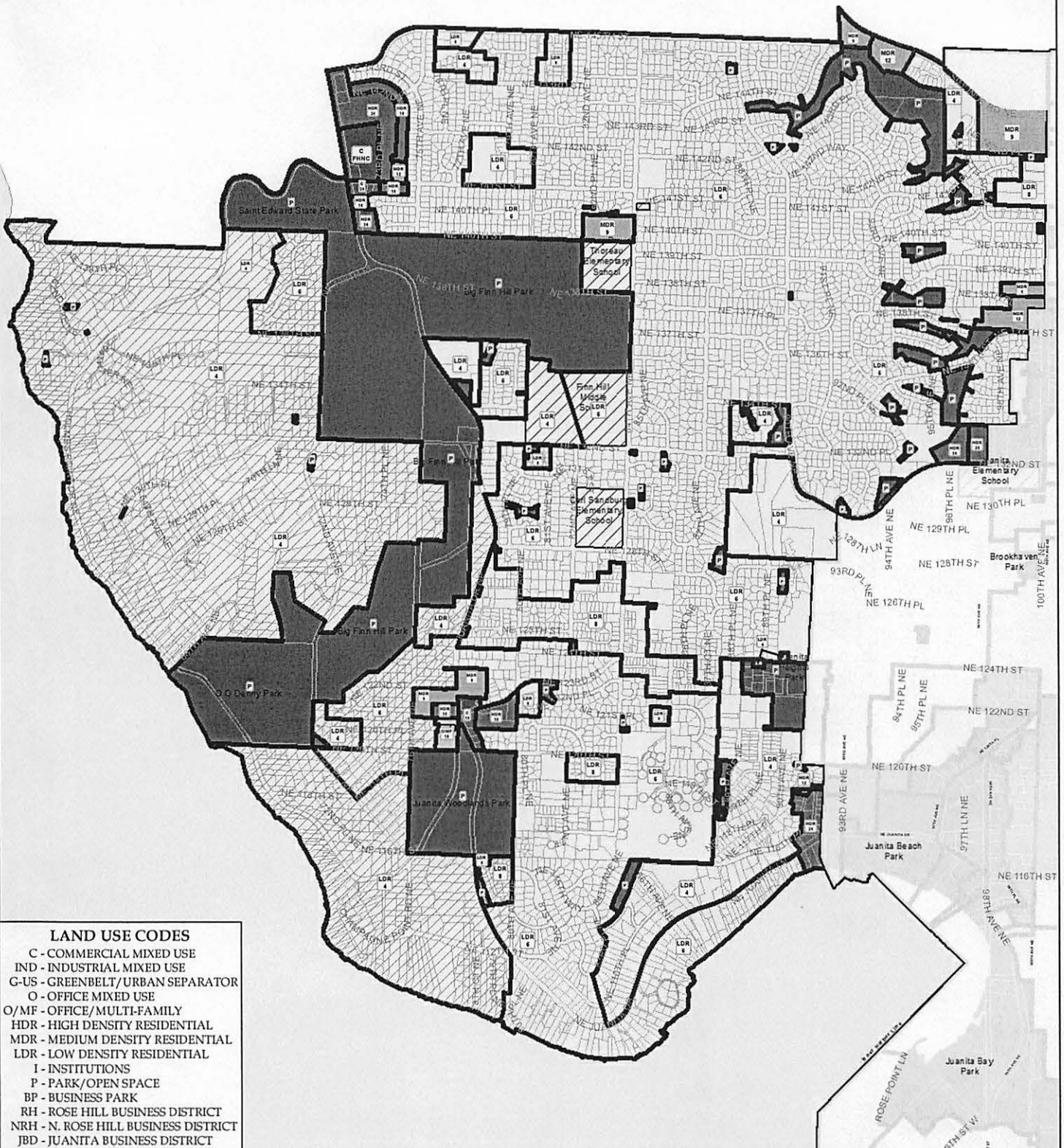
**Figure 5.2 Green Loop Corridor and Development Priorities**



- |  |                      |          |
|--|----------------------|----------|
| Existing Trails                        | Interstate           | Park     |
| Trails Recommended in TMP              | Arterial / Collector | Wetlands |
| Desired Trails New W/Neighborhood Plan | Neighborhood Access  | Lakes    |
| Streams                                |                      | School   |







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**Figure 5.3 Finn Hill Trail System**



- LAND USE CODES**
- C - COMMERCIAL MIXED USE
  - IND - INDUSTRIAL MIXED USE
  - G-US - GREENBELT/URBAN SEPARATOR
  - O - OFFICE MIXED USE
  - O/MF - OFFICE/MULTI-FAMILY
  - HDR - HIGH DENSITY RESIDENTIAL
  - MDR - MEDIUM DENSITY RESIDENTIAL
  - LDR - LOW DENSITY RESIDENTIAL
  - I - INSTITUTIONS
  - P - PARK/OPEN SPACE
  - BP - BUSINESS PARK
  - RH - ROSE HILL BUSINESS DISTRICT
  - NRH - N. ROSE HILL BUSINESS DISTRICT
  - JBD - JUANITA BUSINESS DISTRICT

# Finn Hill Neighborhood Land Use Map

	PUBLIC FACILITIES		PLANNED AREA NUMBER
	HOLMES POINT OVERLAY		LAND USE CODE
	PARCEL BOUNDARIES		DENSITY (UNITS/ACRE)

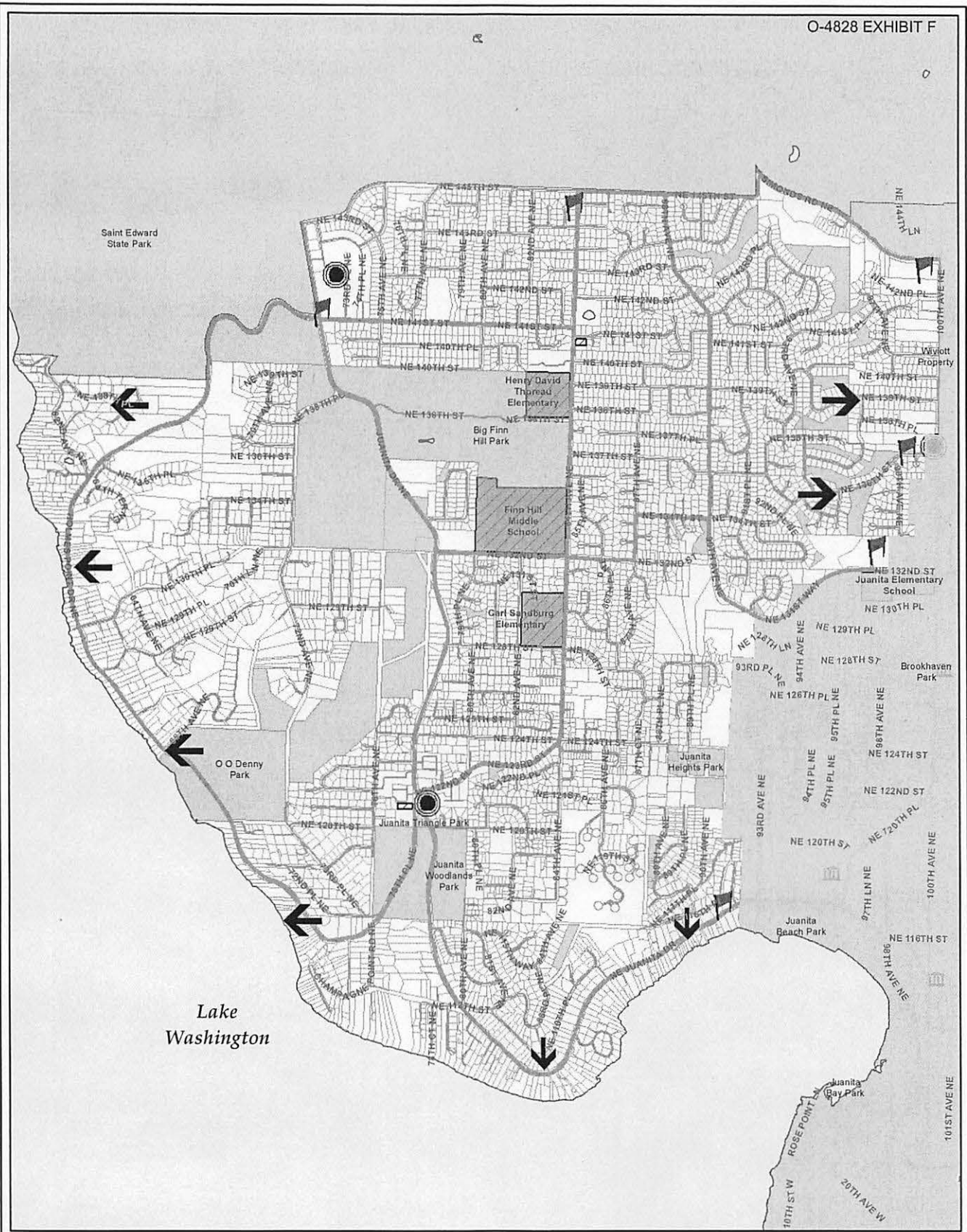
NOTE: WHERE NOT SHOWN, NO DENSITY SPECIFIED  
\* INDICATES CLUSTERED LOW DENSITY

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0 250 500  
Feet





- Interstate
- Arterial / Collector
- Neighborhood Access
- 🚩 Gateway
- Activity Node
- ▭ Lakes
- ▭ Park
- ▭ School
- ▨ Public Facilities
- ▭ Parcel Boundaries
- ← View (arrow rotated by direction)

N

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**Figure 6.2: Urban Design Features**



Figure 7.1: Finn Hill Pedestrian System



**Figure 7.2 Finn Hill Priority Sidewalks and Intersection Improvements**



Figure T-28: Citywide Connections Map within Chapter IX-Transportation contains potential new transportation connections

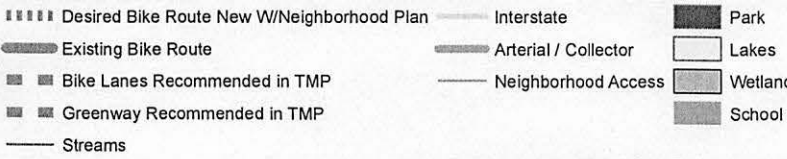
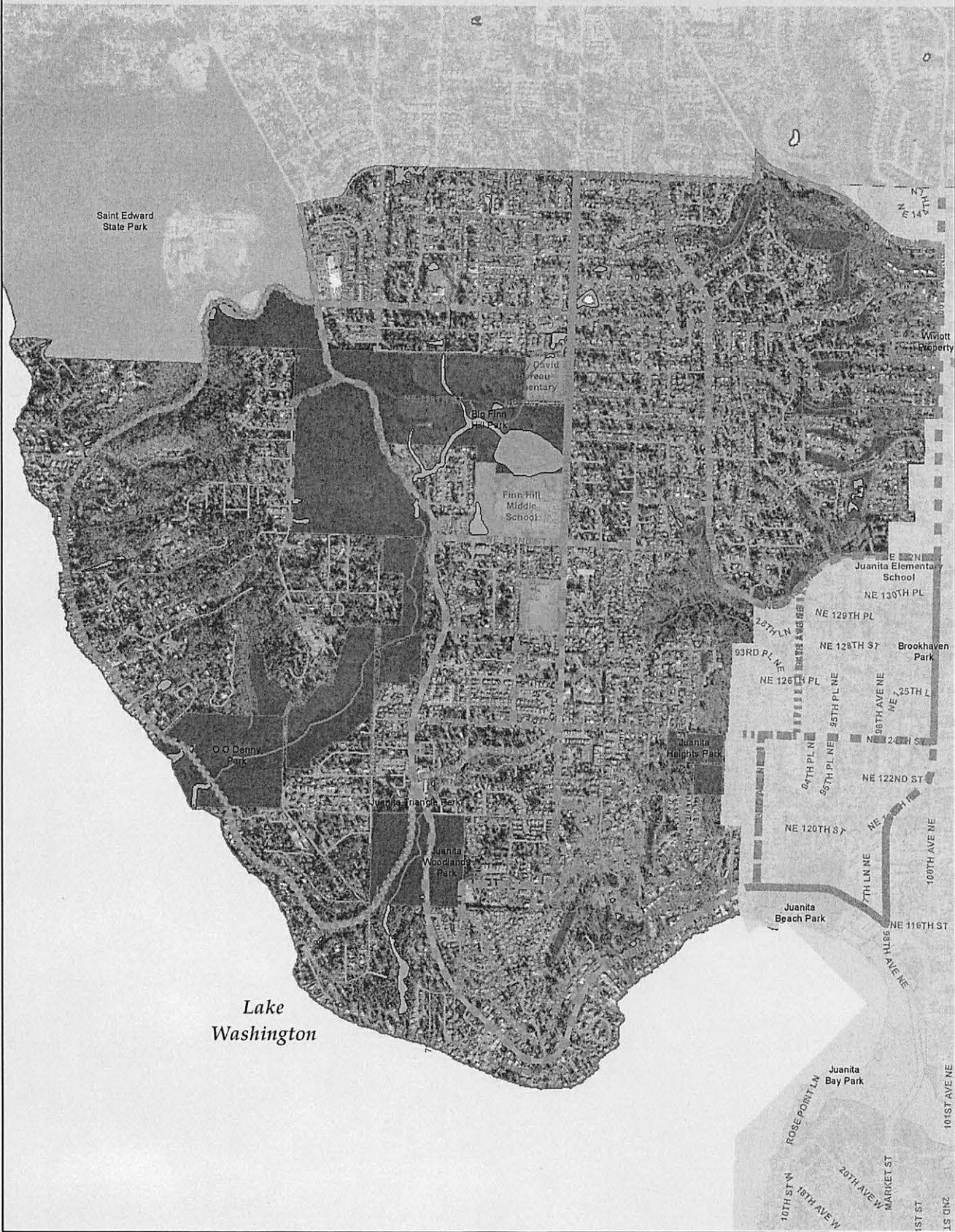
- Principal Arterial
- Minor Arterial
- Collector
- Neighborhood Entry/Exit Point
- ▨ Public Facilities
- Park
- School
- Lakes
- Parcel Boundaries



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**Figure 7.3: Finn Hill Street Classifications**



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**Figure 7.4 Finn Hill Priority Bike Routes**



**Figure 7.5 Finn Hill Existing and Priority Public Transit System**

9 8 7 6 5 4 3 2 1 0

K

J

I

H

G

F

E

D

C

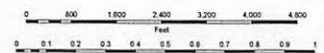
B

A

# CITY OF KIRKLAND ZONING MAP

- Commercial Mixed Use
- Industrial Mixed Use
- Transit Oriented Development
- Office Mixed Use
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Institutions
- Park/Open Space
- Totem Lake Urban Center
- Holmes Point Overlay
- Planned Unit Development
- HLJ Historic Landmark
- EJ Equine
- AEJ Adult Entertainment
- Subject to Resolution/Ordinance No.
- Houghton Community Municipal Corp. Area
- Design Districts
- SCK, BC1, BC2
- BN, BNA
- CBD
- FHNK
- HENC
- JBO
- LIT
- MBC
- NRH
- P
- PLA
- PD
- PR, PRA
- RH
- RM, RMA
- RS, RSX, RSA
- TL
- WDC
- YBD
- Community Business
- Neighborhood Business
- Central Business District
- Firm Hill Neighborhood Center
- Houghton Everest Neighborhood Center
- Junita Business District
- North Rose Hill Business District
- Park/Office Use
- Planned Area
- Professional Office
- Professional Office Residential
- Rose Hill Business District
- Multi-Family Residential
- Single Family Residential
- Totem Lake
- Waterford District
- Yarrow Bay Business District

Bridle Trails State Park



Ordinance 3710: An ordinance of the City of Kirkland adopting a new zoning map Passed by the Kirkland City Council on October 5, 1999

(1) Development proposal must be consistent with appropriate neighborhood plan policies, specifically applicable to this property, contained in the Comprehensive Plan and processed through Process 1A.

(2) Development proposal must be consistent with applicable neighborhood plan policies.