

# Community Workshop— Initial Concepts

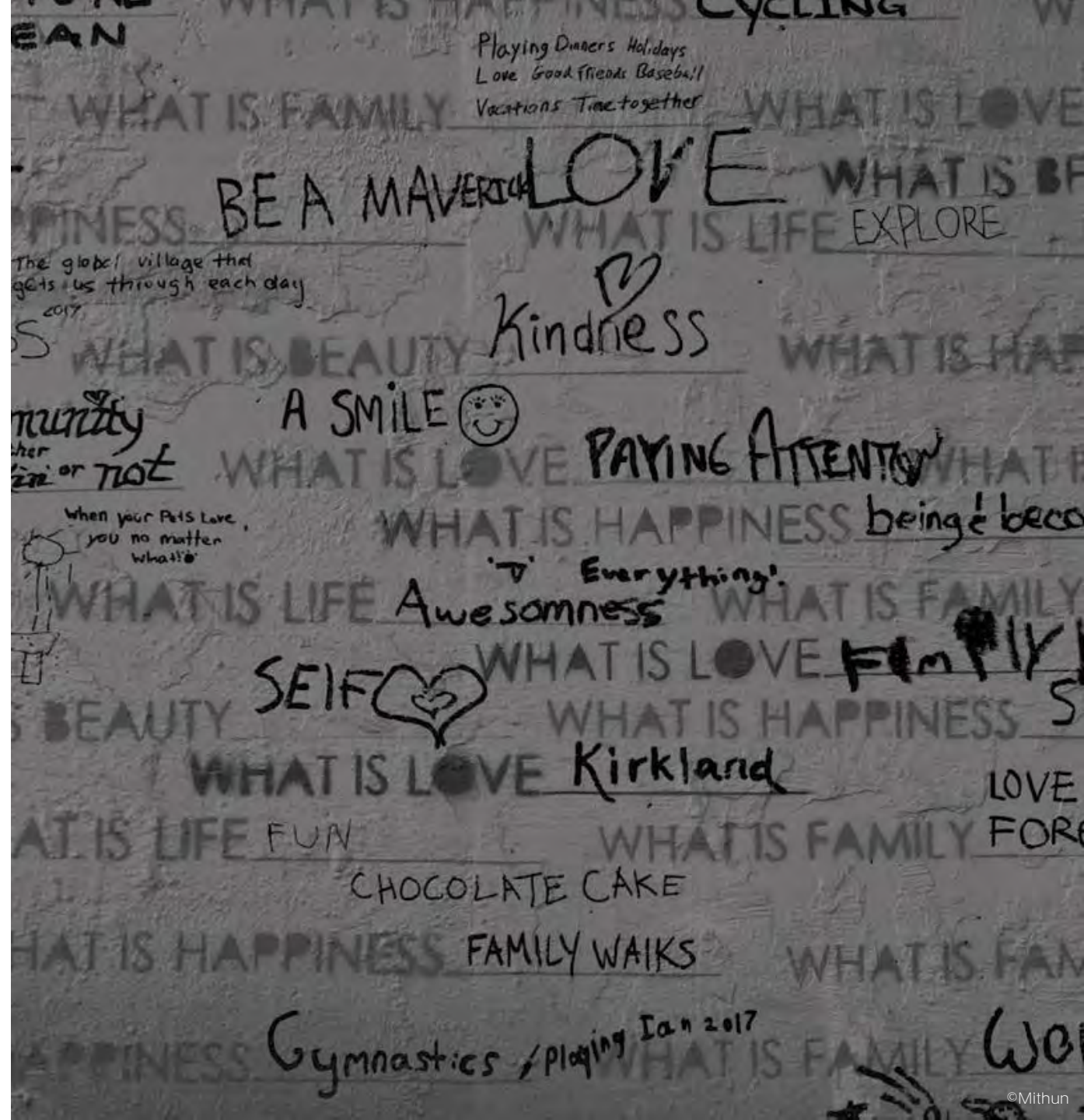
## NE 85<sup>th</sup> Station Area Plan

Supplemental Planned Action EIS  
to the 2035 Comprehensive Plan

---

City of Kirkland  
Mithun

4 June 2020



# June 4<sup>th</sup> Community Workshop

## Welcome!

6:00 – 6:10 pm Welcome!

6:10 – 6:15 pm Introduction

6:15 – 6:30 pm Initial Concepts Presentation

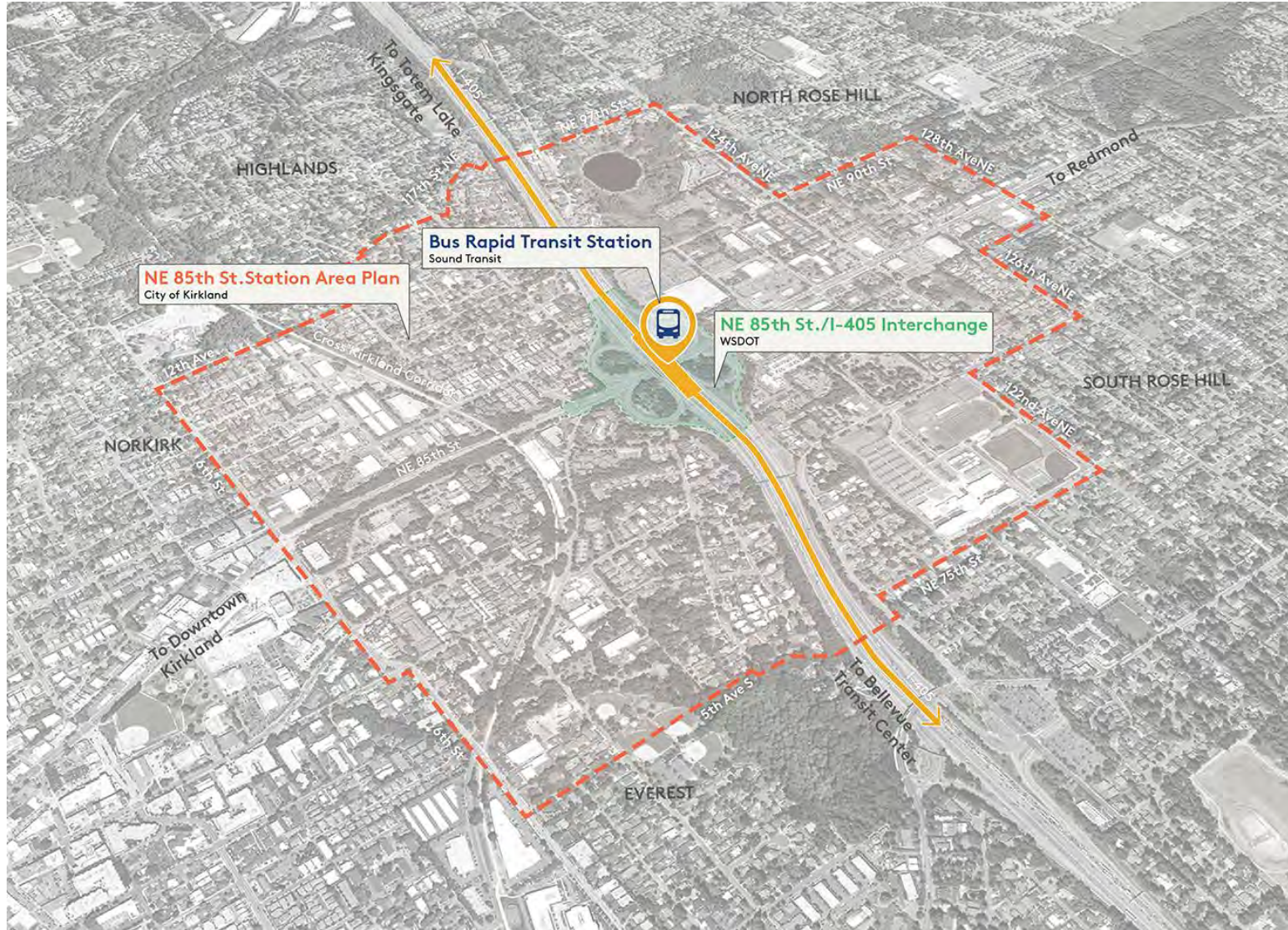
6:30 – 7:20 pm Group Discussions

7:20 – 7:45 pm min Report Out and Next Steps

7:45 – 8:00 pm (optional) How to Participate



# Project Overview —



Sound Transit and WSDOT are redeveloping the NE 85<sup>th</sup> Street Interchange to support a new bus rapid transit station.

The City of Kirkland is developing a Station Area Plan that will guide future growth or development around the station.

We need your help to develop alternatives for study and identify topics to consider for environmental review under the State Environmental Policy Act.

# Project Vision—

The NE 85<sup>th</sup> Street Station Area is a regional gateway district that supports transit, creates opportunity for all, **and reflects Kirkland's unique identity.**

Values— Livability + Sustainability + Equity

## Goals—

Development Near Transit,  
Connected Kirkland,  
Inclusive District



# June 4<sup>th</sup> Community Workshop

## **Tonight's Schedule—**

6:00 – 6:10 pm Welcome!

6:10 – 6:15 pm Introduction

6:15 – 6:30 pm Initial Concepts Presentation

6:30 – 7:20 pm Group Discussions

7:20 – 7:45 pm min Report Out and Next Steps

7:45 – 8:00 pm (optional) How to Participate

**“Civic engagement, innovation and diversity are highly valued. We are respectful, fair, and inclusive.”**

-City of Kirkland Vision 2035



# Workshop Rules—

Everyone is welcome,  
all viewpoints need to  
be shared and heard

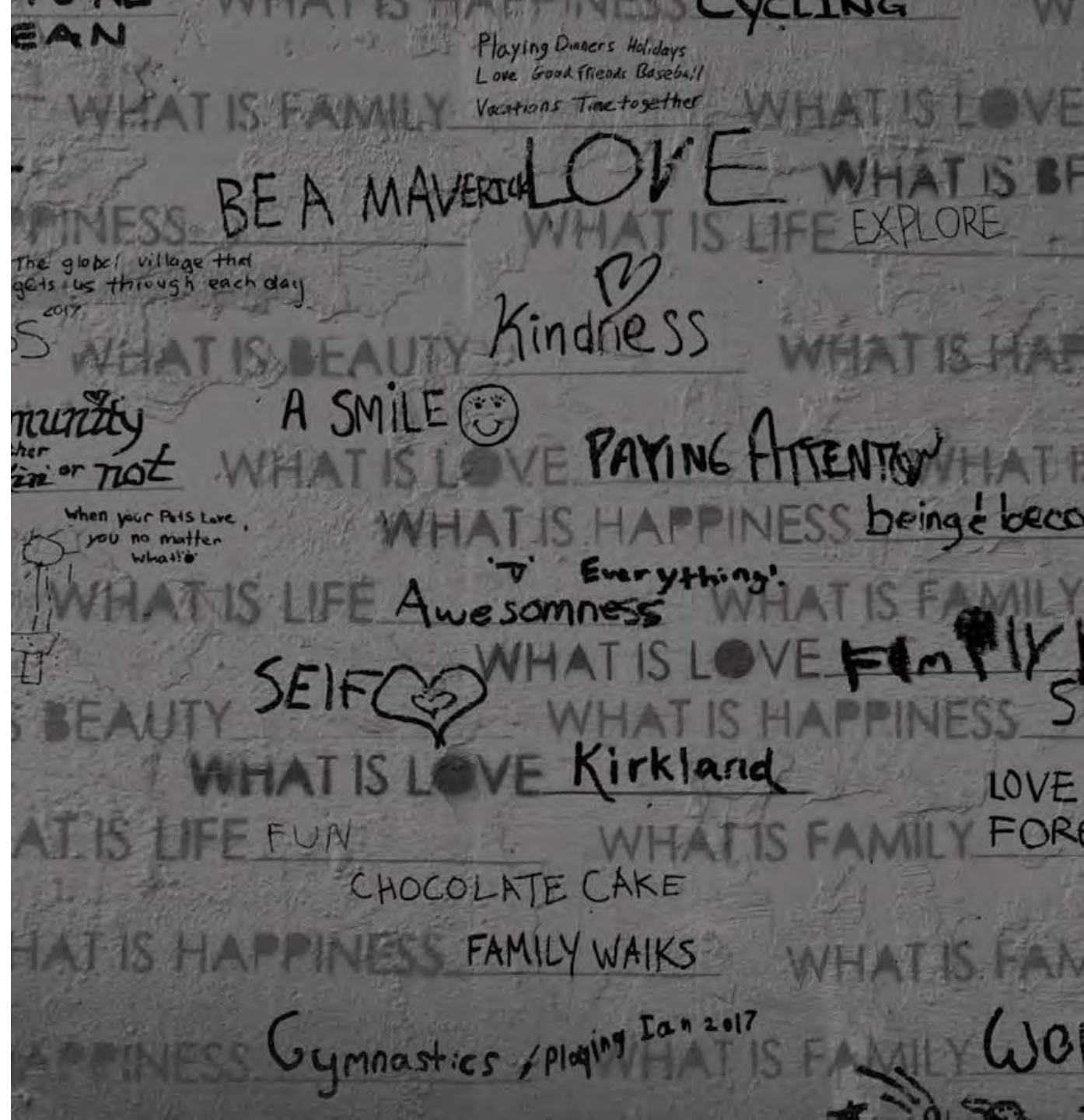
One person speaks at a time

## Respect the views of others

Listen to understand, not to  
debate

Be ready to expand on your viewpoint so that it can best be understood

Hate speech is not tolerated



# Workshop Tools—

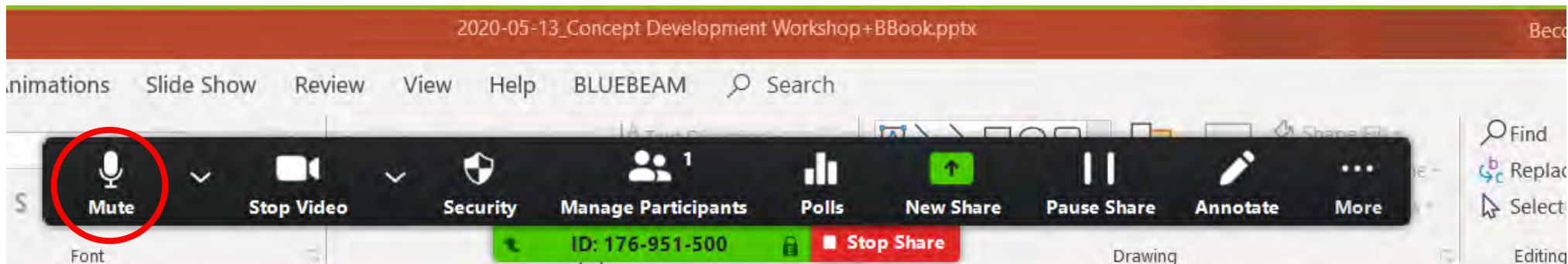
Zoom information

Meeting ID: 979 0360 1696

Phone users: US: +1 253 215 8782

To mute/unmute by phone: \*6

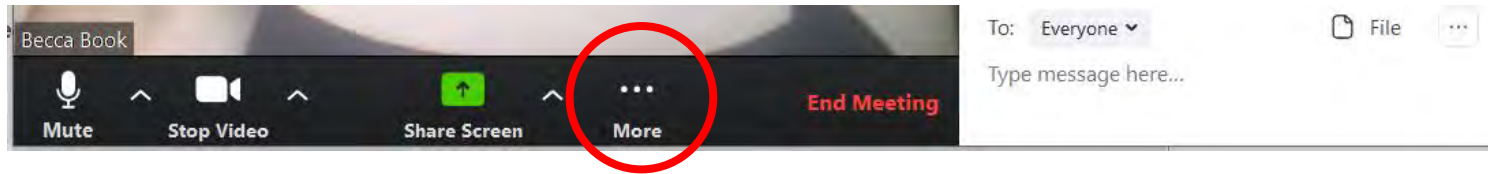
Mute / Unmute yourself in Zoom





# Workshop Tools—

## Zoom App

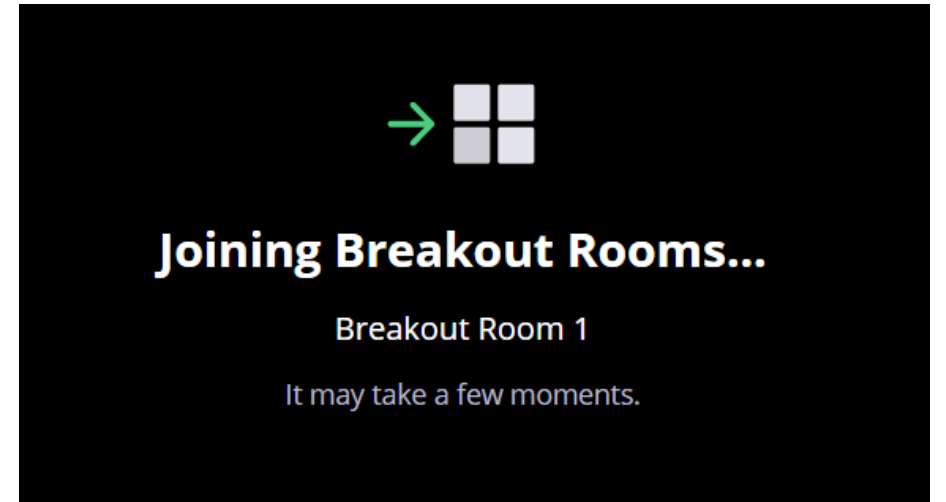
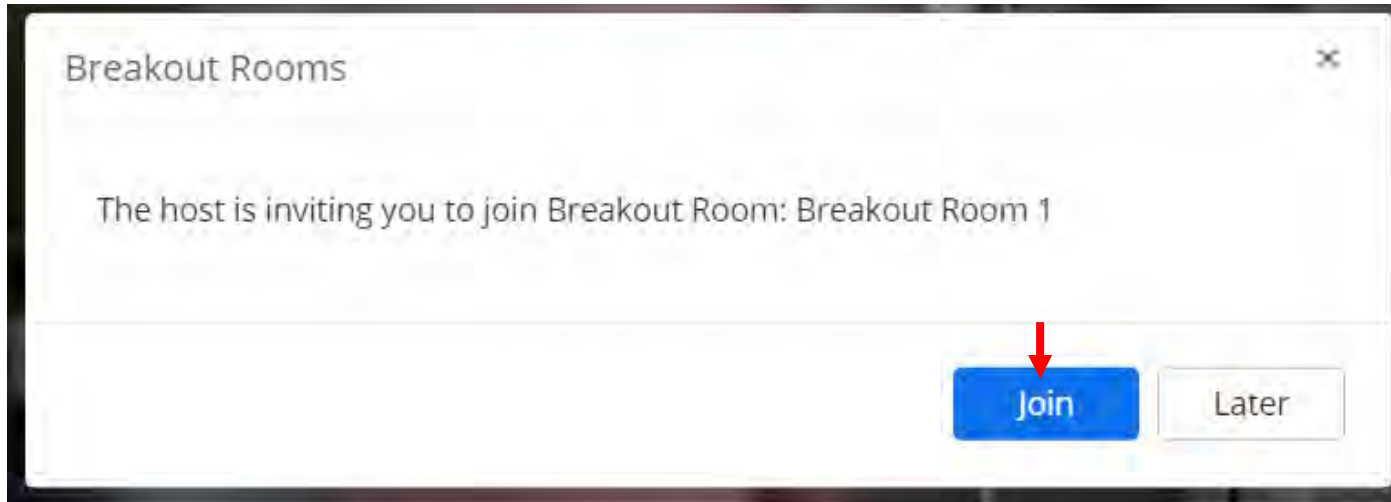


## Browser



# Workshop Tools—

## Joining a Breakout Room On your computer



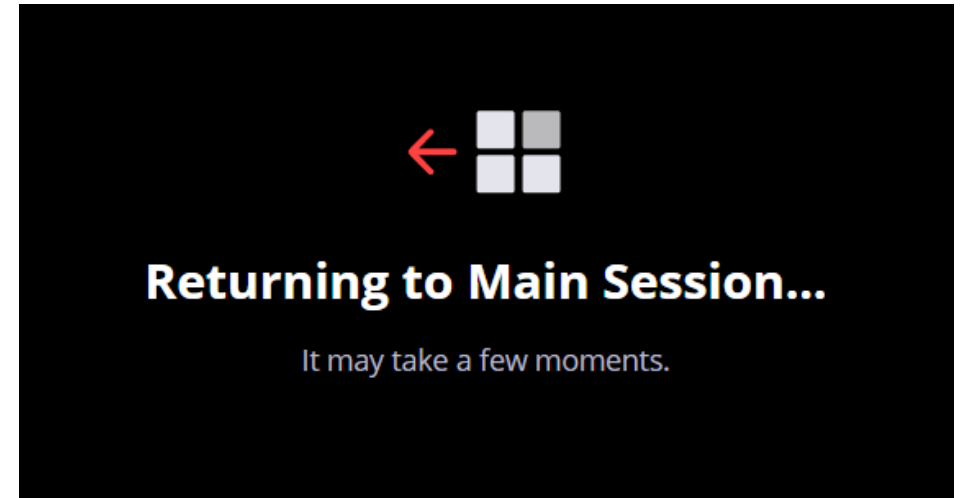
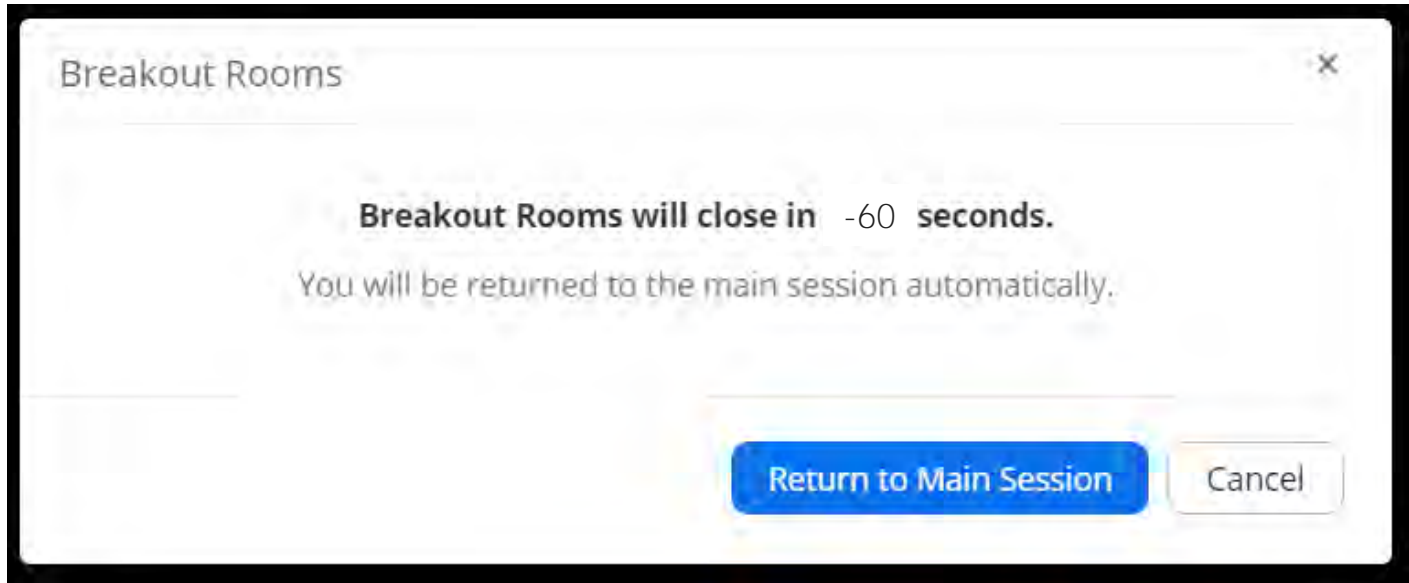
## On your Phone

You do not need to do anything to join. Once the host starts the breakout rooms, you will be notified that you have been added to a breakout room.



# Workshop Tools—

## Returning to the Main Session



# Planning Process



Current Phase: Concepts and Alternatives  
May 26 – June 16: Scoping Period  
June 25: Planning Commission Meeting  
July 7: City Council Meeting



# About the Environmental Review Process—



We are here!

SEPA

State Environmental Policy Act

SEIS

Supplemental Environmental Impact Statement

# How to participate in Scoping & Concepts—

## **1. Today's Workshop**

2. Survey and StoryMap by 5 pm on June 16

[kirklandwa.gov/stationareaplan](http://kirklandwa.gov/stationareaplan)

3. Submit comments by 5 pm on June 16

[azike@kirklandwa.gov](mailto:azike@kirklandwa.gov) or call (425) 587-3259

mail: City of Kirkland, Attn: Allison Zike, 123 5th Avenue, Kirkland, WA 98033

## **4. On your own “Walkshop” through summer**

[kirklandwa.gov/stationareaplan](http://kirklandwa.gov/stationareaplan)

# Opportunities & Challenges Summary—



# Equity Approach in the Planning Process—

Identified marginalized & at-risk populations in the station area

Residents of Color 18% <sup>1</sup>	Limited English Proficiency 7% <sup>1</sup>	Seniors 32% <sup>1</sup>	Youth 26% <sup>1</sup>
Renters 36% <sup>1</sup>	Households in poverty 6% <sup>1</sup>	Employees with <\$40k annual pay ~1440	Households without broadband 4-11% citywide <sup>3</sup>

Priority Equity Opportunities to promote Community Resilience within Initial Concepts



SOURCE—  
(1) American Community Survey 2017 Estimates

# Equity, Livability & Resilience Context

## LEGEND

--- Station Area Plan Boundary

● BRT Station

### COMMUNITY RESILIENCE

🛒 Grocery Stores

💊 Pharmacies

🏠 Public Gathering Spaces

🎓 Schools

### PARKS AND MOBILITY

🌳 Parks

🚶 Cross Kirkland Corridor

● BRT Station

### JOBS AND HOUSING EQUITY

Workers Earning <\$3,333/mo.

Source: [lehd.ces.census.gov](https://lehd.ces.census.gov)

• 1 - 25

• 26 - 50

• 51 - 100

• 101 - 1631

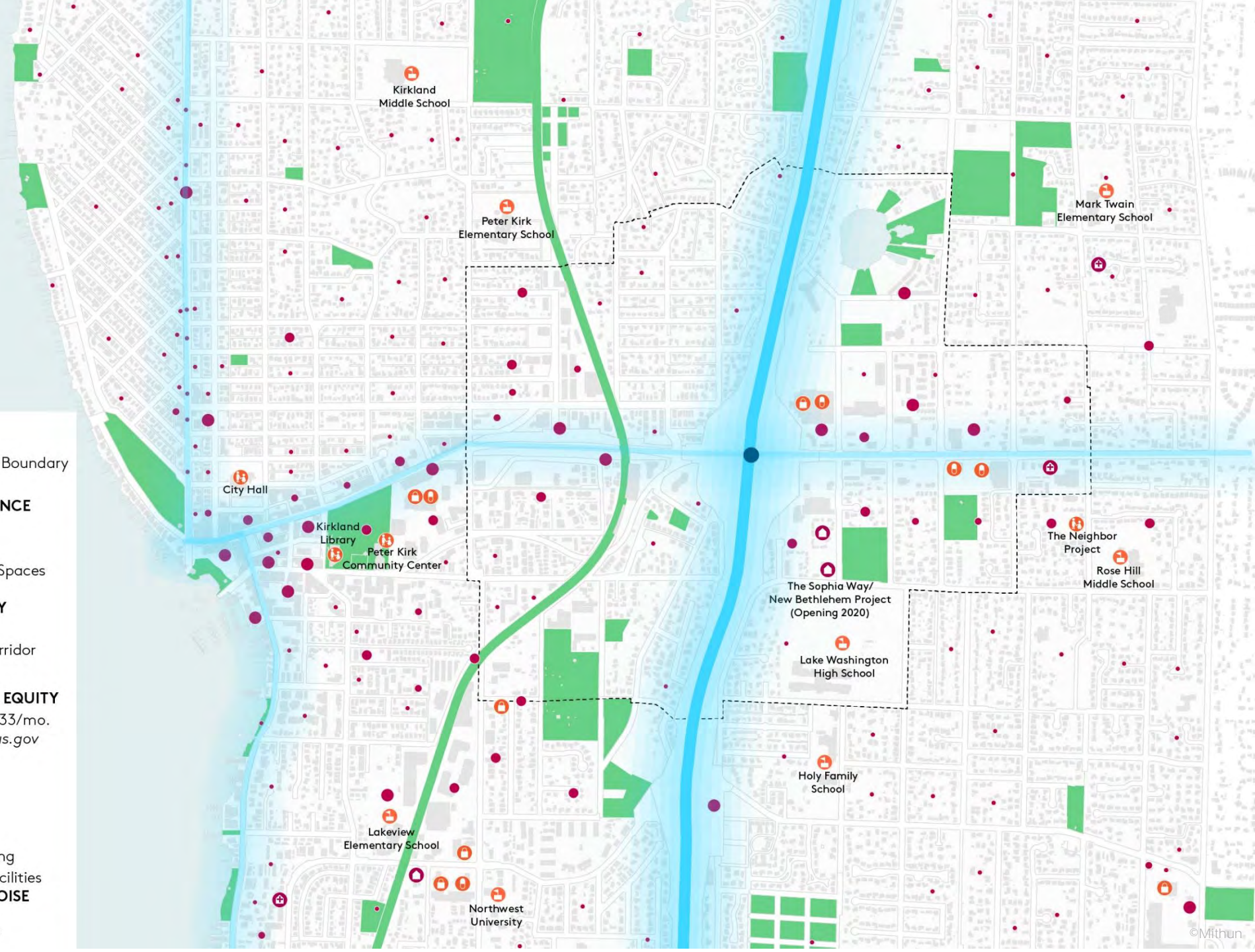
🏠 Affordable Housing

🏠 Assisted Living Facilities

### AIR QUALITY AND NOISE

🚗 I-405

🛣️ Principal Arterials





# Community Growth & Evolution

## Indigenous Community and Early Settlement



## Industrial Era and Regional Development



## Suburban Growth and Annexation



## Innovation Economy and Mobility Investment



Indigenous village settlement by Duwamish and Coast Salish tribes (STAHL-ah, Duwamish, "Place of dripping water", Coast Salish).

Smallpox epidemic 1770-1850.

Treaty of Point Elliot ceded 34,000 Acres of Duwamish land including much of King County 1855.

First settlement in Kirkland, Houghton and Juanita 1871.

Kirkland Incorporated 1905.

Peter Kirk's Mill set in place the block structure that remains today.

Lake Washington (HAH-choo) drops 1916.

Lake Washington Ship Canal opens 1917.

Spanish Flu epidemic 1918.

New Deal: Redlining and Racially restricted subdivisions 1930-1950.

Lake Washington floating bridge opens 1940.

Second floating bridge opens and the East Side suburban community grows 1960.

Houghton merges with Kirkland 1968.

Totem Lake annexation 1974.

Juanita and Rose Hill annexation 1988.

Costco opens flagship warehouse in Kirkland 1985.

Monolith Productions founded 1994.

Snowblind Studios founded 1997 (now WB games).

Google opens first small office. Intrix founded 2004.

Finn Hill, Kingsgate & North Juanita annexation 2011.

Astronics opens in Kirkland 2013.

COVID-19 Pandemic February 2020.

Cross Kirkland Corridor opens 2015 (5.75 miles).

I-405/85th BRT and Interchange opens 2025.

1880 1900 1920 1940 1960 1980 2000 2020 2035

700

2,000

8,000

19,000

45,000

89,500

94,000

22

71,000

45,000

18

35,000

11

28,000

10

6

7

2



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Urban Context

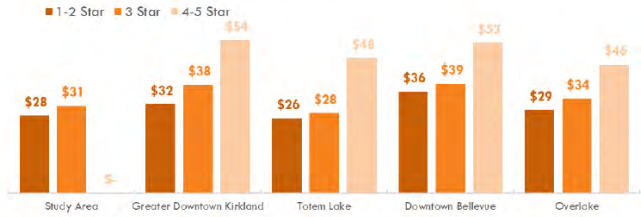




# Recent Development

## Strong Location Advantage for Office

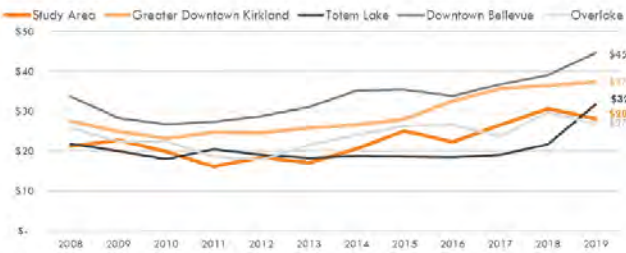
Exhibit 11. Rent per Square Foot by Construction Class, Office Commercial, Study Area and Peer Geographies 2019.



Source: CoStar, 2020; BERK, 2020.

## Opportunity to Improve Office Market

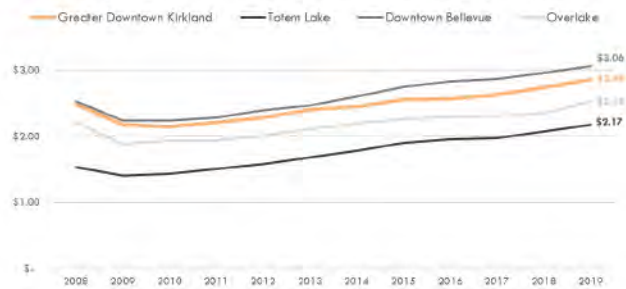
Exhibit 10. Base Rent per Square Foot, Office Commercial, Study Area and Peer Geographies 2008-2019.



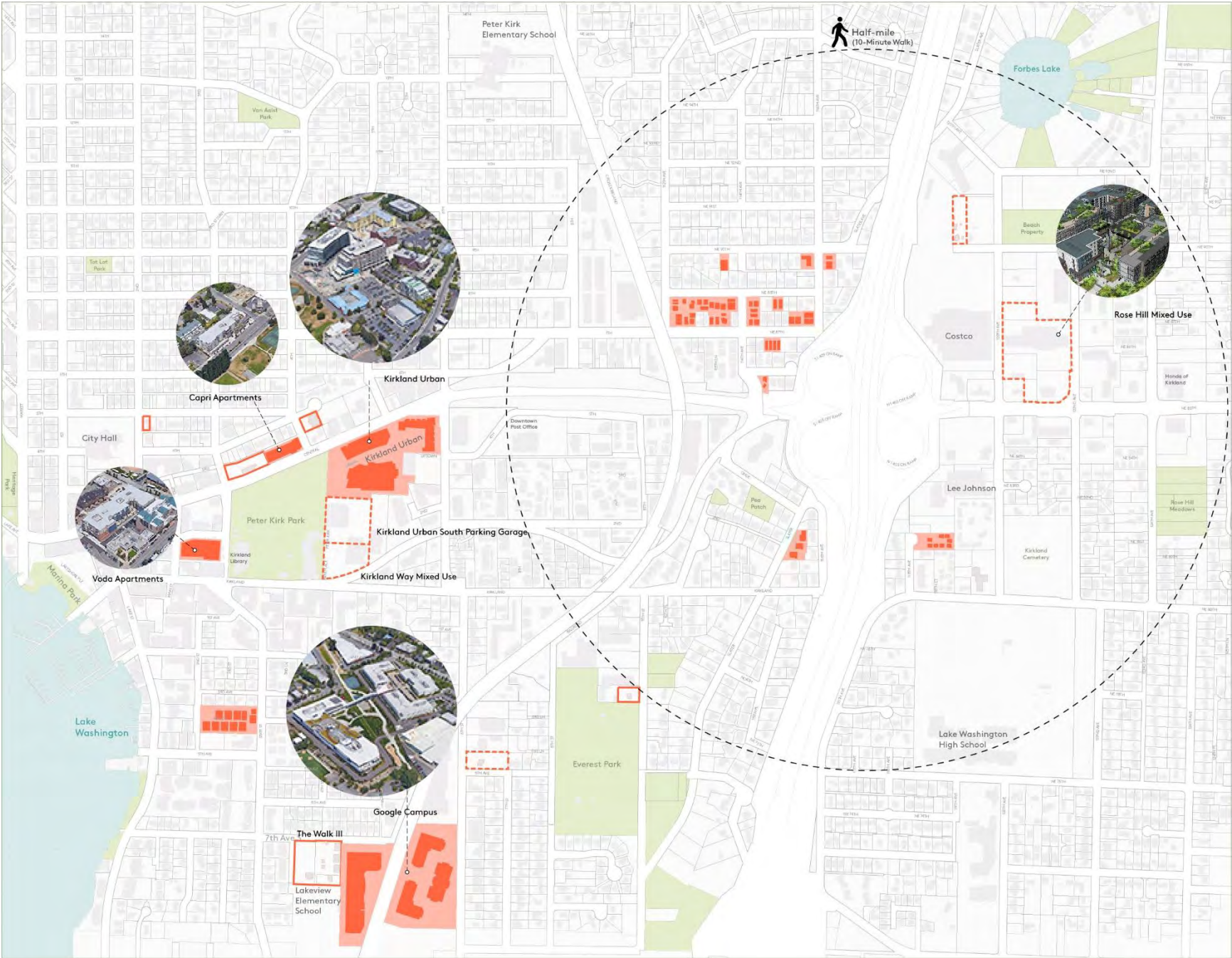
Source: CoStar, 2020; BERK, 2020.

## Good Multifamily Context

Exhibit 23. Rent per Square Foot, Multifamily Residential, Peer Geographies, 2008-2019.










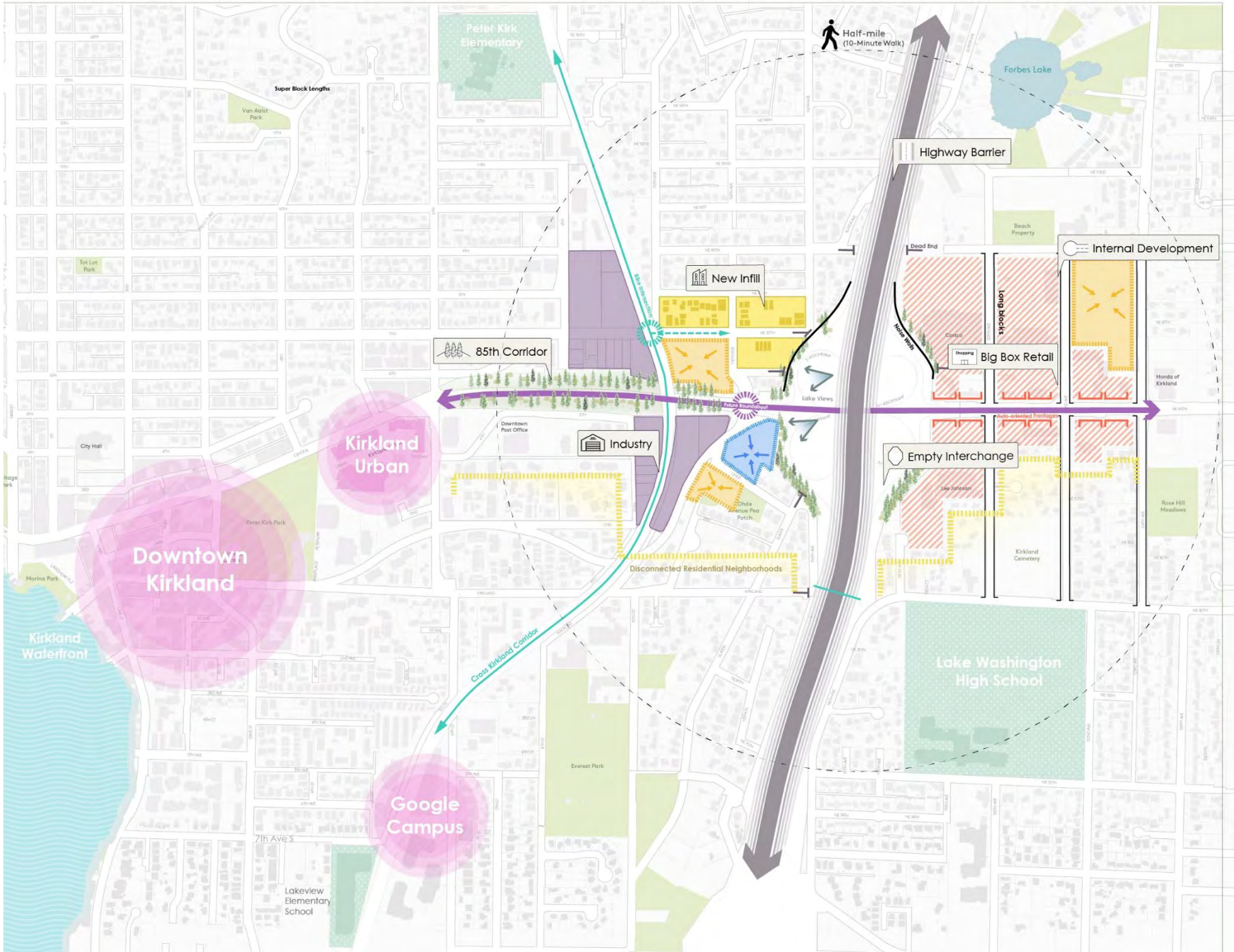
Source: CoStar, 2020; BERK, 2020.





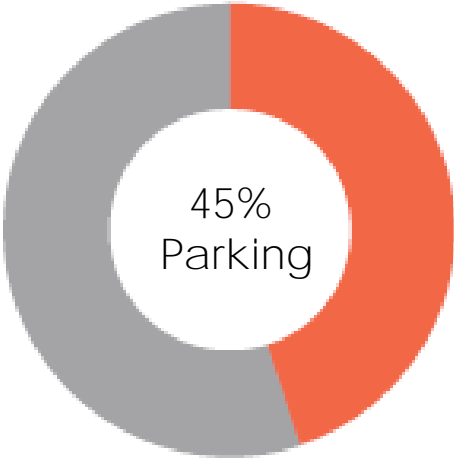
# District Analysis

-  New Infill
-  85th Corridor
-  Industrial Pockets
-  Internal-Facing Development
-  Highway Barrier
-  Empty Interchange
-  Big Box Retail

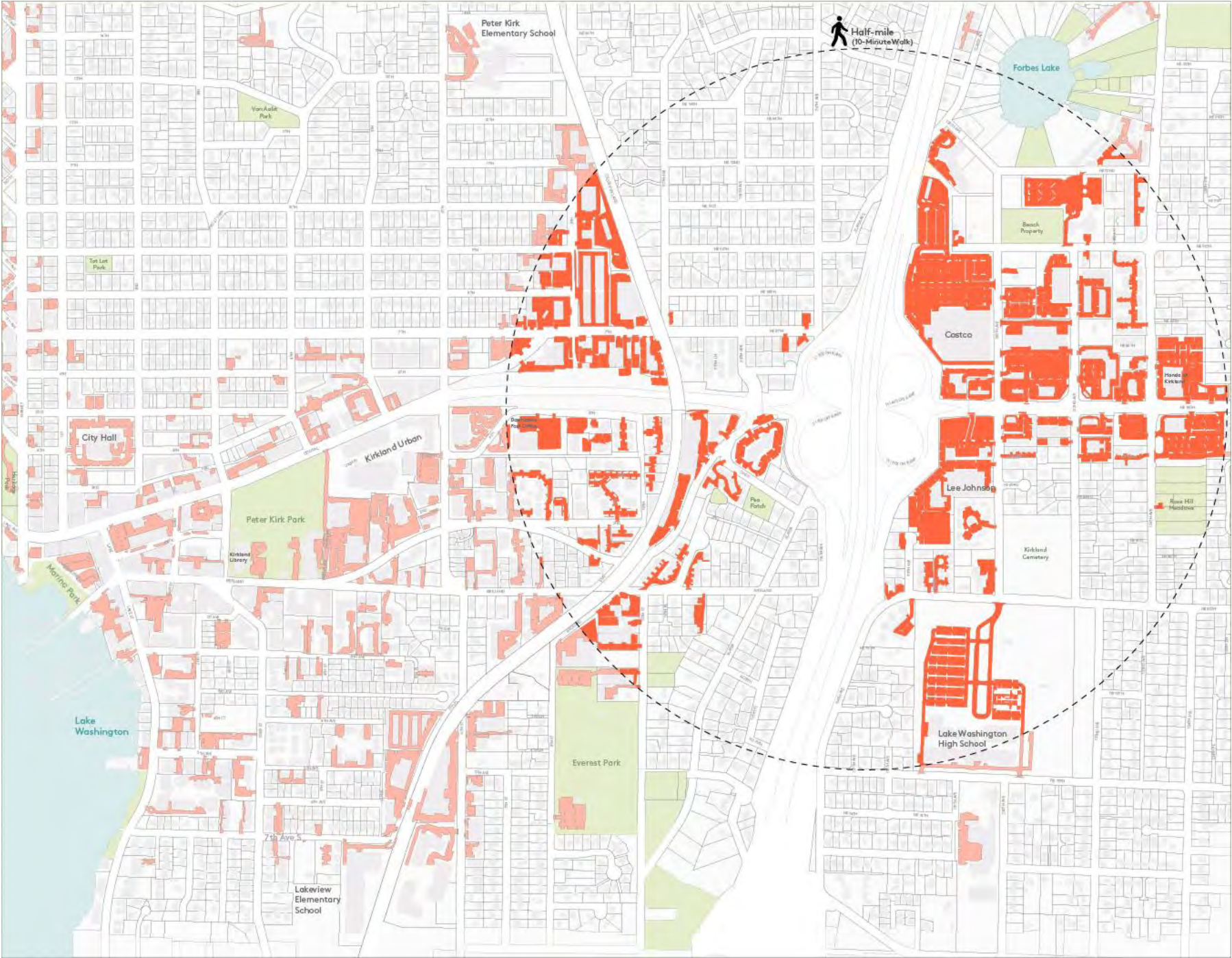




Underutilized  
Land

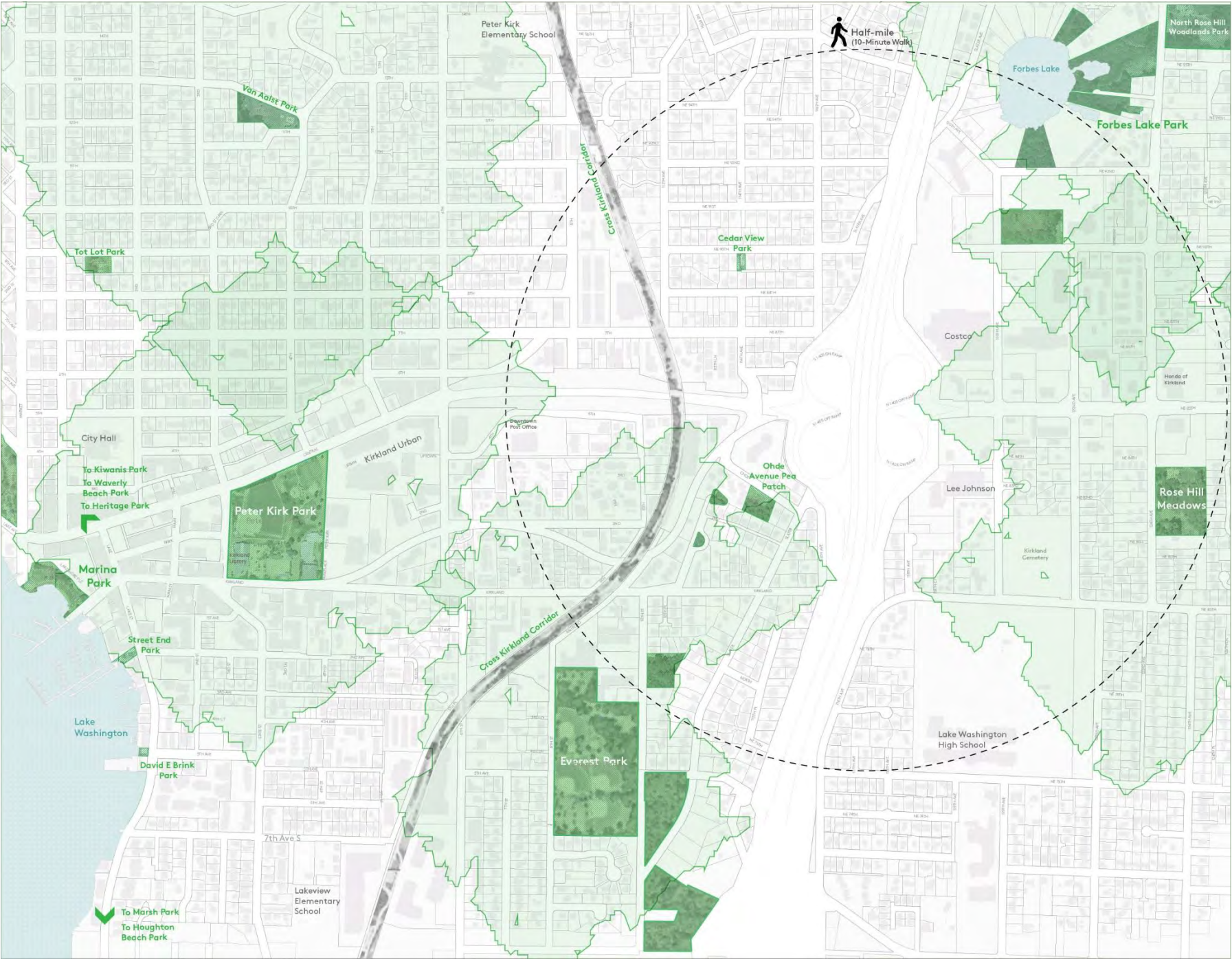


 Parking





Open Space & Park Access Analysis





Last Mile  
Connections





## Mobility & VMT

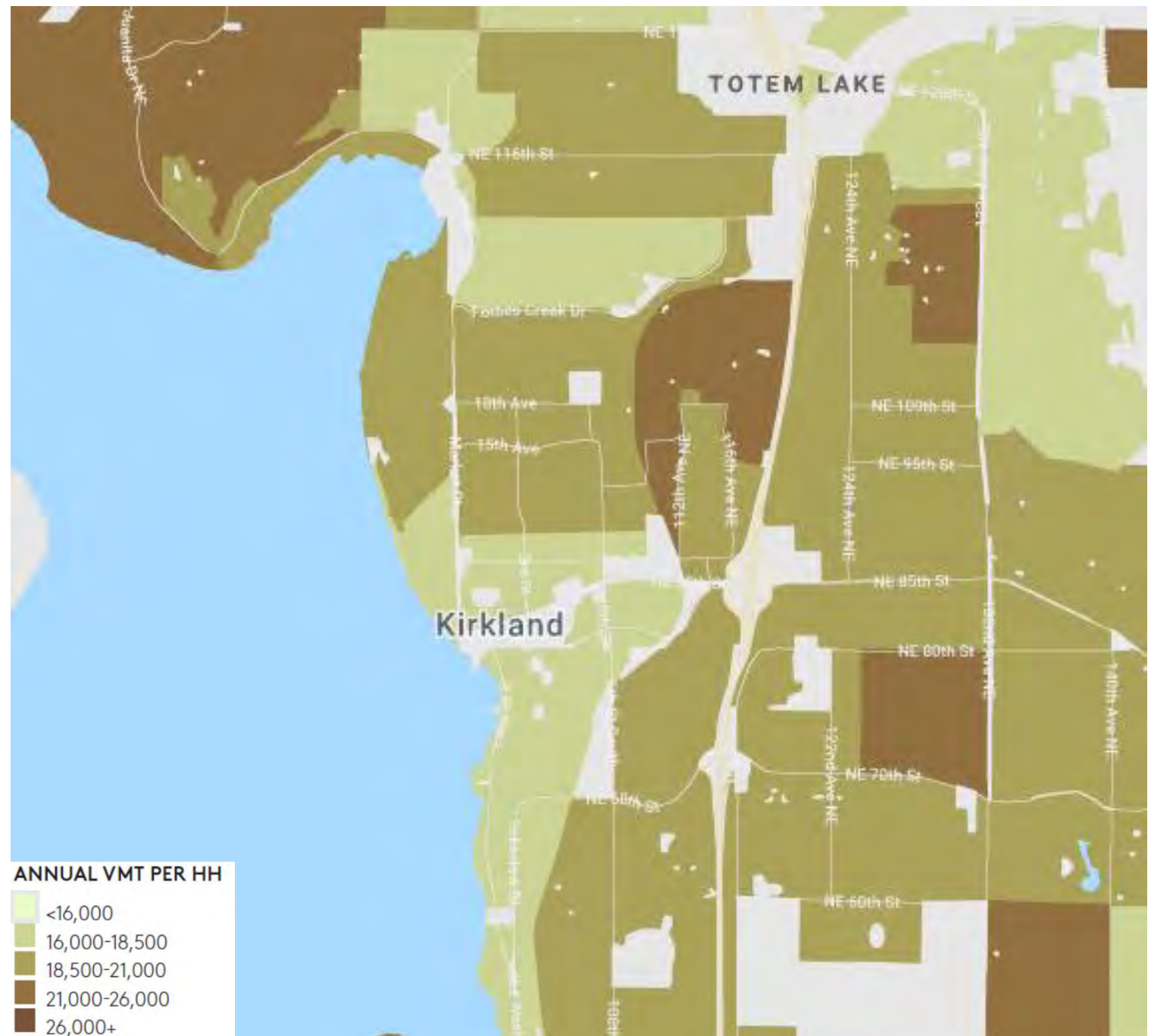
18,500 – 26,000 average annual vehicle miles traveled (VMT) per household

49.6 metric tons CO<sub>2</sub> average annual household carbon footprint in Kirkland

-18% performance goals for Commute Trip Reduction (CTR)

SOURCE—

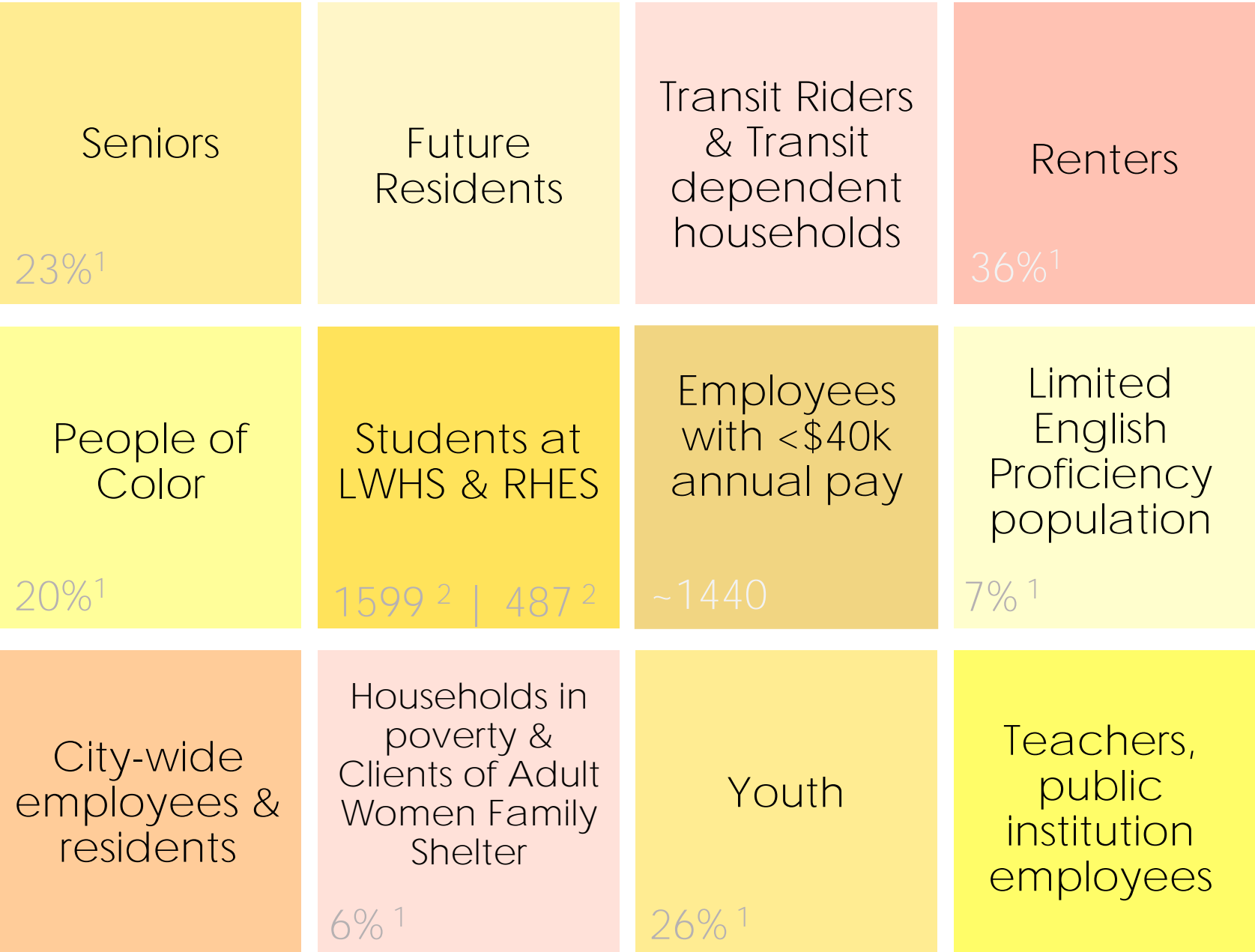
Housing and Transportation Index, based on 2015 ACS data  
<https://htaindex.cnt.org/map/>



# Inclusive District—

“**Civic engagement**, innovation and diversity are highly valued. We are respectful, fair, and **inclusive.**”

-City of Kirkland Vision 2035

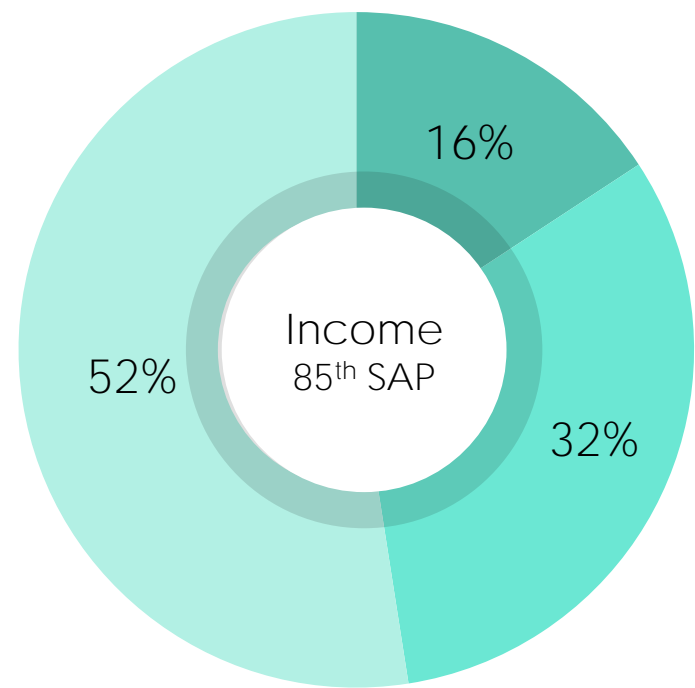


SOURCE—  
(1) American Community Survey 2017 Estimates  
(2) lwsd.org



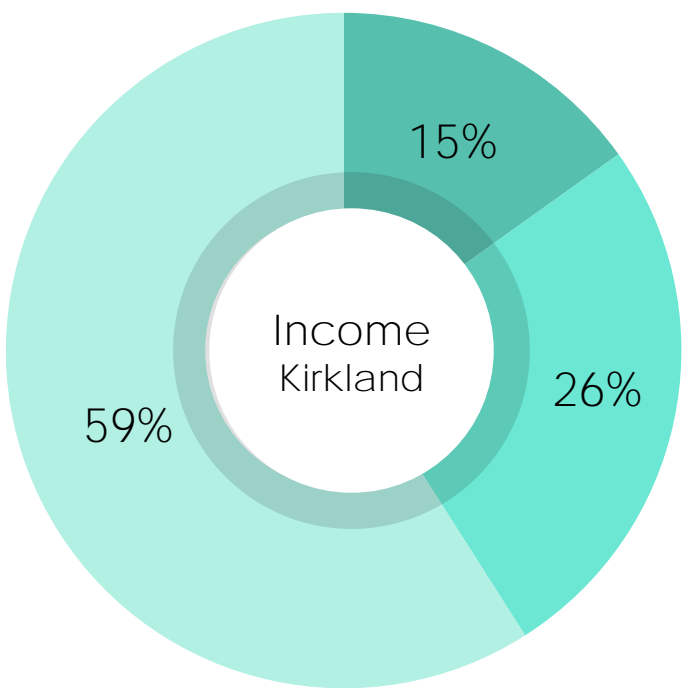
# Employee Demographics

3,255 jobs  
Within Station Area



- \$1,250 a month or less
- \$1,251-\$3,333 per month
- More than \$3,333 per month

47,834 jobs  
City wide



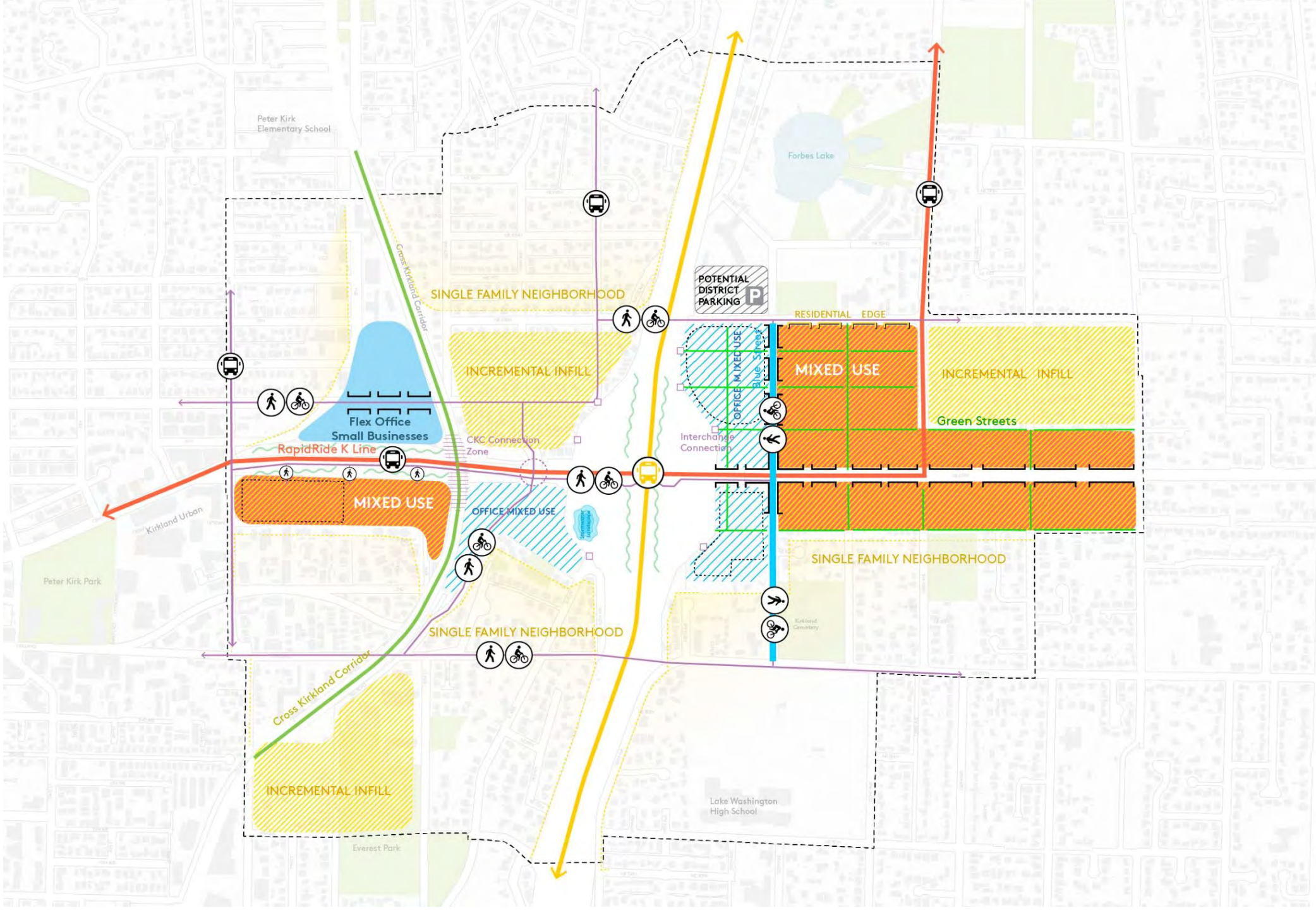
- \$1,250 a month or less
- \$1,251-\$3,333 per month
- More than \$3,333 per month

SOURCE—  
Longitudinal Employer-Household Dynamics, 2017  
<https://lehd.ces.census.gov/>

# Station Area Initial Concepts—

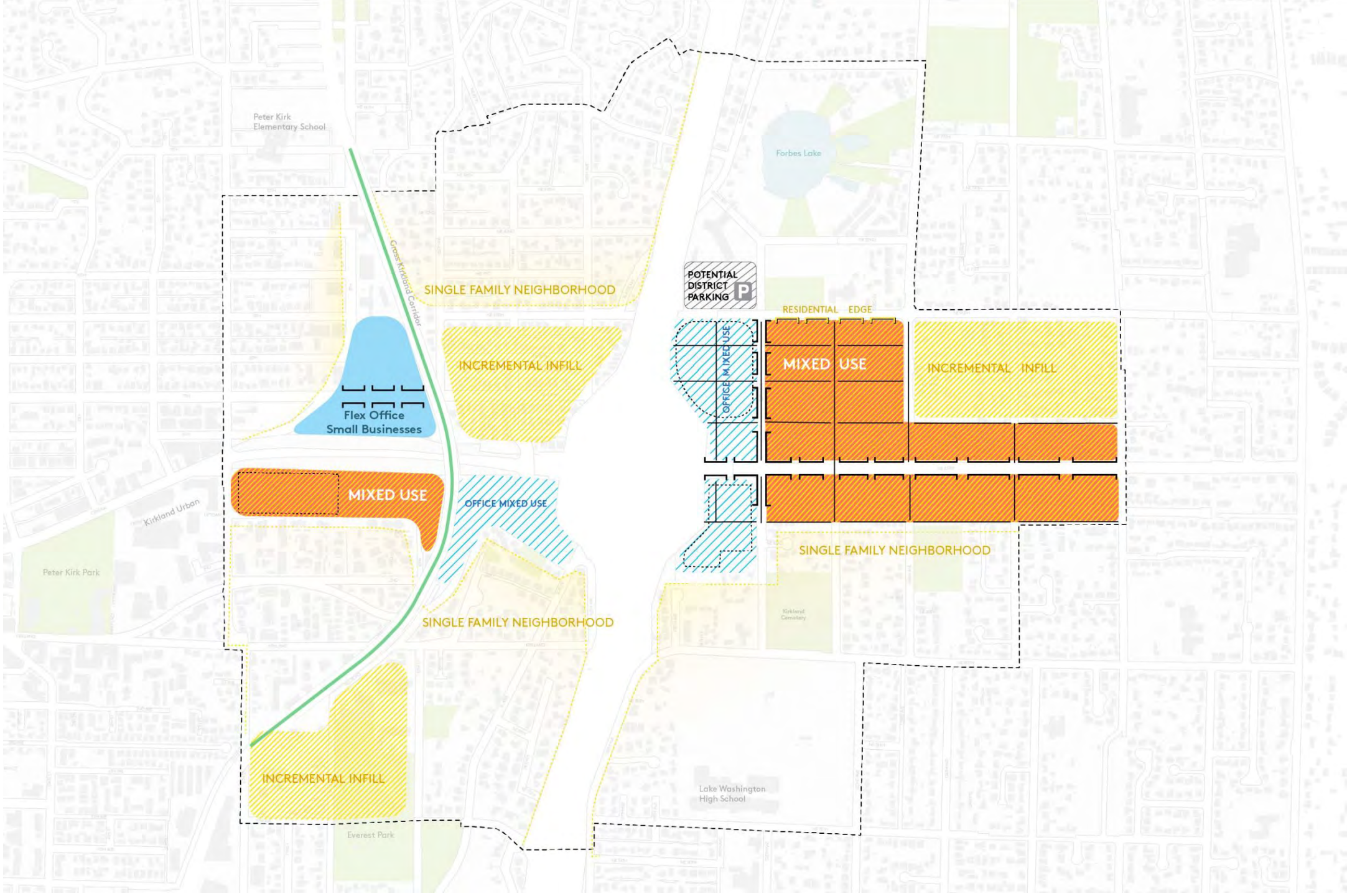
A mix of ideas that are being shared for  
feedback to help shape alternatives

Initial  
Concepts



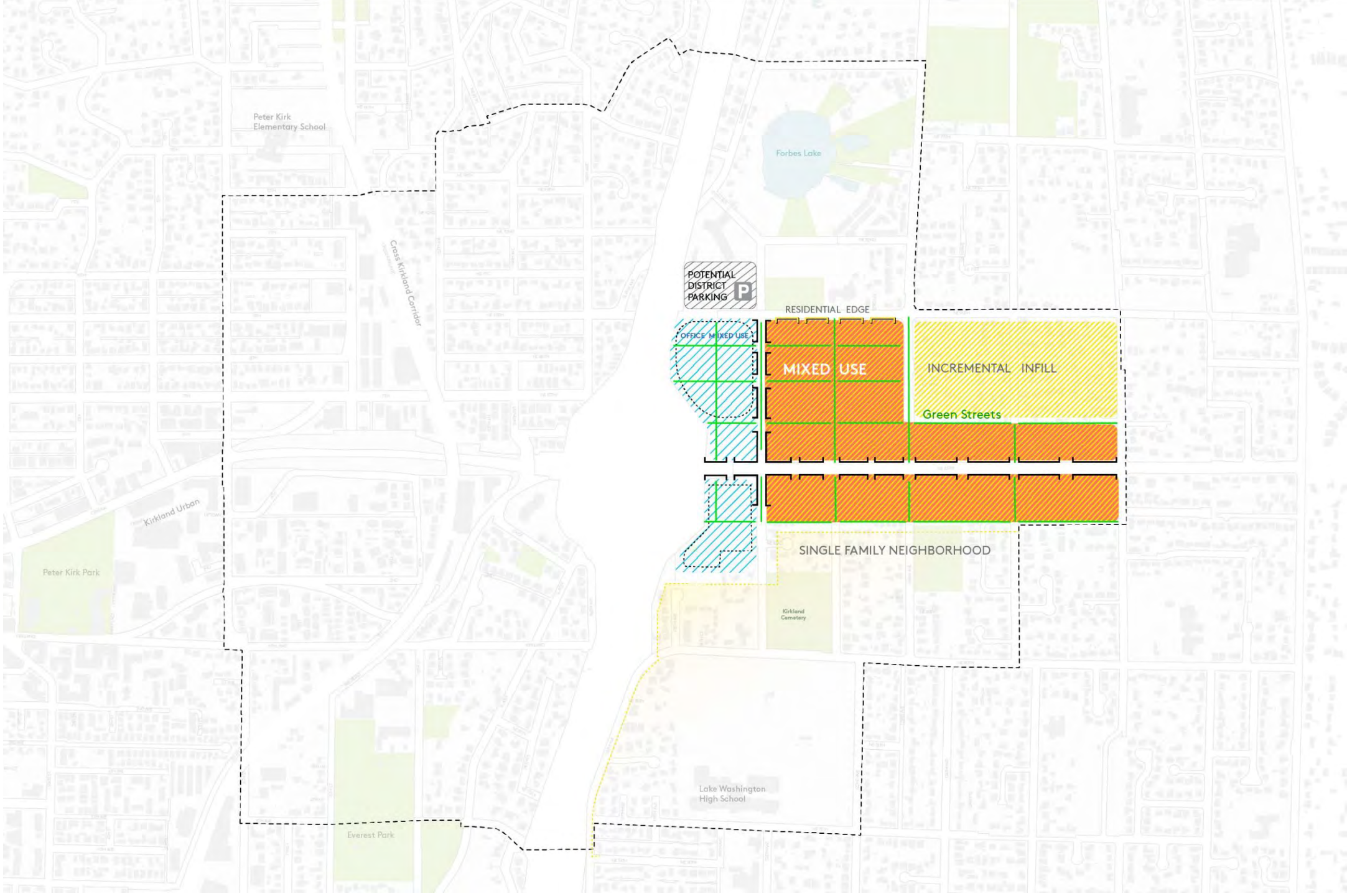


Development Framework





Rose Hill





# Office/Mixed Use



Active Ground Floor



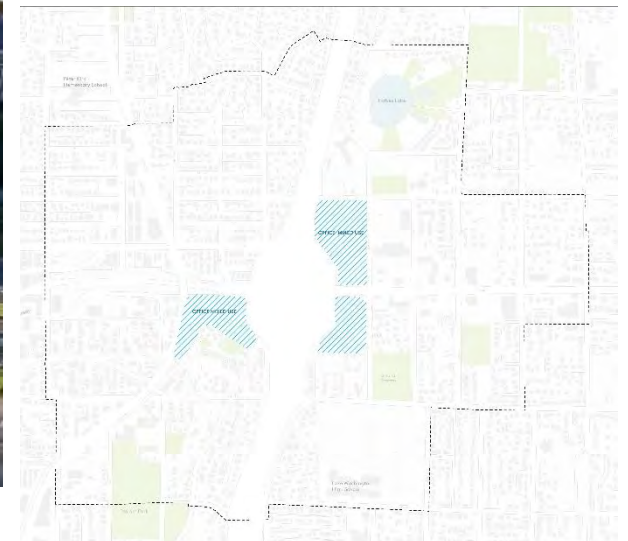
Innovative Design



Taller Buildings?

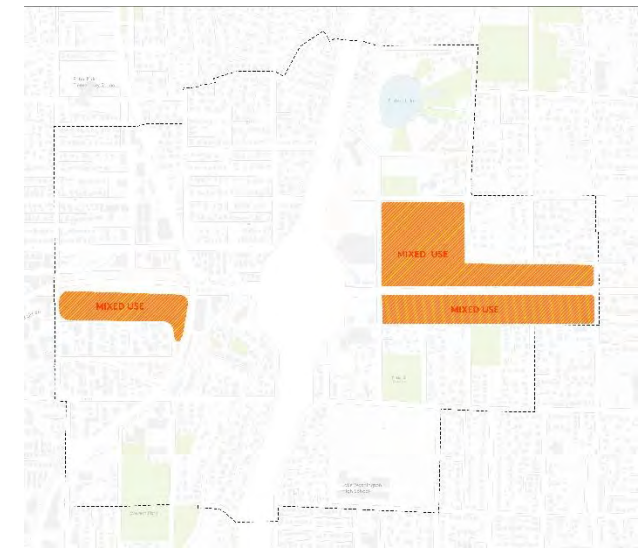


Integrated Development





## Mixed Use & Residential



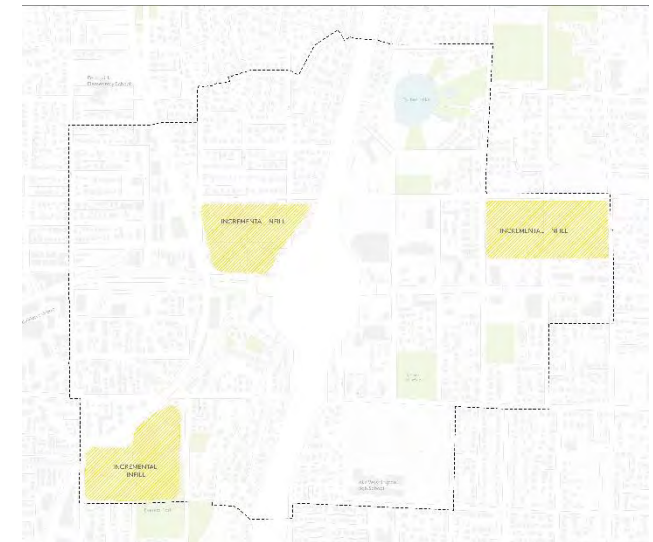


Community Places & Signature Uses



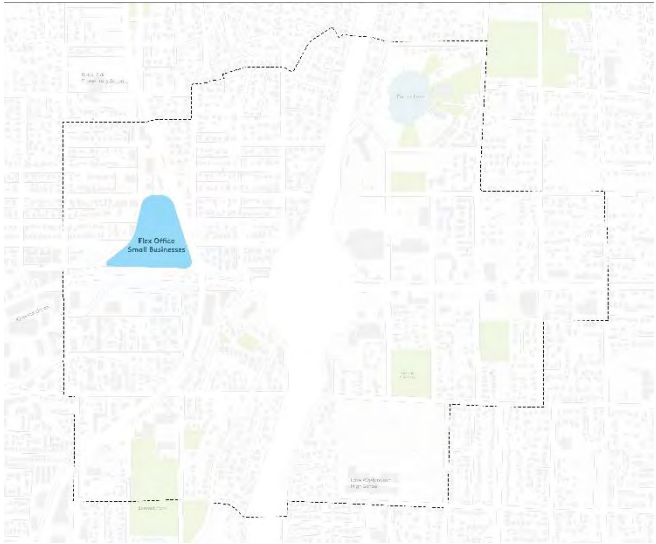


# Incremental Infill



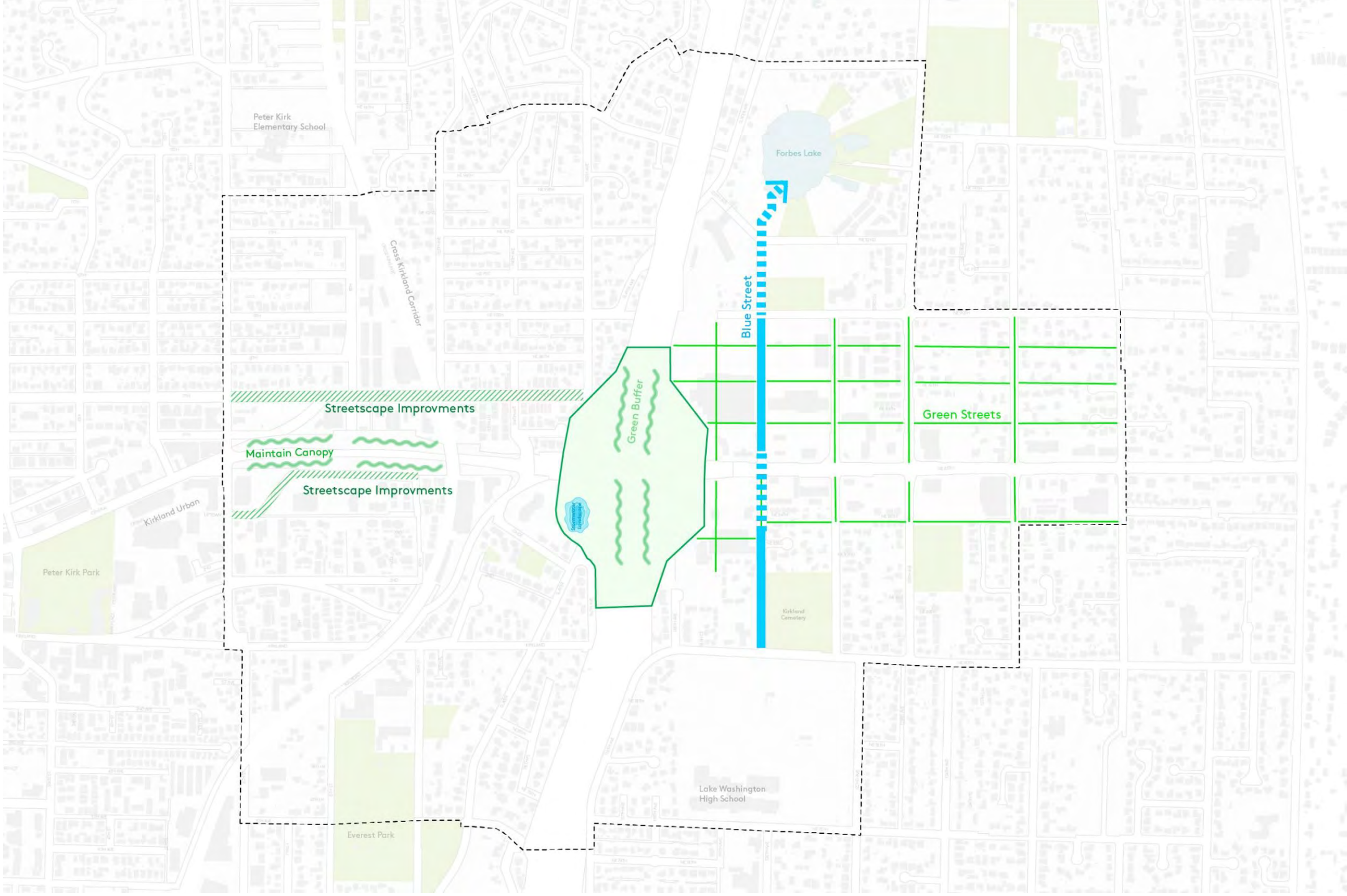


Flex Office/Industry



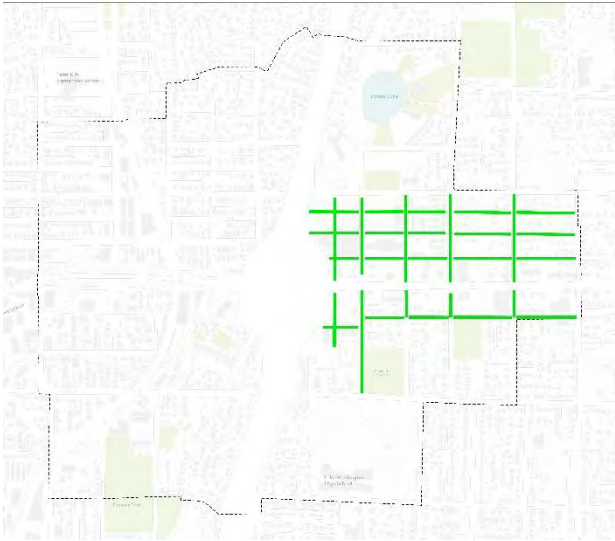


Environmental  
Framework



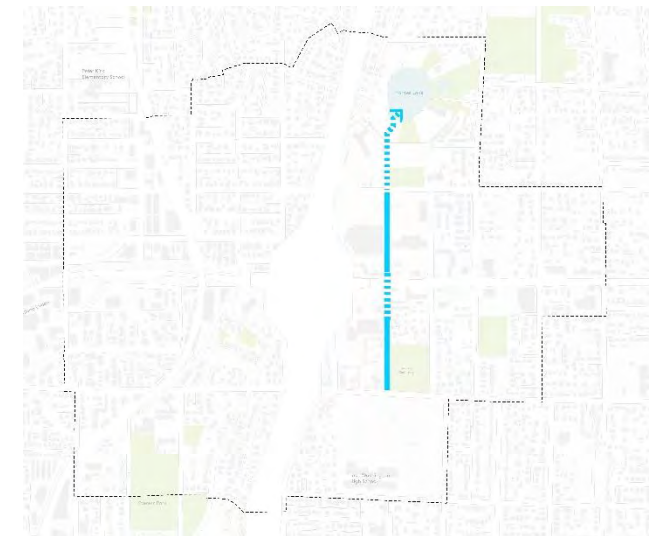


Green Streets



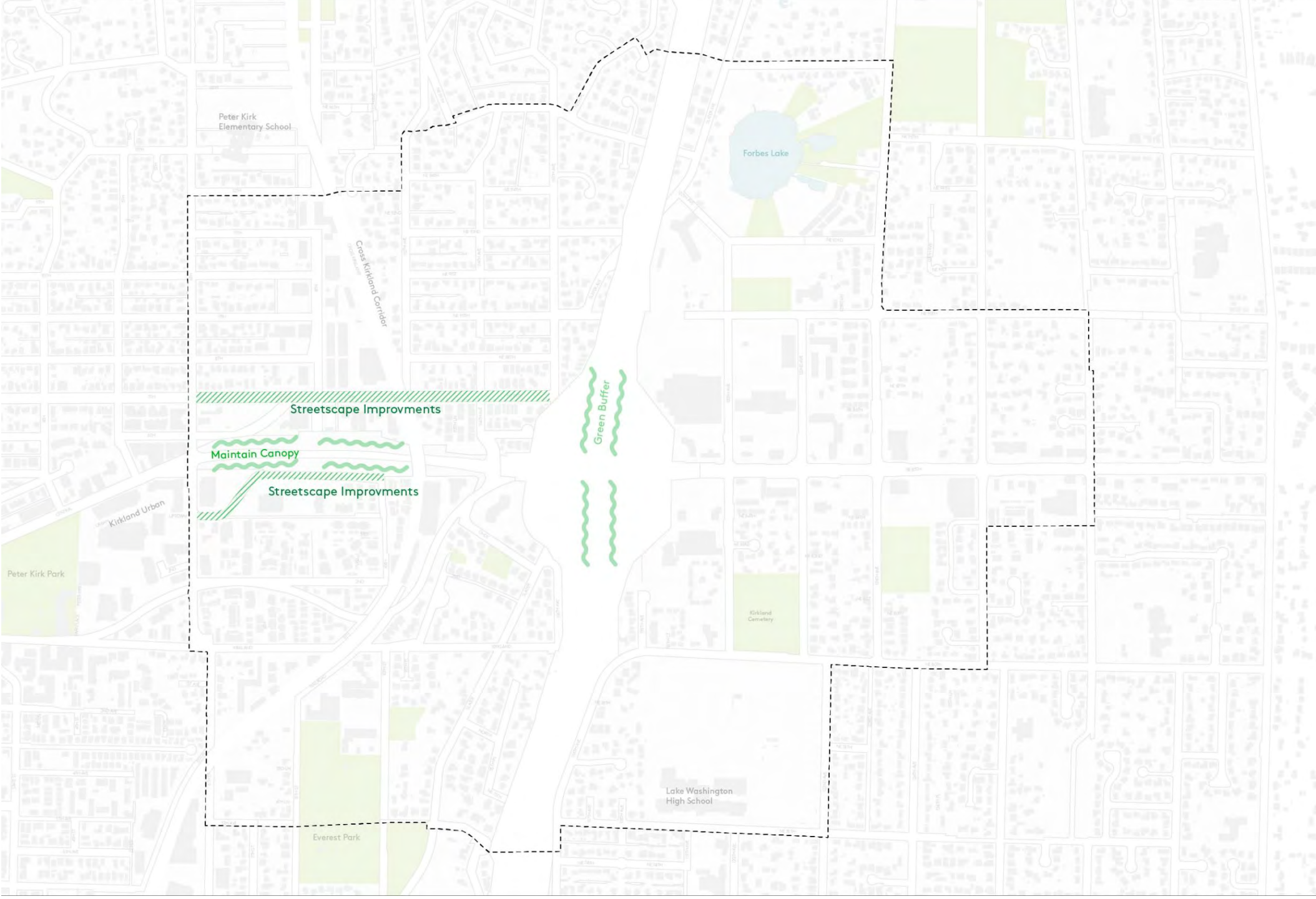


Blue Street/120<sup>th</sup>



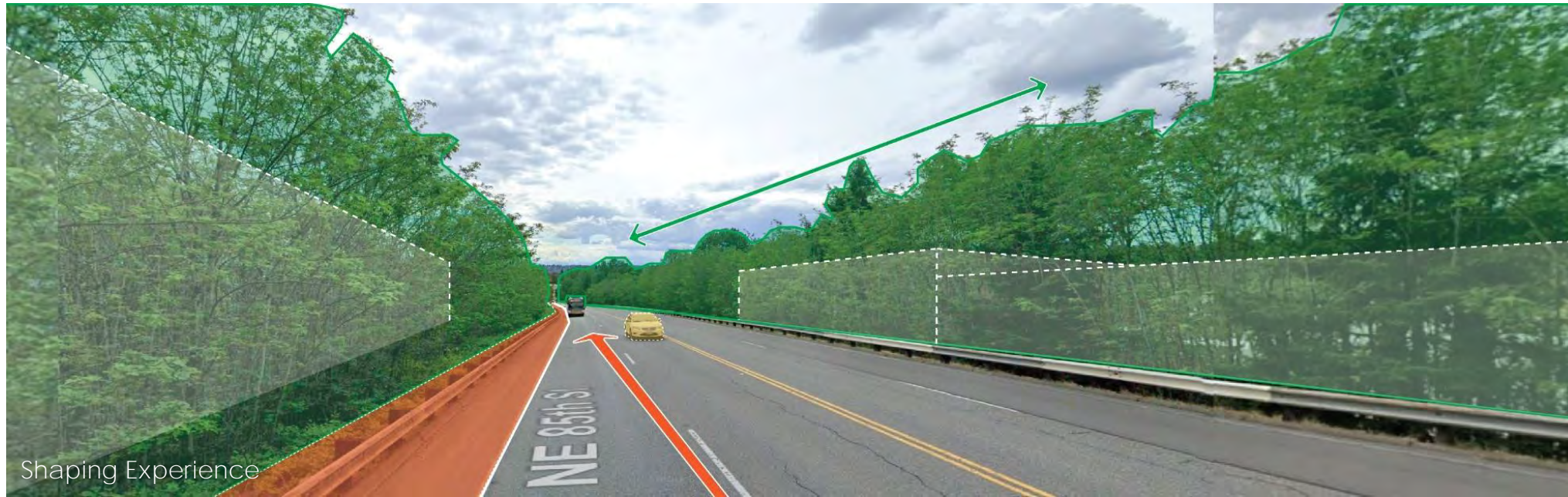


Additional  
Environmental  
Strategies



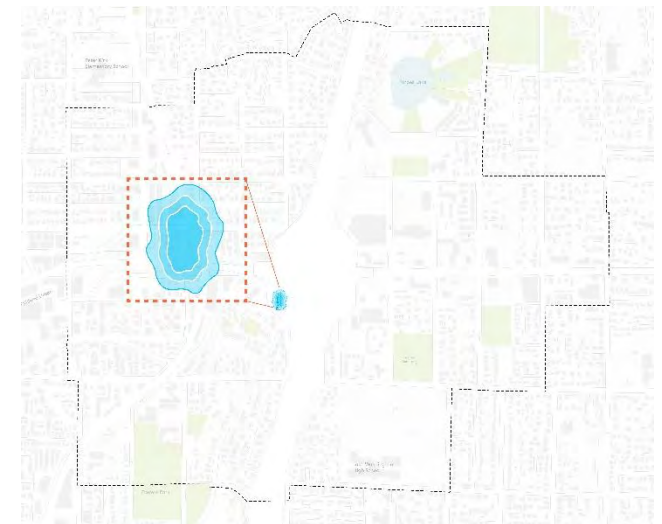


## Tree Canopy & Green Buffers



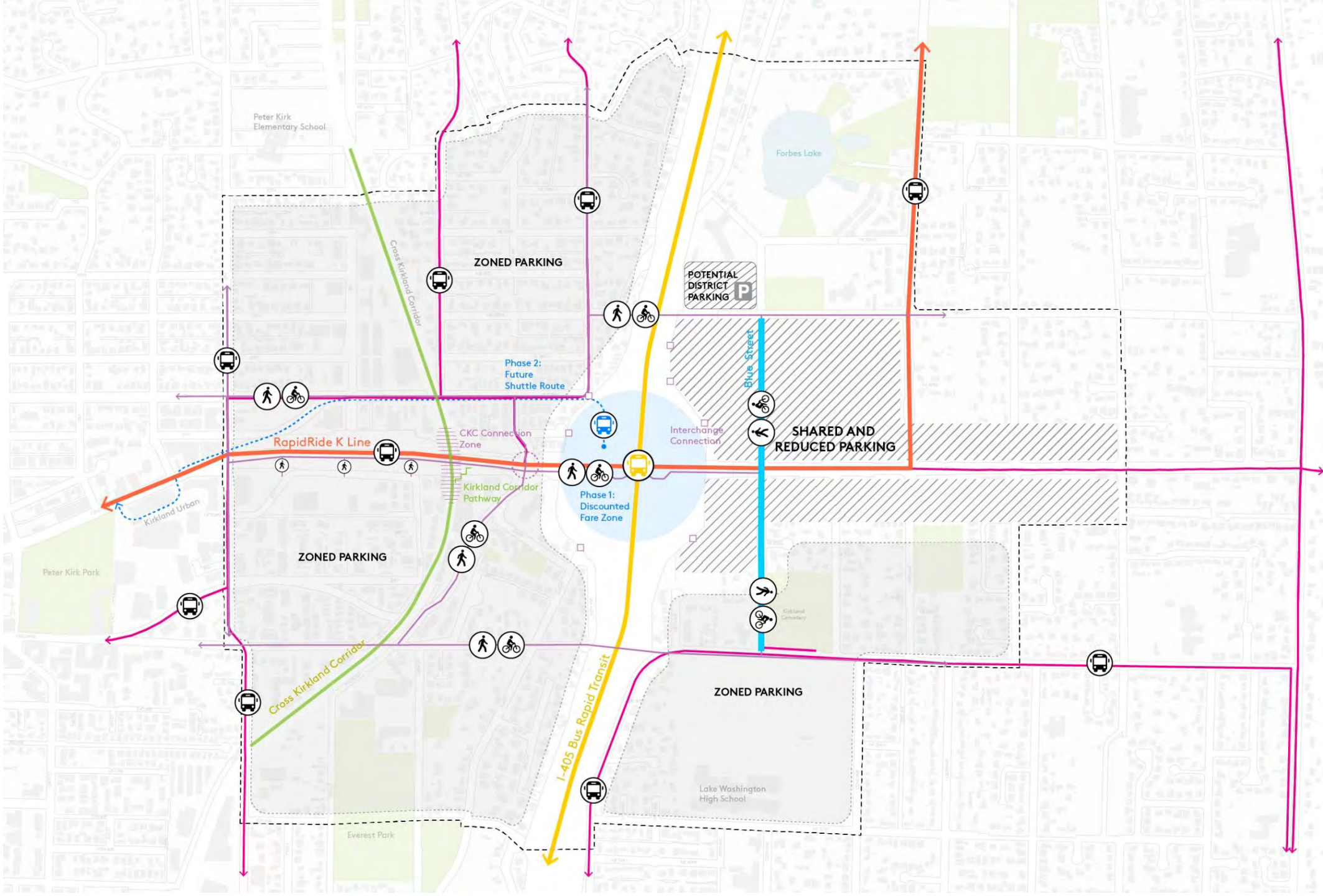


## Multi-purpose Stormwater Facilities



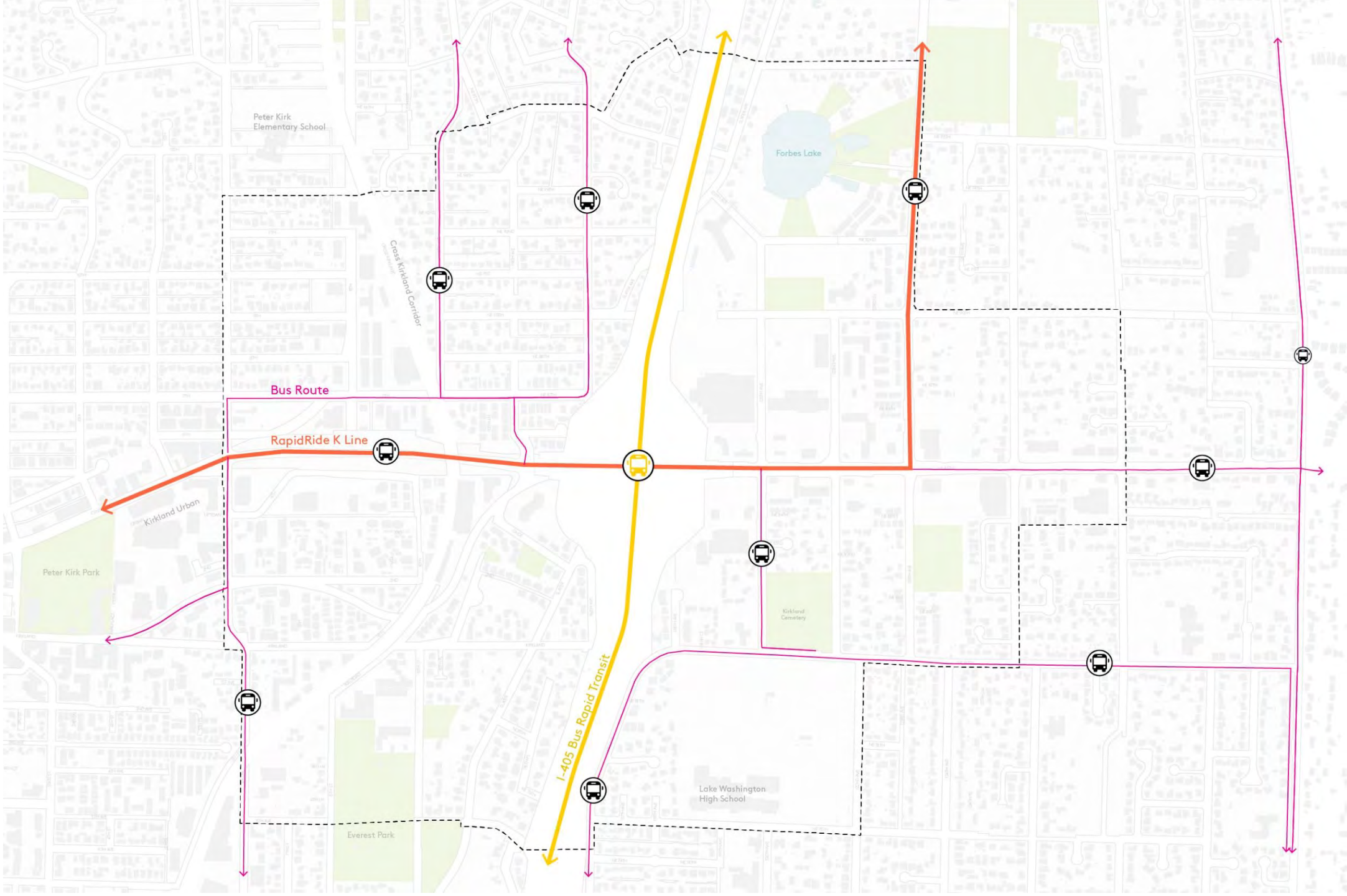


Mobility  
Framework



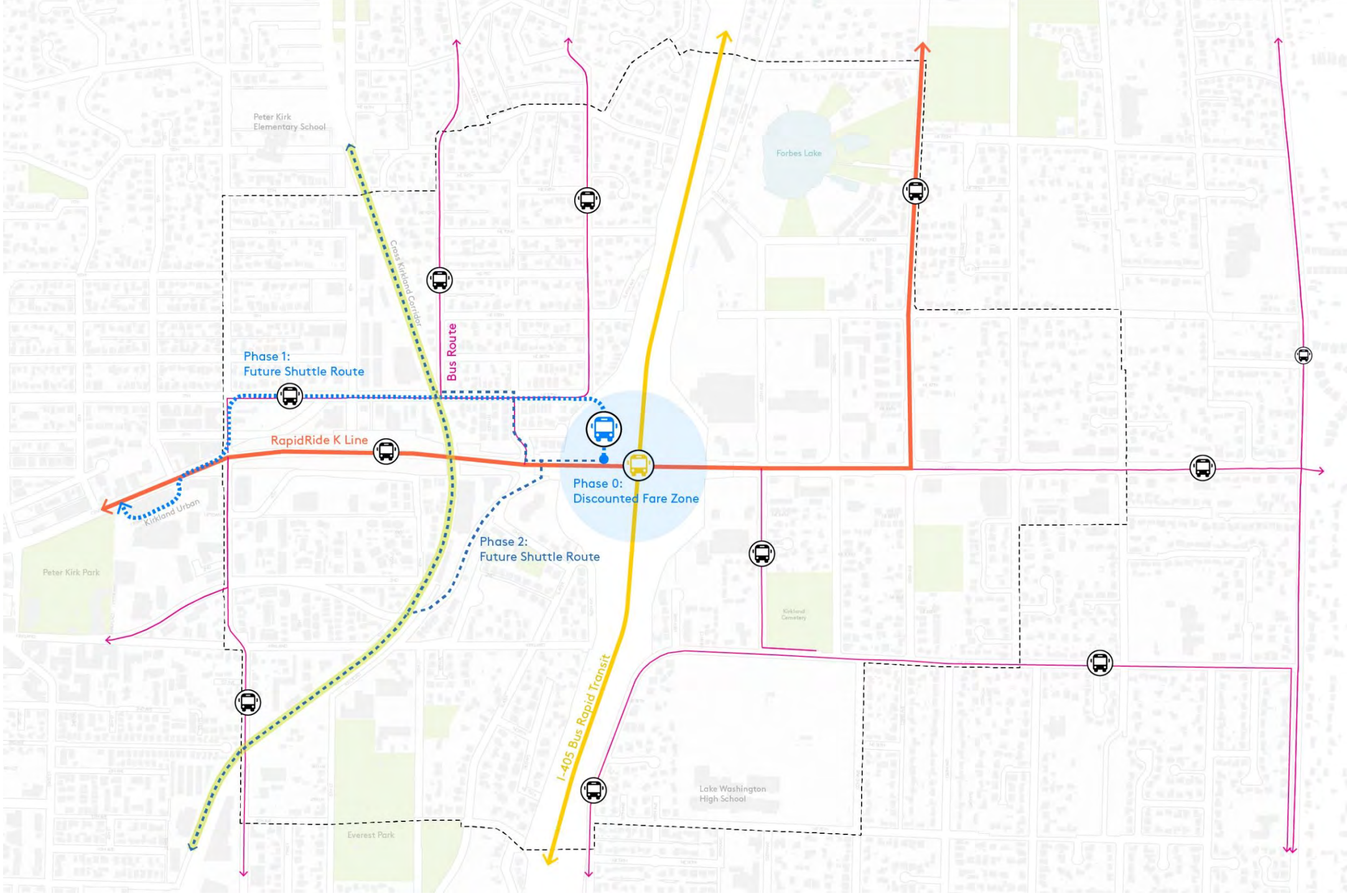


Transit system



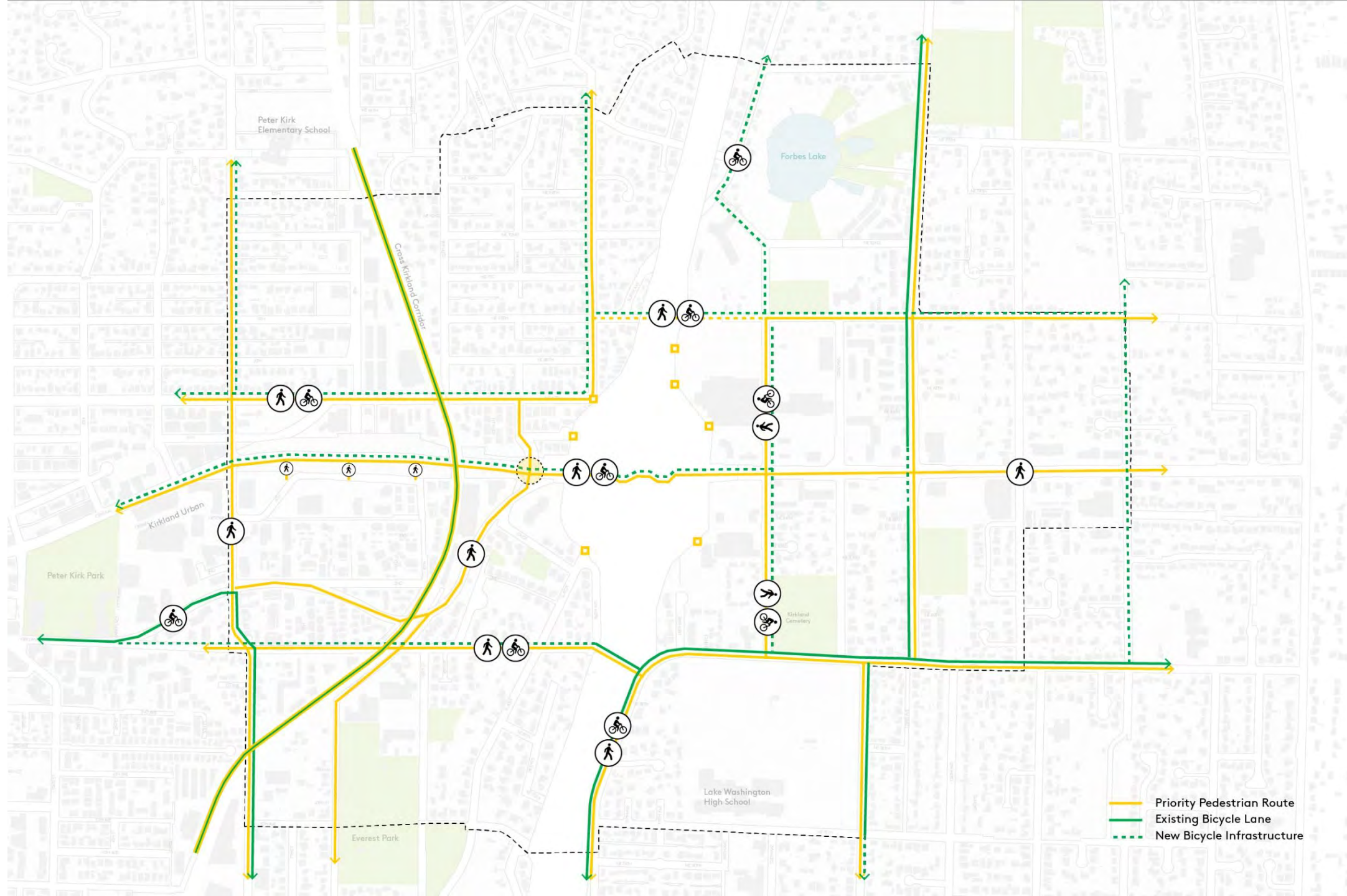


Shuttle Options





# Bike/Ped Network



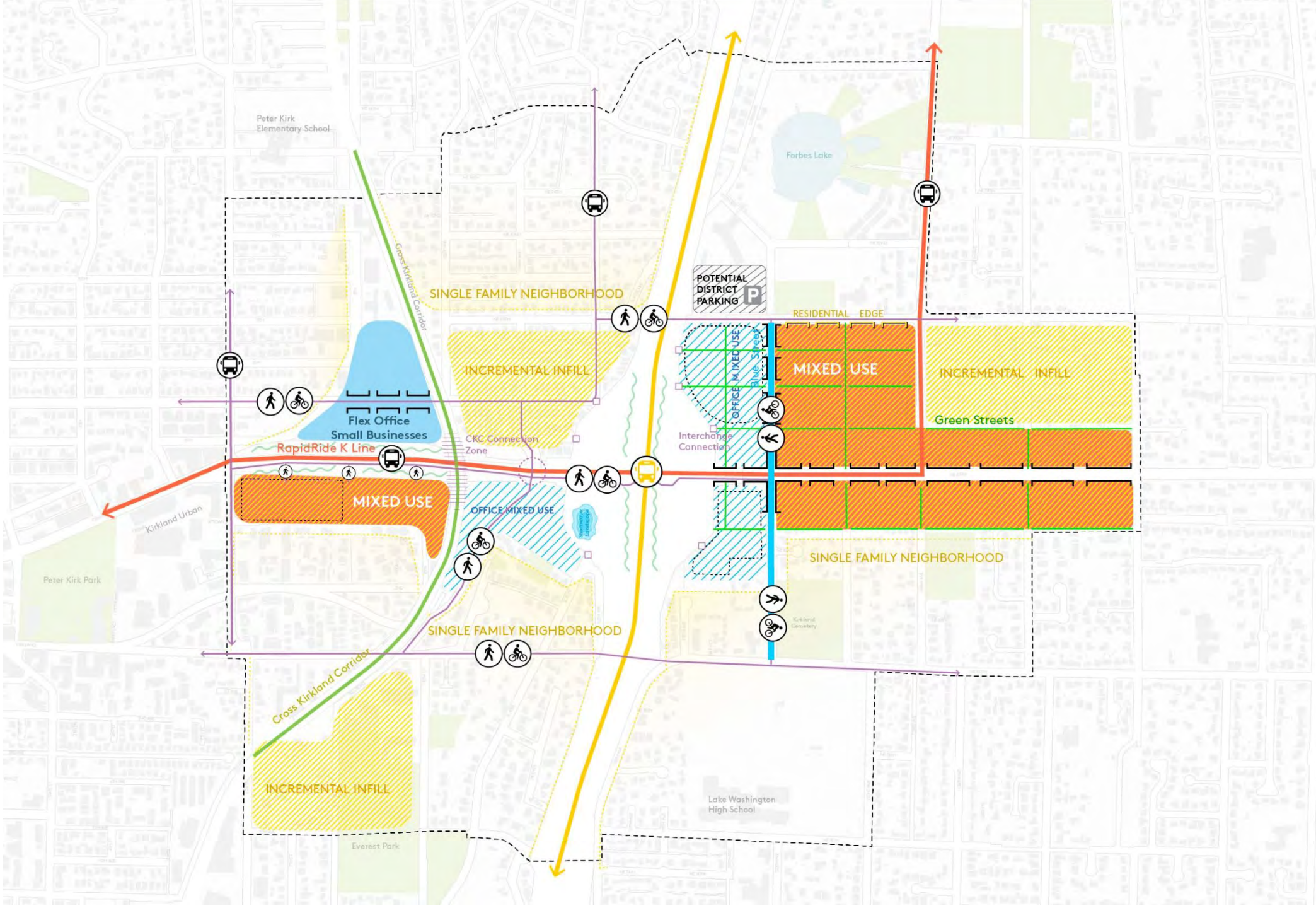


Parking





Initial  
Concepts





# Group Discussion



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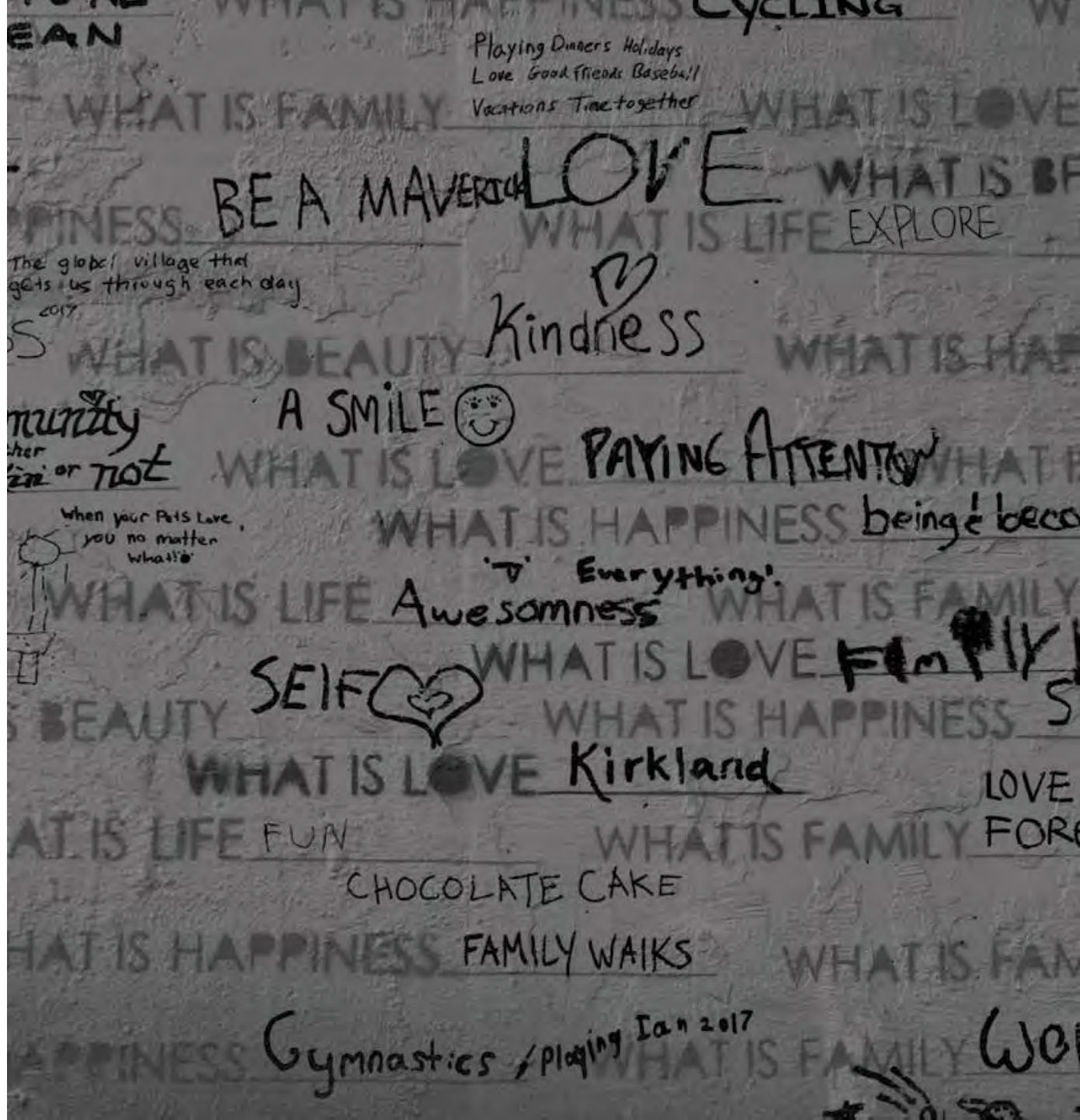
One person speaks at a time

## Respect the views of others

Listen to understand, not to  
debate

Be ready to expand on your viewpoint so that it can best be understood

# Hate speech is not tolerated



# Group Discussion

1. Introduce yourself, what makes your community special? What would you like to preserve for future generations?
2. How do you envision this neighborhood in 20 years?
3. Do the initial concepts shared today align with your ideas? What do you like, what would you change?
4. These neighborhoods will become the gateway to Kirkland – what could symbolize what Kirkland means to you?



# What are the top ideas for the NE 85<sup>th</sup> Street Station Area Plan?

Choose up to 3 ideas.  
Send by text or web.



## Send Answers Via Text

- Text [BERK227](#) to 22333
- You will receive a confirmation text
- Text your ideas *one at a time* in three different text messages
- Messages should be one word – if you put more it only accepts the first word
- A single hyphen may be used to create a compound word.  
*For example: affordable-housing*

or



## Send Answers Via the Web

- Go to [PollEv.com/berk227](https://PollEv.com/berk227)
- Follow the prompts on the screen
- Entries should be one word- if you put more it only accepts the first word
- A single hyphen may be used to create a compound word.
- *For example: affordable-housing*

Thank you!

Next Steps—



## Station Area Planning Process



Current Phase: Concepts and Alternatives  
May 26 – June 16: Scoping Period  
June 25: Planning Commission Meeting  
July 7: City Council Meeting

# How to participate in Scoping & Concepts

1. Survey and StoryMap by 5 pm on June 16

[kirklandwa.gov/stationareaplan](https://kirklandwa.gov/stationareaplan)

2. Submit comments by 5 pm on June 16

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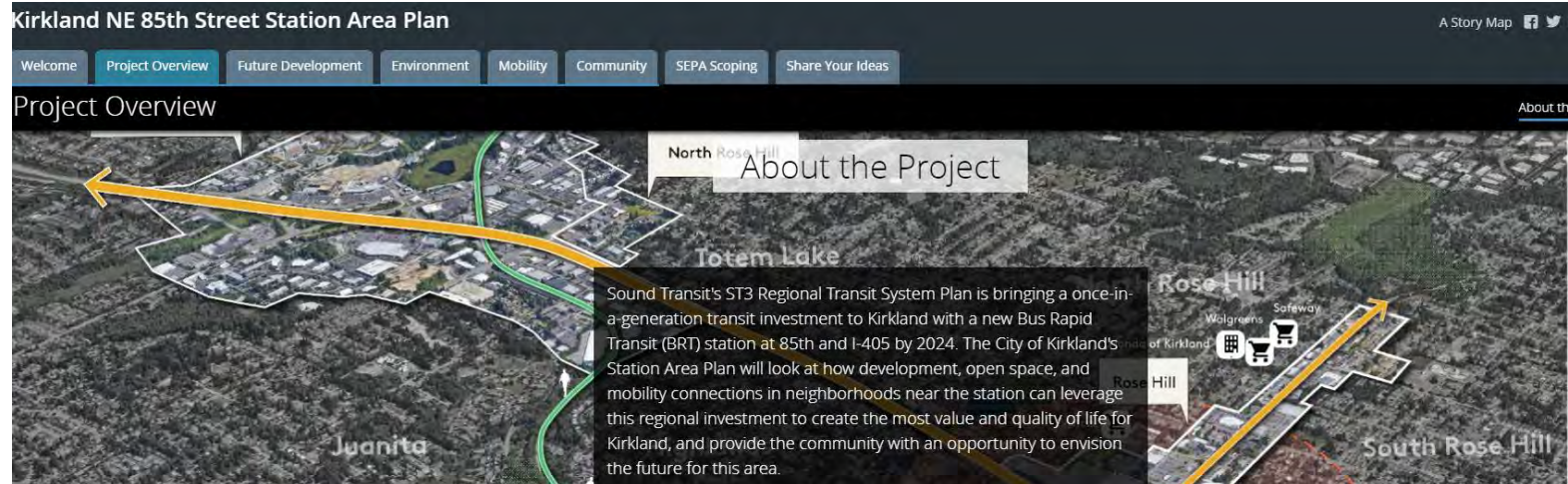
**3. On your own “Walkshop” through summer**

[kirklandwa.gov/stationareaplan](https://kirklandwa.gov/stationareaplan)



# How to use StoryMap and Survey by 5 pm on June 16

[kirklandwa.gov/stationareaplan](http://kirklandwa.gov/stationareaplan)



# How to submit comments by 5 pm on June 16

[azike@kirklandwa.gov](mailto:azike@kirklandwa.gov) or call (425) 587-3259

mail: City of Kirkland, Attn: Allison Zike,

123 5th Avenue, Kirkland, WA 98033



# How to share your “Walkshop” experience through summer

[kirklandwa.gov/stationareaplan](http://kirklandwa.gov/stationareaplan)

Kirkland NE 85th Street Station Area Plan

SELF-GUIDED WALKSHOP



Help shape the future of the  
NE 85th Street Station Area.

As the City develops the district’s Station Area Plan we want to understand community priorities. We’re asking for volunteers of all ages and abilities to explore the Station Area (map on reverse) and report back about your experience.

**Step 1: PLAN your trip**

Once you’ve decided how you want to move through district (walking, driving, cycling, etc.), plan your route or select a starting point. If a kid in your life will be joining you, invite them to fill out the kids’ worksheet. Older youth may prefer to use this form.

SHARE YOUR EXPERIENCE

Scan or photograph this form and send by email with files for your art, photos, videos, map, extra comments, etc. to:

**azike@kirklandwa.gov**

or

Send this form and copies of art, maps, photos, extra comments, etc. to:

**Attn: Allison Zike**  
**City of Kirkland Planning**  
**123 5th Avenue**  
**Kirkland, WA 98033**

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