

Totem Lake

CREATING A WALKABLE, VIBRANT & GREEN URBAN CENTER



IT MAKES A
VILLAGE

PROGRESS

IN THE URBAN CENTER PG 8



MAKEOVER

OF TOTEM LAKE PARK PG 22

Totem Lake's increasing vibrance

The Village at Totem Lake has already transformed the shopping experience in the heart of Kirkland's urban center. And that transformation will continue—both within The Village, where an eight-screen movie theatre and thousands of new residences are destined this year—and outside The Village, where private developers are designing, permitting and building villages of their own.



Those villages include Lennar's mixed-use development that will feature 6,000 square feet of retail space on its first floor and more than 300 homes on its upper five floors.

Across the freeway, developers are building townhomes, assisted living homes and affordable homes. These projects and the others reported in this magazine are making Totem Lake a greener, more walkable and more vibrant place to live, work and play for Kirkland's expanding population of workers and residents. Updating you on these projects is one of this magazine's two primary purposes.

This magazine's other purpose is to illustrate how the groundwork Kirkland's leaders have laid—and continue to lay—in Totem Lake is spurring private re-development while guiding private and public projects toward one cohesive vision.

To view an online story map version of this document, visit www.kirklandwa.gov/totemlake

PENNY SWEET
Mayor of Kirkland

KIRKLAND STAFF

Public Works

Julie Underwood, Interim Director, (425) 587-3802, junderwood@kirklandwa.gov

Private Development Engineering

John Burkhalter, Development Engineering Manager, (425) 587-3845, jburkhalter@kirklandwa.gov

Transportation & Concurrency

Joel Pfundt, Transportation Manager, (425) 587-3865, jpfundt@kirklandwa.gov

Planning & Building

Adam Weinstein, Director, (425) 587-3226, aweinstein@kirklandwa.gov

Totem Lake Urban Center & Kingsgate Park and Ride Transit-Oriented Development

Janice Coogan, Senior Planner, (425) 587-3257, jcoogan@kirklandwa.gov

Parks, Recreation, Open Space

Lynn Zwaagstra, Director of Parks, Recreation and Open Space, (425) 587-3301, lzwaagstra@kirklandwa.gov

Totem Lake Outreach

Christian Knight, Senior Neighborhood Services Coordinator, (425) 587-3831, cknight@kirklandwa.gov



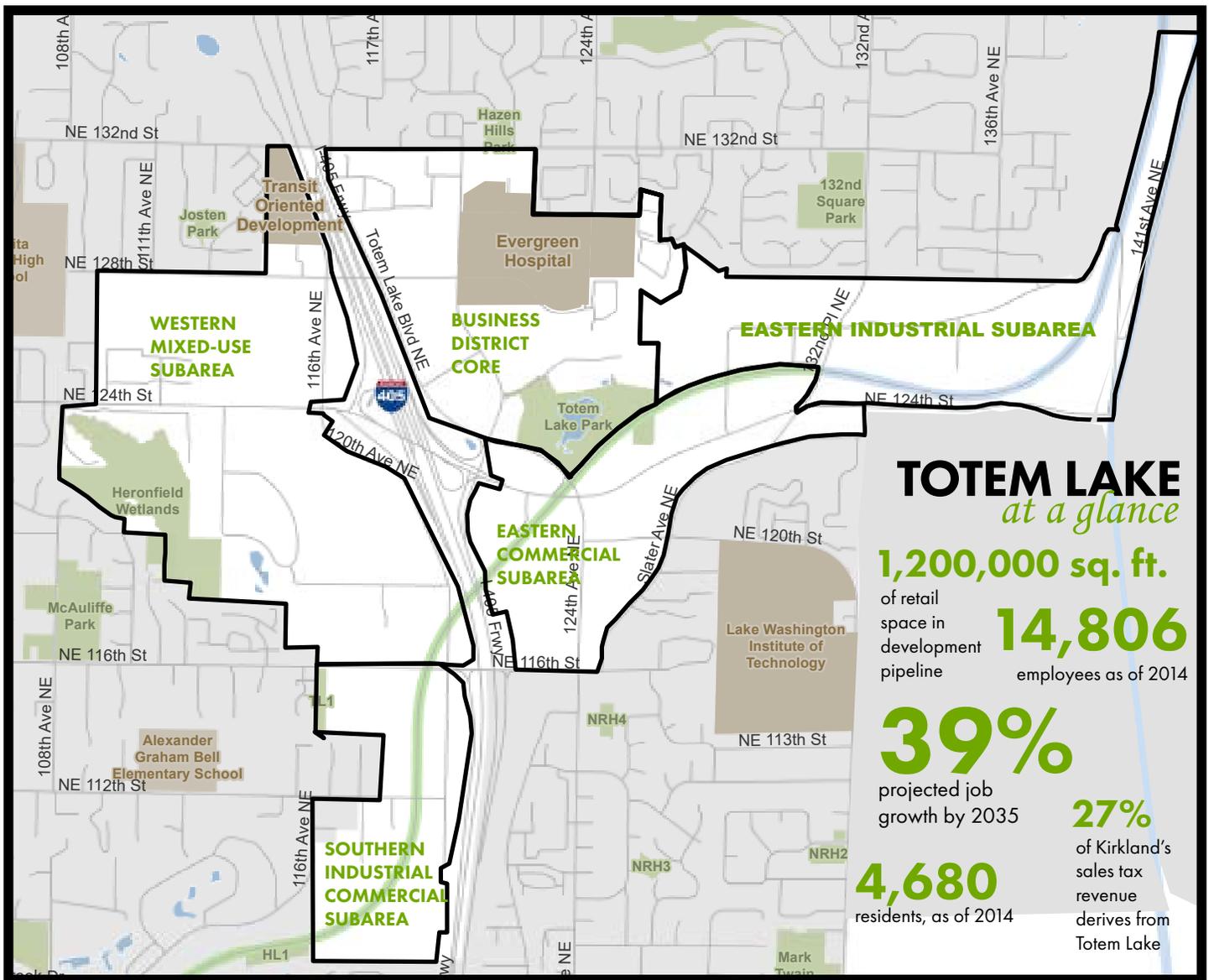


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The pedestrian and bicycle bridge will connect a region that is currently severed by one of Kirkland's busiest intersections.

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The City of Kirkland is transforming a hidden gem into the Totem Lake Urban Center's ecological centerpiece. **PG. 22**

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THE **Totem Lake** CONNECTOR

The pedestrian and bicycle bridge will make walking and bicycling more comfortable and efficient within a business district that is, by design, growing more dense.



The bridge will connect the ends of the Cross Kirkland Corridor currently severed by Northeast 124th Street and Totem Lake Boulevard. “This crossing, a structurally dramatic bridge, can become an icon for the city and Totem Lake as one of the more dramatic experiences on the corridor,” says the Cross Kirkland Corridor Master Plan.

When complete in 2021, The Village at Totem Lake will add 852 homes and 360,000 square feet of retail, restaurant, and office space—enough for 2,000 employees—to Kirkland’s urban center. This development will, in turn, generate an estimated 24,000 trips every day—most of them by automobile, which will apply even more pressure to Totem Lake’s traffic grid.

And that only accounts for trips generated by The Village at Totem Lake. Nearly 3,000 new residential units and 1.2 million square feet of office and retail space destined for Totem Lake are already under review,

TO LEARN MORE

■ Contact Aaron McDonald, project engineer: (425) 587-3837; amcdonald@kirklandwa.gov

■ Or Christian Knight, outreach: (425) 587-3831; cknight@kirklandwa.gov

■ Or visit www.kirklandwa.gov/totemlakeconnector



This rendering, produced by the Connector’s design team, imagines how the bridge would look from Totem Lake Park. It is inspired by the Cross Kirkland Corridor Master Plan. “... a new bridge creates a gateway that allows a connection ... to the lake,” the plan says. “Seating and viewing areas are provided along a separated meandering pathway that is part of the loop trail around the lake. A new spiral overpass connects the site to West Totem Lake and separates pedestrians and bicycles from a complicated intersection ...”

in the construction process or available for lease.

To prepare for this growth, the City of Kirkland is continuing to work with the region to provide a series of transportation solutions that will give people more options to navigate the ever denser Regional Urban Center.

Those solutions include a series of ambitious projects: enhancing Totem Lake Park (page 15), upgrading traffic control technology, rebuilding intersections and transforming Totem Lake Boulevard into a pedestrian-oriented gateway to the urban center.

One of the most ambitious of these capital

“ ... a structurally dramatic bridge can become an icon for the city. ”

— Cross Kirkland Corridor Master Plan

projects is the construction of the Totem Lake Connector, a pedestrian and bicycle bridge that will connect the two ends of the Cross Kirkland Corridor

currently severed by Totem Lake Boulevard and Northeast 124th Street.

Plans are underway now to build the bridge this year.

When complete in 2022, the Totem Lake Connector will create a continuous connection between Bellevue’s completed section of the Eastrail and the Cross Kirkland Corridor, enabling people to walk or ride a bicycle from Bellevue’s

Spring District to Kirkland's The Village at Totem Lake without any significant interruptions.

But it's more than a transportation tool.

"... a structurally dramatic bridge can become an icon for the city and Totem Lake as one of the

more dramatic experiences on the corridor," says the Cross Kirkland Corridor Master Plan.

"Totem Lake is blossoming," said State Rep. Amy Walen, D-48, in 2016 when she was Kirkland's mayor. "But if we end up being divided by a river of traffic, we'll really have two Totem Lakes. The whole theory behind the bridge is to connect and unify the new community through an iconic gateway."

Extending the Cross Kirkland Corridor is

“ The whole theory behind the bridge is to connect and unify the new community through an iconic gateway.”

AMY WALEN

state representative & former mayor
City of Kirkland

a benefit King County will amplify dramatically in the next few years when it extends the Cross Kirkland Corridor's walking and bicycling path onto the undeveloped Eastside Rail Corridor, which meanders from Renton all the way

into Woodinville's wine country.

Perhaps even more important than that, the bridge will connect Kirkland's urban center.

"The community we are building now is going to be extraordinary," Walen said. "Livable. Walkable. Broad boulevards. The bridge is going to encourage people to walk to shops and walk to businesses. This bridge is going to be central to that new way we are going to live, work and play in Totem Lake."



Kirkland's Totem Lake Connector design team produced these conceptual images of the Totem Lake Connector. The concept, inspired by a skipping stone, will feature a viewing platform that overlooks Totem Lake Park. The master plans for the Cross Kirkland Corridor and Totem Lake Park articulates the community's vision for a connective pedestrian and bicycle bridge.

Progress Reports



When complete in 2021, The Village at Totem Lake will include four main buildings and six satellite buildings, as well as pedestrian plazas. The Village is fundamental to Kirkland’s vision for Totem Lake (Page 6).

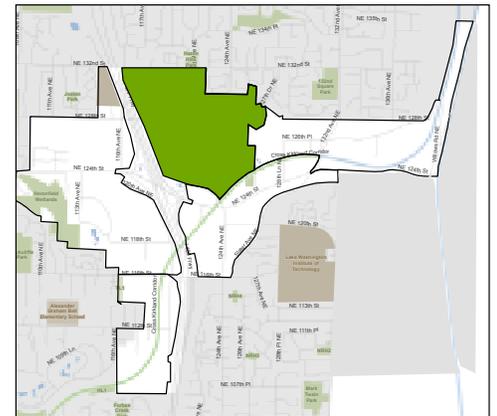
BUSINESS DISTRICT CORE

THE PLACE: The Village at Totem Lake; Totem Lake Park

THE PLAN: Plazas, open spaces and other pedestrian-oriented amenities with multi-story buildings featuring grocery and retail outlets in their first floors and

apartments, condominiums and offices in their upper floors.

THE PROJECTS: The Village at Totem Lake; Totem Lake Park; The Bower Apartments; Intelligent Transportation Systems; Totem Lake Gateway; Jade Residences



VILLAGE AT TOTEM LAKE (11811 NE 128th St.)

The bustling village at the center of the vision for a more walkable, vibrant and green Totem Lake Urban Center will be complete this year, says

1 Bryan Kozu, marketing manager for CenterCal, the developer of The Village at Totem Lake.

By 2021, all of The Village’s retail, office and residential spaces will be available for leasing, if not

already leased to retailers and tenants.

Retailers are already serving customers from a third of the Village’s 60 retail spaces. And this spring, CenterCal announced the addition of eight more retailers, including Salt and Straw ice cream, Lululemon and Sephora cosmetics. Cinemark plans to open its 888-seat luxury movie theatre this summer.

“And we have several other spaces that are in various stages of lease-signing,” Koza says. “We’re getting really close. Things are really coming together.”

When complete, The Village will feature 852 urban apartments, 328,000 square-feet of shops and restaurants and 15,000 square-feet of offices. CenterCal began building the Village in 2017. **Contact:** Senior Planner Scott Guter, (425) 587-3247, sguter@kirklandwa.gov

TOTEM LAKE PARK

A Kirkland contractor is renovating Totem Lake Park this year with a new picnic area, a 10-foot-wide boardwalk that will connect to the Cross **A** Kirkland Corridor and a playground that will be accessible to people of all abilities. The park will serve as the urban center’s recreational centerpiece. (See “The Centerpiece, pg. 22). **Visit** www.kirklandwa.gov/totemlake or **Contact** Senior Project Coordinator Brian Baker, (425) 587-3874, bbaker@kirklandwa.gov

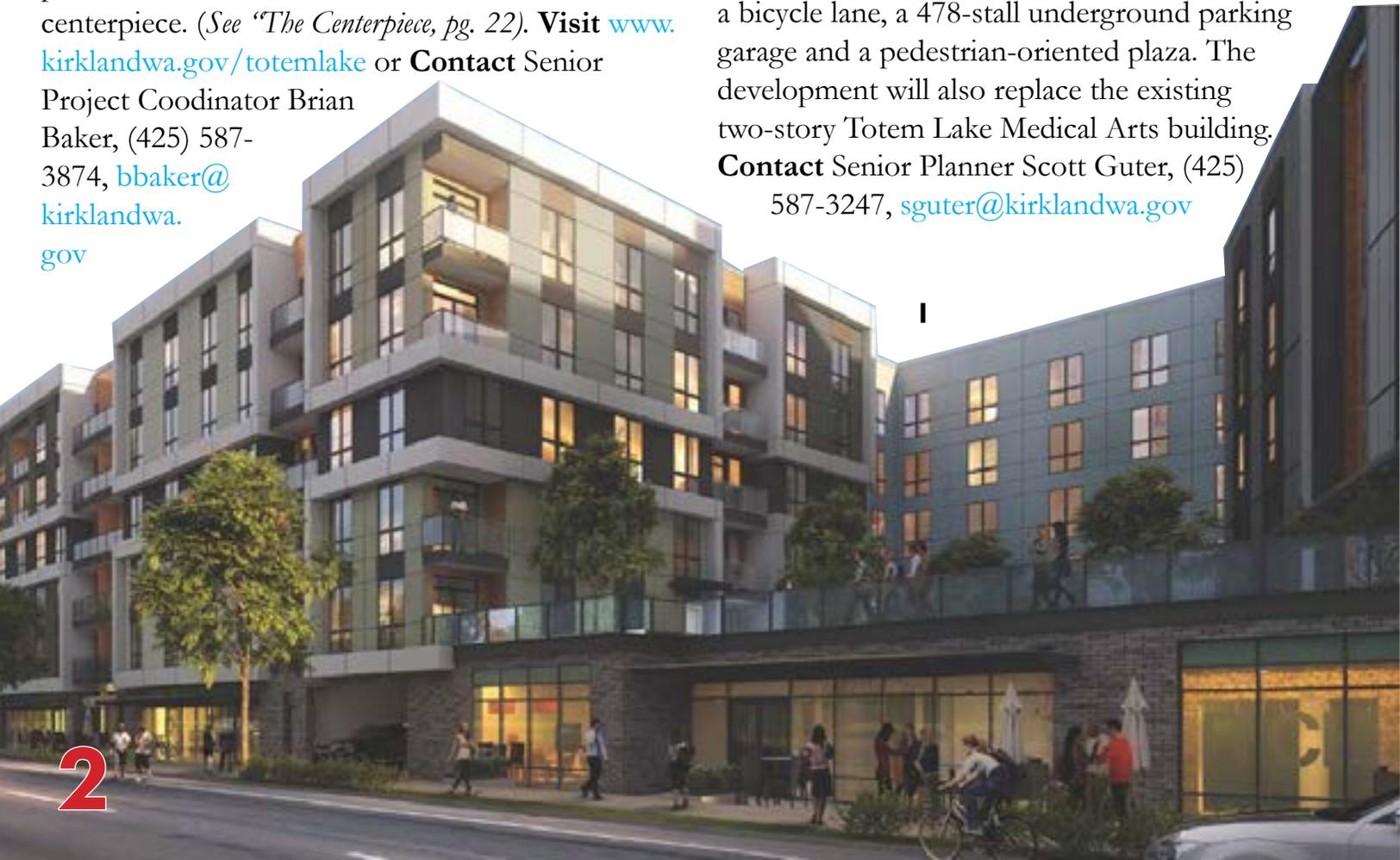


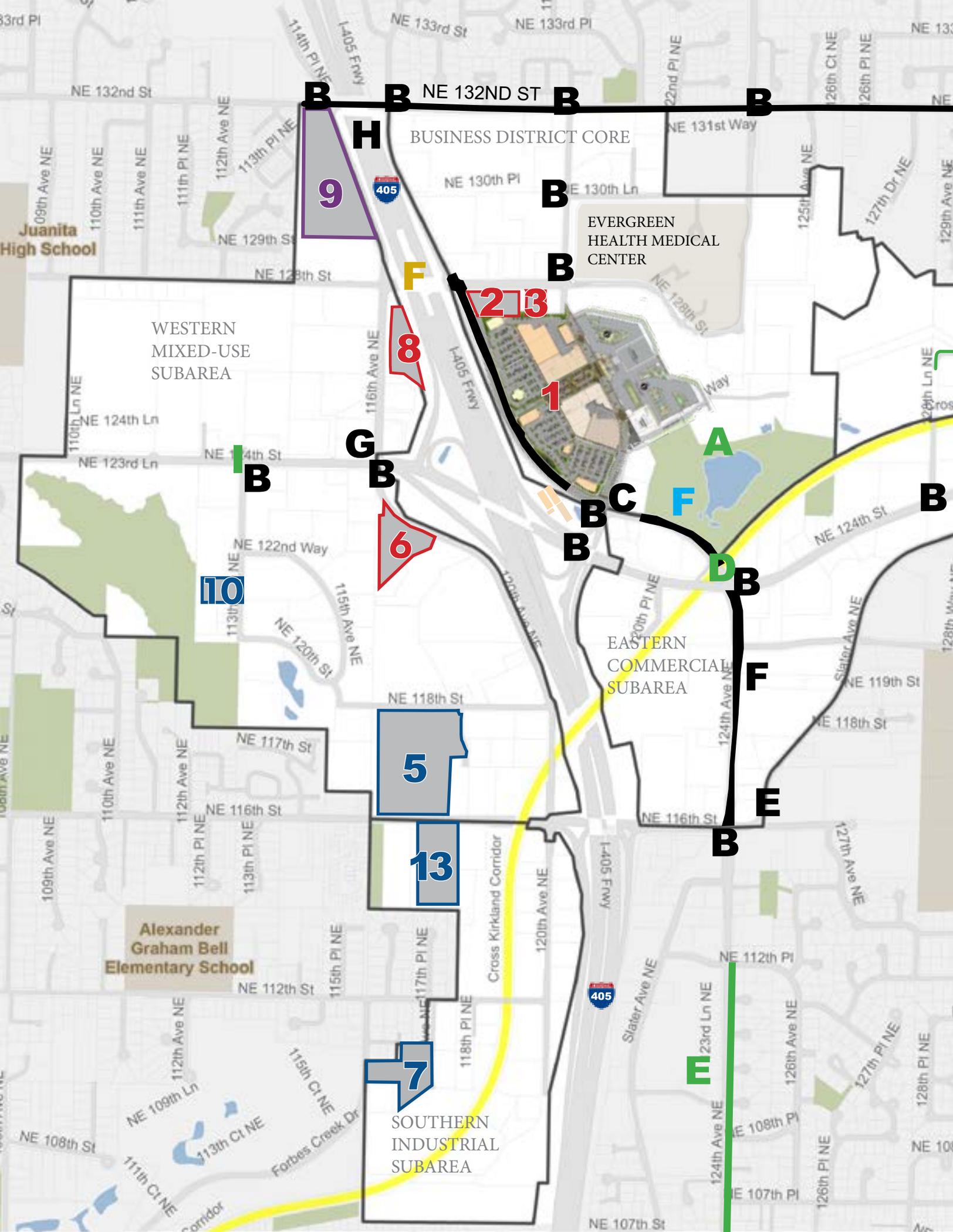
Totem Lake Park will feature an accessible-to-all-abilities playground.

THE BOWER APARTMENTS (11811 NE 128th St)

Just up the street from The Village, the Lennar Corporation will open in fall 2020 a mixed-use **2** building that will feature 6,000 square-feet of ground-level retail space and 339 apartments.

The six-story development will define the northwest corner of Totem Lake Boulevard and Northeast 128th Street with a 14-foot sidewalk, a bicycle lane, a 478-stall underground parking garage and a pedestrian-oriented plaza. The development will also replace the existing two-story Totem Lake Medical Arts building. **Contact** Senior Planner Scott Guter, (425) 587-3247, sguter@kirklandwa.gov





NE 132ND ST

BUSINESS DISTRICT CORE

EVERGREEN HEALTH MEDICAL CENTER

WESTERN MIXED-USE SUBAREA

EASTERN COMMERCIAL SUBAREA

SOUTHERN INDUSTRIAL SUBAREA

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A work in PROGRESS

Private development is collaborating with the City of Kirkland and other public agencies to create a Totem Lake Urban Center that is walkable, vibrant and green.

Private development

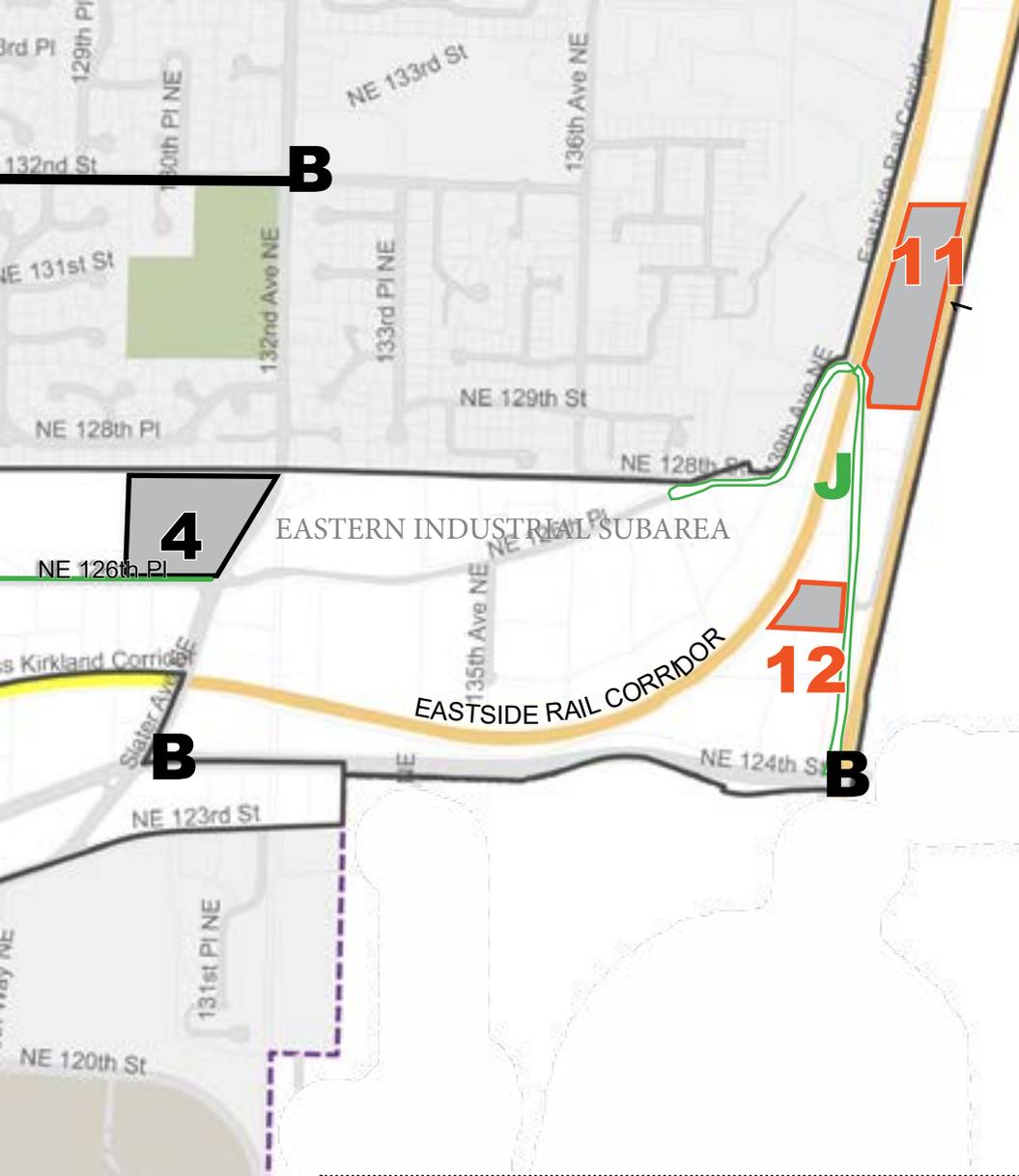
(Numbers 1 through 13)

- Retail or mixed-use
- Residential
- Manufacturing
- Transit-oriented development

Public infrastructure

(Letters A through J)

- Ped/bike
- Auto
- Transit
- Flood control



INTELLIGENT TRANSPORTATION SYSTEMS (Northeast 132nd Street)

Kirkland’s transportation engineers are putting Totem Lake’s Intelligent Transportation Systems-controlled intersections to good use during this period of active construction in the urban center.

The new technology, installed in 2017, is empowering transportation engineers to adjust signal-timing in real-time when construction projects strain traffic flow. “We are doing this all the time,” says Iris Cabrera, Kirkland’s transportation engineer.

The City converted more than two dozen Totem Lake-area intersections to intelligent technology in 2017. Intelligent



A Kirkland contractor upgrades a traffic signal to Intelligent Transportation Systems technology.

technology enables traffic signals to function as inter-connected systems that can adjust to changing traffic dynamics. Search “ITS” on www.kirklandwa.gov or contact Transportation Engineer Daniel Rawlings at (425) 587-3819, drawlings@kirklandwa.gov



TOTEM LAKE GATEWAY (Totem Lake Boulevard, 120th Avenue Northeast, Totem Lake Way)

Progress continues until fall on a series of street, sidewalk and stormwater improvements that will transform Totem Lake Boulevard, Totem Lake Way and 120th Avenue Northeast into the urban center’s gateway.

The City of Kirkland is repaving—and in the case of Totem Lake Boulevard—rebuilding sections of those streets, establishing wide sidewalks with pedestrian-oriented street lights and creating a new stormwater system that will direct stormwater

runoff into Totem Lake and away from the road near Comfort Inn.

The most intensive area of work is on Totem Lake Boulevard, just south of Totem Lake Park, where crews are replacing the retaining wall, rebuilding sections of the roadway, and replacing 900 feet of narrow sidewalk with 10-foot-wide sidewalk.

Visit www.kirklandwa.gov/totemlakegateway or contact Project Engineer Patrick Herbig, (425) 587-3841, pherbig@kirklandwa.gov

JADE RESIDENCES (11903 NE 128th St.)

Next door to The Bower’s six-story mixed-use development, Terrene Urban is creating a six-story building, called Jade Residences, that will feature 135 condominiums and a 169-stall underground parking garage.

Terrene Urban is currently selling those one- and two-bedroom condominiums. Visit www.jadekirkland.com or contact Senior Planner Scott Guter, (425) 587-3247, sguter@kirklandwa.gov

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Jade Residences





The Totem Lake Connector will feature an overlook that perches over Totem Lake Park. Its width will taper as it extends toward the lake, creating a lengthening-effect. See page 10 for more.

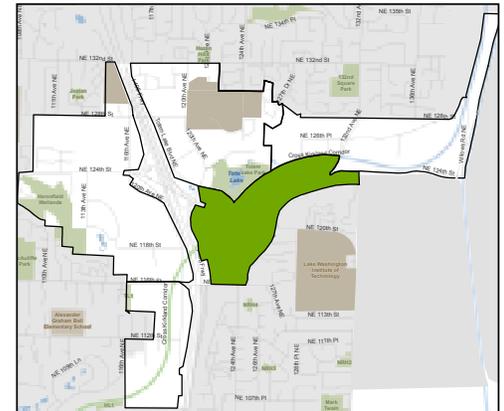
EASTERN COMMERCIAL SUBAREA

THE PLACE: Totem Square; the Cross Kirkland Corridor; Northeast 124th Street; Ford; Toyota; Volkswagen; Rairdon auto dealerships

THE PLAN: Pedestrian-oriented village with wide sidewalks; a grid of local access roads for walking,

bicycling and driving; first floor stores; apartments, condos and offices in the upper floors

THE PROJECTS: Totem Lake Connector; 124th Avenue Northeast; Comfort Inn Pond Modifications; Rairdon auxiliary lot expansion



TOTEM LAKE CONNECTOR (Cross Kirkland Corridor & Northeast 124th Street)

When complete in 2022, the Totem Lake Connector pedestrian and bicycle bridge will connect the two ends of the Cross Kirkland Corridor currently severed by Totem Lake Boulevard and Northeast 124th Street.

The bridge will feature an overlook that will extend over the park from the bridge's loop.

The 20-foot overlook will taper in width as it extends toward a transparent wall.

Prep work began at the beginning of 2020, when the City of Kirkland and the Northshore Utility District upgraded and relocated the sewage system that runs along Totem Lake Boulevard. Visit www.kirklandwa.gov/totemlakeconnector or contact Senior Project Engineer Aaron McDonald at (425) 587-3837, amcdonald@kirklandwa.gov



The concept for a redesigned 124th Avenue Northeast

124TH AVENUE NORTHEAST ROADWAY IMPROVEMENTS *Design only*

(Between Northeast 124th and 116th streets)

Kirkland's staff and consulting engineers are incorporating the public's feedback into the design for an improved 124th Avenue Northeast.

D The City's leaders expect to finish that design next year and to implement it in 2023.

The new 124th Avenue Northeast corridor will feature five vehicular lanes, sidewalk-level bicycle lanes and wide sidewalks. The new 124th Avenue Northeast will also feature more accessible bus stops, improved street lighting and more aesthetic landscaping. **Contact** Capital Projects Supervisor Aparna Khanal, (425) 587-3827, akhanal@kirklandwa.gov

124TH AVENUE NORTHEAST SIDEWALK

(Between Northeast 90th and 113th streets)

Private developers are filling in the last two sidewalk gaps in what is otherwise a continuous sidewalk along 124th Avenue Northeast,

E between South Rose Hill and Totem Lake. To create that continuous connection, the City built in 2019 3,000 linear feet of sidewalk along the west side of 124th Avenue Northeast. **Search** "124th Avenue sidewalk" on www.kirklandwa.gov or contact Assistant Project Engineer Ryan Huber, (425) 587-3248, rhuber@kirklandwa.gov

COMFORT INN POND MODIFICATIONS

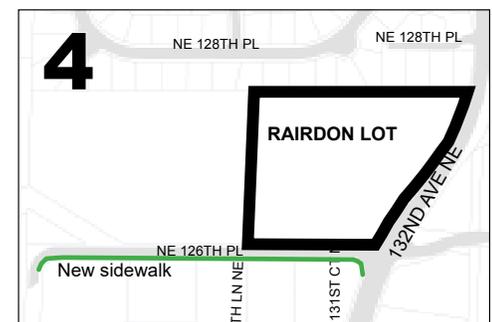
The Northshore Utility District partnered with the City of Kirkland to install a stormwater system that will reduce the risk of seasonal flooding along Totem Lake Boulevard by directing the area's rain run-off into Totem Lake through a 24-inch pipe. **Contact** Senior Project Engineer Anneke, (425) 587-3841, pherbig@kirklandwa.gov

RAIRDON FIAT (13110 126th Ave NE)

The Rairdon auto group will be building a sidewalk along Northeast 126th Place, from 132nd Avenue Northeast to 128th Lane Northeast,

4 as part of its effort to expand capacity at its 126th Avenue Northeast auxiliary lot. The added capacity will better

accommodate automobiles from its Fiat, Maserati and Jeep dealerships. The site will provide 308 stalls in a two-tiered lot that will be divided by a 10-foot retaining wall. **Contact:** Senior Planner David Barnes, (425) 587-3250, dbarnes@kirklandwa.gov

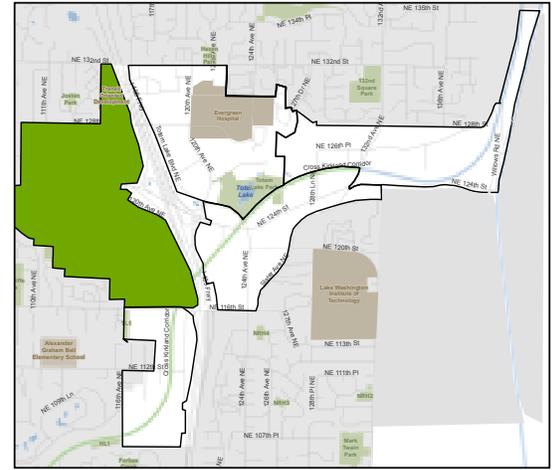


WESTERN MIXED-USE SUBAREA

THE PLACES: Kingsgate Park and Ride; Kirkland Justice Center; Totem Lake West shopping center

THE PLAN: Transit-oriented development; extension of 118th Avenue Northeast to Northeast 116th Street; a pedestrian-oriented village surrounded by mixed-use buildings and centered with a plaza

THE PROJECTS: Lifebridge, Totem Lake Retail; Transit-oriented development at the Kingsgate Park and Ride; intersection improvements at Northeast 124th Street and 116th Avenue Northeast; Residence XII; freeway interchange at Northeast 132nd Street



LIFEBRIDGE (11725 NE 118th St.)

The extension of 118th Avenue Northeast, which connects Northeast 118th and 116th streets, will open to the public by January 2021. Until then, **5** the crews that built it will be using it to stage their equipment for the five-building, 562-home complex they are constructing.

The Lifebridge development's senior project manager said he expects to begin leasing the homes to tenants in December 2020. The Lifebridge development features a five-story,

153-unit senior housing building, two six-story apartment buildings, a three-story parking garage and a recreational center. The developers are incorporating the Christ Church of Kirkland basement into a three-story parking garage.

The 82-townhome Varese project on the south side of Northeast 116th Street will install a traffic signal at the intersection of Northeast 116th Street and 118th Avenue Northeast. **Contact** Associate Planner Susan Lauinger, (425) 587-3252, slauinger@kirklandwa.gov



The five-building Lifebridge development will offer 153 assisted living homes for seniors and 409 apartments.

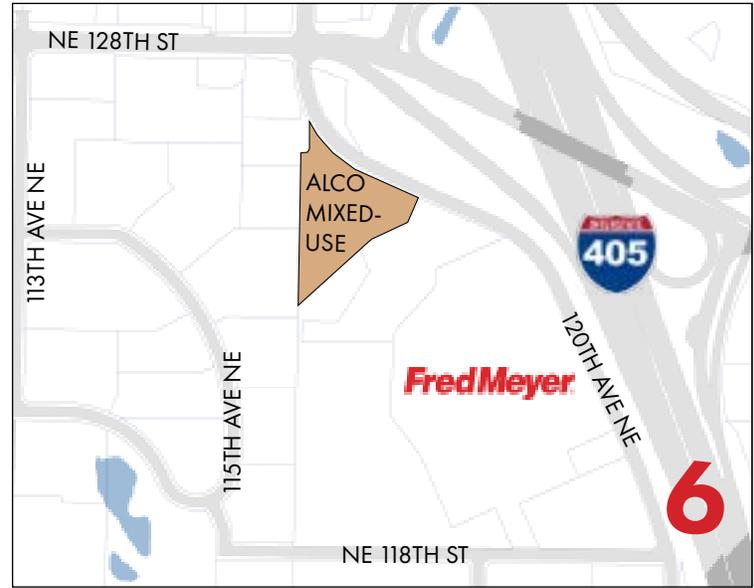
ALCO MIXED-USE (12335 120th Ave. NE)

A Seattle-based investment group is selling the 2.9-acre GMC lot on 120th Avenue Northeast, just north of Fred Meyer.

6 “They likely are marketing it for its highest and best use,” said Adam Rosen, portfolio manager of Alco West Investment Company. “That’s probably a multi-family development, a hotel or senior housing.”

Those uses are compatible with Kirkland’s mixed-use zoning for the district.

Also West Investment Company purchased the property in 2019 for \$10 million. **Contact** Planning Supervisor Christian Geitz, cgeitz@kirklandwa.gov, (425) 587-3246.



THE EMERALD (10930 116th Ave. NE)

The developer that built Slater 116, the five-story mixed-use building on the corner of Northeast

7 116th Street and 124th Avenue Northeast, plans to replace a warehouse in the Par-Mac district with a mixed-use building that will feature 130 apartments and a 16,000 square-foot day-care facility.

“There’s a certain need for day-care in the area,” said George John, a development project manager with Main Street Property Development. “And our partner expressed interest in a day-care.

So it makes sense.”

Main Street Property Development is working with Kirkland’s planners to begin construction on the new facility by March 2021 and to complete it by summer 2022. Currently, the .87-acre lot is occupied by a vacant warehouse.

“It’s going to be a cool and unique project,” John said. “The architecture of it is turning out to be something that will fit well with the area.” **Contact** Senior Planner Tony Leavitt, tleavitt@kirklandwa.gov, (425) 587-3853.

The Emerald



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The Totem Lake Retail building will feature a 37-foot-tall section that will likely host a fast food restaurant.

TOTEM LAKE RETAIL (12700 116th Ave. NE)

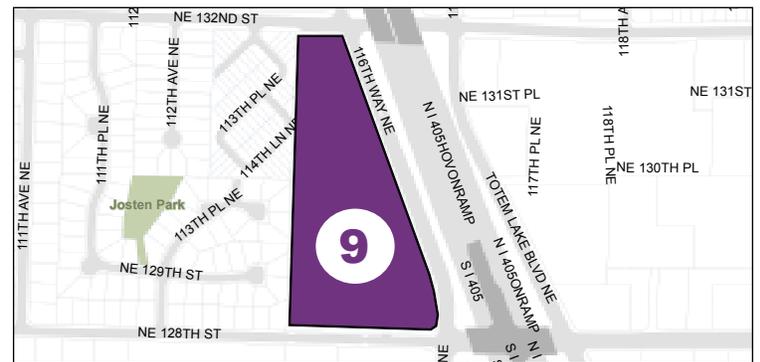
The owners of the 2.5-acre parcel surrounded by Interstate 405, 116th Avenue Northeast and Northeast 128th Street are waiting on the commitment of a long-term tenant before they start building the 6,450 square-foot commercial building that will feature a drive-thru. “We are talking with a few potential tenants,”

says Danny Kornfield, vice president of Aliza, Incorporated. “The permits are ready to go. We’re just waiting for the right tenants. I won’t build it on speculation.” The current design calls for 37 parking stalls, a drive thru and a 28-foot-tall section that will likely house a fast food restaurant. **Contact** Planner Tony Leavitt, (425) 587-3253, tlevitt@kirklandwa.gov

KINGSGATE TRANSIT-ORIENTED DEVELOPMENT (Northeast 132nd Street and 116th Avenue Northeast)

The City of Kirkland is partnering with Sound Transit and the Washington State Department of Transportation to develop a transit-oriented community and bus rapid transit station at the Kingsgate park and ride. “Ideally, the Kingsgate transit-oriented development would open its doors to businesses and residents in 2024 when the new bus rapid transit station and parking garage are completed,”

said Dorian Collins, the planner managing this project for the City of Kirkland. Kingsgate’s transit-oriented community could be



similar to the transit-oriented development at the South Kirkland Park and Ride, which features a parking garage and a pair of mixed-use buildings that house retail shops on their first floors and apartments on their upper floors.

The two- to four-acre development will include a 600-stall parking garage Sound Transit will build

to expand parking supply for riders using the Bus Rapid Transit station at the nearby Totem Lake freeway station.

Kirkland is currently developing zoning amendments that would include incentives for developers to build affordable housing and that would allow them to develop a broad range of uses, such as market-rate apartments, retail and office.

Contact Senior Planner Janice Coogan, (425) 587-3257, jcoogan@kirklandwa.gov.

BUS RAPID TRANSIT ON I-405 (I-405 & Northeast 128th Street)

Sound Transit is creating two Bus Rapid Transit stops along the Kirkland section of Interstate 405. One of those—the one at Northeast 128th Street—is in the Totem Lake Urban Center; the other is at Northeast 85th Street. Sound Transit expects to build and upgrade all of the corridor’s bus rapid transit stops by 2024. Once established, commuters will have access to buses every 10 to 15 minutes at the stations. Contact Blake Jones, Sound Transit Community Outreach, blake.jones@soundtransit.org; (206) 398-5470.

INTERSECTION IMPROVEMENTS (116th Avenue Northeast and Northeast 124th Street)

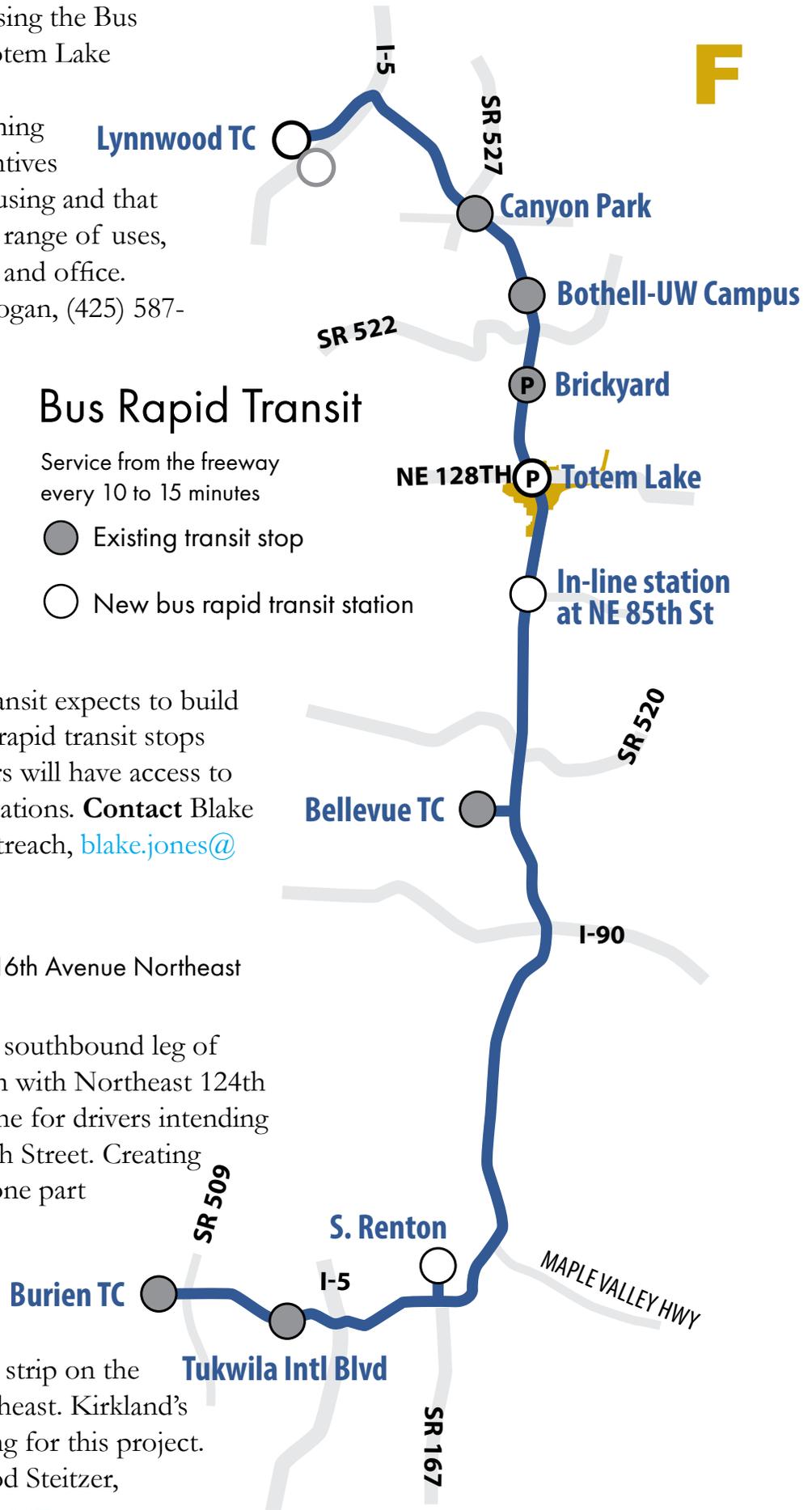
The key to shorter wait times at the southbound leg of 116th Avenue Northeast’s intersection with Northeast 124th Street is a dedicated right-turn lane for drivers intending to head west on Northeast 124th Street. Creating that 200-foot-long turn-lane is one part of an unfunded project aimed at improving the intersection’s traffic flow. The others are upgrading the traffic signal technology and creating a sidewalk with a planter strip on the southeast side of 116th Avenue Northeast. Kirkland’s staff is currently seeking grant-funding for this project.

Contact Capital Projects Manager Rod Steitzer, (425) 587-3825, rsteitzer@kirklandwa.gov

Bus Rapid Transit

Service from the freeway every 10 to 15 minutes

- Existing transit stop
- New bus rapid transit station



RESIDENCE XII (12029 113th Ave. NE)

Residence XII board members are searching for grants that will fund the construction of a three-story, 18,000 square-foot facility designed for 16 recovering residents. The facility includes classrooms and a counselor's office. Board member Lisa Roberts says she is hoping to begin construction "in a couple years." **Contact:** (425) 823-8844; www.residencexii.org

I-405 INTERCHANGE (Northeast 132nd Street/I-405)

WSDOT's project engineers expect to begin construction in fall 2021 on the new freeway on- and off-ramps that will give commuters access to Interstate 405 from Northeast 132nd Street.

When complete in 2024, commuters will be able to merge onto northbound Interstate 405 from Northeast 132nd Street via a new on-ramp and exit from Interstate 405 onto Northeast 132nd Street via a new southbound off-ramp at Northeast 132nd Street. These new ramps will help to diffuse traffic congestion at Interstate 405's other two access points at Northeast 124th

and 160th streets. The project will also improve some of the surrounding streets with sidewalks, bicycle lanes and a pair of roundabouts—both on Northeast 132nd Street and one on each side of Interstate 405. **Visit** www.wsdot.wa.gov/Projects/I405/NE132ndStInterchange or **contact** Communications Coordinator, Mary MacKie, (425) 450-2729, mackiem@consultant.wsdot.wa.gov

NORTHEAST 124TH STREET CROSSWALK UPGRADE (113th Avenue Northeast at Northeast 124th Street)

A team of traffic engineers are considering a variety of options to create a safer, more efficient crosswalk at 113th Avenue Northeast and Northeast 124th Street, which crosses from the Olive Garden's parking lot to The Courtyard at the Marriott. Kirkland's staff and consulting engineers will consider a variety of measures to improve the crosswalk, including a reconfiguration of the existing traffic signal and modifying the left turn phase for automobiles.

Visit www.kirklandwa.gov/113thstreetcrosswalk or contact Project Engineer Marius Eugenio, Jr., (425) 587-3872, meugenio@kirklandwa.gov

WSDOT expects to begin building the Northeast 132nd Street freeway interchange in fall 2021.



EASTERN INDUSTRIAL SUBAREA

THE PLACE: Willows Road; Cross Kirkland Corridor; Eastside Rail Corridor, Astronics

THE PLAN: Retain and expand light industry and office developments.

THE PROJECTS: Willows Road Regional Trail Connection; Astronics; Honda of Kirkland parking garage



WILLOWS ROAD REGIONAL TRAIL CONNECTION

The state's 2019 capital budget allocated \$2.5 million for the design and construction of the Willows Road Regional Trail Connection, a

J multi-use trail that will fill in a one-third-mile-long gap in a network of regional walking and bicycling facilities. "This is a great milestone for active transportation in our region," said former Kirkland Councilmember Dave Asher in 2019. The Willows Road Regional Trail Connection will connect the Totem Lake and Redmond urban centers, Woodinville's Wine Country, the Willows Road high tech corridor, as well as aerospace and manufacturing companies in Totem Lake.

"This is a win for Kirkland and a win for our neighbors," said Asher.

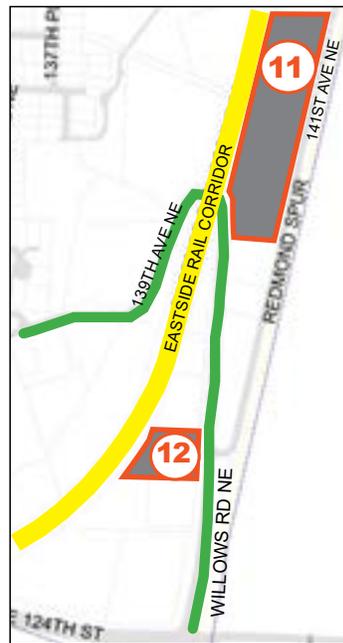
Contact: Intergovernmental Relations Manager Lorrie McKay, (425) 587-3009, lmckay@kirklandwa.gov

ASTRONICS (12960 141 St Ave NE)

11 The expansion of Astronics' campus won't begin until 2020 at the earliest, says its finance director Diana Suzuki. But, says Suzuki, Astronics is committed to the expansion and to Kirkland itself. "Our long-term plan is to be here in Kirkland," Suzuki said. The aerospace

technology corporation is planning to build a three-story, 133,000 square-foot office and manufacturing building, as well as a six-story, 238-stall parking garage. Astronics' project includes some ambitious improvements to the surrounding environment,

including sidewalk from its campus along 139th Avenue Northeast to the existing sidewalk on Northeast 128th Street. **Contact:** Senior Planner David Barnes, (425) 587-3250, dbarnes@kirklandwa.gov



HONDA PARKING GARAGE (12633 Willows Rd.)

Honda of Kirkland purchased a 1.3-acre parcel in March near the Willows Road Office Park and the Eastside Rail Corridor to create more space for its expanding business.

Honda of Kirkland plans to build an auto lot, parking garage and office space on the parcel.

Honda of Kirkland bought the property from WWB Properties, which had plans to build a 45,000 square-foot marijuana growing and processing facility there.

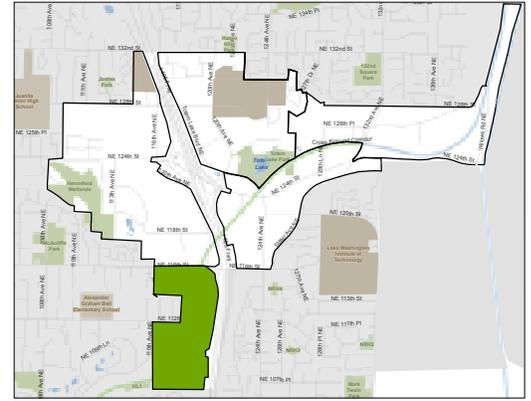
But marijuana prices dropped substantially. "And Honda said they needed property," said Rob Howie, a WWB Properties project manager. **Contact** Senior Planner Tony Leavitt, (425) 587-3253, tleavitt@kirklandwa.gov

SOUTHERN INDUSTRIAL SUBAREA

THE PLACE: Par Mac warehouses, Cross Kirkland Corridor, 120th Avenue Northeast

THE PLAN: Redevelop to an office and business center with building heights up to 80 feet.

THE PROJECTS: Vareze Residential



VAREZE RESIDENTIAL (11801 NE 116th St.)

Quadrant Homes will be building and selling townhomes in its 82-home Vareze Residential development near Eastside Subaru until the end of 2021.

13 Eight of those townhomes will qualify as affordable housing.

Quadrant Homes had already sold 22 homes and completed construction on four of the community's 16 buildings by March 2020.

The developer had also built 260 linear feet of sidewalk and the driveway that will connect Vareze Residential to Northeast 116th Street and to 118th

Avenue Northeast.

The City of Kirkland is partnering with Quadrant Homes and the Wolff Company to extend 118th Avenue Northeast another 400 feet to the south, where it will intersect with Northeast 116th Street. The Wolff Company is building the Lifebridge project on the north side of Northeast 116th Street. (See page 15). The Wolff Company is extending 118th Avenue Northeast and installing a traffic signal at its intersection with Northeast 116th Street. Quadrant Homes is paying for half of the traffic signal's costs. **Contact** Senior Planner Tony Leavitt (425) 587-3253, tleavitt@kirklandwa.gov

Vareze Residential



An aerial rendering of a park development. On the left, a dark blue lake is surrounded by dense green trees. A wooden boardwalk with railings winds through the forest. In the lower right, a colorful play area with red, green, and yellow sections is visible, with people walking on a paved path nearby. The overall scene is lush and green, with a modern architectural style.

the center piece

The vision of a walkable, vibrant and green Totem Lake Urban Center is enhanced by a tiny, natural lake.



Totem Lake is a chatty place. More than 90 different species of birds hang out there, along with the turtles and the Long-Eared Owls. It's an inviting place, too. You can get there from The Village at Totem Lake by taking a short stroll down one of two boardwalks.

Bob Shultz visits regularly. And when he does, he has a purpose: to document the lake's wildlife and to test its water for phosphates, nitrates, acidity, turbidity and temperature.

"This is a [17]-acre gem ..." says Shultz, a self-described 'citizen-scientist.' "If I were king, I would try to feature the naturalness of it within an urban area. It's a functional, natural wetlands, surrounded by an urban area. That's rare."

The lake, Schultz says, fulfills dozens of ecological functions for its surrounding community: It purifies stormwater runoff, provides habitat for dozens of species and helps absorb flood water.

Starting in 2020, Totem Lake Park will serve a fourth function: provide a recreational centerpiece for the denser, more walkable, vibrant and green urban village the community had imagined in 2002 when it articulated its neighborhood plan.

That process begins this spring, when Kirkland's contractor starts transforming the hidden gem

into a local destination that features a 10-foot-wide boardwalk that connects to the Cross Kirkland Corridor, a new restroom and picnic area, as well as a playground that is accessible to people of all abilities. And that's just Phase I. During the next two phases, the City of Kirkland will expand the trail network, enhance views and connect to the Totem Lake Connector pedestrian and bicycle bridge.

It's an ambitious series of projects aimed at creating a regional draw for shoppers and a walkable and bikeable respite for those who live or

vision for the **URBAN CENTER**

The idea of Totem Lake as an Urban Center emerged as City policy in 2002, when the Totem Lake community collaborated on a vision statement for its neighborhood.

"The new plan envisions the area as the City's economic engine," wrote then-Mayor Larry Springer in an April 2002 letter to King County Executive Ron Sims that requested urban center designation. "[It will be] a focus for jobs and activity, providing the community and the region with services, vehicle sale, major destination retail and health care."

To realize that vision, Kirkland's leaders created an ambitious plan to transform Totem Lake into a dense, walkable village that offers its community open space, a nightlife and a variety of places to work and live. To be one of King County's 18 urban centers, Totem Lake has to plan to meet several criteria, chief among them, it has to be 1.5 square miles or less, accommodate 50 employees and 15 households per acre.



The Village at Totem Lake's developer, CenterCal, produced this image during permitting, design review or in construction.

work in the neighborhood.

The park's ability to contribute to a high quality of life in Totem Lake is essential to the success of Totem Lake Park, as well as the neighborhood that surrounds it. That's because, in 2003, Totem Lake earned the official designation of an urban center, one of 18 urban centers throughout King County.

The purpose of these urban centers is to accelerate the transformation of auto-oriented business districts into dense, pedestrian-oriented villages that can attract targeted shares of the 450,000 new residents forecasters expect in Puget

Sound within the next two decades. Of these 450,000 new residents, Kirkland's obligation is to make room for 8,361 new homes and 22,435 new jobs. Totem Lake's share of this is 5,796 new jobs and 2,514 new residential units—25 percent of the new jobs and 30 percent of the new residential units.

That's a significant obligation. But it does come with some benefits.

As an urban center, Totem Lake receives priority when competing for federal and state funding. Since 2005, in fact, Totem Lake has won more than

Other Totem Lake **INVESTMENTS**

2007: Kirkland collaborated with WSDOT & Sound Transit on \$80 million Totem Lake Freeway Station and Northeast 128th Street bridge over I-405.

2012: Kirkland worked with WSDOT on \$17 million project to make Northeast 116th Street freeway interchange more efficient for driving, walking and bicycling.

PRESENT: Kirkland is collaborating with WSDOT on designs for a \$123 million freeway interchange at Northeast 132nd Street, while it works with Sound Transit to create bus service on Interstate 405 every 10 to 15 minutes.



Image to illustrate the village feel of its project. The Village is one of 11 private develop-

\$14 million in federal and state grants—all intended to improve transportation within the urban center.

Kirkland has invested these grant funds, and more than \$50 million of its own funds, into the Totem Lake neighborhood since 2009.

And it has plans to invest more.

Those investments run the gamut—from flood mitigation on Totem Lake Boulevard and corridor improvements on 124th Avenue Northeast to zoning revisions that allow more residential density and unlimited building heights and the transformation of a hidden gem into a regional attraction.

These public projects—and the others described

in this document—are literally laying the groundwork for a walkable, vibrant and green urban village. The lake is its ecological centerpiece.

How Totem Lake developed

Other than its name, the lake hasn’t changed all that much since 1945, when a 23-year-old Jerry Rutherford and her husband moved into a hilltop farmhouse overlooking a bog, then named Lake Wittenmyer.

A few people would go fishing on it,” said Rutherford in 2012, who for nearly two decades was a reporter for the *Kirkland Eastside Journal*.

“It was pretty boggy to get out there. You didn’t think of it as a lake. You thought of it as a muddy hole, with fish and mountain beavers.”

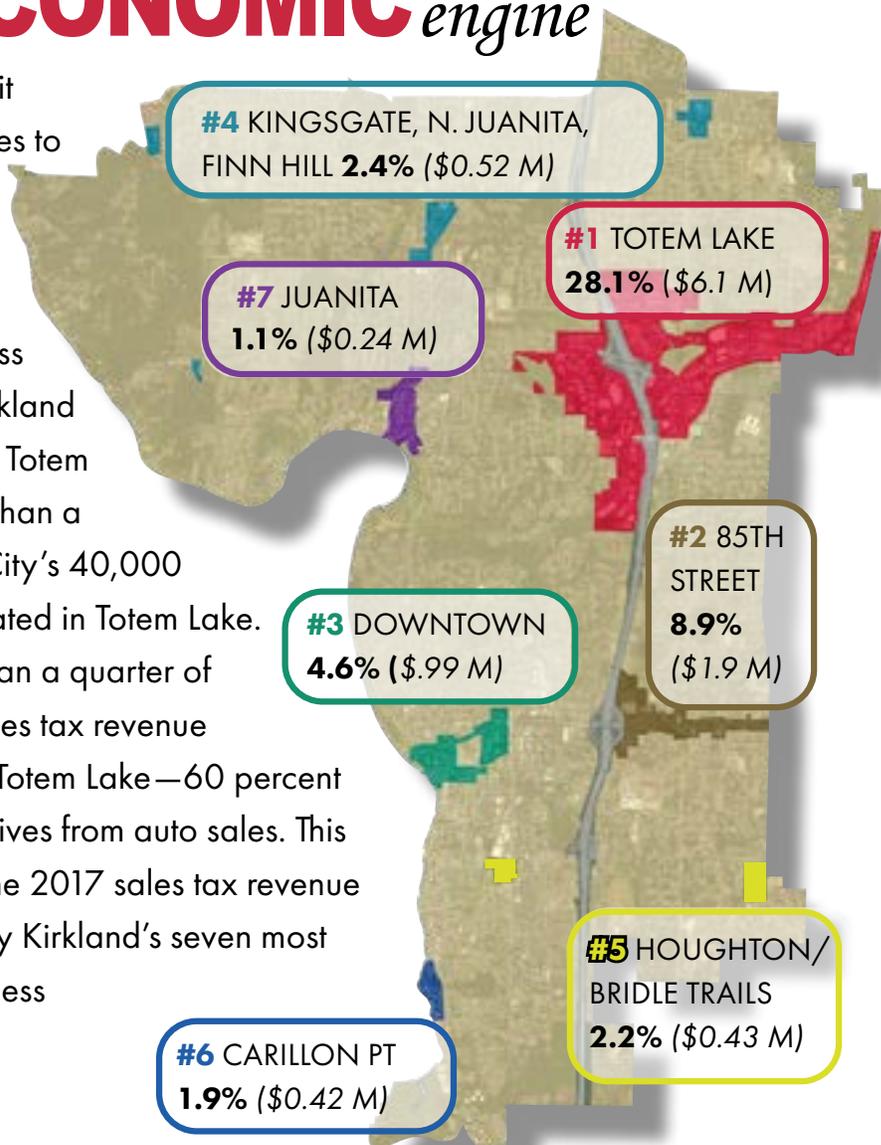
The area’s pastoral character began to change on November 7, 1967—election night. On that evening, residents in Kirkland, Bothell and Redmond joined with unincorporated residents in Kenmore, Woodinville and Juanita to form a hospital district. They called it “King County Hospital District No. 2.” The district was 108 square-miles. The lake was its geographic center.

Purchasing land for the hospital would be the five district commissioners’ first order of business. They found 35 acres of it near the lake—all within a short walk of Puget Sound’s new four-lane interstate, I-405.

The Totem Lake Malls

the **ECONOMIC** *engine*

When it comes to jobs and sales tax revenue, no other business district in Kirkland compares to Totem Lake. More than a third of the City’s 40,000 jobs are located in Totem Lake. And more than a quarter of the City’s sales tax revenue comes from Totem Lake—60 percent of which derives from auto sales. This map ranks the 2017 sales tax revenue generated by Kirkland’s seven most prolific business districts.



The above map shows sales tax revenue from Kirkland’s seven primary business districts.

followed in 1973. And in the ensuing years, so did hotels, restaurants, apartments and other retail spaces—most of them positioned to attract freeway traffic. Warehouses and light-industrial factories emerged along the Eastside Rail Corridor. For more than a decade, the Malls were the center of it all.

“Totem Lake Center is a new concept,” said its owner, Puget Sound Land Company’s president John Stuart in a 1973 interview with the *Eastside Journal*. “We hope, eventually, one can bike or walk to all these facilities. They’ll all be in one place.”

A ‘sense of place’

But then began the Malls’ decline—hastened by roof collapses, flooding, tenant-defections and a lawsuit between the Malls’ two owners.

Rock-bottom for the Malls occurred during the Great Recession, when three out of every four retail spaces were empty and local media and blogs featured their demise.

But that’s when Kirkland’s leaders identified the opportunities in Totem Lake and sought to capitalize on them.

“The thing the Malls offered was a sense of place,” said Amy Walen in 2011 when she was a



To test Totem Lake for phosphates, Bob Schultz compares a sample of lake water to a reference card. Schultz, a self-proclaimed citizen-scientist, thinks the City should turn Totem Lake Park into an ecological destination.

City Councilmember. “That’s what this is all about. Place-making. And that’s what we want to put back. So we’ve been looking at what we have in Totem Lake that [local government] could affect. And what we have is a lake nobody sees and a rail corridor that’s been abandoned. And we’re thinking it starts there.”

“That’s what this is all about. Placemaking. And that’s what we want to put back.”

AMY WALEN

State representative and former mayor
City of Kirkland

The City of Kirkland tested this idea in 2011, when it hired a panel of land-use experts from the Urban Land Institute to scrutinize the Totem Lake Urban Center and the City’s plans for it.

The panel affirmed Kirkland’s strategy by encouraging two public investments: purchase the rail corridor and enhance and expand Totem Lake Park to the northwest.

Eight years later, the rail corridor is now the Cross Kirkland Corridor, connecting thousands of residents to schools, parks and businesses.

The Malls are becoming a new walkable and vibrant urban village featuring anchors, such as the Nordstrom Rack, Trader Joe’s and Ross.

And this spring, the centerpiece of it all will blossom.

This is an updated version of a 2012 About Growth story.



Planning is a six-decade tradition in Kirkland. Pictured above are master plans for the Cross Kirkland Corridor, Totem Lake Park, transportation, as well as Kirkland’s first Comprehensive Plan from 1963 and its most recent, from 2014.

According to plan

Growth and development in Totem Lake has been guided by a series of plans created to implement the public’s vision for Totem Lake.

Kirkland’s history of planning for development and population growth dates back to at least 1963, when an architect named Harry Cummings wrote the City’s first Comprehensive Plan.

Public and private development now adheres to an impressive library of plans, including master plans for Totem Lake Park, the Cross Kirkland Corridor and transportation, as well as the Comprehensive Plan, which the City Council updated in 2014.



Pete Stone, second from left, a University of Washington professor, tells Kirkland leaders and residents in a July 2011 Urban Land Institute symposium that redevelopment of Totem Lake would be catalyzed by a rebounding economy and a series of public infrastructure investments. Specifically, the panel of real estate and development experts said redevelopment would be spurred by the development of the Cross Kirkland Corridor and the enhancement of Totem Lake Park.