

Minutes, Kirkland Alliance of Neighborhoods
March 9, 2022 Virtual online meeting

Note: Action items are highlighted in yellow.

Neighborhoods attending:

Central Houghton	Larry Toedtli
Everest	Anna Aubrey
Evergreen Hill	Johanna Palmer
Finn Hill	Bill Blanchard (KAN Chair)
Highlands	Mari Bercaw
Juanita Neighborhoods	Leo Gilbert
Lakeview	Mark Still
Market	Ken MacKenzie, Mark Nelson
Moss Bay	Bea Nahon
Norkirk	Jane Ainbinder, Janet Pruitt
North Rose Hill	
South Rose Hill/Bridle Trails	Chris Kagen

City Staff/Elected Officials attending:

- David Wolbrecht, Communications Program Manager
- Lieutenant Phil Goguen, Kirkland Police Department
- Jim Lopez, Deputy City Manager for External Affairs (and Norkirk resident)

Guests:

- Margaret Bull, Houghton
- Connie Winter, Finn Hill
- Mari Bercaw, joined late

7:04pm Introduction

- Chair Bill Blanchard called the meeting to order
- Round-the-horn introductions

7:08pm Public comments

- None

7:09pm Kirkland Police Lieutenant Phil Goguen

- Meet and greet, Q&A
- Just moved into the Investigations Unit
- Meeting this week to discuss body cameras
- Lots of comments, inquiries from the public re: the La Quinta conversion to housing

7:11pm La Quinta conversion to permanent supportive housing

- Jim Lopez, presenting

- Body cameras for police (since Lt. Goguen mentioned it)
 - [March 23 public meeting](#)
 - Jim facilitating the meeting
 - Council decision pending in May
- [King County program](#) for permanent supportive housing
 - Definition: a home for people experiencing chronic homelessness, with wrap-around services
 - 6,000 people on the Eastside experiencing homelessness, with lower life expectancy and many other challenges
 - Eligibility:
 - (1) an unaccompanied homeless individual with a disabling condition who has been continuously homeless for a year or more, OR
 - (2) an unaccompanied individual with a disabling condition who has had at least four episodes of homelessness in the past three years.
- King County is controlling the process
 - 3/1/22: Kirkland City Council approved [Resolution 5522](#), supporting the La Quinta Inn site as a King County Health Through Housing site with conditions
 - City has an initial [terms sheet](#) with the County, including (for example):
 - The right to review the operating procedures of the site
 - Site safety plan (fire, police, etc.)
 - Compliance with sexual offender laws
 - Performance measures to monitor success of the facility
 - The City Council supports the site only for permanent supportive housing (with conditions), not a shelter
- Community engagement
 - We expect this site to be a home, a welcoming place
 - We are entering an extensive community outreach process
 - Expecting early 2023 opening
- Statistics:
 - 6,000 people experiencing homelessness on any given night on the Eastside
 - 40,000 experiencing homelessness and/or unsheltered, total in a year
 - Karina O'Malley (SRH/BT, Helen's Place, LWUMC Safe Parking) submitted at a public meeting the names of people who died in Kirkland while suffering from homelessness
- (Bea) What qualifies as a disabling condition?
 - (Jim) County defines as a long-term disabling condition, don't have further details
 - (David) I believe the County uses the [HUD definition](#), page 7: A disabling condition is defined as “a diagnosable substance abuse disorder, a serious mental illness, developmental disability, or chronic physical illness or disability, including the co-occurrence of two or more of these conditions.” In addition, “a disabling condition limits an

individual's ability to work or perform one or more activities of daily living.”

- (Larry) When will the “vigorous” community engagement begin? The process so far has lacked transparency
 - (Jim) We posted everything we know, everything that's happened, on our [webpage](#). We're ready to get started now. We are in the stages of preparing a broad Town Hall; watch for more to follow soon
- (Anna) Is there going to be some kind of concierge, someone available not only to the residents but to police things?
 - (Jim) Yes, there are 24-hour staff on site. In the Terms we specify that someone has to be there to answer the phone, etc. As for proximity to schools, the County has other facilities near schools, though this site shares a border with one. We will absolutely have a safety plan that includes police, and there will be a Code of Conduct that the facility can enforce.
- (Ken) What are the criteria for residents “graduating” from residency? How does the population turn over?
 - (Jim) The population doesn't have to turn over; people can stay in this facility permanently. To move into transitional housing or affordable housing, we would rely on the requirements of those facilities, such as income levels.
 - (Ken) Does that mean that the demand for residency is infinite? The facility will fill up, and then there's no more capacity.
 - (Jim) The strategy of the program is to provide an endpoint, not a transition. I'm not aware of the program having incentives to move people out. And yes, when the 1,600 units fill up, they're full. If you have a HUD voucher and no program, you could move across the street to Velocity, for example.
 - (David) The program does require that you pay 1/3 of your income, if you have any (Social Security, other benefits, employment, etc.).
 - (Ken) Clarifying that the inability of the city to disallow camping on public property if there are not enough shelter beds is a 9th Circuit ruling, not Supreme Court.
- (Leo) At some point, does this kind of program become a federal issue? We (liberal west-coast cities) can't just take the nation's homeless.
 - (Jim) This is really a WA State initiative, rooted in HUD. This specific program is funded by sales tax, County working with each local jurisdiction.
 - (Chris) Some people think that facilities attract people from other places, and statistics do not support that. This site will serve Eastside people experiencing homelessness.
- (Leo) Proximity to schools: Plenty of parks and other infrastructure is close to schools, too! Isn't it better to have a facility like this instead?
 - (Jim) Good point.
- (Johanna) The school nearby is not a walking access school; all of the students are driven to and from the school. I don't see the proximity as a problem.

- (Jim) We are definitely examining the situation with safety as the priority.
- (Margaret Bull) What will happen to the parking lot?
 - (David) There will be parking for residents' cars, and we are not aware of any other plans for the parking lot.
 - (Margaret) Increasingly in Kirkland, multi-family housing doesn't provide much parking. Doesn't seem fair that this facility would.
- (Leo) Email from Mike Raskin: he emailed all of KAN with concerns. I responded to some of his concerns by noting that there will never be a "unicorn" location for a site; there will always be proximity issues, transportation issues, etc.

8:00pm Diversity, equity, inclusion, and belonging (DEIB): impact on neighborhood groups

- Jim Lopez, presenting
- 5-year [Roadmap](#)
 - An offer from the city to KAN to find resources to implement insights and ideas, to further DEIB
 - You are already generating ideas
 - Economic diversity, racial diversity, ... all aspects are on the table
- Strategic planning
 - Section 3 of resolution R-5240 calls for an organizational assessment; City hired a consultant
 - [DEIB Roadmap](#) introduced on 10/19 alongside Preliminary Executive Findings of DEI Gap Analysis and Recommendation
 - Plan for operationalizing equity gap recommendations, built around "next action" deliverables by quarter
 - Essentially, a work plan for staff
 - Public draft – receiving community input
 - Dynamic, living document anticipated to respond to continued learning and feedback
- Goal area #4
 - The DEIB Manager position is to be hired, reporting to Jim
 - Senior Neighborhood Services Coordinator will report to that person
 - Kurt and Jim are interviewing people holding similar posts elsewhere
 - Hiring well is one of the most important things we can do
 - Jim would like to see a KAN committee or task force formed around goal area #4
 - (Bill) We can do that for you; I've rounded up some names
 - Would this be in person or at City Hall? (Jim) I'd love for it to be in person when possible.
 - **Contact Bill if you are interested in participating in a hiring consultation team**
- (Bea) At our last meeting, KAN proposed some edits to the syntax and context around how KAN and neighborhood associations participate.
- (Larry) How do we define success for this initiative?

- (Jim) Wonderful question. For the short term, for the Roadmap, we want to get things launched: hiring, building dashboards. Then, the conversation flows around how we establish specific targets.
- (Jim) By the way: we're about to launch a funding initiative for commercial rental relief

8:19pm 85th St. Station Area group update

- Update on the recent meeting with Mayor Penny Sweet and City Manager Kurt Triplett
- We feel that the Council is not listening to the community
 - Council is approving a 250' building at Lee Johnson, despite recommendation from the Planning Department and concerns from residents
 - The City has spent over \$1M on consulting fees, huge documents
 - Example: the consultant claimed that public input was generally favorable, but Ken analyzed the emails from public outreach and found 75% negative comments
 - Asking the Council and staff to address the concerns
- (Bea) I feel that the Council is hearing the residents to some degree. There are modifications that are likely to be made as a result of our input.
 - (Bill) Yes. We're talking about traffic, parks, schools, etc., and want to have these conversations now rather than later. Example: a common request is for pickleball courts. What if Google put that on the campus?
- (Ken) The City Manager and Mayor are very clear that they will push to complete the deal for Google. City is fast-tracking the project. So far, we have not been able to get agreement from them that more study is needed for things like traffic and school capacity.
 - The Planning Commission meets tomorrow night. The agenda is specific to pedestrian traffic, not vehicular traffic.
 - Think about the flow impact when all those Googlers arrive or leave; that's a lot of white buses, in the best of cases.
 - (Margaret, in chat) The buses are parked in the middle turn lanes along 6th St. for long periods of time.
- (Leo) This site, at a freeway cloverleaf, seems to me to be a good place for such a project. Walkability and other issues do have to be addressed, for good access.
- (Larry) What is the real mitigation for impact? Historically, if cities really want a project, they'll back off on mitigation requirements. I support KAN working to get more answers.
 - Again, how do we define success? Example: defining urbanized schools.
 - (Ken) Financials are still poorly defined. There are bond issues with tax funding, amounting to a credit card.
- (Chris) The Google site is in SRH, and we have had very little traction in addressing concerns. This all came up after we did our Neighborhood Plan Update, by an almost suspiciously convenient quirk of timing. So I'm very thankful for the KAN effort on behalf of the "four corners" impact and the wider impact across the city.

- (Bill) Note that the city is changing “neighborhoods” to “districts” with new names.
- (Ken) Six neighborhood plans are scheduled for rework right now.
- (Janet) I’ve seen little about where resident housing will fall in this station area.
 - (Bill) That’s part of what needs to be figured out now, for the station area.
 - (Ken) The Google site is all office space, no residence. When KAN met with Google and their developer, they said they would build the first two (of six) buildings and they described some public amenities. And where will Google employees want to live? The Seattle Times published a survey where 55% of respondents favored more dense housing, while an even larger percentage said that their own preference was for single-family housing. Googlers have relatively high salaries, so I anticipate a conflict.
- (Bill) **Help us get the word out.** The community just doesn’t seem to be well informed on the issues. Kurt says that this development has high value to the city, but we need to address the impact to the community. The Lake Washington School District isn’t involved much yet.
- (Larry) As we continue to support the influx of high-tech workers, that drives up the cost of housing. People with service-level income are priced out. This works against our value of supplying supportable housing.
 - (Bill) Google says they will limit parking to 15% of employees, and our impression is that Googlers don’t necessarily want to live right next to work, so that means a lot of interesting transportation challenges.

8:46pm Neighborhood Services updates

- David Wolbrecht presenting
- Plug for the body camera input meeting (see earlier in minutes)

8:47pm Roundtable

- Norkirk (Janet)
 - Doing “donuts and coffee” meetings
 - Changing by-laws for 2-year board terms
 - Annual garage sale is expected to happen
- Finn Hill (Bill)
 - Planning to have DennyFest, after two years of not
 - August 20, 2022
 - Hoping to have Easter egg hunt in April
 - Celebration in May for purchase of acreage for parks
 - Trying to get a trail up Goat Hill
 - New development at top of hill will get an emergency access road
- Houghton (Larry)
 - Sunsetting of community councils: discussed at this month’s mtg
 - Getting a mailer out to all Houghton addresses to promote the NA and to advertise neighborhood events
 - Haven’t had a formal picnic in years
 - Want to promote DEIB attendance
 - National Night Out

- Our fire station will be under remodeling soon
- Talking about changing our by-laws to encourage youth participation (speaking with sophomore class president at LWHS, too)
- Moss Bay (Bea)
 - Several new businesses in downtown Kirkland, invited to present at our public mtg next week
 - Presentation on the police Use of Force dashboard
 - Promoting awareness of potential City purchase of the Houghton Village property (where the PCC used to be), which is technically in Everest but right on the shared border
- Juanita (Leo)
 - Sept 17 for Juanita Welcoming event: music, food, etc.
 - Mural painting planned for the Spud Fish and Chips wall, by a high-school student: 165 volunteers showing up Sat Apr 22nd to do it
- SRH/BT (Chris)
 - Our bylaws already have 2-year terms
 - Hot topic this week was tree code; residents upset about broken reporting methods for violations, enforcement
- Market (Ken)
 - Next mtg on the 17th
 - Station Area Plan topic
 - Update on the Use of Force dashboard and body cameras
 - Interest in the city's 6-month moratorium on automated delivery robots
- Evergreen (Johanna)
 - Updates on capital projects in our area
 - 132nd Square Park probably behind schedule because of the concrete strike, but they're continuing to work where they can
 - 132nd St. off-/on-ramp at 405 is a hot topic; some people don't like roundabouts
 - Extension of Cross-Kirkland Corridor to the Sammamish River Valley: need to address how the trail crosses Slater Ave.
 - Heavy pedestrian/bike traffic will be quite dangerous unless there's a good modification
 - Who's responsible? County? City? DOT?
- Highlands (Mari)
 - Luna should be here for KAN mtgs, forgot to invite her
 - Budget presentation at next week's public meeting
 - Homelessness topic, too, and police meet/greet
 - Hoping for Easter (or Spring) event, and joint picnic with Norkirk

9:07pm Closing

- Adjourned at 9:07pm
- Next meeting: April 13, 2022

Appendix: Meeting notes from mtg with Penny Sweet and Kurt Triplett

-- as presented by Bill Blanchard at the KAN meeting

NE 85th St Station Area Plan

KAN – we are a major conduit between Kirklanders and the City

- Spread information to the Community
- Provide information to the City about what's going on in the Community
- Help the City build Community support for worthwhile projects

Community Opinions on SAPlan

- An increasing number of people are tuning into this project

- There is some tightly focused support
- The most significant visible public input is in the comments on the draft EIS
- The Community was generally frustrated by the SAP workshops and survey

Draft EIS Comments Summary

Letter/Comment Position	% of Letters and Comments
For	19.6%
Neutral	9.8%
Against	70.6%
Letter/Comment Position	% of Letters and Comments
Against Alt 2 Mentioned	60.8%
Against Alt 3 Mentioned	66.7%

From a detailed analysis of a randomly selected 50% of all “Draft EIS” comments

Comments in Jan/Feb '22 - Positive

- “I like the affordable housing goal.”
- “Evolving away from all those concrete parking lots would be a win.”
- “Direct HOV/HOT lane access would be great.”
- “Climate-friendly building is so important.”
- “Could we have some really fun spaces and useful businesses and not just more coffee shops and nail salons?”

Comments in Jan/Feb '22 –
Concerns

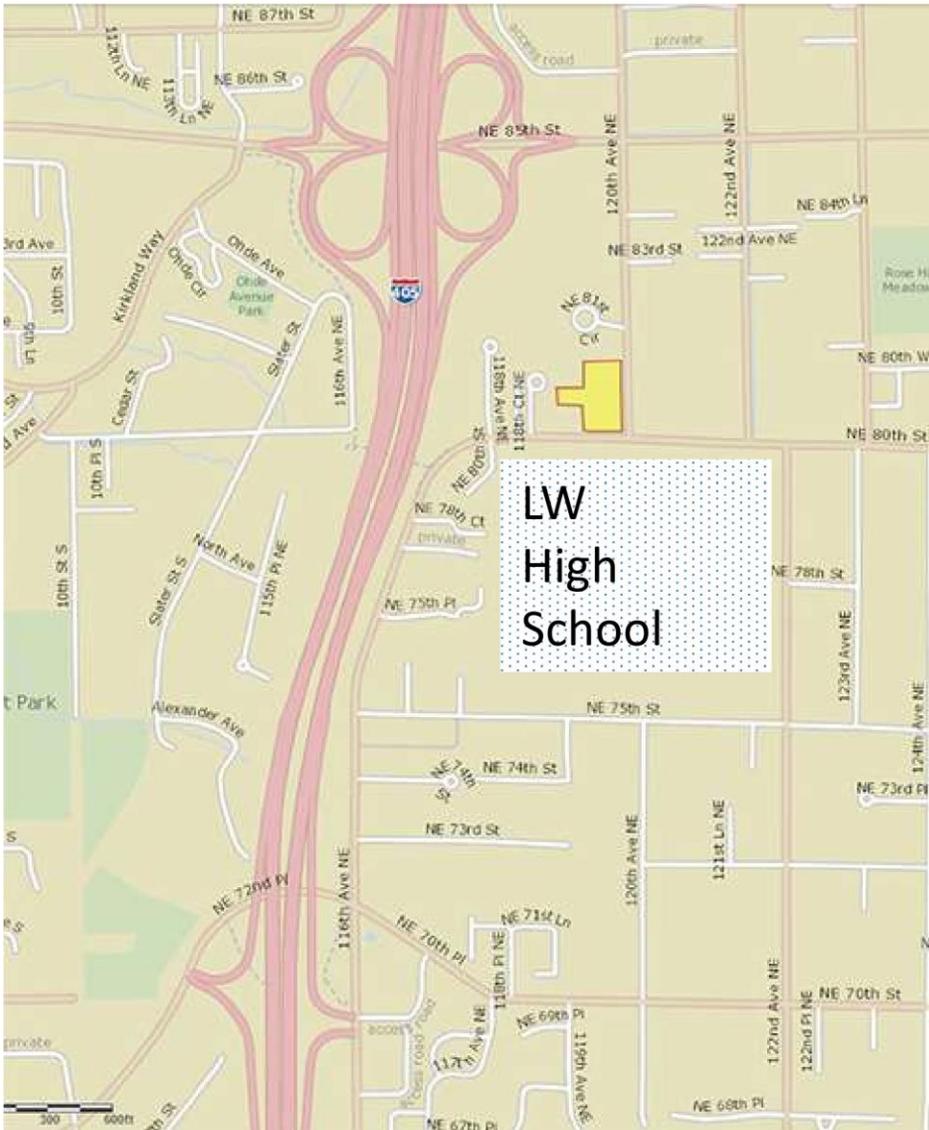
- “LWHS access is already gridlock; how will kids get to/from school?”
- “Kirkland schools are already overcrowded! This needs to be hit head on.”
- “I will never be able to get out of my neighborhood.”
- “How can our parks accommodate 20,000+ more visitors?”
- “I’ve been busy tracking the transfer station and Bridle Trails shopping center – wow, this plan will have big impacts in SRH/BT.”
- “Kiss-and-ride is a cool idea, but can it really replace a parking garage? The cellphone and ride-share lots at SeaTac are bedlam.”
- “We really need more housing options and housing price relief, but this plan looks like it will only drive up prices further.”
- “This is a golden opportunity to create real bike/ped access; why is there no ‘go big’ vision for this?”
- “Metro added the 250, but our bus coverage is still really weak; I don’t see the plan for it to get where it needs to be for me to take the bus.”
- “Where will the mom & pop services and shops go? They are all being pushed out of Rose Hill just like they got pushed out of Park Place.”

- “Seriously?? 7000 people crammed into the Lee Johnson property?? We don’t have the mobility grid that Lynnwood TOD has, or even Totem Lake.” •
“Will we need more taxes to support this growth?” •
“Where will all the new residents work?”

Analysis Gaps and Inaccurate Assumptions

- Questions about assumptions are making people wary of the plan
- Examples:
 - Transportation analysis so far have been very lightweight and haven’t reflected community experience
 - Fiscal impact and community benefits studies indicated no negative impacts and people are very skeptical

- People see a huge impact on LWSD quality/crowding
- Overloading parks impacts all neighborhoods
- Growing concern about the TIF “credit card”



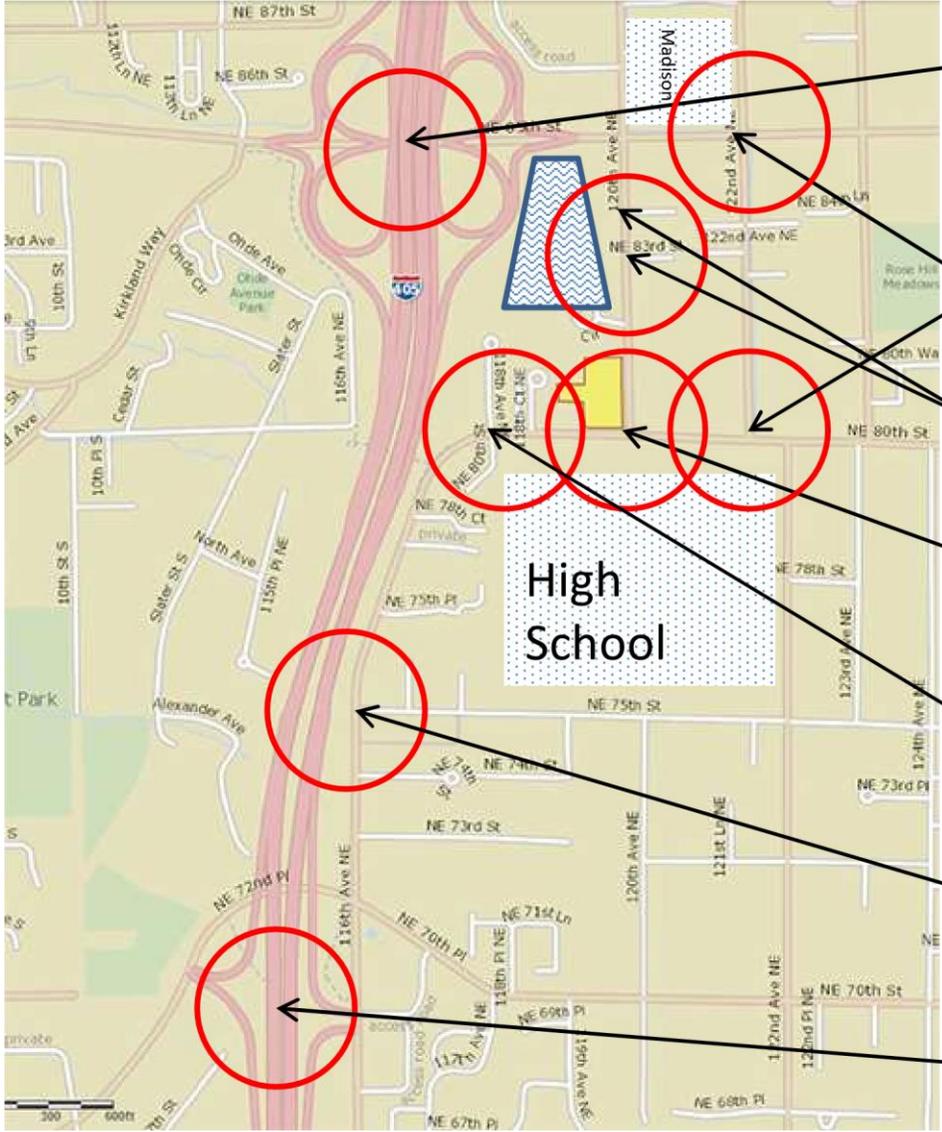
Example:
LWHS Access

- No school bus service today or planned
- Parent pick-up/drop off

- Transit
- Self-drive (few students can legally drive even one passenger)
- Huge am & pm traffic problems today
- AM traffic back-up on 120th Ave
- PM 30-45 minute exit delay mostly related to 120th Ave
- Overflow parking in neighborhood
- Limited/No unused campus space
- Stadium and parking located where
SAP proposes “Civic Mixed Use”

Existing Traffic Studies Don't Address

LWHS issues related to Google Towers



Reconfigured BRT
restricts traffic cap
add demand

Additional traffic i
alternate LW HS a

Obvious parking g

Additional traffic a
School entrance

Conversion of a sm
into major office t

Additional traffic i
important second

Additional commu
the Houghton/I-40

th

Building Positive Momentum in the Community

- Need a compelling vision and motivation for the station area plan – Kirklanders don't see how this makes life better
- Collect realistic data and projections that the Community can embrace
 - Mobility
 - Schools
 - Parks
 - Office space ratio to parking spaces
 - Store ratio to convenient parking spaces
 - Present solutions that the Community can endorse based on people's actual "on the ground" experience
 - Traffic and access
 - To/from their neighborhood, work, shopping, and recreation
 - To/from their schools
 - To/from neighboring communities (e.g., Kirkland-Redmond and Redmond-I405)
 - To/from I-405 – Bus service
 - School access
 - Parks "levels of service"
- The Community is rejecting superficial "mitigations"

Sequencing and Pacing

- There are some very big projects in the works:

- TIF study
 - Residual land value/baselines/incentives study
 - Transportation studies
 - New zoning code
 - New Comp Plan amendments
 - New Station Area Plan/vision document
 - Planned Action Ordinance
 - Obtaining clear public agreement (hearings, conversations with Council, etc.)
- Are they happening in the right order?
 - Councilmembers have said at public meetings:
 - The “Preferred Option” Resolution is not the final plan
 - In-progress studies and data-gathering need to be completed before finalizing the plan

We Are Advocating

Delay SAP-related ordinance until after:

1. BRT Station construction contracts have been signed by WSDOT & Sound Transit
Guard against creating a dense environment not served by transit

2. There is a convincing mobility plan for pedestrians, bikes, buses, trucks, and autos that is accepted by the Community

Synchronize the Kirkland Traffic planning with the King County Metro and BRT implementation to make sure that everyone can conveniently get to, from, around, and through the SAP

3. LWSD has a clear, convincing, and public plan to handle the load

Guard against LWSD overcrowding that will impact all surrounding neighborhoods - set aside space for at least one new elementary school and create a space plan for middle schools and high schools

4. There is a place identified for a community park with ball fields and traditional Kirkland open space
Preserve one of the key reasons why people love Kirkland

5. All planned studies are complete and accepted by the Community

Next Steps

- Identify a small group of City Councilmembers who will regularly and frequently work with us as community representatives on the sequencing and pacing of the various

elements of the SAP implementation

- Schedule regular meetings between KAN and City staff so that staff can learn the Community's reaction to proposals and progress