



CITY OF KIRKLAND
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MEMORANDUM

To: Kurt Triplett, City Manager
From: Marilynne Beard, Deputy City Manager
Date: April 4, 2014
Subject: KIRKLAND 2035 PUBLIC INVOLVEMENT UPDATE #12

RECOMMENDATION:

City Council receives an update on public involvement activities and progress on plan updates related to the Kirkland 2035 initiative.

BACKGROUND DISCUSSION:

This is the twelfth in a series of updates to the City Council about Kirkland 2035 initiatives.

Neighborhood Plan Updates

With the completion of the neighborhood plan meetings in February, Planning staff began the process of sorting through the meeting participants' comments. A copy of the transcribed meeting notes were provided in the previous K2035 update packet and are posted to the K2035 web page. The Planning staff has completed its review and has developed a recommendation for when and how to address the neighborhood comments. Its recommendation was reviewed by the Planning Commission at their April 10 meeting. A sample matrix from the Highlands neighborhood is included as Attachment A.

The second round of neighborhood plan meetings are scheduled for May and June (see table below). One of the primary topics for the meeting will be the neighborhood business district comments. Staff will work with participants to better understand and reconcile comments received about them during the first round of meetings. Participants will then break into their individual neighborhood groups where the recommended disposition and/or response to their comments will be presented and discussed.

Date	Neighborhoods	Location
Tuesday, May 13, 6:00 pm	Houghton, Everest, Lakeview	City Hall
Wednesday, June 4, 6:00 pm	N. Rose Hill, S. Rose Hill, Bridle Trails, Totem Lake	Lake Washington High School Commons Room
Thursday, June 5, 6:00 pm	Highlands, Norkirk, Market, Moss Bay	City Hall
Tuesday, June 10, 6:00 pm	Finn Hill, Juanita, Kingsgate/Evergreen Hill	LDS Kirkland Stake Center 7910 NE 132 nd Ave. Kirkland

Another topic discussed by the Planning Commission on April 10 is the process and timeline for considering citizen requests for specific land use changes. The Comprehensive Plan update process typically involves consideration of zoning changes that are consistent with the updated vision and guiding principles. If citizen-initiated land use changes are not made as part of the Comprehensive Plan update, they would need to be considered through the Private Amendment Request process which is available every other year. **Staff is proposing a deadline for individual land use requests of June 20, 2014** so that they can be addressed in the Environmental Impact Statement (EIS). The EIS scoping notice will be issued in mid-April and will include a full discussion of the process and deadlines. The general process for consideration of land use change requests is shown below along with **opportunities for public comment** noted in bold print.

Event/Deadline	Time Frame	Description/Opportunities for Public Comment
Neighborhood Plan Meetings Session #2	May/June 2014	Land use change requests received as of the meeting dates will be provided to participants. Staff will discuss the process and timeline for consideration. Participants will be able to see submitted requests at the meeting.
Deadline for citizen requests for land use changes	June 20, 2014	This deadline is recommended in order for requests to be reviewed and included in the scope of the EIS.
Planning Commission determination of which land use requests will be considered	July 2014	The Planning Commission will make a determination whether all or some of the land use change requests are consistent with the vision and guiding principles and whether they should be considered and incorporated in the EIS and in subsequent Planning Commission review. The public can comment on proposed land use change requests during the public comment period of the Planning Commission meeting or submit written comments.
Planning Commission study of citizen land use change requests	Sept-Dec 2014	The Planning Commission will study land use change requests and determine whether they should recommend their adoption as part of the Comprehensive Plan. The public can comment on proposed land use change requests during Planning Commission meetings or at the Draft Comprehensive Plan Hearing to be held in 2015
Preparation of Draft Environmental Impact Statement	Aug 2014- May 2015	Parallel to the Planning Commission' review, the City's EIS consultants will evaluate the impacts of the proposed land use change requests. Once a Draft EIS is issued, a comment period will ensue which will include a public hearing on the Draft EIS.

In addition to reviewing the neighborhood plan comments, the Planning Commission will be commenting on a draft outline for future neighborhood plans. The Planning Commission packet can be viewed at http://www.kirklandwa.gov/depart/planning/Planning_Commission.htm.

Economic Development Input from the Kirkland Chamber of Commerce

The Kirkland Chamber of Commerce presented a compilation of comments that they would like to be considered in the Comprehensive Plan Update, primarily in the Economic Development Element. The letter combines input from the Chamber business community, the Chamber's Public Policy Committee, Chamber Board Members and the Economic Development Committee. The comments include a few overarching principles with more specific recommendations regarding Kirkland's waterfront, Kirkland's downtown, other neighborhoods, the Cross Kirkland Corridor, and comments from the Chamber Young Professionals group. A copy of the letter is included as Attachment B.

Kirkland Business Roundtable

The Kirkland Business Roundtable was joined by Kirkland young professionals at its April 9 meeting in order to solicit the younger demographics' perspectives on the attractiveness of the current and future downtown for live, work and play. This was in part a response to the feedback from the Chamber of Commerce and it also follows up on survey work to refresh tourism branding, answer the question "Why visit Kirkland?" as well as to conduct public outreach to update the Economic Development Element of the Comprehensive Plan.

Community Future Day

Community Future Day will be held on Saturday, April 26 from 10 am to 2 pm at Kirkland City Hall. The general open house format will be used and participants can drop in any time during the four-hour period. The one exception is the Neighborhood University ("Neighborhood U") session that will be held from 10:30 am to 12:00 pm in the City Council Chamber. Activities are described below:

Neighborhood U – Transportation Planning and Growth – 10:30 am to 12:00 pm, Kirkland City Council Chamber

One of the most frequently-heard comments in the K2035 public process relates to concerns about traffic and growth. If traffic is a problem now, will growth make that worse and how can we prevent worsening traffic? To address this question, an informative session will be held:

- Mark Hallenbeck, Director of the Washington State Transportation Center at the University of Washington will explain how the Growth Management Act governs transportation systems and explain the use of concurrency to measure performance.
- David Godfrey, Kirkland's Traffic Engineering Manager will describe how the City is approaching the update of the Transportation Master Plan (TMP) and how it meets GMA objectives.
- Don Samdahl, principal in the firm of Fehr and Peers, the City's consultant for the TMP update and the Comprehensive Plan EIS, will be joined by Mark Hallenbeck and David Godfrey to answer audience questions about transportation challenges. Penny Mabie of EnviroIssues will facilitate the Q and A session.

Informational Displays – 10:00 am to 2:00 pm Upper and Lower Levels of City Hall

Participants will be able to visit a variety of displays and talk with staff about the topic areas. In some cases, they may be asked to comment and/or indicate preferences about projects and plans. Displays will be available for:

- Comprehensive Plan Update – See the updated draft of the Vision Statement and Guiding Principles reflecting the input from the K2035 vision process. Learn more about the City’s growth targets and why we have targets. Learn about the purpose of an Environmental Impact Statement and the process for its development -- see how and when it will take place and how participants can comment on proposed land use changes.
- Cross Kirkland Corridor Master Plan – The draft plan is almost complete and preliminary costs for various segments will be available. Citizens will be asked to rank priorities for implementation. Participants can also learn about the interim trail project, when it will be completed and what it will include.
- Transportation Master Plan (TMP) – Hear about the draft goals of the TMP and comment on the various types of projects that are being considered for the Plan.
- Parks, Recreation and Open Space Plan – Learn about the recommendations in the PROS plan update and the goals and projects that are included. Learn about the City’s progress on planning for a possible new community recreation and aquatics center and how you can be involved in helping to make decisions on facility location and programming.
- Surface Water Master Plan – See how the Surface Water Master Plan will meet important objectives around flood prevention, water quality, habitat restoration and maintenance of the City’s extensive surface water infrastructure.
- Juanita Drive Corridor Study – Learn about the options and recommendations in the draft Juanita Corridor Study and range of capital improvements that focus on improving auto, bike and pedestrian safety along the corridor.
- Capital Improvement Program (CIP) – Learn about and experiment with the CIP interactive map. See the projects that have been suggested by map users or add project suggestions. Learn and comment about changes proposed for t Park Lane. Get an update on the NE 85th Street improvements and see how the corridor will change over the next two years.

Interactive Exercise – Build a Better Kirkland, 10:00 am to 1:30 pm, lower level of City Hall

- Build a Better Kirkland – Help the City Council build the Kirkland of 2035. After visiting the plan informational displays, participants can go the K2035 Bank to receive Kirkland Bucks to allocate among the many projects planned for Kirkland’s future. This exercise will simulate the allocation of limited and restricted funds to

the many capital needs of the City. Participants will be able to indicate their preferred level of investment in major plans currently in development.

Status of Plan Updates

A number of plan updates have been provided to the City Council in the past three months and further updates and plan adoptions are scheduled for the next three months.

April 15	Transportation Master Plan Update Edith Moulton Park Design Guidelines Adoption Cross Kirkland Corridor (CKC) Master Plan Update
May 6	2012 Park and Street Levy Accountability Reports Juanita Corridor Study Update
May 20	Cross Kirkland Corridor Master Plan Update Transfer of Development Rights Study
June 3	Parks, Recreation and Open Space Plan Update
June 17	Cross Kirkland Corridor Master Plan Update Parks, Recreation and Open Space Plan Adoption
July 1	Surface Water Master Plan Update

One of the challenges presented by updating major functional plans with the Comprehensive Plan is executing a schedule that allows for the different studies to sync up. As mentioned earlier, the plan update process is iterative. For instance, the land use plan feeds into the Transportation Master Plan and vice versa. In order to develop a Capital Facilities Element (projects that represent new capacity to accommodate growth) projects emerging from the functional plans must be reviewed and adopted. Ideally, a Capital Improvement Program update has taken place that considers funding for the Capital Facilities Element projects as well as maintenance projects. These many interrelationships require ongoing interdepartmental coordination. Staff from all departments are meeting as a large group every two weeks and more often in smaller groups to continue coordination on plans and to strategize on the public involvement plan.

Highlands (January 30, 2014)								
Element	Public Comment	In existing Plan, Development Code, CIP, City Policy	Potential amendment with Comprehensive Plan update including TMP, PROS and CKC	Potential amendment for future Planning work program	Potential consideration for CIP or other City programs	Questions or Comments	Not feasible; Not desirable; City Has No Authority	
Transportation	Concerned about I-405 noise					Comment noted	No City has no means to reduce noise. DOT sound wall project was to mitigate noise.	
	*Figure H-8 Highlands Pedestrian System This map needs to be updated to reflect current trails and walkways. Who can update it?		Could be updated in neighborhood plan					
	*Policy H-10.1: Enhance and maintain pedestrian and bicycle infrastructure within the Highlands neighborhood, especially on routes to schools and activity nodes. Who pays for this and decides priorities? The pedestrian walkway on 112th Ave NE at NE 87th St. was built with neighborhood grant money some years ago. It is not being maintained (many of the reflectors that separate pedestrians from cars are missing). We believe this walkway is an essential route to downtown (an "activity node"). It's also a primary connector to the CKC. How can we get funding to replace the reflectors?	Approved school route improvements get completed through the City's CIP school route program.					Staff will check with Public Works	
	Need more local transit options to connect to the regional transit system						King County Metro and Sound Transit determine transit service.	
Housing	*Policy H-6.2: Allow innovative residential development styles when specific public benefits are demonstrated. What does this specifically mean? (Cottage housing? Other?)	Policy describes innovative housing styles.						
	*Goal H-6: Promote and retain the residential character of the neighborhood and encourage a variety of housing styles and types to serve a diverse population. This one is not currently happening - the development that is currently occurring is all overly large house with no yards (postage stamp yard) for only the very rich - like they are all priced in the close to million dollar range - we are very rapidly losing our ramblers worth about \$400,000 - to these mega homes - two put in the place of one, all trees wiped out to do so. and the city says this is ok..... why????	Development must meet building setback, height and lot coverage regulations that have been in place since 1983 and more recent FAR standards.					C11-City will be relooking at the Floor Area Ratio (FAR) regulations on a future work program. -Price of land values in Kirkland have risen so the expectation is to be able to build larger homes than small ramblers. -Housing market choices have changed overtime for larger homes and desire for smaller yard to maintain.	
	*Policy H-6.3: Encourage medium-density multifamily development as a transition between low-density residential areas in Highlands and more intensive land use development to the west and south of the neighborhood. This does not appear to be reflected in the zoning for the west side of our neighborhood. Does this make sense along the CKC?		Could consider changing policy to delete word "west". Only area to the southwest is designated for multifamily.					
	*Policy H-16 Establish buildig and site design standards that apply to all new, expanded, or remodeled multifamily buildings consistent with City-wide policies. How can we get input into these standards? The new homes at 11417 NE 87th ST are massive. So are the new single family homes at 9412 112th Aven NE. Why is this policy for multi family only? Should it apply to all home construction?							
Economic Development	*Goal H-6: Promote and retain the residential character of the neighborhood and encourage a variety of housing styles and types to serve a diverse population. We are concerned about the decreasing availability of affordable housing, as older homes are replaced by large, expensive ones. How can the city and the neighborhood encourage affordable housing?	Affordabilty is addressed in the Housing Element. Multifamily housing in certina locations is required in Chapter 112 KZC. The City provides funding to ARCH who provides affordable housing for those that qualify. Provisions for small lots in the Subdivision Ordinance, accessory dwelling units in Chapter 115 KZC, Cottage Housing in Chapter 113 KZC and residential suites in the CBD are ways that the City is trying to provide for affordable housing.		Coould consider providing incentives for affordable single family housing by allowing additional density in subdivision process for required affordable lot and house		Kirkland land values are high which increases the cost of housing.		
Land Use								
Capital Facilities/Utilities/Public Services	Need more dog parks		PROS Plan					
	*Policy H-12.1: Provide enhanced emergency service (fire and police) through possible access across the railroad right-of-way at 111th Avenue NE to improve response time. Is this still on the table? Why must there be two teams on site?	WAC requires two teams for safety of response crew.				Waiting for Fire response		

Highlands (January 30, 2014)								
Element	Public Comment	In existing Plan, Development Code, CIP, City Policy	Potential amendment with Comprehensive Plan update including TMP, PROS and CKC	Potential amendment for future Planning work program	Potential consideration for CIP or other City programs	Questions or Comments	Not feasible; Not desirable; City Has No Authority	
Environment	*Policy H-3.1: Enhance and protect the tree canopy. We're familiar with numerous instances where tree companies have removed trees without asking whether the property owner has a permit. Has the city considered requiring tree companies to verify that the property owner has a permit, and to fine the tree company if they don't comply? It's easier to train a few tree companies than it is to ensure that all Kirkland residents know about the tree rules. Ivy is killing many neighborhood trees. Holly is also a problem. The neighborhood wants to encourage people to remove holly and ivy. Our requests would carry more weight if they came from the city, either via a letter on city letterhead, or a city policy. Who can we work with to discuss such an initiative?	Chapter 95 Kirkland Zoning Code - may remove two trees per year without permit if no exceptions apply. Fines for tree removal if permit is required and not obtained.				Ask Deb about ivy		
	*Policy H-4.1: Encourage clustered development on slopes with high or moderate landslide or erosion hazards. Is this city policy? Is it embedded in zoning codes? Is the neighborhood responsible for keeping an eye on this?	No regulation on clustering in Highlands. Would be addressed with SEPA.					Neighborhood not responsible for implementing city policy or regulations.	
	*Policy H-3.2: Encourage the preservation and proper management of trees adjoining I-405 and the railroad. Change "railroad" to Cross Kirkland Corridor. How can we influence trees on the 405 corridor? Is this a city role or a neighborhood role?	Addressed under SEPA		Could consider neighborhood plan change (minor edit)				City can encourage DOT to save trees in I-405 right of way but not require. However, as I-405 improvements continue to widen, it becomes more difficult to save trees.
	*Policy H-2.2: Develop viewpoints and interpretive information where appropriate on property around streams and wetlands if protection of the natural features can be reasonably ensured. When appropriate, the placement of interpretive information and viewpoints will be determined at time of development on private property or through public efforts on City-owned land. How can we learn about developments in sensitive areas? Is this item on the city permit checklist for new developments? Concerned about habitat lose	Could be required under SEPA.			Could consider requiring viewpoints and interpretive information under Chapter 90 with buffer reductions		See neighborhood hotsheet on City's website for new developments. Item is not on City permit checklist because not a regulations comment noted	
Open Space Parks	*Policy H-2.1: Undertake measures to protect stream buffers and the ecological functions of streams, lakes, wetlands, and wildlife corridors and promote fish passage. How should the neighborhood proceed in doing this? What exactly should we do? The feasibility of relocating the stream out of the railroad ditches upstream of Peter Kirk Elementary school and moving it farther away from the railroad into a more natural channel with native vegetation and reintroduction of cutthroat trout into the stream are opportunities worth investigating. Can this be incorporated into the CKC master plan?	Chapter 90 requires improvements with developments in buffers.	CKC Master Plan		CIP projects	Relocation of streams and revegetation not always successful and permitting process can be extensive		
	*Policy H-11.1: Explore the possibility of a neighborhood gathering place. What is the status of the Spinney Park master plan? Is there a picnic shelter in the plan?							
Human Services	Keep parks	Park Element						
Urban Design	*Emailed comments							
	*Policy H-1.1: Provide markers and interpretive information at historic sites. Who pays for this? Where can we find the Kirkland Heritage Society inventory that was done in 1999?	Can be required under SEPA. In Community Character Element (CC-2.1)				See Kirkland Heritage Society for their inventory.		
Vision	IdeasForum Survey Comments							
Vision still valid	Peaceful Clean Green Friendly Walkable Diverse (style, culture not homogenized) Connected & accessible Affordable	City vision						
Change in Plan	Trees Wetlands Walking Bicycling	City vision						
Neighborhood District	Consider allowing small business to mix for better neighborhood access - like small retail at south end or near the Kirkland corridor, or walkable service businesses like haircutting	Chapter 20 KZC (RM in Zoning Code permits small shops and services						

Highlands (January 30, 2014)		Response					
Element	Public Comment	In existing Plan, Development Code, CIP, City Policy	Potential amendment with Comprehensive Plan update including TMP, PROS and CKC	Potential amendment for future Planning work program	Potential consideration for CIP or other City programs	Questions or Comments	Not feasible; Not desirable; City Has No Authority
Hope for future	Having one - or at least a few scattered options, would be nice if kept residential scale (no parking lots or downtown business-sized buildings)	Chapter 20 (RM iZoning Code permits small shops and services. Limited to 25-30' in height.					No parking lot requirement is not feasible for successful business and City requires some parking for all uses.
Vision	Better walkability to everyday needs businesses like food stores. Better access to public transport Keep up the emphasis on trees, sidewalks and parks Given this plan, it makes no sense the city permitted decreased wetland buffer on the north end of 111th Ave.	Transportation and Park Elements. Chapter 90 KZC does permit reduction in buffer if mitigation provided.					
Still reatin in vision	Low traffic, diverse housing mix, connected feeling to trail system and neighborhood parks, maintain and enhance westerly views (underground utilities)	Exisitng City vision. Undergrounding of utilities occurs with redevelopment under Chapter 110 KZC.					
Change in Plan	I like the vision for the neighborhood in general, some of the implementation will come down to prioritizing of the enhancement and amenities.					comment noted	
Business Distrcit	This is just my own preference, but I would really feel the neighborhood's view corridors would be greatly enhanced by undergrounding overhead utilities. Probably very costly, but it only needs to be done once! I would support a private/public approach to this, but that become very complicated and messy.	Undergrounding occurs with redevelopment under Chapter 110 KZC.					Very costly and PSE must agree
Vision	there are no businesses within the Highlands and that seems like a reasonable vision for the future as well.	RM in Zoning Code permits small shops and services. .					
Still valid in vision	denser connections trees views pedestrians bicyclists	City vision.					
Vision	No changes are needed to plan					comment noted	
Business Distrcit	We like our neighborhood. Close in, but limited traffic. We look forward to completion of paved bike trail, and future light rail.					comment noted	
Hopes	We need a lot more shopping for regular people in Kirkland, such as a bigger hardware store, Target-type store, Old Navy, Gap, Pier 1, Macy's etc. Totem Lake should be redeveloped to bring in these businesses.					comment noted	
Vision	Pave Cross-Kirkland corridor! Would be great to have some related small businesses near trail.		CKC Master Plan				
Still valid in vision	Well maintained Nice views Nice combination of homes from old and new Good size lots Parks Nature preserves					comment noted	
Change in Plan	Protecting the view corridor (remove the cotton trees along the train corridor between 92nd and 96th and replant other shorter native trees). Maintain and improve the sidewalks and parks (including the boardwalks in the nature preserves) No connector roads to Totem Lake or North Rose Hill.	Private views not protected. Chapter 95 KZC limits tree trimming as it can destroy a tree.				comment noted	
Hopes fpr neighborhood	Encourage private property owners in the view corridor along 112th to limit tree height.	Private views not protected. Chapter 95 KZC limits tree trimming as it can destroy a tree.					
	Just want to re emphasize our hopes that; the neighborhood does not get "connected" to Totem Lake or North Rose Hill by new roads and that the view corridor is preserved.	Private views not protected.				comment noted	

TO: Kurt Triplett
 FR: Bruce Wynn and Kathy Feek
 RE: 2035 Economic Development Policy recommendations

The Kirkland Chamber of Commerce is the voice of business. On a daily basis we help businesses connect with each other. These are comments from within the Chamber business community, the Chamber's Public Policy Committee, Chamber Board Members and the Economic Development Committee. Our goal is to provide expertise to the city in partnership based on our large network of communication throughout greater Kirkland.

The following recommendations have been compiled into specific categories:

- In regard to fostering a strong and diverse economy consistent with community values, goals and policies, we emphasize that in addition to retention and recruitment the city focus on expansion.
- To promote a positive business climate, we recognize that businesses contribute to Kirkland's community by providing employment, self-sufficiency, personal achievement, along with public revenue to provide services, facilities and community amenities.
- In addition to providing a tax and regulatory environment that is responsive and timely. We also encourage a tax environment that is fair and competitive.

Recommendations on changes to Kirkland's Waterfront

- As Kirkland's front door, the Marina parking area can be utilized more effectively by being more actively and lively all year round.
- Consider a staircase development down to the park with shops, restaurants and stores on three levels above the existing parking as you approach the water.
- In limited parking environments, cars can be stacked mechanically and called up or down from different levels.
- Consider a spiral parking area in a corner of the parking zone to free up the remainder of the parking area for business.
- Rezone parking by adding 6 feet and stack the parking in a corner of the park.
- Parking should be convenient but hidden to free up land.
- There is no money in the Lake – needs to be a regional destination. Parking is paramount. Public – private partnership possibly.
-

Recommendations on changes to downtown

- Restaurants have to have turnover with customers. We are at capacity for the first load and the second cannot find parking.
- With another hotel downtown, Kenmore Air could deliver passengers. We can support more restaurants.
- Work with Google to provide the fastest wired community. Become premiere "wired community."

-
- Baseball field and swimming pool are empty for a large part of the year. When Parkplace is torn down, move baseball field/swimming pool back and move future Parkplace development closer to downtown. Build parking underneath.
- Build an ice skating rink in Lee Johnson field during winter months. Have it designed for hokey and curling during the winter.
- The baseball field is the most under-utilized park in the system and most expensive to maintain.
- More places to go – wifi, wine bar, and sales taxes continue to decline.
- Crush Shoes wants to be here and figure out ways to help them be successful. Businesses are trying to work together to make it happen.
- More new places that are experiential (Flatstick, Canvas, Remote).
- Possibly a covered walkway for winter weather.
- We don't want to compete with Bellevue.
- We could have smaller wine shops.
- Bring back some galleries.
- More of an entertainment and experiential destination. Art, acting, music, recitals, etc.
- Seek out a developer to build a destination nightclub, restaurant and music venue such as Triple Door.
- Free up bottleneck of traffic on Lake by building tunnel from Market to south of Anthony's restaurant.
- Many advocate for a park all the way from the water to 6th street with high density on both sides.
- Need to look at the zoning for the antique mall to increase the height.
- Build up parking lot at corner of Lake and Central. Should go up a few stories with retail at ground level.
- Parking is paramount. Public – private partnership possibly
- Seek out innovative parking standards or technologies that help increase parking capacity.

Other Neighborhoods

- Totem Lake in the future will not be car lots. Go to European type office and order your car and it will be delivered. Mixed use like in Juanita. Juanita style at Totem Lake.
- Totem Lake is more than retail. It's a vibrant urban center.
- A lot of building purchasers bought at cap rates too low and so the rents are not affordable. You will need to permit higher buildings to help reduce the rents.
- Is Totem Lake an affordable retail center? If retail's face is changing, and more people go to the internet to buy, then what would Totem Lake look like?
- Hire Jim Hebert to find out what the market would be. As we see at Redmond Town Center, two-story retail does not work.
- Finn Hill now doing its first neighborhood planning. Explore processes to separate business from neighborhood. Everest revolted against it. Bridle Trails is the one we should focus on because they want it.
- Need to think progressively on how to offset property taxes in the future. Too many citizens think all is fine if we do not grow. We have had a debate in this City over Potala Village. Let's talk about the policies to see where we can agree. Then follow the policies that we all have agreed upon.
- Put a huge parking lot at Parmac. 405 Plan calls for 4,000 parking spaces for park and ride.

- Look at the transit mitigation fees for transit? Sales tax, excise tax, b&o tax, property tax need to be taking into consideration before impact fees are considered by the City.
- Two or four plex zoning for corner lots in residential area. Craig Krueger at Mithun Architects does a presentation called – Honey I shrunk the lot

Comments on Kirkland Corridor:

- Should be in partnership with car companies.
- Advocate for businesses to be allowed to function along the trail
- If businesses are not built next to trail then explore light rail cars that loop from the trail to downtown. Think San Francisco Cable Cars. Fun ways to get to green zone of corridor.
- Driverless car platform
- Invite UberX, Sidecar, etc. to service the trail
- Emphasize green zone appeal – walk, pedal, ride via alternative transportation modes
- Options of services along the corridor must be driven by market demand
- Infrastructure to allow innovative investors
- Feeder services from trail to Kirkland destinations should be priority

Comments from Chamber Young Professionals:

- Better use of the marina & get rid of the marina parking lot
- Appeal to more young professionals with more flagship restaurants and nightlife (i.e. Ethan Stowell eateries)
- Free underground parking in downtown
- An underground tunnel that connects Lake Washington Blvd. with Market St. to eliminate the traffic bottleneck
- Move Park Place closer to downtown and replace the park
- Completely tear down Totem Lake and develop a mixed-use retail/residential neighborhood like San Jose's Santana Row (<http://www.swagroup.com/project/santana-row.html>)
- Might not be in favor of a promenade around the residential areas of Lake Washington Blvd. - it is too "residential"
- Park Lane should be consolidated (ownership wise), and connected all the way up to the future Park Place project, and remove all street parking for a more "promenade" feel
- Kirkland corridor project should be an extensive bike and walk lane
- Consolidate all outdoor parking lots into mixed-retail buildings with free and easily accessible underground parking
- Create budget for "Kirkland-brand ambassadors" to reach out to Seattle and Portland restauranteurs to create flagship Eastside locations in downtown Kirkland and the future Totem Lake project
- Create budget for more outreach to young entrepreneurs and Northwest startup companies to live and work here
- Music festivals, involving boats, that appeal to more younger professionals (dance music, etc.)

- Modernize and unify all signage in the downtown area,
- Offer tax incentives for high end restaurants to come to Kirkland
- Offer tax incentives for building owners to not lease space for nail salons and smoke shops
- Kirkland could be the host for a "NXNW" type concert week, modeled after SXSW in Austin. Basically restaurants and stores with the space hold a small intimate concert, usually followed with a keg-type or wine party in the back of the restaurant or at a nearby parking lot. It lasts for like 7 days, and folks can buy a week-long wristband or buy single tickets.