Community Workshop—Initial Concepts

NE 85th Station Area Plan
Supplemental Planned Action EIS to the 2035 Comprehensive Plan

City of Kirkland
Mithun
4 June 2020
June 4th 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
Sound Transit and WSDOT are redeveloping the NE 85th 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 85th 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\textsuperscript{th} 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.

The host is inviting you to join Breakout Room: Breakout Room 1

Join  Later

Joining Breakout Rooms...
Breakout Room 1
It may take a few moments.
Workshop Tools—

Returning to the Main Session

Breakout Rooms will close in **-60** seconds.
You will be returned to the main session automatically.

Return to Main Session

Returning to Main Session...
It may take a few moments.
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

Scoping EIS Contents & Alternatives

Prepare & Issue Draft Environmental Impact Statement (EIS) & Conduct Comment Period

Prepare & Issue Final EIS and Respond to Comments

Consider Adoption of Planned Action Ordinance that defines development and required mitigation

Review Future Permits for Consistency with Planned Action Ordinance & Streamlined Permitting

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

3. Submit comments by 5 pm on June 16
   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
Opportunities & Challenges
Summary
Equity Approach in the Planning Process

Identified marginalized & at-risk populations in the station area

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

Priority Equity Opportunities to promote Community Resilience within Initial Concepts

- Community Gathering
- Jobs & Housing Equity
- Parks & Mobility
- Air Quality & Noise

SOURCE
(1) American Community Survey 2017 Estimates
Table of Contents

Executive Summary — 4
Project Overview — 14
Site Analysis — 20
Opportunities & Challenges — 46
Conclusion & Next Steps — 74
Appendix — 80
  Equity Impact Assessment 83
  Existing Initiatives 100
  Mobility + Transportation 106
  Ecological Context 127
  Phase 1 Engagement 143
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.

- 1-2 Star
- 2-3 Star
- 4-5 Star

<table>
<thead>
<tr>
<th>Study Area</th>
<th>1-2 Star</th>
<th>2-3 Star</th>
<th>4-5 Star</th>
</tr>
</thead>
<tbody>
<tr>
<td>Overall</td>
<td>$32</td>
<td>$32</td>
<td>$32</td>
</tr>
<tr>
<td>Greater Downtown Kirkland</td>
<td>$32</td>
<td>$32</td>
<td>$32</td>
</tr>
<tr>
<td>Lakefront</td>
<td>$32</td>
<td>$32</td>
<td>$32</td>
</tr>
<tr>
<td>Downtown Auburn</td>
<td>$32</td>
<td>$32</td>
<td>$32</td>
</tr>
<tr>
<td>Overlake</td>
<td>$32</td>
<td>$32</td>
<td>$32</td>
</tr>
</tbody>
</table>


**Opportunity to Improve Office Market**
Exhibit 10: Base Rent per Square Foot, Office Commercial, Study Area and Peer Geographies, 2000-2019.

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Overall</td>
<td>$20</td>
<td>$20</td>
<td>$20</td>
<td>$20</td>
<td>$20</td>
<td>$20</td>
</tr>
<tr>
<td>Greater Downtown Kirkland</td>
<td>$20</td>
<td>$20</td>
<td>$20</td>
<td>$20</td>
<td>$20</td>
<td>$20</td>
</tr>
<tr>
<td>Lakefront</td>
<td>$20</td>
<td>$20</td>
<td>$20</td>
<td>$20</td>
<td>$20</td>
<td>$20</td>
</tr>
<tr>
<td>Downtown Auburn</td>
<td>$20</td>
<td>$20</td>
<td>$20</td>
<td>$20</td>
<td>$20</td>
<td>$20</td>
</tr>
<tr>
<td>Overlake</td>
<td>$20</td>
<td>$20</td>
<td>$20</td>
<td>$20</td>
<td>$20</td>
<td>$20</td>
</tr>
</tbody>
</table>


**Good Multifamily Context**
Exhibit 23: Rent per Square Foot, Multifamily Residential, Peer Geographies, 2000-2019.

- Greater Downtown Kirkland
- Lakefront
- Downtown Auburn
- Overlake

Underutilized Land

45% Parking

Parking
Open Space & Park Access Analysis
Mobility & VMT

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

49.6 metric tons CO₂ 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

<table>
<thead>
<tr>
<th>Group</th>
<th>Percentage</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Seniors</td>
<td>23%</td>
<td></td>
</tr>
<tr>
<td>Future Residents</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Transit Riders &amp; Transit</td>
<td></td>
<td></td>
</tr>
<tr>
<td>dependent households</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Renters</td>
<td>36%</td>
<td></td>
</tr>
<tr>
<td>People of Color</td>
<td>20%</td>
<td></td>
</tr>
<tr>
<td>Students at LWHS &amp; RHES</td>
<td>1599 ^2</td>
<td></td>
</tr>
<tr>
<td>Employees with &lt;$40k annual</td>
<td>~1440</td>
<td></td>
</tr>
<tr>
<td>pay</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Limited English Proficiency</td>
<td></td>
<td>7% ^1</td>
</tr>
<tr>
<td>population</td>
<td></td>
<td></td>
</tr>
<tr>
<td>City-wide employees &amp;</td>
<td></td>
<td></td>
</tr>
<tr>
<td>residents</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Households in poverty &amp;</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Clients of Adult Women Family</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Shelter</td>
<td>6% ^1</td>
<td></td>
</tr>
<tr>
<td>Youth</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Teachers, public institution</td>
<td></td>
<td></td>
</tr>
<tr>
<td>employees</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Source:
(1) American Community Survey 2017 Estimates
(2) lwsd.org
Employee Demographics

3,255 jobs
Within Station Area

- 52% $1,250 a month or less
- 32% $1,251-$3,333 per month
- 16% More than $3,333 per month

47,834 jobs
City wide

- 59% $1,250 a month or less
- 26% $1,251-$3,333 per month
- 15% 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
Mixed Use & Residential

Mixing Heights with Density

Urban Block Frontages

Diverse Ground Floor Experiences

Residential Edges

Residential Edges
Community Places & Signature Uses

- Parks & Open Space
- Mixed Use Libraries
- Community Gardens
- Cinemas
- Community Center
- Schools
- Special Event Streets
Incremental Infill

Blending with Single Family Edges

Rowhouses

Small Apartment Buildings
Flex Office/Industry

Activating the Street Edge

Creative Industry

Maker Spaces & Light Industrial

Multi-story Small Business/Flex Office
Environmental Framework
Green Streets
Additional Environmental Strategies
Tree Canopy & Green Buffers

Shaping Experience

Air Quality Buffer & Visual Screen

Berms & Green Embankments
Multi-purpose Stormwater Facilities
Mobility Framework
Bike/Ped Network
Parking
Initial Concepts
Reminder, 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
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 85th 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

Send Answers Via the Web
• Go to 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
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

2. Submit comments by 5 pm on June 16
   azike@kirklandwa.gov or call (425) 587-3259
   mail: City of Kirkland, Attn: Allison Zike, 123 5th Avenue, Kirkland, WA 98033

3. On your own “Walkshop” through summer
   kirklandwa.gov/stationareaplan
How to use StoryMap and Survey by 5 pm on June 16

kirklandwa.gov/stationareaplan
How to submit comments by 5 pm on June 16

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

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

©Mithun