

**FINAL EDITION!**  
of the TL OnTrack Bulletin

# Totem Lake

## OnTrack News Bulletin

A Public Private Partnership Working to Revitalize Totem Lake

### 2010 Totem Lake Symposium Called for Action: The City responded

**Totem Lake On Track News Bulletin has achieved its purpose and will be retired.** In the future, you can use a variety of communications, **listed on page 8**, to learn about Totem Lake news. In 2010 the City met with Totem Lake stakeholders to identify strategies to help this underperforming urban center realize its potential as a great neighborhood and major regional center. As the TL Work Plan and list of investments demonstrate, the City has delivered on its commitments to TL, with investments totaling over \$100M and more improvements anticipated. \$75M for I-405 ramps at 132nd was approved for Kirkland by the Legislature in 2015. Recently, the **Sound Transit Board advanced two projects for further study** which if realized, will be major catalysts for Totem Lake revitalization!

**I**n 2010, dissatisfied with the progress the urban center had made toward its goals, the Kirkland City Council recommitted the City to helping Totem Lake realize its destiny as a leading regional urban center. **In the last two years \$75M has been invested in public improvements that have either been purchased, built or are underway:**

In 2012, the City purchased the Cross Kirkland Corridor (CKC), a 5.75 mile non-motorized only section of an abandoned 42 mile Eastside Rail Corridor, that runs north/south through the center of the City forming the spine of the City's off street bicycle and pedestrian network. The CKC joins eight of Kirkland's thirteen neighborhoods and is adjacent to many parks, schools residential and commercial areas. At present there are approximately 1,700 businesses employing almost 15,000 workers within 2,000 feet of centerline of the corridor. Most of these businesses have ten or fewer employees.

TOTEM LAKE PUBLIC IMPROVEMENTS (2011-Present)

Date	Amount	Public Improvements
2011	\$5M	For purchase of the Cross Kirkland Corridor (CKC), an abandoned railroad ROW connecting Kirkland through Totem Lake, with the goal of outfitting it for multi-modal (bike, pedestrian, and transit) use
2013	\$500K	For the CKC Master Plan
2013	\$4.5M	For infrastructure improvements to mitigate flood events
2013	\$82K	For the Totem Lake Park Plan
2014	\$30M	For a new Public Safety Building
2014	\$3.6M	For the Interim Trail on the CKC
2014	\$7.4M	To improve circulation by adding the NE 120th connector, a missing piece of the grid
2015	\$75M	For the NE 132nd ramps at I-405

In addition, the City currently implements many strategies to encourage private sector development; including, adopting zoning regulations and guidelines intended to guide development and address compatibility within the district, land use issues, and site and building design. Zoning is designed to encourage growth patterns that will contain the expansion of urban growth areas and discourage urban sprawl. The intention is to remove vehicles from the current transportation system by creating compact communities where people may both live and work, and encouraging non-motorized modes of transportation. Providing efficient access to jobs, services and transit will improve the efficiency of the transportation system and support economic development.

The City continues to focus on Totem Lake with studies aimed at developing a regional park at Totem Lake, CKC development, and a study of economic tools to provide additional incentives to spur investment. Affordable housing is a required element of most residential development in Totem Lake.

The results of the recommitment begun in 2010 have been promising, with new investment in Totem Lake by over 100 businesses that range from cutting edge aerospace to new wineries to fitness facilities – family-wage employment coupled with the amenities that make business districts attractive.



# Totem Lake: Full Speed Ahead!

The Totem Lake business district is a vital employment, retail, industrial and service area for the City of Kirkland and the surrounding region. It is the City of Kirkland's largest employment center and the highest revenue generator of all Kirkland business districts. Designated an **Urban Center** by King County. The Puget Sound Regional Council states the area is anticipated to double in population and triple in employment by 2035. Inadequate infrastructure, such as weak storm drainage, traffic and bicycle/pedestrian circulation and access to and from the region's major interstate highway, I-405, are the main challenges to Totem Lake's success that the City will be addressing in the coming years.

The **Totem Lake Neighborhood contains the city's only urban center, a designation by the State Growth Management Planning Council in 2003.** Urban centers are the focus of regional growth, and in that regard are expected to incorporate high density housing (15 households per gross acre) and employment (15,000 jobs within a half mile of a transit center or 50 employees per gross acre). By 2035, Totem Lake is expected to grow from its present population of 1,990 to a forecasted 6,630 – 16,730, and double its housing units from 1,240 to a range of 4,140 to 10,460. **Employment is expected to increase from 12,966 to a range of 24,994 to 52,364.**



128th St. Totem Lake Transit Center

Q1 2015	Totem Lake	Totem Lake Percentage of City	City Wide	Totem Lake Target 2035
Business Licenses	914	11.4%	8,053	
Employee Count	16,762	41.7%	40,606	+8,607 - +37,421
Sales Tax Revenue	\$5.25M	29.2%	\$17.96M	

**Transit is a key consideration of urban centers,** allowing these areas to accommodate the substantial densities expected of them. In the case of Totem Lake, a transit center, serving Kirkland's largest employer, EvergreenHealth and an anticipated revitalized mall (mixed use center) was one of the first improvements to be developed

following urban center designation along with a flyer stop (HOV access from I-405), and the redevelopment of NE 128th Street, a portal to the hospital and other health care businesses. In addition to transit, the Totem Lake Urban Center is expected to incorporate a broad range of uses, while emphasizing a safe and accessible pedestrian experience, superior urban design coupled with limits on the use of single occupancy vehicles; all to ensure a livable environment and sense of place.

To continue viewing information regarding Totem Lake, subscribe to <http://www.kirklandwa.gov/ebulletins> and find **Totem Lake Business District Update.**

## CHALLENGES

Annual salaries in the fields of recreation, manufacturing, warehousing and healthcare, which account for the majority of employment types in Totem Lake, range from \$18,517 (manufacturing) to \$77,804 (healthcare). The median home value in Kirkland is \$470,000, and is projected to increase 5% per year in the near-term. For modestly compensated employees, the cost of housing in Kirkland poses a significant challenge. Many workers commute



The 5.75 mile Cross Kirkland Corridor (CKC)

long distances from the surrounding area where more affordable housing is available. Evergreen Health has over 3,000 employees and is the city's largest employer. It relies on a stable workforce with easy access to its location. Other industry clusters in Totem Lake have similar needs.

The lack of easy access to I-405 at NE 132nd Street (the north end of the Totem Lake business district) will continue to hamper redevelopment, increase congestion in both the local arterials and I-405, and continue to hamper access to Evergreen Health, Lake Washington Institute of Technology, Astronics and four major auto dealerships.

At the intersection of NE 124th St. & 124th Ave. NE, the CKC crosses two legs and nine lanes of traffic in less than 350 feet. It is one of Kirkland's busiest intersections, with traffic volumes exceeding 50,000 vehicles per day, directly servicing the on and off-ramps for northbound I-405. This crossing is identified in the City Council adopted Master Plan of the CKC as an impediment to transportation.

Both the Totem Lake Master Plan and the CKC Master Plan identified this intersection as needing a grade separated crossing. Providing a grade separated path for non-motorized users will reduce modal conflicts between pedestrians and/or bicyclists and vehicles.



Improve amenities at Totem Lake

## CROSS KIRKLAND CORRIDOR ZONING

Zoning has been adopted for the parcels that border the CKC in Totem Lake to attract retail uses that have been associated with corridors nationally. In particular, restaurants, breweries, wineries and distilleries are now allowed in areas of Totem Lake that were formally zoned for industrial use only, with the expectation that high-tech office will eventually transform the district. Many small businesses including craft breweries and restaurants are or have expressed interest in locating along the corridor because of its potential to connect them with consumers who travel along it.





# Totem Lake

Totem Lake Action Plan (through first quarter 2017)			2015				2016				17
			1st	2nd	3rd	4th	1st	2nd	3rd	4th	
Action Item	Description	Tasks									
<b>City Manager's Office</b>											
Legislative Agenda	Secure funding for corridor.	Advocate for federal Transportation funding for pedestrian and bicycle underpass or flyover to allow a modal/grade separation at NE 124th St. and Totem Lake Boulevard NE, the most significant safety challenge along the corridor for Kirkland.			x	x	x	x	x	x	x
	Secure state funding for NE 132nd ramps at I-405.	Advocate for a statewide 'new revenue' Transportation Budget in 2015 that includes funding for NE 132nd ramps.			x						
Project Coordination	Updates to Action Plan		x	x	x	x	x	x	x	x	x
	Communication to community and stakeholders.		x	x	x	x	x	x	x	x	x
	Track businesses and employment numbers.		x	x	x	x	x	x	x	x	x
Promotion and Recruitment	Rebrand contingent upon TL Malls redevelopment.					x	x				
	Possible "Made in Kirkland" campaign.										
	Respond to inquiries re: business location/expansion.		x	x	x	x	x	x	x	x	x
<b>Parks and Community Services</b>											
ARC location	Site selection for a potential Aquatic, Recreation, and Community (ARC) facility.	Consider suitable sites within the TL District for new facility.	x	x							
ARC Funding	Planning for Potential Ballot Measure.	Consider formation of Metropolitan Park District; Council adoption of Ballot Ordinance, November Election.		x	x	x					
Totem Lake Park	Pursue ownership of park from King County Conservation District.	Schedule meeting between key City representatives and KCCD Board.		x	x						
	Initiate master plan implementation.	Secure funding for First Phase; initiate design and permitting tasks.				x	x	x			
<b>Parks and Public Works</b>											
Public and Private Initiatives	Seek funding for 124th bridge.										
	Pursue connections to lake and corridor with mall owners.				x	x	x	x	x		
	Pursue connection from Totem Square to corridor with owners.										
	Pursue connection from Totem Square to corridor with owners.	Keep talking with the developer.		x	x	x	x	x	x		
Citywide ITS Phase 2	Signalization	Complete design.									
		Start construction.									
		Construction complete.									
Update Transportation Plan and PROs Plan	Transportation Impact Fees used to fund corridor.			x							
	Ensure ability to use future Parks Impact Fees for the CKC.	Develop level of service and methodology.	x								
	Complete Impact Fee Rate Study.	Complete rate study and implement new rates as necessary.			x	x					
Update CIP	TL progress.										
Grants	Secure funding for corridor.	Apply for grant funding for a non-motorized, grade separated connection at NE 124th St. and Totem Lake Boulevard NE, the most significant safety challenge along the corridor for Kirkland.							x		





# underway with Design Review Board consideration”

In March 2015, the City Council unanimously approved the extension and amendment of the Redevelopment Agreement for Totem Lake Mall. In 2006, the City and the previous property owner entered into a redevelopment agreement, which is set to expire in 2016. CenterCal Properties, LLC, a retail development company, sought to have the City extend and amend the redevelopment agreement and have it reassigned from the previous owner to CenterCal. The City Council approved the initial extension of five-years with the ability to extend two additional years if certain criteria are met. The Agreement sustains the City’s original commitment to public infrastructure improvements of \$15 million including improvements to 120th Avenue NE, a public plaza and possibly a portion of a parking garage. Prior to the Council’s action, the Planning Director issued an addendum to the SEPA Mitigated Determination of Non-Significance (MDNS) and approved changes to the conceptual designs contained in the Totem Lake Mall Conceptual Master Plan that was approved by the City’s Design Review Board for the original redevelopment proposal.

On July 6, 2015, the Design Review Board (DRB) held the Conceptual Design Conference for the Mall project referred to by the applicant as “The Village at Totem Lake”. At the meeting, the DRB received an update on the process to date, key zoning regulations, and the Amended Conceptual Master Plan. The DRB also reviewed the overall conceptual site plan for the redevelopment project and provided feedback to the applicant as to the materials needed for the Design Response Conference. The Design Response Conference, which is the more formal public meeting on the project, is tentatively scheduled for September 21, 2015. Information regarding the project’s tenant mix was not provided by the applicant however we now know **Whole Foods** will be a tenant.

## Want to learn more about the Totem Lake Mall Redevelopment?

- Subscribe to receive DRB agendas via email, go to [www.kirklandwa.gov](http://www.kirklandwa.gov) and search “Totem Lake Mall”
- Watch [Currently Kirkland](#) where John Paul Wardy, President, Centercal Properties, [shares his vision of the redevelopment of Totem Mall.](#) (May 2015)
- Visit the Totem Lake Mall project webpage [www.kirklandwa.gov](http://www.kirklandwa.gov) and search “Totem Lake Mall”.



Artist renderings of The Village at Totem Lake

## TOTEM LAKE BENEFITS FROM TRANSPORTATION BUDGET PASSED IN OLYMPIA:

**K**irkland residents will be well-served by the final components of the transportation package passed in July 2015 by the State Legislature. The funding approved key priority projects in [Kirkland's adopted 2015 Legislative Agenda](#), most notably \$75 million in funding for the I-405/NE 132nd Street Interchange Ramp project in the Totem Lake Urban Center. The State's transportation package also funds the completion of the SR 520 Corridor, sidewalk improvements on NE 52nd Street which connects to the Cross Kirkland Corridor, and the widening of I-405 from Renton to Lynnwood.

"This year was an extraordinary session and thanks to our legislators we got results. We got great results for our community. Better than we ever expected at the beginning of the year," said Mayor Amy Walen. "Thanks are owed to the Chair of the City's Legislative Committee, Council member Asher, because he knew that the NE 132nd Street interchange project needed significant funding and he boldly and consistently advocated for this \$75 million. We would not be celebrating today without his laser-like focus on the ramps."

The I-405/Northeast 132nd Interchange Ramp project is considered extremely vital to Kirkland's Totem Lake Urban Center, the area where the City must accept the bulk of its anticipated growth in jobs and housing per the Growth Management Act. Also, with the [redevelopment of the Totem Lake Mall underway](#) and future plans for the development of the [Cross Kirkland Corridor](#), the interchange improvements will greatly improve mobility and the quality of life in the area.

"Kirkland residents tell us one of the top challenges facing our community is traffic congestion. Our State legislators have delivered solutions," notes Kurt Triplett, Kirkland City Manager. "The 132nd ramps will be completed just in time to serve the new Totem Lake Mall and a growing Evergreen Health. The Bike Share program and bike path investments funded in the transportation package will provide true alternatives to single-occupancy commuters and help implement the livable, walkable, connected Kirkland our residents are wanting."

As part of the redevelopment agreement, the City reaffirmed its commitment to \$15 million in public infrastructure improvements to 120th Avenue NE, a public plaza, and a condominium interest in a parking garage. Additionally, the City plans to develop [Totem Lake Park](#).

"Kirkland is blessed to have such effective bipartisan leadership in the state legislature representing our city and its residents," said Council Member Doreen Marchione. "Their doors have remained open to us, they listened and they delivered."

"This success was one heck of a team effort from everyone involved" said Council member Dave Asher. "From everyone on the Council, from staff, our consultants and from members of our business community. Sometimes you really wonder whether leaving home at 6 a.m. to drive to Olympia to testify at an 8 a.m. hearing is worth it. It IS worth it!"

Mayor Walen and Council members Asher & Marchione serve as the members of the City Council's Legislative Committee. All of Kirkland's Council members testified at hearings in Olympia throughout the legislative session held this year.

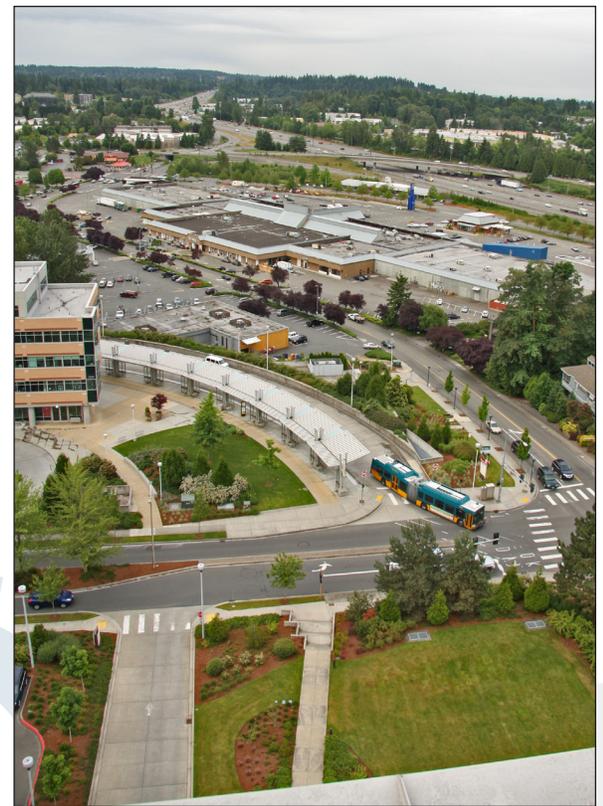
The City of Kirkland is represented in the Washington State Legislature by Senator (Sen.) Rosemary McAuliffe, Representative (Rep.) Derek Stanford and Rep. Luis Moscoso of the 1st Legislative District; Sen. Andy Hill, Rep. Roger Goodman and Rep. Larry Springer of the 45th Legislative District and Sen. Cyrus Habib, Rep. Ross Hunter and Rep. Joan McBride of the 48th Legislative District.

## TO STAY CURRENT PLEASE CONSIDER SUBSCRIBING TO

**Totem Lake Mall Development Update:** <http://www.kirklandwa.gov/totemlakemall>, or for a more comprehensive view of business activity in Kirkland, **Kirkland Biz News:** <http://www.kirklandwa.gov/biznews>.

Also, the City Council will continue to host **Totem Lake Conversations every other month at Café Veloce**.

Contact **Ellen Miller-Wolfe**, Economic Development Manager, with questions and concerns about Totem Lake at [emwolfe@kirkland.wa.gov](mailto:emwolfe@kirkland.wa.gov).



Aerial view of Totem Lake and Evergreen Health