

Totem Lake

On Track News Bulletin

A Public Private Partnership Working to Revitalize Totem Lake



“Making Connections”



The City has begun work on a new road extension that will connect Northeast 120th Street to 124th Avenue Northeast. Construction will be finished by the end of this year.

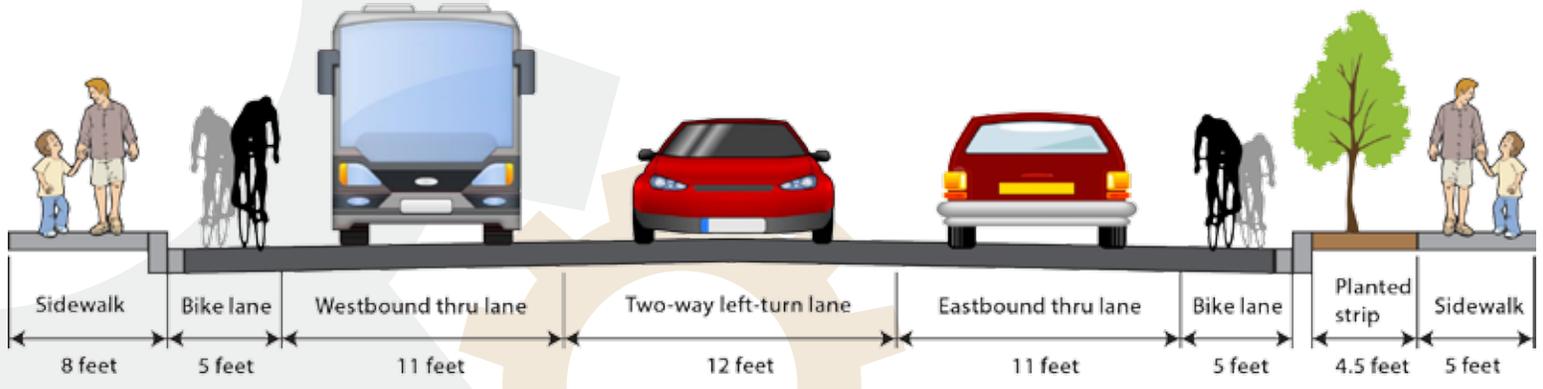
In addition to providing a more direct option for drivers heading to the freeway from 132nd Avenue Northeast, as well as drivers heading east to the Lake Washington Institute of Technology, the new road extension will ease pressure primarily at four nearby intersections and cut their average wait times in half, from a combined nine and a half minutes to a combined four and-a-half minutes.

The result is drivers will spend less time in traffic!

For a district that has in the past been plagued by flooding, stormwater mitigation is a key concern. “We’re using a vault, which takes water from the roadway and any water coming into the adjacent roadway,” Rod Steitzer, City Engineer, says. “The vault collects that water and releases it at a slower rate so we don’t have flooding in Totem Lake.”

The real winner here is the Totem Lake Business District with improved circulation in and around the district a byproduct of the project. With an easier and more rational circulation pattern, existing businesses will benefit, and redevelopment of the aging built environment is within reach. The Northeast 120th Street extension is the first of several road segments planned for the area.

NE 120th St. extension right-of-way cross-section



Symposium Showcases Advanced Transportation Systems That Could Improve Mobility In The Region



Once upon a time there were freight trains that plied the area now called Totem Lake, off-loading raw materials and picking up finished airplane parts and other items from manufacturing facilities bordering the BNSF railroad line. Though advanced manufacturing and testing facilities continue to locate in Totem Lake (see article on Systema), indoor recreation uses, wholesale businesses and other uses have filled many former industrial spaces. The development of the corridor for bikes and pedestrians and ultimately, the possibility of some form of transit, could result in a renaissance for areas bordering it. In that regard, the City of Kirkland presented a workshop that explored some unusual ideas for transit in February.

More than 130 participants got to look into the not so distant future by attending the [Advanced Transportation Symposium: 21st Century Suburban Mobility Solutions](#) hosted by city leaders. The purpose of the symposium was to bring together government and private sector transportation interests to share their knowledge about advanced transit options that are being developed and implemented throughout the world. These applications which are currently deployed in cities, airports, and on college campuses could be adapted to connect the ‘first and last mile,’ linking suburban business and residential districts to high capacity transit hubs.

The day’s presentations and discussions focused on the potential of deploying small-scale transit as an interim use on the [Cross Kirkland Corridor](#) (e.g. ahead of light rail service) or possibly on the entire 42-mile Eastside Rail Corridor. Participants received briefings on the current status of transportation and high capacity transit programs and plans from state and regional representatives. [Panelists](#) described various types of advanced transit. Models included manually operated and automated vehicles running on tires, rail, guide way, and cable. Proponents note that these advanced technologies are energy-efficient, less costly to build and operate than traditional transit, with designs that scale to people and neighborhoods.

To view the speaker biographies, presentations and to [video stream the event](#) , go to www.kirklandwa.gov/crosskirklandcorridor.



Totem Lake Investments and Business District Updates

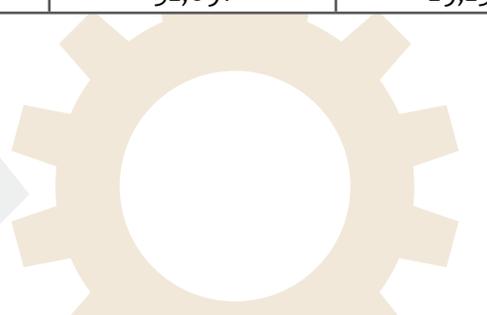
In the last three years, the City has invested tens of millions of dollars in public improvements in Totem Lake. Some are completed, others are still underway. Highlights include:

Totem Lake Investments	
\$35M	for the purchase and renovation of the Costco Home building into the new Public Safety Building near Fred Meyer (scheduled completion, 2014)
\$7.4M	to improve circulation by adding the NE 120th St. connector, a missing piece of the TL grid (projected completion, 2014)
\$5M	to purchase the Cross Kirkland Corridor (CKC), an abandoned railroad ROW connecting Kirkland through Totem Lake, with the goal of converting it for multi-modal use for bikes, pedestrians and transit (completed, 2012)
\$4.5M	for storm water infrastructure improvements to mitigate flood events in Totem Lake (Completed 2013)
\$3.6M	design and construction of a gravel Interim Trail on CKC through Totem Lake (Scheduled completion, 2014)
\$2.34M	purchase of the Yuppie Pawn Shop to help implement the TLP Master Plan (2014)
\$500K	for CKC Master Plan (Scheduled completion, 2014)
\$82K	Totem Lake Park Master Plan (Completed, 2013)

Totem Lake Sales Tax Revenue				
	Annual Total	\$ Increase over previous yr.	% Growth over previous yr.	% of City Sale's Tax
2010*	\$ 3,957,271	\$ 160,560	4.2%	30.9%
2011*	\$ 3,969,493	\$ 12,222	0.3%	29.6%
2012	\$ 4,413,300	\$ 443,807	11.2%	29.8%
2013	\$ 4,857,068	\$ 443,768	10.1%	29.3%

*Pre-Annexation (June 1, 2011)

	Active Licenses	Employees	FTEs
Totem Lake	869 (17.5% of the city licenses)	11,793 (36.1% of the city employees)	10,701 (36.6% of the city FTEs)
City Wide	4,970	32,691	29,235





Systema Technologies Inc. Chooses Totem Lake

Systema Technologies, Inc. provides innovative, rapid and affordable engineering solutions for the aerospace, commercial and government/defense industries. An engineering leader, Systema’s experience and capabilities include design and development, prototyping, environmental and flight testing, and product manufacturing. Major customers include Northrop Grumman, Lockheed Martin, Textron Systems, Boeing, General Dynamics, Missile Defense Agency, and Space and Missile Defense Command.

The privately held firm was founded in 2000 and had its first home in a Woodinville business park. It outgrew its space there and moved to an 18,000 square foot facility in Bothell. Expected future growth prompted the search for a larger home.

One of the most important selection criteria was a central location, and Totem Lake fit the bill. Systema has 30 full-time employees, most of whom are engineers. Having a location that is convenient and accessible to its highly-educated workforce is extremely important, and helps to maintain employee satisfaction. Employees are drawn from places like Everett, Seattle and eastern Snohomish County. Systema serves as a third-party testing facility for local firms such as Astronics, Eldec and Physio-Control, and being close to them is desirable.

The 63,000 square foot former Costco Wholesale headquarters building, located at 10809 120th Ave NE in Totem Lake proved to be a good fit. Flexible zoning accommodates the office, manufacturing, and test uses that Systema has. Proximity to I-405, the recent improvements to the I-405- NE 116th Street interchange, and plentiful parking all served to make the building’s location an attractive one.



Systema purchased the building and has secured building permits for improvements that it will make prior to occupancy. These include configuring the space to accommodate engineering and administrative offices, mechanical assembly area, electronics assembly and test lab, energetic materials assembly area, and an environmental test lab.

Systema’s move is seen as evidence of the demand for spaces such as southwest Totem Lake that can accommodate flex space and uses like those that combine engineering with production and testing.

Join the Totem Lake Conversation: What Businesses Think Are Challenges and Opportunities



At the February Totem Lake Conversations luncheon, City staff presented the draft scope of issues to be studied during the update of the plan for the Totem Lake Business District over the next year. Attendees discussed the business district and suggested additional issues and insights to be considered during the course of the study. Some comments included:

- Ease restrictions along the Cross Kirkland Corridor, and support connections between businesses and the corridor
- Make the area more attractive for new development and changes
- As office occurs in industrial areas, where will these industries go?
- Fix traffic problems, such as 124th/124th before expanding development
- Complete the grid system
- Online shopping is changing how people shop
- Be prepared for new trends in Totem Lake – startups, art galleries, wineries
- Exciting changes are coming – Totem Lake Park and transit along the corridor
- Adequate parking does not exist in some areas
- Transit should be directed to areas of employment
- New aquatic center at the Totem Lake Mall is intriguing

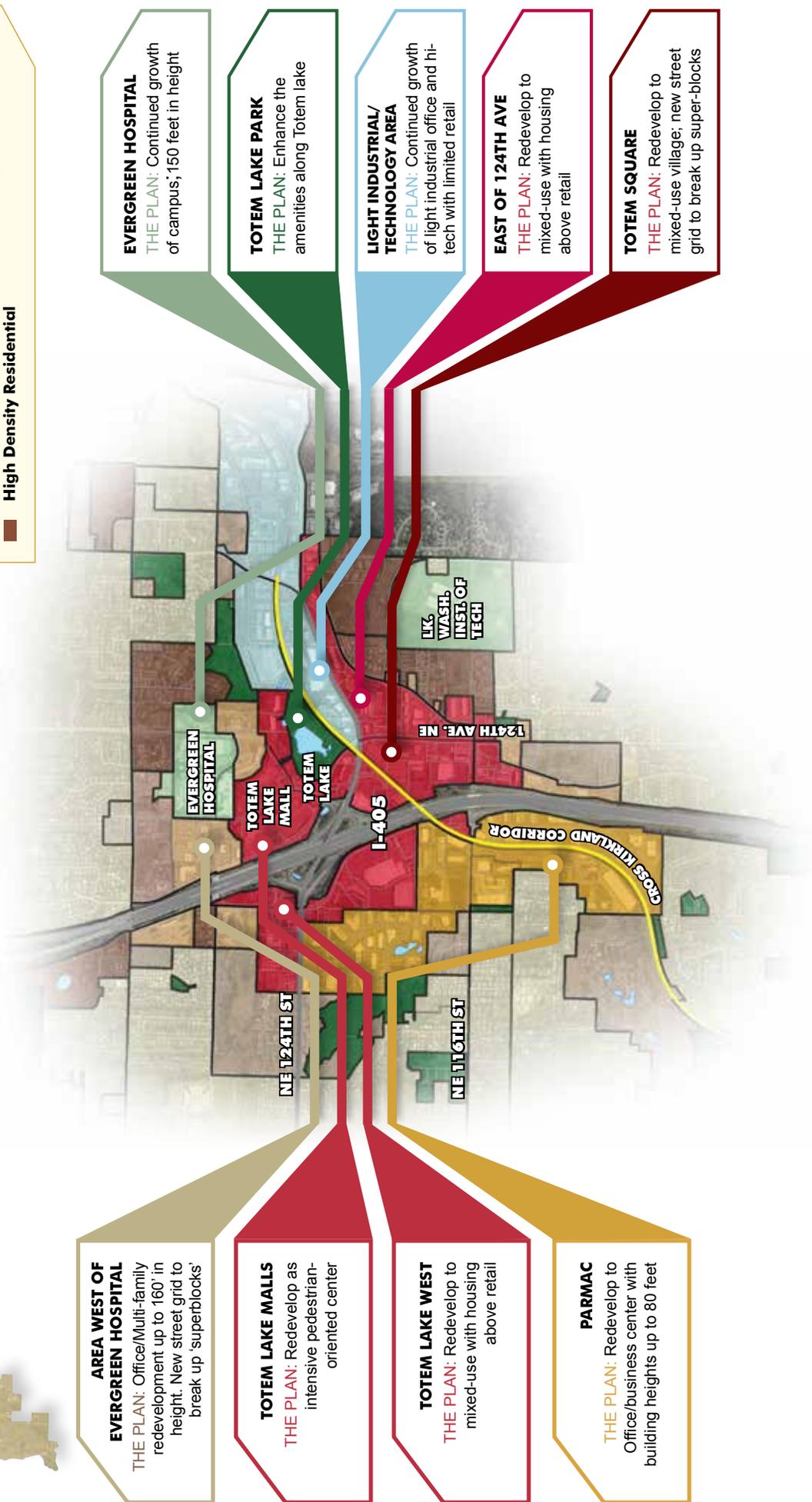
Further comments for Totem Lake Neighborhood Plan can be registered at Kirkland2035@Kirklandwa.gov



Totem Lake CURRENT PLANNED LAND USE AND VISION

BUSINESS DISTRICT

	Commercial		Med. Density Residential
	Industrial		Institutions
	Office		Park/Open Space
	High Density Residential		



AREA WEST OF EVERGREEN HOSPITAL
THE PLAN: Office/Multi-family redevelopment up to 160' in height. New street grid to break up 'superblocks'

TOTEM LAKE MALLS
THE PLAN: Redevelop as intensive pedestrian-oriented center

TOTEM LAKE WEST
THE PLAN: Redevelop to mixed-use with housing above retail

PARMAC
THE PLAN: Redevelop to Office/business center with building heights up to 80 feet

EVERGREEN HOSPITAL
THE PLAN: Continued growth of campus; 150 feet in height

TOTEM LAKE PARK
THE PLAN: Enhance the amenities along Totem Lake

LIGHT INDUSTRIAL/ TECHNOLOGY AREA
THE PLAN: Continued growth of light industrial office and hi-tech with limited retail

EAST OF 124TH AVE
THE PLAN: Redevelop to mixed-use with housing above retail

TOTEM SQUARE
THE PLAN: Redevelop to mixed-use village; new street grid to break up super-blocks

“Nanobrewery to Fly Fishing”



Flycaster Brewing Co.
 12815 NE 124th Street, Suite 1
 Kirkland, WA 98034
www.flycasterbrewing.com

After graduating from Eastern Washington University, Jeremy Eubanks moved to the Puget Sound to begin his career in technology. He was delighted to discover that it is an area awash in microbreweries. He was attracted to them not just for their high quality suds, but for their unique history, food and ambience as well.

He began honing his craft as a home brewer over a decade ago. With the encouragement of his wife, Tara, he decided to take the plunge and open his own nanobrewery and tasting room to share his creations with the public.

Kirkland’s Totem Lake Business Park located at 12815 124th Street met his key real estate search criteria. One of the few unmet retail needs in Kirkland is a local brewpub. The business park contained an available suite with high ceilings and a roll-up door along with an area that can be converted to a taproom. Its proximity to the Cross Kirkland Corridor promised a future stream of thirsty bicyclists, walkers and runners. A pre-submittal meeting did not surface any obstacles, and was followed by efficient processing and issuance of building permits. Tenant improvements are now underway, with an opening date targeted for spring 2014.

Along with beer brewing and tasting, Jeremy’s other passion in life is fly fishing. His fishing trips throughout the Pacific Northwest are routinely paired with visits to local microbreweries. Hence the name for his soon to be enterprise – Flycaster Brewing Company. With names like Bonfish Blonde, Rocky Ford IPA, Yakima River Red, and Hopper Pale Ale, the company’s beers sport names that include references to fly fishing experiences.



Northwest Cellars, Waving Tree Winery, Ryan James Fine Arts, Rick May Photography and Green Apple Catering have branded their area of Totem Lake, The Alley. Find them in the 11900 block of 124th Avenue NE or the western section of Totem Square that borders the Cross Kirkland Corridor.

Adopted Park Plan for Totem Lake Park

Totem Lake Park Master Plan

- 1 Upland Park w/ restroom and kiosk
- 2 Back in angle parking (10 spaces)
- 3 Terraced seating areas and passive lawn
- 4 Play area
- 5 Lake promenade walk and seating nodes
- 6 Elevated lake viewing pier
- 7 SCL powerline and hillside trails
- 8 Loop boardwalk trail w/ habitat viewing
- 9 Cross Kirkland Corridor improvements
- 10 Passive open space and trail connection
- 11 Bridge feature and wetland enhancement
- 12 Trail respite (seating, interpretive signs)
- 13 Spiral ramp and overpass crossing of 124th
- 14 Stormwater feature
- 15 Median planting w/ sidewalk improvements
- 16 Relocated bus stop
- 17 Improved entry to sidewalk
- 18 Wetland buffer edge enhancement
- 19 Hummock plantings and habitat features
- 20 Wildlife habitat ponds (enhancement)

