

RESOLUTION R-4856

**A RESOLUTION OF THE CITY OF KIRKLAND RELATING TO THE
ADOPTION OF A PRELIMINARY ACTION PLAN FOR THE TOTEM
LAKE BUSINESS DISTRICT**

WHEREAS, the City sponsored a Totem Lake Symposium on September 16, 2010 to receive input from developers, financiers, commercial brokers, architects, Totem Lake property owners, tenants and neighborhood representatives to solicit their input on what should be done to revitalize Totem Lake; and

WHEREAS, among the suggestions expressed by Symposium attendees were to evaluate zoning and permitting changes, seek infrastructure funding from external sources, enhance and add amenities to create a sense of place, and improve connectivity for vehicles and pedestrians; and

WHEREAS, the City Council received an update on October 5, 2010, that included a recital of findings from the symposium, a draft action plan and next steps; and

WHEREAS, City staff has since incorporated Council suggestions and staff recommendations into a Preliminary Action Plan for the Totem Lake Business District; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Kirkland as follows:

Section 1. The City Council hereby adopts a Preliminary Action Plan for the Totem Lake Business District, attached as Exhibit A, based on the findings from the Totem Lake Symposium and authorizes City staff to proceed with its implementation.

Section 2. The City Council will incorporate projects in the 2011-2016 Capital Improvements Plan (CIP) that create opportunities in the Totem Lake Business District to solve storm water problems, improve transportation flow and provide public amenities. One such project shall be the potential acquisition of the portion of the Eastside Rail Corridor within the City of Kirkland. The Eastside Rail Corridor may provide storm water and mass transit solutions, as well as a potential regional recreational trail to the Totem Lake Business District.

Section 3. City staff shall complete the review of all suggestions received at the Totem Lake Symposium, categorize them into immediate, short, medium and long term actions, and establish points of accountability for each suggestion by December 31, 2010.

Section 4. The City Manager shall request that all pertinent City departments revise their 2011 work plans to reflect a focus on the revitalization of Totem Lake and report on work plan revisions to the City Council in March of 2011. The Preliminary Action Plan and Symposium suggestions shall be the initial basis for revised work plans.

Section 5. City staff shall establish a quarterly newsletter to all interested parties and the public detailing efforts related to revitalizing Totem Lake. The initial newsletter shall be distributed by December 15, 2010.

PASSED by majority vote of the Kirkland City Council in open meeting this 7th day of December, 2010.

SIGNED IN AUTHENTICATION thereof this 7th day of December, 2010.



Mayor

Attest:



City Clerk

Approved as to Form:

City Attorney

Preliminary Totem Lake Action Plan

Symposium Issues	Action (City Response)			Responsibility	Comments
	Immediate	Short Term 2011-12	Mid-Long Term 2013-20		
Planning					
Reconsider zoning. Make more flexible or market-driven. Consider incentive-based, form-based and other zoning models.		Verify specific concerns regarding current zoning (e.g. all usable uses) with developers.		Planning Department	
		Evaluate potential code amendments that don't require comprehensive plan amendments.			
		Identify prospective development sites, analyze current incentives, and explore additional ones.			
		Identify plan amendments.			
Create shared parking option	Available. Need to promote through quarterly reports and other vehicles.	Consider more flexible Comp Plan Amendment process.		Planning Department; City Manager's Office	
		Consider special call for amendments to TL Plan.			
Open space (Totem Lake Mall)	Already incorporated in mall plan. Need to inform.			Planning Department; City Manager's Office	
Diversify Uses (TLM)	Most uses allowed. Need to inform.			Planning Department; City Manager's Office	

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Symposium Issues	Action (City Response)			Responsibility	Comments
	Immediate	Short Term 2011-12	Mid-Long Term 2013-20		
Sense of Place					
Prepare walking plan for TL Neighborhood.	Accomplished –Promote through Feet First Map and/or other resources.			City Manager's Office	
Provide amenities such as parks.		Inventory existing park sites and suggest additions if appropriate. Reprioritize CIP Real Estate Excise Tax and Surface Water Management funding.		Public Works Department; Parks Department; Economic Development Program; Planning Department; Parking Advisory Board	
Promote Totem Lake as viable neighborhood and business address.	Track business openings in Totem Lake. In progress, first of four quarterly updates of Totem Lake activity. Create blog/website content about new businesses and projects in Totem Lake and distribute to media.	Rebrand Kirkland as "open for business" in Promotional materials. Prepare marketing materials for Totem Lake opportunities and distribute through developer networks, trade organizations, broker networks, etc. Promote neighborhood awareness of Totem Lake Initiatives.		Economic Development Program; Economic Development Committee; Development Services Team; City Manager's Office Duncan Milloy, Business Retention Consultant	
Dog Park	In progress. Report out.			City Manager's Office	
Public Safety Building	In progress. Report out.			Public Works Department; City Manager's Office	

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Transportation					
Increase roadway capacity (e.g. reinstate grid, frontage roads, connections over I-405) and provide multi modal options (e.g. BNSF RR).	Create line item in CIP for RR acquisition. Implement the Totem Lake GTEC Plan to reduce drive-alone trips and encourage multi modal transportation through the Totem Lake Green Trip Program, an incentive program for employees, residents and employers. Already captured in Totem Lake Mall Project.	Identify system gaps with transportation staff and Transportation Commission. Evaluate potential for reprioritizing Capital Improvement Program. Identify and pursue new funding sources for transportation.		Public Works Department	
Provide additional access and egress to I-405.		Advocate for moving I-405 access projects forward		Public Works Department; Grant Committee; Legislative Committee	
Reconfigure 120th.	Already captured in Totem Lake Mall project.	Evaluate building ahead of mall development.		Public Works Department; Planning Department	
Take actions to reduce confusion such as renaming streets.		Evaluate, review with Transportation Commission and report out.		Public Works Department; Planning Department	Outreach to Neighborhood
Drainage/Flood Relief					
Reduce frequency and severity of flooding of roads and property adjacent to Totem Lake.		Pursue King County Flood Control Zone District funding and reprioritize CIP to develop and construct a solution.		Public Works Department	

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Economic Development/ Customer Service Be more aggressive in regard to economic development. Compete with other cities. Adopt a more proactive stance to permitting of projects.		Review program comparison with other cities. Suggest enhancements, new strategies. Consider retaining marketing consultant to assist with messages and communications.		Economic Development Program; Economic Development Committee; Development Services Team; City Manager's Office	
		Prepare marketing materials for Totem Lake opportunities and distribute through developer networks, trade organizations, broker networks, etc.			
Permitting Provide faster, easier permitting (e.g. "Red carpet service").		Evaluate options for simplifying permits and improving service. Identify and evaluate options with developer focus group. Create an overlay in Totem Lake to pilot new faster easier permitting process (e.g. consider giving Totem Lake projects review priority over other projects.)		Development Services Team Development Services Team	

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Incentives					
Offer incentives to catalyze development.		Evaluate actions that have been proposed (purchase of land; building of common parking garage; added density; enterprise zone). Seek input on most useful incentives from developer focus group.		Economic Development Program Planning Department	
Reduce taxes and upfront fees.	Add desirable incentives (e.g. TIF) to Legislative agenda.	Evaluate.		Legislative Committee	
Provide tax exemptions.		Completed for housing. Report out.		Planning Department, City Manager's Office	
Make development more affordable by relieving developers of costs (especially up-front costs).		Consider planned action EIS to relieve individual projects of SEPA requirement. Explore changes to critical area requirements. Explore extension of Single Family pilot procedures to commercial projects allowing payment of impact fees at escrow or certificate of occupancy.		Development Services Team; Planning Department Development Services Team; Economic Development Committee	

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Symposium Issues	Action (City Response)			Responsibility	Comments
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Incentives, <i>continued</i>					
Reduce costs of surface water portion of development requirements.		Explore reducing impact fees if multi-modal efforts are demonstrated. Provide input to Ecology and/or legislature regarding NPDES Municipal Storm water Permit requirements. Develop regional-scale plan for surface water management including potential fee-in-lieu or mitigation banking for surface water impact mitigation.		Public Works Department Public Works Department	