



Totem Lake Urban Center

**Background Information in Preparation for
September 16, 2010 Symposium**

Totem Lake
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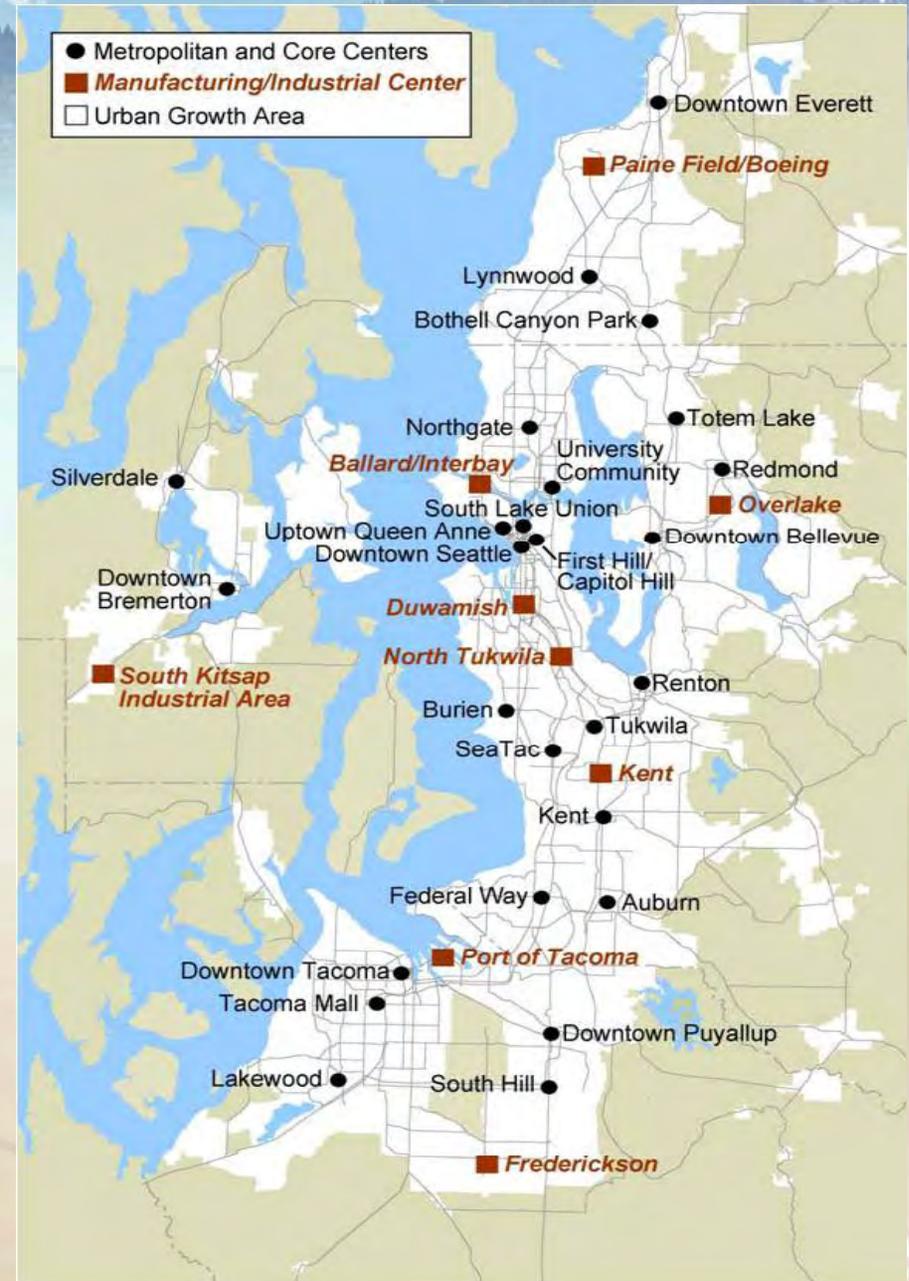
Urban Centers are the hallmark of Vision 2040, the regional growth strategy.

The goal of these centers is to attain a density of:

- 15 households per gross acre
- Average of 50 employees per gross acre
- A minimum of 15,000 jobs within ½ mile of a transit center

Priority is given to Urban Centers in the dispersal of regional transportation funding.

The Urban Center vision is the adopted vision for Totem Lake.

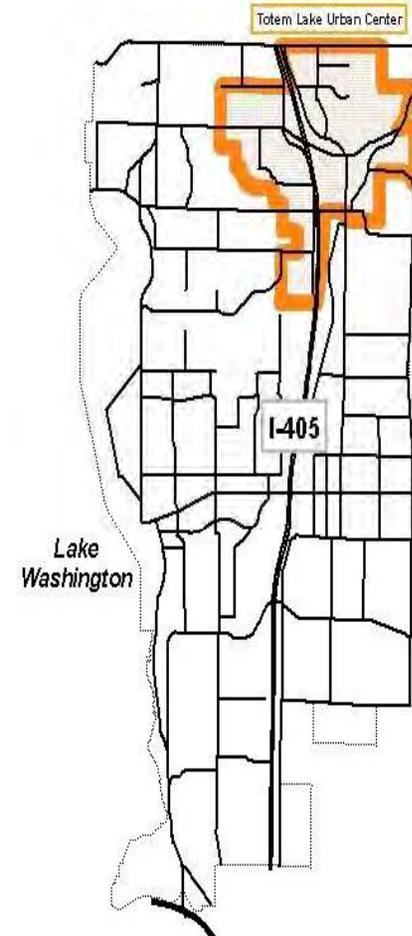


Totem Lake Urban Center

In 2007, Totem Lake Urban Center represented:

- 13% of City acreage
- 11% of population
- 36% of jobs
- 31% of sales tax receipts

Home to City's largest employer – Evergreen Hospital (approx. 3,000 employees)



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Totem Lake Urban Center

Kirkland	City- Wide			Totem Lake Urban Center		
	2000	2007	2031 Target	2000	2007	2031 Target <i>ESTIMATED</i>
Area (acres)	6,653	6,653	11,520	860	860	860
Population	45,054	47,890	92,196	5,606	5,544	9,800
Population Per Gross Ac.	6.77	7.20	8.00	6.52	6.45	11
Employment	34,092	32,398	57,218	12,482	11,938	29,000
Employment Per Gross Ac.	5.12	4.87	4.97	14.51	13.88	33
Housing Units	21,831	23,720	44,490	3,165	3,314	6,000
Employees Per Housing Unit	1.56	1.37	1.29	3.94	3.60	5
<p><i>Note: 2031 targets include Kirkland's annexation of areas in Kingsgate, Finn Hill and Juanita, effective 6/1/11.</i></p>						



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New Neighborhood Plan for Totem Lake

Plan adopted in 2002 provided strong direction for expanded opportunities for growth and development in the City's "economic engine"

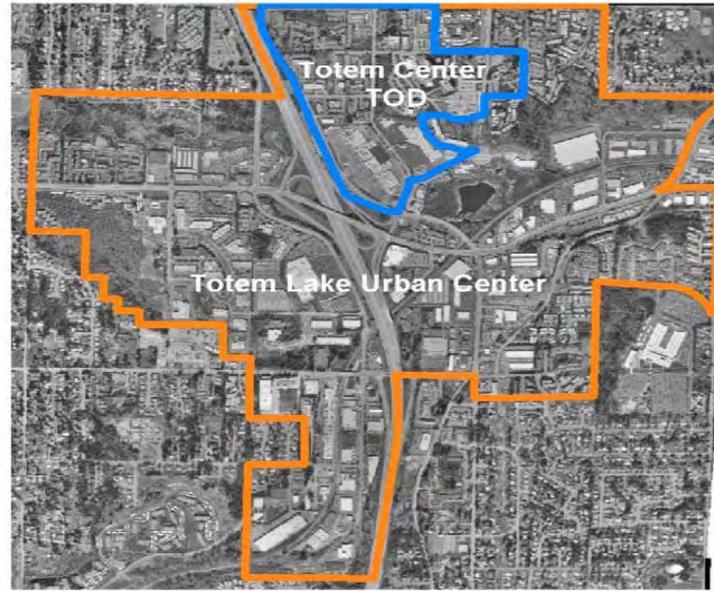
- Vital district providing jobs, housing and economic activity for City and region
- Rich mix of employment options, commercial uses and housing types
- Broad range of mobility options within and through neighborhood



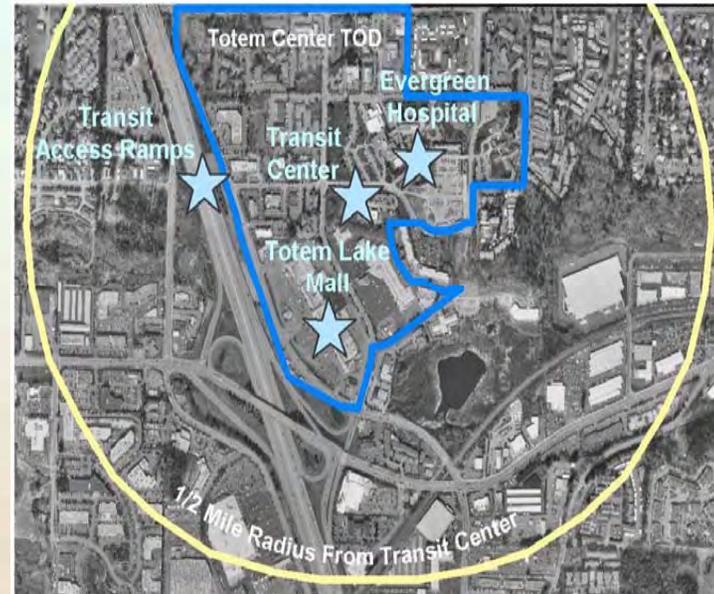
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TOD Core within Urban Center

Intensive Core



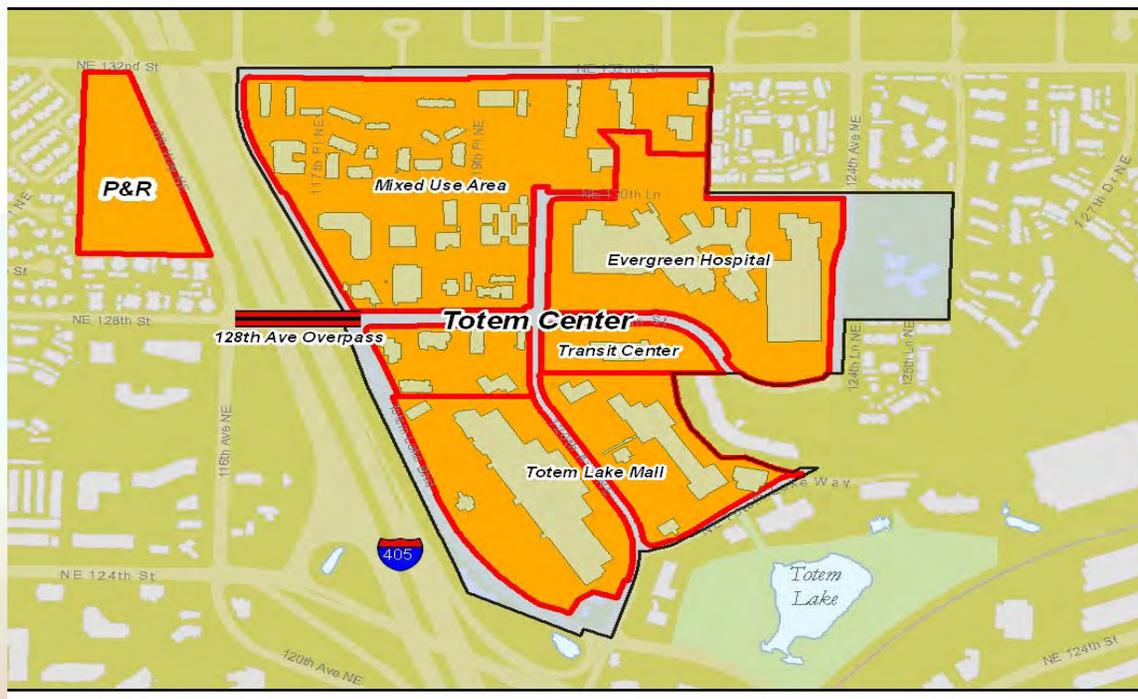
1/2 Mile Radius from Transit Center



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Intensive commercial core of Totem Lake Urban Center



- Evergreen Hospital
- Transit Center
- Totem Lake Mall
- Mixed use area west and north of hospital

Focus area for:

- Regulatory incentives for development
- Public efforts to work with development community
- Public investments



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Evergreen Hospital

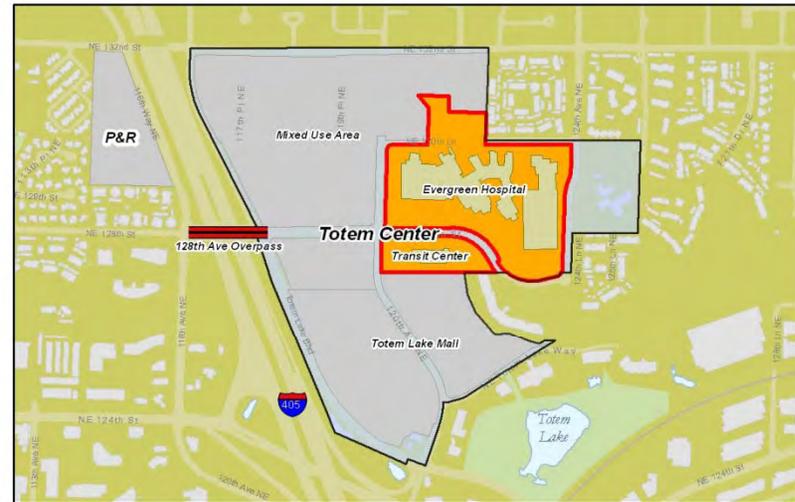
City's largest employer

New Neighborhood Plan supported expansion

Implementing zoning allowed for increased height (from 75' to 150') in exchange for development of transit center on campus

Emergency department 9-story bed tower, and gateway office tower

1.06 million square feet today, 1.2 million planned



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Transportation Infrastructure



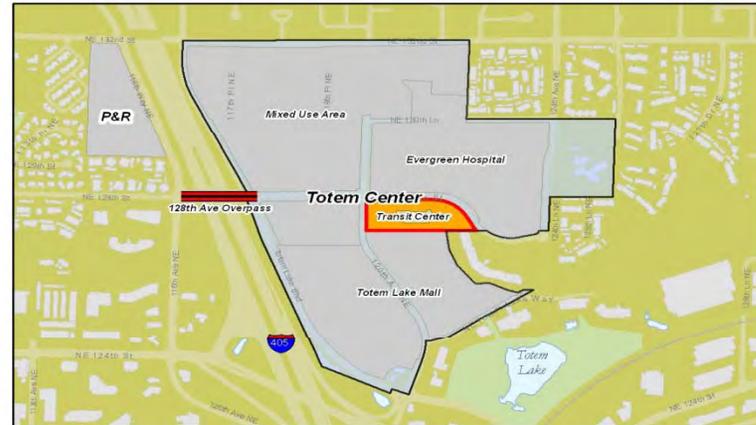
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Transit Center

Opened in October, 2008

Located on site of Gateway building on hospital campus:

- Two 5-story office buildings over 2 levels of parking
- 6 bus bays, sheltered passenger waiting areas, bus layover space
- Served by Metro routes only
- Located on NE 128th Street, walking distance to new overpass



Transit Center/Overpass/Freeway Station/Connection to Park & Ride City Efforts and Investment

Coordination with Evergreen Hospital
development

City improvement of NE 128th Street
for improved pedestrian and vehicular
use

City contribution of \$2 million to
funding of overpass

Partners:

- Sound Transit, City of Kirkland,
WSDOT, Metro
- Cost: 80.3 million

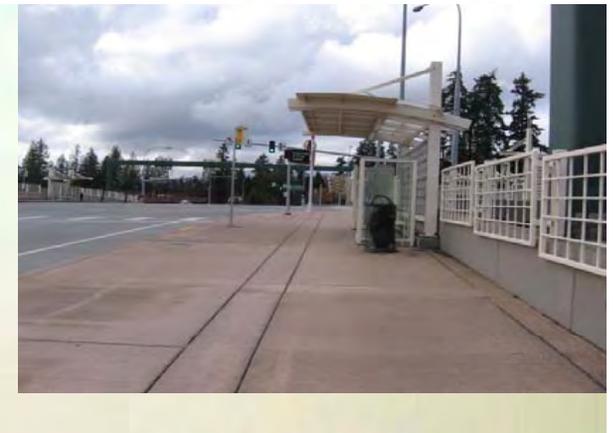
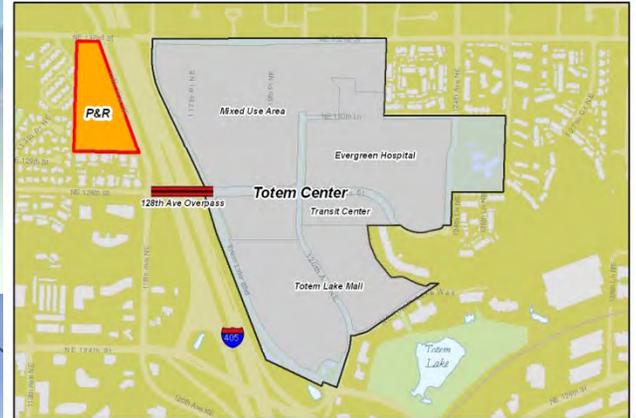


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NE 128th Street Overpass & Freeway Station

New I-405 overpass

- Connects NE 128th Street
- Provides direct access to/from HOV lanes on I-405
- Links Kingsgate P&R to station and transit center on hospital campus
- Served by ST Express & Metro Transit buses



Totem Lake Mall Regulations and Incentives

Substantial incentives for redevelopment of entire property

Increased height with land aggregation – from 30' to 75' (some areas at 135')

Conceptual Master Plan process, designed around circulation system for vehicles and pedestrians

Required connections through site and to hospital and transit center

Simplified review process following initial design review



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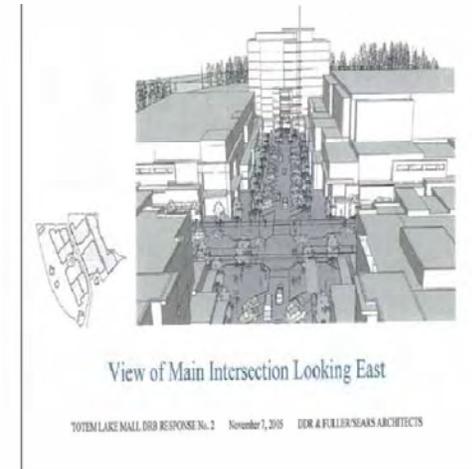
Totem Lake Mall Proposed Development

City worked with new property owner during development of regulations

Proposal progressed through design review to include:

- New east/west boulevard linking upper and lower malls
- 1.0 million square feet of mixed use - office, cinema, retail and residential

Project is now on hold



Totem Lake Mall

Public Efforts and Investment

Close coordination with property owners during development of regulations

Approval of development agreement between City and developer:

- City commitment of \$15 million toward purchase of new r-o-w for plaza and boulevard, 120th Avenue street improvements and portion of new parking structure
- City applied for and received \$3 million CERB grant (Community Economic Revitalization Board)



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Mixed Use Area

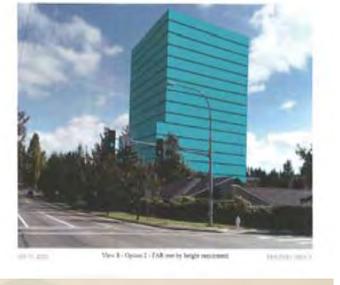
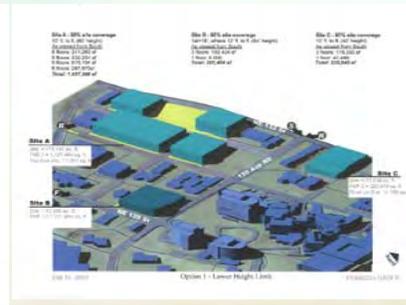
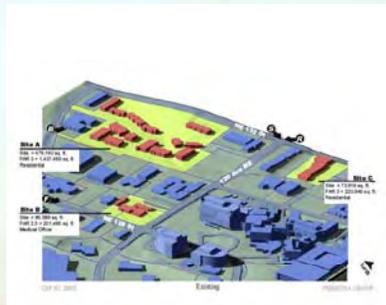
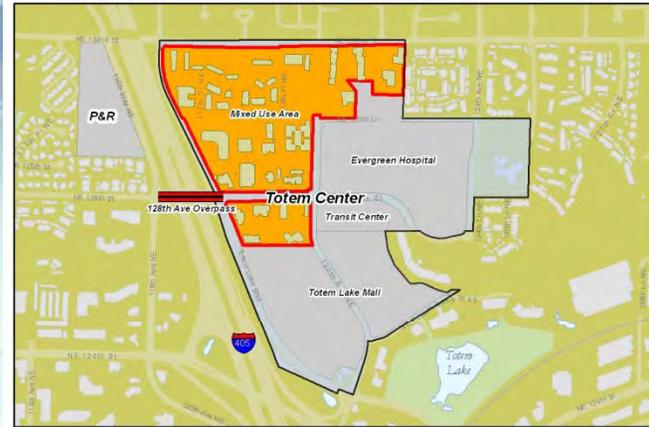
West and North of Evergreen Hospital

Key issues:

- Building Height
- Density
- Street Network

Studied massing impacts of significant height increases

- Developed “tower” concept with increased height, slimmer floorplates
- Established minimum residential densities
- Finer network of streets



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Mixed Use Area Regulations and Incentives

Building height as key incentive

- 30' base height
- 160' maximum
- Height increase allowed with:
 - Dedication and improvement of land for new streets
 - Smaller floorplates and tower separation
 - Minimum residential density: 50 units/acre
 - Minimum FAR: 1.0
 - Minimum of 10% affordable housing in residential projects

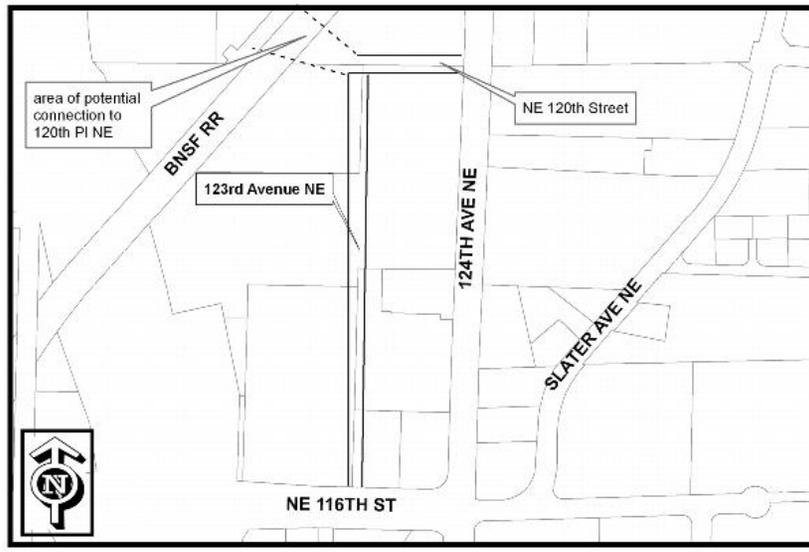


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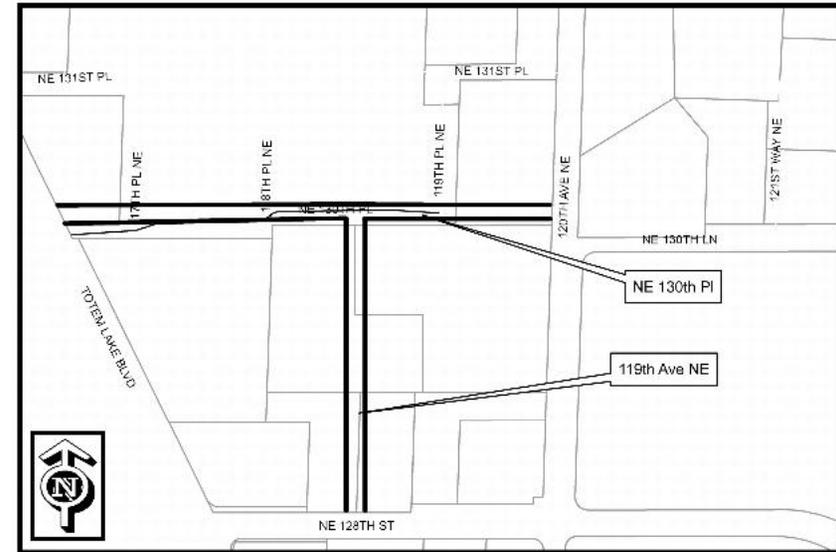
Grid Improvements Break up “Superblocks”

Dedication required with development when
increased building height incentive is used

Retail Area outside Core



Mixed-Use Area in Core



Challenges to Achieving Urban Center Vision

Encouraging today's development to meet long-term goals of development intensity

Amenities (public spaces, pedestrian connections, appealing retail) not yet in place

Totem Lake market not "tested" for high density retail, high intensity office, and major business park use

Balancing growth with needed road improvements

- Need for re-evaluation of level of service
- Funding for new network and regional projects

Grant funds - timing

- CERB grant for 3 million of improvements for mall had to be redirected downtown due to delay in redevelopment

Anticipated redirection for retailing and general economic conditions



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