



Second Totem Lake Symposium

**Totem Lake Business District Vision
and City Accomplishments: 2010-2012**

October 26, 2012

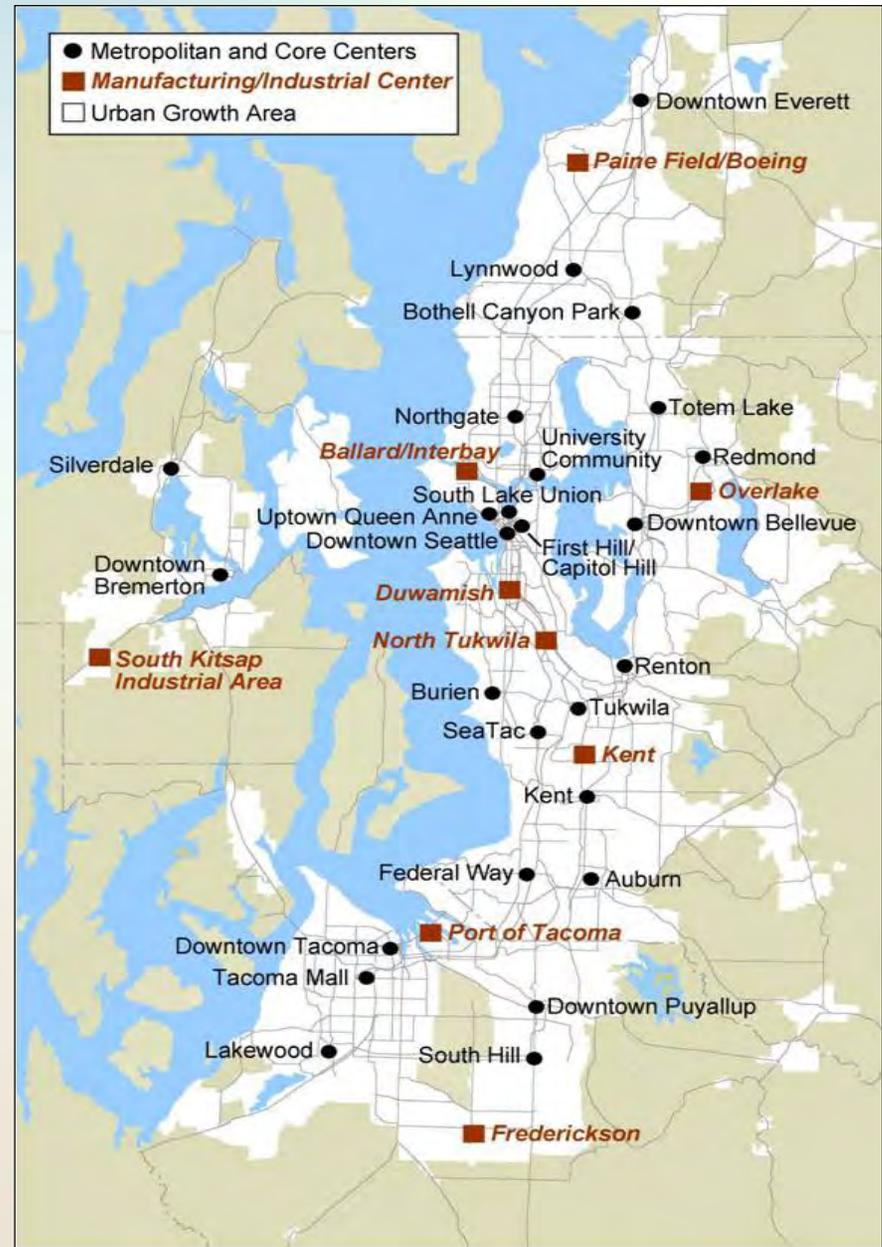
Totem Lake
2nd Symposium

Totem Lake Urban Center

Designated Urban Center Objectives:

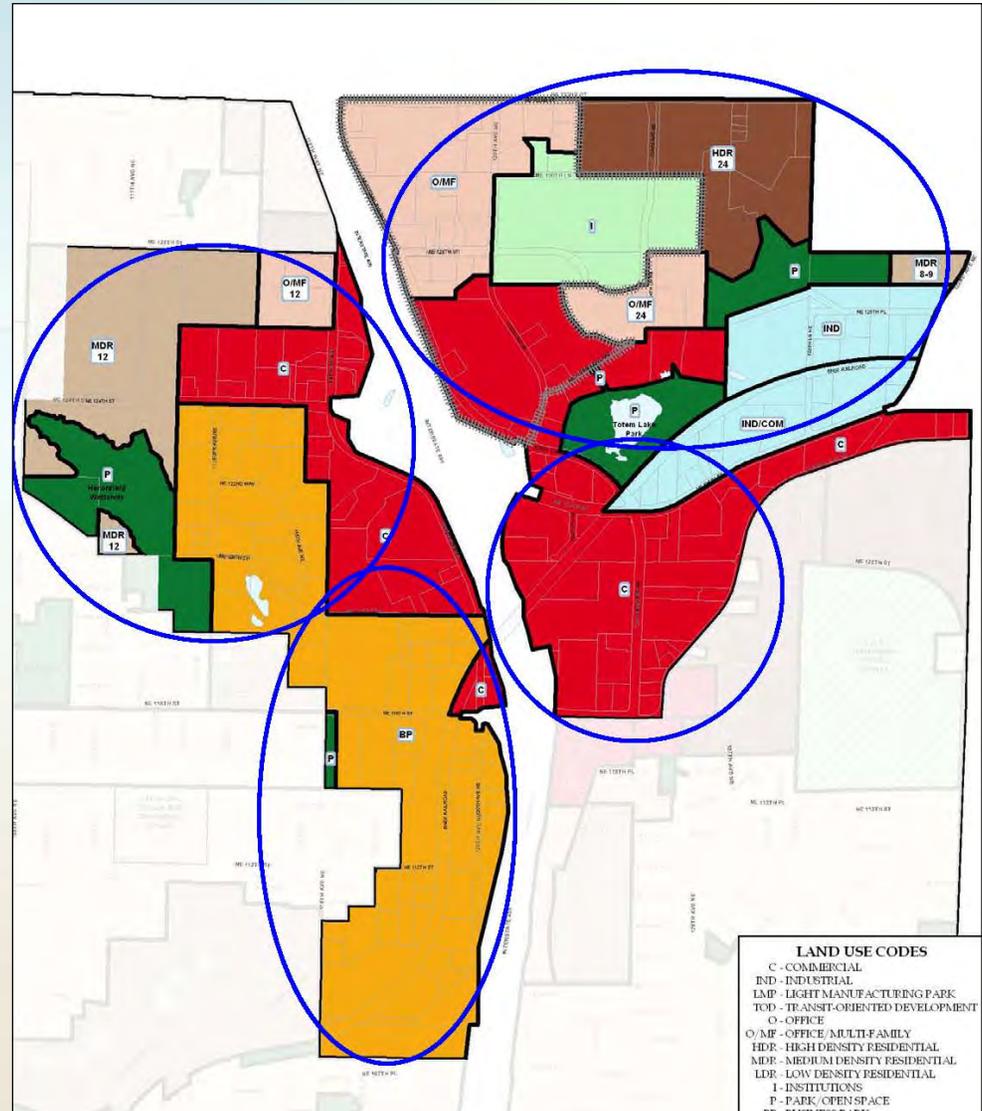
- 15 households per gross acre
- 50 employees per gross acre
- A minimum of 15,000 jobs within ½ mile of a transit center

Urban Centers have priority in regional transportation funding.



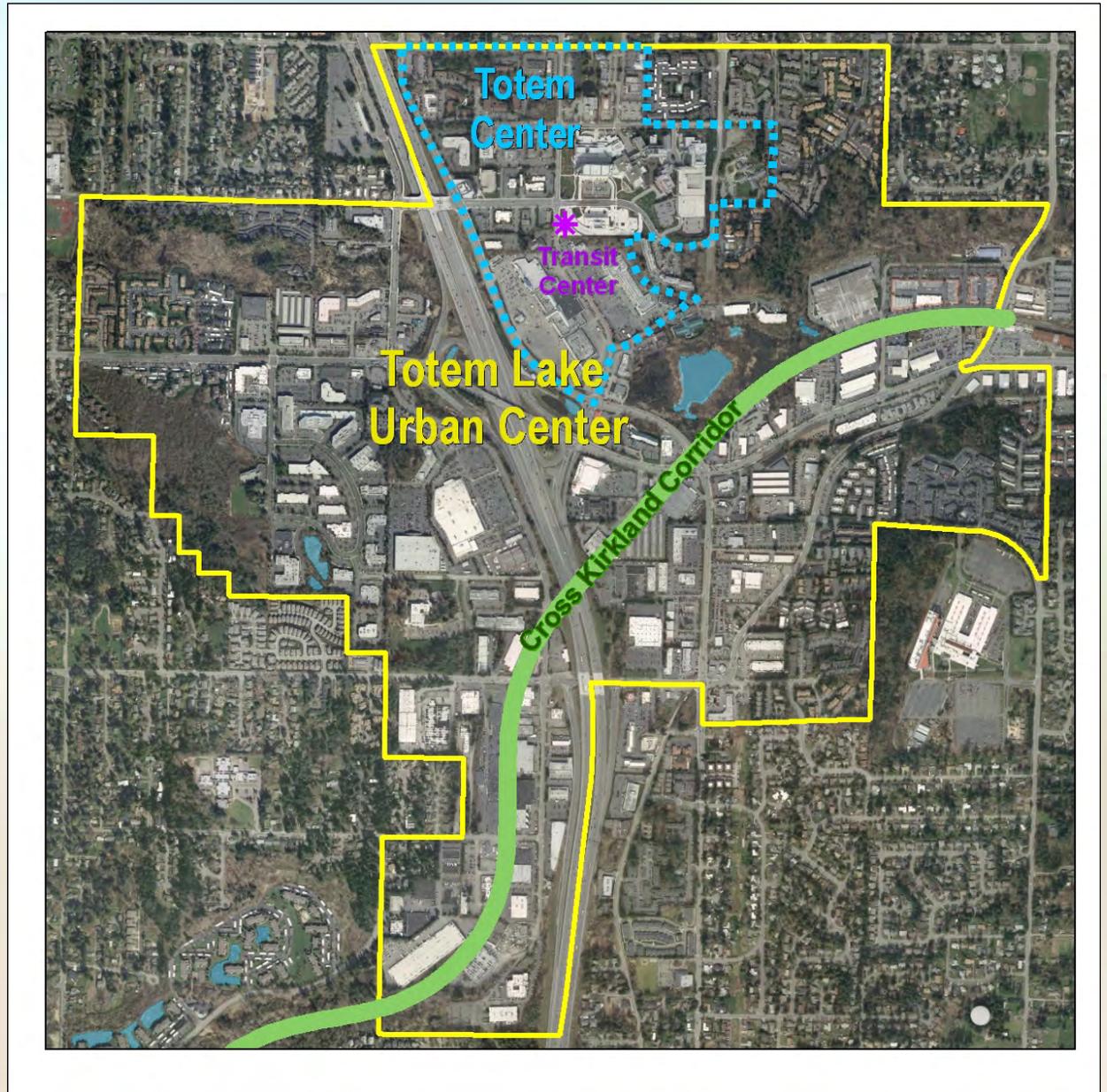
2002 Totem Lake Plan

- City's “economic engine”
- Opportunities for growth in employment & housing
- 4 quadrants defined by I-405 & east/west arterials
- District constitutes:
 - 13% of City acreage
 - 11% of population
 - 36% of jobs
 - 31% of sales tax
- What's coming to Kirkland—Next 20 years:
 - 17,000 new jobs
 - 7,000 new housing units

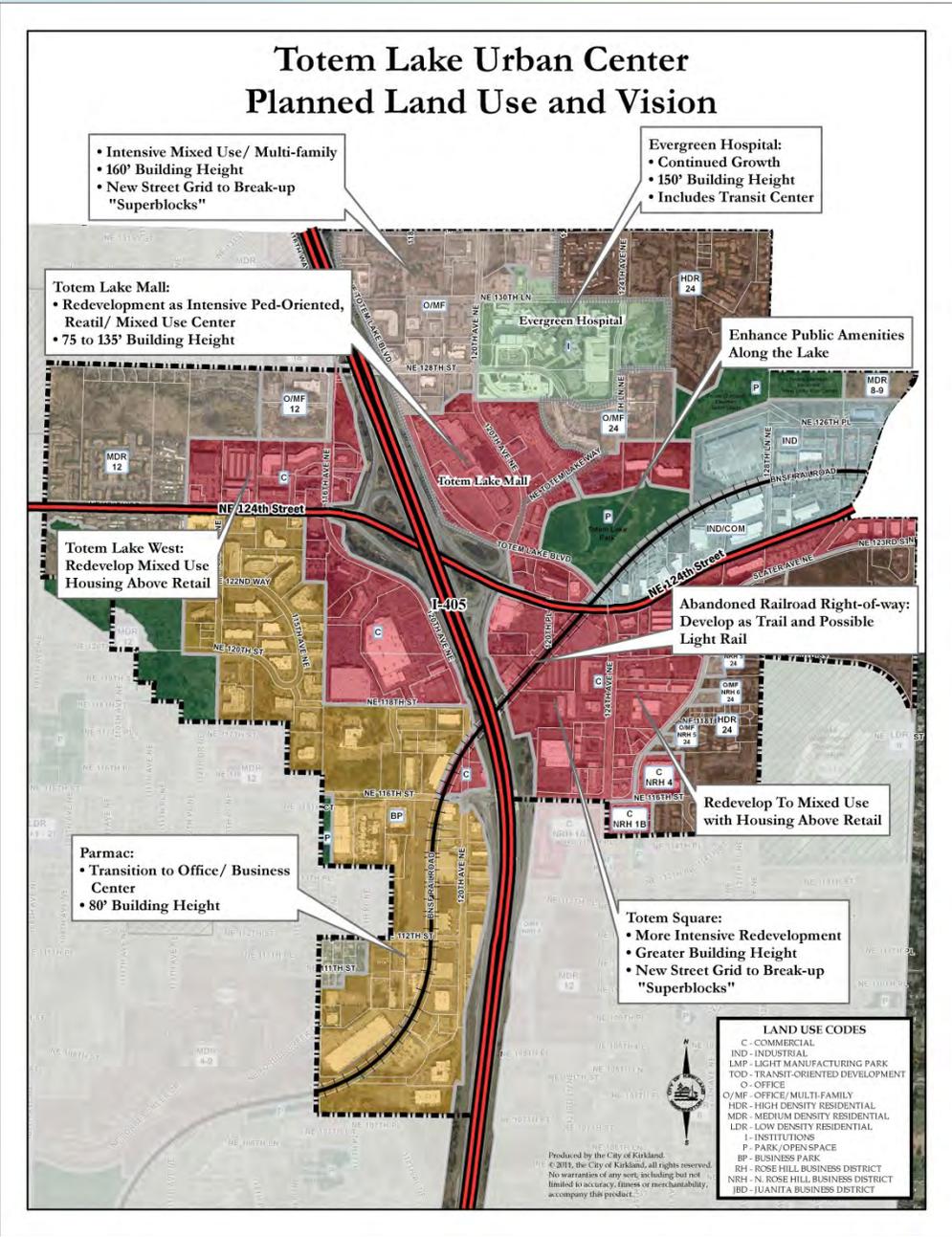


Totem Center

Core of Urban
Center

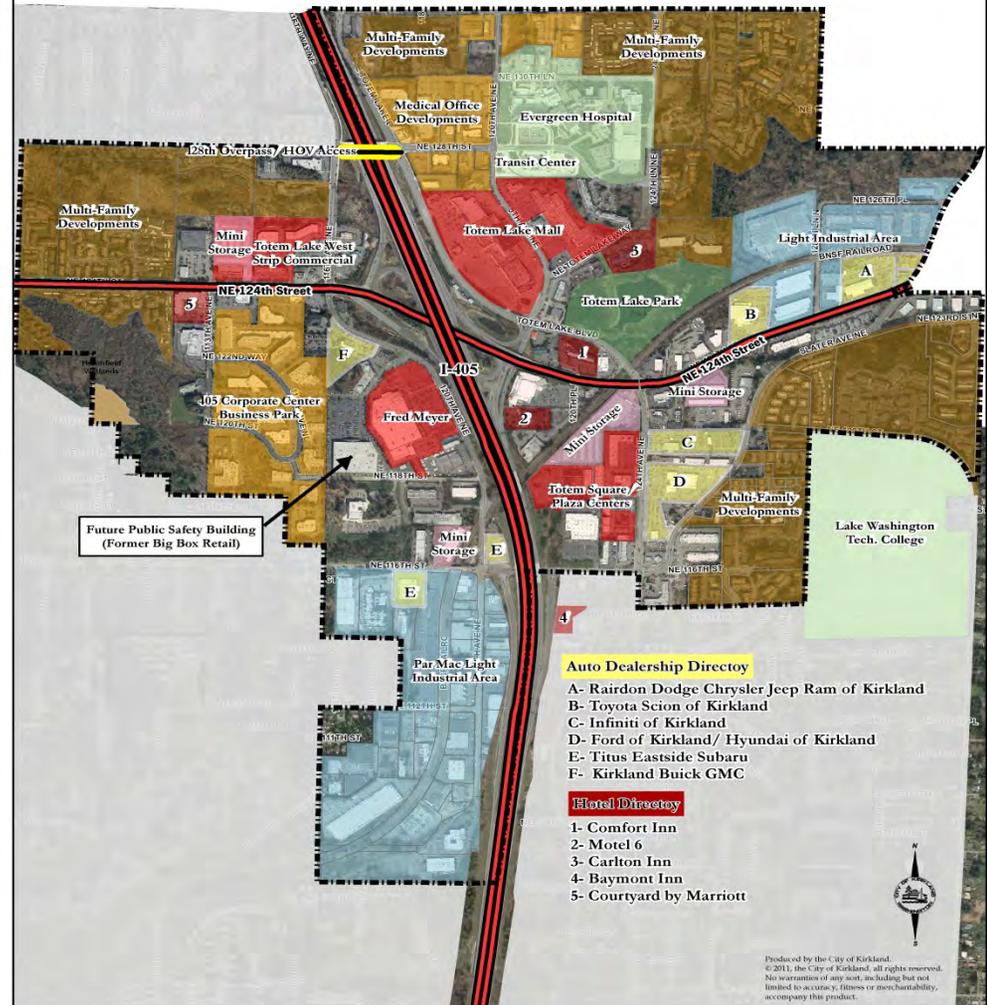


Vision for Totem Lake Urban Center



Existing Development

Totem Lake Urban Center: Existing Developments



Second Totem Lake Symposium

Results of First Totem Lake Symposium

- **Participants ask City to consider:**
 - More flexible zoning to encourage redevelopment
 - More aggressive promotion of the district
 - Giving the district a sense of place
 - Improving circulation
 - Mitigating flood hazard
 - Wayfinding

Second Totem Lake Symposium

Urban Land Institute (ULI) was retained to review current plan and suggest strategies for making Totem Lake competitive.

- **ULI Report:**

- Validates that current TL Plan and zoning are correct, but we may need to wait until market returns
- Suggests more flexible codes for encouraging first floor uses other than retail
- Says “Go big or go home,” in regard to rethinking Totem Lake as a recreational destination
- Suggests that private development should not be burdened with the provision of major infrastructure improvements

City Council Actions

- **Resolution 4856 (December 7, 2010)**

- Adopts preliminary action plan for the Totem Lake Business District
- Calls for amending 2011–16 Capital Improvements Plan to solve flooding problems, improve transportation flow and provide public amenities in Totem Lake
- Suggests that acquisition of a portion of the Eastside Rail Corridor is one response to storm water and mass transit solutions
- Directs City Manager to have Department Directors revise work plans to include Totem Lake focus

- **Resolution 4914 (April 3, 2012)**

- Adopts 2012 City Work Program

2012 City Work Program

Revitalizing Totem Lake

Information and Promotion



Totem Lake
Totem Lake

ON TRACK April 2011

BUSINESS HIGHLIGHT:
*Rairdon's
Fiat of Kirkland*
Only 130 of Chrysler's dealers were selected to carry Fiat automobiles and Greg Rairdon is pleased and proud to announce that he is one of them. Fiat of Kirkland will be opening in the spring of 2011 and will sell the Fiat 500, a minicar featuring a 1.4 liter 100 horsepower engine.

Welcome to the second 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.

Totem Lake Action Plan: Council Sets Priorities for Work Plan

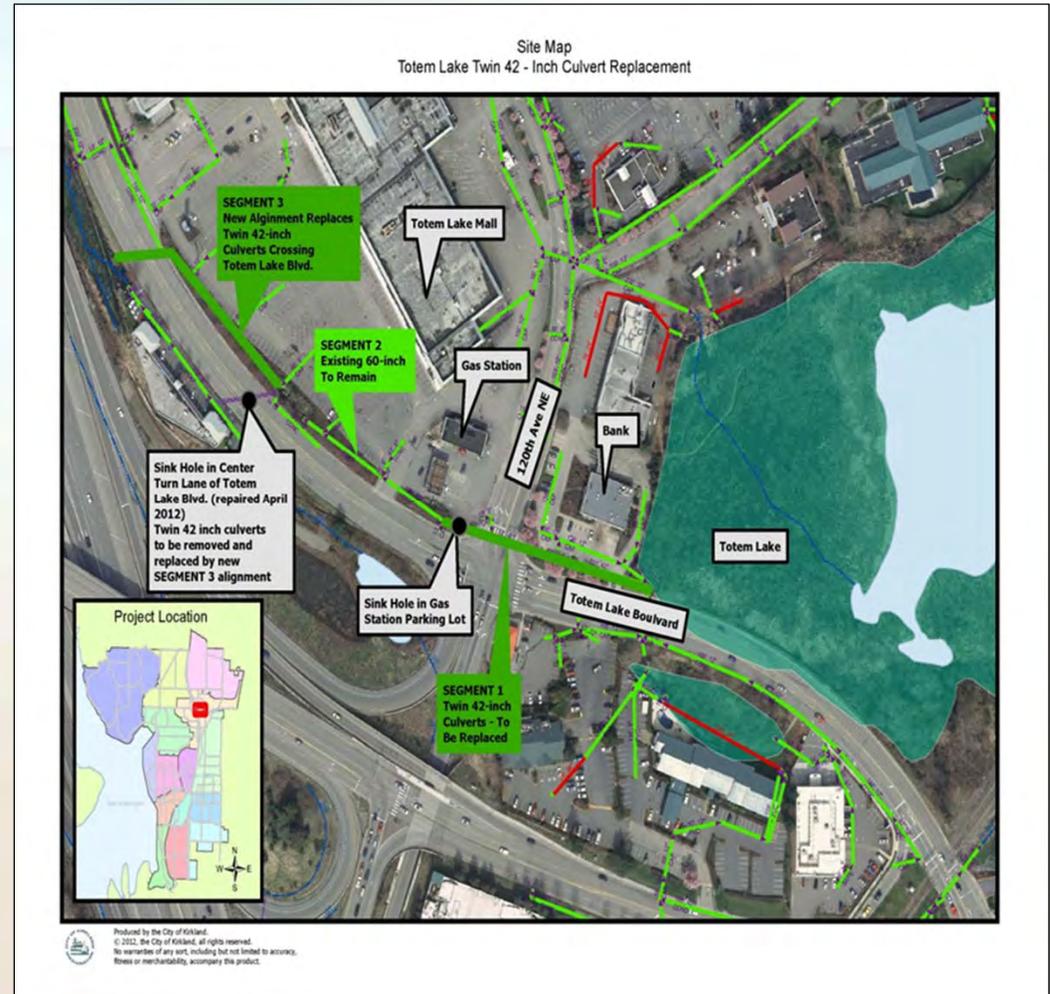
Totem Lake Revitalization

Flooding Solutions



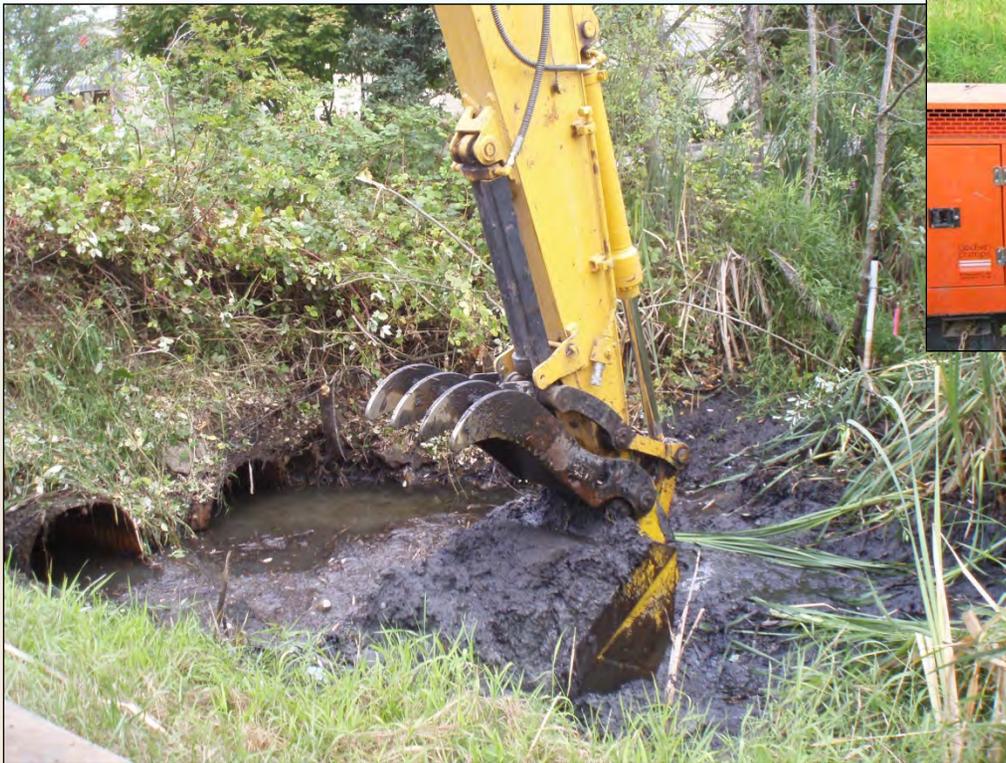
Totem Lake Revitalization

Culvert Replacement



Totem Lake Revitalization

Work to alleviate flooding near
Totem Lake



Public Projects



NE 120th Street Extension

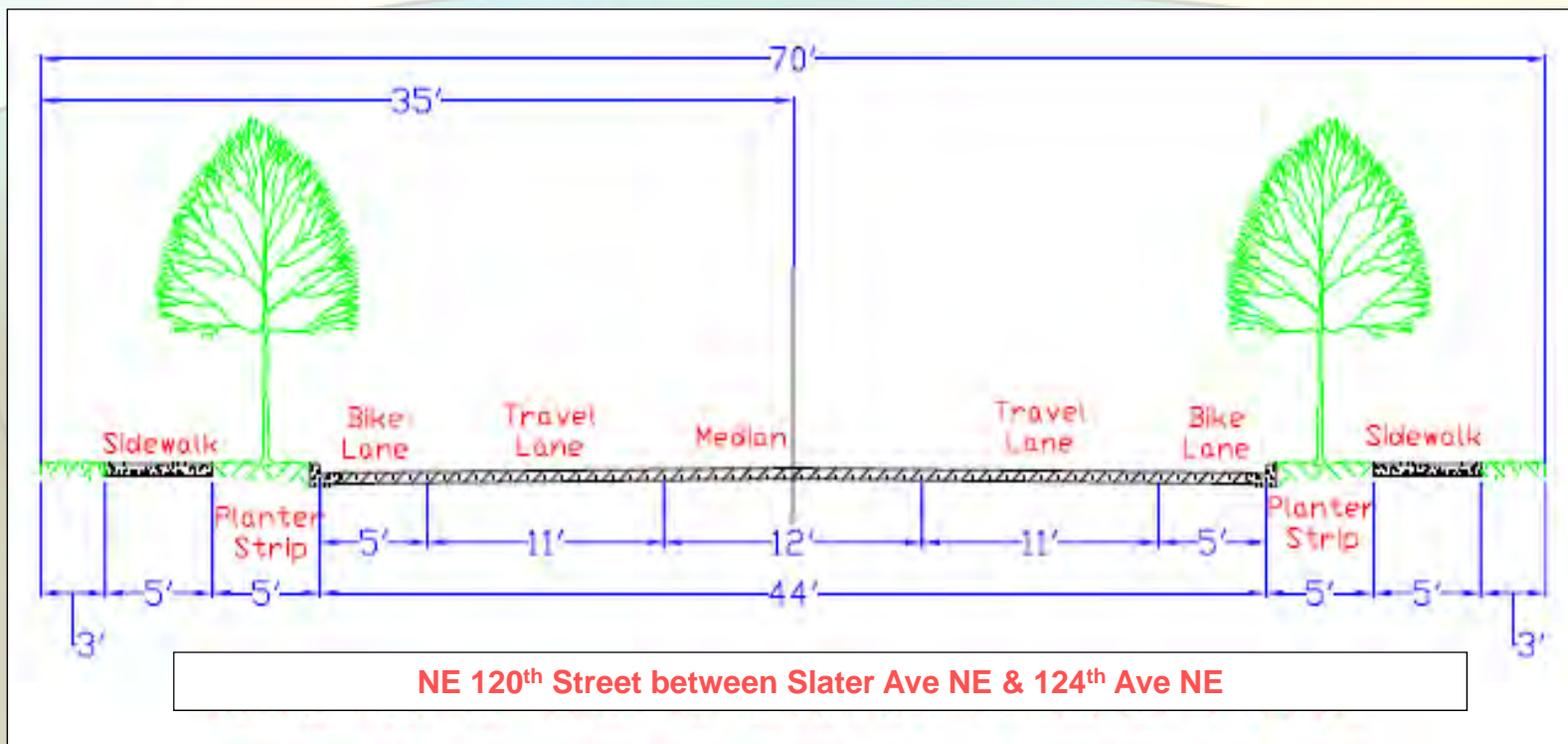
- Connecting Slater Ave NE with 124th Ave NE



Public Projects



City of Kirkland NE 120th Street extension (proposed roadway cross-section)



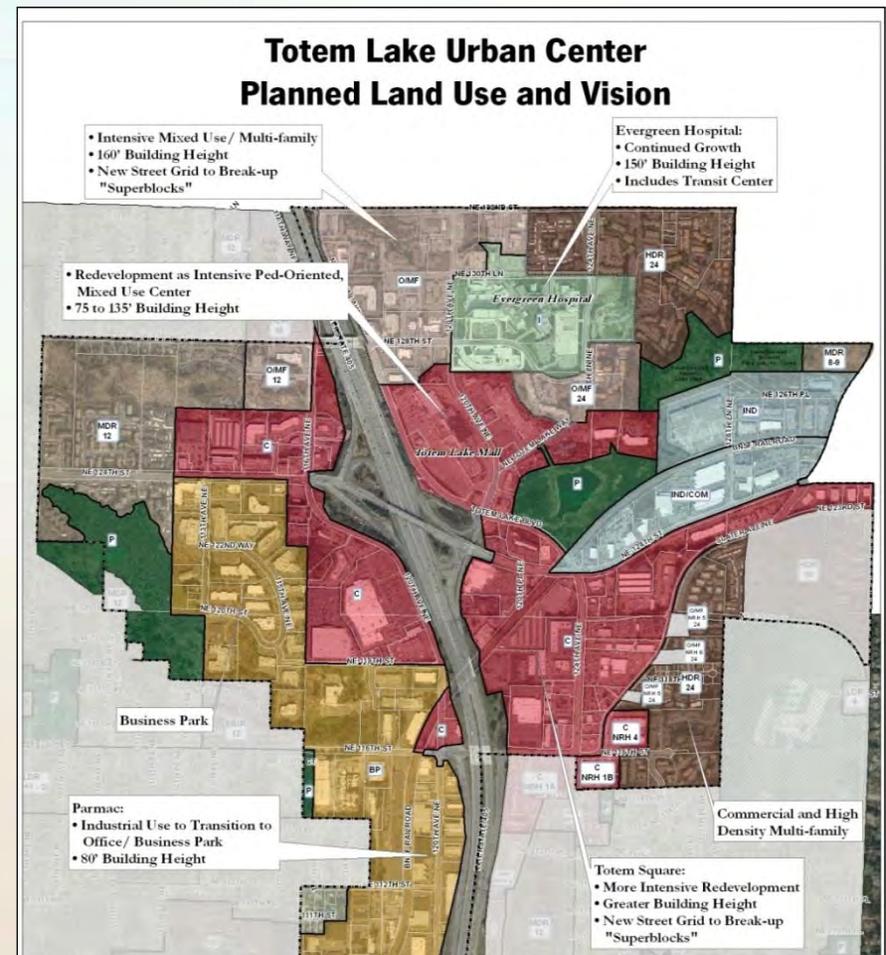
2012 City Work Program

Public Safety Building



2012 City Work Program Tax & Regulatory Environment

Examine Kirkland's taxes and regulations to identify and remove barriers and spur jobs and economic recovery.



Changes to Regulations

City Council adopted Ordinance 4357 on June 19, 2012 which approved amendments to:

- **Simplify regulations and permit processes to:**
 - Remove potential barriers to development
 - Provide greater flexibility and
 - Add or expand incentives to encourage development
- **Key changes:**
 - Allow broader range of ground floor uses
 - Provide for taller buildings
 - Reduced design review processes
- **Have already enabled new development to occur:**
 - Height and design changes needed for Toyota dealership
 - Use changes needed for new auto repair east of I-405

Totem Lake Revitalization

Interchange Improvements

- Added to 2013 State Legislative Agenda

Washington State Department of Transportation

Email updates 

Traffic & Cameras Projects Business Environment Maps & Data Search

You are here: [Home](#) > [Agency Projects](#) > [I-405 Corridor Program](#) > [I-405 - NE 132nd St. Interchange Improvements](#)

Project Info

I-405 - NE 132nd St. Interchange Improvements

- [Project Home](#)
- [Increasing Safety](#)
- [Reducing Congestion](#)
- [Environmental Protection](#)
- [Tribal Impacts](#)

Related Projects

- [NE 6th to I-5 Widening and Express Toll Lanes Project](#)

Budget Information

- [Monthly Update \(pdf\)](#)

Status

October 2012

- This project is scheduled to begin design in July 2025.
- Check out [I-405 Construction Updates](#) to see what work is happening in your area.



Overview

WSDOT will construct a new half-diamond interchange to and from the north at NE 132nd Street in Kirkland. This project will improve access and reduce traffic congestion at this and other interchanges in the Kirkland area.

Why is WSDOT constructing this new interchange?

The I-405 interchanges at NE 124th and NE 160th streets in Kirkland are heavily congested. Constructing the new interchange at NE 132nd Street will ease bottlenecks at the NE 124th and NE 160th street interchanges.

The End Result

This new interchange will allow travelers to access I-405 to and from the north at NE 132nd Street rather than traveling to the heavily congested NE 124th Street interchange.

Project Benefits

- **Safety.** This project alleviates traffic congestion at the NE 124th Street interchange, reducing congestion-related collisions.
- **Congestion relief.** Provides new access to I-405, allowing motorists to enter and exit the freeway in a less congested location.
- **Environment.** WSDOT's I-405 Corridor Program team is designing the project to avoid and minimize impacts to the environment.