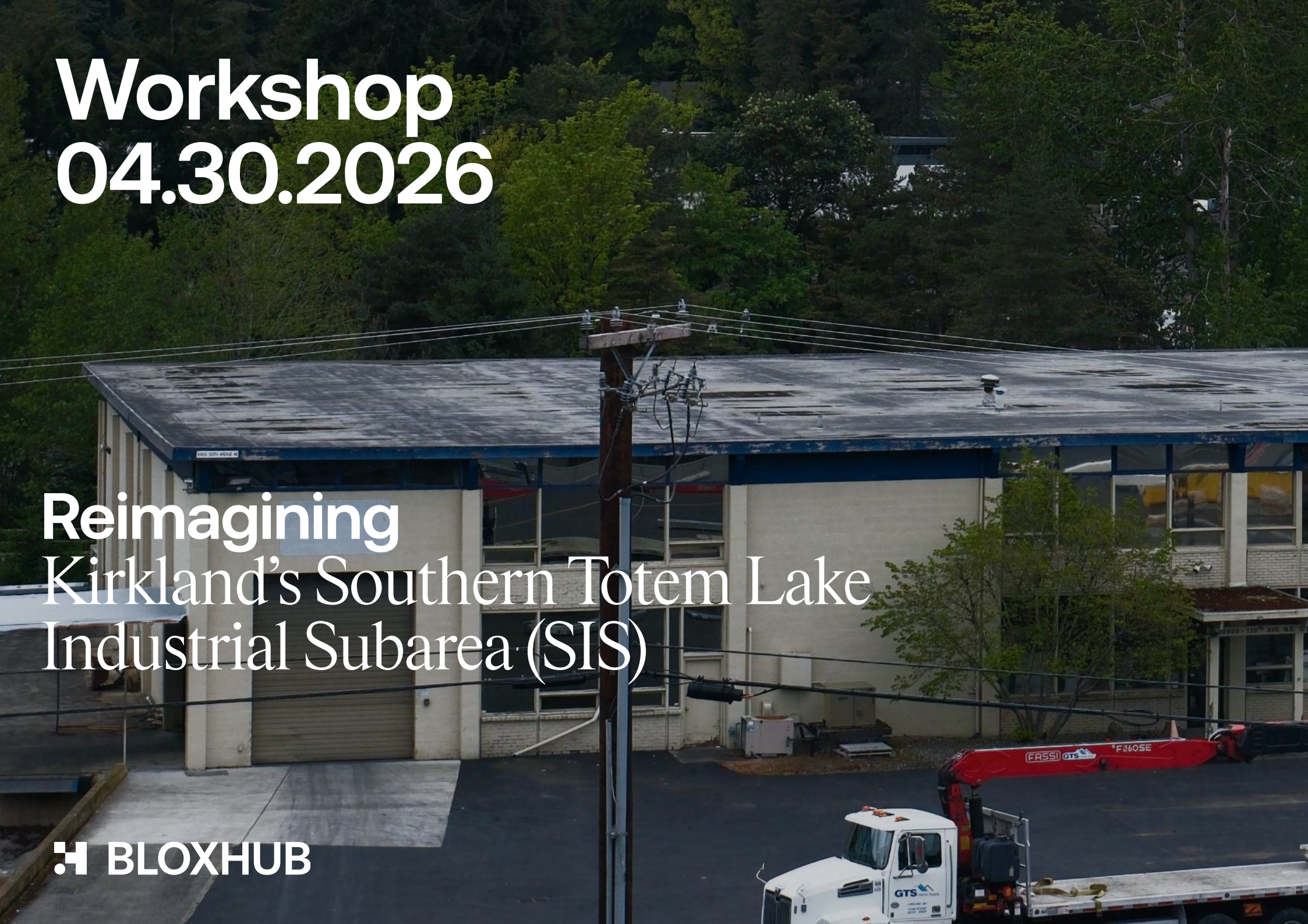


Workshop 04.30.2026

Reimagining Kirkland's Southern Totem Lake Industrial Subarea (SIS)

 BLOXHUB



Introduction & Background

What does it take to reimagine a working industrial area without losing the qualities that make it valuable?

This question framed the workshop held on April 30, 2026, when BLOXHUB and the City of Kirkland gathered at Kirkland City Hall to explore the future of the Southern Totem Lake Industrial Subarea (SIS). The workshop brought together local business and property owners, planners, developers, city representatives, community organizations and trail users with Nordic experts from 3XN/GXN, Schønherr, AGORA and the Center for Sustainable Infrastructure. Together, their inputs worked as a bridge between local knowledge, Nordic perspectives, and experiences from the Pacific Northwest. The purpose of the day was to listen carefully to those who already know the area, test ideas across disciplines and perspectives, and lay the foundation for a shared vision that can guide the area's future.

About the area

Allison Zike and Martha Rubardt from the City of Kirkland introduced the SIS as it is today. Brad McGuirt from Berger Partnership added the perspective of the Cross Kirkland Corridor master plan, which envisions the regional trail running along the area as an active spine for recreation and connection.

The SIS was originally planned for manufacturing and light industrial uses along the former railway, now known as the Cross Kirkland Corridor, and has gradually evolved into a working district. Today it holds manufacturers, auto repair shops, food production, a brewery, indoor sports venues, warehouse spaces and other light industrial and service operations. What connects these activities is not one industry, but a shared need for practical space, flexibility, access and room to operate.

The SIS is therefore not an empty redevelopment site. It is an active part of Kirkland, shaped by businesses, buildings, infrastructure, trail access and natural features already in place. The area sits within the Totem Lake Urban Center, where Kirkland is planning for future housing and employment growth. It also includes an important segment of the Cross Kirkland Corridor and is crossed by Forbes Creek on its way to Lake Washington.

The planning process began in 2022 with a property owner's request to rezone parts of the SIS for more residential units. Rather than respond to that request alone, the Kirkland City Council expanded the scope into a broader study and adopted six guiding principles for the area: engaging with the community, retaining existing buildings and businesses, preventing displacement, increasing the supply of affordable housing, encouraging trail-oriented development, and providing access to nearby open spaces.



Where People, Place and Possibility meet

“The future of the Southern Industrial Subarea cannot be designed from one perspective alone. It must be shaped by the people who work here, move through here, own property here, use the trail here, care about Forbes Creek, and imagine what this area could become.”

— Mayor Kelli Curtis, City of Kirkland

Mayor Kelli Curtis opened the workshop on behalf of the City of Kirkland and welcomed participants to a day focused on listening, collaboration and shared imagination. Rather than presenting the SIS as a simple redevelopment task, she framed it as a place that requires careful attention to many perspectives. The area’s future, she emphasized, must be shaped by the people who know it in different ways, those who work there, own property there, move through it, use the trail, care for its natural features and imagine what it could become.

Mayor Curtis welcomed the Nordic delegation and thanked the Scan Design Foundation for the grant support that made the partnership possible. She also connected the collaboration to Kirkland’s own Nordic ties, including Finn Hill, Norway Hill and the Juanita Beach Park Bathhouse, and pointed to Nordic design thinking as a relevant contribution to the conversation, with its focus on people, place, walking, biking, livability and quality of life.

Citing Jane Jacobs, she reminded the room that cities only provide something for everybody when they are created by everybody. Her closing encouragement set the tone for the day, inviting participants to collaborate, listen generously, share honestly and stay open to possibility.





“The world is becoming too fast, too complex, and too networked for any company to have all the answers inside.”

— Yochai Benkler, Yale University

INTRODUCTION

Partnering with BLOXHUB

A Nordic hub for sustainable urbanization

Lotte Breengaard introduced BLOXHUB as a Copenhagen-based community for sustainable urbanization that works internationally. With around 400 member companies and half of its activities taking place outside Denmark, BLOXHUB brings together expertise across disciplines to address shared urban challenges.

BLOXHUB's mission is to co-create desirable urban futures. Complex urban challenges rarely belong to one actor, and they almost never have a single answer. Working across disciplines, sectors and geographies is therefore not an added value but a precondition for finding solutions that can hold over time.

The collaboration with the City of Kirkland reflects this approach. Supported by the Scan Design Foundation, BLOXHUB acts as a neutral platform, bringing together actors to ideate on the future of the SIS. The intention is not to transplant a Nordic model into Kirkland, but to create the conditions for an open exchange between Nordic experiences and the perspectives already present in the community.

Lotte also framed sustainability as a combination of environmental, social and economic considerations that should be weighed together rather than traded off against one another. This framing carried through the workshop, as the future of the SIS depends on balancing several objectives at once, including growth, business retention, affordability, public access, ecological value and long-term viability. None of those can be addressed from a single perspective alone, which is exactly why the day was designed around a wide range of voices.



Transforming the Built Environment

Does Every Building Deserve a Second Chance?

Existing qualities

Aleksander Guldager Kongshaug began by pointing to the qualities already present in the SIS. The warehouses, surrounding landscape, existing typologies and connection to the Cross Kirkland Corridor create both constraints and opportunities. For him, this made the area a relevant case for discussing not only how buildings can change, but how life inside and between them can be activated. His central question was whether every building deserves a second chance.

Drawing on GXN's interdisciplinary practice, which brings architects together with fields such as anthropology, biology, engineering, business development, computation, psychology and urban planning, he framed transformation as more than an architectural task. It is also a question of materials, carbon, use, economy and the social life that buildings can support.

Transformation and reuse

The presentation argued for a shift from demolition-led development toward transformation and reuse. Existing buildings were presented as material banks, where value can be retained through adaptation rather than lost through replacement.

Unloved buildings

The idea of “unloved buildings” was used to describe structures that may no longer fit their original purpose, but still hold material, spatial and structural potential. Examples from Aarhus, Ljubljana and Sydney showed how reuse can work across scales.

In Aarhus, concrete elements from existing buildings were cut, lifted and reused to create new housing typologies. In Ljubljana, phased upgrades explored how existing building stock could become more usable, attractive and energy efficient. In Sydney, a large commercial tower was transformed by retaining the existing structure, extending the floor plates and creating new internal openings for light and circulation.

The strongest link to the SIS was the warehouse typology. Aleksander described simple industrial buildings as potential opportunity spaces. With the right interventions, they can become more open, flexible and active. Deep floor plates can be cut to bring in daylight. Shared facilities can support new forms of use. Facades can be opened toward the surrounding area. Roofscapes can become active surfaces. The spaces between buildings can become part of the transformation, not an afterthought.

Key takeaway

The key takeaway was that existing structures should be assessed as strategic assets before decisions are made. Adaptive reuse offers a way to combine long-term transformation with smaller pilot interventions that can begin activating the area without waiting for wholesale redevelopment.

→ [Find the presentation here](#)

Landscape Transformation of Brownfields

Sense with Sensibility – a Nordic View

Reading the site

Line Stybe Vestergaard presented Schønher's Nordic approach to brownfield transformation, with landscape-led urban development, climate adaptation, biodiversity and the reuse of existing site assets as central design drivers.

The presentation argued that redevelopment should begin with the identity of the place itself. Industrial heritage, spatial structure, vegetation, water systems and material character should be treated as assets that can inform future design, rather than conditions to be removed. Through examples from Carlsberg City in Copenhagen, Godsbanen in Aarhus and Falstersvej in Middelfart, Line showed how former industrial and rail areas can be opened, connected and reinterpreted as active parts of the city.

In Carlsberg City, heritage buildings, mature trees and green gardens were retained, while stormwater solutions were integrated into public spaces for play, seating, and recreation. In Godsbanen, the former rail yard's cultural life, railway structures and industrial landscape became part of a new creative district.

In Falstersvej, a green path was used as an opening move to connect a post-war industrial area to the town center, while supporting biodiversity and stormwater management.

Blue-green infrastructure

A key message was that blue-green infrastructure should not be treated only as a technical system. Water, planting, stormwater, biodiversity and movement can shape public space, identity and everyday use when they are made visible and integrated from the beginning.

Line closed with Schønher's 10 principles for urban development, offering a relevant framework for working with a site like the SIS. The principles included beginning with the site, reading the terrain, elevating blue-green systems, designing for intuitive movement, shaping with green site frameworks, designing with biodiversity, co-creating solutions, designing for reuse, planning for change over time and translating the brownfield aesthetic into a city for people.

Applied to the SIS, Line's presentation suggests a way of working that begins with a close reading of the site. Her principles point to the importance of understanding local identity, terrain, water flows, existing planting, movement patterns, and the brownfield character of the area before deciding what should change.

Key takeaway

The key takeaway was that brownfield transformation should build from what is already there. Existing site qualities, from water and biodiversity to heritage, materials and edges, can become active drivers of a more connected, resilient and recognizable district.

→ [Find the presentation here](#)



Industrial Symbiosis

Collaboration for Mutual Benefit

Resource flows

Rhys Roth introduced industrial symbiosis as a practical model for turning one organization's waste streams into another's resource inputs. Energy, water, materials, heat and organic flows can create economic and environmental value when companies, utilities and public actors work across traditional boundaries.

The presentation positioned industrial symbiosis as more than a technical sustainability tool. Its core logic is collaboration for mutual benefit. Value emerges when organizations that normally operate separately begin to understand how their resources, byproducts, and infrastructure can support each other.

Danish examples

Denmark was presented as a leading reference point. In the Danish city Kalundborg, industrial symbiosis has developed over 50 years, with more than 30 surplus resource streams exchanged between facilities across energy, water and materials. Rhys also highlighted GreenLab Skive, a circular industrial park powered by local green energy, where shared infrastructure has helped attract major public and private investment.

Regional relevance

The relevance to the Pacific Northwest was a central part of the talk. Through study tours, regional mapping and legislative work, industrial symbiosis is beginning to move from inspiration to implementation. Rhys pointed to potential projects across the region, as well as growing policy support in Washington and Oregon, including Oregon's "Turning Waste into Wealth" legislation.

A key point was that some of the strongest entry points are found in sectors where resource flows are already concentrated. Wastewater systems, food processing, heat recovery, organic materials and water reuse can all become starting points for circular collaboration. In this sense, the opportunity is not only to reduce waste, but to strengthen local economies by doing more with resources that already exist nearby.

For the SIS, the implication was to look at the area's industrial and service uses not only as individual businesses, but as part of a possible resource ecosystem. Local facilities, utilities, and infrastructure may hold connections that are not yet visible.

Key takeaway

The key takeaway was that industrial symbiosis depends on both resource mapping and relationship-building. The technical opportunities matter, but they often become visible only when the right actors are brought into the same conversation.

→ [Find the presentation here](#)

1+1+1 Equals?

Making Your Voice Important in SIS

Human symbiosis

Thøger Riis Michelsen framed AGORA's approach to stakeholder engagement as a form of human symbiosis. His perspective focused on how people, organizations and local resources can be connected in more meaningful ways.

The presentation centered on a simple but important question, how can transformation, circularity and sustainability become attractive, desirable and accessible rather than something imposed from the outside. For Thøger, collaboration begins with understanding your neighbor, knowing what you have to offer and recognizing that valuable contributions are not always financial.

Local resources

A key point was that communities already contain resources that have not yet been activated. These may be knowledge, access, relationships, local insight, trust or the ability to bring people together. Small gestures, or “gifts,” can help build connection when they respond to what someone actually needs.

The talk also reframed the role of municipalities. Public authorities are not only regulators but can also act as facilitators who help connect people, test ideas and open conversations around what is possible. This was especially relevant to the SIS, where many ideas depend on coordination across property owners, businesses, city departments and community actors.

Small-scale action

Thøger encouraged participants to move from long-term imagination to small-scale action. Rather than waiting for a fully developed plan, the invitation was to identify low-hanging fruit, find out who has the needed resources and decide who makes the first move.

Key takeaway

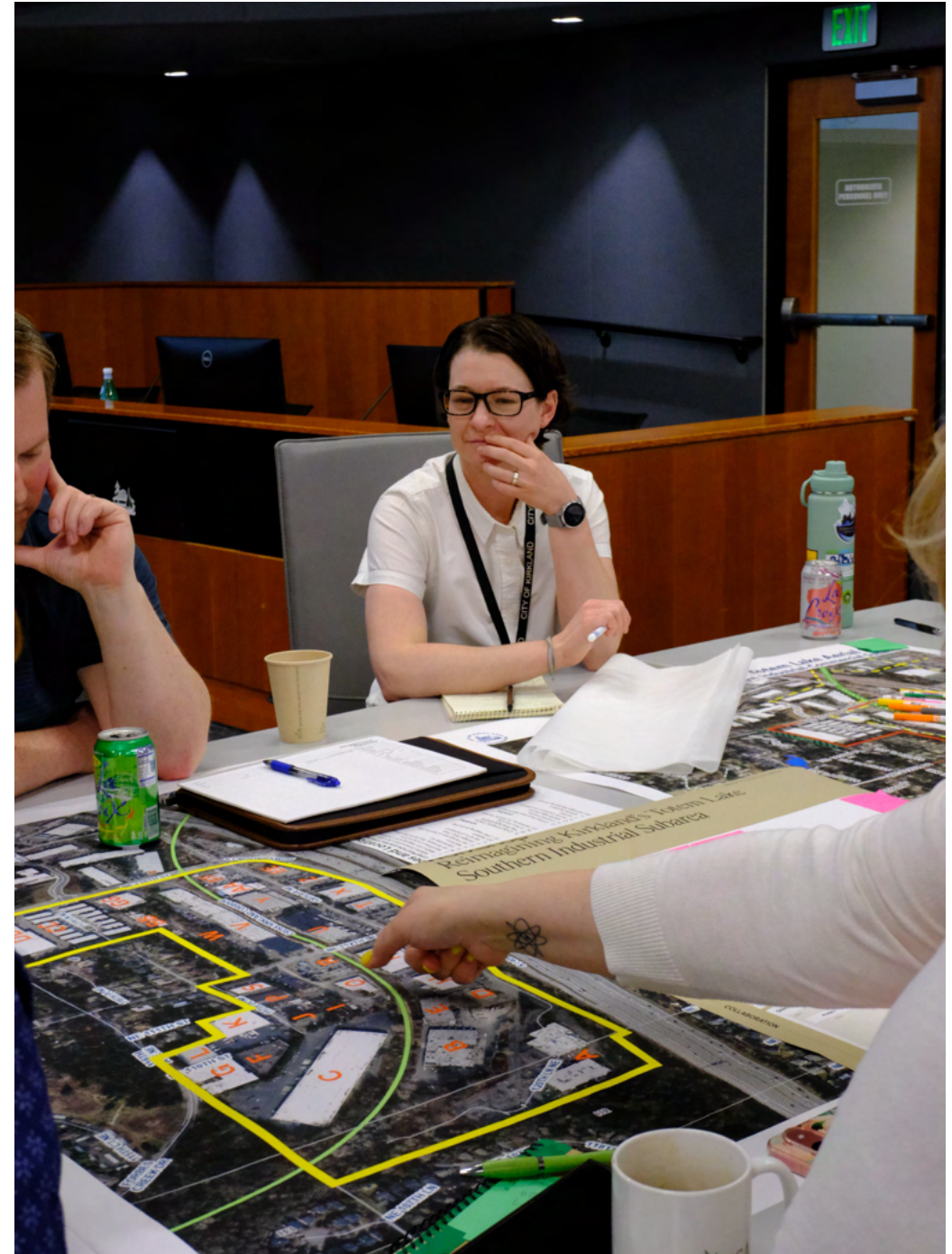
The future of the area will depend not only on design, planning or infrastructure, but also on the relationships that allow ideas to move forward. The key takeaway was that shared ownership begins when people start doing things together, even at a small scale.

→ [Find the presentation here](#)



Group dialogue From Barriers to Future Directions

The group dialogue translated the day's inputs into concrete ideas for the SIS. Participants worked in four groups across three perspectives: life between buildings, life in the buildings, and the identity of the SIS as part of Kirkland and the wider community. The group work moved from barriers and early-action ideas into a shared discussion of partners, first steps, and possible synergies between the ideas presented by the groups. Together, the presentations pointed to several directions for the area's future vision.



Group A

Life Between Buildings

Group A focused on how the spaces between buildings can become more visible, accessible and welcoming.

Barriers

The group identified several barriers in the area today, including limited visibility, inconsistent walking infrastructure, few transit options, unclear access to the Cross Kirkland Corridor and industrial buildings that often appear closed off from the outside. At the same time, existing signage regulations may limit the area's ability to develop a clearer and more consistent visual identity.

Green spaces and connections

The first idea was to strengthen green spaces and connections. This included enhancing the green areas along the Cross Kirkland Corridor, improving biodiversity, adding trees and creating stronger links between roads, buildings and the trail. Ideas included treating the CKC more as a linear park, with stopping zones, benches, play areas, exercise equipment and small gathering points. The group saw this as a partnership-based effort, involving Green Kirkland Partnership, local businesses, the City's public works team, community groups and relevant transportation authorities.

Local art and visibility

The second idea was to give the area more personality and visibility through public art. Blank walls, closed facades and underused surfaces were seen as potential canvases. Art could help make the area more recognizable, support local artists and give businesses a way to communicate what happens inside buildings that are currently difficult to read from the outside.

Access and wayfinding

The third idea focused on improving access and wayfinding. The group identified a lack of clear visual guidance, fragmented sidewalks and limited access points to the CKC as key challenges. A clearer system of welcome signs, trail markers, business wayfinding and area branding could make the SIS easier to enter, navigate and understand. As first steps, the group suggested identifying where new access points are needed, developing branded welcome signs, contacting transit providers and testing wayfinding elements along the CKC. Over time, these initiatives could support new entry and exit points, stronger connections to the trail and improved access by public transport.

Synergies and key takeaway

Several synergies emerged in relation to ideas presented by the other groups, particularly around green space, art, wayfinding, branding and community engagement. Together, these ideas can do more than improve the appearance of the SIS. They can help build identity, support local businesses, invite community use and make the area feel more connected to the wider city. The key takeaway from Group A was that the spaces between buildings are an important starting point for change. By working with visible, practical and partnership-based interventions, the area can begin to feel more open, legible and active before larger development decisions are made.

Group B

Life in the Buildings

Group B focused on how existing buildings, vacant spaces and underused sites could begin to support new kinds of activity.

Barriers

The group identified several barriers, including pressure on affordable space, limited everyday retail, few places to meet, traffic and transit constraints, noise and pollution from I-405, low energy performance in some buildings, and the fact that many buildings face away from the Cross Kirkland Corridor rather than toward it. A recurring concern was how to introduce new activity without pushing out existing tenants or losing the flexible, functional spaces that many businesses rely on.

A mixed-use district

The first idea was to create a better balance between future development and the businesses already in the area. The group discussed how planning, zoning and marketing could support a more truly mixed-use district, where housing, retail, food, light industrial uses and flexible workspaces can coexist. Rather than replacing the area's productive functions, the group pointed to the importance of keeping the businesses that want to be in the SIS. Affordable space, flexible units and room for industrial activity were seen as the conditions that make this possible.

Food hubs, mini markets and everyday destinations

The second idea was to use food hubs as a way to bring more people into the area. One idea was a linear food-truck pop-up along the Cross Kirkland Corridor, with rotating vendors, summer events and regular Friday-evening activity. Beyond food trucks, the group pointed to small cafés, markets and neighborhood-serving retail as the kind of everyday destinations the area currently lacks. Such places could support both existing businesses and nearby neighborhoods and could make the SIS feel like somewhere worth stopping rather than just passing through.

Incubator and innovation pilot

The third idea was to use an existing building as an incubator or pilot space for small businesses. The group discussed a large building near GTS, with access to the trail, as a possible test site for temporary or permanent activity. The ambition was to create affordable space where small businesses could try out ideas, grow and connect with the area. A more ambitious version of the same idea was a Knowledge Share Education Center or Innovation Zone, developed with partners such as the University of Washington Architecture program, Lake Washington Tech's entrepreneurial program, local entrepreneurs and BLOXHUB. As a first step, the group suggested choosing a pilot project, teaming up with tenants, identifying a building or site, exploring shared parking, and clarifying how the area can support neighborhood-serving retail while still preserving affordable industrial space.

Synergies and key takeaway

Looking across the ideas, the group identified clear synergies between housing, businesses, food activity, flexible space and public life. Smaller food, retail and incubator uses were seen as practical ways to make the district more active without losing what already works. The key takeaway was that transformation can begin by testing new uses in existing spaces, while keeping room for the businesses and practical functions already present in the SIS.



Group C

Identity of the Area

Group C focused on how the SIS can become a better place to work, move through and spend time in, while building on the businesses and identity already present in the area.

Barriers

The group identified several barriers. The area is hard to navigate, many people pass through without knowing what is there, and there is no clear shared identity for the district. Access to the Cross Kirkland Corridor can be difficult in places, and the connection between the trail, nearby businesses, bus stops and surrounding streets is not always obvious.

Learning from businesses and property owners

The first idea was to start with the people already in the area. The group emphasized the need to learn directly from existing businesses, property owners, renters and associations before deciding what should change. This included understanding what works and what does not work today, especially around buildings, access, parking, deliveries and future development. A business association or local community group was suggested as a way to continue the conversation and discuss wayfinding, access, parking, public versus private access, district naming and future development paths.

Keeping industrial space available

The second idea was to keep industrial and maker-oriented space available. Not every business needs a storefront or public-facing amenities. Some need flexible, affordable and practical space that can support production, storage, repairs, services or small-scale manufacturing. Ideas included incubating industrial and maker businesses, maintaining warehouse and storage space through future changes, and creating smaller units or flexible workspaces. Temporary uses, permits, markets and food trucks were also mentioned as ways to activate the area without requiring full redevelopment from the start.

Access, wayfinding and identity

The third idea was to strengthen access, wayfinding and identity. The group discussed clearer signs to businesses, bus stops and the CKC, safer crossings around 116th, and better bike access. Small activation ideas, from murals and picnic tables to clearing blackberry bushes along the corridor, could make the area more visible and usable. Partnerships with local schools and design programs could involve students in trail design, landscape and wayfinding. The group also explored a more playful identity, including "find the goat" wayfinding, as a way to give the SIS a memorable character,

Synergies and key takeaway

The synergies connected local business coordination, wayfinding, temporary activation, green space, pop-up markets, repair-oriented uses and stronger links to the Cross Kirkland Corridor. Together, these pointed toward an identity built around use, movement, local goods, green open space and everyday activity. The key takeaway was that this identity should grow from what is already there. The SIS could become a natural home for growing businesses, a place where local enterprises can stay in Kirkland, find affordable space and connect to customers, services and the wider community.

Group D

Life Between Buildings

Group D focused on how edges, paths, surfaces and access points shape the way the SIS is experienced.

Barriers

Some of the barriers mentioned were blank walls, fences, limited lighting and unclear access points, which leave parts of the area feeling closed off and unwelcoming. Many of the routes to the Cross Kirkland Corridor are already used informally, but without official, marked entrances, the area is hard to navigate and the connections between the trail, nearby businesses and future development remain weak.

Art, lighting and safety

The first idea was to use art and lighting on existing surfaces to make the area feel safer, more welcoming and less isolated. Murals, facade updates, fence improvements and better lighting were seen as relatively quick ways to shift how the area is perceived, particularly at edges and transition points. The Cardinal Tunnel under 85th Street and other visible corners were mentioned as natural starting points. The group suggested starting with the most visible locations, then bringing in building owners, artists and funding, and marking progress with a public event. Arts commissions, schools, local artists and business owners were all seen as possible contributors.

Branding and identity

The second idea was to give the area a clearer identity, and to develop it with the community rather than for it. The group explored several directions, each rooted in a quality the area already has, from water (Forbes Creek and the wetlands) and green climate adaptation to fitness, maker culture and the industrial scale. The starting point would be listening, both to the people who work and live around the SIS and to the surrounding neighborhoods. From there, the work could move into collecting visual examples, gathering feedback through simple tools like QR-code surveys, and testing pilot ideas for art, wayfinding, landscape and activation.

Wayfinding and access

The third idea was to make the area easier to navigate and access. Clearer signs could help people find local businesses, trail entrances and nearby destinations, while new official access points would formalize the routes people already use. As a low-cost first step, the group suggested painting wayfinding markings on the ground with stencils in one consistent color scheme. This would let the area try out a new look quickly and adjust it over time, rather than waiting for a full system to be designed.

Synergies and key takeaway

Art, wayfinding, green infrastructure, building reuse and better access points were all seen as ways to make the area more open and welcoming, while still embracing its industrial character. The key takeaway was that the Cross Kirkland Corridor could become the backbone of the area's transformation, drawing nature back in through the creek, native planting and stormwater, and that change does not need to wait for full redevelopment. Small, targeted interventions along edges, paths, fences and surfaces could open the area up gradually, strengthening the connection between businesses, nature, the corridor and future development.



Emerging Vision and Identity Concepts

→ [Find all the group work here](#)



The final discussion included a naming and vision exercise, where the groups tested different ways of describing the future identity of the SIS. Several working names were suggested, including Kirkland Connect District, Community Innovation District, Goat District, Totem Trade and Innovation District, The Trade District, The Design Center and MAP District: Makers in Play.

The names reflected different qualities from the group work. Some emphasized connection and access. Others focused on trade, making, innovation, play, landscape or the area's more informal character. The exercise was not about selecting a final name, but about exploring what kind of place the SIS could become.

The Kirkland Connect District concept described the area as a neighborhood with a history of diverse entrepreneurial, recreational, industrial, trade and residential uses, centered around the Cross Kirkland Corridor. It also described a district with more opportunities to move on and off the trail, supported by art and wayfinding that makes it clear when people have arrived.

Other concepts added different layers. The Community Innovation District focused on bringing separate businesses and activities together around a stronger shared hub. The Goat District introduced a more playful and memorable identity connected to landscape, trail activity and wayfinding. MAP District: Makers in Play captured the idea of a place where production, recreation, experimentation and nature can exist side by side.

The discussion showed that the future identity of the SIS should build on what is already there. The area already holds local businesses, light industrial businesses, recreational and residential uses, and natural features, with the Cross Kirkland Corridor running through it as an important connector. Rather than introducing a completely new identity, the discussion pointed to the wish to make these existing qualities more visible, accessible and connected. Clearer wayfinding, stronger links to the CKC, public art and small-scale activation were discussed as ways to help people understand, enter and use the area in new ways.



NEXT STEPS

From Ideas to Next Steps

The input from the workshop will now feed into the next phase of the process. The ideas, reflections and discussions from the day will be gathered and used to support the development of a shared vision for the SIS and a Strategic Compass for future decisions.

At the next workshop on June 10, 2026, participants will continue working with selected ideas from the workshop. The focus will be on moving from a broad set of possibilities toward more concrete design concepts that can be discussed, refined and potentially tested in the area.

The aim is to identify early actions that can create visible change in the short term, while supporting a longer-term transformation that keeps the area's character, strengthens the Cross Kirkland Corridor and makes the SIS a more connected part of Kirkland.

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