



CITY OF KIRKLAND
Planning and Community Development Department
123 Fifth Avenue, Kirkland, WA 98033 425.587.3225
www.kirklandwa.gov

MEMORANDUM

To: Design Review Board
From: Jon Regala, Senior Planner
Date: November 13, 2012
Subject: LAKE STREET PLACE – ADDITIONAL PUBLIC COMMENT
FILE NO. DRV12-00921

The Lake Street Place project was continued from the October 1st DRB meeting. Attached are additional public comments regarding the Lake Street Place project scheduled for DRB deliberation on November 19, 2012. These comments were received after the DRB packet was distributed late last week and are being forward to the DRB for consideration.

Please email me at jregala@kirklandwa.gov or call me at (425) 587-3255 if you have any questions.

Attachments – Betz comments
Hart & Christie comments

CC: DRV 12-00921

Sandi Hart and Stan Christie
109 2nd St S Apt 239
Kirkland, WA 98033
425-636-8118
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November 8, 2012

Mr. Jon Regala
City of Kirkland
Planning and Community Development Department
123 Fifth Avenue
Kirkland, WA 98033

Reference: Permit No. DRV12-00921 Lake Street Place Design Review

Dear Jon,

We continue to have concerns about the proposal for Lake Street Place.

1. Public Notice

It feels to us that this is being “hurried” through the process without enough public notice and comment. We have never been involved in an issue such as this, so we’re not familiar with these kinds of processes, but almost no one in Kirkland that I’ve talked to is aware there will be an above ground parking garage built here. All the news articles we read concerning this building said it would have underground parking. We presume others have read the same articles and may not be aware that those plans have changed.

2. Character of Structure

Although the Lake Street side of these buildings is beautifully designed, the building is “warehouse-like” on the North, South and East sides. We feel that Kirkland residents, including us, will not be happy with 4 stories of above ground parking that will adversely affect the character of the Lake Street corridor.

3. Proximity of Living Spaces

The revised plans only addressed the proximity of the top floor to condo living spaces but completely ignored the lower floors that are still 12 feet away from decks on the east side. Are there no setback requirements to prevent building too close to living spaces? This building will seriously affect the quality of life for the condo owners in Portsmith.

4. Public Walkways

Another great thing in Kirkland is the required public walkways. With the exception of the stairs from Kirkland Ave, all the other walkways were put in for the public to have access to the beautiful views of Lake Washington. It’s really a shame to ruin the public walkway on the East side of the building by turning it into a dark tunnel. Also, the new “perspective” views of the walkway seem to distort the actual size of the walkway making it look wider than it is. Is it part of the project to rebuild that walkway to make it more open as in the perspective views?

5. Safety and Congestion

We feel the lighting plan belongs in this proposal. The size of the building is the cause of the safety issue and without mitigation, no part of the building should be approved. Nothing in the new plans addressed our concerns with safety along the public walkway.

We watched cars come and go from the parking lot one Saturday evening and it was a mess. The alley way was backed up, there were cars waiting to pick up elderly people at Merrill Gardens, people trying to park in the lot and people trying to cross the street and walk up the stairs. All this was with only one level of parking. Multiply that times 4 and we have serious concerns about congestion in downtown Kirkland. This will all back into the streets and with patrons parking in the lot, drinking at the restaurants and getting back into their cars, this will be a serious safety issue!

In closing, we'd like to note that all the problems except congestion have one simple answer – the original plan – to build the parking garage underground. We have one opportunity to do this the right way to preserve the feel of downtown Kirkland while still allowing Mr. McLeod to reap profits from his land. After all, we here at The Portsmouth are some of his most loyal customers.

Thank you very much for your consideration.

Sincerely,

Sandi Hart

Stan Christie

Jon Regala

From: Cathy Betz <CathyBetz@comcast.net>
Sent: Friday, November 09, 2012 10:28 PM
To: Jon Regala
Subject: Comments for DRB McLeod Project

Follow Up Flag: Follow up
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Dear Jon and Design Review Board,

We are sending our comments on the current proposals for the McLeod Project, and do appreciate your forwarding our concerns to the DRB.

- The two sides of the proposed garage wall (east and south faces) as they have an impact on the Portsmouth and its public walkways and courtyard:

We continue to urge the applicant to provide setbacks along this property line equal in width with the Portsmouth's adjacent walkways. The current proposal – to enlarge the planters within the Portsmouth's right-of-way! – is quite a slap in the face and a slight to the seriousness of the consequences of the scale of the garage mass. Once built as proposed, the damages will last forever. The setbacks on the fifth floor (offices) are nice but for adequate impact should be on the third floor, level with the Portsmouth walkway. At the very least, the garage wall should be vertically modulated with the McLeod Project's mitigating plantings being located on substantial indentations within its own property. All of this would contribute greatly towards reducing the building massing as addressed in the DRB's guidelines.

- The request for 25 foot step back instead of 30 foot step back on the north portion of the KWM Building:

Something as important to the village street feel of downtown Kirkland should not be so quickly traded away. Is the tiny 185 square foot open space wedged into the courtyard worth trading away such a landmark guideline?

Thank you for your attention to these concerns. We hope to attend the November 19 meeting.

Best regards,
Bob and Cathy Betz