



KIRKLAND PARK BOARD SPECIAL MEETING

Date: October 26, 2016

Time: 5:30 p.m.

Place: Peter Kirk Room, City Hall

The mission of the Park Board shall be to provide policy advice and assistance to the Department of Parks and Community Services and City Council in order to ensure the effective provision of Parks and Community Services programs and facilities to the residents of the City of Kirkland.

AGENDA

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **ITEMS FROM THE AUDIENCE** *5 minutes*
4. **NEW BUSINESS**
 - a. **Totem Lake Park Capital Improvement Program Revisions** *40 minutes*

Topic: Briefing on proposed revisions to Parks CIP
Action: Recommendation on proposed CIP revisions
 - b. **Proposal to Name Open Space in Kingsgate Neighborhood** *10 minutes*

Topic: Review proposed process for naming of open space
Action: Discussion only
5. **GOOD OF THE ORDER** *5 minutes*
6. **ADJOURNMENT** *Estimated meeting completion: 6:30 p.m.*

Next meetings:

November 9, 2016

December 14, 2016

January 11, 2017

Alternate Formats: Persons with disabilities may request materials in alternative formats. Persons with hearing impairments may access the Washington State Telecommunications Relay Service at 711.

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CITY OF KIRKLAND
 Department of Parks & Community Services
 505 Market Street, Suite A, Kirkland, WA 98033 425.587.3300
 www.kirklandwa.gov

MEMORANDUM

To: Park Board

From: Lynn Zwaagstra, Director, Department of Parks and Community Services
 Michael Cogle, Deputy Director

Date: October 19, 2016

Subject: Totem Lake Park CIP Revisions

RECOMMENDATION:

That the Park Board support the staff recommendation to reprioritize Capital Improvement Program (CIP) project funding in order to expedite implementation of the adopted master plan for Totem Lake Park.

BACKGROUND DISCUSSION:

Totem Lake Business District Revitalization a High City Priority

In 2010, the City Council adopted Resolution R-4856, approving an Action Plan for revitalizing the Totem Lake Business District and directing City departments to reprioritize work tasks accordingly. In response, the Park Board in 2011 forwarded recommendations to the Council regarding potential park-related projects. One of these recommendations was for the City to develop a master plan for the Totem Lake Park property.

The Urban Land Institute, a non-profit organization comprised of land use and real estate experts, recommended to the City in 2011 that Totem Lake Park be developed as a catalyzing strategy to help create a "sense of place" in Totem Lake. Their report said "the Lake itself can become the heart of a redeveloping neighborhood and a place with which Totem Lake residents, existing and new, can truly identify."

In 2013 the City Council adopted the City's Work Program, which included emphasis on Totem Lake revitalization:

"Revitalize the Totem Lake Business District through continued implementation of the Totem Lake Action Plan to further the goals of Financial Stability and Economic Development."

The Totem Lake Neighborhood and Urban Center is a vital employment, retail and service area for the City of Kirkland and the surrounding region. It is the City of Kirkland's largest employment center and

the highest revenue generator of all Kirkland business districts.

The Totem Lake Neighborhood contains the City's only Urban Center, a designation made in 2003 by the State Growth Management Planning Council. Urban centers are the focus of regional growth, incorporating high density housing (15 households per gross acre) and employment (15,000 jobs within a half mile of a transit center or 50 employees per gross acre). By 2030, Totem Lake is expected to grow from its present population of 5,544 to 9,800, and double its housing units to 6,000. Employment is expected to increase from 11,511 to 29,000.

Development activity in Totem Lake is occurring at a rapid pace. **Attachment A** provides an update on the extraordinary development currently proposed and under permitting review.

Totem Lake Park Master Plan

In 2013 the City Council directed the Parks and Community Services Department to create a Totem Lake Park Master Plan. Working in conjunction with the property owner, King Conservation District, the goal was to develop an overall plan for future park improvements to the Lake property. The City Council formally adopted the Totem Lake Park Master Plan in December 2013 (**Attachment B**).

Totem Lake Park is a 17-acre site located in the heart of the Totem Lake Urban Center. The park is comprised primarily of wetlands, and the lake itself encompasses about 4 acres of the property.

The following elements formed the basis for developing the Master Plan for Totem Lake Park:

What...there's a lake in Totem Lake?

The lake and wetland itself is a gem, but it seems very few people in the surrounding community know it's even there. There is limited access to the site with development and natural barriers walling off the site from all sides. The Master Plan provides an opportunity to develop a strong sense of place that can become a catalyst for a new vision and new development that can revitalize the greater Totem Lake community.

It's not just a place; it's a starting point and a destination.

With its location along the Cross Kirkland Corridor, both facilities can leverage each other, with the whole of their benefits being greater than the sum of the parts. When viewed in tandem with the future regional connections provided by the trail, the park can become a trailhead or destination of those using the trail.

Enhance the human experience while enhancing ecological performance.

Totem Lake Park is an ecological gem, yet with some obvious impacts from the urban areas that surround it. One of the critical opportunities of the Master Plan is to enhance the human experience of the park, opening it up to become an icon of the community, even as we work to enhance the ecological performance of the lake and wetland.

An economic catalyst.

Although the park itself may not drive economic development strategies, it is a catalyst that can help bring people to the area. Thoughtful development of surrounding properties can enable Totem Lake Park to become a destination that then supports other services. In addition, being

adjacent to and developed as a vital portion of the Cross Kirkland Corridor, the site brings a unique opportunity to provide services for trail users.

Reach beyond the park.

Circulation and neighborhood connections are a crucial link to keep the site vital. A big consideration will be regional connections that are possible with the development of the Cross Kirkland Corridor.

Implementing the Plan

After the Master Plan was adopted by the City Council in 2013, staff identified the following initial action steps:

- 1) Ensure that future City planning efforts appropriately address TLP Master Plan recommendations, including:
 - a. Comprehensive Plan and Totem Lake Neighborhood Plan
 - b. Cross Kirkland Corridor Master Plan
 - c. Transportation Master Plan
 - d. Park, Recreation, and Open Space (PROS) Plan

Status: TLP Master Plan has been integrated into these various planning documents.
- 2) Pursue acquisition of adjacent upland parcel(s) as recommended by the Plan.

Status: City has acquired the site currently known as the Yuppie Pawn property.
- 3) Evaluate the State of Washington's Recreation & Conservation Office (RCO) grant program for matching funding for a first phase of project construction.

Status: An application for funding was submitted in 2016 but the proposed project did not rank high enough to be funded.
- 4) Transfer ownership of Totem Lake from the King Conservation District to the City of Kirkland.

Status: Discussions with the District are on-going.
- 5) Integrate TLP Master Plan implementation into the Parks CIP and in conjunction with the bi-annual budget process.

Status: Initial phases of plan implementation have been incorporated into CIP.

As with other large-scale park plans, implementation typically occurs in several phases over a long period of time. Phasing and prioritizing decisions are considered by the City Council as part of the budget and CIP processes.

In no particular order, the following segments (or phases) were identified (**Attachment C**):

- | | |
|--|--------------------------|
| A. Upland Park (i.e. Yuppie Pawn site) | E. King County Parcel |
| B. North Edge | F. CKC-Totem Lake Bridge |
| C. East Boardwalk | G. West Edge |
| D. CKC Right-of-Way | |

Based on funding available in the CIP for Parks projects, and a desire to connect the park's existing trail system to the Cross Kirkland Corridor, the 'East Boardwalk' segment was identified for Phase 1. Design has begun for this phase. A second phase of Master Plan implementation is identified for funding in the Capital Improvement Program. This second phase was originally proposed to include the 'CKC Right-of-Way' segment and would commence with design in 2018.

Expediting Plan Implementation – Yuppie Pawn Site

Given the accelerated pace of private development in the Totem Lake area, particularly multi-family residential development, the City Manager and City Council have expressed interest in expediting select segments of the park Master Plan.

In particular, advancing development of the 'Upland Parcel' Yuppie Pawn site would provide new residents, shoppers, employees, and CKC Trail users with important park and recreation amenities. **Attachment D** highlights anticipated improvements to the Yuppie Pawn site as recommended in the park Master Plan. These improvements include a public restroom, children's playground, lawn areas, seating and picnicking amenities, and parking.

Costs

Staff recommends combining development of the Yuppie Pawn site with the currently-underway 'East Boardwalk' segment into a revised and expanded Phase 1 of Master Plan implementation, with the intent to construct both segments beginning in 2019. The following is a high-level budget summary for this expanded Phase 1 proposal combining the East Boardwalk and Yuppie Pawn site segments:

Table 1: Cost Estimate: Expanded Phase 1 Totem Lake Park Master Plan Development

<u>Item</u>	<u>Yuppie Pawn Site</u>	<u>East Boardwalk</u>	<u>Total</u>
2013 Master Plan Construction Estimate plus 4% per year inflationary adjustment to 2019	\$ 2,815,430	\$ 1,176,000	\$ 3,991,430
Sales Tax	\$ 275,912	\$ 115,248	\$ 391,160
Construction Contingency	\$ 281,543	\$ 117,600	\$ 399,143
Design/Engineering/Reports	\$ 563,086	\$ 176,400	\$ 739,486
Project Management	\$ 140,772	\$ 58,800	\$ 199,572
Construction Inspection	\$ 225,234	\$ 58,800	\$ 284,034
Permits; Owner Items; Misc.	\$ 60,000	\$ 24,000	\$ 84,000
1% for Public Art	\$ 53,000	\$ 17,400	\$ 70,400
Sub Total:	\$ 4,414,977	\$ 1,744,248	\$ 6,159,225
Allowance for CAO & Storm Water Manual***	\$ 900,000	(None anticipated)	\$ 900,000
Total Project Cost Estimate	\$ 5,314,977	\$ 1,744,248	\$ 7,059,225

*** Estimated impact to project budget due to updates of the City's Critical Areas Ordinance and Storm Water Design Manual.

It is important to note that these cost estimates are based on construction cost estimates developed during the master planning process in 2013, and, while escalations and contingencies are built in, the project scope and budget may need to be re-evaluated once design and engineering proceeds.

Recommended Funding Strategy

As shown in Table 1, a total of \$7,059,225 is required in order to fund this proposal. A number of adjustments to project funding in the Parks CIP are recommended, and additional new funding will need to be allocated as well. This additional new funding is proposed to come from surplus Park Impact Fees received or anticipated by the City beyond those amounts already programmed into the Parks CIP, as well as funding from the City's Real Estate Excise Tax (REET) reserves. The following table identifies the recommended funding strategy:

Table 2: Funding Plan for Expanded Phase 1 Totem Lake Park Master Plan Development

	<u>Amount</u>
<u>PREVIOUSLY APPROVED FUNDING FOR TOTEM LAKE PARK</u>	
<i>PK 0139200 Totem Lake Phase 1 (East Boardwalk)</i>	\$ 660,000
<i>PK 0139100 Totem Lake Park Master Plan (Project Balance)</i>	\$ 8,000
<u>FUNDING CURRENTLY PROPOSED IN '17-'22 CIP FOR TOTEM LAKE PARK</u>	
<i>PK 0139200 Totem Lake Phase 1 (East Boardwalk)</i>	\$ 584,000
<i>PK 0139300 Totem Lake Phase 2 (CKC Right-of-Way)</i>	\$ 1,940,000
<u>REPURPOSE PREVIOUSLY APPROVED FUNDING: OTHER CIP PROJECTS</u>	
<i>PK 0134000 132nd Square Park Playfields</i>	\$ 690,000
<u>REPRIORITIZE PROPOSED -17-'22 CIP FUNDING: OTHER CIP PROJECTS</u>	
<i>PK 0119002 Juanita Beach Phase 2</i>	<u>\$ 808,000</u>
<i>Subtotal Existing and Proposed CIP Funding:</i>	\$ 4,690,000
<i>Unallocated Park Impact Fee Revenue:</i>	\$ 1,869,225
<i>REET Reserves</i>	<u>\$ 500,000</u>
<u>TOTAL FUNDING FOR PROJECT:</u>	<u>\$ 7,059,225</u>

Some comments on the proposed funding plan:

- Original funding proposed in the 2017 – 2022 CIP for the 'CKC Right-of-Way' segment is proposed to be redirected to help fund development of the Yuppie Pawn site. Staff believes that development of the Yuppie Pawn site should be made a priority in anticipation of forthcoming private development such as the Village at Totem Lake. In the meantime the interim trail on the CKC will remain in use and a delay in park improvements may be prudent as future transit options are evaluated for the Corridor.
- Two projects are proposed to be delayed:
 - The 132nd Square Park Playfields project has already been placed on hold indefinitely pending implementation of a major Public Works stormwater detention project anticipated to occur at the park within the next six years (pending receipt of outside grant funding). The playfield project could be re-inserted into the Parks CIP at a

subsequent budget update once the stormwater project is fully funded.

- Funding for Juanita Beach Park improvements are also proposed to be redirected. This project provides for further implementation of that park's master plan, with a focus on additional development of the south (beach) side of the park. Additional funding for Juanita Beach would instead be considered during future updates to the CIP. Re-purposing of this funding would not affect replacement of the Juanita Beach Park Bathhouse, which is funded as a separate project.

Funding Considerations for Further Implementation of Totem Lake Park Master Plan

Should there be interest in implementing additional phases of the Master Plan, preliminary cost estimates have been identified as follows for other segments of the project:

\$ 1.2 million North Edge
\$ 5.7 million West Edge
\$ 1.3 million King County Parcel (not including acquisition)
\$ 10+ million CKC Totem Lake Bridge (preliminary engineering underway)

Options to fund additional phases at this time would likely require further CIP reprioritization, securing outside grants, and/or issuance of debt.

Summary

Staff suggests the following motion be considered for approval by the Park Board:

"The Park Board recommends to the City Council that the Council approve the staff's proposed funding plan including proposed CIP revisions so that the City can expedite implementation of the Totem Lake Park Master Plan and include development of the Yuppie Pawn site."

Attachments

Totem Lake Park Master Plan



Attachment B

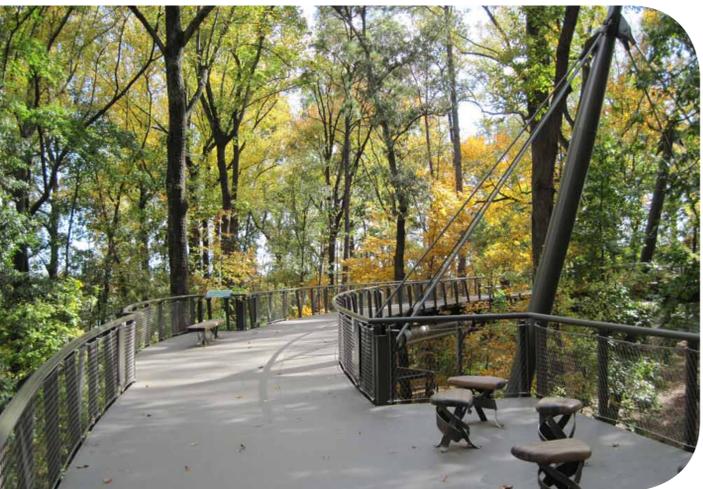
- (A) Upland Park w/ restroom and kiosk
- (B) Back in angle parking (10 spaces)
- (C) Terraced seating areas and passive lawn
- (D) Play area
- (E) Lake promenade walk and seating nodes
- (F) Elevated lake Viewing pier
- (G) SCL powerline and hillside trails
- (H) Loop boardwalk trail w/ habitat viewing
- (I) Cross Kirkland Corridor improvements
- (J) Passive open space and trail connection
- (K) Bridge feature and wetland enhancement
- (L) Trail respite (seating, interpretive signs)
- (M) Spiral ramp and overpass crossing of 124th
- (N) Stormwater feature
- (O) Median planting w/ sidewalk improvements
- (P) Relocated bus stop
- (Q) Improved entry & sidewalk
- (R) Wetland buffer edge enhancement
- (S) Hummock plantings and habitat features
- (T) Wildlife habitat ponds (enhancement)



Totem Lake Park Preferred Plan



Inspired by the intersection of Nature and the City, artistic elements frame the centerpiece of this landscape. The site is connected to the CKC by way of a sculptural spiral ramp overpass that allows pedestrians to access the site above traffic. Artistic elements are imprinted on the land that then translate into habitat creation in the wetland for species diversity by way of removing invasive plants.





Upland Parcel Program

- Parking
- Restroom / kiosk
- Play area
- Picnic tables
- Seating terraces and benches
- Lake promenade and viewing pier
- Storm water facilities
- Wetland mitigation
- Habitat creation
- Connection to CKC and Mall



**CITY OF KIRKLAND****Department of Parks & Community Services**

505 Market Street, Suite A, Kirkland, WA 98033 425.587.3300

www.kirklandwa.gov

To: Park Board**From:** Michael Cogle, Deputy Director**Date:** October 20, 2016**Subject:** Proposal to Name Open Space in Kingsgate Neighborhood**RECOMMENDATION:**

That the Park Board review and comment upon a proposed process for seeking public input and considering a citizen request to name a public open space in the Kingsgate Neighborhood as "Bud Homan Park". No action is requested of the Board at this time.

BACKGROUND DISCUSSION:

Earlier this year a representative of the neighbors of a public open space in the 'Queensgate' area of the Kingsgate Neighborhood asked that the City consider naming the property after Bud Homan (see copy of correspondence as **Attachment A**). As described in the correspondence, Mr. Homan was known to have personally cared for the open space as a volunteer for several decades. Mr. Homan passed away earlier this year.

The public open space (see map **Attachment B**) was transferred to the City from King County as part of the annexation of the Kingsgate Neighborhood. The property is 2.2 acres in size and located in the northernmost portion of Kirkland, just west of East Norway Hill Park. The property includes a small lawn area and a number of mature Douglas fir and other trees. The County allowed the open space to be informally named 'East Norway Hill Community Park' and a wooden sign on the site identifies it as such. Officially, however, the park does not have a formal name.

The City Council a Park Naming Policy in 1985 (**Attachment C**). The policy directs the Park Board to consider naming requests and to make a recommendation to the City Council. Staff recommends the following process and timeline for seeking public input and decision making:

- A. November 14 – December 16
Seek written public comment on request to name open space as Bud Homan Park.
Public notification will occur via the following methods:

- ✓ Sign posted on site
- ✓ News Release
- ✓ Contact Neighborhood Association
- ✓ Send letter to neighbors

Email comments will be addressed to the Park Board at parkboard@kirklandwa.gov.

- B. January 11, 2017
Park Board to review public input and develop recommendation
- C. February 2017
Recommendation presented to City Council

Attachments

Attachment A

From: Rob Wallner
Sent: Wednesday, March 09, 2016 12:47 PM
To: Michael Cogle
Subject: East Norway Hill Park

Hello Michael

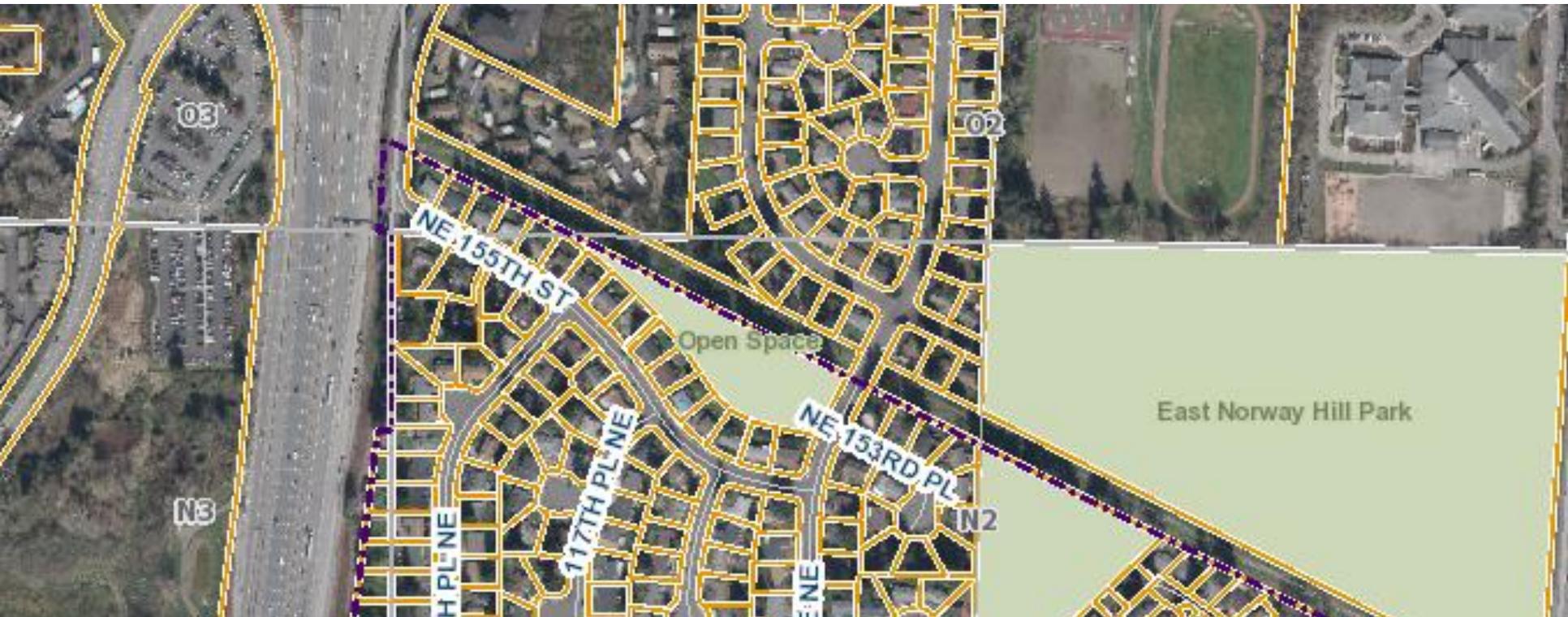
My name is Rob Wallner. I grew up in the house on the corner of NE 153rd and 119th there in Kirkland (formerly Bothell). We used to call the neighborhood Queensgate. My Mom is Betty Wallner, and she still lives in the house that I grew up in. For the past 46 years her next-door neighbor has been Bud Homan. Bud has taken care of the park behind their houses for all of those 46 years. He mowed it – sometimes twice a week, took care of downed trees/limbs, and made sure that garbage was picked up. Nobody cared for it better or at all until the City of Kirkland took it over. Thank you for the maintenance that has begun back there. It is much appreciated by the whole neighborhood.

Bud is in his late 80's and had a stroke recently. He is sadly in hospice care now. On behalf of his wife, son and my Mother and family, I humbly request that the City consider re-naming the park "Bud Homan Park." There has been no better Park Steward, and there is no more deserving man.

Thank you

Robert Wallner

Open Space in Kingsgate Neighborhood



Park Naming Policy

*Adopted via Council Resolution R-3215
August 19, 1985*

In the selection of names to be used to designate City of Kirkland parks, recreation and other facilities, it is the general policy of the City of Kirkland to choose a name for a site based upon the relationship of that parcel of land or facility to one of several criteria:

1. Neighborhood or geographical identification (i.e. Houghton, Bridle Trails, Rose Hill, etc.);
2. A natural or geological feature (i.e. Forbes Creek);
3. Historical or cultural significance;
4. An individual (living or deceased) who has given outstanding civic service to the park system, or donated substantial funds or land, or who has been otherwise instrumental in the acquisition or development of critical park acreage (i.e. Marsh Park). Parks or facilities shall not ordinarily be named for a living person, unless that person has made a significant and outstanding contribution of land, money, or civic service. A waiting period of at least one year should expire before naming a park or facility under the policy of this subparagraph;
5. The wishes or preference of residents of the neighborhood surrounding the public park or facility should in all cases be considered.

In establishing or designating the name of a public park, property, or facility, the final authority on name selection is the responsibility of the City Council. In making such selection the City Council will normally consider suggestions for names received from organizations, individuals or neighborhoods and may request the park department or the Park Board to solicit such suggestions. The City Council will not make its final selection until after it has received the recommendation of the Kirkland Park Board.

Following selection of a park or park facility name by the City Council, the park department will identify the specific park or facility by appropriate signing specifying the established name.