

To: Kirkland Hearing Examiner
Kirkland City Council

Cc: Janice Coogan

From: Andrew Held
5505 127th Ave NE
Kirkland, WA 98033

Ref: SUB12-00560

Gentlepersons:

I am writing to provide public testimony in the matter of C and G Subdivision and PUD, file number above. I am generally in support of this proposed PUD, the public benefits, and the requested modifications.

However, I have one serious reservation and I respectfully request that the conditions of the permit require the FAR is calculated for each lot, and that the FAR remain at .50. The applicant has requested that the FAR be calculated site-wide, and be increased to .55.

As you are aware, the size and bulk (generally referred to as the "mass") of newer homes in Kirkland is a serious concern of many residents. Recent zoning code amendments have strengthened the interpretation of FAR, and reduced it in some cases. Examples include removing the exemption of two-story entrance ways, and the small-lot rules introduced in Norkirk and then adopted City-wide.

Looking at these trends in the Zoning Code, and considering public sentiment, it is inappropriate to allow homes which significantly vary from the underlying zoning. I have no concerns about the mixed lot sizing in the proposed PUD. But the homes built on the smaller lots should reflect the lots they are constructed upon, and be appropriately sized – with a .50 FAR.

CITY OF KIRKLAND
Hearing Examiner Exhibit

Applicant _____
Department _____
Public

G

FILE # SUB12-00560