



VISIONING THEMES FOR KIRKLAND 2035 CONVERSATIONS

Thru 1/15/14

Land Use

• General

- Plan land use around **transit**, light rail, mass transit and transportation centers & consider traffic impacts when planning (14)
- **Balance growth** while maintaining natural environment and sustainability (13)
 - **Live close to work**
 - Allow greater density in areas near **transit** and transportation centers and **walkable** areas
- **Transitions** between commercial and residential important (10)
- Require adequate **parking** for businesses (7)
- **Diversity of housing** and innovative housing (5)
- **Meet growth** with current zoning; keep growth in scale with neighborhood (4)
- Value **single family home** neighborhoods (4)
- Increase **small businesses and home businesses** (3)
- **Focus growth** in mixed use centers but establish transit before development (2)
- Encourage shopping areas within **walking distance** of home (1)
- **Disperse growth** to all around city (2)
- **Concentrated and vertical** to retain open space (2)
- Add housing in **light industrial** areas (1)
- Keep areas zoned for **horses** (1)
- **Focus growth** in CBD and Totem Lake (1)
- **Buildings not too tall** (over 3 stories) in Fill Hill and don't impact traffic (1)
- Concentrate **big box growth** along major arterials and not in neighborhoods (1)
- **Transform strip malls** into mixed use urban villages like U-Village (1)
- **Redevelop parking lot** at QFC center on Juanita Drive in north Finn Hill (1)
- **Look to other cities** on how to handle density (Carmel, Cal; Boston Commons, open space between buildings, European villages) (1)

• Totem Lake

- **Concentrate growth** for both housing and jobs (12)
- Improve **traffic flow and pedestrian connections** (12)
- Design like **Juanita Village** near transit, smaller housing units, anchor store (8)
- Add major **recreation facilities**, movie theater, condos, apartments around the lake (8)
- Will become the **city center** (7)
- Connections to **CKC** (3)
- Develop **Totem Lake Master Plan** (3)
- Maintain **industrial uses** (2)
- **Buildings** should be increased to 30-40 stories (1)

- Add **public investments** to help redevelop area (1)
- Provide **circular bus** around Totem Lake (1)
- Add **dining opportunities** around Evergreen Hospital (1)
- Redevelop **Totem Lake West** (QFC and Value Village) (1)
- Increase **stores** around hotels (1)
- **Downtown**
 - Maintain quality of Downtown with **lower buildings**; water related activities, restaurants, farmers markets, entertainment, and historic buildings (8)
 - Redevelop **Park Place like University Village** with larger grocery store, offices, condos, theater (live, work, play) (5)
 - Increase **diversity of businesses** (3)
 - Rename **Central Business District to Waterfront District** (1)
 - **Paint** buildings in bright colors like Portofino (1)
- **Disperse growth in neighborhood business districts**
 - Focus growth in series of concentrated **mixed use villages** in commercial areas in each neighborhood appropriate in scale (23)
 - Each neighborhood district should have **basic goods and services**, such as grocery stores and be walkable and transit available, small urban areas (20)
 - **Pedestrian connections** to neighborhood centers important (10)
 - Allow **increased density in commercial centers** so existing residential densities surrounding the centers can stay same density as now. (9)
 - **Bridle Trails shopping center** – some owners encourage redevelopment (7)
 - Shopping centers need to be balanced with **jobs and services** (5)
 - Storefronts on the street to create a more **pedestrian friendly** atmosphere (4)
 - Incentives for **grocery stores** to stay or locate (4)
 - **Major industries** should be in concentrated area; not neighborhood centers (3)
 - **No big box**, more smaller stores (3)
 - **Houghton shopping center**- redevelop to allow to go up (3)
 - Juanita could allow **taller buildings** (1)
 - **Increase height of shopping centers** where 1 story increase to 3 stories with retail/office on ground floor and residential above like Juanita Village (1)
 - Provide more background on the **existing and growth projections** for the city and each neighborhood that is helpful to orient residents (1)
 - Add growth to **CBD and Houghton** where existing amenities are like transit and sidewalks (1)
- **Role of Cross Kirkland Corridor (CKC)**
 - CKC connections to **business and neighborhood centers** throughout the city, including CBD (8)
 - **Housing** along trail (4)
 - **Multi modal transportation** route for bikes, pedestrian and light rail (3)
 - **Events use and restaurants** locate along or near trail (2)
 - Connect to **regional trails** (1)
 - Need **parking** by trail (1)

Transportation

- **Bike and pedestrian walkways** separated from traffic lanes, lighting for safety, complete connected routes throughout city, including along NE 85th Street and I-520, handicap accessible (65)
- **Improve transportation options:** bike, pedestrian, regional and local bus service, CKC providing bike/ped/rail (36)
- More **bus service** both in frequency and routes, covered bus shelters, transit centers at business centers, better signage for routes and times, more bike friendly buses, Metro routes to schools (33)
- Offer **other transportation options:** Seattle ferry, water taxi, light rail, including across I-520 and inner city shuttle (31)
- Mixed use development to reduce trips to local shopping centers, **land use that supports transit**, and density bonus for development near transit centers (25)
- **Provide adequate parking** (10)
- **Cars:** incentives for driving small cars, such as smaller lanes for smaller vehicles and free parking, and more electric charging stations, and infrastructure for alternative fuel vehicles (9)
- **Seniors and disabled:** more convenient modes, more transit, good access, ride share, subsidize taxis, volunteer pick-up services, more marked control sidewalks, increase ADA ramps (8)
- Improve **connectivity** between east and west sides of city and to Totem Lake area (I-405 a barrier) (7)
- **Bike** racks in all business districts, rent a bike program (3)
- Traffic strategies for **locally congested areas**, such as tolling Lake Wash Blvd and Market St (3)
- Improve street connectivity for autos (3)
- Install traffic circles for **traffic calming** in residential neighborhoods (2)
- **CBD:** no car zones and parking to support local businesses and tourism (2)
- Limit **speed limit** to 35 mpg (1)
- Remove **Juanita Dr.** as major arterial and **make 84th Ave as main arterial** (1)
- Coordinate with regional/state/national **transportation policy** (1)
- **No cul-de-sacs**, only through streets (1)

Housing

- **Diversity of housing types:** ADUs (more flexibility in regulations, some private covenants do not allow), small homes on small lots (i.e. cottage housing with shared open space), single room occupancy with shared area, boarding houses, duplex, triplex, houseboats (FYI-not allowed currently), work/live housing, one story housing (45)
- **Affordable housing:**
 - middle and low income: seniors, disabled (accessible), first time homeowners, teachers, etc. (11)
 - locate affordable housing near transit, services and entertainment (11)
 - require % of affordable and mix with market rate housing (but one says to not require in high end areas with views or waterfront – “they have earned the perk to not have affordable housing nearby”) (9)

ATTACHMENT 5

- gentrification reduces affordability so incentivize retaining existing housing stock (5)
- have affordable and market rate housing look the same (2)
- senior housing near transit (1)
- limit property tax levies that will affect seniors (1)
- **Urban mixed use villages** in neighborhood business districts (many in Houghton oppose due to traffic). Many like Juanita Village but some don't want it near them. Include affordable (9)
- **High density** with open space, around SR520, CKC and near public transportation hubs (7)
- Some said that **cottage housing** not in single family neighborhoods but on edges as transition to higher density, do not like large homes on small lots or prefer townhouses rather than tall apartments (6)
- More **density around parks** for close access to open space (5)
- **Retain some low density single family** areas for families with kids (5)
- Neighborhood corners as **gathering places** or "third places" (4)
- Housing allowed in **industrial zones** (3)
- **CBD**: taller buildings with separation for privacy away from waterfront and limit to 2 stories near waterfront for public views (3)
- More **rental stock housing** (2)
- **Bridle Trails**: support redevelopment and innovative project (2)
- **Market St**: allow 3-4 stories because of transit line (1)
- Use natural building materials and **fire safe** (1)
- No **mixed use** zoning in residential (1)

Economic Development

- **Types of businesses to be encouraged:**
 - Higher paying jobs such as high technology, medical, aerospace (13)
 - Greater range of retail stores that provide products for residents and attract shoppers outside Kirkland (8)
 - Mix of jobs including larger businesses (7)
 - Live and work in Kirkland to reduce traffic (7)
 - Home businesses (6)
 - Industrial and light industrial businesses in commercial centers (5)
 - Connect Lake Washington Technical College graduates with local businesses in medical and auto industry (5)
 - Innovative small scale businesses (5)
 - Retain auto dealers and think creatively how to accommodate them (2)
 - Arts jobs (2)
 - International firms that are part of regional focus (2)
 - Small local businesses (1)
 - Niche markets (e.g. bakeries) (1)
 - Cottage industries (1)
 - Reuse industrial buildings (1)
- **Neighborhood commercial districts** need to include:

ATTACHMENT 5

- Contain grocery stores, restaurants, clothing shops, hardware, bookstore, variety shops; no big box in smaller neighborhood centers (12)
- Walkable in design and located within walking distance of home (8)
- Mixed use designed like Juanita Village or Redmond Town Center (8)
- Employment that allows walk, bike or use transit to work (6)
- Bridle Trails- majority comments would like to see this redeveloped if it does not result in traffic and parking congestion and it is designed to fit into neighborhood (5)
- Public green open spaces for gathering (3)
- Entertainment and dining for young adults (2)
- Finn Hill needs a local shopping center like Lake Forest Park and to attract people from the south (1)
- Redevelop old Albertson's site in Juanita and QFC in Finn Hill as urban villages (1)
- Retain current zoning in Finn Hill (1)
- **Totem Lake:** improve vehicular and pedestrian access and infrastructure, increase hotels and restaurants, more cross overs at I-405, allow taller buildings, allow big box stores (14)
- Kirkland's role in the Puget Sound economy is **incubator for small startup** businesses (6)
- **Downtown:** provide greater diversity of shops and services and more retail (other than nail salons; hair stylists) (6)
- **Development of Cross Kirkland Corridor** will be a catalyst for economic development: (4)
 - Located or accessible along corridor: restaurants, housing, schools, parks, neighborhoods (7)
 - Quick multi modal access to and from CBD and Totem Lake (4)
 - Share with light rail in the future (1)
 - Connect with regional trail system (1)
 - Recreational facility for residents and employees (1)
 - People mover or trolley car on CKC (1)
- Economy that provides long term **fiscally sustainable** and maintains **environmental resources** (3)
- Focus growth in **two epicenters:** Downtown is the living room; Totem Lake is the family room and the CKC connects the two centers (2)
- Consider **traffic impacts** and location of high to low density jobs (1)
- 5-8 stories **downtown** (1)
- Jobs on lakefront **serviced by ferry** (1)
- Redevelop **Finn Hill QFC shopping center** with shops, jobs and residential (PCC and other grocery stores), gathering places and library (1)

Community Character (What defines small town feel)

- **Small town concept** has to do with attractive design techniques:
 - Community gathering places, parks and open spaces (16)
 - Streets are human scale in design, wide sidewalks, safe with lighted crosswalks; with outdoor planters and street furniture. Some streets are pedestrian only; closed to cars (8)
 - Use buffer zones as transitions between housing and commercial such as trees; lower buildings (4)

ATTACHMENT 5

- Building height is 2-3 (some say low rise is 5-6) stories with upper story setbacks and setbacks from the street for open space, trees and sustainably built (4)
- Quality signs (size, lighting, placement) (1)
- No big box stores in neighborhoods (1)
- **Walkable** with pedestrian and bicycle connections to transit (13)
- **Downtown Kirkland** has a small town feel with its lakefront, art galleries, and nightlife. Balance small town feel to not inhibit growth and jobs in the Downtown and reduce tax revenue. Increase parking. (13)
- **Active lifestyle and recreation options** close to home (11)
- People feel **safe** (9)
- Neighborhood commercial areas are updated and are a **collection of villages** with their unique feel and character (9)
- Mix of **generations of people**, welcoming to families and economic diversity (8)
- Accommodate **housing** for living, working and walking to shops and services (6)
- Kirkland **small city**; not small town (4)
- **Amenities**, shops and services are within short walking, biking or driving distance (4)
- Reduced car use and **increased transportation options** (4)
- **Arts and culture** is the base theme throughout our entire city (4)
- Totem Lake contains **taller buildings** (2)
- **People living downtown** maintains community character (2)
- Relaxed **police department** (1)
- **City Hall** is responsive to citizens (1)
- Hometown **growing carefully** and incremental growth - we have time (1)

Natural Environment and Sustainability

- **Sustainable** means activity level below impact level, use local resources, use resources wisely (water, energy), fiscal and environmental resources, emergency preparedness (17)
- Strive to be best **green city** in WA!
 - incentives for building green, solar, and alternative energy etc. (10)
 - recycling: more education in parks, condos, etc., better recycling signage in city parks, city wide recycling at maintenance center, loss of transfer station will hurt recycling (8)
 - more trees and maintain tree canopy (6)
 - obtain and preserve open spaces (4)
 - require rain gardens with new development (3)
 - encourage smart buildings with use of solar, reuse water, low impact development and energy efficiency (3)
 - use green building products (2)
 - however, green buildings have low level of lighting that is not suitable for seniors (1)
 - reduce plastic bags and bottle use (1)
 - require materials recycled before demolition allowed (1)
 - easier way to dispose of hazardous waste (1)
 - composting available at condo projects (1)
 - use transfer development rights to retain natural areas (1)
 - use photo film instead of solar panels as in Japan (1)

- tax credits to incentivize development (1)
- Provide **pea patches** for urban agriculture (4)
- **Critical areas:**
 - strengthen regulations to protect critical areas (3)
 - funding for property owners to stabilize and rehabilitate stream banks and other critical areas (2)
 - preserve and enhance lakes and streams (1)
- **Surface and ground water**
 - reduce flooding with more pervious surfaces (3)
 - encourage water to be kept on site and not drain off (2)
 - consider water table level with new development (1)
- Have City Parks and Storm Water departments coordinate projects for better management of water issues (1)
- **Flexible codes** to reflect new technology (1)
- Plan and control growth based on **watershed approach** (1)
- Encourage **native vegetation** (1)
- Do our part not to **pollute** (1)

Parks

- Indoor **community meeting places, multi-use community center** in North Rose Hill or Totem Lake (8)
- Increase **park and open spaces** as population grows and homes get smaller (7)
- Use parks for **concerts and activities** to keep people here (3)
- Increase **bike and pedestrian paths**, open up easements for these uses (2)
- Classes for **healthy activities**, senior classes offered in the daytime (2)
- More **playgrounds** (1)
- Better job encouraging **recycling in parks** (1)
- **View corridors** for natural habitat (1)
- **Houghton Transfer Station:** recreational park and botanical garden (1)
- **CKC:** provide restrooms, some say keep rails (1)
- Master plan for **Snyder's Corner** in Bridle Trails that accommodates equestrian uses and provides signage (1)
- Ensure funds for **park maintenance** (1)
- **Nature centers** at schools and parks v(1)

Capital Facilities/Public Services/Human Services

- Limit "big ideas" to what "small taxes" will support (1)
- Can young people afford our future vision?
- Encourage adult education – especially languages (1)
- Provide kiosk and culture events to raise awareness of multi-cultures (1)
- Provide free Wi-Fi and fiber technology (1)
- Provide activities and facilities for Youth (1)

Totem Lake

- **Concentrate** future job and housing growth in Totem Lake (10)
- Encourage redevelopment of **Totem Lake Mall** with: (7)
 - Mixed use development (residential and commercial) designed like University Village or Redmond Town Center (6)
 - Anchor stores like Target along with smaller stores (5)
 - Parking garage with green roof (2)
 - Pedestrian connections to transit center and Evergreen Hospital (1)
 - Green open spaces, public gathering spaces and landscaped maze or labyrinth for children and adults, large landscaped bedding (1)
 - Glass roof above retail to allow for outdoor eating (1)
- Develop **Totem Lake Park Master Plan** while keeping with the natural environment functions of the lake (5)
 - Integrate access to the Cross Kirkland Corridor (6)
 - Open up the view to the lake (4)
 - Add complete boardwalk surrounding the lake (1)
 - Add housing surrounding lake (1)
- Build a **recreation complex** with library annex, pool, ball fields, outdoor entertainment venue (6)
- Buildings could be **increased in height** to 30-40 stories (4)
- Add a **mixed use transit oriented** development at Totem Lake Transit Center and Kingsgate park and ride (3)
- Economic development strategy: collaborate between Lake Washington Institute of Technology and Evergreen Hospital for **health care jobs** (2)
- **West of Evergreen Hospital** add mixed use residential/office/retail (2)
- **Parmac:** add office, retail and housing (2)
- Improve **public infrastructure** to help redevelopment and attractiveness of area to draw people and businesses from the Eastside (1)