



City of Kenmore - 18120 68th Avenue NE - P.O. Box 82607 - Kenmore, WA 98028
Phone: 425-398-8900 - Fax: 425-481-3236 - E-mail: cityhall@kenmorewa.gov

City of Kenmore
SPECIAL City Council Meeting Agenda
6:30 p.m., Wednesday, April 19, 2017
Kenmore City Hall, Council Chambers
18120 68th Ave. NE, Kenmore, WA 98028

If you have any questions or to confirm agenda items prior to the meeting, or if you require special accommodations, please call the City Clerk at 425-398-8900. You may also stop by City Hall at 18120 68th Avenue NE, Kenmore. Council agendas are also available on our website at www.kenmorewa.gov.

I. 6:30 p.m. - CALL SPECIAL MEETING TO ORDER

II. ROLL CALL

III. FLAG SALUTE

IV. STUDY SESSION

- A. Lakepointe Update
Dean Weidner, President, Weidner Investment Services
Kyran Hynes, Acquisition and Land Development Director, Weidner
Apartment Homes
[Extention and Funding Agreement City and Weidner](#)
[Lakepointe-Printable Story](#)
[Lakepointe Council Presentation](#)

V. ADJOURNMENT

Contract No. 16-C1627

**EXTENSION AND FUNDING AGREEMENT
CITY OF KENMORE AND WEIDNER APARTMENT HOMES**

THIS AGREEMENT is made and entered into by and between the CITY OF KENMORE, WASHINGTON (City), LAKEPOINTE, INC. (Lakepointe), PIONEER TOWING CO. (Pioneer), and WEIDNER APARTMENT HOMES (Weidner) (individually a "Party" and collectively the "Parties").

RECITALS

A. Lakepointe and Pioneer are the owners of approximately 45 acres of land in the City along the shoreline of Lake Washington (Property).

B. King County approved, and the City has extended, a Commercial Site Development Permit (CSDP) and related Transportation Mitigation Agreement (TMA) for the Property. The CSDP and TMA provide for development of the Property as a mixed-use residential, commercial and entertainment urban village.

C. Weidner has entered into an agreement with Lakepointe and Pioneer to purchase the Property, subject to certain conditions.

D. On September 29, 2015, Lakepointe, Pioneer and Weidner (collectively, "Lakepointe Group") requested the City to extend the CSDP and TMA beyond December 31, 2015.

E. By letter to the Lakepointe Group dated December 15, 2015, the City extended the CSDP and TMA through June 30, 2016, upon satisfaction of two conditions (2015 Extension Letter). The Lakepointe Group was required to satisfy the first condition by December 31, 2015. If the Lakepointe Group satisfied the first condition by December 31, 2015, then the Lakepointe Group was required to satisfy the second condition by January 31, 2016. If the Lakepointe Group failed to satisfy the second condition by January 31, 2016, then the CSDP and TMA would terminate on February 1, 2016. If the Lakepointe Group satisfied both conditions by January 31, 2016, then the extension was effective until June 30, 2016. The City agreed to extend the CSDP and TMA from June 30, 2016 to December 31, 2016, upon satisfaction by the Lakepointe Group of two additional conditions. Finally, both extensions (to June 30, 2016 and to December 31, 2016), were subject to thirteen (13) conditions that were carried forward from previous extensions.

F. The Lakepointe Group satisfied all of the conditions for extending the CSDP and TMA to June 30, 2016 and then to December 31, 2016.

G. The 2015 Extension Letter recognized that redevelopment of the Property (Project), whether through the CSDP and TMA or new permits and approvals, will be a complex, multi-year effort requiring significant advance planning. The 2015 Extension Letter anticipated that Weidner may request additional extensions of the CSDP and TMA. The 2015 Extension Letter required Weidner to request an extension of the CSDP and TMA prior to

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their expiration, so that the City and Weidner would be able to discuss whether sufficient progress toward the Project had occurred during the extension period and whether further extension should be subject to conditions.

H. The Lakepointe Group requested an extension of the CSDP and TMA beyond December 31, 2016 in a timely manner. The Parties have determined that sufficient progress toward the Project has occurred during the extension period through December 31, 2016, including but not limited to:

- meeting the conditions for the two six-month extensions through December 31, 2016;
- making reasonable efforts to acquire adjacent properties for future transportation and Project needs;
- identifying permits and process for Project development; and
- producing a report on project transportation trip generation and methodology.

The parties acknowledge that certain conditions should be imposed on further extension(s) of the CSDP and TMA, in order to facilitate the Project, whether pursuant to the CSDP and TMA or other permits and approvals. The Parties have agreed that an extension of the CSDP and TMA to December 31, 2017 is appropriate to continue progress toward and facilitate implementation of the Project.

I. On March 10, 2016, the City and Weidner entered into a Consultant Funding Agreement (Funding Agreement), which acknowledged that implementation of the Project will be a complex, multi-year endeavor requiring City involvement in feasibility studies, infrastructure planning, coordination with local, state and federal entities, and project-specific review. The Funding Agreement observed that the hiring of a dedicated project manager (Project Manager) would be beneficial, given the scope of the Project. Consequently, the City and Weidner agreed on a scope of work for the Project Manager, and Weidner agreed to reimburse the City for one-half of the City's cost for the Project Manager, up to a maximum amount. The Funding Agreement was effective through December 31, 2016.

J. To continue the progress toward and facilitate the implementation of the Project, the City and Weidner desire to enter into a new consultant funding agreement to cover additional services of the dedicated Project Manager during the extension of the CSDP and TMA to December 31, 2017.

AGREEMENT

In consideration of the following terms and conditions, the City, Lakepointe, Pioneer and Weidner agree as follows:

1. One-year Extension of CSDP and TMA. The CSDP and TMA are hereby extended through December 31, 2017. The CSDP and TMA will be extended for additional one-year periods upon compliance with the requirements and conditions in the Sections below.

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2. Conditions of All Extensions. The one-year extension through December 31, 2017 and any additional one-year extensions are subject to the conditions stated in **Exhibit A**, attached hereto, which are restatements of the thirteen (13) conditions of the 2015 Extension Letter to the Lakepointe Group, extending the CSDP and TMA to December 31, 2016, modified as necessary to apply to the one-year extension. The City, in its discretion, may waive compliance with any condition.

Furthermore, Lakepointe, Pioneer, and Weidner agree to not allow future SR 520 bridge work pertaining to “The Rest of the West” (Interstate 5 to Lake Washington) to occur on the Lakepointe site as long as the CSDP is still active and approved. For purposes of this paragraph, “bridge work” pertains to construction, fabrication, staging, storage, equipment and material transport, barging, trucking, and demolition work. This condition only applies to SR 520 “Rest of the West” work and has been voluntarily agreed to by Lakepointe, Pioneer, and Weidner. This condition shall not be construed to waive or limit, or set a precedent for waiver or limitation of, other uses to which the property may legally be put.

3. Requirements and Conditions for First Additional One-Year Extension. If the Lakepointe Group desires to extend the CSDP and TMA for another year beyond December 31, 2017 to December 31, 2018, the Lakepointe Group must submit an extension notice, including the period of extension, on or before November 30, 2017. To justify an extension through December 31, 2018, the Lakepointe Group must have satisfied or reached the following milestones by November 30, 2017:

- a. Conduct a multidisciplinary work session (aka “charrette”) to further determine the scope of the Project, including number of residential units, commercial square footage, and natural and public spaces.
- b. Develop an outreach and public input plan for communicating with the public on the Project’s progress and future.
- c. Further develop, in coordination with the City, a site concept to visually depict natural and public spaces, roads, residential, commercial, and mixed use buildings of the Project.
- d. Enter into a general agreement with the City that generally defines the parameters of the Project (number of residential units, commercial square footage, natural and public open space, etc.), working relationship with the City, and path forward, including timelines for developing the Property.
- e. Coordinate with Washington State Department of Transportation to receive feedback on traffic modelling and potential transportation improvements related to the Project.
- f. Coordinate with Washington State Department of Ecology to receive preliminary feedback and/or guidance on environmental issues related to the Project.

The City, in its discretion, may waive compliance with any milestone.

4. Requirements and Conditions for Second Additional One-Year Extension. If

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the Lakepointe Group desires to extend the CSDP and TMA for another year beyond December 31, 2018 to December 31, 2019, the Lakepointe Group must submit an extension notice, including the period of extension, on or before November 30, 2018. To justify an extension through December 31, 2019, the Lakepointe Group must have satisfied or reached the following milestones by November 30, 2018:

- a. Implement the outreach and public input plan, the development of which was a requirement for the first additional one-year extension.
- b. Make satisfactory progress toward Project development.
- c. Submit complete permit applications and required documentation for Property development, including but not limited to an application for an amendment to the TMA and/or CSDP or for a new site development permit and an application for a shoreline substantial development permit; and sign appropriate documents to commence preparation of a Draft Environmental Impact Statement.
- d. Resolve the question between the Parties as to whether the Lakepointe Property Utilization Agreement between Glacier Northwest, Inc. and Pioneer Towing Co. and Lakepointe, Inc. dated April 7, 2004 (Recording No. 20040414002559) (2004 Utilization Agreement) requires the owner of Lot B to allow construction and operation of Lakepointe Way or any other transportation and other infrastructure improvements on Lot B, and whether a boundary line adjustment is necessary to accommodate the location of Lakepointe Drive or other necessary project infrastructure.

The City, in its discretion, may waive compliance with any milestone.

5. Further Extension. If the CSDP and TMA have been extended through December 31, 2019 pursuant to Section 4 of this Agreement, and the Lakepointe Group has satisfied Section 4.c of this Agreement, prior to December 31, 2019, the CSDP and TMA shall be extended until the City has processed such applications to completion or until December 31, 2020, whichever shall occur first. The City, in its discretion, may extend this date.

6. Project Manager Hiring and Reimbursement for City Expenses.

A. The City will enter into a professional services agreement with a person or firm who will serve as a dedicated project manager (Project Manager) for the development of the Project during all of the extension periods of this Agreement. The professional services agreement shall require the Project Manager to submit monthly invoices for services performed in the previous month, which invoices shall include a reasonable description of the services rendered. The scope of work for the Project Manager for the services of the Project Manager is stated at **Exhibit B**, attached hereto and incorporated herein. Prior to entering into this Agreement, the City will advise Weidner of the identity and qualifications of the Project Manager. Weidner shall not be responsible for third-party costs incurred by the Project Manager.

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B. Subject to the limitations herein, Weidner shall reimburse the City for all of the services and expenses of the Project Manager during all of the extension periods in this Agreement. Weidner also shall reimburse the City for all of the services and expenses of the City's attorneys, traffic engineers, architects/landscape architects, financial consultants and environmental consultants (Consultants) that are related to the Project, the CSDP and TMA, and this Agreement and that are rendered and incurred between January 1, 2017 and Weidner's submittal of a completed site development application. The maximum amount of reimbursement shall be \$150,000 for calendar year 2017 and \$250,000 for each of calendar years 2018 and 2019. The Parties agree that Weidner, and not Lakepointe and Pioneer, shall be responsible for reimbursement of the services and expenses of the Project Manager and the Consultants.

C. Upon payment of an invoice from the Project Manager and the Consultants, the City shall promptly send a copy to Weidner. Weidner shall reimburse the City for the amount of an invoice within thirty (30) days of receipt of the invoice. All delinquent reimbursement amounts shall accrue interest at the rate of twelve percent (12%) per annum. If Weidner develops the Project, Weidner may use any or all reimbursement payments as credits toward eligible City fees and charges for the Project, or receive reimbursement from revenues received by the City from the Project to the extent that credits from City fees and charges are not eligible, feasible, and/or are exceeded. This credit option shall be available to Weidner only if Weidner commences development of the Project on or before December 31, 2020; provided that if a third party files a challenge to or appeal from this Agreement or any act related to this Agreement, this credit option deadline shall be extended by the period of such challenge or appeal. Commencement of development of the Project shall occur upon 1) the City's issuance of the first permit or approval for a major component of the Project, such as a building permit for a commercial or residential building, or a grading or similar permit for a major street serving the Project; and 2) actual site mobilization and breaking ground.

7. Effective Date and Term. This Agreement shall be effective on January 1, 2017, and shall terminate on the last day of the last one-year extension period for which the Lakepointe Group qualifies; provided, that Section 4(C) of this Agreement shall be effective until the terms of that section have been satisfied and completed. If a third party files a challenge to or appeal from this Agreement or any act related to this Agreement, the Parties agree to discuss the impacts of such challenge or appeal on this Agreement.

8. Notices. All notices and other communications under this Agreement shall be in writing by email, facsimile, regular U.S. mail or certified mail, return receipt requested. If to the City, the notice shall be sent to:

*City Managers Office
City of Kenmore
18120 68th Ave NE / PO Box 82607
Kenmore, WA 98028*

or to such other person or place as the City shall furnish to the Parties in writing. If to the Parties, the notice shall be sent to:

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Kyran Hynes-Weidner Apartment Homes
9157 NE Juanita Dr, #300
Kirkland, WA 98034

or to such other person or place as the Parties shall furnish to the City in writing. Notices shall be deemed given upon delivery or, if mailed, upon the earlier of actual receipt or three (3) business days after the date of mailing.

9. Severability. If any section or part of this Agreement is held by a court of competent jurisdiction to be invalid or unenforceable, such action shall not affect the validity or enforceability of any other section or part of this Agreement.

10. Entire Agreement; Amendment. This Agreement contains the entire written agreement of the Parties and supersedes all prior discussions and agreements. This Agreement may be amended only in writing, signed by both Parties.

11. Successors and Assigns. All of the provisions, conditions, regulations and requirements contained in this Agreement shall be binding upon the successors and assigns of the Parties.

12. No Third Party Rights. This Agreement is solely for the benefit of the Parties and gives no right to any other party or person.

13. No Joint Venture. No joint venture or partnership is formed as a result of this Agreement. No employees or agents of one Party or any of its contractors or subcontractors shall be deemed, or represent themselves to be, employees of any other Party.

14. Jurisdiction and Venue. This Agreement shall be interpreted in accordance with the laws of the State of Washington. The Superior Court of King County, Washington, shall have exclusive jurisdiction and venue over any legal action arising under this Agreement.

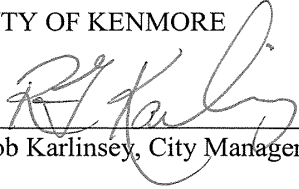
15. Enforcement; No Waiver; Prevailing Party Costs. In addition to the remedies provided by law, this Agreement shall be specifically enforceable by any Party. If any Party incurs attorney fees, costs or other legal expenses to enforce the provisions of this Agreement against another Party, all such fees, costs and expenses shall be recoverable by the prevailing Party. The failure of a Party to exercise any right or enforce any provision of this Agreement shall not be considered a waiver of such right or enforcement remedy.

16. Counterparts. This Agreement may be signed in counterparts and, if so signed, shall be deemed one integrated agreement.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by their authorized representatives.

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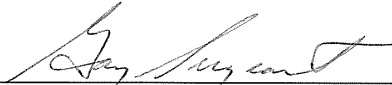
CITY OF KENMORE



Rob Karlinsey, City Manager

Date: 12-29-2016

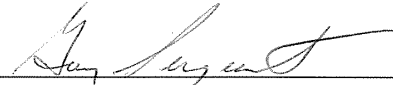
LAKEPOINTE, INC.



Printed name: Gary Sergeant
Its: President

Date: 12/29/16

PIONEER TOWING CO.



Printed Name: Gary Sergeant
Its: President

Date: 12/29/16

WEIDNER APARTMENT HOMES



Printed Name: W. Dean Weidner
Its: President

Date: 12/29/2016

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EXHIBIT A

ADDITIONAL CONDITIONS FOR EXTENSION OF CSDP AND TMA

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ADDITIONAL CONDITIONS FOR EXTENSION OF CSDP AND TMA

1. The Lakepointe Group, or its component entities or successors in interest (Applicant), must provide adequate evidence to the City, prior to the City's issuance of construction permits for the Project, that the Applicant has obtained necessary consents and authorizations from owners of all property on which such construction and operation is proposed, particularly in light of the 2004 Utilization Agreement, the effect of which is in dispute between the Parties.
2. The Applicant, prior to the City's issuance of construction permits for the Project, must amend the TMA as necessary for the Project and as required by the City. If required by the City, the owners of Lot B must approve such amendment to the TMA. The City represents (and Lakepointe and Pioneer understand) that the City is unlikely to approve the deletion of Sections 3.17 and 3.19 of the TMA.
3. The City will not accept a building permit application or permit application to construct other site improvements within the 200-foot shoreline jurisdiction without an approved Shoreline Substantial Development Permit. The CSDP (including the master plan) and building permit applications must be amended to comply with conditions of shoreline permit approval.
4. The Applicant must submit a building permit application or permit application to construct other site improvements in accordance with the City's adopted surface water regulations in effect at the time of the Application.
5. The Applicant need not comply with the City's Critical Area Ordinance (CAO) if development occurs under the CSDP. However, if the Applicant seeks a minor modification of the CSDP, such modifications shall be designed (i) not to increase any nonconformity with the CAO, and (ii) where reasonably feasible, to achieve a higher level of conformance with the CAO, as compared to the vested Project, without impairing the functionality or integrity of the development plan or imposing significant new development costs. All major modifications of the CSDP will require conformance with the CAO.
6. The Applicant must submit a building permit application or permit in accordance with Building and Construction regulations per Kenmore Municipal Code Title 15 in effect at the time of permit application.
7. The Applicant must submit an updated traffic analysis with a building permit application or permit application to construct other site improvements. The Applicant may submit this updated traffic analysis before submitting such applications. The traffic analysis must include additional AM and PM peak hour turning movement traffic counts taken at the intersections of 68th Avenue NE and SE522, NE 170th Street and Juanita Drive NE and 61st Ave NE and SR522. In addition a three-day twenty-four (24) hour roadway count must be taken on SR522 west of 61st Avenue NE and

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west of 68th Avenue NE south of NE 175th Street NE. The counts must be taken between March and October. The purpose of the counts is to provide an assessment of traffic levels adjacent to the Lakepointe site compared to the counts collected in 1997 documented in the Environmental Impact Statement. If this updated traffic analysis demonstrates additional adverse environmental impacts, such as increased traffic levels, the City shall conduct additional SEPA review, and may require additional mitigation a necessary.

8. The Applicant must pay traffic and park impact fees in accordance with impact fees in effect at the time of building permit application.

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EXHIBIT B

SCOPE OF WORK--PROJECT MANAGER

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SCOPE OF WORK—PROJECT MANAGER

The Project Manager will perform services necessary to assist, facilitate, and manage the progression of the Lakepointe Project, as well as represent the interests of the City. The Project Manager's services will include, but not be limited to, drafting, editing and reviewing documents, attending meetings, corresponding, traveling to meetings, managing other consultants, interfacing and negotiating with other agencies and lawmakers, and performing other services pertaining to the Lakepointe Project. The Project Manager shall be the point of contact for the Lakepointe Project, and shall coordinate and facilitate City department and consultant involvement in the Lakepointe Project.

THE FUTURE STORY

Lakepointe
KENMORE WASHINGTON

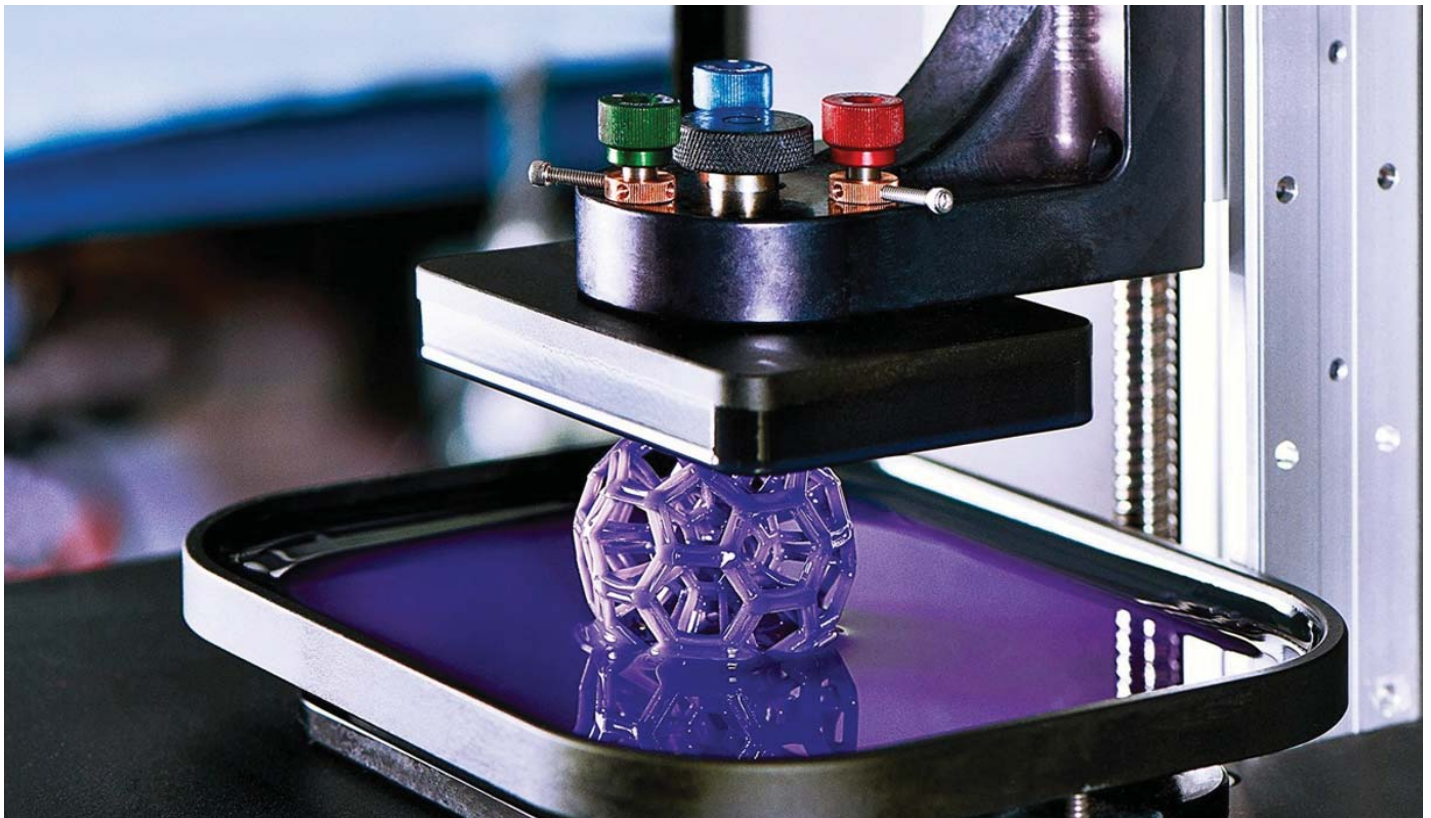
NOTE TO READER

This is a preliminary draft of the future story – the vision – for Lakepointe. This story will continue to be updated every 24 months to meet the changing needs and evolving circumstances the future will inevitably bring.

WHAT IS A FUTURE STORY?

“A dream you dream alone is only a dream. A dream you dream together is reality.” JOHN LENNON

The task of creating a waterfront village as sweeping in its scale and complexity as Lakepointe will require a conscientious effort shared by many people, thousands of them, over an extended period of time, possibly several decades. These efforts will entail having blueprints and plans, certainly. But, over the decades, plans can change with circumstances – conditions like shifting real estate markets, advancements in technology, or trends in the way we choose to live our lives. For example, who foresaw the rapid adoption of the smart phone as such a key part of our lives? Or understood that lithium-ion batteries would become the missing link in harnessing clean energy for use in our communities? Or imagined that it would be possible to use a massive 3D printer to create large, curvaceous buildings by using robotics to sculpt the components from composite materials?



What then serves as a reliable compass bearing, a True North, as Lakepointe moves towards reality? The answer is...a shared story...a story that is refreshed every 24 months so it always remains relevant to the way the world is working at that time.

Storytelling for Lakepointe is the creation of a “future memory,” an engaging and compelling description of how people – residents, locals and destination visitors alike – will experience this waterfront village in its entirety once the last residence has been built and the final street-sign has been firmly anchored in place. **The future story becomes a road-map that allows not just Weidner Apartment Homes, but also everyone else involved in planning, designing, building, operating and, yes, marketing this community between now and completion, to make moment-to-moment, day-to-day choices without compromising the integrity of the original vision (the story).** It means architects will dialog with triathletes and real estate marketers will consult with the operators of the village’s ferry boat system in order to bring the story to life. That level of collaboration will allow Kenmore to continue to be seen by the world as a community that shares a remarkable relationship with a picturesque lake, emerald parklands and one of America’s best trail systems.

As we talk about the importance of story, remember that great stories are true. Great stories make a promise – in this case the promise of an extraordinary quality of life in a small city. The promise must be exceptional or it’s not worth listening to.

Lakepointe is much more than a singular real estate development. It’s a community’s commitment to an exciting and inspiring future that will benefit all.



WHO AUTHORED THIS FUTURE STORY?

This story – this vision – was authored by 21 participants and 7 observers over a period of a day-and-a-half in an event known as a Leapfrog Session – “leapfrog” being a reference to taking a good idea and through the power of creative collaboration to make it a great idea. The session was held at the Westin Bellevue. The writers included representatives of the City of Kenmore, the leaders of Weidner Apartment Homes (the developer of this 50+ acre waterfront village), and a number of people from around North America who were invited to attend because each brought a unique perspective to the session. A film set designer. The Chairman of NatureBridge, an organization fostering environment literacy that, in partnership with America’s National Park System, brings science to life for more than 30,000 children and teens each year. One of the area’s leading vintners. An expert in artisan foods. A developer of destination villages. A futurist. A branding guru. The owner/creator of a successful luxury boutique hotel. And others with equally interesting points-of-view on how award-winning communities are created.



THESE ARE THE OBJECTIVES WE SET FOR THE LEAPFROG SESSION PARTICIPANTS

1) Ensure that the planning and design of Lakepointe follow the principles of “placemaking” in order to provide residents with a sense of health, happiness and belonging. This is the same sense of community espoused by best-selling authors like Peter Kageyama (For The Love Of Cities), Charles Montgomery (Happy City) and Richard Florida (Cities And The Creative Class).

- 2) Visualize a community that uses its natural setting to full advantage – including strong connections to the lake, the river, parklands, other green spaces, view corridors and the site’s year-round relationship to sun, shade and weather.
- 3) The vision must make the lake accessible to all the residents of Kenmore and do so in a way that the lake becomes a microcosm of daily life in Kenmore. This slice of verdant green lakeshore can become a place where residents come to watch sunsets, exercise, play catch, walk their dogs, take photos and enjoy personal rituals. That’s why access is such an extremely high priority.
- 4) Establish a standard of excellence in terms of food-and-beverage, specialty retail and possibly a boutique hotel and/or spa so the village could become a magnet for visitors from around the Pacific Northwest. Visitors will drive the economic vitality of Lakepointe as well as the City of Kenmore.
- 5) Conceive of a waterfront community that provides meaningful job opportunities for residents of Kenmore. It should attract local owner-operated, one-of-a-kind shops and restaurants. It should be the antithesis of big box retail. The village should also potentially, become a feeder campus for a tenant like Amazon, Microsoft or a tech-sector startup.
- 6) Make it a smart community that makes optimal use of newly emerging technologies, many of them originating in the Puget Sound area. Smart technology is no longer a nice-to-have option; it is almost overnight becoming an essential. It will make Lakepointe a safer, healthier, far more energy efficient, entertaining, educational, and more community-minded place to live or to visit.
- 7) Incorporate rapidly-advancing transportation technologies including ride share, hybrid vehicles, electric bicycles, shuttles and driverless (autonomous) cars and trucks that will change the way people will move from A to B. At Lakepointe we should also factor in possibilities like aerial gondolas and water taxis (small ferries). Amphibious aircraft (Kenmore Air) will continue to link Lakepointe/Kenmore with harbors and islands throughout the entire Pacific Northwest.
- 8) Recognize that Lakepointe will become an important part of Kenmore’s brand. In the 21st century, cities have come to realize a brand is essential to attracting residents, visitors, investment, employment opportunities, cultural and sporting events, and even film shoots as part of Internet marketing.

As part of the preparation for the day-and-a-half session, the Weidner team toured the False Creek area of Vancouver (including Granville Island) and studied the strikingly beautiful waterfront development of Kelowna, British Columbia. We also asked all 28 authors to identify their favorite village – a village anywhere in the world – and, interestingly, approximately half responded with Whistler.

AGAIN – WHY A FUTURE STORY?

1) Before we begin laying out streets and designing buildings, we should agree on what we want the EXPERIENCE of Lakepointe to be. A written narrative allows us to do that. A story engages us at a heartfelt level. It's important that citizens love where they live. That emotional connection is one of the most powerful influences in our lives – it binds us together as a community.

2) Putting it in writing ensures we all agree on how we want Lakepointe to benefit all of Kenmore. How does Lakepointe help optimize the city's physical, cultural, financial and spiritual well-being?

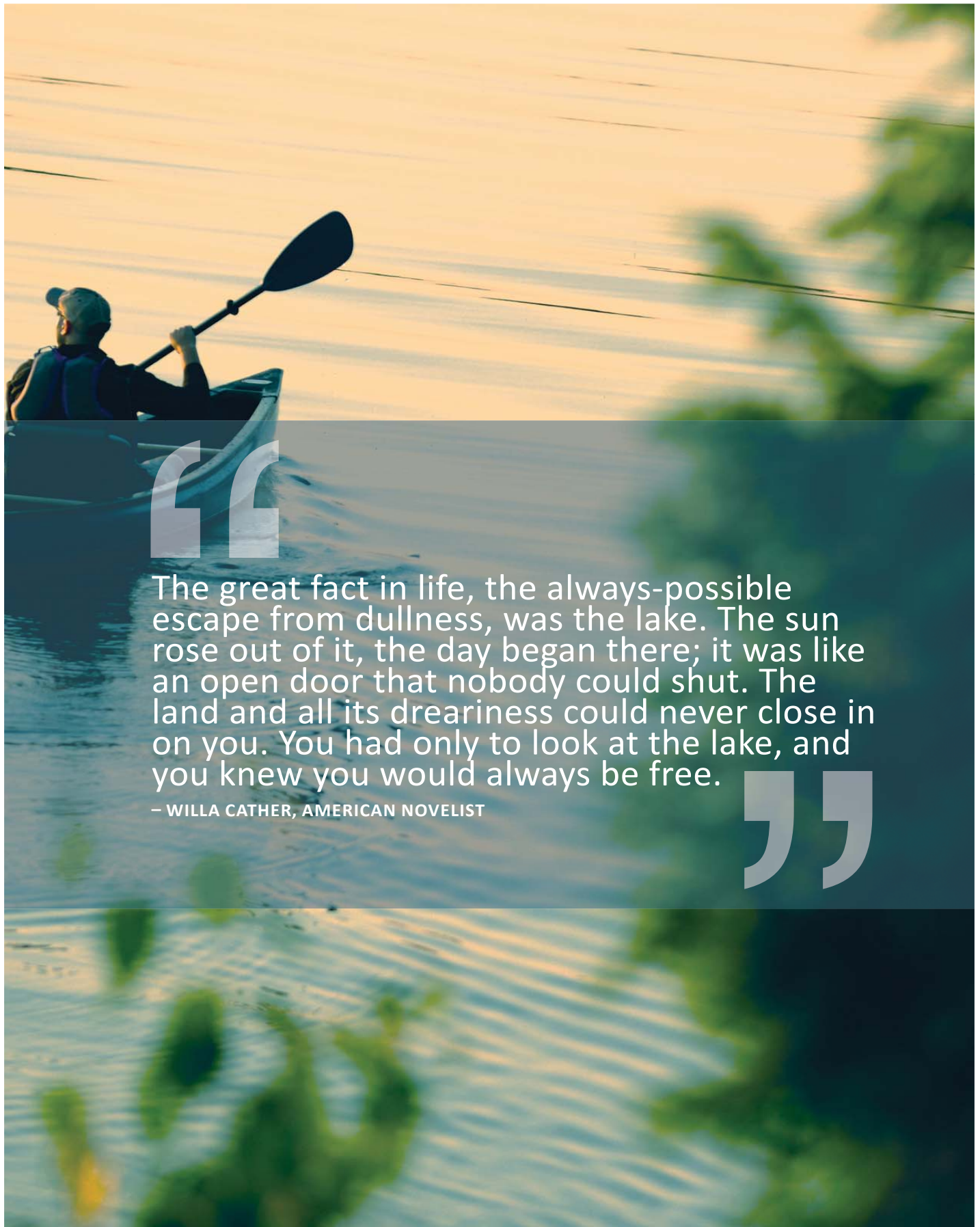
3) It reminds us what will make this waterfront village special. What will set Lakepointe apart from other waterfront communities, not only around the perimeter of Lake Washington but around the world? Why would families want to live here? Empty Nesters? Young professionals?

4) It ensures that we are creating a place where residents can live, work and play in one place. That as part of our thought process, we are minimizing the need for residents of the village and Kenmore to waste hours commuting.

5) Having an agreed-upon future story provides certainty. It minimizes the risk of costly false starts and frustrating dead ends.



“The best visions are about taking a stand, having your own distinctive and original point of view and, using every means possible, telling people what your vision is. Just by sharing your vision you go a long way towards making it happen.” ROBERT HOLMES - LAKEPOINTE SESSION MODERATOR



The great fact in life, the always-possible escape from dullness, was the lake. The sun rose out of it, the day began there; it was like an open door that nobody could shut. The land and all its dreariness could never close in on you. You had only to look at the lake, and you knew you would always be free.

— WILLA CATHER, AMERICAN NOVELIST

CORNERSTONE ONE: THE LAND

This truly extraordinary 50+-acre waterfront site has been assembled by Weidner. The property includes over 3,800 linear feet of shoreline, roughly half of it on the southern edge along the Sammamish River and the other half along Lake Washington and the Navigation Channel. The earliest archeological evidence of people in the area dates to 12,000 years ago at the Bear Creek settlement, upriver from Kenmore in present day Redmond. [The Native American history of the area will be woven into the future story of the urban village and there is the possibility of building a multimedia, highly immersive interpretive center near the confluence of the lake and the river to share that history with visitors to the village, including school children from throughout the region. The name Sammamish is derived from samma, meaning “the sound of the blue crane” and mish, meaning “river.”](#)

This hard-working site – once a shingle mill and still a working harbor – was known as Kenmore Industrial Park but since 1989 it has been referred to as Lakepointe coinciding with the first of a number of plans for its redevelopment. The peninsula has the potential to become a long-anticipated addition to Kenmore but, because this industrialized landfill is both geotechnically unstable and subject to cleanup requirements mandated by the Department of Ecology, the remediation costs to complete the transformation will be substantial.

Situated just across the river, the Inglewood Golf Club was founded by prominent Seattle-area businessmen in 1919. It has been home to a number of USGA events. This members’ only club adjoins the village and will contribute to the perception of Lakepointe as being an urban resort.



CORNERSTONE ONE: THE LAND

Also part of the Lakepointe landscape is the scenic 27-mile long Burke-Gilman Trail occupying an abandoned Seattle, Lake Shore and Eastern Railroad Corridor. The trains once carried people, coal, timber and wood products between the mountains, valleys, foothills and dense forests of the Kenmore area and the city of Seattle. The most famous of Puget Sound's Rail-Trails, the Burke-Gilman spans from Ballard in the west to Bothell in the east where the trail meets up with the Sammamish Trail and continues to Redmond.



The trail passes directly alongside the Lakepointe site and, as part of the vision will be woven into the fabric of the village. The trail is as much a thoroughfare for commuting to work and the University of Washington as it is a staple for social recreation and fitness. Built in the 1970s, the trail has since helped inspire dozens of similar projects around the nation. It, along with the golf club, North Lake Marina and the Kenmore Air Harbor will become part of the character of Lakepointe.

This is the last, best, largest piece of developable land remaining on Lake Washington. It's important we get it right.

CORNERSTONE TWO: THE LAKE

Lake Washington is a large freshwater lake adjacent to the city of Seattle. With a surface area of 33.8 square miles and a length of 22 miles it is the largest lake in King County and the second largest natural lake in the state of Washington. It connects the cities of Seattle on the west, Bellevue and Kirkland on the east, Renton on the south and Kenmore on the north, and encloses Mercer Island. The lake is fed by the Sammamish River at its north end and the Cedar River at its south.

Kenmore is both Lake Washington's lakehead and the point of confluence with the historic Sammamish River. Along its 14-mile watercourse, the Sammamish River flows through Redmond, Woodinville, Bothell, and Kenmore. The River winds through a region known for its winemaking, culinary arts and craft foods.

Here, the lake is a link between the past and the present – with Kenmore as an early 20th century “landing” for the Alaska-bound tugs and barges of Pioneer Towing and later as a landing area for the classic Beaver and Otter float-equipped aircraft of Kenmore Air. The romance of flight is part of the charm of the village. Aircraft animate the village – magically appearing and disappearing into the azure blue skies of the Pacific Northwest.



CORNERSTONE TWO: THE LAKE

As part of the Lakepointe's future story, the waterfront will become recognized as Pacific Northwest's premier aquatic playground – a center for kayaking, canoeing, standup paddle boarding, competitive rowing, sport-fishing, swimming, waterskiing, wakeboarding, dragon boat racing, kite surfing and the Kenmore Cup for junior hydroplanes. The village will include a rowing/paddling clubhouse. An outdoor amphitheater at the tip of the peninsula will become the area where Kenmore gathers for aquatic events, to watch the beginning and end of the Great Northwest Triathlon (an Ironman Competition), to view music concerts and be part of the City's Annual Fourth of July celebrations.



“The lake is a moody beauty constantly bring transformed by sunlight and shadow, wind and weather. It mirrors water’s most alluring qualities from mesmerizing ripples to mirror-like reflections. Lake Washington, especially as viewed from Lakepointe, is charismatic, It owes its beauty the geologic luck of the draw, the Pacific Northwest’s climate and the evergreen ring that perimeters it.”

FROM THE LAKEPOINTE LEAPFROG SESSION

CORNERSTONE THREE: THE VILLAGE

Participants in the Leapfrog Session referred to the design of Lakepointe as being “future authentic”. Even though we are beginning with an empty canvas (the site), the completed urban resort will be based on planning, design and functional cues that are authentic to its maritime setting and its one-time role as a working harbor. Although Lakepointe will be an “intelligent community” – making optimal use of automation, energy conservation and information technologies – its look and feel will be timeless. Classical proportions. Open spaces. Durable materials. Easily adaptable to changing purposes. Always current – but never trendy. The consensus was that Lakepointe’s architecture should be emotionally resonant, approachable (human-scale at street level), socially beneficial (enhancing the lives of residents and visitors alike) and appealing to a multi-generational market – including families.



CORNERSTONE THREE: THE VILLAGE

Traditional architecture often focuses on the more pragmatic requirements of functionality, longevity and site relationships. But what if the team was able to jointly focus on how the village and its waterfront setting made people feel? On how each experience of Lakepointe, including its architecture, translated into an event, a surprise, a story that people end up sharing online or in person with their world. And that sharing becomes the basis for a highly successful social marketing program for Lakepointe and for the branding of Kenmore.

The village is highly animated. The judicious but highly creative use of light and sound – is made possible by dramatic changes in digital technology. The strong, steady breezes blowing off the lake activate whirligigs, flags and banners. The aroma of freshly baked cinnamon buns wafting from The Upper Crust Bakery makes Lakepointe warm and welcoming. The entire community is an immersive, delightfully unpredictable multi-sensory series of discoveries. Balancing the vitality of the village are quiet escapes throughout the 50+-acre site where both residents and visitors can find a moment to themselves – scenic and peaceful places where people can reconnect with themselves and with the waterfront beauty of this setting.



Everything you need on a day-to-day basis is available in the village including shops, restaurants, a farmer's market, offices, healthcare, play-care, specialized schools and cultural facilities. There's a variety of accommodation including apartments, condominiums, micro-suites, town houses and seniors' housing. Buildings have rooftop gardens and community living rooms. All are located in a walkable and bikable waterfront setting. And every residence in the village, regardless of size, has a view of the lake, the village or Lakepointe's variety of open spaces.

CORNERSTONE FOUR: OVERALL WELL-BEING

Well-being is a reference not only to one's health but also to the cultural, social and economic well-being of the community in its entirety. In Lakepointe/Kenmore, smart technology will allow clinics, hospitals, spas, fitness facilities, personal performance monitors and even private residences to gather information about an individual's health and to instantly diagnose irregularities.

Outdoor recreation and proximity to Nature are importance contributors to well-being as are the places in which we live, work, learn and play – and that includes the aesthetics of planning, design and architecture. But well-being also involves a sense of self-fulfillment, which is the feeling of being satisfied and happy because one is doing something that fully uses one's abilities and talents while living in a place. The feeling of having a purpose in life and connection with others – being part of a community – is also essential to life satisfaction. The scale of Kenmore and the meeting, gathering and celebratory spaces of Lakepointe are vital to community-building. Author Charles Montgomery believes that there is an intersection between urban design and the science of what makes people happy. His message is as surprising as it is hopeful. By having a clear vision for the future of where one lives, the happy city, the green city and the productive city are the same place – and we can all help build it.



CORNERSTONE FOUR: OVERALL WELL-BEING

In its commitment to economic well being, part of Lakepointe's vision is to create new employment opportunities not only in the village itself but also in the host community of Kenmore. We can foresee Kenmore becoming a highly desirable hotspot for startups because of the city's comparatively low cost of housing, its proximity to Nature, and the recreational opportunities that exist here. With the addition of even a handful of entrepreneurial companies and the support of nearby Bastyr University and, potentially, the University of Washington, Kenmore will brim with energy, creativity and new ideas balanced by the relaxed, informal, diverse and healthy atmosphere of this small city.

In addition to long-standing businesses like Bastyr University (the city's largest employer) and one of America's Top Ten industrial auction houses (the James G. Murphy Company) plus Kenmore Camera, the country's pre-eminent supplier to photographers, the City Of Kenmore has created a new-business incubator knowing there were lots of home-based businesses and technology companies in the area. As Assistant City Manager Nancy Ousley notes, "We wanted to get the message out that Kenmore is a city that values entrepreneurship."

Perhaps the city's most interesting employer is Kenmore Air, one of the largest float plane terminals in the world and a firm that is internationally renowned for its technology updates to de Havilland Beaver and Otter aircraft. Introduced 70 years ago, the Beaver remains a serious, no-nonsense bush plane, one ideally suited to flight along the coastline and rugged mountains of the Pacific Northwest. The immortal Beaver aircraft has starred in numerous adventure films and following its role in a Harrison Ford movie, the Beaver became this actor/aviator's favorite aircraft. The Beaver has such a fervent worldwide following that a small on-site museum could potentially become one of Lakepointe's attractions (in partnership with Kenmore Air).



THE GAME-CHANGERS

HERE ARE A DOZEN INNOVATIVE IDEAS FROM THE SESSION THAT COULD DIFFERENTIATE (LEAPFROG) LAKEPOINTE. MANY MORE CONCEPTS POPPED UP AT THE SESSION, BUT THESE ARE THE ONES THAT STOOD OUT.



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2) The vision of Lakepointe includes a large farmer's market as a magnet for a regional destination known for its wineries, culinary arts and artisan foods. The market area will be surrounded by a cultural zone that includes a performing arts theater and a school where young people, ages 2 to 19, learn creative expression by connecting to the natural world. Possibly, this can be done in partnership with NatureBridge (see naturebridge.com).



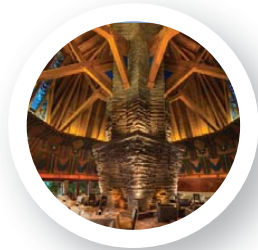
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8) The entire village is designed to be a staging area for two or three televised international events per year, including a global triathlon (ironman) and an outdoor video gaming festival, a celebration of Seattle's software culture. A waterfront amphitheater is the primary venue for these kinds of events. The amphitheater would be created in partnership with a firm in the digital content creation business – Red Bull for example.

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THE GAME-CHANGERS



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11) The role storytelling plays in destination marketing and the branding of Kenmore – stories that connect the past to the future, fascinating stories known only to the locals, stories that tap into our emotions rather than focusing on facts, stories that are entertaining, relatable and undeniably authentic. People are likely to most remember Kenmore for the takeoffs and landings of its floatplanes, its uniquely shaped umbrellas and its small, quirky ferries because of the emotional response they trigger.



12) The inclusion of Bastyr University in the village. The nearby campus is the nation's premier natural health sciences university which includes a 65-foot reflexology footpath – the first in North America – athletic fields, medicinal herb gardens with tours, educational classes open to the public and Bastyr Chapel – an acoustic gem. It is also renowned for its Master of Science in Nutrition Program. Several of the village restaurants, including the boutique hotel, will feature healthy foods inspired by Bastyr's nutritionists.



13) Similarly, Woodinville may be the best-kept secret in the Pacific Northwest, but one of our goals is to use Lakepointe, as an urban resort, to change that. Its 150+ wineries are producing some of the world's finest vintages. The distance from Kenmore to Woodinville is 8.2 miles by the driving route, 6.9 miles by the biking route and 6.6 miles via the walking route. Like Bastyr, one or more of the wineries will have a presence in the village in the form of shops, information centers and the ability to stage "foodie" events.

THE IMPACT OF LAKEPOINTE

Unquestionably, Lakepointe will have a positive effect on Kenmore in a multitude of ways. Lakepointe, as we imagine it, will be both a local and destination attraction. It will increase the attractiveness of Kenmore and the small city's (population 21,000) quality of life. Through complementary planning and development, Kenmore with Lakepointe as its heartbeat can become a place where one can truly live, work and play – and learn too – without ever having to use a car.

The impact of Lakepointe could also transform the district as well – especially as a food and wine destination equivalent to California's Napa Valley where wine is only the beginning. Like Napa, with its lavish resorts, charming bed-and-breakfasts and modern hotels, you will find top-rated chefs at scores of restaurants who work alongside the farmers who tend the land and the small, local artisanal food producers who abound in the area. A Granville Island/Pike Place-style waterfront market at Lakepointe could be the impetus for making the region a more complete food and wine destination – the Napa of the Pacific Northwest. The village will also teem with imaginative souls creating original arts and crafts. You can peer into the individual studios and busy workshops of local makers of hand-made papers, glass blowers, luthiers, folk artists, potters and bean-to-bar chocolatiers.



It's hard to believe you could fit vast tracts of parkland, a large freshwater lake, a historic golf course, one of America's best trail systems, a paddling river, marinas, and one of the world's smallest but most unique "international airports" into a city of 21,000 people, but Kenmore is a great place to take advantage of everything the outdoors has to offer four seasons of the year. There are plenty of play places for children too, including a tugboat playscape, interactive water features and dozens of amazing tree houses designed by leading Seattle area architects. The surprising range of outdoor activities has contributed to Kenmore's positioning as one of America's Playful Cities and has earned the City numerous acknowledgments for its quality of life.

THE IMPACT OF LAKEPOINTE

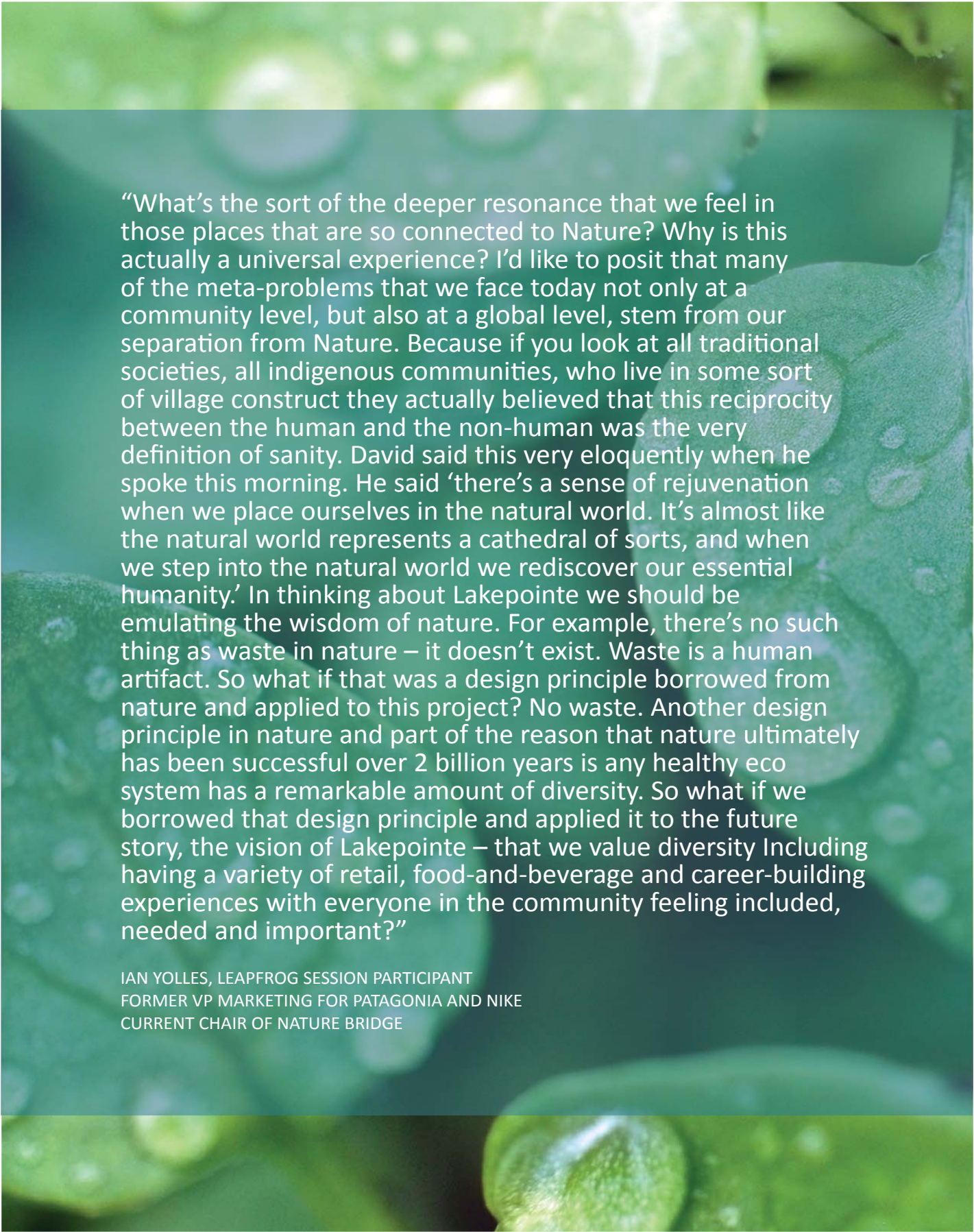
Lakepointe provides us with a unique opportunity to stand out, drive change, add inestimable but quantifiable value and change the perception of this 50+-acre site through storytelling. The Lakepointe site has it all – history, beauty and ecology.

Well-told stories have the ability to surprise us. They have compelling characters. They make us think. They make us feel. Most of all, THEY MAKE US CARE about the creation of this waterfront community. Stories stick in our minds and help us remember ideas and concepts in a way that numbers and text on a slide with a bar graph don't. Beginning now, via a website and a collection of short videos, we need to get this story in front of others including residents of Kenmore and all levels of government. We need to explain why we're doing what we're doing and why Lakepointe deserves the audience's attention and its help at a personal, public and private level. The entire community needs to know the future benefits Lakepointe will bring to Kenmore and the families who live there.

Lakepointe has been a long time coming. It has been undergoing public review since 1989. Despite its dynamic and potentially beautiful waterfront location, the Lakepointe property has remained in industrial use for decades due to extraordinary site development costs. As committed as Weidner is to making Lakepointe a legacy project that changes the perception of Lake Washington's shoreline, the company will need to partner with both the public and private sectors to breathe life into the vision. That includes all levels of government, lenders that embrace "green", "sustainable" and "Net Zero" development, as well as organizations like NatureBridge, the Nature Conservancy, Native Americans and local entrepreneurs who see themselves becoming part of this transformative story.

Individual residents, the City and region have much to gain from redevelopment of the Lakepointe property beyond increased tax revenues and job creation. It will mean the transformation of a gritty and unsightly industrial yard to a vibrant waterfront district with a mix of housing, office and retail uses. At 50+ acres, its land area is similar in size to Kenmore's existing downtown which means that the proper development of Lakepointe will not only set a high bar for future projects in the city but will also serve as a remarkable "front door" to Kenmore by providing extensive public access to Lake Washington through waterfront parks and trails. A successful Lakepointe will elevate Kenmore's outlook in the region; from a bedroom community and a stop-in-the-road along a busy highway to a highly livable waterfront destination.





“What’s the sort of the deeper resonance that we feel in those places that are so connected to Nature? Why is this actually a universal experience? I’d like to posit that many of the meta-problems that we face today not only at a community level, but also at a global level, stem from our separation from Nature. Because if you look at all traditional societies, all indigenous communities, who live in some sort of village construct they actually believed that this reciprocity between the human and the non-human was the very definition of sanity. David said this very eloquently when he spoke this morning. He said ‘there’s a sense of rejuvenation when we place ourselves in the natural world. It’s almost like the natural world represents a cathedral of sorts, and when we step into the natural world we rediscover our essential humanity.’ In thinking about Lakepointe we should be emulating the wisdom of nature. For example, there’s no such thing as waste in nature – it doesn’t exist. Waste is a human artifact. So what if that was a design principle borrowed from nature and applied to this project? No waste. Another design principle in nature and part of the reason that nature ultimately has been successful over 2 billion years is any healthy eco system has a remarkable amount of diversity. So what if we borrowed that design principle and applied it to the future story, the vision of Lakepointe – that we value diversity Including having a variety of retail, food-and-beverage and career-building experiences with everyone in the community feeling included, needed and important?”

IAN YOLLES, LEAPFROG SESSION PARTICIPANT
FORMER VP MARKETING FOR PATAGONIA AND NIKE
CURRENT CHAIR OF NATURE BRIDGE





About Weidner

- Private real estate investment, development & management company founded in 1977
- Recognized industry-wide as an efficient provider of rental homes and a creative developer with its own construction company
- Portfolio includes 46,575 units in Alaska, Arizona, California, Colorado, Minnesota, Texas, Oklahoma, Utah, Kansas, Washington & four provinces of Canada
- Website: www.weidner.com



- 246 properties totaling 46,575 units
- 17th Largest Apartment Owner in the US (NMHC Top 50, 2017)



- 25+ year track record of delivering high quality multifamily & mixed use communities
- 23 projects totaling 4,133 units across five regions in both the US and Canada
- 6 projects under construction totaling 1,357 units

Weidner Development



Project	Location	Units	Year
La Bella Vita	Colorado Springs, CO	278	2014
Elements at Briargate	Colorado Springs, CO	300	2015
Vista View II	Colorado Springs, CO	72	2015
Solara	Moses Lake, WA	229	2015
4800 Excelsior	St. Louis Park, MN	164	2016
Woodin Creek Village - Phase II	Woodinville, WA	314	2016
		1,357	

Under Construction



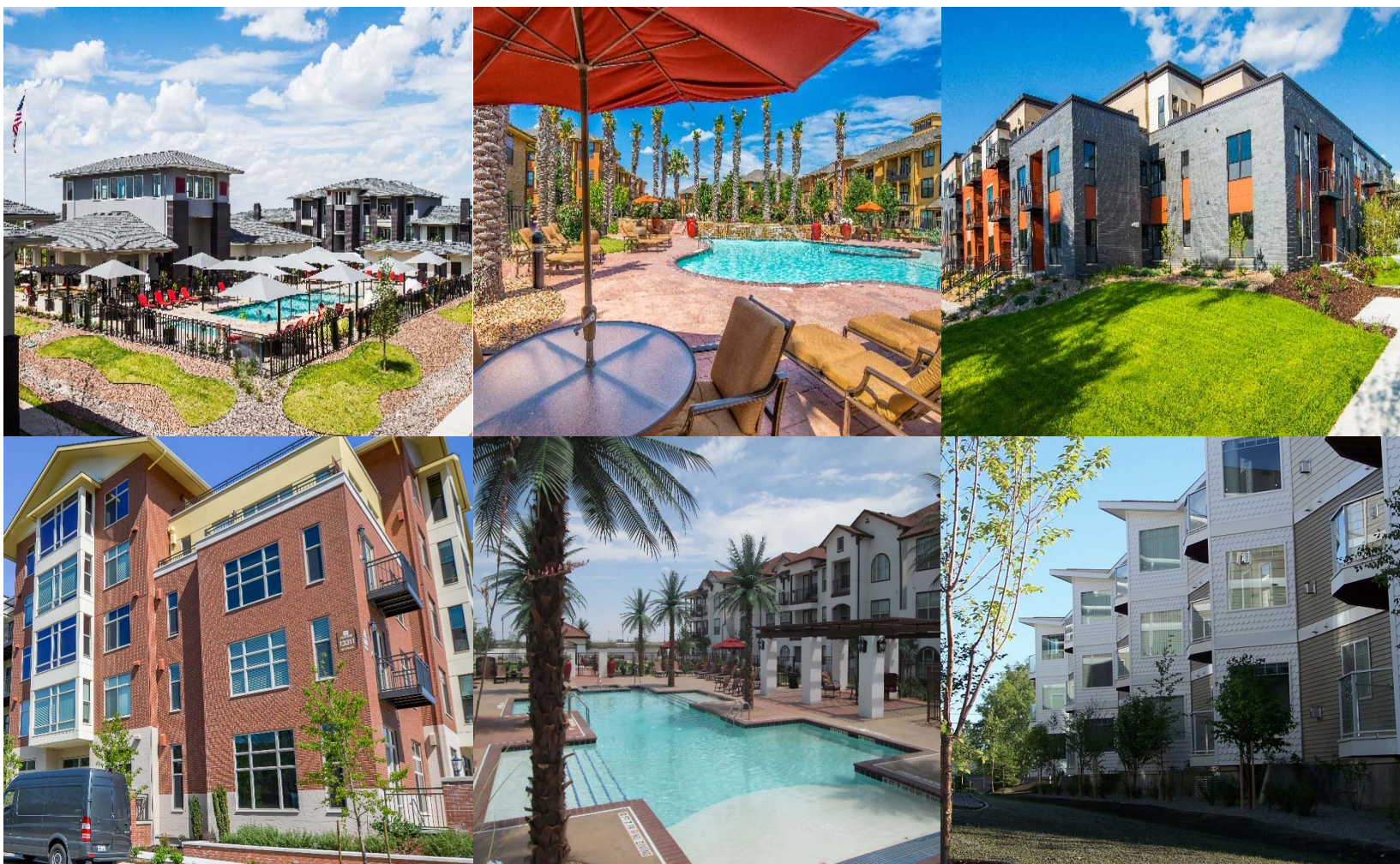
- ±24 acres
- 1,000+ residential units
- 60K+ sq. ft. commercial/retail space
- Phase II under construction



Woodin Creek Village

Woodinville, WA







Lakepointe

Lakepointe
Kenmore, WA

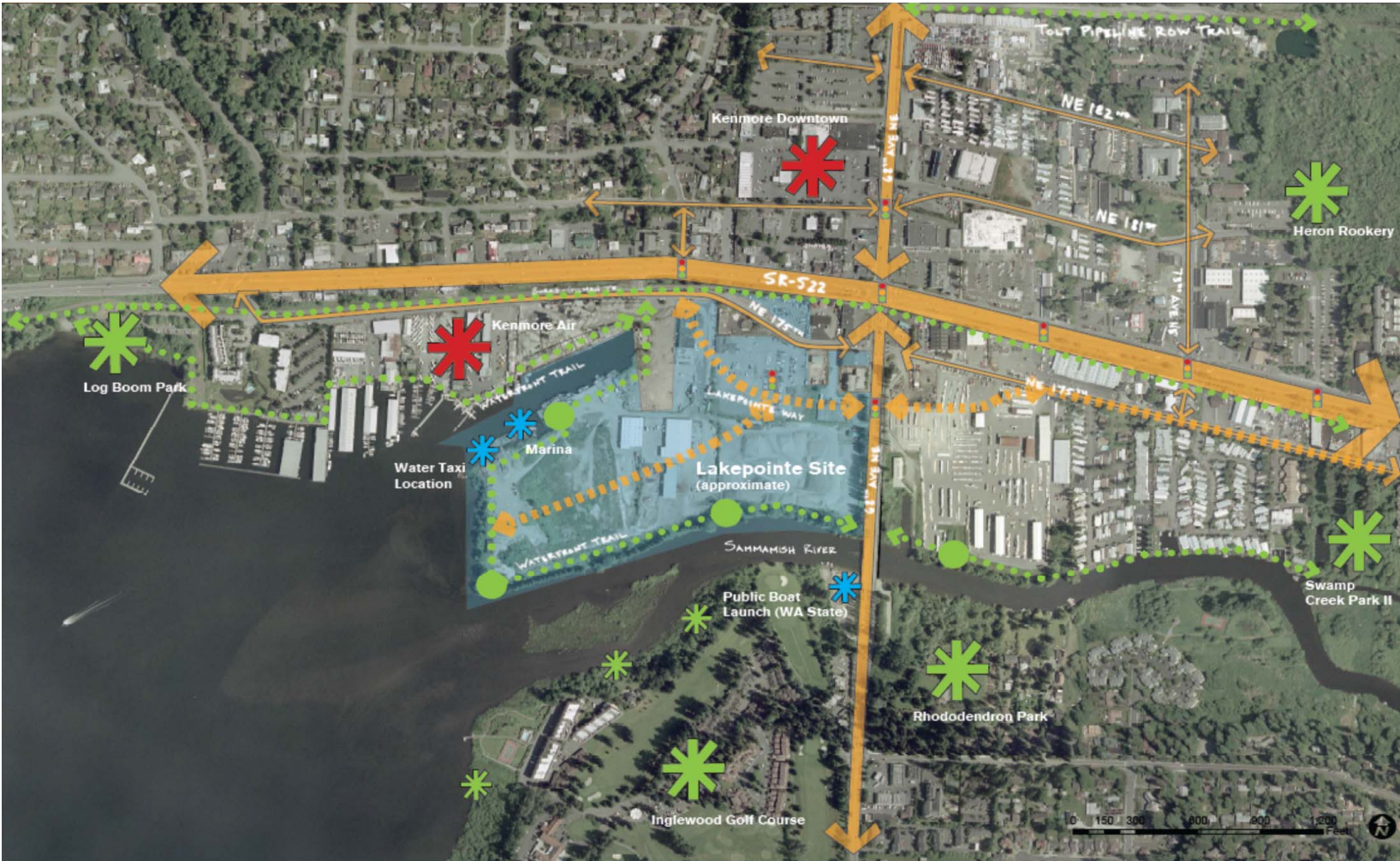


- 8 parcels
- 51.9 acres
- 3,800+ linear ft. of shoreline



Lakepointe
Kenmore, WA





Lakepointe

Kenmore, WA



Site History

- Lakepointe was a shallow delta at the mouth of the Sammamish River before Lake Washington was lowered by the Army Corp of Engineers in 1916
- Landfilling activity to the south & west created an elevated peninsula; one major source of material was demolition debris from the expansion of I-5 through North Seattle in the 1960's and 1970's
- The property has been home to a variety of industrial & water-access dependent businesses since the 1970's: Kenmore Building Materials, Pioneer Towing, Olympic Pre-Fab, Alyeska Pipeline Services Co., CalPortland, Alaska General Seafoods, Kiewit/General/Manson (520 bridge replacement), etc.



Lakepointe
Kenmore, WA



Site Constraints & Challenges

- Former landfill site
 - Geotechnically unstable soils/fill
 - Subject to Consent Decree & Cleanup Action Plan
- Traffic
 - New access points to 522 & 68th
 - Offsite mitigation requirements
- EIS process
- Shoreline permit

Lakepointe
Kenmore, WA



Extraordinary Site Development Costs

- Site work: piling & capping
 - \$104MM
- Transportation & access
 - \$76MM
- Shoreline improvement & open space
 - \$7MM
- Utilities
 - \$5MM

Lakepointe
Kenmore, WA



Previous Review by Developers

- Trammell Crow Company – Early '90s
- Triple Five – 1999
- Security Properties – 2002
- Maritime Trust Co. & Presidio Development Partners – 2002
- Port Blakely – 2003
- Fred Meyer – 2004
- Renova & Prudential – 2004
- Harvest Partners – 2006
- TriMet – 2006
- Fisher Cos. – 2007
- HAL Real Estate – 2007
- The Stratford Company – 2007

Lakepointe
Kenmore, WA



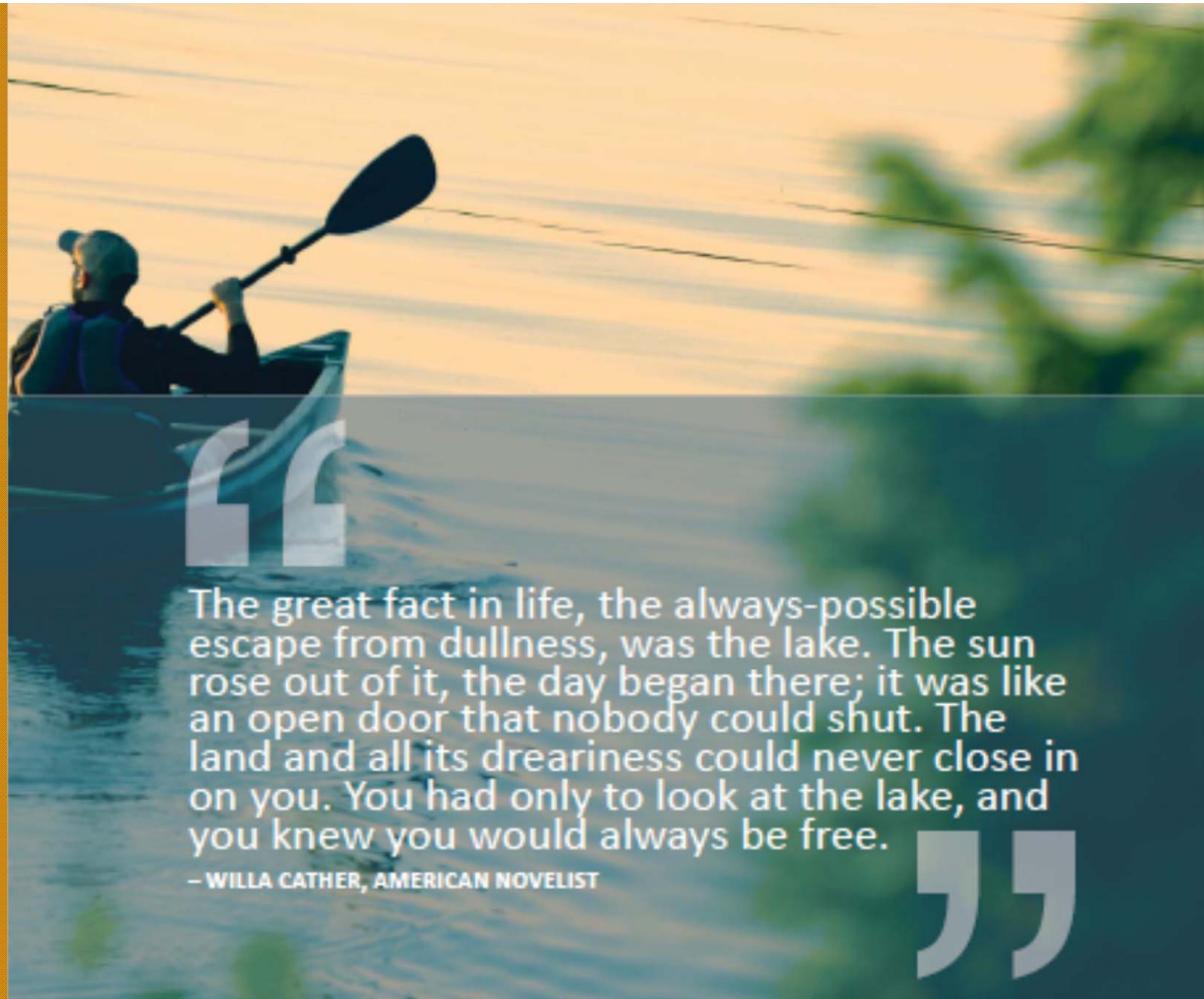
Creating the Vision

The Vision



Lakepointe Leapfrog Session

“Thinking outside of
the pond.”



The great fact in life, the always-possible escape from dullness, was the lake. The sun rose out of it, the day began there; it was like an open door that nobody could shut. The land and all its dreariness could never close in on you. You had only to look at the lake, and you knew you would always be free.

– WILLA CATHER, AMERICAN NOVELIST

The Vision

Who?

- 21 participants
- 7 observers
- 2 facilitators

Objective

"To begin authoring a vision (a future story) for Lakepointe as a completely integrated mixed-use community, meaning a village with the residential, commercial, recreational and cultural facilities which residents require day-to-day and that complement those of Kenmore itself."

WHAT IS LEAPFROGGING?



The Vision

Important Considerations

SIX IMPORTANT CONSIDERATIONS

- 1) Ensure that the planning and design of Lakepointe follow the most thoughtful principles of “placemaking” in order to provide a sense of health, happiness and belonging. At its simplest, placemaking – a term used by community planners – results in neighbourhoods that people have a strong emotional attachment to.
- 2) Visualize a community that uses its natural setting to full advantage including the lake, the river, parklands, other green spaces, view corridors and the site’s year-round relationship to sun, shade and weather.
- 3) Although it is not our intention to have the village become purely a destination, one of our goals is to establish a standard of excellence in terms of food-and-beverage, specialty retail and possibly a boutique hotel and/or spa so the village could become a magnet for day visitors from the Pacific Northwest. Visitors will drive the success of Lakepointe as well as the City Of Kenmore.

The Vision

Important Considerations

- 4) Conceive of a village with a vitality that appeals to all generations – that's always a happy place to be.
- 5) **Invent a smart community that makes optimal use of newly emerging technologies, many of them originating in the Puget Sound tech sector. Smart technology is no longer a nice-to-have option, it is almost overnight becoming an essential. It will make Lakepointe a safer, healthier, far more energy efficient, entertaining, educational, and more community-minded place to live or to visit.**
- 6) Further to point 5, rapidly-advancing technologies including ride share, hybrid vehicles, electric bicycles, shuttles, driverless (autonomous) cars and trucks will change the way we move from A to B. At Lakepointe we should also factor in possibilities like aerial gondolas and water taxis. Amphibious aircraft (Kenmore Air) will continue to link Lakepointe/Kenmore with harbors and islands throughout the entire Pacific Northwest.

The Vision

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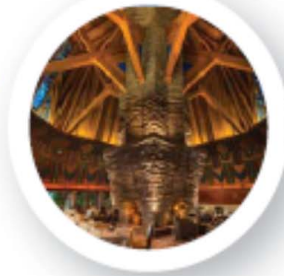
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The Vision



12) The inclusion of Bastyr University in the village. The nearby campus is the nation's premier natural health sciences university which includes a 65-foot reflexology footpath – the first in North America – athletic fields, medicinal herb gardens with tours, educational classes open to the public and Bastyr Chapel – an acoustic gem. It is also renowned for its Master of Science in Nutrition Program. Several of the village restaurants, including the boutique hotel, will feature healthy foods inspired by Bastyr's nutritionists.



13) Similarly, Woodinville may be the best-kept secret in the Pacific Northwest, but one of our goals is to use Lakepointe, as an urban resort, to change that. Its 150+ wineries are producing some of the world's finest vintages. The distance from Kenmore to Woodinville is 8.2 miles by the driving route, 6.9 miles by the biking route and 6.6 miles via the walking route. Like Bastyr, one or more of the wineries will have a presence in the village in the form of shops, information centers and the ability to stage "foodie" events.

The Vision

Project Update

Project Update



Efforts to Date

Land acquisition & assemblage

- Long term contract on primary site
- Purchase of four assemblage parcels along 175th
- Title, survey & due diligence review

Project Update





Efforts to Date

- Market demand & economic feasibility analysis
- Engineering review & cost estimating for infrastructure & geotechnical challenges
- Preliminary traffic assessment
- Environmental review
- Entitlement & permitting review

Project Update

Efforts to Date

Conceptual site planning

- Density analysis
- Phasing considerations



Project Update

Commercial Site Development Permit (CSDP) Extension milestones

- Multidisciplinary work session
- Public outreach & input plan
- Further development of site plan
- General agreement with City addressing project parameters, working relationship with City, timelines, etc.
- Project coordination with:
 - WA Dept. of Transportation
 - WA Dept. of Ecology

Project Update

Next Steps

- Threshold point in project
- Need to establish:
 - Path to economic viability
 - Framework for Development Agreement & Public/Private Partnership

Project Update



Questions?

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The great fact in life, the always-possible escape from dullness, was the lake. The sun rose out of it, the day began there; it was like an open door that nobody could shut. The land and all its dreariness could never close in on you. You had only to look at the lake, and you knew you would always be free.

– WILLA CATHER, AMERICAN NOVELIST

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