

Central Houghton Neighborhood Association (CHNA) Meeting Notes
Tuesday January 12, 2021, 7:00 PM
Zoom Virtual Meeting

1. Introductions/ Comments from the Audience

Larry Toedtli, CHNA President, opened the virtual meeting. Meeting attendees introduced themselves. Councilmember Neal Black joined us to listen to the discussion and answer questions.

2. 108th Avenue NE Sewer and Water Main Project

See Project Web Page – [here](#)

Larry noted that the City sent a mailer to the community served by 108th Avenue NE. The contractor has wrapped up work on the project until spring. Once the weather improves, the contractor will return for:

- Repaving: – NE 60th to NE 68th Entire width
 - NE 53rd to NE 60th Center turn lane and northbound lane
- Repairing Sewer Connections at NE 53rd and NE 55th Streets.
- Repairing curbs and sidewalks
- Rebuilding curb ramps

Larry noted that if people had questions or comments they could contact him (centralhoughton@gmail.com) or contact the City directly:
Christian Knight cknight@kirklandwa.gov or 425-587-3831

3. 6700 - 108th Avenue NE Office Building Design Review (Taco Guero site, next to gas station)

The proposed project consists of a 3-story office building, totaling 8,688 square feet, with two stories of office space above a level of structured parking with 28 parking stalls and lobby access. Vehicular access is proposed from 108th Avenue NE.



The City’s Design Review Board (DRB) approved the design concept at its December 7, 2020 meeting. The meeting packet and recording can be found on the City’s DRB web site -

Meeting recording --[DRB 12/07/20 \(granicus.com\)](#)

Meeting Packet --<https://www.kirklandwa.gov/files/sharedassets/public/planning-amp-building/108th-office-project-drb12072020-drv20-00187.pdf>

4. Northwest University

Although, not on the meeting agenda, John Jordan (CFO of Northwest University) answered a couple of questions about NU's Master Plan and COVID-19 protocols and status. He noted that, at this time, the University does not have any projects related to the Master Plan. He noted that they are getting ready for capital campaign for the University. He also noted that COVID-19 cases or close contacts on campus have been limited, but there could be an uptick as students get back on campus.

Lisa McConnell asked if the NU nursing students may be able to help with COVID-19 vaccinations. She noted that they had helped previously with flu shots. John said he would take the comment back to the nursing school.

5. Tech City Bowl Redevelopment and Rezone (Bridle Trails Shopping Center).

The owners of the Tech City Bowl (in Bridle Trails) have submitted an application for a Community Initiated Amendment Request for a rezone that could allow redevelopment of the bowling alley site to include up to 5 stories of mixed use residential/commercial, consistent with the Bridle Trails Neighborhood Plan.

The website ([Project Web Site https://tcbrezone.com/](https://tcbrezone.com/) .) has description and drawings of potential development concepts. You can also submit comments and sign up for notices on the project.

The proposal was presented to the City's Planning Commission at its January 28 meeting. The meeting packet can be accessed here - [1 28 21 PC Meeting Packet Totem Bowl Community Initiated Amendment Request - CAM20-00674 \(kirklandwa.gov\)](#)

You can watch or listen to the recording of the PC meeting discussion using this link - [Planning Commission Video Recordings – City of Kirkland \(kirklandwa.gov\)](#)

The City Council is tentatively scheduled to get a briefing on the project at its February 16 meeting.

6. NE 85th Station Area Plan

The City is evaluating potential land use alternatives for the NE 85th Street corridor east and west on I-405. The Station Area Plan will update the land use designations and zoning in the vicinity of Sound Transit's I-405 Bus Rapid Transit (BRT) station at NE 85th Street/I-405. While not in Central Houghton, this is a major planning decision that will greatly shape the future of Kirkland. The alternatives range from no zoning changes to allowing buildings near I-405 to increase to 150 or 300 feet in height. A Draft Environmental Impact Statement (DEIS) has been released for review and comment.

8. Neighborhood Matching Grant

Larry reviewed the status of CHNA's 2019-2020 Neighborhood Matching Grant. The 2019/2020 grant included covering costs of our web site hosting, participating in the Crossing Kirkland event in 2019, and initiating development of a brochure/mailer to send to all addresses within the Central Houghton Neighborhood Association boundaries. Larry noted that COVID derailed the 2020 Crossing Kirkland event and also stopped our development of the mailer/brochure. He noted that CHNA had been fully reimbursed for all costs incurred under the grant. He also noted that the Final Report for the 2019/2020 Matching Grant had been submitted to the City, closing out the grant.

The group discussed possible ideas for using up to \$2700 for the 2021/2022 Matching Grant program. Larry noted that the City grant requires about 4 hours of volunteer time for every \$100 we use. Potential grant ideas include:

- a. Continuing the CHNA web site
- b. Completing the brochure/mailer that was started in 2020
- c. Having a "Relaunch Celebration" after Covid has run its course. This could be a neighborhood party with a theme of remeeting your neighbors. It could be in conjunction with the Crossing Kirkland event and tied in with the mailer to inform residents of the Neighborhood Association. It could include City booths for various topics like the Green Kirkland, sustainable Master Plan, or other current activity at that time. We also discussed possible voter registration booths or other civic activities. These would be in addition to family oriented activities.
- d. Historic markers or related ways of identifying the Central Houghton neighborhood – these could be special street utility covers, historic street name signs, a kiosk related to the old Town of Houghton (at Terrace Park), or other ideas that would be developed through the grant.
- e. Cleaning up or replacement of the Central Houghton neighborhood sign at Fire Station 22 (Councilmember Black noted that the City is looking at these types of signs citywide).
- f. Neighborhood Challenge Coins for trading.



Some of the ideas could be combined with the Lakeview Neighborhood Association. Larry has reached out to them and will continue the dialogue.

The application is due to the City by January 31. Based on the discussion, Larry planned to submit up to four projects related to 1) the web site; 2) completing the mailer/brochure; 3) hosting a Relaunch/Get to know your neighbors and neighborhood association post COVID celebration; 4) developing ideas/planning for a historical marker/sense of place for Central Houghton (or for the old Town of Houghton).

9. Other Topics

Councilmember Black asked if we were aware of the planning for replacement and upgrading of the Houghton Transfer Station by King County Solid Waste Division. Four sites are still under consideration, including the existing location (NE 60th east of 116th Avenue NE) and redevelopment of the Houghton Park and Ride Lot (NE 70th at 116th Avenue NE). The other two sites are in Redmond (NE 124th/Willows Road) and Woodinville (SR 202 at about NE 161st Street).

King County is asking for input on these 4 sites in a process to further screen the locations.

Comments are due by February 9. See the [project web site](#) for the comment form.

10. CHNA Business Items

- Treasurer’s Report – Larry, as acting treasurer, noted that the City had reimbursed all funds expended for the 2019/2020 matching grant program. Our checking account balance is \$2,316.73 which is the same as it was as of October 2018, following the 50th Anniversary Celebration.
 - Larry also noted that he will be filing the State of Washington Annual Report as a non-profit, civic corporation. He also noted that we received a notice to file a state business license that apparently the city used to file. Both the Annual Report and business license have a \$10 fee for filing.
- a. Open Officer Positions – **We are always looking for new people to join the Board to bring new ideas to the discussion.**
- b. *Next Regular Meeting* – **Tuesday March 9**

If you have any questions, comments, or suggestions, please contact us at:
centralhoughton@gmail.com

Our web site is:
<http://www.houghtonlives.com/>

Please email us at <mailto:centralhoughton@gmail.com> if you are interested in joining our Board or if you have topics of interest for our future meetings.