Middle Housing at the City of Kirkland

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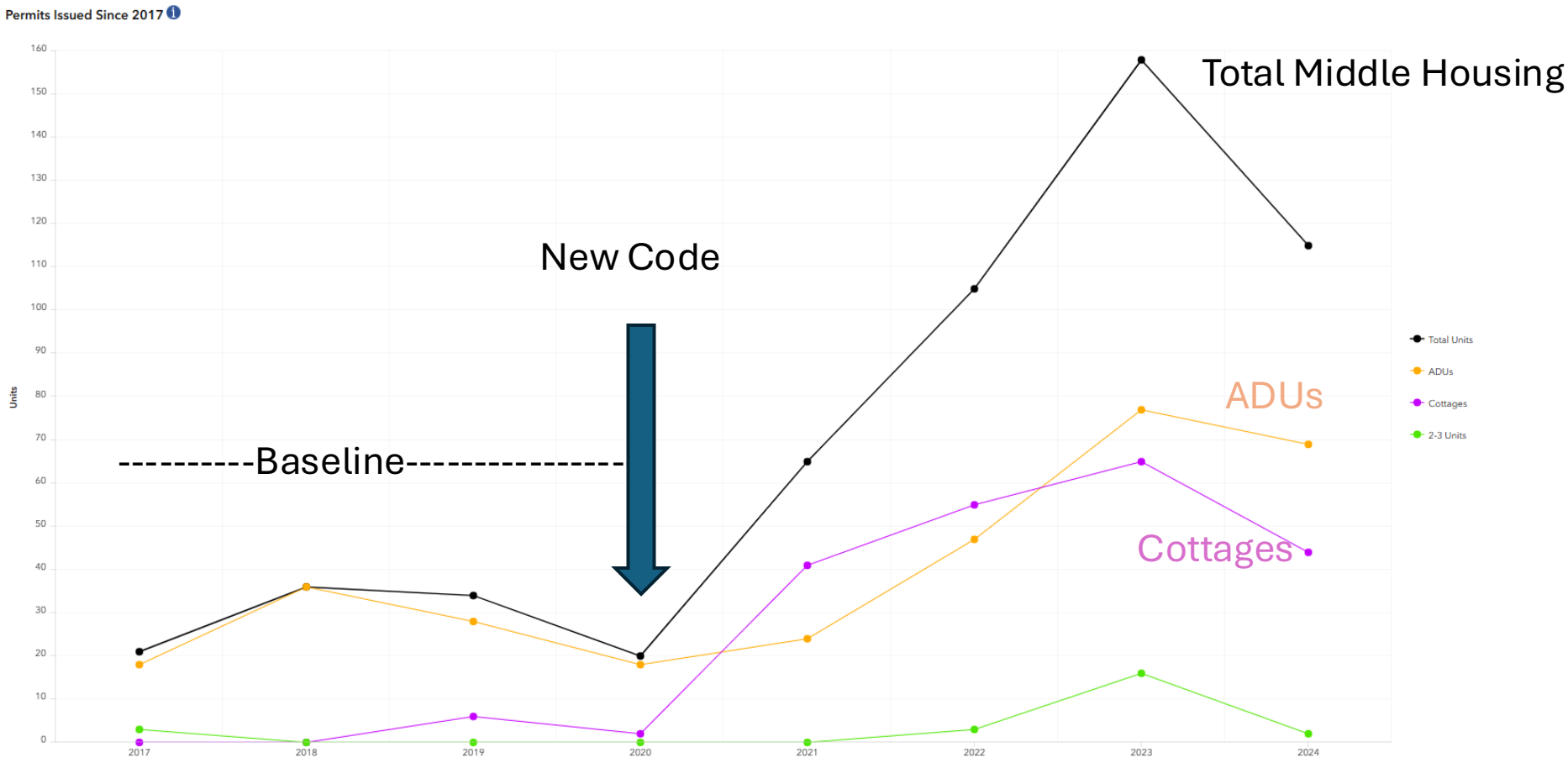
Middle Housing Development in Kirkland

- 2020 Code Changes
- Cottage developments
- SFR+ADU+DADU

Kirkland Housing Dashboard Data



[City of Kirkland Housing Dashboard Link]

Kirkland Housing Dashboard Data

Cottages Units

- 2024 = 44
- 2023 = 65
- 2022 = 55
- 2021 = 41
- 2020 = 2

35%

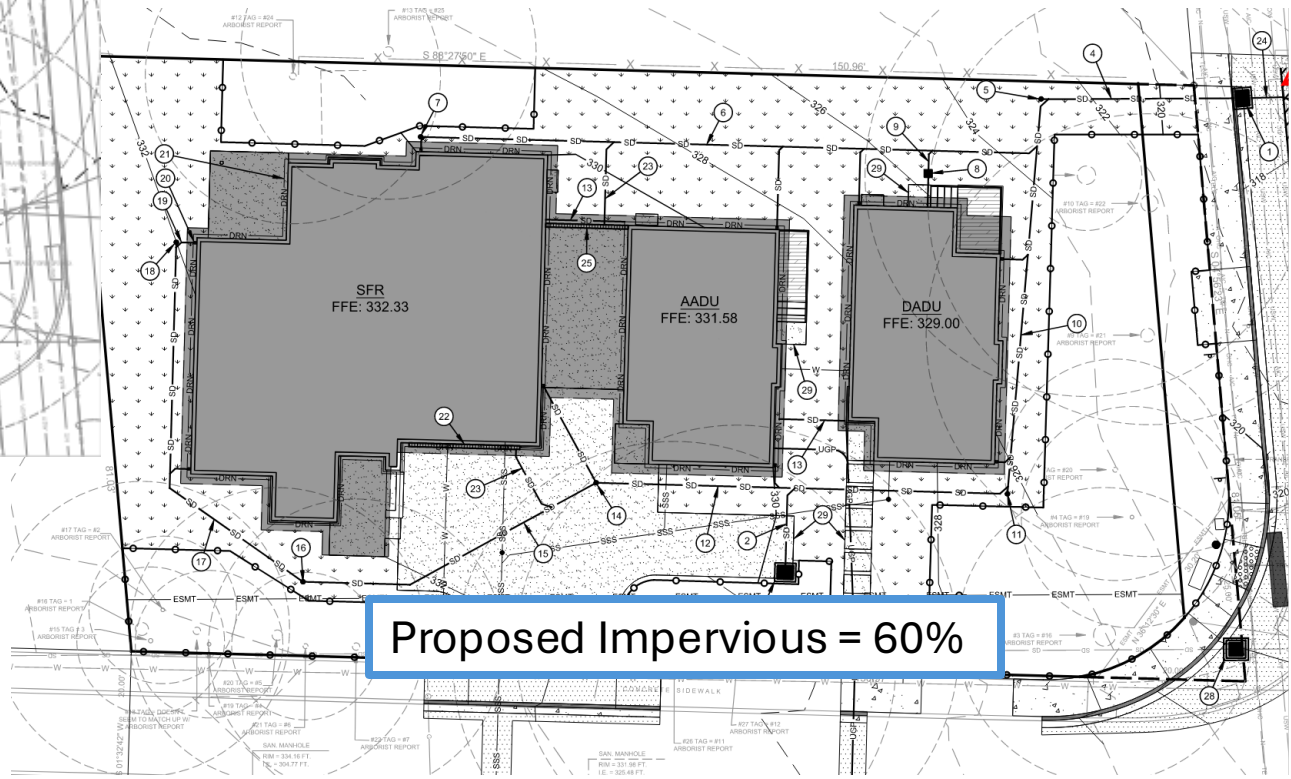
ADU/DADU Units

- 2024 = 69
- 2023 = 77

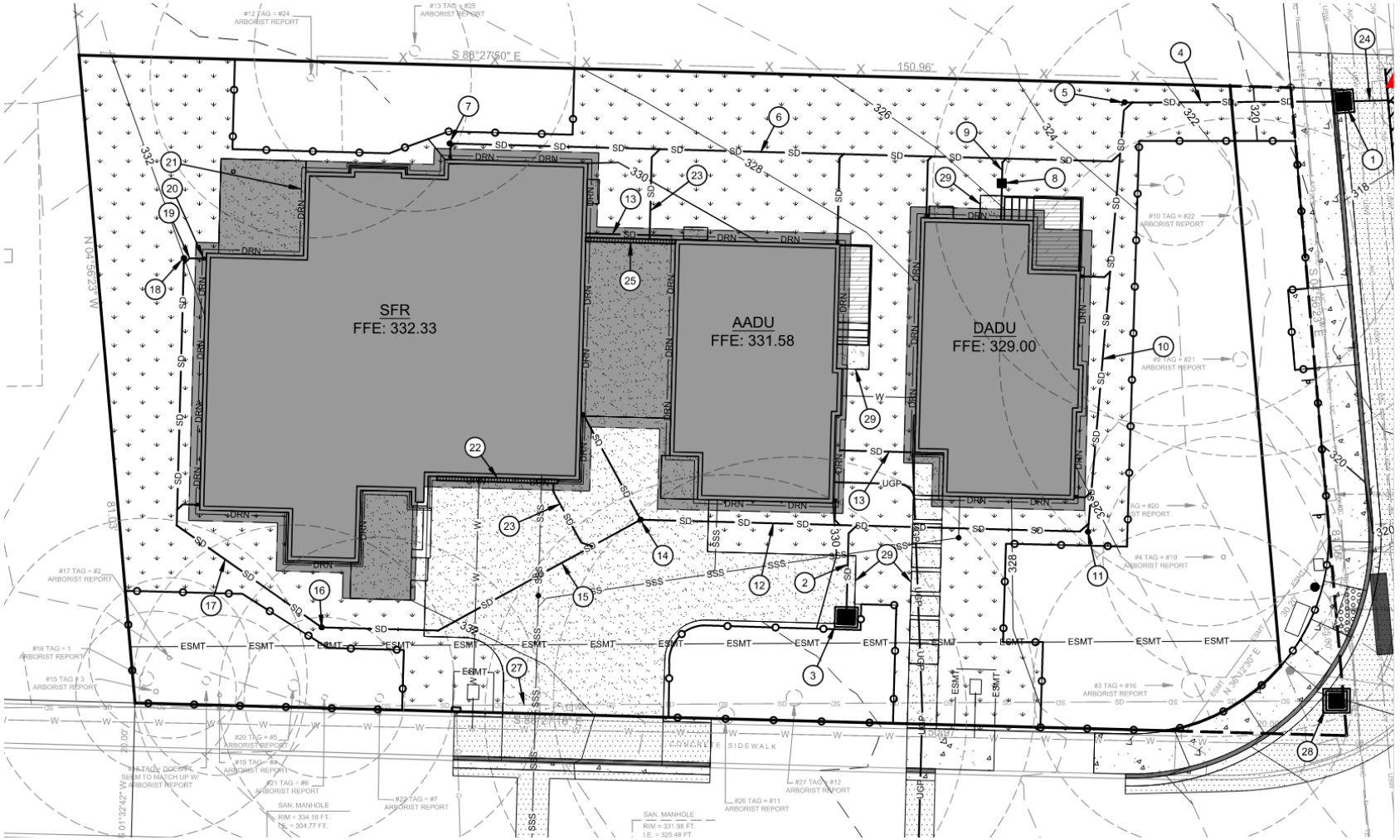
90%

Un-detained

Typical SFR+ADU+DADU Development



Calculating Fees



- 6,900 sf impervious
- 2,600 sf credit
- 4,300 sf / 2,600 sf = 1.65 ESU charge

2024 Housing Dashboard Data

- Cottages:

5 total projects

2 projects = no detention

Increase of 7,000 sf impervious surface

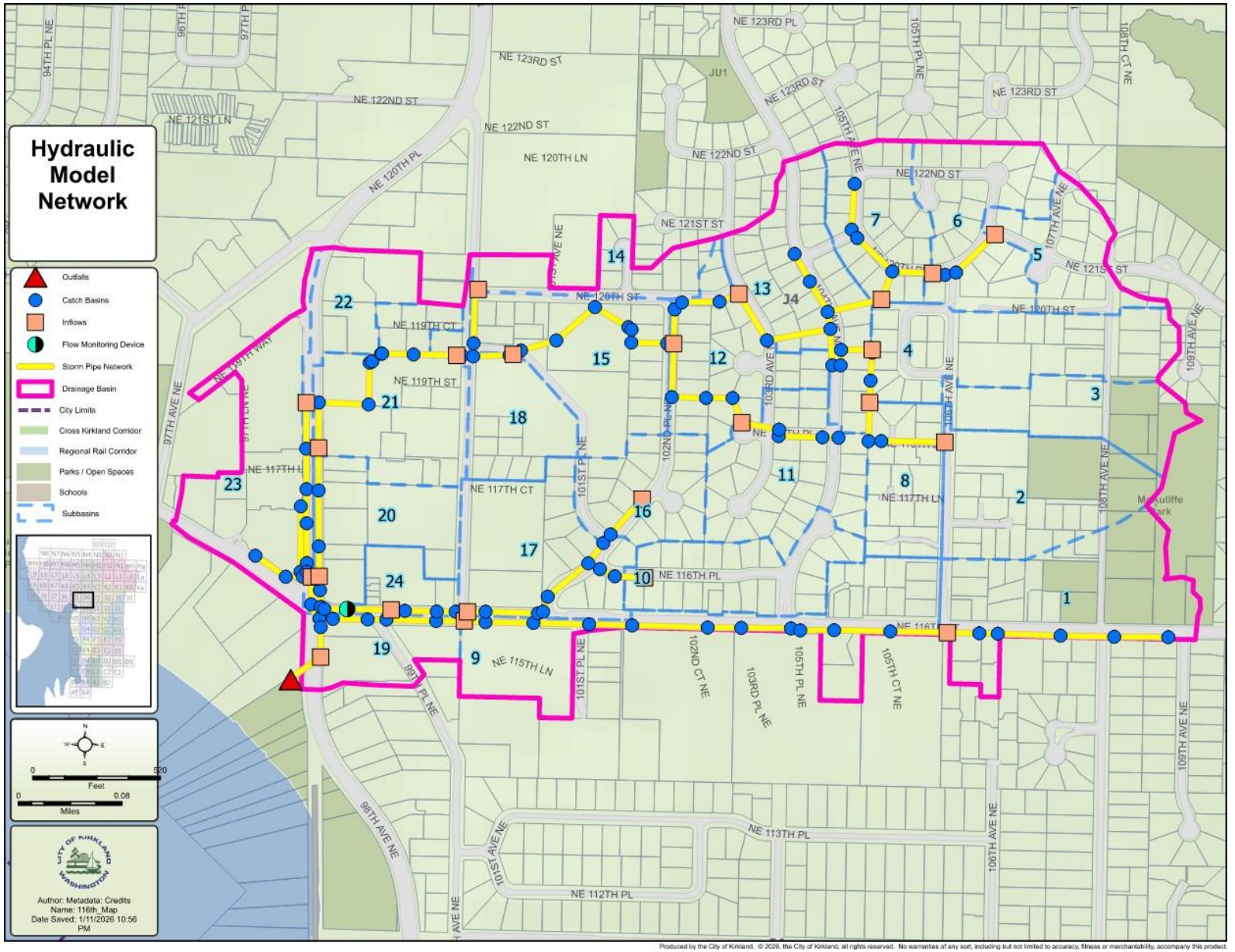
- ADU/DADU

43 total projects

39 Projects = no detention

Increase of 100,000 sf imp. surface

Engineering Next Steps



Engineering Next Steps (cont)

- Rain Gauges
- Flow Monitoring

Engineering Questions

Retrofit Facility at 132nd Square Park

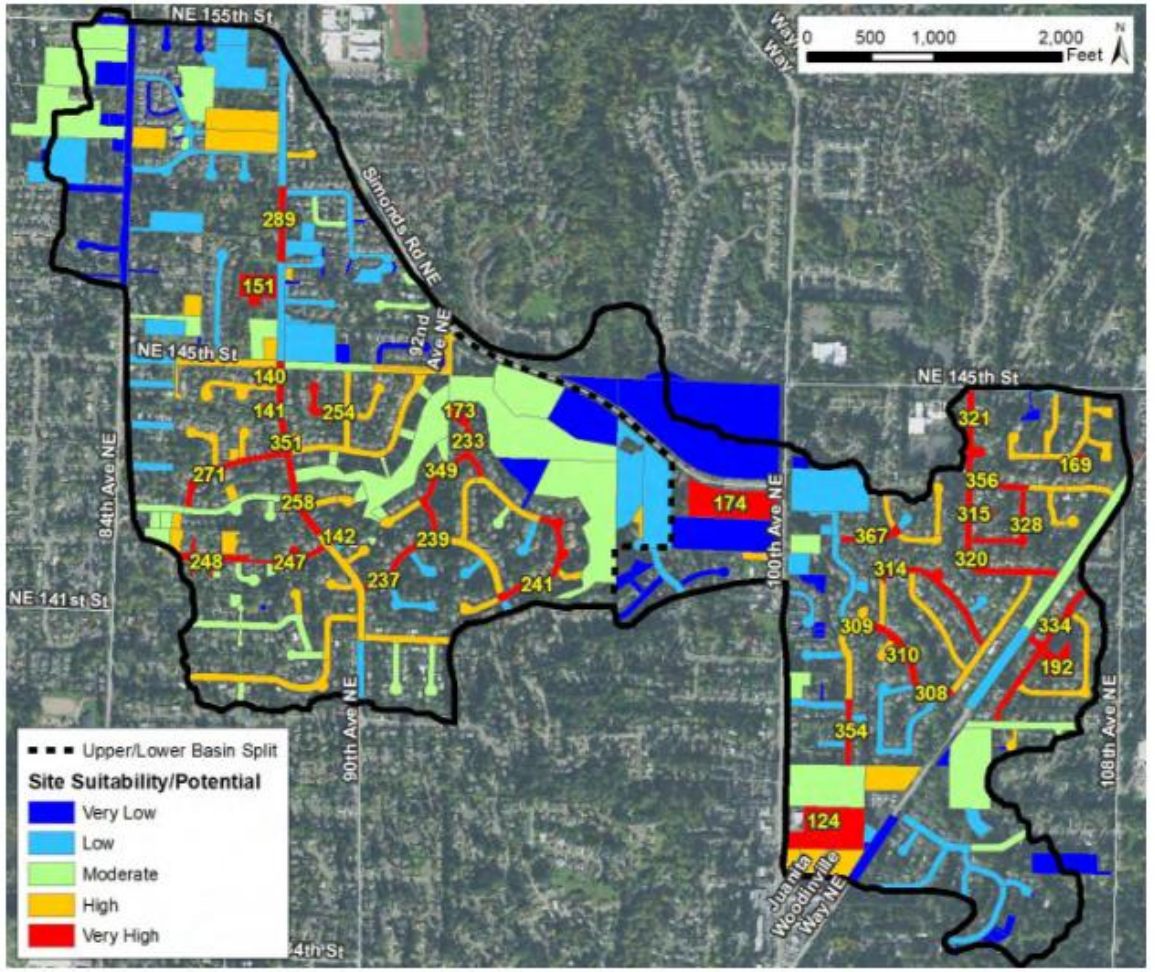
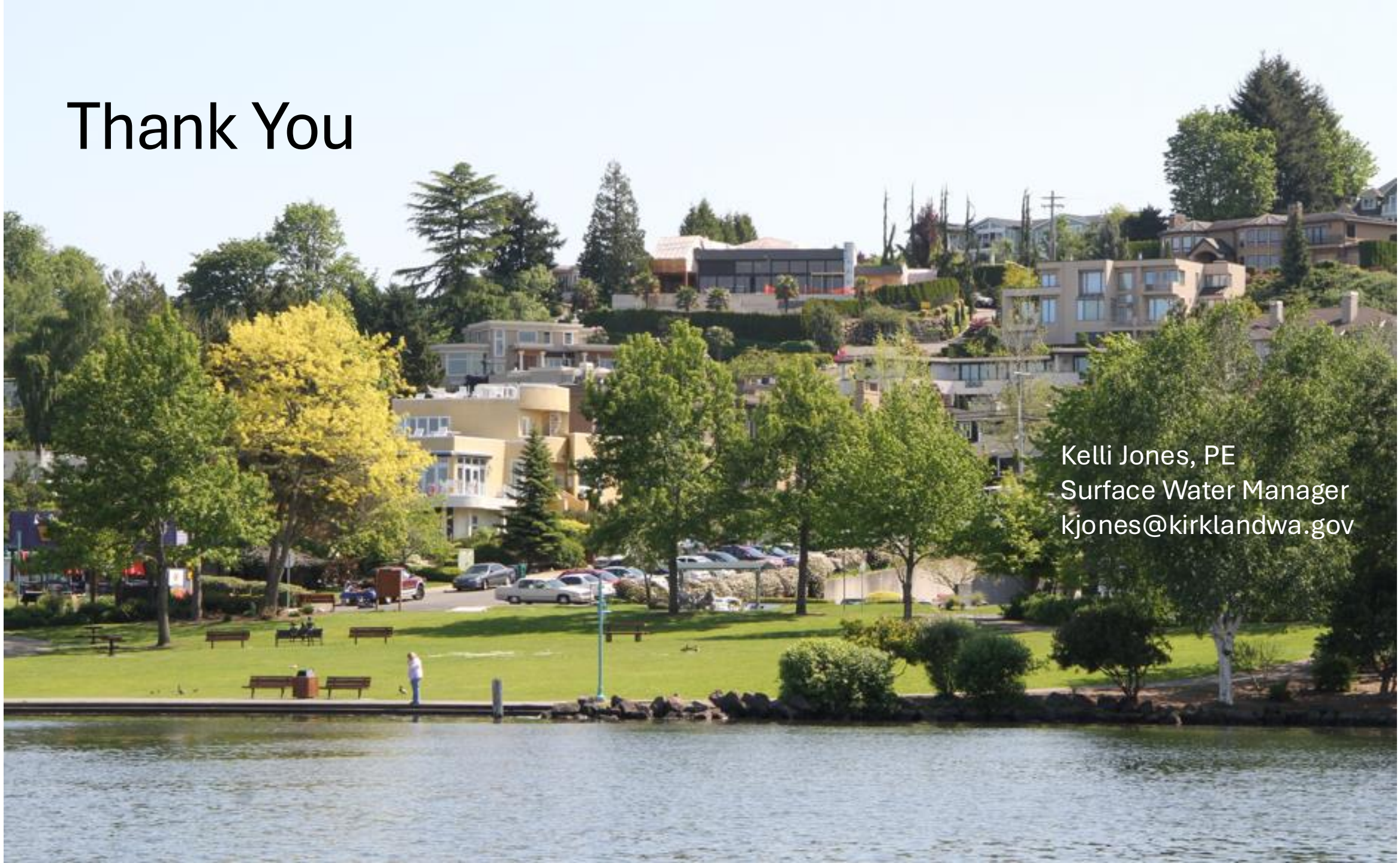


Figure 3.1 Site Suitability Map

Thank You



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