

Moss Bay Neighborhood Association Meeting Minutes March 21, 2005

Heritage Hall

Meeting called to order 7:00 pm

City of Kirkland Surface Water Master Plan Update

Scott Gonsar, City of Kirkland, Surface Water Utility Engineer, presented the following information about the City of Kirkland Surface Water Master Plan.

- Public meeting to learn about the City's Surface Water Utility is scheduled April 18, 2005 7-8 pm at Heritage Hall, 203 Market Street
- The Utility is responsible for the City's storm drainage system including both constructed facilities (pipes) and natural features (streams and lakes)
- The public meeting is an opportunity to learn about the Utility, to ask questions and to make sure that your surface water priorities are addressed in the Master Plan update.

Moss Bay Neighborhood is one of the most developed neighborhoods in Kirkland with 43% impervious surface.

For more information contact City of Kirkland, Department of Public Works at 425-587-3800

Kirkland Sidewalk Bond Exploratory Committee

Norm Storm, City of Kirkland Transportation Commission and chair of the Sidewalk Bond Exploratory Committee

Ray Steiger, City of Kirkland, Interim Director of Public Works and Capital Improvements Manager

The City is trying to gauge whether or not citizens are interested in moving forward on a \$15 million Sidewalk Bond that would be put for a vote in February 2006. The estimated tax cost is \$53/year for a \$400,000 home over 20 years.

- The City has recently discontinued its practice of issuing concomitant agreements for funding sidewalks and is now looking for other ways to fund sidewalk projects in the City.
- There are 25 members on the Sidewalk Bond Exploratory Committee including businesses, residents, the Chamber of Commerce, the Lake Washington School District and neighborhood association members.
- The committee is charged with the task of discovering the desirability of the citizens in Kirkland for a bond issue to fund sidewalks improvement projects.
- Due to recent revenue shortfalls caused by ballot initiatives, funding for capacity improvements for sidewalks has fallen to \$55,000/year, which is the equivalent of approximately 1-½ City blocks.
- Why a bond? Past surveys indicate an interest and there is a lack of other types of funding.

Potential sidewalk projects in Moss Bay:

6th St S between the Old Court House @ 5th Pl S and Kirkland Way

Please contact Ray Steiger or Daren Grilley, City of Kirkland Department of Public Works at 425-587-3800.

Special Guest: Kirkland City Manager, Dave Ramsay

Dave Ramsay took us for "a walk around town"

Chaffey Building Project

Allowable heights for this project depend on the first floor use. If the first floor is "superior retail" than 5 stories (or 55') is allowed otherwise only 4 stories (or 45') is permitted. There are a lot of questions about what constitutes superior retail. In all cases setbacks are required.

Two options are currently before the Design Review Board. The Board has questions about both and will be discussing them at their April 21 meeting.

If you have concerns about the Chaffey Building Project you are encouraged to attend meetings and write letters to the Design Review Board, City Hall, 123 Fifth Ave.

Big White Ship

A new breakwater is scheduled to begin construction on April 1, which would eliminate the need for the Big White Ship that is docked at the marina near Anthony's Homeport at the end of 2nd Ave S. The Big White Ship will be removed before Oct '05.

Downtown parking

The City is adding 65 extra parking spaces to downtown Kirkland. Reconfiguration of the parking lot at Marina Park is expected to add approximately 25 additional parking spaces and 40 on-street parking spaces will be added on Central Way.

The City is also evaluating options for some type of parking structure.

Kirkland Hardware site (near QFC) on Kirkland Way

Microsoft has signed a long-term lease for the old Kirkland Hardware store. The building will be rehabbed and the parking lot reserved for employees.

For more information see article in King County Journal 3-23-05:
<http://www.kingcountyjournal.com/sited/story/html/202043>

Lake and Central Lessons Learned

1. There's a big difference between a "plan" and a "project". The City needs to get a project out to the public sooner.
2. The City needs to get aggressive in getting information out. Information must be made available to counteract misinformation.
3. When it comes to public property the City should hire its own architect and work on the project with the community and then put it out to bid.

Ivy Infestation

A \$400,000 donation was made to the Cascade Land Conservancy that must be matched with in kind funds or volunteer hours for removal of invasive ivy on trees in the City. A workshop on how to remove ivy will be held March 29 at City Hall.

Totem Lake Mall

- New property owners are proposing a mixed use – office, housing development.
- The City is hoping the new owners will improve the existing retail.
- More than 30% sales tax revenue for the City comes from Totem Lake.

Evergreen Hospital

A major addition is in the works, which includes a 10-story bed tower and a state of the art emergency room and a transit center.

Innovative Housing

Check out the cottage housing development in North Rose Hill by Mark Twain at 128th Ave NE.

Juanita Village

Completion of the west side of the Juanita Village development is underway. There is no grocery store at this time.

Annexation of Finn Hill, Juanita and Kingsgate

35,000 residents from Finn Hill, Juanita and Kingsgate would be added with annexation which would nearly double the size of Kirkland

\$3 million gap: The cost to support these neighborhoods with police, fire and other City services is approximately \$3 million more than the potential tax revenue than they bring in.

The City is looking for legislation to close the gap.

Parks

Juanita Beach master plan is in progress. Check out the City's website for more information:

http://www.ci.kirkland.wa.us/depart/parks/juanitabeach_masterplan.htm

Waverly Park is in the 1st stage with construction expected to begin this summer on improvements such as irrigation and landscaping and eventually an historic garden.

Save the Animals

\$200,000 is needed to keep 3 Animal Statues in Kirkland – the rabbits, the deer and the bears

Contributions collected so far amount to \$140,000 which is enough to save 2 of them

Deadline for contributions is June/July 2005

Contact the City of Kirkland for details

Budget

- We are officially out of recession with revenues back to 2000 levels
- Sales tax revenue is up 6-7%
- However costs are growing particularly with staffing needs in the fire and police departments
- There is no specific tax strategy to meet the shortfalls at this time

Vacant City Council Seat

Nona Ganz was appointed to fill Tom Dillon's seat on the Council

Items from the audience

Do we have plans for new retail?

We have hopes particularly at Totem Lake Mall. There is intense competition for quality retail establishments in the surrounding area. The high-end retailers have what's called a "radius clause" which prohibits the same type of store from opening another shop within 10 or 15 miles. Unfortunately Bellevue Square is within the boundaries of most radius clauses and prevents Kirkland from having similar stores high-end retail.

What's happening with regard to a traffic light at Lake and Market?

Nothing at this time but a light has been proposed.

What is the compulsion to annex our neighbors to the north?

Public policy.

The Kirkland Hotel Project presented by Don Holt

Don Holt, part owner of the old wine shop on the corner of 3rd St and Kirkland Way presented his plans for a hotel on the site.

Don also owns Kirkland Square (Blockbuster Video and Subway site) and he has worked in Kirkland since 1991. When he was trying to decide what to do with the property on 3rd and Kirkland he asked Kirkland residents what is missing downtown? The answer is a hotel.

Don says he has building permits in hand but has had a few struggles securing financing and now is awaiting an appraisal which should be ready in a few weeks.

The hotel is expected to be less expensive than the Woodmark and will include a parking structure, which he hopes to make available to the public for a minimal fee of about \$1/hour.

The parking garage will have valet parking and access will be from the alley.

Features of the hotel:

- 91 rooms including 7 suites
- Restaurant-3,000 sq feet, open 24 hours
- Spa
- Parking Garage – 120 spaces (more than required)
- Meeting room – accommodates 120 people
- Bill Thurston of the Bellevue Club will operate the hotel

Moss Bay Neighborhood Project Status Reports

Old Safeway site: retail/condominium project reduced from 4 stories to 3 and from 160 to 120 units. Construction has begun.

75 Kirkland Way site – mixed use /condo: All of the units have been presold.

Pace site – 7th Ave S – 2 blocks east of State St

- Environmental cleanup is in the works
- Some ground water contamination was found
- Camwest's purchase agreement is contingent upon clean ground water tests for 4 consecutive quarters so it will be at least one year before the sale of the property is complete
- Camwest intends to build 60 homes on the site

Green Funeral Home site

- The property is for sale by the property owners who reside in Texas
- The property is not protected as a historical site
- Green Funeral Home is not currently in operation

Neighborhood Connection - \$25,000 grant for Moss Bay

Kari Page, City of Kirkland Neighborhood Services Coordinator

Kari presented a slide show which included the projects Moss Bay voted on three years ago – steps in David Brink Park that connect the Lake St sidewalk on the north end to the sidewalk below along the waterfront and flower pots that decorate downtown.

Send in your ideas for projects:

- By mail at Neighborhood Services, City Hall, 123 Fifth Ave, Kirkland WA 98033
- By phone at 425-587-3011
- By email at kpage@ci.kirkland.wa.us
- *Project ideas are due by April 15, 2005*
- See the list of projects at our next Neighborhood Association meeting on May 16, 2005

Review/Approve Revision to Bylaws

Revision of the Bylaws were accepted with no objections

Next Meeting

May 16, 2005 (Third Monday of odd months)

Heritage Hall 7-9 pm

Submit topics for next meeting to the board prior to May 5.

Board meets 1st Thurs odd months