



Welcome to the sixth edition of the Totem Lake bulletin, "On Track." The idea for this publication came from the Totem Lake Symposium hosted by the Kirkland City Council in September, 2010 as a means to announce improvements to the Totem Lake Neighborhood and Business District, communicate regulatory updates, and highlight area businesses.

### Oct. 26 Symposium to highlight Business District progress

We will be updating the community about all that has occurred in the Totem Lake Business District, both public and private investments, since we came together in September 2010 to figure out what we could do in partnership to energize this critical business center.

**IF YOU GO ...**  
**WHAT:** Totem Lake Symposium  
**WHEN:** 7:30 a.m. - 10:30 a.m., Oct. 26  
**WHERE:** Studio East (11730 118th Ave NE, Suite 100), Kirkland

We anticipate approximately 100 attendees (with room for 140) including: City Council members, City staff focused on transportation planning, flood control, and other key issues, Kirkland Business Roundtable members, business interests including property owners and tenants from the

first symposium in 2010, businesses that have moved to Totem Lake since 2010, Mayor's Totem Lake lunch conversations attendees, Kirkland Conversations members, ULI Technical Assistance Team members, Board and commission representatives and more.

- Get to meet with others that share an interest in Totem Lake at an early morning breakfast and networking session from 7:30-8:15
- Hear about public and private actions to revitalize the TL Business District since 2010
- Cast your vote for objectives and strategies to continue revitalization (pulse pad exercise with expert commentary on suggested ways forward)
- Please visit [TLSymposium.eventbrite.com](http://TLSymposium.eventbrite.com) to let us know if you plan to join the symposium

### BUSINESS HIGHLIGHT:

Nabtesco Aerospace, Inc.

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On Track contributor



Ohashi Isao says Nabtesco's Totem Lake location will help the company reach its Puget Sound-area customers more quickly.

**N**abtesco, the international aerospace equipment manufacturer, is coming to Totem Lake. And it's bringing all of its 45 employees with it. Nabtesco plans to hire more engineers, technicians and staff. The move is part of Nabtesco's strategy to expand in the civil aviation sector of the global market.

Ohashi Isao, Nabtesco's president explained it is expanding its manufacturing capacity and research and development capability to meet increased aircraft market demands. It is also improving its engineering function for Nabtesco customers.

The purpose of the move is to enable Nabtesco engineers and business personnel to reach Puget Sound-area

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## Nabtesco

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customers quickly. Another reason to move into Kirkland is that it is an easy commute for people living in the region.

Nabtesco started its U.S. business in 1976 after its 1944 founding in Japan.

As an experienced manufacturer of aircraft equipment, it serves the world's top aircraft manufacturers and is expanding its activities in supplying products such as Flight Control Systems, Electrical Power Management and other aviation equipment. It also supports the After Market.

Flight Control Systems controls the flight orientation of the aircraft.

This system is used to move the wings with the Ailerons on the moving surface and elevators on the tail surface. The products are being used globally, including the Fly-by-Wire Flight Control Actuation System for the Boeing 777 Airplane. Another major product is High Voltage Direct Current Rack and Panel used for EPM including distribution and heat control. This electronic power unit contains power supply devices in a single compact unit.

This equipment was first used for the Boeing 787 Airplane which uses significantly more electricity than other airplane models built previously.

Nabtesco Aerospace is also responsible for all repair support to their customers in North America, South America, Europe and Africa.

## Woodall's polytechnic vision continues at LWIT

Lake Washington Institute of Technology (LWIT) and the greater Kirkland community lost an inspirational and forward-thinking educational leader when Dr. David Woodall, 67, died of an apparent heart attack September 2012.

Dr. Woodall was the driving force behind changing the name of the institution from Lake Washington Technical College to Lake Washington Institute of Technology. He was a strong proponent of building a polytechnic institute that is focused on "preparing students for today's careers and tomorrow's opportunities." The name change became effective in July 2011 after enabling legislation was passed by the Washington State Legislature.

The new designation includes the college's bachelor of technology in applied design degree and came in conjunction with the reaccreditation of LWIT's associate degree level programs. The Applied Design program admits students who hold a design-related associate degree and prepares them to lead teams of creative and technical professionals. Applied design students come from LWIT's Associate of Applied Science programs in multimedia design and production and engineering graphics, as well as design-related programs from other two-year colleges.

Dr. Woodall had a keen interest in strengthening and expanding the school's international programs. He fostered high level contacts with officials in the Korean and Chinese ministries of education to promote exchanges of information. International student and faculty exchange programs are in the works. Options for on-campus or nearby international student residential housing are being investigated. Hundreds of students from dozens of different countries are

proud to call LWIT home and to be a part of a truly global community.

Dr. Woodall reached out to local business and industry leaders through his advisory committee. Comprised of more than 350 representatives from 264 businesses, they set the standards for programs to ensure every facet of LWIT's programs meets specific industry needs. The committee also helps to



Dr. David Woodall, right, and Dr. Xin Lu at a conference.

shape curriculum, measure outcomes, guide equipment selection and communicate industry trends to each department. Dr. Woodall was also active in local chambers of commerce and other business support organizations.

The LWIT board of trustees has named Dennis Long as acting president. He has served as Vice President of Student Services since 1998. A national search for Dr. Woodall's successor will be conducted. In the interim, LWIT is committed to honoring Dr. Woodall's legacy by maintaining the strategic direction he set.

LWIT is a broad-based polytechnic college offering 36 areas of instruction toward more than 100 bachelor and associate level degrees and certificates designed to give students the latest cutting edge skills relevant to today's workplace. Founded in 1949, LWIT offers hands-on, real-world training in manufacturing, transportation, energy, business, allied health, computer and information systems, food and hospitality, and health and fitness.

## Totem Lake Business District expands its multi-family residential housing stock

**A**nn Levine, Executive Director of Imagine Housing (formerly St. Andrew's Housing Group), brims with enthusiasm when describing Francis Village. It is the newest community in the organization's portfolio of affordable housing on the Eastside.

The project, located at 12601 N.E. 124th Street, was conceived over three years ago when Imagine Housing purchased a parcel of land in Totem Lake from Inland Group. A needs analysis facilitated by A Regional Coalition for Housing (ARCH) was conducted. It showed demand for affordable studio and one-bedroom apartments on the Eastside is particularly acute. Most of the units at Francis Village fall into these categories.

Of the building's 60 units, 75% are targeted to formerly homeless people with an income level of 30-40% of the area median income.

The remaining 15 units are targeted to those who are not homeless, but whose incomes do not exceed 60% of the area median income. The building opened in December 2011 and reached full occupancy within four months.

One Francis Village resident had previously lived in Duvall. She commuted by bus to her job at a Nintendo affiliate in Totem Lake. She arose at 3:30 a.m. to catch the bus at 4:30 a.m. to make it to work by 7:30 a.m. The commute was not sustainable. She was referred to Imagine Housing and now calls Francis Village home where her commute went from a three hour ordeal to a walk across the street.

■ *Funding for the project was provided by a number of sources including:*

*Community Development Block Grant, King County Veterans/Human Services, Deferred Developer Fee, Washington State Housing Trust Fund, Low Income Housing*



Francis Village features a climbing wall, rooftop garden, community room, computer lab, art room, outdoor and indoor exercise facilities, a pre-school playroom, a media room, two laundry facilities, Wifi and garage parking.

*Tax Credits, Washington Community Reinvestment Association, A Regional Coalition for Housing, Washington State HOME Funds, A Regional Coalition for*

*Housing*

■ *The project came in under budget, and unused funds are in the process of being returned to the public funders.*



Preferring to remain within My Home, Fidalgo re-located to the Totem Lake Malls, along with its store-mate.

## My Home Furniture finds new home in Totem Lake Malls

When Costco closed its two Home stores in Kirkland and Tempe, Ariz. in July 2009, Merlin Smith saw an opportunity. Smith was the largest supplier of art and home décor to Costco Home and had enjoyed steady increases in sales. He knew customers liked one-stop shopping for the home, and believed he had the business savvy to keep the concept alive.

He renamed the Totem Lake store My Home Furniture and Décor and opened for business. For customers, the transition was fairly seamless. The mantra “Find everything for your space in one place” still applied. He retained the wide assortment of well-priced mattresses, furniture, art, accessories, rugs, counter tops, flooring, cabinetry, curtains, vanities, tile, and window coverings. He dropped the yearly membership fee. In September 2010, the City of Kirkland purchased the building at 11700 NE 118<sup>th</sup> Street in which the store was located. The purchase was made with plans to convert the structure into a Public Safety Building to house the police department, jail and municipal court. That meant My Home needed a new home.

Smith wanted to stay in Totem Lake. He liked its central location and the location’s familiarity to his customers and employees. After searching for a suitable home, Smith and his store manager, Barb Jelley, determined they could help

lead a turnaround of the Totem Lake Malls if they were to re-locate there.

They worked with Coventry Real Estate advisors to negotiate a mutually agreeable lease. They re-configured the new space to accommodate a 45,000 square foot showroom and 5,000 square feet of storage and a loading dock. The City of Kirkland processed the required tenant improvement permits efficiently. The store opened on July 10, 2012.

Prominent exterior signage marks the central position in the lower mall where the store is located in the space previously occupied by Gottschalks and Lamonts.

Fidalgo’s owner Nancy Johnson is pleased to have located her store within My Home Furniture and Décor. Her line of silk trees, plants, flowers and unique home accessories complements the other merchandise carried by the larger store.



My Home’s new storefront in the Totem Lake Mall. My Home is one of a few renovations to the Mall. Coventry has repaired and updated other areas of the mall. 24 Hour Fitness is in the midst of renovating CompUSA’s vacated space.

# Adopt-A-Trail Program Ready for Cross Kirkland Corridor

To open the Cross Kirkland Corridor as soon as possible, City leaders are now planning to develop an interim trail. An “Adopt-a-Trail” program is now in place.

In August, the City Council gave the green light to move forward with an interim trail. To make way, existing rails, cross-ties, road/trail crossing slabs will be removed beginning in early 2013. As part of the interim trail development, the surface of the trail will be graded and nine road crossing sections where the rails are to be removed will be paved.



The trail will be a gravel surface matching the width of the existing rail bed—8 to 10 feet wide—that can be easily used by pedestrians, bicycles with wider tires, and other users.

It will provide a crushed gravel path similar to portions of the East Lake Sammamish Trail. State and Federal grants and revenue from salvaging the existing rail line will cover most of the project costs.

Recently, Moss Bay Design, a local business, Kudos Kirkland, a volunteer group and the Highlands Neighborhood Association all adopted sections of the 5.75 mile Corridor and pledged to a litter pick up and vegetation removal plan. Other groups and businesses interested in the Adopt-a-Trail program are encouraged to email [pwservice@kirklandwa.gov](mailto:pwservice@kirklandwa.gov) or call 425-587-3900. To view the Adopt-a-Trail map and subscribe to receive project updates go to [www.kirklandwa.gov/crosskirkland-corridor](http://www.kirklandwa.gov/crosskirkland-corridor).



The Cross Kirkland Corridor directly connects three of the City’s business districts. Inset: Volunteers fill holes in the tracks during a September 2012 work party.



Totem Lake Station, on the south end of Totem Lake, is a model development for the neighborhood. It is currently under construction.

## Council Approves Flexibility in Development Codes

The Kirkland City Council approved on June 19 changes to zoning regulations designed to provide greater flexibility and encourage development in the Totem Lake Business District. The Council's action followed six months of study by the Planning Commission, which implemented a task called for in the City Council's Totem Lake Action Plan.

The changes provide:

- Greater flexibility for development (reduced minimum acreage requirements, broader range of ground floor uses, reduced design review processes, expansions in retail uses in some zones)
- Expanded opportunity for development where possible (increased height limits, reduced setbacks)

- Uniformity across zones (standardized height limits, setbacks)
- Streamlined standards, through eliminating obsolete or vague regulations (requirements for the Evergreen Hospital campus that no longer apply due to recent development and similar changes).

In November, the Planning Commission will consider changes to the Totem Lake Neighborhood Plan, in line with the Zoning Code amendments approved in June. The Business District update will continue this fall, kicking off with community input at the Totem Lake Symposium in October. Broader changes to the policy direction for future growth and development in Totem Lake will be studied next year, with changes to be in place by the end of 2013.

### Totem Lake Business Data (July 2012 – October 1, 2012)

	<i>businesses</i>	<i>employees</i>	<i>FTEs</i>
<b>Gained</b> (licensed by the City)	72	821	708
<b>Lost</b>	6	18	13
<b>Net</b>	66	803	695
<b>Total</b>	824	11,306	10,436

\*The City of Kirkland transitioned to new database software in the spring of 2012, which could cause slight discrepancies in the data reported in the above two tables.



This bulletin was prepared by the Economic Development Office, City of Kirkland, 123 5th Ave., Kirkland, WA 98033. For information about Kirkland's Economic Development Program or the Totem Lake Action Plan, contact Ellen Miller-Wolfe, Economic Development Manager, at 425-587-3014 or [emwolfe@kirklandwa.gov](mailto:emwolfe@kirklandwa.gov).