



# Kirkland NE 85<sup>th</sup> St. BRT Station Area Plan—

Opportunities &  
Challenges Analysis  
Council Study Session  
March 17, 2020

# Presentation Agenda—

Project Context

Equity Approach and Assessment

Site Analysis

Opportunities & Challenges

- Development Near Transit

- Connected Kirkland

- Inclusive District



**MITHŪN**

**3|| BERK**

**ECONorthwest**

ECONOMICS • FINANCE • PLANNING

**FEHR & PEERS**

 **HERRERA**

Team —



# Preliminary Schedule

## Task 1: Project Management

Project Kickoff

Management Team Meetings (Biweekly)

Progress Update (Planning Comm, Trans Comm, Council)

## Task 2: Public Participation Plan & Community Outreach

Steering Committee

Focus Group Interviews

Workshops

Open House

Charrette

## Task 3: Initial Opportunities & Challenges Analysis

Existing Conditions Review

Opportunities & Challenges Report

## Task 4: Station Area Elements

Preliminary Concepts

Alternatives Analysis

Preferred Alternative Development

## Task 5: Environmental Review

EIS Development

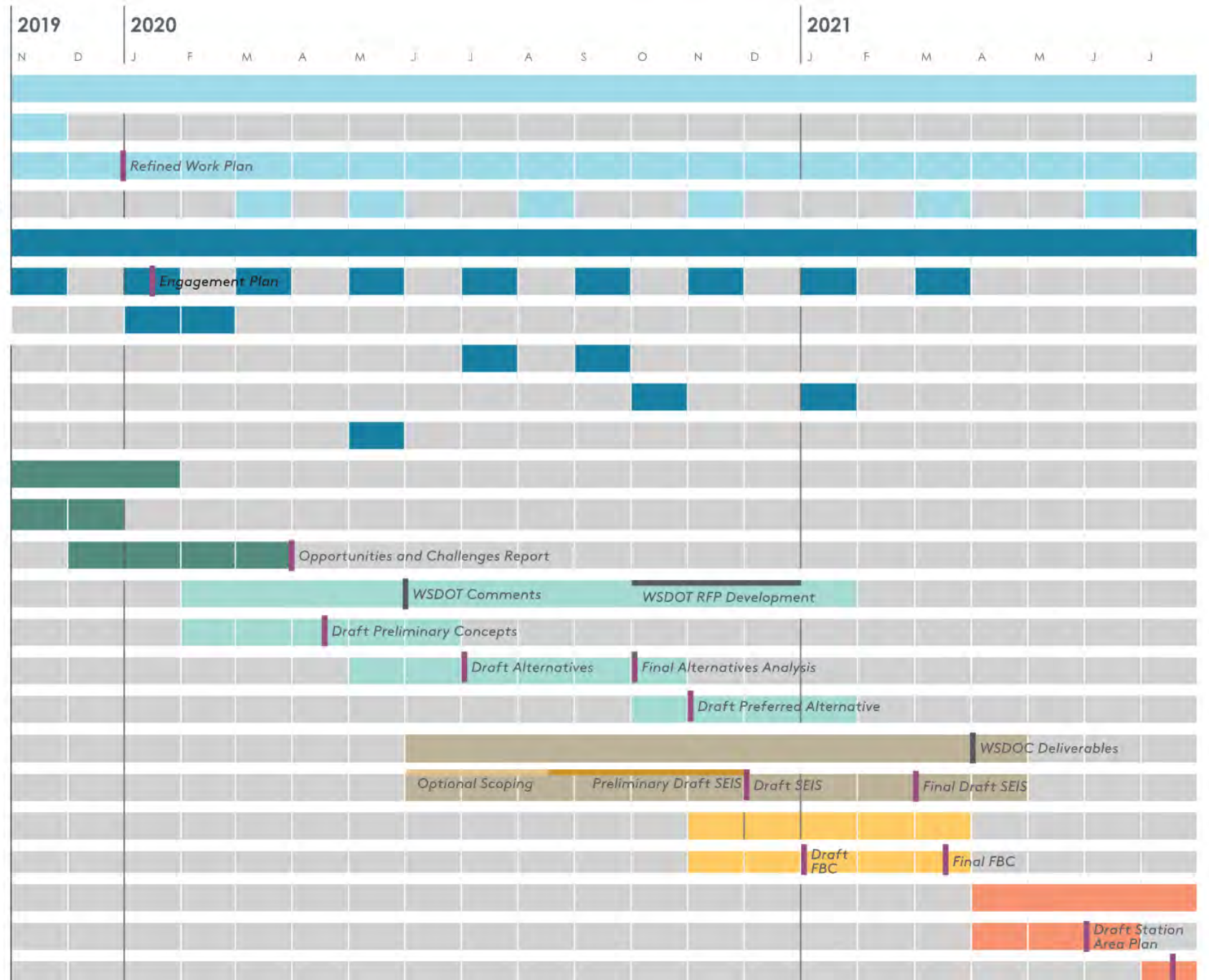
## Task 6: Form-based Code & Design Visualizations

Form-based Standards Development

## Task 7: Final Station Plan Preparation

Draft Station Plan

Final Station Plan





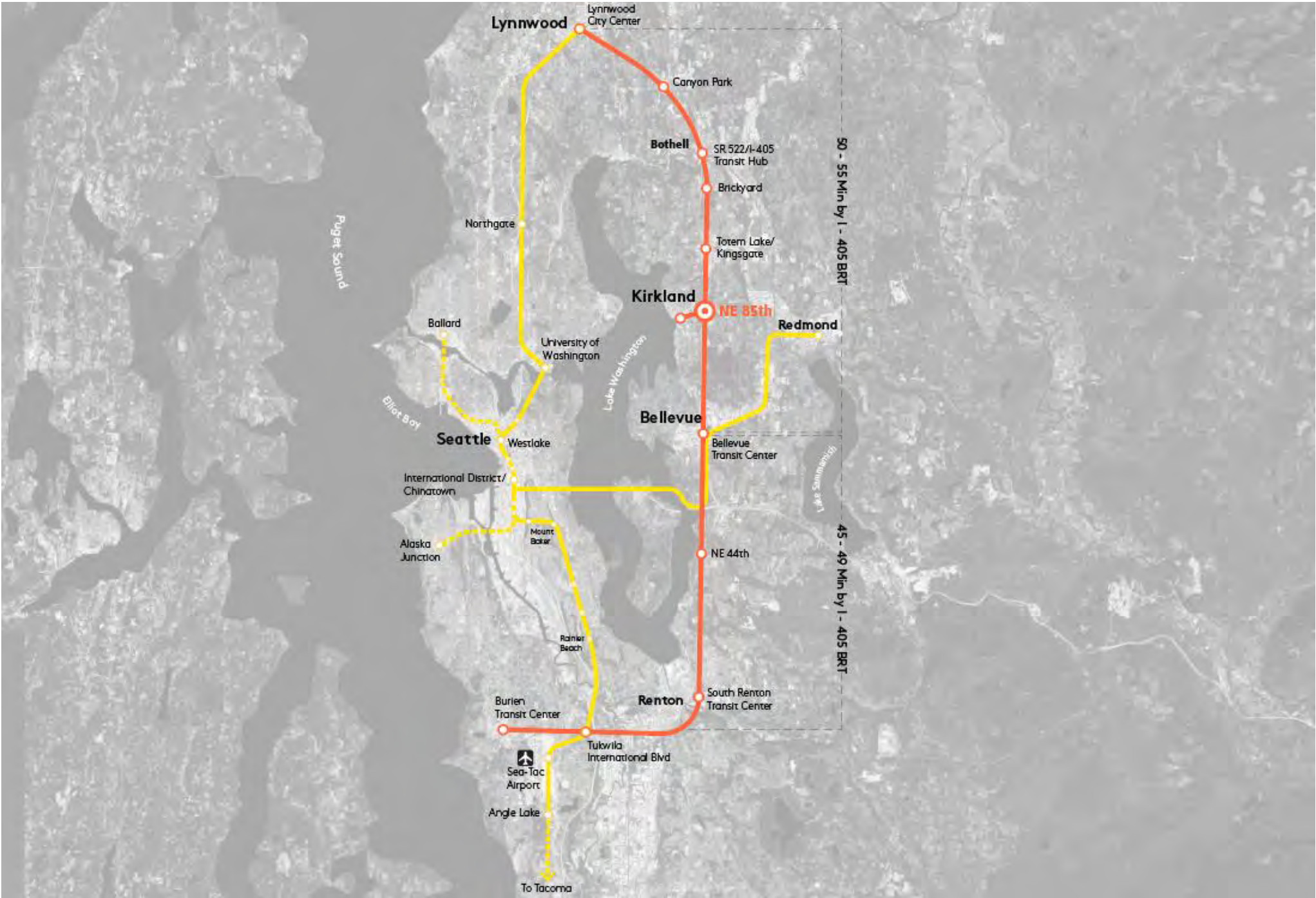
Project  
Context—

Parallel Projects



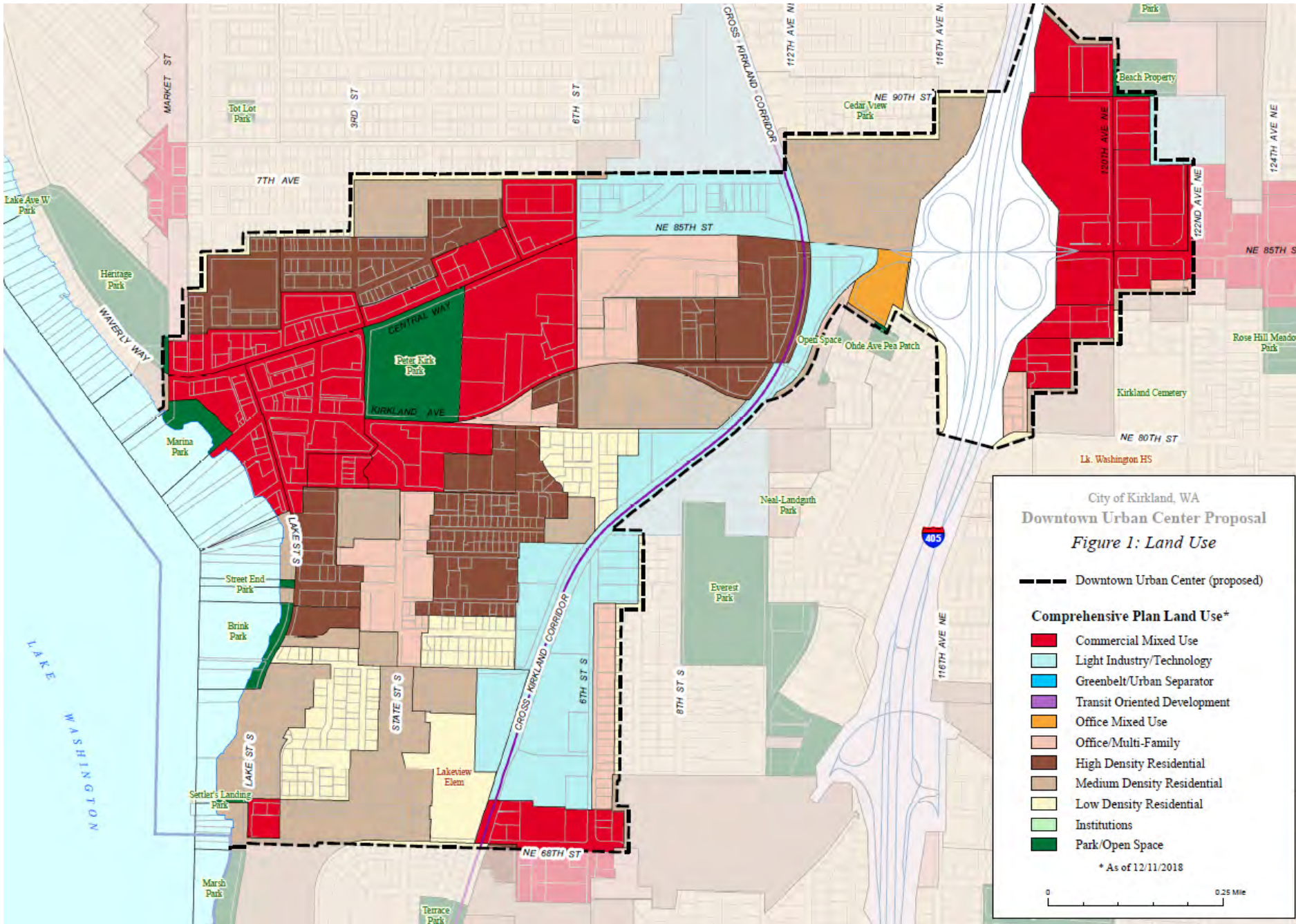


A Regional Investment





Greater Downtown  
Kirkland Urban Center





# Equity Approach and Assessment—

# Equity Impact Review Overview—

Phase 1: Who will be affected? > Outreach & Procedural

Phase 2: Assess equity context > Disparities and how project may affect these

Phase 3: Analysis and decision process

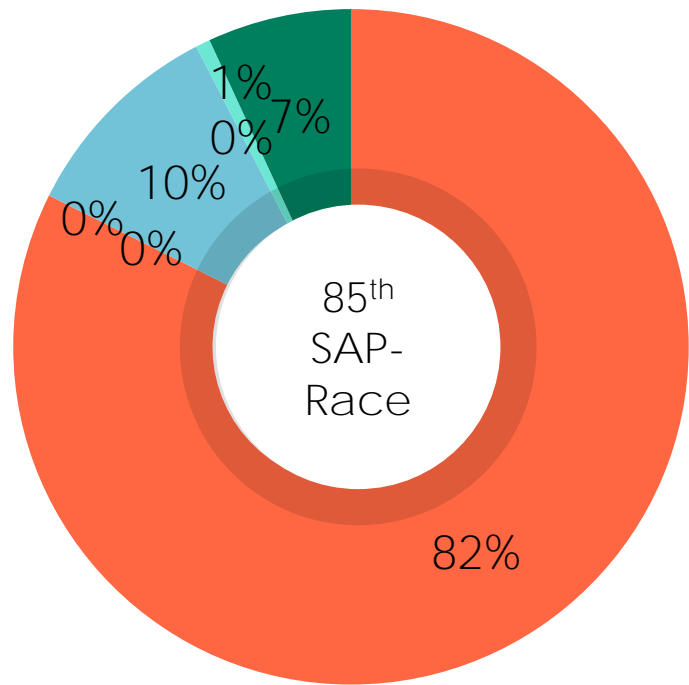
Phase 4: Implement > Pro-equity actions within project

Phase 5: Ongoing Learning. Listen, adjust, and co-learn with communities and employees.



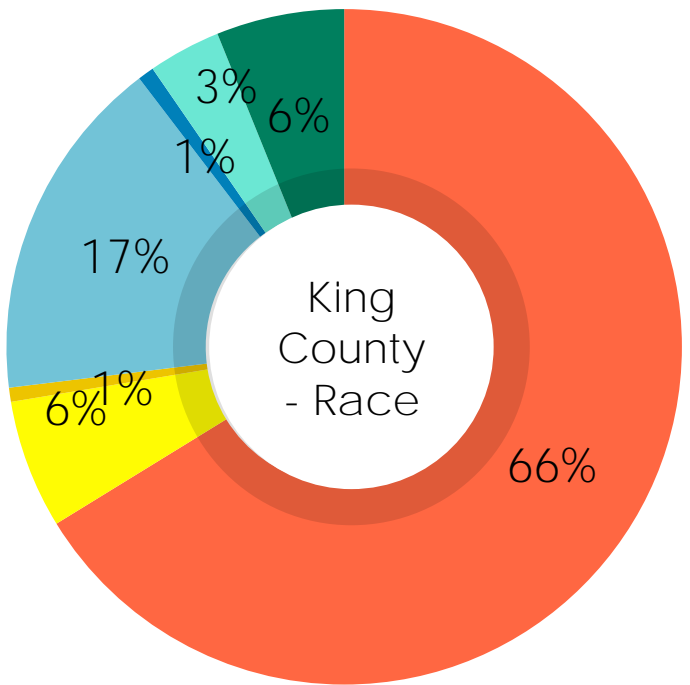
Resident Demographics

Total Population in Station Area: 3,100



- White
- Black
- American Indian
- Asian
- Pacific Islander
- Other
- Two or More races

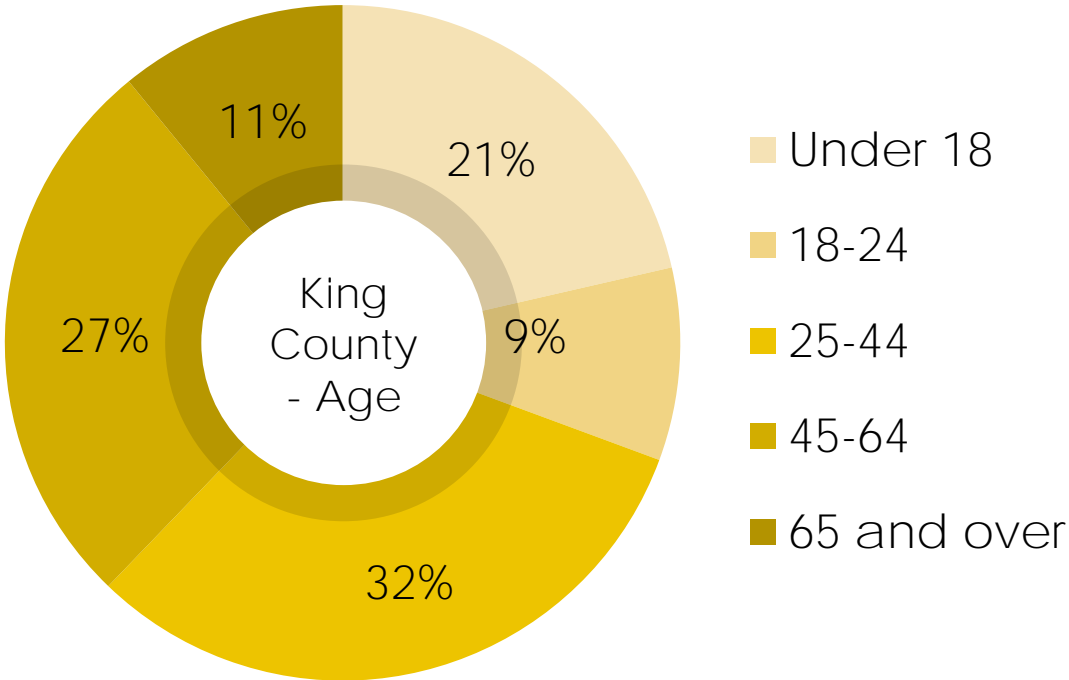
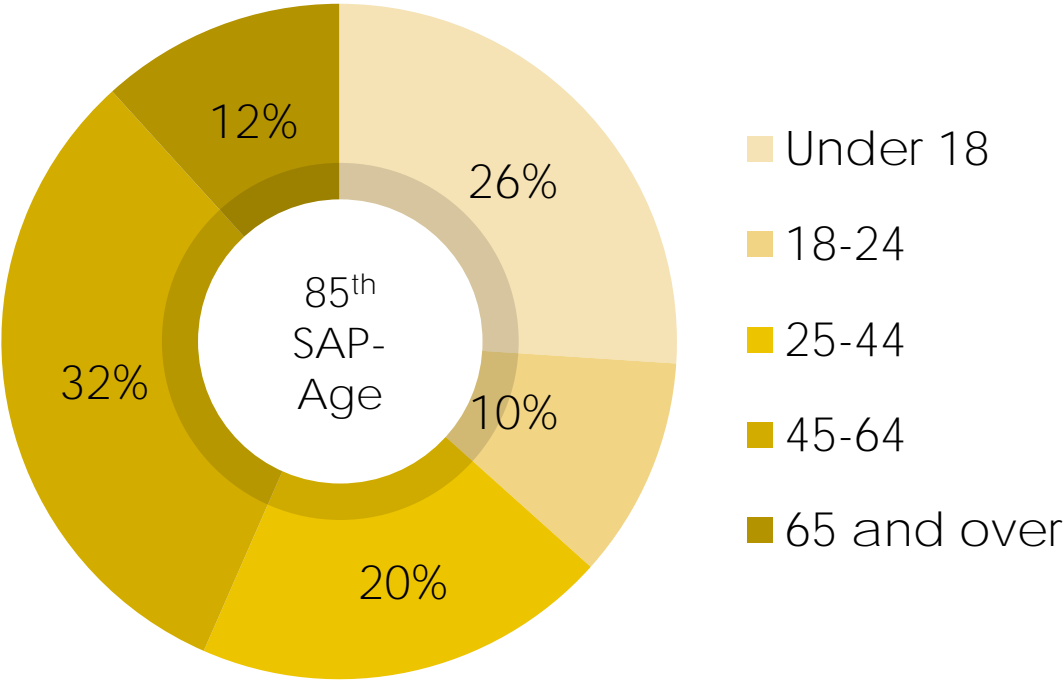
Total Population in County: 2,118,119



- White
- Black
- American Indian
- Asian
- Pacific Islander
- Other
- Two or More races

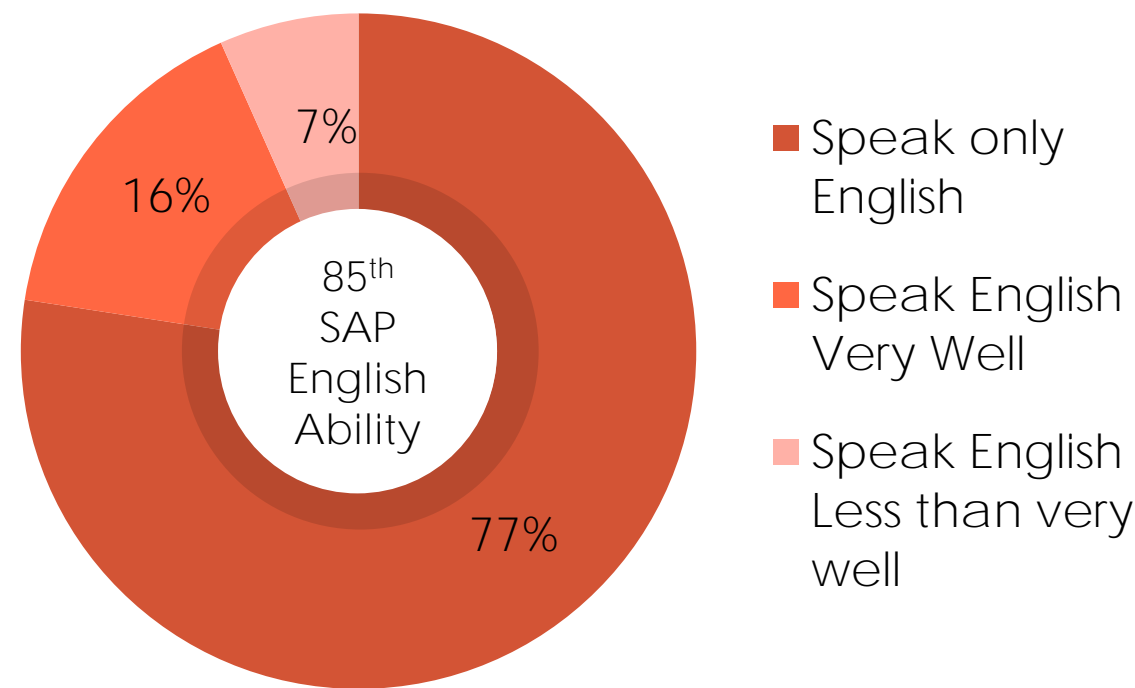
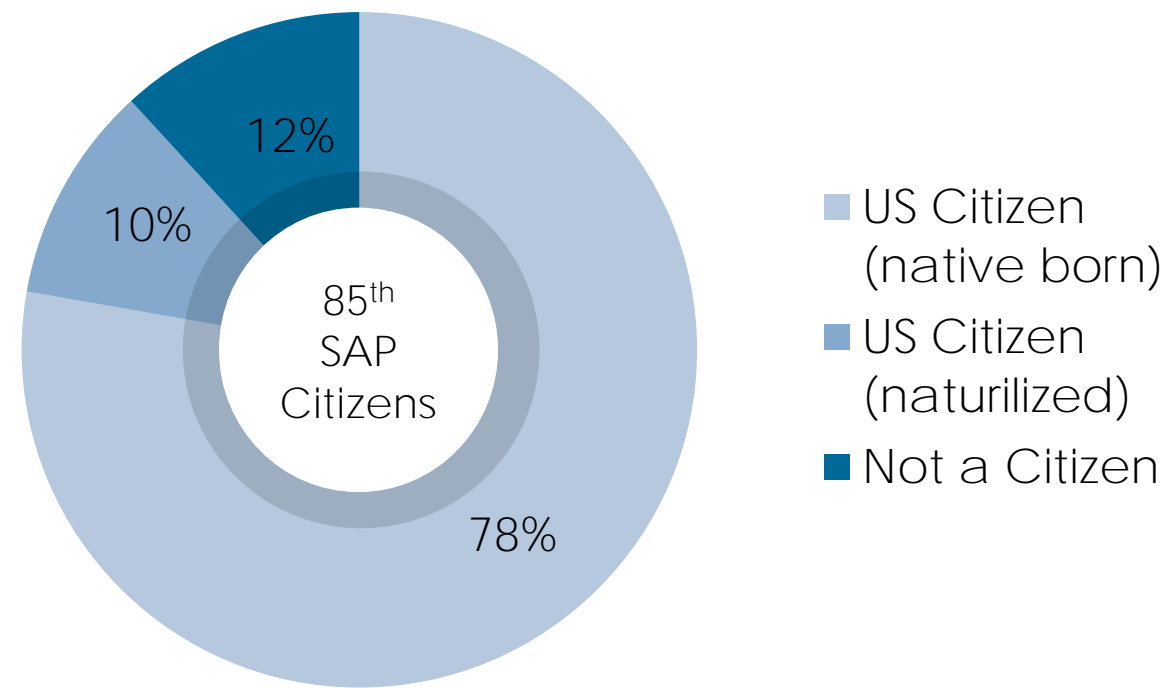
SOURCE—  
American Community Survey 2017 Estimates

# Resident Demographics



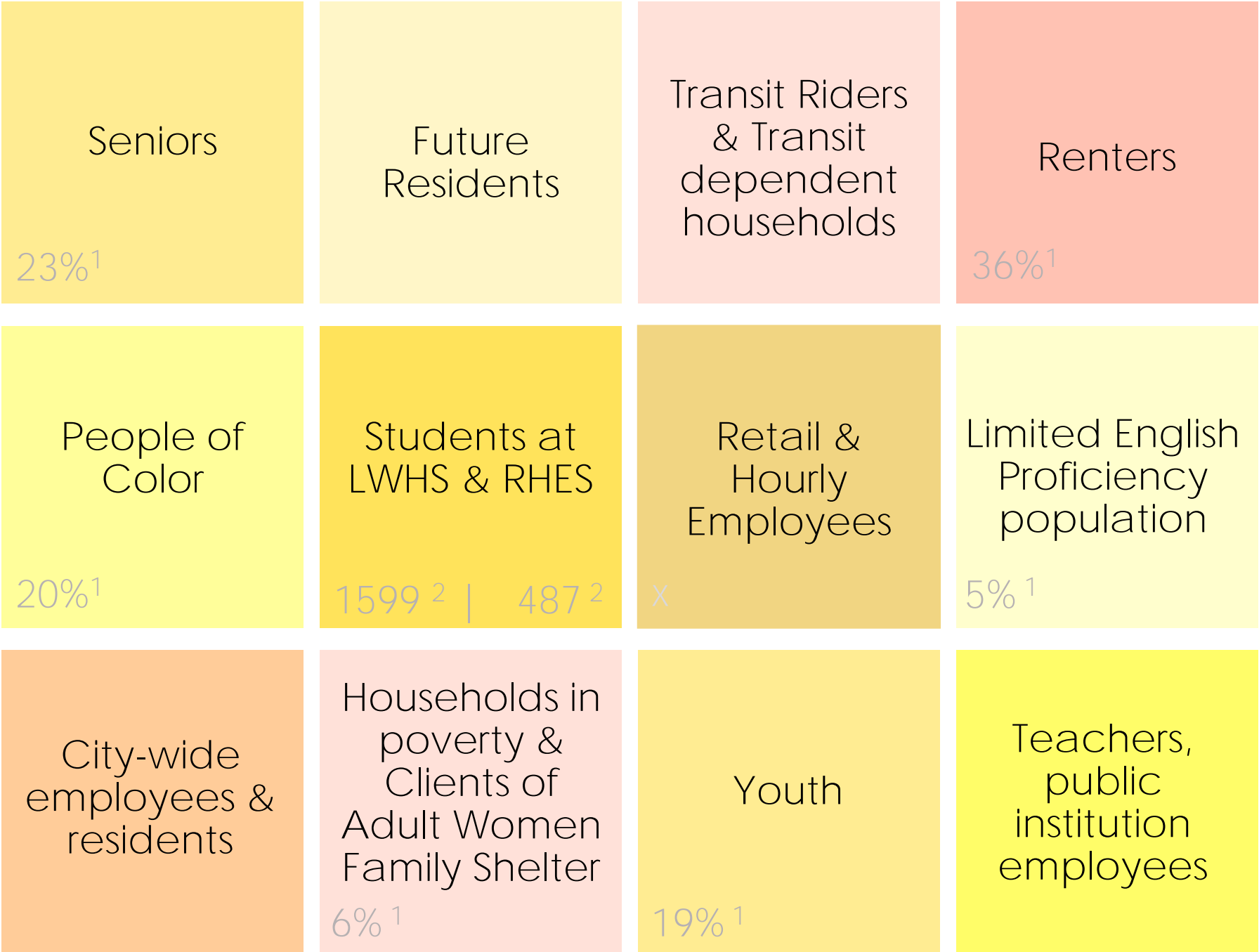
SOURCE—  
American Community Survey 2017 Estimates

Station Area Resident Demographics



SOURCE—  
American Community Survey 2017 Estimates

Who Will Be Affected?



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



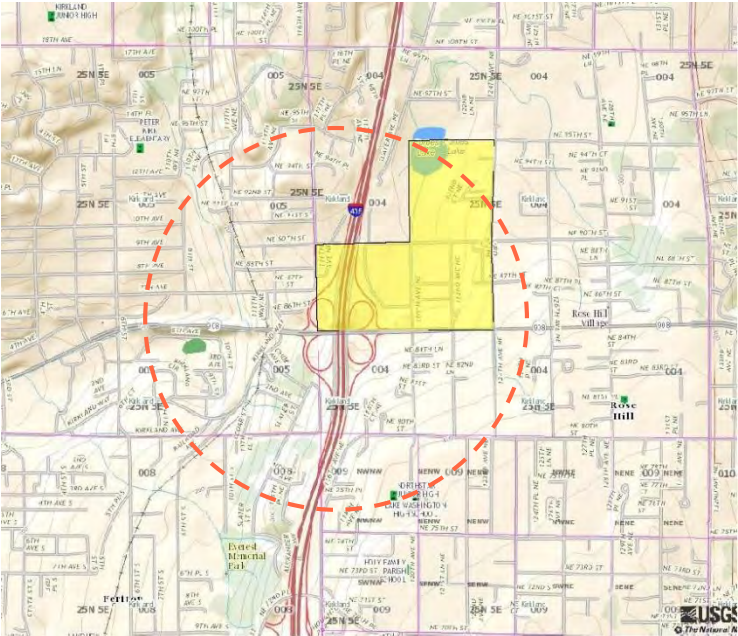
Land Acknowledgement



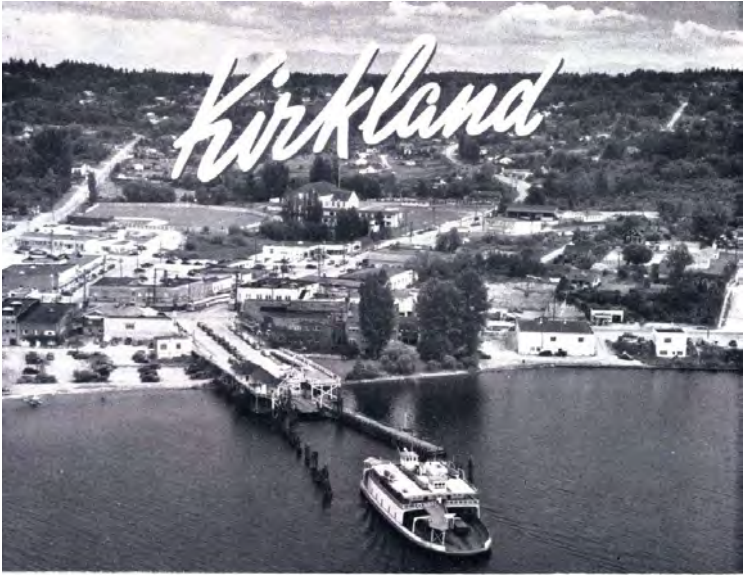
Site Analysis—



Historic Context



Peter Kirk Mill



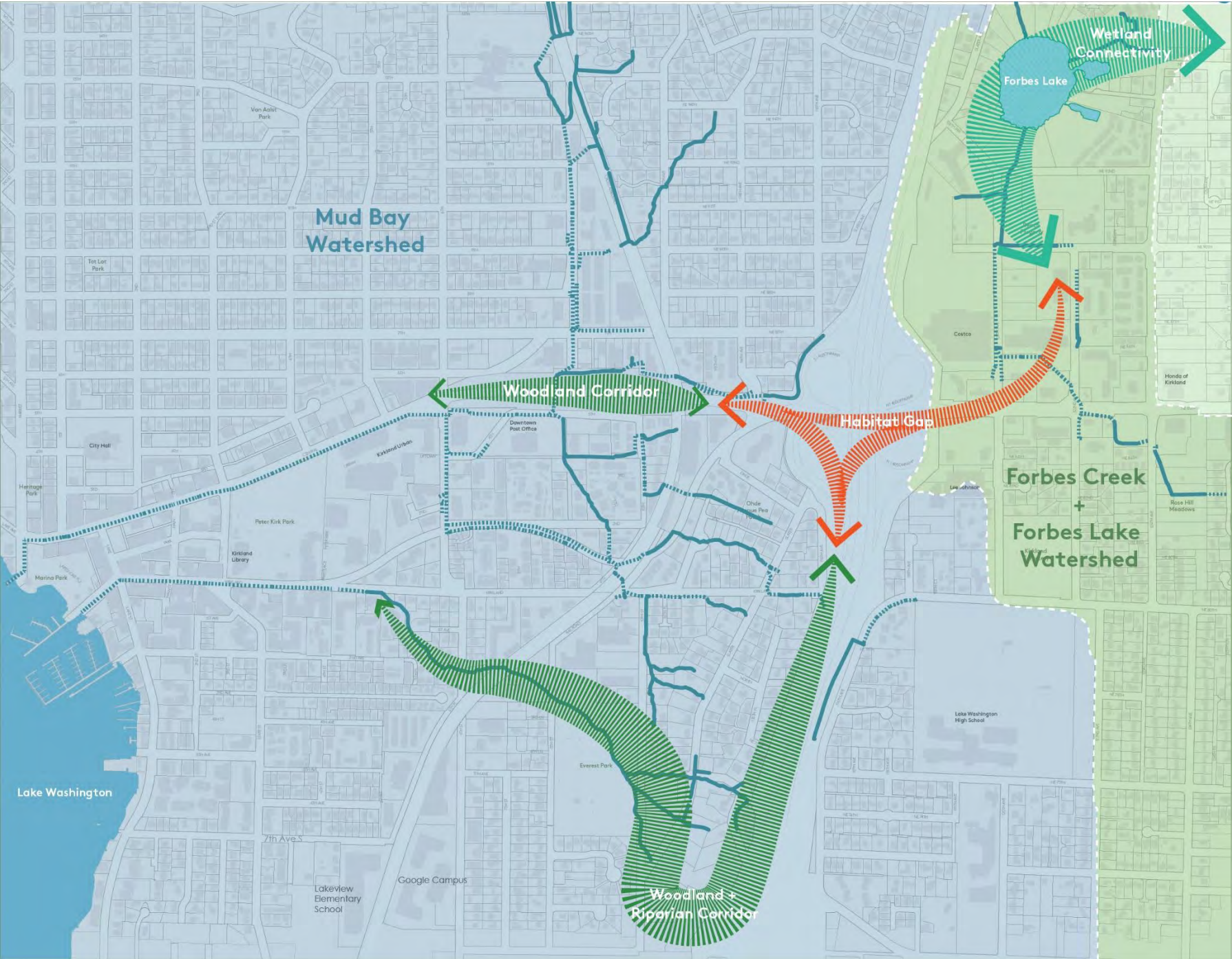
Hub of the East Side



Redefining Kirkland Access



Natural Context





Scale  
Comparison

Name	Population*	Jobs **
Study area	3,100	3,097
Downtown Kirkland	3,555	8,068
Totem lake	1,931	9,963
Downtown Bellevue	7,397	49,806
South lake union	11,606	39,942

SOURCE—  
\*American Community Survey 2018 Estimates  
\*\*Total Primary Jobs, LEHD, 2017  
<https://lehd.ces.census.gov/>

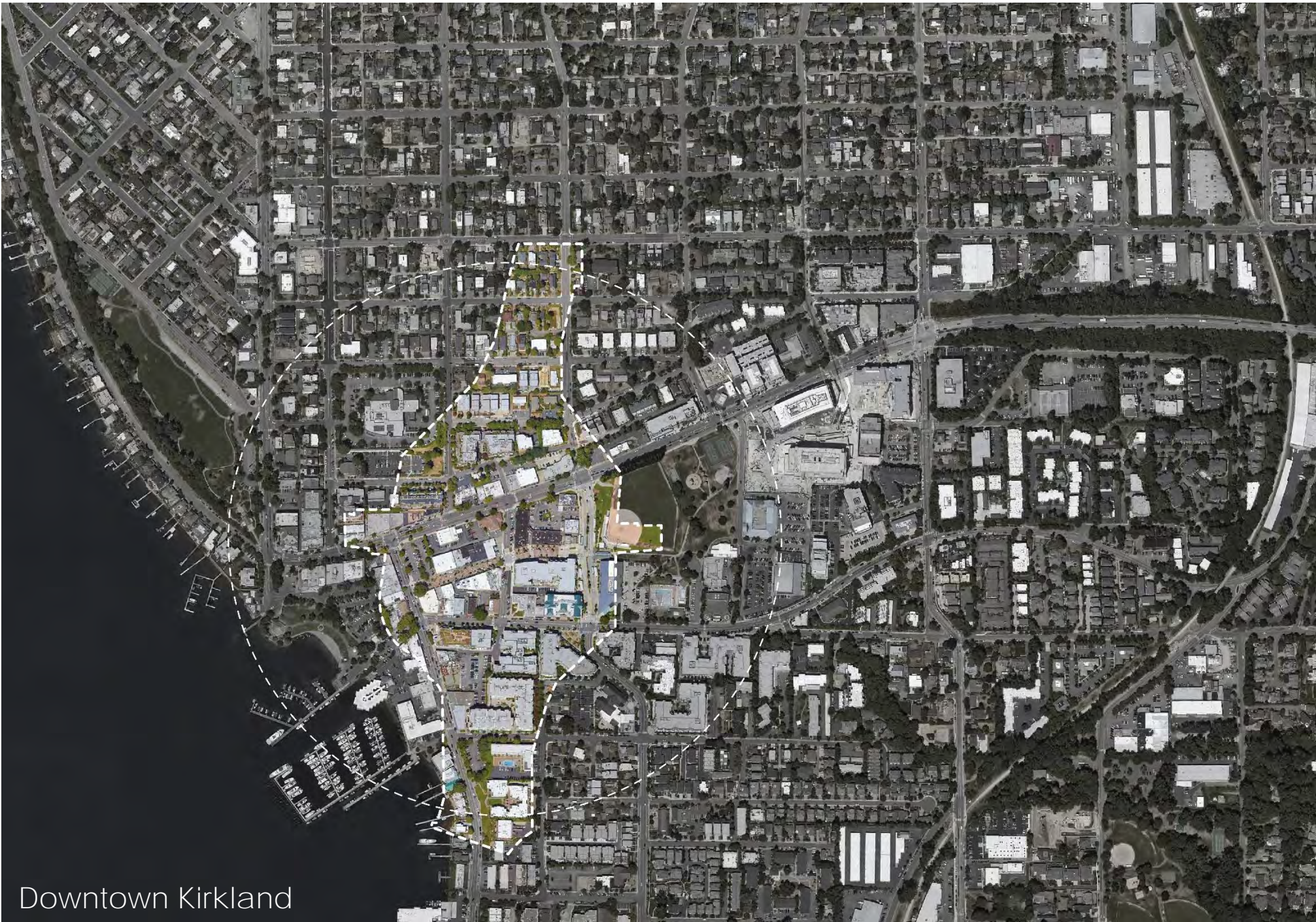




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Downtown Kirkland



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# Scale Comparison

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\*American Community Survey 2018 Estimates  
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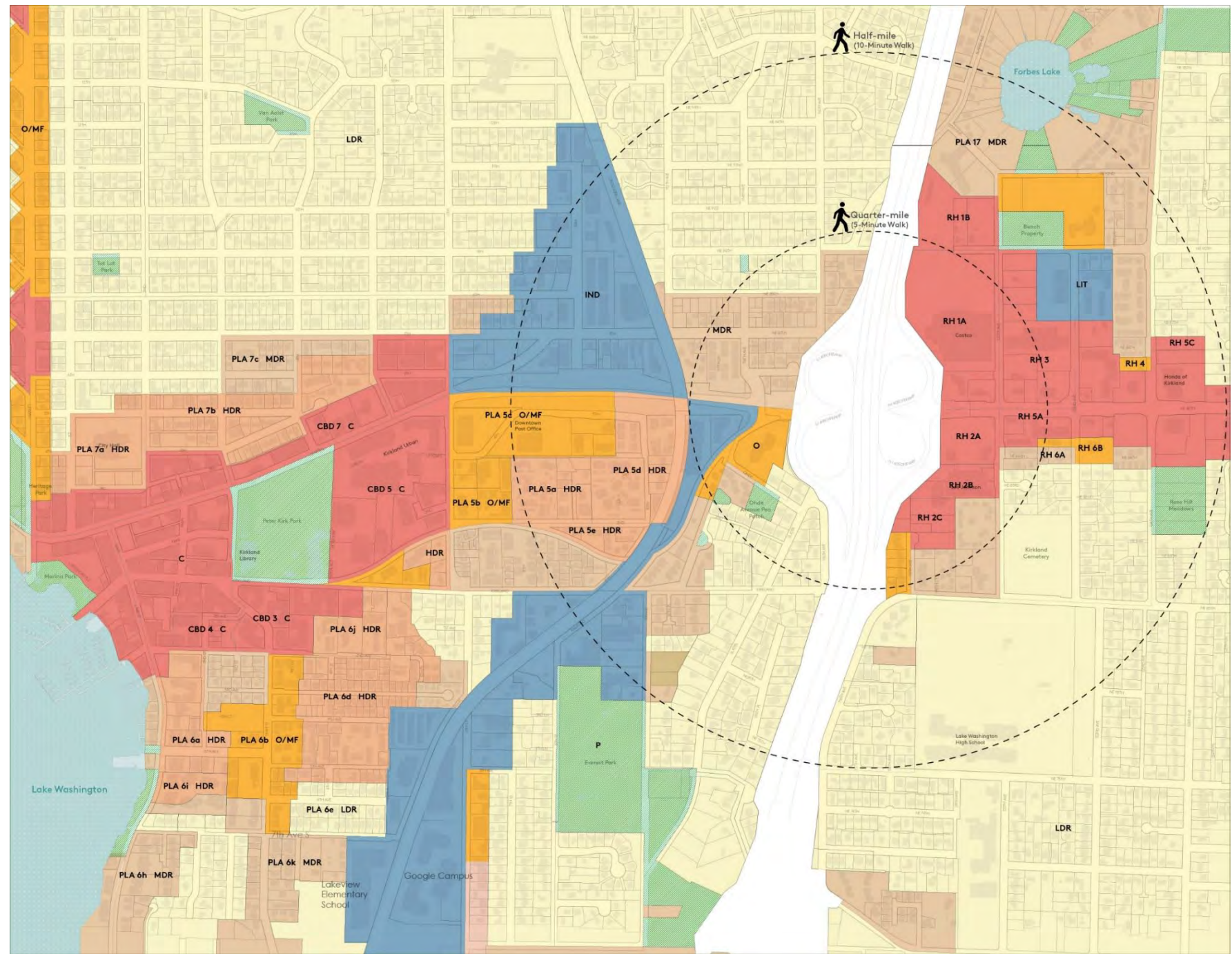


Urban Context



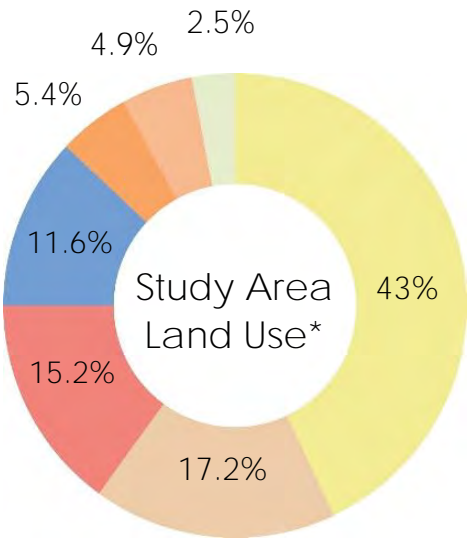


## Zoning

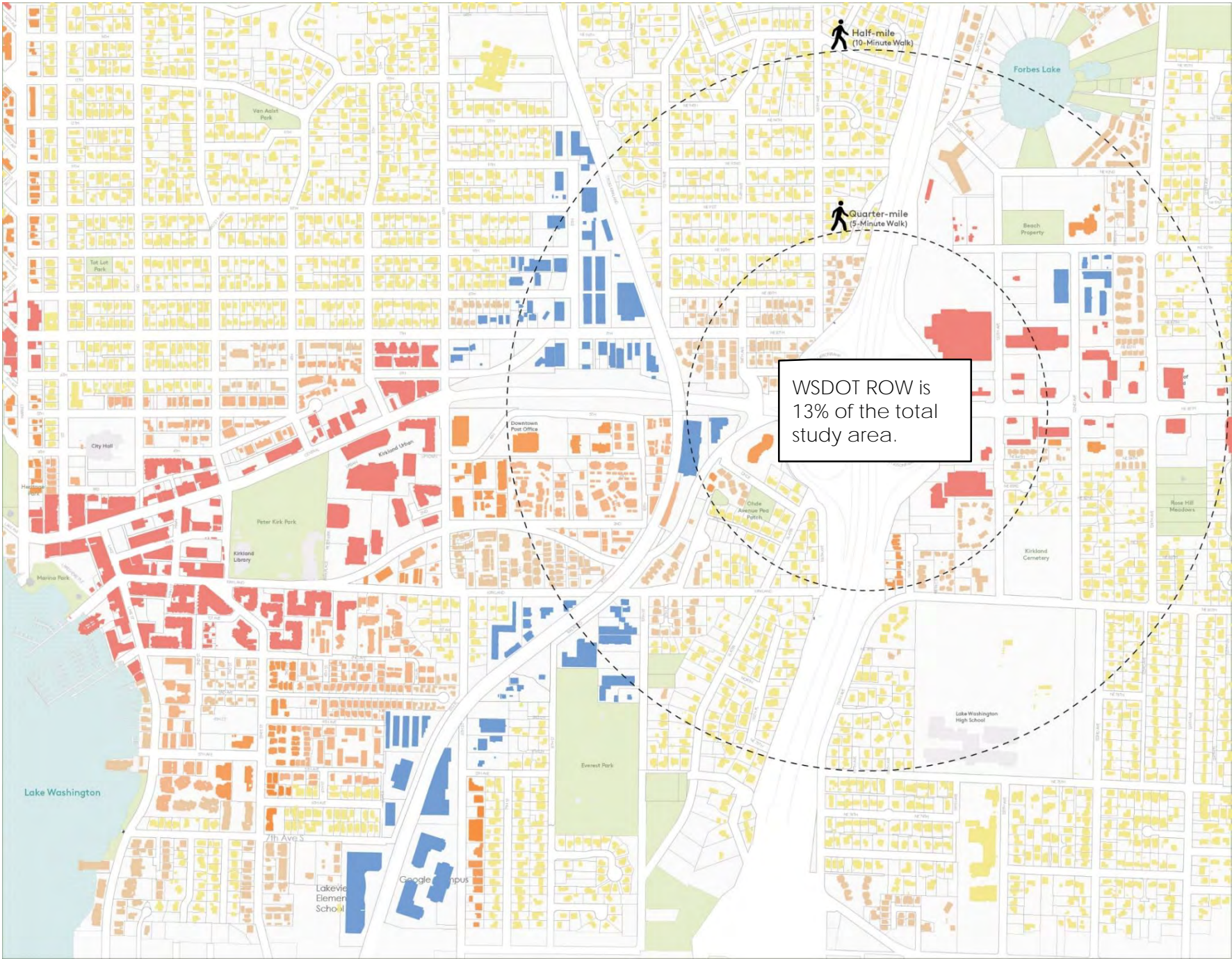




Land Use

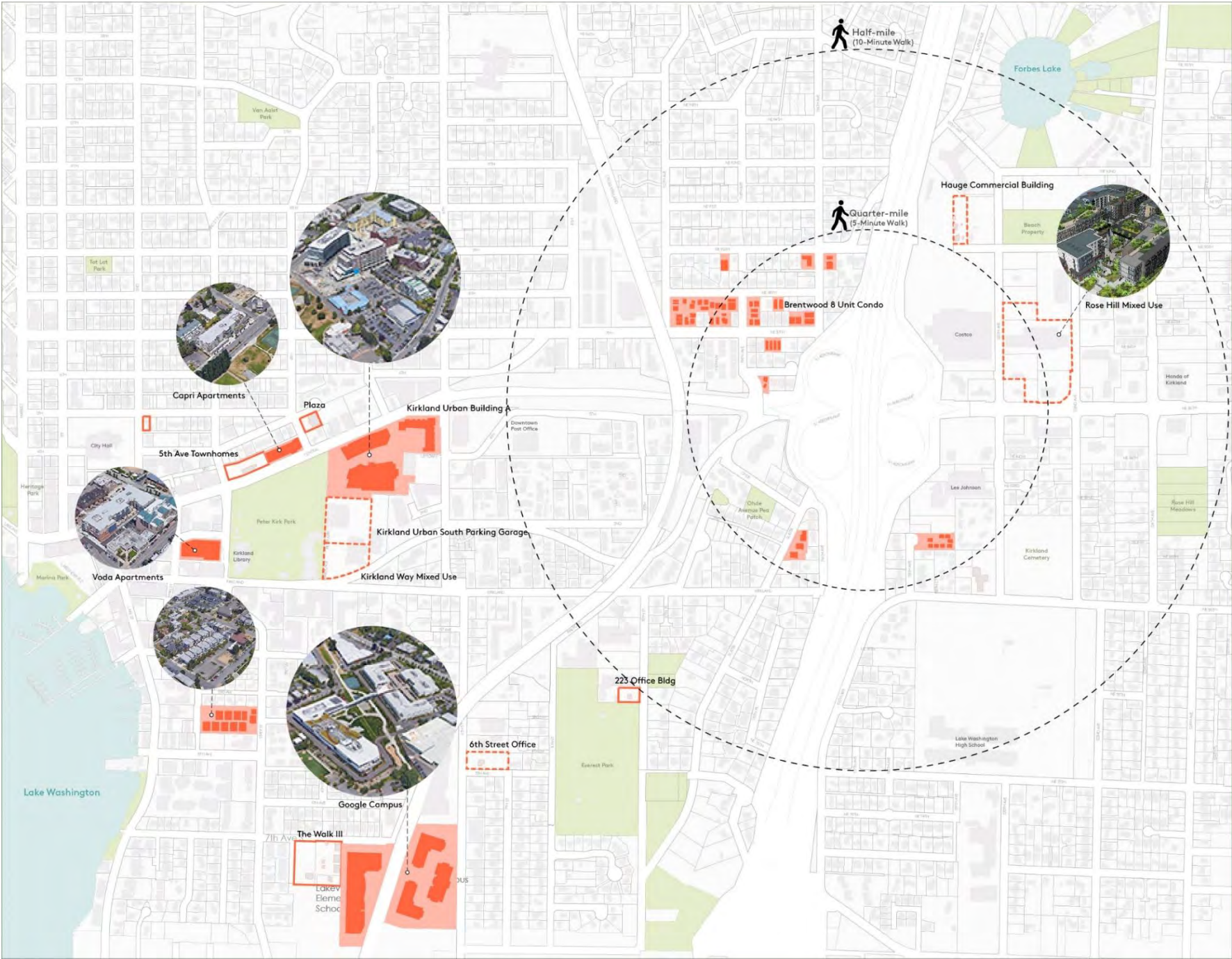
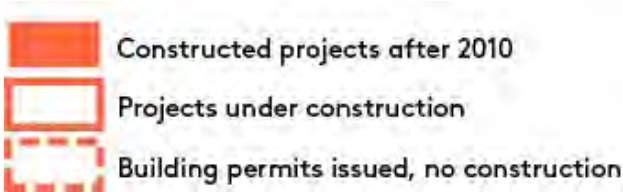


\*net land use as percent of total parcel area, excluding WSDOT ROW



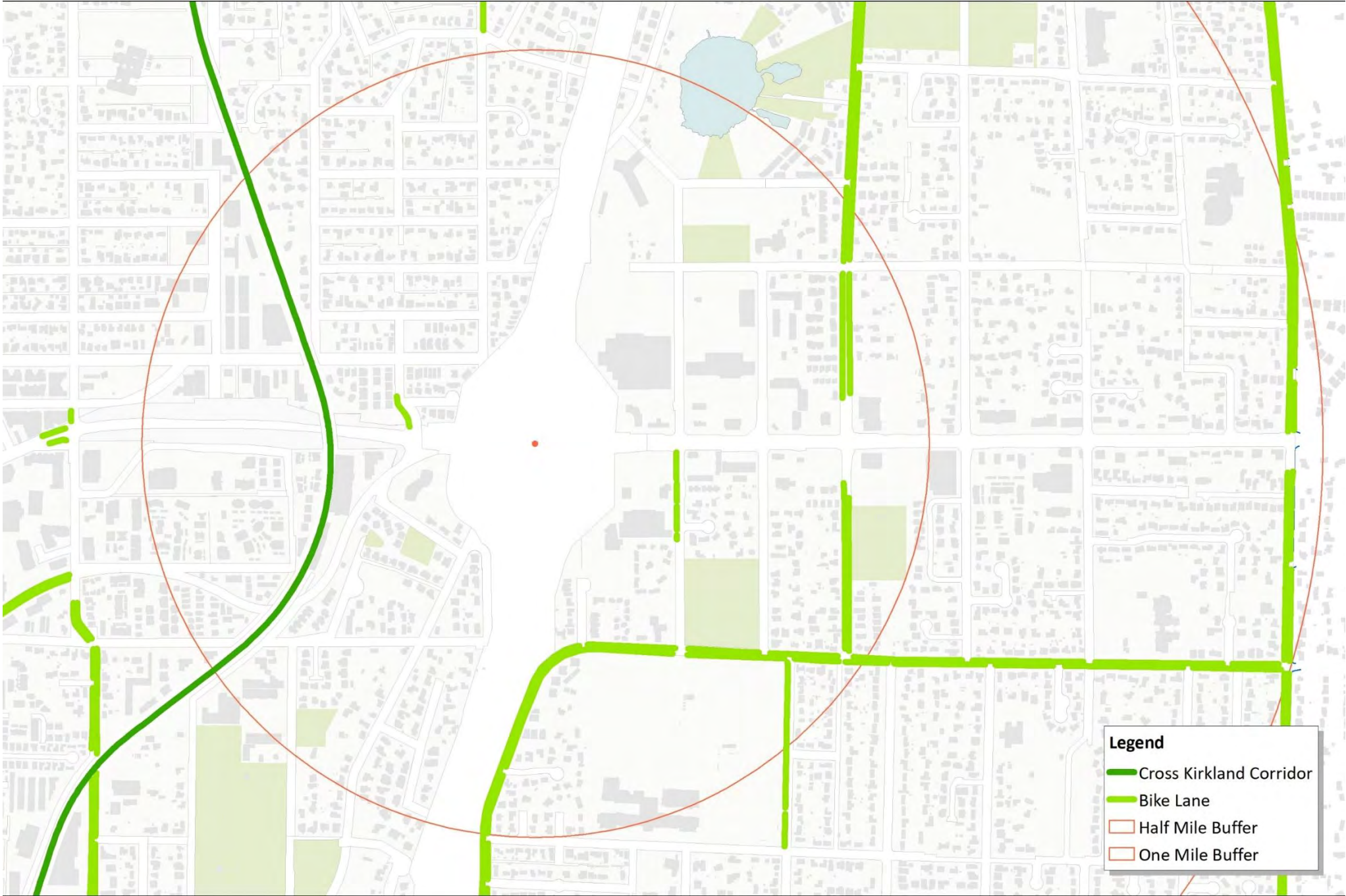


# Recent Development



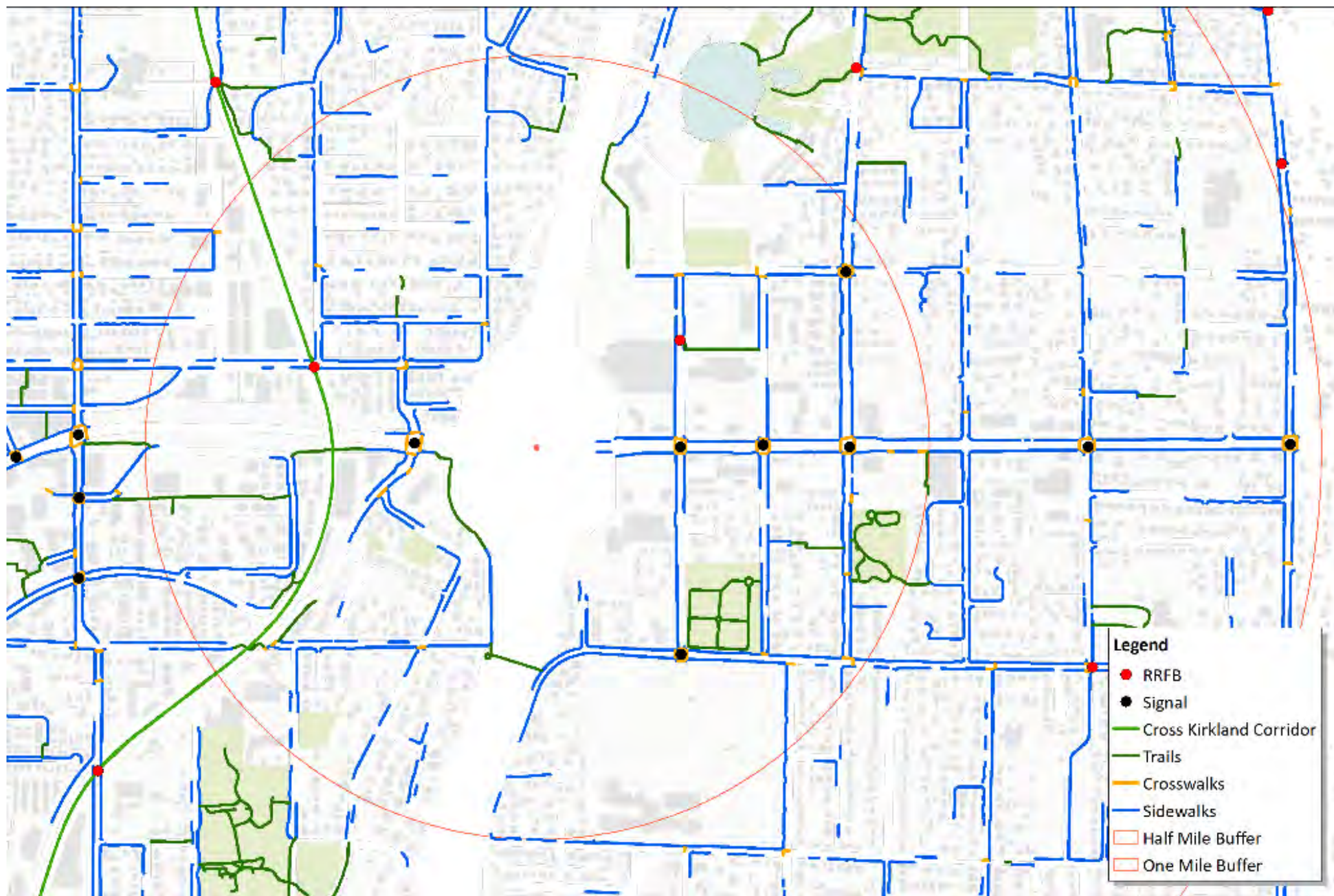


Bike  
Connections



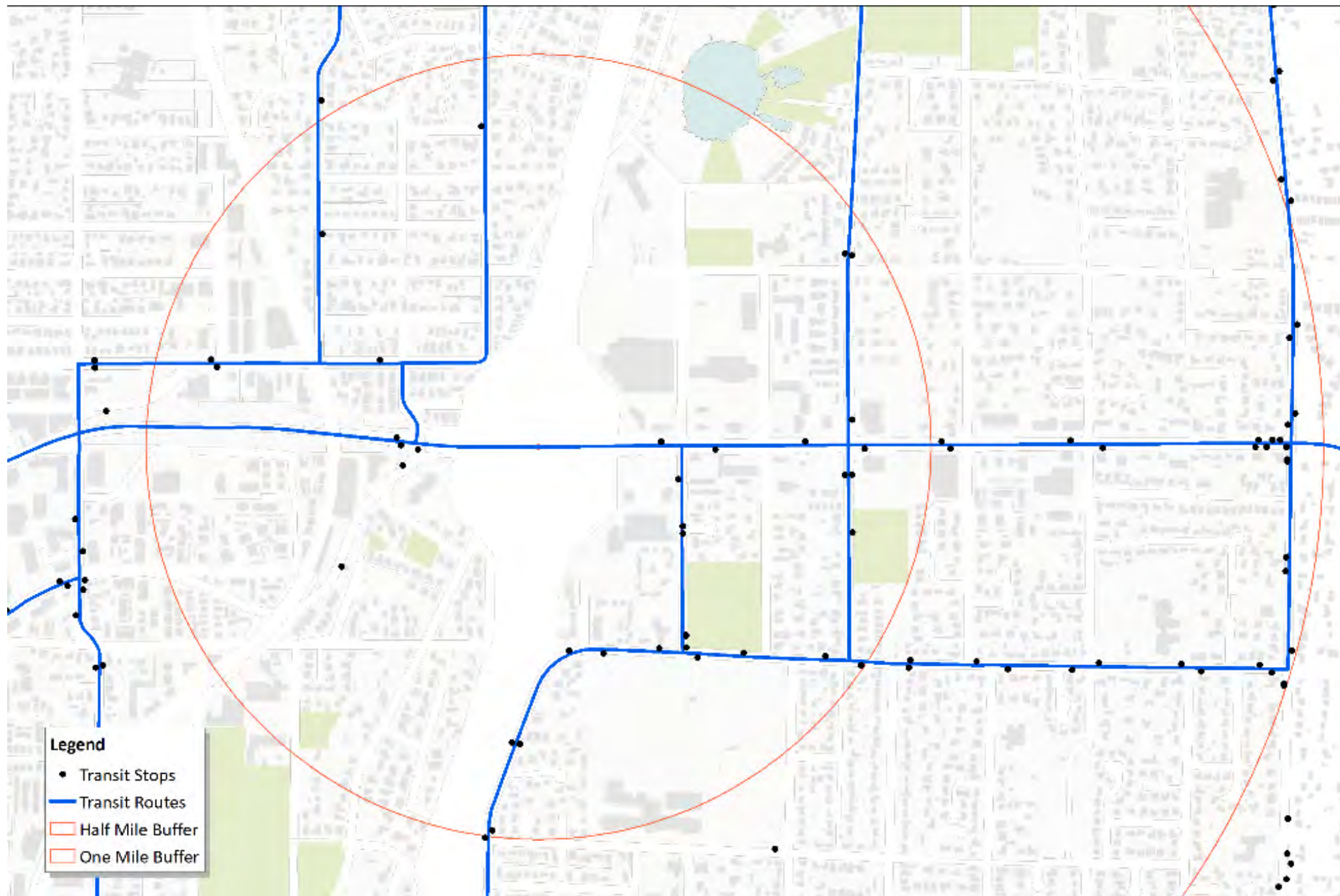


## Pedestrian Connections





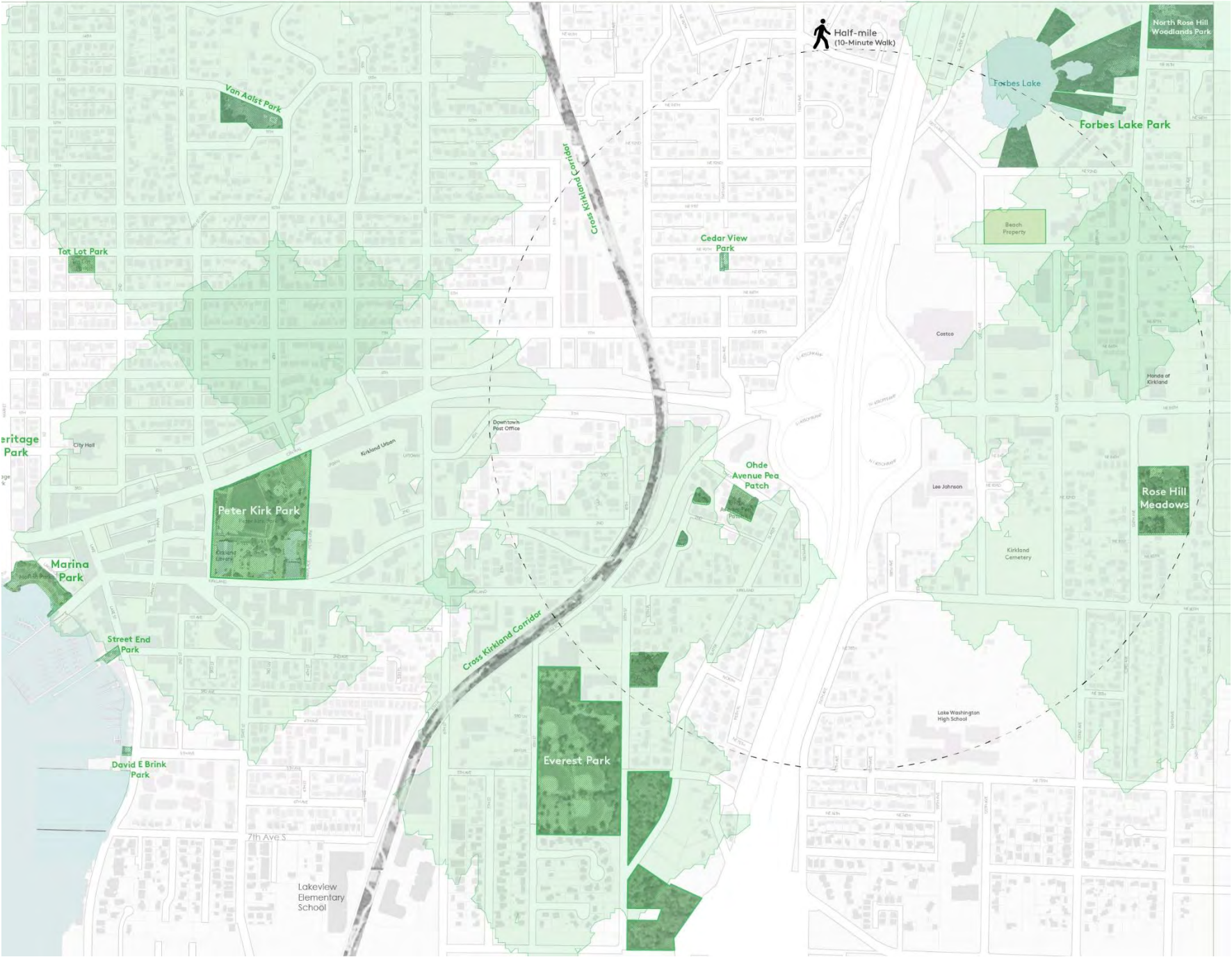
# Transit Connections\*



\*current as of 3/15/2020



# Open Space & Recreation



10 min walk from park



## View Potential



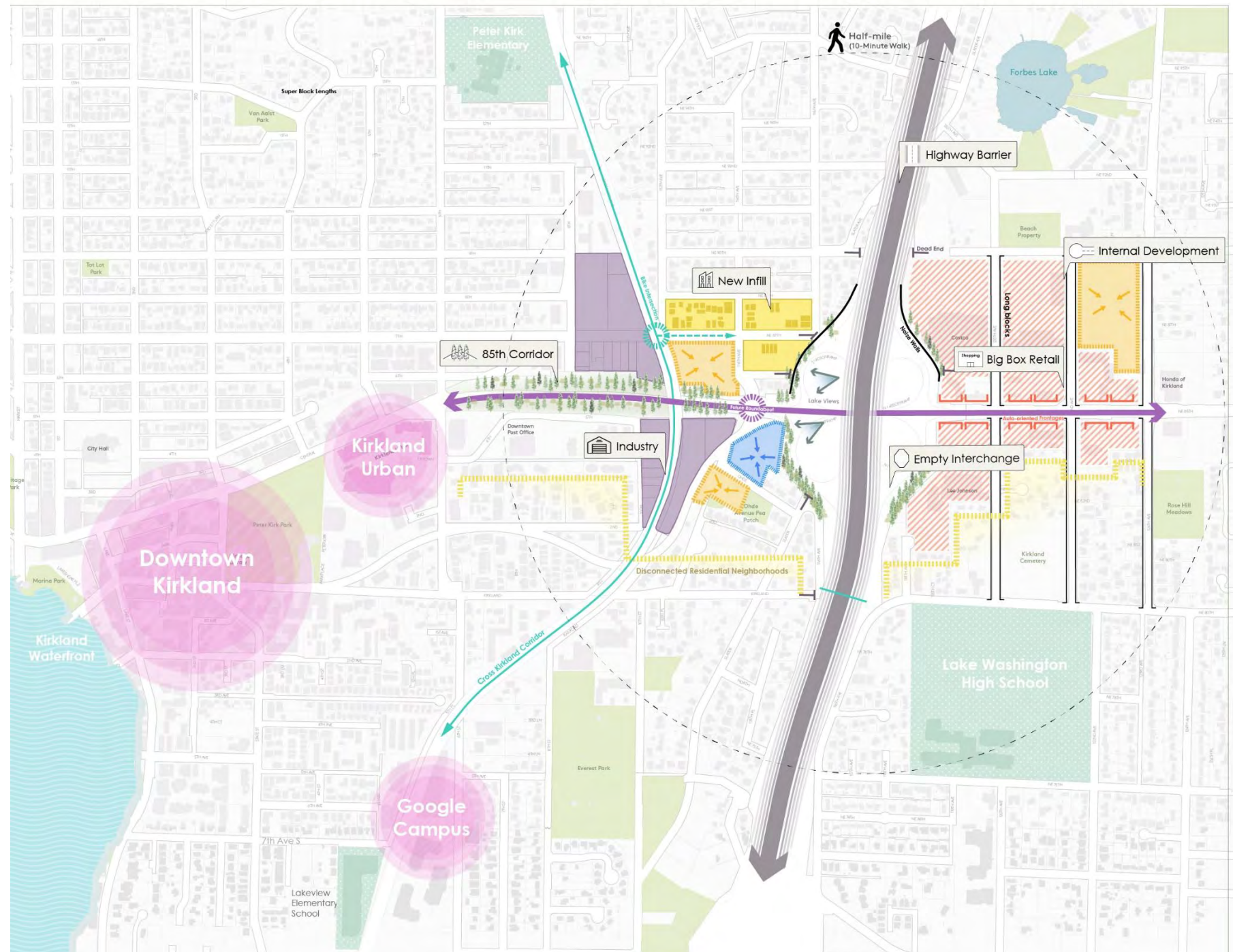


Development  
Near Transit—





## Big Box Retail





# Development Character



Single Family Neighborhood



Light Industrial Transition



Emerging Infill Neighborhood



Office Park



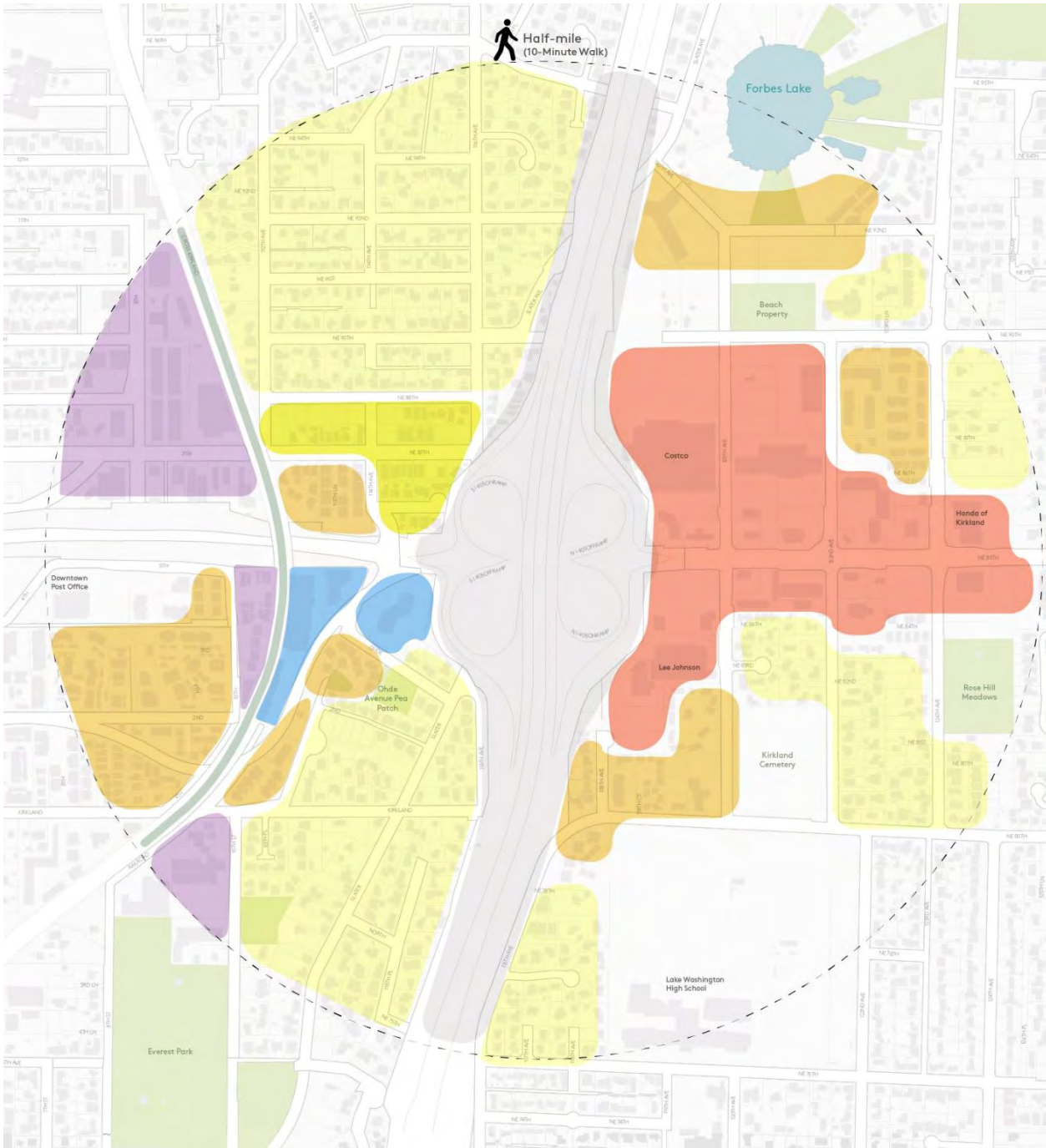
Internally Oriented Multifamily



Strip Commercial & Big Box

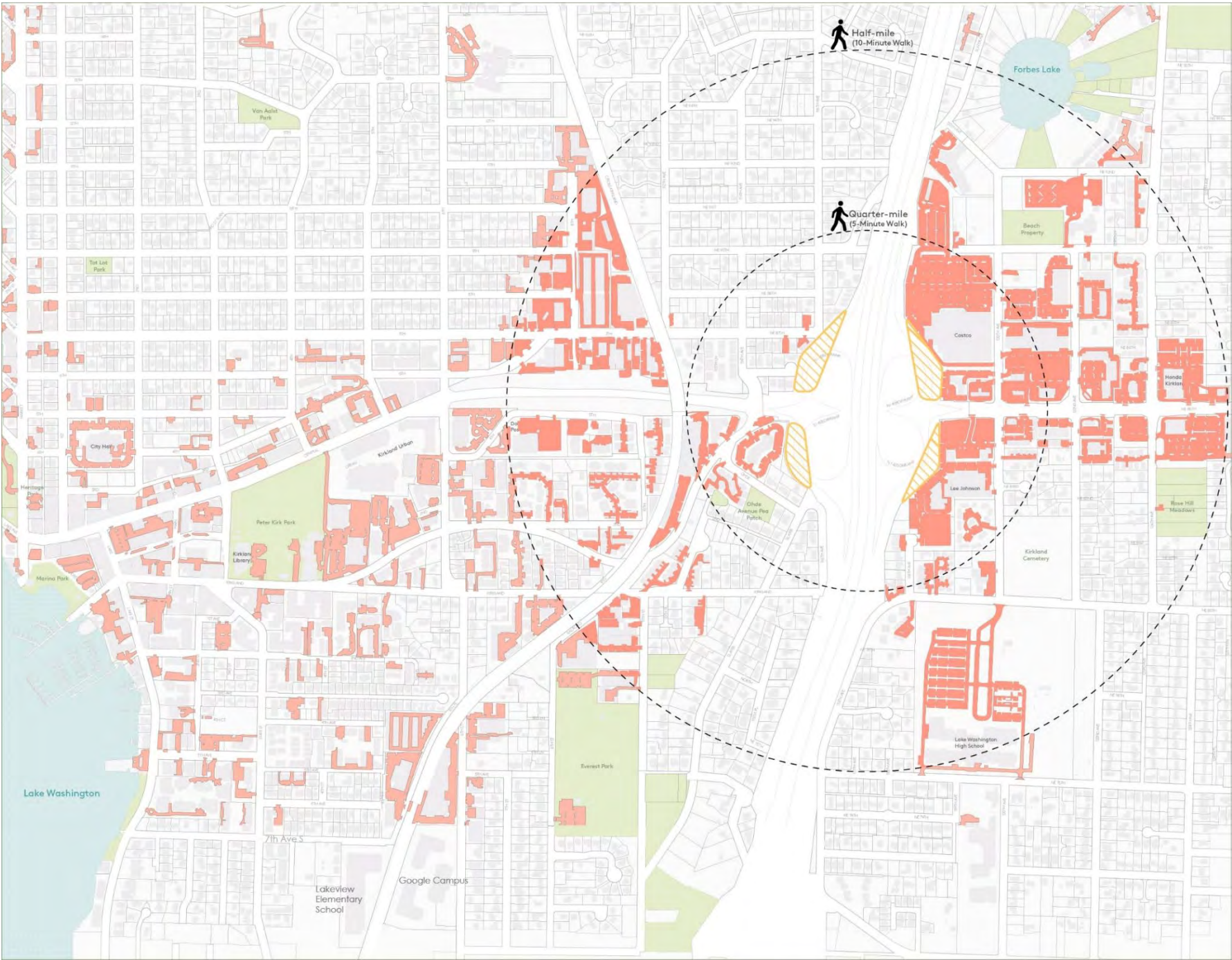
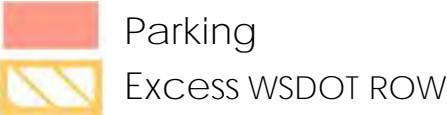
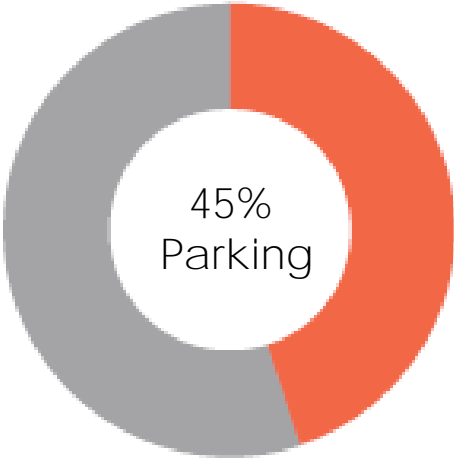


Infrastructural Open Space



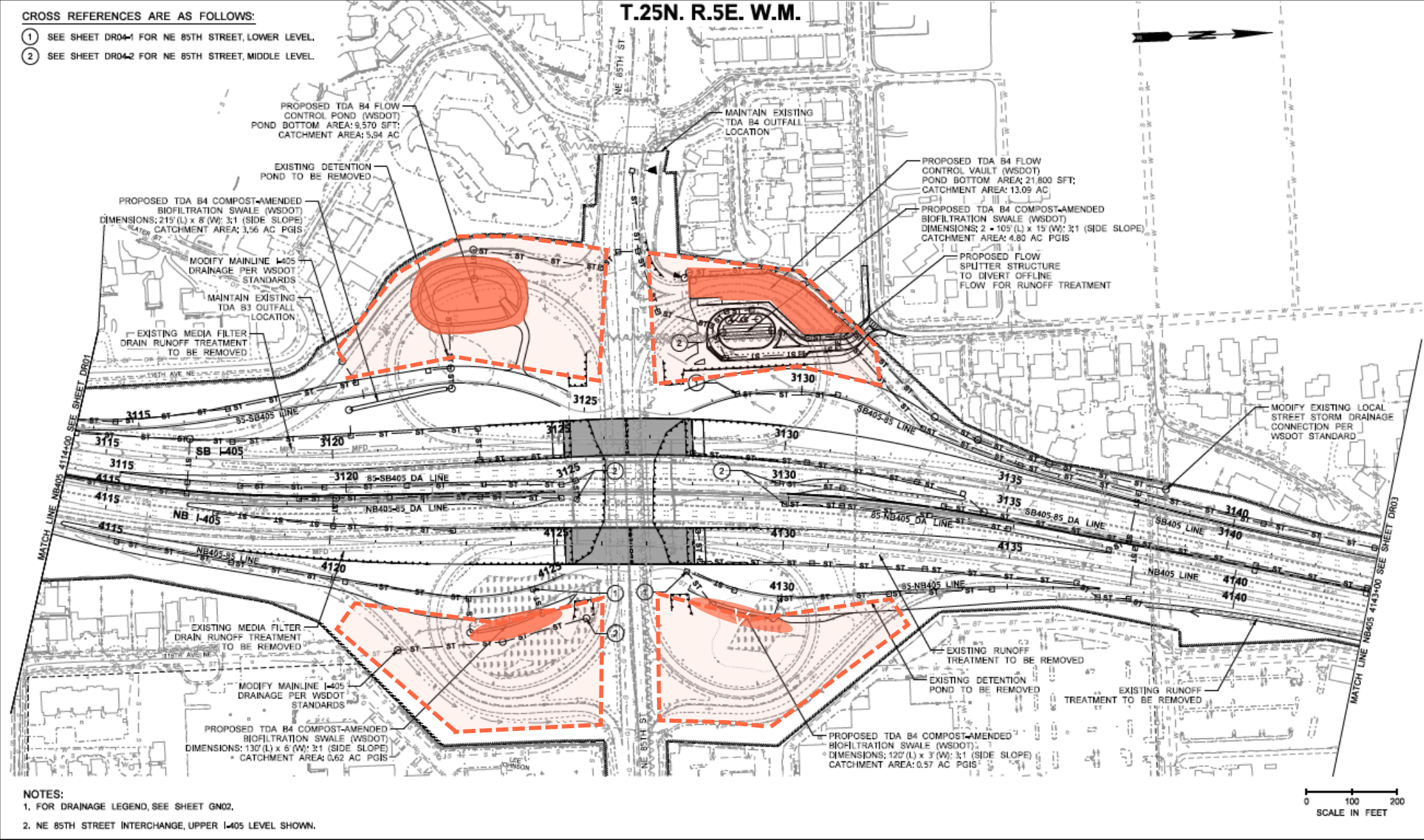


Development Opportunities





# Development Opportunities





## Distributed Stormwater Improvements





## Integrating Stormwater with Open Space Amenities





Connected  
Kirkland—



Last Mile  
Destinations





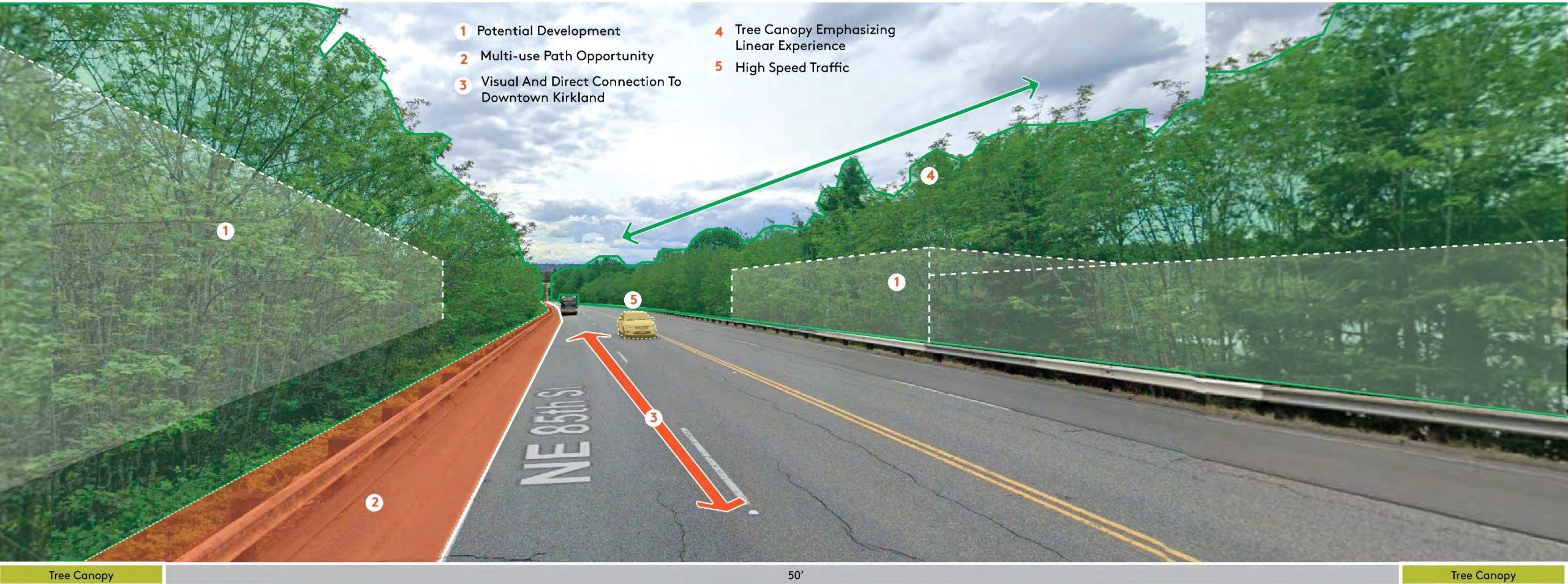
# Public Realm Looking East to Rose Hill

- 1 Potential Development
- 2 Auto-oriented Uses
- 3 Narrow Sidewalk
- 4 Under-utilized Buffer Area Between Traffic And Pedestrians
- 5 Bike Lane Opportunity
- 6 No Sidewalk
- 7 Parking Frontage
- 8 Tree Canopy Emphasizing Linear Experience
- 9 Poor Pedestrian/bike Crossing



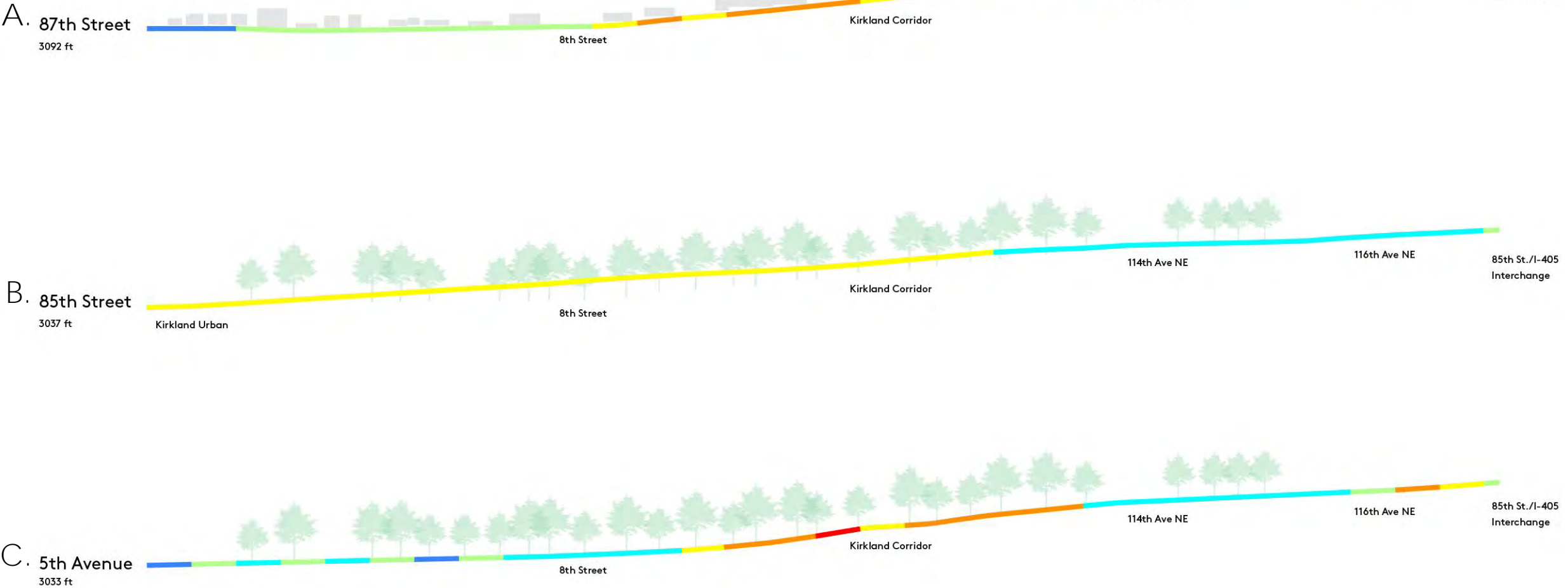


# Public Realm Looking West to Downtown





# Connections from Downtown Kirkland



- Less than 0% (Downhill)
- 0 - 3 % Flat to slightly uphill
- 3 - 6 % Manageable
- 6 - 9 % Uncomfortable
- 9 - 15 % Challenging
- 15 - 35 % Very Challenging



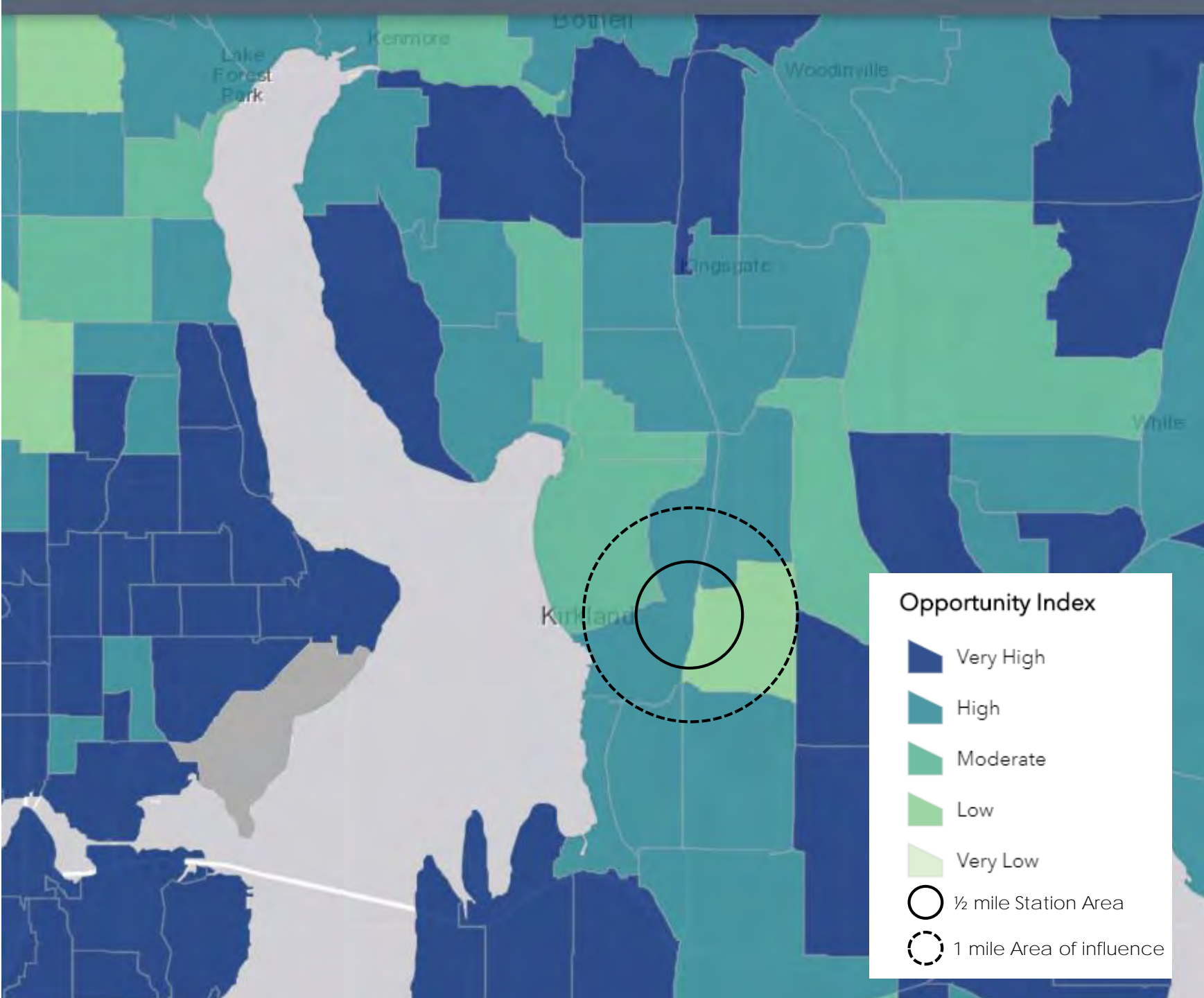


Inclusive  
District—



Inclusive Station Areas—  
Access to Opportunity for ALL

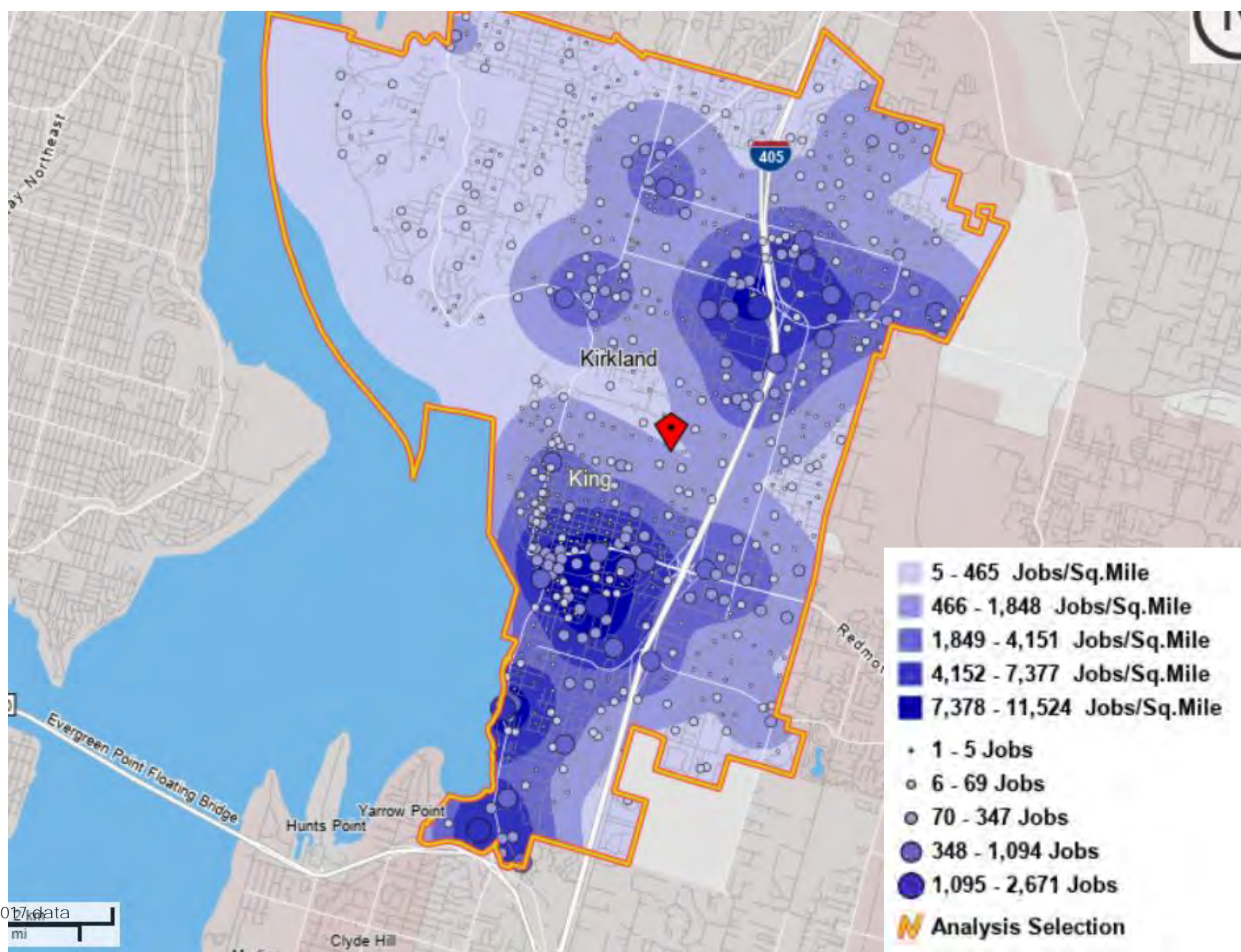
-  Education
-  Economic health
-  Housing and neighborhood quality
-  Mobility and transportation
-  Health and environment





## Job Centers

- 38,484 jobs in Kirkland
- 89% jobs held by individuals living outside Kirkland
- 89% of Kirkland residents work outside the city
- Jobs are concentrated around Moss Hill and Totem Lake

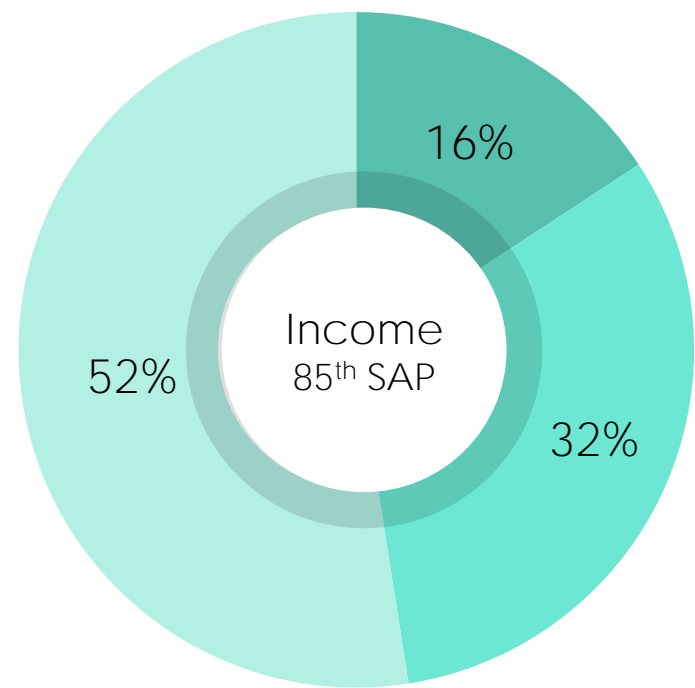


SOURCE—  
Longitudinal Employer-Household Dynamics, 2017 data  
<https://lehd.ces.census.gov/>



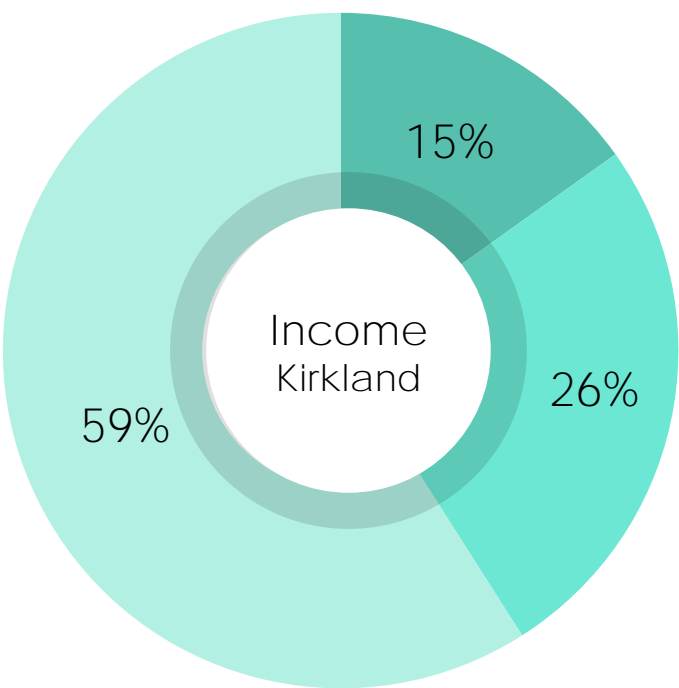
# Employee Demographics

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

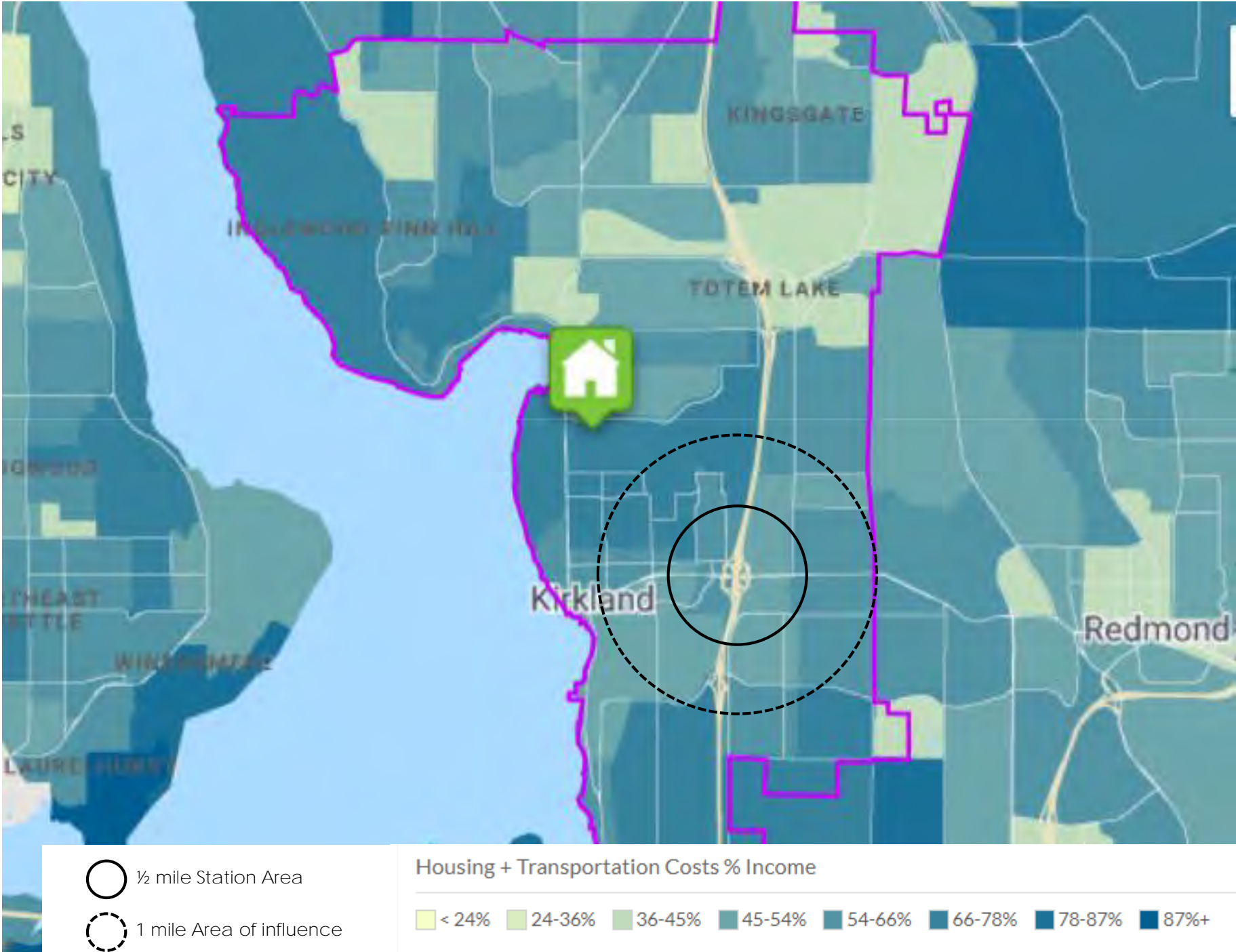
SOURCE—  
Longitudinal Employer-Household Dynamics, 2017  
<https://lehd.ces.census.gov/>



# Living Wage Gap

## Percent of Income Spent on Housing & Transportation

Area	% of HH Income
King County	50%
Kirkland	55%
Station Area	57%



SOURCE—  
H+T Index  
<https://htaindex.cnt.org/map/>  
- Uses 2015 American Community Survey (ACS) for Housing Costs  
- Transportation Costs developed by CNT using 2014 Longitudinal Employer-Household Dynamics data



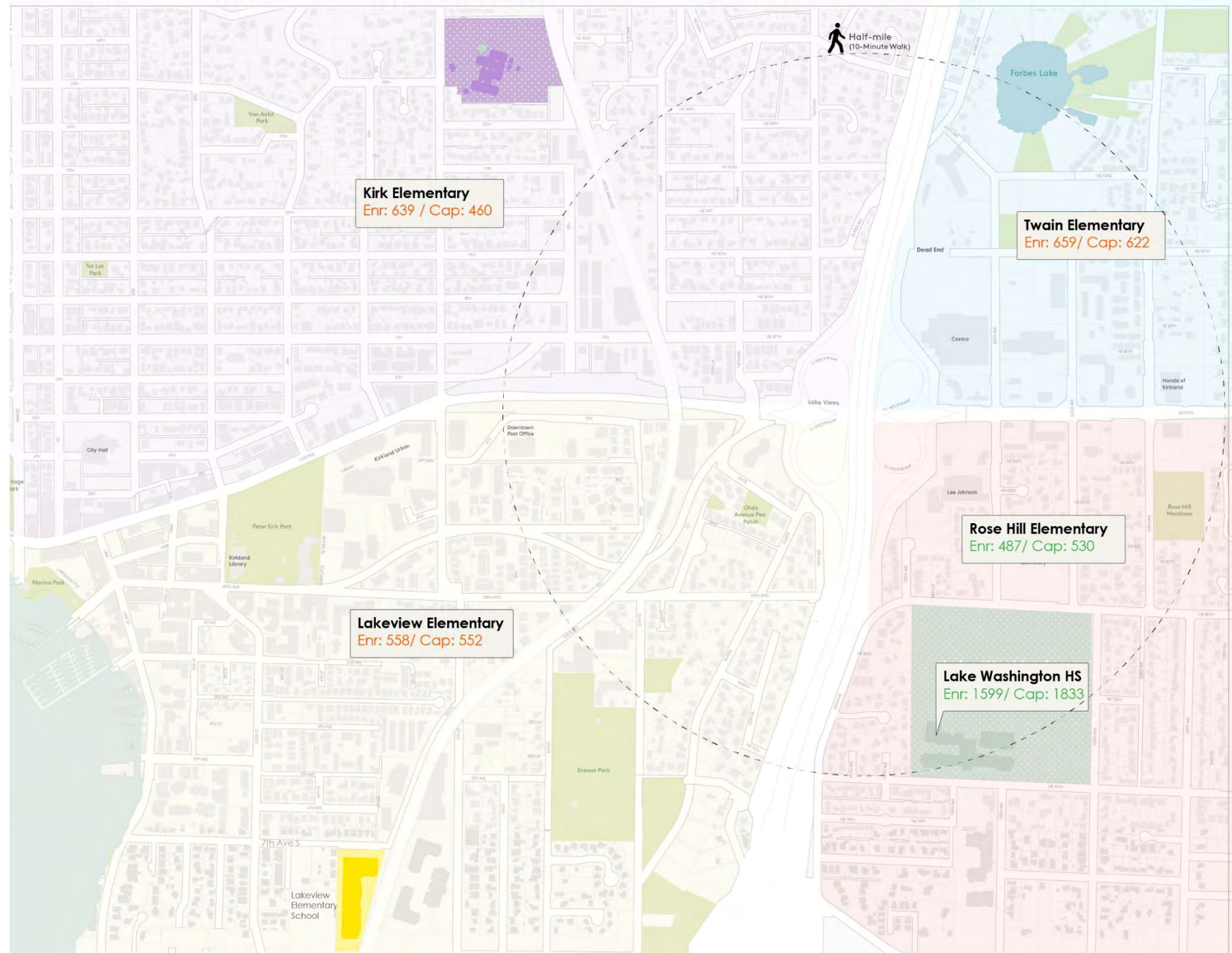
# Incorporating Education & Civic Needs

- Student to teacher ratio
  - Rose Hill ES: 14:1
  - Peter Kirk ES: 20:1
  - Lake Washington HS: 21:1
- Early Education
  - None inside study area

2017-2018 Student to teacher ratio

2019 Enrollment: <https://www.lwsd.org/about-us/enrollment-report>

2019 Capacity: <https://resources.finalsite.net/images/v1570124261/lwsdorg/apu1xkoz2yms4pn2lvjf/LWSDBoardAdopted2019-2024CFP.pdf>  
[lwsdorg/apu1xkoz2yms4pn2lvjf/ LWSDBoardAdopted2019-2024CFP.pdf](https://resources.finalsite.net/images/v1570124261/lwsdorg/apu1xkoz2yms4pn2lvjf/LWSDBoardAdopted2019-2024CFP.pdf)





## Inclusive Transit Oriented Development Precedents



Fruitvale Village – Oakland CA



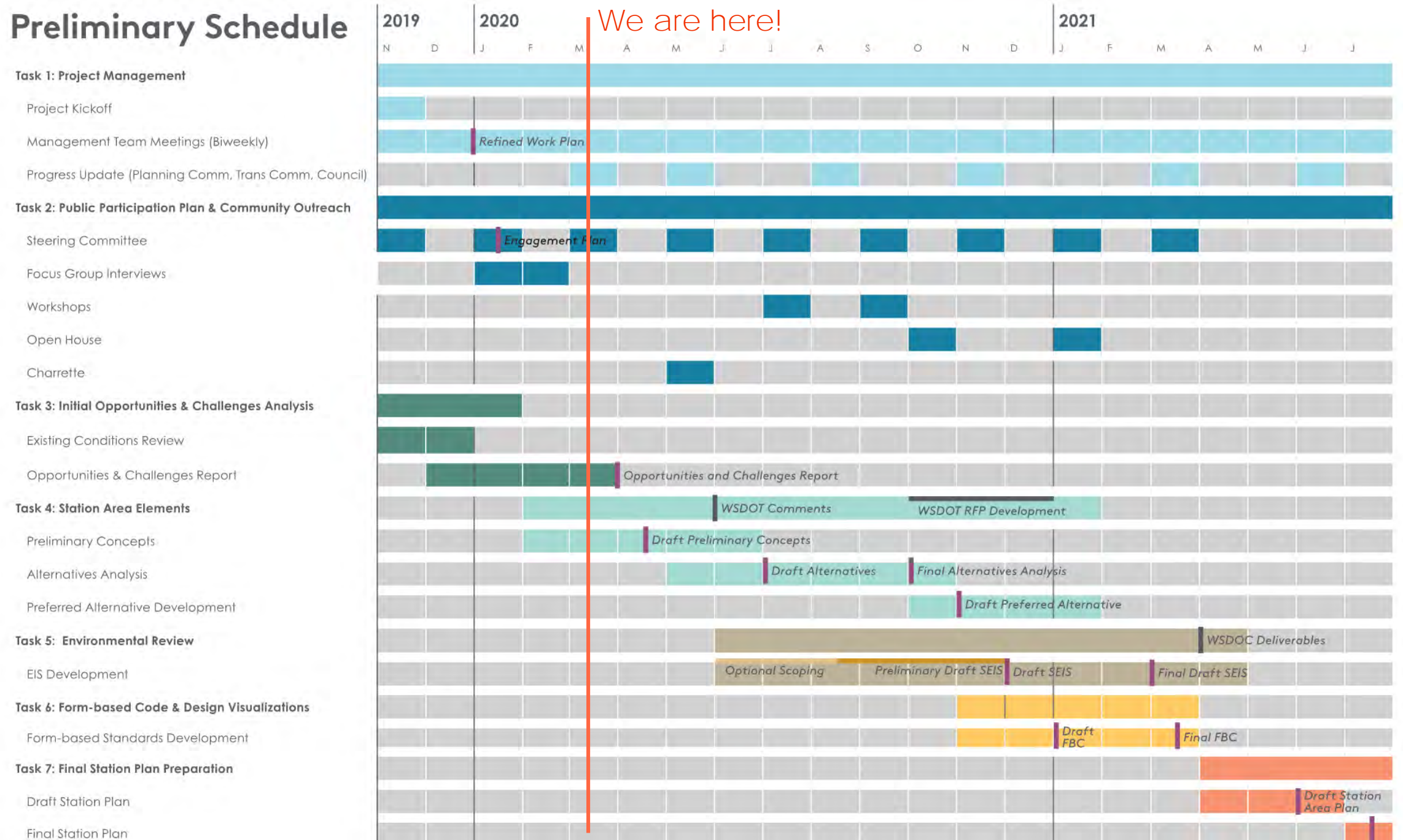
Othello Square – Seattle WA



Fruitvale Village – Oakland CA



# Preliminary Schedule





# Discussion / Q&A—

Key issues to explore in alternatives development?

Study potential for Kingsgate TOD model with WSDOT?

Inclusion & equity approach?