

To: City of Kirkland
From: Ann McBroom, Facilitator
Date: May 8, 2008
RE: Final report on meetings between Costco and citizens regarding proposed gas station at the Kirkland Costco

Attachments: Meeting notes from November 10, 2007, February 16, 2008, May 6, 2008; survey results from February 16 meeting

Initial telephone interviews: Prior to the November 10, 2007 meeting, the facilitator spoke with several citizens who had expressed concerns about the Costco proposal to install a gas station at the Kirkland Costco. These interviews were intended to help with planning an effective process for the citizens.

November 10, 2007 meeting: At the November 10 meeting, citizens met with Costco representatives and representatives of the City of Kirkland. At this meeting, the City of Kirkland presented the history of the proposal, and Costco presented information regarding the proposal, and general information about Costco gas station facilities. The citizens had an opportunity to raise concerns, ask questions, and provide suggested alternatives. (see attached notes). Concerns and questions fell into several categories: traffic, environmental (including noise, air quality, run off, lighting, etc), drainage and wetland impacts on adjacent properties, and economic issues.

February 16, 2008 meeting: A second meeting was held on February 16. At this meeting, Costco and the City of Kirkland brought staff and consultants to address the issues raised at the previous meeting. (see Costco document). Citizens had an opportunity to ask questions and raise additional concerns and suggestions. (see attached notes.) Adjacent property owners voiced less concern for environmental impacts such as lighting and noise, but continue to be concerned about drainage. Acknowledging that the drainage and wetland designation are beyond the scope of this process, property owners hope to address these issues with the City of Kirkland in a future meeting. The survey results indicate that citizens find the process useful, and expressed a desire to continue interacting with Costco (see attached survey results).

Interim Processes: Costco continues to meet with neighborhood associations. The City meets with adjacent property owners to discuss drainage issues.

May 6, 2008: A third community forum was held on May 6, 2008. At this meeting Costco presented a series of potential design options and sought community input regarding the communities priorities. (see attached notes). The community

indicated a priority for sidewalks on 90th, a trail head at 90th and 120th, and an oil/water separator on the Costco parking lot as highest priorities.

The community also expressed a desire for the City to develop a long-range plan for the area. They would like to see the roads widened, sidewalks installed, increased traffic control, and storm water and drainage issues addressed, and the south end of Forbes Lake developed with trail systems. Traffic, pedestrian safety, storm water issues, and future development are priority concerns for the community, and require the City's involvement to solve.

Costco and Community Leadership Meeting
Chart Notes
11/10/2007

Unanswered Questions – Sheet 1

- What did the Planning Commission say about Costco's amendment request? (Janice will check her notes).
- What are the specific requirements for parking?
- How much does the City of Kirkland stand to gain in takes?
- How much revenue does Costco stand to gain?
- Would the City of Kirkland be willing to invest in improvements to mitigate?
- Would Costco be willing to invest in improvements to mitigate?
- What are the potential impacts to the other 5 gas stations on 85th?
- What is the average number of cars at other Costco gas stations?
- Parking – where do the other 200 stalls come in?

Concerns – Sheet 1

- Who is paying for the consultant? Should City of Kirkland pay? If City pays – perception of bias.
- “Auto-oriented” use is intended to relate to car dealerships (and other auto-type traffic like drive-ins, etc). Intended to force the auto-related businesses towards 85th and the freeway. Not intended to encourage businesses into the neighborhoods.
- Concern about increased traffic in the neighborhood.
- Amount of time and energy community members put into the sub-area plan – honoring the citizens' work.
- Original promise when C Costco came in (from the traffic engineers) was no traffic.

Concerns – Sheet 2

- People go out of their way to go to Costco to get gas.
- No one goes down 90th “passing by.” People will rear off of 85th.
- People exit off 405 to cut through on 124th – a gas station in the vicinity will increase people using this cut through.
- People may make gas station a destination trip just for low cost gas.
- Internet shopping for inexpensive gas often points to Costco.

Costco and Community Leadership Meeting
Chart Notes
11/10/2007

Concerns – Sheet 3

- Lack of sidewalks on NE 90th.
- 2% gas fumes
- Gas and oil spill off on the road and parking lot (cars waiting in line before the “dip point.”
- Parking needs
- Size of vehicles that would come (trucks, etc.).
- Lighting, especially regard to senior housing.
- Noise from delivery trucks (fuel trucks)
- Decrease in property values because of environmental concerns.

Concerns – Sheet 4

- Storm water system is inadequate – property values are influenced by City drainage.
- Inability to build or sell because of wetland issue.
- No compensation for landowners re: drainage.
- Inability for adjacent property owners to sell property to Costco.
- Drainage problems have increased because of Costco.
- Lack of trust that current proposal will not become a problem.

Concerns – Sheet 5

- Fumes from waiting cars.
- Impact on Forbes lake from gas and oil run off.
- Noise
- Impact on Senior Housing.
- Impact on other 5 gas stations.
- Change in water table since 1989.

Suggestions – Sheet 1

- Costco gets it's own exit/entrance on 405.
- 2 left turn lanes on 120th.
- Costco buys corner gas station on 85th and 120th.
- When counting cars for traffic, do it with eyes because it is easy to see where the traffic comes from.
- Signal on NE 90th.
- Other sites.
- Site at the Home Store location at Totem Lake.

- Nienaber property.
- Totally other locations.
- Use low ground lights that shine away.
- Restricted times for delivery and garbage.

Suggestions – Sheet 2

- Study drainage issues – fix drainage problem.
- Compensate adjacent property owners for decrease in property value.

Next Steps – Sheet 1

- Another meeting to address drainage issues.
- Bring City expert on water and drainage, technical and regarding responsibility.
- A real way to address drainage that includes multiple agencies – bigger than just the Costco gas station effort.
- Study Kirkland goal to develop revenue generation here.
- Environmental concerns – people invited to a meeting with City of Kirkland.
- Revisit other suggestions.

Next steps – Sheet 2

- Bring answers to questions to another meeting.
- Bring back answers to questions and ideas for addressing concerns, expertise from the City, thoughts about community suggestions to a continued dialog.
- Hold meeting, in January, on a Saturday, longer meeting, with more advanced notice.

Chart Notes February 16, 2008 Costco and Community Meeting

Concerns

Page 1:

- Times of opening. Want clear agreement of hours.
- Clear commitment to only change zoning on Costco property.
- It's hard to find a gas station on Costco property (testimonial on behalf of Costco regarding potential lighting and signage impact).
- The entire lot is more likely to be used than at the Home Store.
- Use profits to help the community.
- Anticipated 30% drop in sales at this location will only be temporary.

Page 2:

- Back up traffic when exit and entrance are closed.
- Increased pollution if site is changed to currently zoned area.
- On 90th as it approaches 124th, at 5 pm, is totally backed up. How will that increase?
- If adjacent properties decide to develop, will there be enough traffic capacity to accommodate those needs?
- Cut through traffic on 126th/128th (avoiding traffic lights on 124th and on 85th) and the lack of sidewalks.
- Traffic predictions may be optimistic.

Page 3:

- Traffic studies underestimate increased traffic demands.
- Flooding in area of potential sidewalks
- Trucks on 90th – the road is not wide enough to handle.
- Dispute over wetland designation of adjacent properties.
- City planning has caused the increased water saturation in that area.
- Send flyers to residents of retirement home to be sure they have been contacted.
- Silted ditch.
- Centrifuge silt removal system?

Concerns #4:

- Fumes to retirement home.
- Night time truck traffic.
- Minimize fumes beyond requirements.
- Litter control. Dead and drowned trees on adjacent property.

Questions #1:

- How is this information going to be used? Is this format intended to get information to take back to Council to get OK from Council to move forward?
- Can gas stations be placed next to residential zoning?
- Why not buy the gas station on 85th?
- Has Costco applied for zoning change only on their property?
- Are there numbers that suggest that people will to a more distant store in order to purchase gas?
- Accidents on straight in stalls?
- Population growth in the last 10 years and projected growth for Costco?

Questions # 2:

- Is the zoning change only for Costco property?
- What about increase of traffic to handle increased traffic from other development (e.g.: from adjacent property owners if they choose to develop?)
- Why has there been massive drainage on one end of the lake and it is prohibited on the other area?
- Provide documentation that the Shell gas station is unwilling to sell. What would they consider?
- What impact has I405 had on Forbes Lake drainage?

Question #3:

- How are sub-divided lots regulated re: drainage?
- How does the water storage on Costco property disperse once it is silted up?

Community Ideas:

- Circulatory bus system.
- Traffic study re: cut through traffic
- Set up separate meeting for storm drainage/wetland issue with City of Kirkland, Costco, consultants and wetland neighbors.
- Costco petition City of Kirkland from adjacent neighbors.
- Street lighting for pedestrian safety on 90th.
- System to remove sediment load on Forbes ditch.
- Air quality study.

Costco Ideas:

- Sidewalk on 90th.
- Sidewalk on 120th
- Improvements to remove pollutants from Costco parking lot.

**Survey Results
February 16, 2008
Costco/Citizen Meeting**

9 respondents

My primary concern is:

Traffic **3** Environmental **1** Drainage **4** Any changes to sub-area plan **2**

Other: Property devaluation **1**

This statement reflects my impressions 1) not at all 2) somewhat 3) completely:

- | | | | | |
|---|---|----------|----------|----------|
| 1. The Facilitator conducted the meeting in a fair and impartial manner. | 1 | 2 | 3 | |
| | | 4 | 5 | |
| 2. A real and reasonable effort is being made to involve the community in the decision-making process | 1 | 2 | 3 | 4 |
| comment: if real | | 2 | 5 | 1 |
| 3. The community has been able to voice it's concerns at these | 1 | 2 | 3 | 4 |
| comment: more time | | 2 | 6 | 1 |
| 4. Costco has demonstrated a willingness to address the community community concerns. | 1 | 2 | 3 | |
| comment: if meaningful | | 2 | 6 | |
| 5. These meetings have been useful. | 1 | 2 | 3 | |
| comment: if meaningful | | 6 | 2 | |
| 6. There should be additional meetings between Costco and the | 1 | 2 | 3 | |
| comment: between the neighbors
And the City of Kirkland (3) | | 2 | 6 | |

Comments:

1. Costco has clearly been willing to work with the neighbors in an attempt to identify a mutual beneficial result. I appreciate the efforts and I believe that a reasonable solution is not far away.
2. Excellent control of the meeting.

3. I'm uneasy about the "real" impact the community input/concerns will have on the ultimate decisions.
4. I think that people are behind Costco but want Costco's help in dealing with the City!
5. Drainage problem (lack of flow) and the level of ground water have increased since 405 was constructed. Wetlands were expanded after the state construction created a damming effect for the outflow of water.
6. I am encouraged to hear the expressed concerns and I am hopeful that the City will do more than listen and take action.
7. The City needs to have Department Head representation at these meetings.

Chart Notes May 6
Costco/City of Kirkland/Community Forum

Concerns

- Increase in Costco membership just for the gas
- Past project has not helped
- Traffic routing on 120th or 90th? Concern about ingress/egress from neighborhood properties and church
- Don't want more traffic on 90th street as a result
- Scope creep at the station: will there be additional services offered in the future?
- No membership marketing at the station
- 1000 additional cars a day is a lot.
- Need for increased capacity on the roads: reclassified
- *Impact on the abilities for other properties to develop due to the traffic.
- *****Capacity on the roads is a real issue for neighbors and the church
- Cars in the ditch
- Sidewalks east of 124th NE and cut through traffic
- *Intersection of 120th and 90th is a dangerous intersection, people run the stop sign
- Routing trucks to 124th is not a great idea!
- Water quality from increased usage and traffic on the roads – run off
- *****Resolving drainage issues is larger than just the adjacent neighbors
- Would like set hours of operation at the gas station
- ***Property values decrease because of increased traffic
- *What will happen to the parking at Costco?
- *****Traffic at 90th and 122nd

*Indicates priority concerns for the neighbors. Each neighbor checked their most pressing concerns. The more * the higher the level of concern.

Lingering Questions

- Does the 16% reduction in sales that would route to Redmond and Woodinville take into account projected growth in Kirkland?
- Where will traffic be routed – 90th or 120th?
- Why doesn't Costco consider building a station on the south side of the property? (no land)
- How will the loss of parking impact parking at the warehouse?

Potential Design Features

- ***Trail head at 90th and 120th
- Improve pathway between retirement community and Costco
- *****Improving public sidewalks on 120th and 90th. (**south side of 90th. North side of 90th. ***both sides of 90th)

- No additional sales or services offered at the gas station. Gas only
- **Truck routing plan
- *****Oil/water separator on Costco parking lot (in addition to the requirement at the gas station).

- Indicates the level of interest in this particular design feature.

City Issues

- Storm water quantity
- Traffic revisions to increase capacity and signaling to accommodate not only Costco but potential development, pedestrian safety and sidewalks.
- Study on population increase both for people coming to live and people coming to work.
- Ditch on 90th
- Future planning for the area

Participants in community meetings

Mike Nienaber
Paul "
Mark "
David "
Matt "
Phil "
Mr and Mrs Odd Hauge
Carol Neilson
Steve Tindall
Betty Lou Crampton
Jeanette Simecek
Jim McElwee
Scott Foot
Cary Pritzkan
Margaret Carnegie
Milton Olson
Andy Held
Linda Jones
Karen Whittle
Ernest Anderson
Ray Hansen
Kim Sanford (Costco)
Chris Ferko* (Barhausen Engineering)
Jenny Gaus*
Janice Soloff*
Thang T Nguyen*
Dan Mckinney* (The Transpo Group)
Jim Kelley* (A.C. Kindig & Co.)

* Consultants or City Staff