

### Totem Lake Park master plan set to begin

#### TOTEM LAKE

The Parks and Community Services Department has selected Seattle-based landscape architecture firm The Berger Partnership to develop a master plan for Totem Lake Park. Berger has extensive experience in park development including Seattle's Magnuson Park, and is currently the consultant for the Redmond Connector Trail rail corridor master plan. Berger is tasked with working with the community, including local business and property owners, on envisioning the Totem Lake Park property as an enhanced destination, as a stop along the Cross Kirkland Corridor, and as a potential portal to a revitalized mall. The masterplanning process will occur throughout 2013 and dovetail with other Totem Lake and



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### Totem Lake drainage still top priority

The City of Kirkland continues to address the drainage issues on Totem Lake Boulevard near Totem Lake Mall. As part of this \$4.7 million effort, two aged corrugated metal pipe culvert sections will be replaced along Totem Lake Boulevard Northeast near 120th Avenue Northeast.

In addition, the drainage channel on the west side of Totem Lake Boulevard (between Totem Lake Boulevard and I-405) will be graded to improve drainage (see web site for more information). Staff continues to address sediment, vegetation and beaver dam removal throughout the Totem Lake drainage system west of I-405. The construction phase is planned this spring/summer from May to October. Typical hours of construction will be 7 a.m. to 5 p.m., Monday through Friday; some night work may be done to reduce traffic impacts during lane and road closures. Many factors, including weather, could influence the project and its construction schedule. For more information, contact Noel Hupprich, Project Engineer at [NHupprich@kirklandwa.gov](mailto:NHupprich@kirklandwa.gov) or (425) 587-3829.

### BUSINESS HIGHLIGHT:

#### 24 Hour Fitness



Mike Schwamberger, manager of 24 Hour Fitness, says he's excited about the new amenities of the gym he manages.

24 Hour Fitness celebrated the Grand Opening of its Totem Lake health club on January 26, 2013. Council Member Penny Sweet participated in the festivities by joining the club's 40 employees at the ribbon-cutting, where she proclaimed it "Healthy Kirkland Day."

The club previously occupied a two-level, 21,000 square-foot space at Park-place.

The relocation was prompted by reaching the end of the lease and by a desire to modernize and expand the facility. Remaining in Kirkland was a primary goal.

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## Fitness

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The site, previously occupied by Comp USA, in the lower Totem Lake Mall proved to be a winner. It was big enough to allow for 25,000 square-feet of finished space on one level. It also featured adequate parking. The club is adjacent to My Home Wholesale & Décor, whose lease of 50,000 square feet helped to kick-start the revitalization of the property last summer.

Mike Schwamberger, a three-year veteran of 24 Hour Fitness, serves as the club's manager.

One of his favorite pieces of equipment is the TRX Tactical Suspension Trainer. Invented by a former Navy SEAL, the system uses a person's own body weight to build strength, balance and core stability. "While the club can meet the training needs of the most dedicated triathlete," says Schwamberger, "it also focuses on functional fitness, giving its members the conditioning to engage in the activities of daily living with greater stamina, agility and ease."

He is excited about the various amenities and equipment, including:

- Variety of cardio, strength, functional training equipment
- Tactical Suspension Training
- More space
- Dedicated Group X room
- Complimentary Wi-Fi
- Personal training service
- Kids' Club babysitting
- Retail area offering fitness products, accessories, and nutrition supplements

## Studies

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corridor planning studies.

### TRANSFER DEVELOPMENT RIGHTS STUDY



The Comprehensive Plan will examine Totem Lake's capacity for density and new development.

Transfer of development rights is a tool that allows for the transfer or sale from a sending area, (in this case rural King County where protecting open space is desirable), to a receiving area, like the Totem Lake Urban Center where density is recommended. A consultant team anchored by Berk & Associates and including Forterra and Heartland, has been selected to prepare a market analysis of the Totem Lake Business District and analyze various economic development tools. The tools include LCLIP, new legislation enabling the transfer of development rights between rural areas of King County and urban areas like the Totem Lake Urban Center. Participation in the TDR program would allow the City to receive a portion of King County property taxes. The City is interested in finding out whether there is a market for additional development rights that would catalyze certain underdeveloped properties. The City also wants to understand what tools including LCLIP might be utilized to fund necessary infrastructure improvements.

### COMPREHENSIVE PLAN REVIEW

As required by the Growth Man-

agement Act (GMA), the City is undertaking an update to its citywide Comprehensive Plan over the next two years. This important update will look at new housing and employment targets to 2031 as well as land use and transportation policies. It also includes a review of the Totem Lake Business District. During that time the City will assess its approach to concurrency, consider how much density might be available for Totem Lake and possibly other business districts, and also determine whether the current uses are appropriate given such factors as local revenues needs, community needs, and anticipated growth sectors in the regional economy. In Totem Lake, property owners have requested additional height and density and relief from certain regulations. Also the City will likely review light industrial and other commercial land designations to determine whether the current business trends like auto retail, IT and aerospace business can be further accommodated. There will be many opportunities for Totem Lake business interests and others to get involved in planning for the future of Totem Lake.

### CROSS KIRKLAND CORRIDOR MASTER-PLAN

The City is currently interviewing several consulting teams for a masterplan study of the Cross Kirkland Corridor. The study will delineate design treatments for a multi-modal corridor while assessing access points and other uses on the shoulders of the corridor. It will estimate the costs of the build-out, suggest phasing options and funding opportunities. The areas that the corridor traverses in Totem Lake are quite diverse, including the warehouse district in Parmac in the southwest quadrant and the edge of the lake and Totem Lake malls complex on the east side of I-405. A creative design could catalyze these areas that have yet to live up to their full potential.

### Totem Lake Symposium provides progress update to stakeholders

The City of Kirkland in October updated more than 70 of the region's business and policy leaders on the progress of Totem Lake at the Second 2012 Totem Lake Symposium. Public investments include:



Mayor Joan McBride facilitates a community meeting.

- \$4.5 million worth of Infrastructure improvements have been made to mitigate flood events

- A \$7.4 million Northeast 120th Street connector that will improve circulation is in design

- New zoning flexibility including increased height in certain zones, allowance for first floor uses, as well as retail, specific decoupling of development with infrastructure fees and requirements have removed regulatory barriers to redevelopment

- New City investments including the \$30 million Public Safety Building and Off leash Dog Park provide a 'sense of place'

- Work has begun on a Totem Lake Master Plan to analyze taking ownership of Totem Lake, creating a park district incorporating it, and suggesting new programs for activating and connecting the lake and immediate area.

- Purchase of the \$5 million Cross Kirkland Corridor and preparation for the first phase of development for bike/pedestrian use.

*Bob Malte, Chief Executive Officer of Evergreen Health, spoke about private investment in Totem Lake that has taken*

place since 2010. Key projects include:

- More than 100 net new businesses have located in Totem Lake

- 116 Slater is a mixed-use residential development project under construction with 108 apartments and 10,000 square feet of retail space.

- Imagine Housing's St. Francis, an affordable housing project, provided 60 new apartment units.

- Astronics and other aerospace businesses have moved to Totem Lake from nearby cities fostering hundreds of new Totem Lake jobs. Astronics alone brought 300 jobs to the district.

- A new \$35 million, 83,000 square foot Allied Health Building at Lake Washington Institute of Technology has been built.

- Michael O'Brien announced the expansion of Toyota with \$20 million state-of-the-art new construction and the opening of a new Volkswagen dealership in Totem Lake with projected revenue of \$60 million and 100 new jobs.

#### Survey says ...

A polling exercise asked participants' thoughts on the current Totem Lake work plan and what steps they would like to see the City take in the near future. A panel of experts in urban design, housing, planning and financing also weighed in on what is next for Totem Lake.

- Both the panel and 62% of the audience felt it would be appropriate for zoning regulations to allow taller buildings in those locations where higher density is desired.

- 55% of respondents supported for high density housing coupled with amenities

- 69% want to jump start place making in Totem Lake.

- Most said Totem Lake's lack of amenities was the most significant deterrent to redevelopment in Totem Lake

- 41% (the majority opinion) said transportation improvements should be made to accommodate additional density



Astronics capitalized on a good real estate opportunity to purchase 97,000 square feet of floor space on 14 acres in Totem Lake.

## Leading aerospace technology developer finds new home in Totem Lake

Astronics now part of a sector that includes 17 aeronautics technology developers, designers

One of the nation's leading developers of aerospace technology moved into a reconstructed Totem Lake facility in January. And that corporation, Astronics Advanced Electrical Systems, brought with it 350 employees working in administration, research, design and manufacturing.

Astronics is one of 17 companies aeronautic developers in Kirkland.

The 14-acre site had originally included two buildings. But those two buildings were combined by general contractor Kirtley-Cole Associates to create a single building containing 97,000 square feet. The firm also made interior improvements to accommodate the company's production area on the first floor and offices on the second. The interior of the building has a distinct aeronautical theme, including runway numbers based on compass headings that are painted on the main corridor of the production floor. Eight charging stations were installed for electric cars.

Maintaining high employee satisfaction levels for the perennial member of *Seattle*

*Business* magazine's 100 best companies was a primary motivation for the move, as was the property's purchase price and the fact that it had outgrown its Redmond-based facility.

Astronics designs and manufactures innovative, high-performance electrical power generation, distribution and control systems for the global aerospace and defense industries. It is the leading provider of in-seat passenger power systems to serve today's air travelers, 90% of whom carry mobile electronic devices onboard. More than 500,000 airplane seats worldwide are equipped with its in-seat passenger power system. It is a pioneer in brushless power generation and intelligent power distribution and management. Its products help make aircraft safer, lighter, more reliable and less costly to operate. Major customers include The Boeing Company and Lear-jet.

### Aeronautics companies in the Kirkland area

1. Astronics
2. Fuji Heavy Industries USA
3. Aviosupport
4. Gemini Engineering
5. Greenpoint Technologies
6. Quiet Wing/Dungan Air Tech.
7. Rockwell Collins
8. Pacific Rim Aerospace
9. Western Pneumatic
10. Hamilton Sunstrand
11. Pratt and Whitney
12. Accutac
13. Proctor Product
14. DeYoung Manufacturing
15. Halbar-Rts
16. Hirschler Manufacturing
17. Skye Tek

*\*2012 data provided by King County Aerospace Alliance*

### Totem Lake Business Data (October 1, 2012 — February 15, 2013)

	<i>businesses</i>	<i>employees</i>	<i>full-time equivalents</i>
<b>Gained</b> (licensed by the City)	24	153	139
<b>Lost</b>	13	150	140
<b>Net</b>	11	3	-1

This bulletin was prepared by the Economic Development Office, City of Kirkland, 123 5th Ave., Kirkland, WA 98033. Contact Ellen Miller-Wolfe, Economic Development Manager, at 425-587-3014 or [emwolfe@kirklandwa.gov](mailto:emwolfe@kirklandwa.gov).