



CITY OF KIRKLAND
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
123 FIFTH AVENUE, KIRKLAND, WA 98033 425.587.3225
WWW.KIRKLANDWA.GOV

MEMORANDUM

DATE: March 22, 2012

TO: Kurt Triplett, City Manager

FROM: Jeremy McMahan, Planning Supervisor
Eric Shields, AICP, Planning Director

SUBJECT: Commercial Codes & BN Moratorium KZC Amendments, File No. ZON11-00042

RECOMMENDATION

City Council receives a briefing from the Planning Commission on the status of commercial code amendments and the Commission work on resolving the BN moratorium (O-4343, Attachment 1).

It is important to note that the Planning Commission has not yet held a public hearing and does not have a recommendation on any amendments at this time.

BACKGROUND

Based on the approved Planning Work Program, in October 2011 the Planning Commission began work on a package of amendments to the Kirkland Zoning Code (KZC) related to clarifying and improving commercial regulations. On January 3, 2012 the City Council extended a moratorium on development in BN zones for a total of six months and directed the Planning Commission to include additional review of the BN zoning and related Comprehensive Plan policies for the Lake Street South BN zone. In the Ordinance, the Council entered the following specific Findings of Fact that the Commission has used as guidance on issues to be addressed:

- While mixed used development with residential and commercial uses is encouraged in the City's commercial districts, development should also be compatible in scale and character so as to fit well with surrounding uses.
- Existing Neighborhood Business (BN) zoning regulations are perceived as being inadequate to address the scale and density of development consistent with Comprehensive Plan policies.
- A planning process including significant opportunities for participation by property owners, residents and other stakeholders is underway and the moratorium is required to maintain current conditions while the planning process progresses.

The Planning Commission has now conducted five study sessions to review the issues and provide direction to staff on draft regulations for consideration at a public hearing. In addition, the Commission has already received extensive public comment; from attendees at the study sessions, e-mails, and a petition. The Planning Commission packets, including all background materials and public comment can be reviewed under the following links:

- 10/27/11 [Planning Commission Study #1](#)
- 12/8/2011 [Planning Commission Study #2](#)
- 1/12/12 [Planning Commission briefed on moratorium & Council direction](#)
- 2/9/12 Planning Commission Study #3
- [Part 1](#)
 - [Part 2](#)
- 2/23/12 [Planning Commission Study #4](#)
- 3/8/12 [Planning Commission Study #5](#)

The Commission had slated April 12th for the public hearing. The City Council subsequently requested this briefing and the hearing will need to be rescheduled to a later date. Because the BN moratorium will expire on May 15th, the City Council will need to consider extending the moratorium to allow additional time for the amendments to be completed.

KEY ISSUES

The Commission has reviewed applicable Comprehensive Plan guidance for these commercial zones. Based on the assumption that the City desires to keep each of these commercial zone categories including the Residential Market category, the Commission concluded that amendments to the Plan are not needed at this time. Consequently, the Commission has focused its discussion on potential Zoning Code amendments to implement the existing Comprehensive Plan. Attachment 2 provides a matrix of current development standards for the study zones and the Commission's initial direction to staff for draft amendments to be considered at a public hearing.

A summary of the key issues deliberated by the Planning Commission thus far are summarized below:

Hierarchy of Commercial Districts

The Comprehensive Plan establishes a hierarchy of commercial districts, with Urban Center being the most intense and Residential Market being the least intense (see Attachment 3). Totem Center is designated as an Urban Center and the BN zone on Lake Street South and the Super 24 site (zoned RM 3.6) on Lake Washington Boulevard are the only designated Residential Markets. Other BN and BNA zones are designated as Neighborhood Centers.

The Commission has spent considerable time deliberating how to establish regulations that implement the Residential Market designation of Comprehensive Plan. The Plan's definition of Residential Market can be considered in the following three components:

- Individual store or very small, mixed-use building/center
- Focused on local pedestrian traffic
- Residential scale and design are critical to integrate these uses into the residential area

Within the family of neighborhood business zones being considered for amendments, this designation only applies to the Lake Street South BN zone. Within the hierarchy of the Comprehensive Plan, the policy implication of the designation is that this neighborhood business zoning should be less intensive than other neighborhood business zoning. The Commission has heard and expects to continue to hear

from neighbors of this zone that the proposed amendments don't go far enough in restricting development to implement the Residential Market designation. On the other hand, representatives of property owners in this zone have argued that the proposed amendments are far too restrictive. How to establish regulations for the Residential Market designation will continue to be a significant topic through the public hearing and Planning Commission deliberations.

Density Limits in Commercial Zones

Many of Kirkland's Commercial zones do not have residential density limits (see Attachment 4). Within these zones, the actual achievable density is a factor of the allowed building envelope (given setbacks, height, lot coverage, and parking) and the size of the units within that envelope. The Planning Commission has preliminarily decided that the regulations for most of these zones should continue to focus on the allowed building envelope and not specifically regulate unit count/density within that envelope. The exception to this position is the recently annexed BNA zoned area on Finn Hill. For this area, the Commission has discussed restoring density limits similar to what was in place in the County prior to annexation until the City has a full discussion with the community as part of a neighborhood plan or as part of the citywide Comprehensive Plan update in 2013-14.

Measuring Ground Floor Commercial

A number of commercial zones in Kirkland establish minimum ground floor commercial requirements as a percentage of the total ground floor. The Planning Commission has concurred that this method is flawed because:

- It is arbitrary to dictate the amount of commercial solely based on the size of the structure being built.
- It may force more commercial space than the market will bear or the neighborhood needs/desires.
- It does not adequately address other ground floor uses such as parking and residential.

The current direction is to shift to a method that ties the amount of commercial to the size of the parcel and establishes performance standards such as minimum height and frontage requirements for the commercial space.

ADDITIONAL CORRESPONDENCE

All correspondence received by the Planning Commission in advance of their March 8th study session are included in the packets with links provided above. Additional correspondence received since then is included as Attachment 5 to this memo and a petition submitted to the Commission is included as Attachment 6.

Attachments

1. Ordinance 4343
2. Development Standards Matrix
3. Land Use Map and Policies
4. Commercial Districts without Density Limits Map
5. Additional Correspondence
6. Petition

Cc: Planning Commission

ORDINANCE O-4343

AN ORDINANCE OF THE CITY OF KIRKLAND IMPOSING A MORATORIUM WITHIN NEIGHBORHOOD BUSINESS (BN) ZONES ON THE ACCEPTANCE OF APPLICATIONS FOR THE REVIEW AND/OR ISSUANCE OF DEVELOPMENT PERMITS FOR ANY NEW DEVELOPMENT, ADDITION OR ALTERATION AS SUCH TERMS ARE DEFINED IN THIS ORDINANCE.

WHEREAS, the Neighborhood Business (BN) Zone in the Kirkland Zoning Code currently contains no residential density limit whatsoever; and

WHEREAS, the City has a compelling interest in ensuring that the goals and policies contained in the Comprehensive Plan and other policy/planning documents are fulfilled; and

WHEREAS, amendments to the Comprehensive Plan and/or Zoning Code may be necessary; and

WHEREAS, a moratorium on acceptance of development permit applications for any new development, additions or alterations to existing developments in the BN Zones is required in order to allow sufficient time to consider Comprehensive Plan and/or Zoning Code amendments; and

WHEREAS, the City will establish a work plan to study and develop Comprehensive Plan and/or Zoning Code amendments that address the concerns identified above; and

WHEREAS, the City is authorized pursuant to RCW 35A.63.220 and RCW 36.70A.390 to adopt a moratorium for the purpose of preserving the status quo while Comprehensive Plan and/or Zoning Code amendments are considered, prepared and enacted; and

WHEREAS, on November 15, 2011, the City Council passed Ordinance 4335A establishing an immediate moratorium on the acceptance of development permit applications in the BN Zones, which ordinance required a public hearing on the moratorium be held no later than January 14, 2012; and

WHEREAS, RCW 35A.63.220 and RCW 36.70A.390 allow the City to adopt a moratorium for up to six months following a public hearing and the adoption of findings of fact; and

WHEREAS, a public hearing regarding the moratorium was held on January 3, 2012;

NOW, THEREFORE, the City Council of the City of Kirkland do ordain as follows:

Section 1. Imposition of Moratorium. A moratorium is hereby imposed in the Neighborhood Business (BN) Zones on the application for, intake of, review of, or issuance of any subdivision, short subdivision, land use approval, land use permit, building permit, variance, license, and/or other approval for any new use, change in use, new development, or additions or alterations to existing development (collectively such approvals and permits are referred to herein as "Development Permits"), except as provided in Section 2.

Section 2. Scope of Moratorium. The moratorium established in Section 1 of this Ordinance shall not apply to:

- A. Development Permits that became vested on or before the effective date of this Ordinance in accordance with RCW 19.27.095 and/or RCW 58.17.033 and/or any other applicable law.
- B. Those Development Permits necessary to correct existing life/safety issues that pose a threat to property or residents or occupants of an existing structure.
- C. Building permits, including electrical, mechanical, plumbing and sign permits, for the repair, maintenance or alteration of existing structures, provided, no new floor area is created.

Section 3. Duration of Moratorium. The moratorium imposed by this Ordinance shall continue in effect for a period of six months from the effective date of Ordinance 4335A, which was November 15, 2011, unless repealed, extended or modified by the City Council after subsequent public hearings and the entry of additional findings of fact pursuant to RCW 35A.63.220 and RCW 36.70A.390.

Section 4. Definition. As used in this Ordinance "Development Permit" shall have the meaning set forth in Kirkland Zoning Code 5.10.215.

Section 5. Findings of Fact.

- A. The above recitals are hereby incorporated as findings of fact;
- B. While mixed used development with residential and commercial uses is encouraged in the City's commercial districts, development should also be compatible in scale and character so as to fit well with surrounding uses;
- C. Existing Neighborhood Business (BN) zoning regulations are perceived as being inadequate to the scale and density of development consistent with Comprehensive Plan policies;
- D. Under the Growth Management Act, Ch. 36.70A RCW, development regulations must be consistent with and implement the Comprehensive Plan;

- E. New development or the investment in existing development represented by additions or alterations to existing development, and uses within the BN Zones prior to review of the Comprehensive Plan and Zoning Code and possible amendments thereto compromises the ability to ensure consistency;
- F. New development, or the investment in existing development represented by the additions or alterations to existing development, and uses within the BN Zones prior to completion of such review would be detrimental to the health and safety of the citizens of the City of Kirkland, and would allow the establishment of vested rights potentially contrary to and inconsistent with those amendments to the Comprehensive Plan and Zoning Code that the City may adopt; and
- G. A planning process including significant opportunities for participation by property owners, residents and other stakeholders is underway and the moratorium is required to maintain current conditions while the planning process progresses.

Section 6. Work Plan. During the period of the moratorium the preliminary work plan shall be as follows:

<u>Date</u>	<u>Description</u>
January 12, 2012	Planning Commission briefing on Council direction and results of January 3, 2012, hearing
February 9, 2012	Planning Commission Study Session
February 23, 2012	Public hearing before the Planning Commission to receive public input on potential amendments
March 8, 2012	Planning Commission Study Session
March 15, 2012	Send draft text of amendments to the Department of Commerce
March 15, 2012	Issue SEPA determination
March 22, 2012	Public hearing before the Planning Commission on proposed text of amendments
April 12, 2012	Recommendation of Planning Commission to City Council on text of amendments
May 1, 2012	City Council consideration of ordinance with text of amendments
May 15, 2012	Final City Council action on ordinance with text of amendments

Section 7. Severability. Should any provision of this Ordinance or its application to any person or circumstance be held invalid, the remainder of the ordinance, or the application of the provision to any other persons or circumstances shall not be affected.

Section 8. Effective Date. This Ordinance shall be in force and effect five days from and after its passage by the Kirkland City Council and publication as required by law.

Passed by majority vote of the Kirkland City Council in open meeting this 3rd day of January, 2012.

Signed in authentication thereof this 3rd day of January, 2012.


MAYOR

Attest:


City Clerk

Approved as to Form:


City Attorney

Development Standards for Neighborhood Business Family of Zones

*(key existing differences between zones are **bolded**, Planning Commission recommendations are shown in red)*

	BN (Res. Mkt) (current)	BN (Res. Mkt) (amendments)	BN (1) (current)	BN (1) (amendment s)	BNA (current)	BNA (amendments)	MSC 2 (current)	MSC 2 (amendments)	Options (examples used in other zones)
Residential Density	None	No change, density a factor of dimensional restrictions and units sizes within permitted envelope	None	No change, density a factor of dimensional restrictions and units sizes within permitted envelope	None	<ul style="list-style-type: none"> 1/1,800 for north area, 1/2,400 for south area Residential square feet not to exceed 50% of the site's total square feet of floor area 	None	No change, density a factor of dimensional restrictions and units sizes within permitted envelope	<ul style="list-style-type: none"> None Medium density (1 unit per 3,600 sf) High density (1/2,400¹, 1/1,800, 1/900²)
Minimum Commercial Floor Area	75% of ground floor	Minimum commercial frontage	75% of ground floor	Minimum commercial frontage	75% of ground floor	None	75% of ground floor	Minimum commercial frontage	<ul style="list-style-type: none"> No change Minimum commercial FAR Maximum residential FAR as percentage of commercial provided Minimum commercial frontage
Residential on Ground Floor of Structure	Prohibited	<ul style="list-style-type: none"> Allow behind commercial frontage Res. lobby allowed in comm. frontage 	Prohibited	<ul style="list-style-type: none"> Allow behind commercial frontage Res. lobby allowed in comm. frontage 	Prohibited	Allow, subject to 50% requirement above	Prohibited	<ul style="list-style-type: none"> Allow behind commercial frontage Res. lobby allowed in comm. frontage 	<ul style="list-style-type: none"> No change Allow subject to commercial requirements
Commercial Orientation	Toward arterial or sidewalk	<ul style="list-style-type: none"> Toward arterial or sidewalk Minimum 13' ground floor height Specify commercial floor to be at grade with street/ sidewalk 	Toward arterial or sidewalk	<ul style="list-style-type: none"> Toward arterial or sidewalk Minimum 13' ground floor height Specify commercial floor to be at grade with street/ sidewalk 	Toward arterial or sidewalk	<ul style="list-style-type: none"> Toward arterial or sidewalk Minimum 13' ground floor height Specify commercial floor to be at grade with street/ sidewalk 	Toward arterial or sidewalk	<ul style="list-style-type: none"> Toward arterial or sidewalk Minimum 13' ground floor height Specify commercial floor to be at grade with street/ sidewalk 	<ul style="list-style-type: none"> No change Minimum 13' ground floor height Specify commercial floor to be at grade with street/sidewalk
Maximum Floor Area Ratio (FAR)	None	No change	None	No change	None	No change	None	No change	<ul style="list-style-type: none"> No change Maximum x% (similar to single family bulk limits)

¹ Similar to King County NB zone

² King County density adopted for BC 1 & BC 2 zones

Development Standards for Neighborhood Business Family of Zones (cont.)

	BN (Res. Mkt) (current)	BN (Res. Mkt) (amendments)	BN (1) (current)	BN (1) (amendment s)	BNA (current)	BNA (amendments)	MSC 2 (current)	MSC 2 (amendments)	Options (examples used in other zones)
Maximum Height	30'	<ul style="list-style-type: none"> 30' above ABE Max 3 stories above street 	30'	<ul style="list-style-type: none"> 30' above ABE Max 3 stories above street 	35'	No change	30'	<ul style="list-style-type: none"> 30' above ABE Max 3 stories above street 	<ul style="list-style-type: none"> No change Measure from street level (like CBD) Cap # of stories Lower
Maximum Lot Coverage	80%	No change	80%	No change	80%	No change	80%	No change	<ul style="list-style-type: none"> No change 60% (similar to medium density zones) 70% (similar to office zones)
Required Yards³	20' front⁴ 10' side & rear	<ul style="list-style-type: none"> 10' for ground floor commercial story No change to front for 2nd & 3rd stories 10' side & rear for all uses 	20' front 10' side & rear	<ul style="list-style-type: none"> 10' for ground floor commercial story No change to front for 2nd & 3rd stories 10' side & rear for all uses 	10' front 10' side & rear	No change to front 10' side & rear for all uses	20' front 10' side & rear	No change	<ul style="list-style-type: none"> No change 0' (similar to ped. oriented business districts) 10' (similar to BNA) Reduce for ground floor only (similar to CBD 3 & 7) Make office and retail consistent Increase
Land Use Buffer	Retail=15' adjoining SF or MF Office=15' adjoining SF, 5' adjoining MF	15' for all commercial uses adjoining residential	Retail=20' adjoining SF, 15' adjoining MF Office=20' adjoining SF, 5' adjoining MF ⁵	15' for all commercial uses adjoining residential	Retail=15' adjoining SF or MF Office=15' adjoining SF, 5' adjoining MF	15' for all commercial uses adjoining residential	Retail=15' adjoining SF or MF Office=15' adjoining SF, 5' adjoining MF	15' for all commercial uses adjoining residential	<ul style="list-style-type: none"> No change Make Retail & Office buffers consistent to allow change in use of tenant spaces <ul style="list-style-type: none"> Increase office to 15' Decrease retail to 5'
Maximum Retail/Restaurant Store Size	10,000 s.f. per establishment	4,000 per establishment	10,000 s.f. per establishment	No change	10,000 s.f. per establishment, excludes grocery, drug, hardware...	No change	4,000 s.f. per establishment	No change	<ul style="list-style-type: none"> No change 4,000 s.f. (similar to MSC 2 zone) 3,000 s.f. (similar to RM zone) <p><i>Examples:</i></p> <ul style="list-style-type: none"> Totem Lake Rite Aid = 11,000 s.f. Brown Bag Café = 4,900 s.f. Super 24 = 3,100 s.f. Spud's - 1,500 s.f.

³ Note that office has 5' minimum side (15' combined)

⁴ Required yard along Lake St S or LWB increased 2' for each 1' that the structure exceeds 25' (applies to RM along Boulevard as well)

⁵ 20' landscaped berm/topographic change required by (1) suffix

Development Standards for Neighborhood Business Family of Zones (cont.)

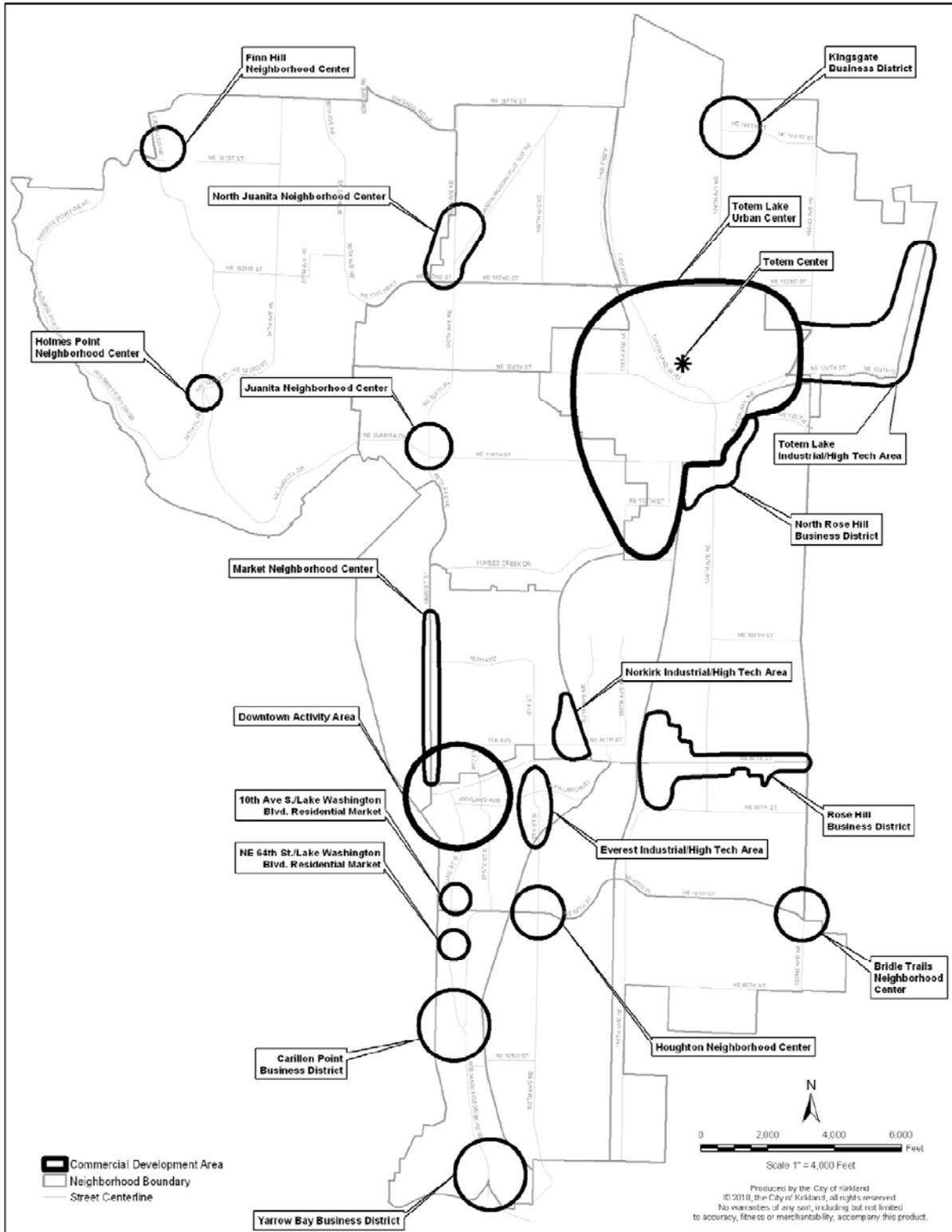
	BN (Res. Mkt) (current)	BN (Res. Mkt) (amendments)	BN (1) (current)	BN (1) (amendments)	BNA (current)	BNA (amendments)	MSC 2 (current)	MSC 2 (amendments)	Options (examples used in other zones)
Use Limitations	Use Zone Charts	<ul style="list-style-type: none"> • Prohibit Office use on upper floors • Prohibit non-pedestrian oriented <ul style="list-style-type: none"> ○ Vehicle service station ○ Drive-thru 	Use Zone Charts	No change	Use Zone Charts	No change	Limited in Use Zone Charts	No change	<ul style="list-style-type: none"> • No change • Prohibit non-pedestrian oriented⁶ <ul style="list-style-type: none"> ○ Vehicle service station ○ Drive-thru • Limit office uses
Maximum Building Length⁷	None	Address through design guidelines	None	Address through design guidelines	None	Address through design guidelines	See design regulations	No change	<ul style="list-style-type: none"> • No change • Maximum 120' • Maximum 70' • Maximum 50'
Maximum Building Size	None	Limit maximum building floor plates (+/-10,000 s.f.) Use design review & guidelines to decide arrangement	None	None	None	None	See design regulations	No change	<ul style="list-style-type: none"> • No change • Select a desirable size (this type of regulation is not currently in use in Kirkland)
Review Process	None	Design Board Review	Process IIA	<ul style="list-style-type: none"> • Design Board Review • Incorporate Comp Plan criteria into special regulations 	None	Design Board Review	Administrative Design Review	No change	<ul style="list-style-type: none"> • None • Zoning Permit (with established standards & criteria) <ul style="list-style-type: none"> ○ Process I ○ Process IIA ○ Process IIB • Design Review (with established guidelines/regulations) <ul style="list-style-type: none"> ○ Administrative ○ Design Review Board

⁶ These uses are prohibited in the MSC 2 zone

⁷ Used in Design Regulations. Depending on Business District, regulations may require full building separation, a significant modulation break, or change in building definition and materials

Ground Floor Commercial Development Standards for Community Business (BC) Family of Zones

	BC (current)	BC (amendments)	BCX (current)	BCX (amendments)	BC 1 (current)	BC 1 (amendments)	BC 2 (current)	BC 2 (amendments)	Options
Minimum Commercial Floor Area	75% of ground floor	defer	75% of ground floor	Minimum commercial FAR of 25% for new mixed use	75% of ground floor	Minimum commercial FAR of 25% for new mixed use	75% of ground floor	Minimum commercial FAR of 25% for new mixed use	<ul style="list-style-type: none"> No change Minimum commercial FAR Maximum residential FAR as percentage of commercial provided Minimum commercial frontage
Residential on Ground Floor of Structure	Prohibited	defer	Prohibited	Allowed, but must have intervening commercial frontage along street	Prohibited	Allowed, but must have intervening commercial frontage along street	Prohibited	Allowed, but must have intervening commercial frontage along street	<ul style="list-style-type: none"> No change Allow subject to commercial requirements
Commercial Orientation	Toward arterial or sidewalk	defer	Toward arterial or sidewalk	<ul style="list-style-type: none"> Toward arterial or sidewalk Minimum 13' ground floor height (adjust max height to continue to allow 3-stories) Specify commercial floor to be at grade with street/sidewalk 	Toward arterial or sidewalk	<ul style="list-style-type: none"> Toward arterial or sidewalk Minimum 13' ground floor height Specify commercial floor to be at grade with street/sidewalk 	Toward arterial or sidewalk	<ul style="list-style-type: none"> Toward arterial or sidewalk Minimum 13' ground floor height Specify commercial floor to be at grade with street/sidewalk 	<ul style="list-style-type: none"> No change Minimum ground floor height (13'-15') Specify commercial floor to be at grade with street/sidewalk



Map LU-2

Pg VI-13: Commercial land uses are a critical part of the Kirkland community. They provide shopping and service opportunities for Kirkland residents, and also create employment within the City. The tax revenues generated by business help fund the capital facilities and public services that residents enjoy.

In return, the quality of life in the City's neighborhoods provides a main attraction for both businesses and their patrons. The proximity to Lake Washington, the fine system of parks, the availability of a regional medical center with good medical care, top notch educational facilities, the environmental ethic of the community, and quality infrastructure attract outsiders to Kirkland and make the City a good place to do business – for employers, employees, and customers.

Problems that the community faces – traffic congestion, particularly – create concerns for commercial land uses. Ease of transporting goods and adequate parking are especially important. An underlying premise of the Land Use Element, expressed in the Vision Statement, is that, in the future, residents of the City will not drive as much as they do presently to minimize traffic congestion and reduce parking needs. To that end, the Element attempts to promote commercial land use patterns that support alternative transportation modes and locate housing in commercial areas where appropriate.

Along with the need to provide new housing units for future residents, the City will need to designate adequate land area for commercial uses, some of which may employ Kirkland residents. If the opportunity for local employment is increased, the high proportion of residents who work outside the community may be reduced. This in turn would ease traffic congestion by shortening commute trips and making other modes of travel to work more feasible.

Currently, a hierarchy of “commercial development areas” exists in the City, based primarily on size and relationship to the regional market and transportation system (see Figure LU-2: Commercial Areas).

Some of Kirkland's commercial areas serve primarily the surrounding neighborhood; others have a subregional or regional draw. Most of the larger commercial areas are centered around major intersections. They depend on principal arterials, the freeway, or the railroad for goods transport and for bringing in workers or customers. Smaller commercial areas, Neighborhood Centers, for example, have a more localized draw. Residents depend on their neighborhood grocery store, dry cleaners, bank, etc., for everyday needs.

The Land Use Element provides general direction for development standards in commercial areas and describes the future of specific commercial areas in Kirkland. The following terms are used in the discussion of commercial land uses:

Urban Center

An Urban Center is a regionally significant concentration of employment and housing, with direct service by high-capacity transit and a wide range of land uses, such as retail, recreational, public facilities, parks and open space. An Urban Center has a mix of uses and densities to efficiently support transit as part of the regional high-capacity transit system.

Activity Area

An Activity Area is an area of moderate commercial and residential concentration that functions as a focal point for the community and is served by a transit center.

Business District

A Business District is an area that serves the subregional market, as well as the local community. These districts vary in uses and intensities and may include office, retail, restaurants, housing, hotels and service businesses.

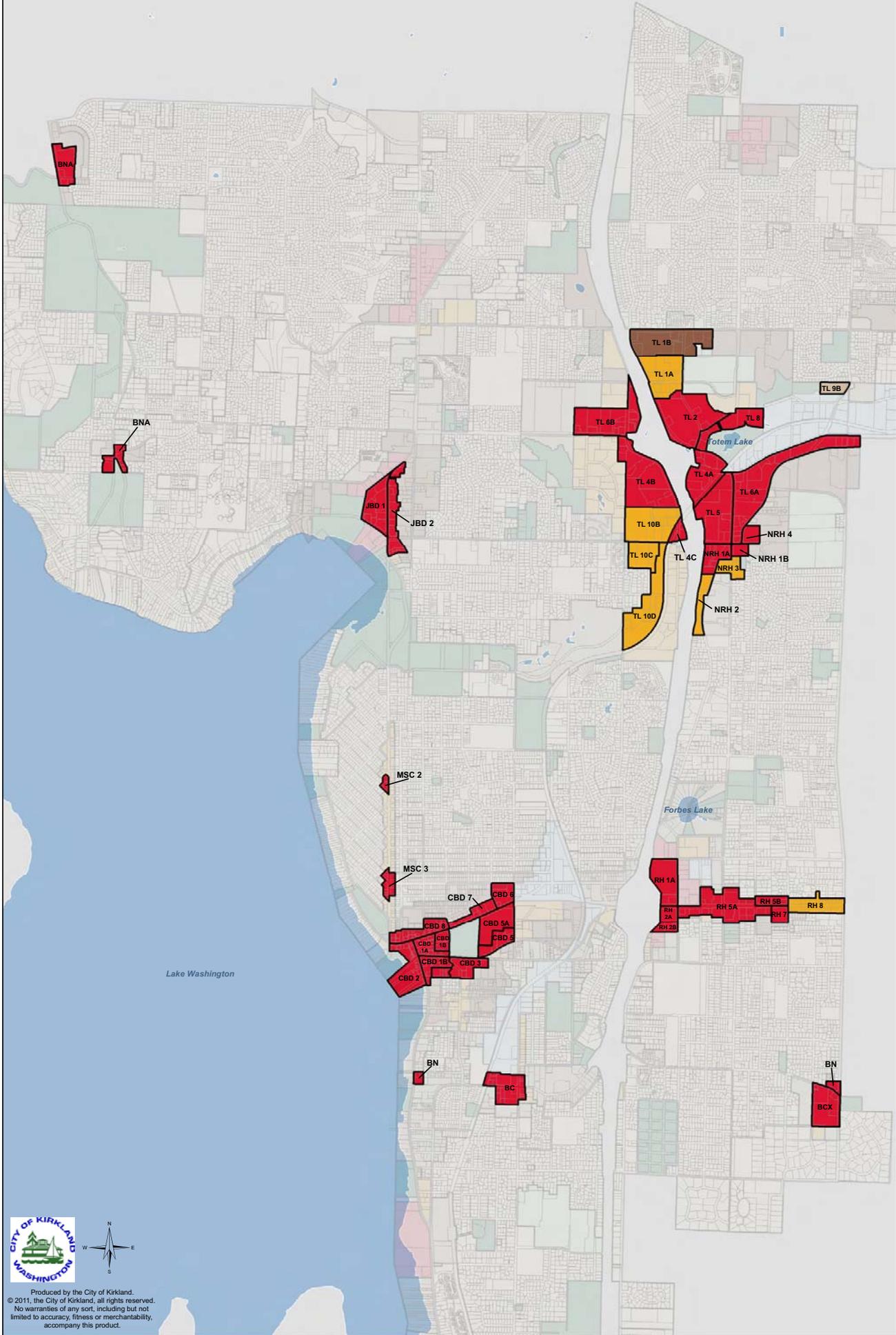
Neighborhood Center

A Neighborhood Center is an area of commercial activity dispensing commodities primarily to the neighborhood. A supermarket may be a major tenant; other stores may include a drug store, variety, hardware, barber, beauty shop, laundry, dry cleaning, and other local retail enterprises. These centers provide facilities to serve the everyday needs of the neighborhood. Residential uses may be located on upper stories of commercial buildings in the center.

Residential Market

A residential market is an individual store or very small, mixed-use building/center focused on local pedestrian traffic. Residential scale and design are critical to integrate these uses into the residential area. Uses may include corner grocery stores, small service businesses (social service outlets, daycares), laundromats, and small coffee shops or community gathering places.

Commercial Zones Without Maximum Density



Jeremy McMahan

From: Uwkgg@aol.com
Sent: Thursday, March 22, 2012 7:54 AM
To: Jay Arnold; Mike Miller; Andrew Held; Byron Katsuyama; Glenn Peterson; George Pressley; Karen Tennyson; tennysonkk@aol.com; Jon Pascal; C Ray Allshouse; Eric Shields; Jeremy McMahan; Paul Stewart
Cc: uwkgg@aol.com; neighboringproperties@gmail.com
Subject: BN-Res Market: A Night FREE !! Redshirts give Planning Commission a break!

Follow Up Flag: Follow up
Flag Status: Flagged

FYI:

We thought you'd enjoy hearing that the "Redshirts" will basically be on "Vacation" tonight...

It was suggested that you be allowed to focus on the other important tasks tonight since our request to be on the agenda was denied and you have a bunch of work (not related to BN) on your schedule. Only a couple from the "Red Shirt" steering meeting will be there for ongoing representation of the larger group.

The "Redshirts" continue to appreciate the careful thought you are putting into zoning for Res Mkt-BN.

Have a good and productive night re: Totem Lake.

Karen Levenson (and others)
P.S. Note the email below.....

Subj: BN: Res Market: A Night FREE !! Redshirts to give Planning Commission a break!

Hi all ...

- Let's have the "Red Shirts" **TAKE TONIGHT OFF**
- Let's have "Red Shirts" NOT attend tonight's Planning Commission mtg
- Let's give ourselves and the commission a one night break...
- We are not on the calendar tonight... but a couple attendees will be there to monitor the evening...
- Do something fun this evening instead of planning commission mtg (unless you are just dying to attend).



Kristine R. Wilson
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FAX: (425) 635-2426
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March 19, 2012

VIA ELECTRONIC MAIL

The Hon. Joan McBride, Mayor
The Hon. Doreen Marchione, Deputy Mayor
The Hon. Dave Asher, Council Member
The Hon. Toby Nixon, Council Member
The Hon. Bob Sternoff, Council Member
The Hon. Penny Sweet, Council Member
The Hon. Amy Walen, Council Member

citycouncil@kirklandwa.gov

**Re: Commercial Codes KZC Amendments, File No. ZON11-00042
BN Zoning District Code Amendments**

Dear Mayor, Deputy Mayor, and City Council Members:

We represent Potala Village Kirkland, LLC ("Potala"), which has a proposed mixed use project (the "Potala Project") planned to be constructed on 3 parcels at the corner of Lake Street South and 10th Avenue South in the City of Kirkland ("City"). In November of 2011, and again in January 2012, the City Council issued a building moratorium directly aimed at the Potala Project. The City Council instructed the City's Planning Commission ("Commission") to determine whether there need to be any changes to the City's Comprehensive Plan, the Neighborhood Business (BN) zoning code, or both.

Potala expressed concerns before the City Council's adoption of the moratorium, but agreed to participate in the zoning review in the hope that the process could proceed in a manner respectful of Potala's investment in the Potala Project, its reliance upon representations from City staff in a lengthy permitting review process, and its vested rights. This letter is intended to outline Potala's grave concerns about the actions that the City has taken so far, and the direction of where things are going.

73457-0002/LEGAL23139465.1

Kirkland City Council
March 19, 2012
Page 2

Attached please find copies of written comments that were submitted to the Commission on February 23, 2012 (Exhibit A) and March 8, 2012 (Exhibit B). The February 23rd comments at Exhibit A provided background regarding the Lake Street BN Properties. The March 8th comments at Exhibit B provide a table illustrating how potential amendments to BN zoning parameters create feasibility and policy challenges as applied to the Lake Street BN Properties. We asked that the Commission consider these issues and recognize that in this very small zoning district—which essentially includes two sites, the Lake Street BN Properties and the South Rose Hill Property—setting zoning parameters that disproportionately impact one of the two sites or that diverge from standards in other City of Kirkland commercial districts is unduly oppressive, unequal and unnecessary to achieve the city's land use and planning objectives.

Rather than taking heed of the dangers presented by engaging in what amounts to unauthorized design review for a particular project at a particular site, the Commission appears to be confusing the task assigned to it by the City Council under Ordinance 4335A with a wholesale adoption of what is, in effect, a site-specific rezone and design guidelines. As the transcripts will reflect, at each of the Planning Commission's three hearings on BN Zone review the discussion of zoning amendments focused almost entirely on the Potala Project. At the March 8, 2012 meeting, in addition to the problematic policies that surfaced in the discussions at the February 23, 2012 meeting (addressed in the Exhibit B comments), the Commission discussed novel approaches to BN zoning that were directly focused on "breaking up buildings" on the Lake Street BN Properties. As with several other proposed changes to BN zoning parameters, such an approach would amount to arbitrary and discriminatory treatment or "reverse spot zoning." It would (a) use a zoning control not used elsewhere in the City, and (b) would have a much greater impact on the Lake Street BN Properties than on the South Rose Hill BN property due to the difference in size and scope.

As expressed in our oral comments to the City Council on November 1, 2011 opposing adoption of an emergency moratorium ordinance, Potala has engaged in a long process with the City about its proposal, the zoning, shoreline plan, comprehensive plan, and environmental review processes. The Potala Project's shoreline substantial development permit vested in May 2011 and the City issued a mitigated determination of non-significance for the project on June 15, 2011. That MDNS was subsequently revoked on August 4, 2011, and a determination of significance was issued requiring preparation of an environmental impact statement. A full hearing was held on the Potala Project's transportation concurrency in November 2011, and the City's hearing examiner affirmed the City's determination in full on December 2, 2011. In the course of responding to neighbor and City feedback, the applicant has twice lowered the scale and density of its proposed project—from 164 residential units to 143 apartment units, and then to approximately 120 condominium units.

Potala remains concerned that the City is proceeding in a fashion that violates vested property and due process rights, would result in illegal spot-zoning, and would cause further

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damages to Potala. The City may not "single out" a building project and put up road blocks for the developer simply because the neighbors do not like it. *Westmark Development Corp. v. City of Burien*, 140 Wn.App. 540, 558, 166 P. 3d 813 (2007); *Pleas v. City of Seattle*, 112 Wn.2d 794, 806, 774 P.2d 1158 (1989). Potala requests again that the City desist in taking actions that are site-specific in the guise of a legislative process. Several of the proposed zoning amendments create disproportionate adverse impacts on the Lake Street BN zone properties. Such unequal and inconsistent treatment would violate Potala's rights and should be rejected on policy and legal grounds.

Potala encourages the City to reconsider its procedures and ensure that additional review processes offer the protections afforded by common law and constitutional provisions. Potala remains interested in finding common ground with the City and Potala Project neighbors and creating a building that will be a source of pride for all. Potala will not, however, waive its rights and allow egregious processes to continue without further objection, potentially in the form of legal action against the City.

Very truly yours,



Kristine R. Wilson

Cc: Robin Jenkinson, City Attorney
Kurt Triplett, City Manager
Eric Shields, Planning Director
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February 22, 2012

VIA ELECTRONIC MAIL

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PlanningCommissioners@kirklandwa.gov

**Re: Commercial Codes KZC Amendments, File No. ZON11-00042
BN Zoning District Code Amendments**

Dear Kirkland Planning Commissioners:

On behalf of our client, Potala Village Kirkland, LLC ("Potala"), we thank the Planning Commission ("Commission") again for your time and consideration at your February 9th meeting. We submit the following to (a) respond to issues raised at that meeting regarding the impact of proposed City of Kirkland ("City") zoning amendments on the distinctive Lake Street South BN zone properties, the site of Potala's proposed mixed use project (the "Lake St. BN Properties"), (b) summarize existing BN zone regulations and policies; and (c) illustrate how the existing BN zone provisions regulate uses, building bulk and scale, and various neighborhood compatibility issues such as traffic.

A. Distinction of the Lake St. BN Properties from Other BN and BNA Parcels and Particularized Impact of Zoning Provisions

There are very few parcels in the City that fall within the BN and BNA zoning districts. In the BN zone, there are four BN parcels, three in the Moss Bay neighborhood and one in the

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South Rose Hill neighborhood. The BNA zones lie within the Finn Hill and Juanita annexation areas. The Lake St. BN Properties are different from the rest of these parcels, both in its location and its current development and use pattern. Potala believes that these distinctions must be kept in mind in this review process.¹

The Lake St. BN Properties are located on a primary arterial, Lake Street South, a direct route between two major commercial areas of the City: the downtown business district and the Carillon Point development. The parcels also front on 10th Avenue South to the north. The current uses on the Lake St. BN Properties—the dry cleaning and restaurant uses—under utilize the site and under serve the neighborhood. The existing buildings of approximately 2114 square feet were constructed in 1958 and updated in 1985. They sit on parcels that have a combined square footage of 20,000. The remainder of the area is a gravel parking area that sits on 32,600 square feet of otherwise undeveloped property. The directly adjacent parcels are zoned for residential multifamily uses (RM 3.6) and primarily include multifamily condominium, apartment, and townhouse uses. Across the street from the Lake St. BN Properties are parcels lying within the Waterfront District I zone, while to the northeast are single-family properties within the RS 8.5 zone.

This differs from the South Rose Hill BN site in important ways. While the Lake St. BN Properties are located on a primary arterial between major commercial areas on a pedestrian and bicycle-friendly corridor, the South Rose Hill property is located on a secondary arterial at the far edge of the City limits. The Lake St. BN Properties are also nearly one-sixth larger than the South Rose Hill property (which totals approximately 46,720 square feet). The South Rose Hill site was fully developed in 1997 (and remodeled in 2002) with approximately 9,800 square feet of retail space, 7,650 square feet of office space, and surface parking that covers the remaining site apart from minor landscaping, a bus shelter, and lighting.

As discussed in the February 2, 2012 memorandum from Jeremy McMahan and Eric Shields to the Commission regarding Commercial Codes KZC Amendments, File No. ZON11-00042 (the "2/2 Memo"), the Lake St. BN Properties carry both Neighborhood Business and Residential Market designations under the Comprehensive Plan. There are only two sites with the Residential Market designation in the City, the other one being the site of the existing Super 24 convenience mart. The Lake St. BN Properties are even more distinct from the other Residential Market site than from the other BN site. The Super 24 site has a zoning designation of RM 3.6. The BN zone provides for a variety of retail and office uses and allows for

¹ Given the distinctions of the Lake St. BN Properties from the other properties within the BN and BNA zones, we remain concerned that the detriment of a rezone to this particular property and proposal may make for arbitrary, unequal impacts across this very narrow zoning district that amount to discriminatory or "reverse spot" zoning (i.e., when a zoning change imposes greater restrictions on property, resulting in economic detriment to the reclassified property owner). *See generally* Daniel R. Mandelker, *Land Use Law* 246 (4th ed.1997).

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Page 3

residential uses above the ground floor. The RM 3.6 zone allows medium residential density as a primary use and allows only limited neighborhood retail. While the other Residential Market site contains approximately 12,424 square feet (0.29 acre), the Lake St. BN Properties is nearly 4.5 times larger at over 53,600 square-feet (1.22 acres).

B. Current BN Zone and Comprehensive Plan Provisions Regarding Commercial and Residential Uses and Building Bulk, Scale and Orientation

As discussed in the staff memorandum presented at the Commission's February 9th meeting, the BN zone is not unusual among City of Kirkland commercial zones in its approach to residential density. "As with most other commercial zones in Kirkland, there is no maximum residential density limit. The actual feasible density is a factor of the size of units proposed within the building mass allowed by development standards such as height, setbacks, and parking." *See* page 5 of the 2/2 Memo.

For the Lake St. BN Properties, the existing code applies a maximum 30-foot building height; minimum 20-foot front yard, 10-foot side yard, and 10-foot rear yard setbacks; and a maximum lot coverage limit of 80 percent. 2/2 Memo at p. 6. In addition, a two-foot Lake Street South front yard setback—beyond the 20-foot front yard setback—is required for each foot that the building exceeds 25-feet. *Id.* With respect to commercial floor area, the existing Code requires a minimum of 75 percent of the total gross floor area located on the ground floor to contain commercial uses oriented to the adjoining street or sidewalk and prohibits residential use on the ground floor except for a lobby. *Id.*

The current Comprehensive Plan provisions relating to the Lake St. BN Properties encourage mixed use and residential development within this commercial zone. Policy LU-3.2

encourage[s] residential development within commercial areas. Residential development which is incorporated into commercial areas can provide benefits for businesses and residents alike. Housing within commercial areas provides the opportunity for people to live close to shops, services, and places of employment. Conversely, residents living within commercial areas create a localized market for nearby goods and services, provide increased security, and help to create a 'sense of community' for those districts.

See Attachment 3 to 2/2 Memo. Policy ED 3.5 also encourages mixed-use residential development within commercial areas, and states that "[m]ixed use development, when combined with multi-story structures, promotes a more compact and sustainable land use pattern and encourages walking and transit to reduce dependence on automobiles."

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The Moss Bay Neighborhood Plan speaks of "limited commercial use of" the Lake St. BN Properties, and indicates commercial use "serves as a convenience to surrounding residences." (p. XV.D-24 of Moss Bay Neighborhood Plan) The Residential Market provisions of City plans are likewise focused on the limited scale of neighborhood retail or commercial uses and a desire to see building design that is compatible with the neighborhood in size, scale, and character. These policies merely suggest that **commercial** use of the site should be at a lower intensity than other City commercial zones; they do **not** speak to the scope of any **residential** uses within a mixed-use project.

As indicated in the 2/2 Memo, these existing Comprehensive Plan policies "do[] not place a limitation on residential density. The text is consistent with the BN zoning which limits the size and types of retail uses, but does not limit the number of residential units." 2/2 Memo at Attachment 5, p. 31. Given the greater impacts of customer, client, vendor, and employee trip generation and parking demands versus residential demands, this focus is not surprising. These provisions do not require density or FAR limits on residential components of a mixed use project. The plan relies upon zoning controls to regulate the building's bulk and scale. Given the size of the assembled Lake St. BN Properties, such residential restrictions would effectively give preference to office commercial uses at the site over neighborhood-serving retail uses which, because they are not regional destinations, practically require location and synergy with on-site residential uses in mixed use settings.

C. Illustration of Zoning and Plan Applications to Lake St. BN Properties

As discussed at the February 9th meeting, the current moratorium and proposal to amend the zoning for the Lake St. BN Properties are clearly driven by an effort to respond to neighborhood concerns regarding a specific project proposal. Potala's interest is to construct a mixed-use project that enhances the Lake St. BN Properties and is compatible with the neighborhood. Potala's developer has progressed in good faith for over two years in consultation with the City.² The first pre-submittal meeting on the application was held on December 9, 2009. A shoreline substantial development permit and environmental checklist were filed with the City on February 23, 2011. The current project plans are consistent with the existing zoning code and respond to several rounds of comments and guidance from City staff. Potala has met with neighbors on several occasions and continues to try to address neighbor concerns. Potala twice reduced the proposed density—from 163 units initially to 143 units and now to approximately 115 to 120 units—and incorporated other design changes to respond to neighborhood compatibility concerns.

² If the City's zoning and comprehensive plan provisions are inconsistent, this is due to City substantive and procedural errors, and not any actions of Potala. Potala is hopeful that the City can clarify its zoning and plan provisions in a manner that rectifies any City error without causing undue oppression or damages to Potala or other owners of BN or BNA-zoned properties.

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While the site-specific proposal for Potala is not before the Commission for review, we believe that the site-specific proposal and neighborhood responses regarding compatibility can help shed light on the zoning review. We believe this is the reason the City asked Potala and neighboring property owners to make a presentation to the Planning Commission at its last meeting. The following facts and circumstances can clarify and provide context to the Commission's BN zoning review process.

- **Building Bulk and Scale.** As discussed in Section B below, the existing BN zone building bulk and scale provisions effectively limit residential density and building footprint for projects within the City's BN zone. The code sets maximum building height, minimum setback requirements, and lot coverage standards that limit the building footprint on the site. The maximum building height in the BN zone is the same as the building height in adjacent multifamily residential zones. The current zoning code does nothing to incentivize neighborhood retail uses within the building envelope. The focus of the code is on the building footprint.
- **Environmental Review/Design Review.** Because the current development proposal for the Lake St BN Properties is consistent with the existing zoning designation and is permitted outright in the BN zone—as confirmed by City staff in multiple pre-application conferences, post-application review meetings and correspondence, and drawing/application review steps—the shoreline permitting process and related review under the State Environmental Policy Act ("SEPA") were pursued by Potala. On June 16, 2011, the City issued and published a Mitigated Determination of Non-significance ("MDNS") for the development proposal. On August 4, 2011, the City withdrew the MDNS and issued a Determination of Significance ("DS"), primarily citing concerns regarding the implementation of the City's SEPA policy that incorporates its comprehensive plan. In accordance with the DS, an environmental impact statement ("EIS") will be prepared to review the proposal, despite the Zoning Code's designation of the site for no required permit review process. (KZC 40.10 – Use Zone Chart) As initially scoped, the EIS will review the height, bulk and scale of the building, residential density, traffic, parking, wildlife, environmental remediation, and construction impacts of the proposal. Potala believes that this EIS process review of height, bulk and scale of the building will effectively take the place of design review. Creating design guidelines for the Lake St. BN Properties would likely be duplicative of this EIS review process.
- **Transportation.** Because the building bulk and scale are established under the existing Commercial Zone provisions without respect to the type of use (commercial or residential), the main neighborhood impact driven by the allocation of commercial uses and residential density on the Lake St BN Properties relates to the number of vehicle trips to and from the site and potential parking demand impacts. The City has already conducted a transportation concurrency review for the then-proposed development of 143 residential units and 7,279

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square feet of commercial (office) space, and an underground parking garage. Neighbors appealed the project's concurrency determination. A full-day hearing was held on November 17, 2011. The hearing examiner upheld the City's transportation concurrency determination in a decision issued on December 2, 2011. The project has since been revised to reduce the number of residential units to 115 units. As discussed in the project's traffic impact analysis prepared by Mike Swenson and Stefanie Herzstein of Transpo Group, and as affirmed by testimony from the City's Transportation Engineer Thang Nguyen at the hearing, the residential units create lower vehicle trip counts than would increased office or retail uses at the property. With respect to parking, the project exceeds the required per residential unit parking standards (providing a 2 stall:unit ratio rather than the 1.7 stall:unit ratio required) in an effort to discourage additional demand for street parking.

- **Building Orientation.** The current building plans call for a building design that has a courtyard within the interior of the site, open to the east side of the property, where a steep slope impacts design. In response to comments from neighbors and the City, Potala is evaluating alternate designs that would orient the courtyard to Lake Street South. However, the current zoning code does not incentivize that orientation, which would reduce utility of units that would have less light and air access.
- **Retail Versus Office Uses.** The current BN provisions require that a minimum of 75 percent of the total gross floor area of all structures contain commercial uses oriented to the adjoining street or sidewalk. No residential uses are allowed on the ground floor except for a lobby area. Further, the current BN zoning does not limit the allowed square footage for office uses, but imposes an additional five-foot side yard setback for retail uses. *See* KZC 40.10 Use Zone Chart (requiring 10' side yard setbacks on each side for retail uses and 5' yard setbacks with combined 15' yard setbacks for office uses). In all, the current code encourages office uses over retail uses within the ground floor of a BN zone project.
- **Zoning Designation of Surrounding Residential Properties.** The Lake St BN Properties have long carried a different zoning designation from surrounding residential properties. While neighbors may have a desire to see their properties upzoned to allow higher densities, neither this Commercial Zone planning review process nor the project-specific review process pending before the Planning Department for the Lake St. BN Properties provide an appropriate means for addressing these policies and plans for parcels carrying Residential Zone designations. Potala would support a separate City process to review higher residential densities in the vicinity of the Lake St. BN Properties, but the issue is not properly before the City at this time.

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D. Conclusion

Potala respectfully requests your consideration of how zoning restrictions and incentives can combine with existing planning policies to achieve City of Kirkland planning objectives. The facts and circumstances of the potential BN zoning code changes present a troubling reversal of code interpretations and representations previously provided by the City. Potala believes that the existing zoning code provisions are sufficient and have, in fact, through iterative review with the City and neighbors, produced developments in BN zones that achieve City goals.

Having reviewed the code, plans, and neighborhood conditions and concerns, Potala remains convinced that mixed-use commercial and residential development of the Lake St. BN Properties is consistent with City planning objectives and is more compatible with the neighborhood than a 100 percent office or retail use would be. The City's plans encourage residential projects within commercial areas. The Commission must act with caution to avoid effectively negating these planning policies in the BN zone. Without careful construction, the zoning methodologies will not produce the expected development results.

Very truly yours,



Kristine R. Wilson

Cc: Eric Shields, Planning Director
Jeremy McMahan, Planning Supervisor
Robin Jenkinson, City Attorney
Kurt Triplett, City Manager
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March 8, 2012

VIA ELECTRONIC MAIL

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Glenn Peterson, Commissioner
George Pressley, Commissioner
Karen Tennyson, Commissioner

PlanningCommissioners@kirklandwa.gov

**Re: Commercial Codes KZC Amendments, File No. ZON11-00042
BN Zoning District Code Amendments**

Dear Kirkland Planning Commissioners:

On behalf of our client, Potala Village Kirkland, LLC ("Potala"), following on our comments filed on February 23, 2012 and the discussions of the Planning Commission ("Commission") at your February 23rd meeting, we submit the attached table to illustrate how the proposed amendments to BN zoning parameters create feasibility and policy challenges as applied to the Lake Street BN Properties. We ask that the Commission consider these issues and recognize that in this very small zoning district—which essentially includes two sites, the Lake Street BN Properties and the South Rose Hill Property—setting zoning parameters that disproportionately impact one of the two sites or that diverge from standards in other City of Kirkland commercial districts is unduly oppressive, unequal and unnecessary to achieve the city's land use and planning objectives.

Very truly yours,

A handwritten signature in blue ink that reads "Kristine R. Wilson".

Kristine R. Wilson

Cc: Eric Shields, Planning Director
Jeremy McMahan, Planning Supervisor
Robin Jenkinson, City Attorney
Kurt Triplett, City Manager

TABLE 1 – COMMENTS REGARDING FEASIBILITY AND POLICY ISSUES WITH PROPOSED CHANGES TO ZONING PARAMETERS¹

Zoning Parameter	BN (current)	Zoning Amendment Options (per 3/8 meeting packet)	Feasibility Issues	Policy Issues
Residential density	None	No change	None	None
Minimum commercial floor area	75% of ground floor	Minimum commercial frontage	Given the site conditions of the Lake Street BN Properties (steep slope on three sides of the site), the only practical storefront is on Lake Street. A 50' commercial depth is a reasonable dimension both for retail store size (local neighborhood market scale) and taking into consideration the particular limitations presented by this site condition.	A minimum commercial frontage of between 30' to 50' should achieve the City's policy goals and would be consistent with the approach taken elsewhere in the City. It is also consistent with the Comp. Plan goals of seeing that BN properties are used for minimal, neighborhood-serving commercial purposes and that residential uses are encouraged in commercial areas. There should also be a means to vary required commercial frontage to encourage increased landscaping and open space within a BN project. For the Lake Street BN Properties, provision of a landscape buffer and courtyard is more pedestrian friendly and more appropriate to siting on the busy street.
Residential on ground floor of structure	Prohibited	No change; allow lobby Revisit for residential behind minimum commercial frontage	Residential lobby should be authorized within the commercial frontage for ease of access, allowing the residential use to be pedestrian-friendly as well as commercial uses.	Residential lobbies should be allowable within the minimum commercial floor area, or the residential lobby should be treated as a commercial use.
Commercial orientation	Toward arterial or sidewalk	No change	None	None
		Minimum 13' ground floor height	A 12' commercial floor height would bring pedestrian areas and commercial grade one foot closer to the street level. Moreover, should the City change the maximum building height (e.g., to set a story limit) or require commercial to be at grade with the street, this limit on top of those changes would severely restrict the Lake Street BN Properties. If the ground floor were to be provided at grade, the minimum ground floor height should not exceed 10'.	Generally, a 12' minimum ground floor height is workable and could encourage development of retail within the BN zone. If this limit is combined with a building height or at-grade requirement, however, this would exacerbate reverse spot zoning impacts. This limit would create disproportionate adverse impacts on the Lake Street BN Properties given its topography.
		Specify commercial floor to be at grade with street/sidewalk	It is more desirable and serves the neighborhood better to have a sub-sidewalk grade public open space with water fountains, benches and other site features for people to enjoy and at the same time create a buffer from the busy street, rather than have at grade commercial. This would limit design creativity, diversity and the ability to respond to specific site conditions.	It is reverse spot zoning to specify that the commercial floor be at-grade with the street/sidewalk. The Potala project's building proposal is the specific target of the proposed restriction and the limit has a much greater impact on the Lake Street BN Properties given its topography and orientation to streets and sidewalks.

¹ Potala Village Kirkland, LLC submits these initial comments regarding proposed changes to BN Zone zoning parameters under a full reservation of rights including, but not limited to, rights with respect to due process, property rights, vesting, reverse spot zoning, and other legal interests.

Zoning Parameter	BN (current)	Zoning Amendment Options (per 3/8 meeting packet)	Feasibility Issues	Policy Issues
Maximum floor area ratio	None	No change	None	None
Maximum height	30'	30'above ABE	This is currently what the City uses to measure the building height throughout the commercial district. It appropriately recognizes the different impacts that result when applying a height limit on a sloped property.	Without this average building elevation measurement technique, the City's regulations would not apply fairly or equally to account for site conditions. This typical tool accounts for what has been a typical grounds for varying height restrictions: differential impacts within the same zone as a result of site topography.
		Cap # of stories – max. 3 stories above street	For the Lake Street BN Properties, where there is a steep slope and vast elevation drop between this site and the site behind, this cap will put half of the building inside a well. The height limits and the required yards setback already limit building mass. This requirement is redundant from zoning point of view since it does not affect the buildings massing (i.e., if the height limit remains the same but the number of stories is limited, a developer could still build the same building mass with a single story if he was so inclined). If a project meets the required height limit, why does it matter how many floors there are?	It is reverse spot zoning to use maximum stories here when (a) the method was previously used but has since been rejected elsewhere in the City, and (b) the Potala project's building proposal is the specific target of the proposed cap because the limit has a much greater impact on the Lake Street BN Properties given its topography.
Maximum lot coverage	80%	No change	None	None
Required yards	20' front 10' side & rear	10' for ground floor commercial story	A 10' setback is acceptable. An incentive should be provided if a property owner does more in order to create additional landscaping and public open space.	There should also be a means to vary required commercial frontage to encourage increased landscaping and open space within a BN project. For the Lake Street BN Properties, provision of a landscape buffer and courtyard is more pedestrian friendly and more appropriate to siting on the busy street.
		No change to front for 2nd and 3rd stories	If this means that, should a 10' ground floor standard be adopted, higher stories would be stepped back to 20', we think this would be workable.	A setback requirement of this type would have a disproportionate impact on the Lake Street BN Properties, given its configuration. Incentives should be offered for any additional landscaping and open space provided, especially within front yards.
		10' side and rear for all uses	Yes, commercial and office should be treated the same to allow flexibility of future tenant changes.	This standard is consistent with the code and Comp. Plan policies encouraging retail or office uses in the BN zone.

Zoning Parameter	BN (current)	Zoning Amendment Options (per 3/8 meeting packet)	Feasibility Issues	Policy Issues
Land use buffer	Retail = 15' adjoining SF or MF Office = 15' adjoining SF, 5' adjoining MF	15' for all commercial uses adjoining residential (SF or MF)	There seems to be some confusion about the nature of this buffer. It is a buffer from the property line where a retail or office use adjoins a parcel that is zoned SF or MF—it is <u>not</u> a setback of 15' or 5' from SF or MF <u>structures</u> . On the Lake Street BN Properties, the adjacent MF property to the east is separated from the site by an approximately 30' steep slope. Any new structure on the site above ground is likely to be more than 5' from that property line. Below ground, however, it is important to be able to make use of this additional space for parking. On the south side, on top of the land use buffer on this site, the adjoining property most immediately contains its own landscaping area, then a road, and next a parking area. We favor moving the existing retail buffer to the office standard (i.e., 5' adjoining MF) or making no change.	The existing 15' single-family and 5' multi-family buffers are appropriate for a neighborhood-serving commercial use. Making office and retail consistent at 5' from multi-family zoned properties is appropriate to code and Comp. Plan policies encouraging retail or office uses in the BN zone.
Maximum retail / restaurant store size	10,000 s.f. per establishment	5,000-9,000 (find examples of neighborhood services)	No comment. This is a wide range and feasibility will depend upon the size chosen.	No comment.
		4,000 s.f. (similar to MSC 2 zone)	Setting 4,000 s.f. as a maximum may preclude some desirable neighborhood-serving retail establishments.	No comment.
Use limitations	Use zone charts	Prohibit non-pedestrian oriented uses	What is a pedestrian oriented use? The zoning code presently provides a very circular definition. Future market trends may be very different from today so it is important that the use descriptions not be too restrictive.	The appropriateness of this restriction is very dependent upon which uses are included in the scope. Parking garage space at a ground floor level, in particular, is necessary to enable neighborhood-serving retail or office use.
Maximum building length	None	Determine if addressed through design guidelines or regulations	Traditionally this is controlled through setbacks, lot coverage and through modulation of the building elevations. We believe these factors should be used.	It is reverse spot zoning to use maximum stories here when any length chosen would be arbitrary and would affect the Lake Street BN Properties disproportionately given its size. It is possible that a property with a shorter street front (such as the Rose Hill BN Property) could have the same building length with smaller side yards. Furthermore, if this limit only applies in the BN zone and not elsewhere within the City, it could provide for unequal restrictions as compared to other commercial properties within the City.
Maximum building size	None	Determine if addressed through design guidelines or regulations	Maximum building size is already determined by limiting the building height, setbacks, floor area and landscape buffers. This requirement is redundant and can cause conflicts between zoning regulations.	The fact that this type of regulation is not in use anywhere else in the City is telling. It should not be used here either. Further, selecting a maximum building size under these circumstances amounts to reverse spot zoning. Setbacks and building height standards – as applied elsewhere – are appropriate here as well.

Zoning Parameter	BN (current)	Zoning Amendment Options (per 3/8 meeting packet)	Feasibility Issues	Policy Issues
Review process	None	Design Review (bring back Design Guidelines/regulations for MSC 2 for consideration)	This will duplicate the same public hearing and commenting process that will be conducted as part of SEPA EIS review. SEPA EIS review is examining the project more systematically to address any impacts to the environment and neighborhood/city. If additional review process is added in this zone, Administrative Design Review is more appropriate than Design Board Review.	This permit review process change will have a disproportionate impact on the Lake Street BN Properties. For the Lake Street BN Properties, applying a design review process will cause undue delays. The shoreline substantial development permit process for the site of the proposal already ensures sufficient consolidated review under SEPA. Design review should not apply where an EIS review is utilized including bulk and scale issues within the scope.

Jeremy McMahan

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Sent: Monday, March 19, 2012 12:40 PM
To: Jay Arnold; Mike Miller; C Ray Allshouse; Andrew Held; Byron Katsuyama; Glenn Peterson; George Pressley; Jon Pascal; Karen Tennyson; tennysonkk@aol.com; Kurt Triplett; Janet Jonson; Eric Shields; Jeremy McMahan
Cc: uwkkkg@aol.com; neighboringproperties@gmail.com
Subject: EASIER TO READ: BN Res Mkt pending items

Follow Up Flag: Follow up
Flag Status: Flagged

Good Morning Commissioners:

Re: Listing of outstanding issues still misaligned with Comp Plan

We have come to learn that an agenda item for review of BN-Residential Market will NOT likely be added to this Thursday's meeting. While you've made some great progress, it will likely take more than one meeting to get thru sufficient detail and ensure that Zoning becomes sufficiently aligned with the Comprehensive Plan to "fully implement" the definition of Residential Markets and to fully align with many other relevant areas of the approved plan.

That being said, a reminder of the charge:

"Table IS-1 lists specific tasks needed to fully implement the Comp Plan"

"Amend the Zoning Code as appropriate to establish standards for Residential Markets"
 In a day or two you will receive a very extensive letter pointing out numerous remaining conflicts. This does not discount how appreciative we are of the work you've done to date. We continue to feel that we are making improvements towards "Residential Market."

At the same time, the organization known as "STOP," and other residents listed below, are required to provide sufficient documentation of their concerns so that the requirements for Growth Management Hearings Board challenge are met. This is being done as a precautionary measure as we are concerned that the commission will perhaps, run out time or energy, or may base decisions on personal goals or preferences rather than the vision and goals and policies of the plan, itself. The litmus test is whether your result is aligned with the requirements of the Comprehensive Plan.

SIZE/Mass/Scale of building

- Without further work in this area, the current size of potential building, particularly that controlled by lot coverage, will likely continue to be misaligned with MANY of the various requirements of the Comprehensive Plan.
- Without farther work, the numerous citations requiring integration into neighborhood, compatibility with surrounding residences, lack of negative impact on lower intensity residences are unlikely to be assured. A "Residential Market" can't be seen as an "island."
- Without farther work, sufficient requirement for goods and services focused on serving the needs of the local residents may be missed.

Ingress/Egress issues being a limiting factor at 10th Ave S/ Lake St S

- Without farther work here, we believe that alignment w/ CP will not happen.
- Limitation on the volume of ingress/egress must be controlled in 2 ways
 - 1) Only businesses that don't have high volume of cars should remain on the zone use chart (remove others)
 - a) Currently a large size school would qualify (brings lots of cars)

- b) Currently Drive thru business qualifies (lots of ingress/egress)
 - c) Other businesses that are "auto centric" remain on the chart
- 2) Volume of residential cars must be controlled by residential density cap

George Pressley was right !!! At a prior meeting George Pressley inquired as to whether the silence in the CP relating to the number of housing units could mean zero ... rather than unlimited.

BINGO !!! Right answer !!! This issue was previously addressed by one of the attorneys who indicated that zero was the stated residential density due to housing mentioned for all other commercial zones in the hierarchy and left off of Res Mkts. Now, some of the citizens, being tremendously unhappy with the refusal to implement a density cap similar to surrounding properties, have done more research and have confirmed.... apartments **WERE specifically allowed in 1993** in Res Mkts, then were **specifically REMOVED in 1995** and no longer an approved use. Nothing has changed since then. We will be providing this documentation during the week.

Some wording in the current Comprehensive Plan may be inclusive enough to allow some dwelling units similar to the surrounding densities. I would urge all sides to look into that flexibility. We prefer that to a protracted process.

Thank you for your continued attention to this matter, we all hope to wrap this up soon.

P.S. We are still working to get you the huge number of letters regarding zoning, density, land use and Comp Plan that were previously sent to th City by dozens-hundreds of residents. these were intended for use throughout the process. The fact that you were not provided these letters may end up as a problem regarding the public participation requirement of GMA. We wil keep you posted.

Karen Levenson, As an individual, and
On behalf of, Hugh and Karen Levenson
On behalf of The Park, A Condominium
On behalf of Kirkland residents and HOAs working with Attorney Brian Lawler
On behalf of Numerous Homeowners and Condominium Complexes, as previously stated
On behalf of "STOP" - "Support The Ordinances and [Comp] Plan"

Jeremy McMahan

From: Kathy or Larry Saltz [lesaltz@earthlink.net]
Sent: Thursday, March 15, 2012 4:07 PM
To: Jay Arnold; Mike Miller; C Ray Allshouse; Byron Katsuyama; George Pressley; Glenn Peterson; Karen Tennyson; tennysonkk@aol.com; Andrew Held; Jon Pascal; Eric Shields; Jeremy McMahan; ktriplett@kirlandwa.gov
Subject: Potala
Follow Up Flag: Follow up
Flag Status: Flagged

To the Kirkland Planning Commission Chair;

Please put the Potala development issue on your meeting agenda.

I appreciate your progress in reducing the Potala Complex from one large building to 4 smaller ones. I am still concerned about the size of the project and the effect on the neighboring residences. I do not believe this site should have been downzoned to give one developer the right to unlimited density. To protect my home's livability please limit this development to 12 units per acre as is the standard now.

Thank You,

Kathleen Dier
6214 101st Court NE
Kirkland, WA

Jeremy McMahan

From: jkfoster756@frontier.com
Sent: Thursday, March 15, 2012 2:22 PM
To: Jay Arnold; Mike Miller; Byron Katsuyama; George Pressley; Glenn Peterson; Karen Tennyson; Andrew Held; Jon Pascal; Eric Shields; Jeremy McMahan; Kurt Triplett
Cc: uwkkg@aol.com
Subject: BN - Residential Market discussion for March 12th Meeting.....

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Friends of Kirkland,

As a concerned citizen living in the neighborhood of 10th St & Lake WA Blvd., I truly appreciate the progress the Planning commission has made on this property. It was great to scale back one huge building to four smaller ones on this property.

I am still concerned regarding the density. It's needs to be in keeping with the neighborhood. Properties previously evaluated for development were limited to 12 units per acre. Higher density would ruin the neighborhood in regards to traffic, parking, and the general feel and look of the area.

We need to keep Kirkland small scale and attractive. No high rises and density needed. Larger cities such as Bellevue are where people should think of moving or buying property if that is what they desire. We need to keep Kirkland different and unique and maintain the look and feel of a friendly small town on the lake.

Thank you for your attention to this matter.

Joan Foster
756 State St. #A
Kirkland, WA 98033

Jeremy McMahan

From: Phillips Michael [mjaphillips@gmail.com]
Sent: Thursday, March 15, 2012 12:46 PM
To: Jay Arnold; Mike Miller; C Ray Allshouse; Byron Katsuyama; George Pressley; Glenn Peterson; Karen Tennyson; tennysonkk@aol.com; Andrew Held; Jon Pascal; Eric Shields; Jeremy McMahan; ktriplett@kirlandwa.gov
Subject: Potala Development
Follow Up Flag: Follow up
Flag Status: Flagged

Dear Commission.

- 1) I appreciate the progress the Planning commission has made to date and you particularly recognize that the recent decision to have four buildings instead of one helps reduce a monster sized building down to a smaller size.
- 2) In spite of the separation of buildings, when calculated on lot size and/or volume size the bulk of the building will still be allowed to be many times that of surrounding properties even if they were fully built out - which they are not... since this is a neighborhood.
- 3) More of the good work of the planning commission is needed prior to going to public hearing since we remain a bit too far away from fulfilling the definitions in the comprehensive plan for very small building, least intense use commercial development, residential market focus and density of 12 units per acre.
- 4) I NEED TO REALLY STRESS NO UNLIMITED DENSITY If you agree that there should not be unlimited density you need to state so and make sure you say it is your number 1 or strongest concern (if it is). The entire area was downzoned including the subject properties and you feel that it is wrong to give back density to just one developer. The properties have previously been evaluated for development and prior developers were limited to 12 units per acre. UNLIMITED DENSITY can provide for an inferior product built as tiny cheap starter units as is witnessed by review of other projects built to this density and with the vast majority of units being the smallest allowable by code.

Sincerely

Mike Phillips

905 Lake Street South,
Unit 103
Kirkland,
WA 98033

Jeremy McMahan

From: Steve Cullen [steve@cullens.org]
Sent: Thursday, March 15, 2012 11:39 AM
To: Jay Arnold; Mike Miller; C Ray Allshouse; Byron Katsuyama; George Pressley; Glenn Peterson; Karen Tennyson; tennysonkk@aol.com; Andrew Held; Jon Pascal; Eric Shields; Jeremy McMahan; ktriplett@kirlandwa.gov
Cc: Steve Cullen
Subject: BN-Residential Market

Follow Up Flag: Follow up
Flag Status: Flagged

I am sending this email to request that the subject of "BN-Residential Market" be part of the Planning Commission's agenda at its March 22nd meeting. I feel very strongly that this topic warrants additional review and discussion.

I've been following closely the developments associated with the proposed Potala project. Like many people in the general area, I appreciate and applaud the actions of the Planning Commission to date, notably the decision to have multiple buildings instead of one monolithic structure.

There remains a big concern about density...a situation where, on a proportional basis, those lots will have many times the number of units vis-à-vis everything around it. This is hugely out of keeping with the neighborhood and would change the character of the area forever. Everything else in the vicinity is limited to 12 units per acre, or less. I feel very strongly that this development should NOT have unlimited density.

The process will benefit from the continued attention of the Planning Commission, along with additional input from affected parties, before the matter goes to public hearing.

Regards,

Steve Cullen

Steve Cullen
Cell: 206-605-7232
Email: steve@cullens.org

Jeremy McMahan

From: Ginnie DeForest [ginniedeforest@yahoo.com]
Sent: Thursday, March 15, 2012 10:56 AM
To: Jay Arnold; Mike Miller; C Ray Allshouse; Byron Katsuyama; George Pressley; Glenn Peterson; Karen Tennyson; Andrew Held; Jon Pascal; Eric Shields; Jeremy McMahan; Kurt Triplett
Cc: Karen Levenson
Subject: BN-Residential Market

Follow Up Flag: Follow up
Flag Status: Flagged

Please put this topic for discussion on your March 22 meeting agenda. My biggest concern is unlimited density- there should be a cap related to the building(s) in proportion to lot size

While I appreciate your work so far and the idea of making Potala Village break one huge building into 4 smaller ones, there is still more to be done to make this project or any other similar ones neighborhood friendly.

Thanks for you attention,
Virginia DeForest
945 1st St. So., #101
Kirkland 98033

Direct: (206) 621-8869
mann@gendlermann.com

March 15, 2012

Jay Arnold, Chair
Planning Commissioners
City of Kirkland
123 Fifth Ave.
Kirkland, WA 98033

Re: *Zoning to Implement the Residential Market Designation*

Dear Mr. Triplett; Chairman Arnold and Planning Commissioners:

I write again on behalf of Support The Ordinances and Plan (“STOP”) regarding your ongoing efforts to adopt zoning consistent with the City’s Residential Market Comprehensive Plan designation. The purpose of this letter is to express concern about what we see as premature planning for a Public Hearing.

While a review of your activities for BN-Residential Markets shows some positive progress toward better alignment between the zoning text and Comprehensive Plan, there is considerable work ahead, certainly more than can be accomplished by early April, unless the commission spends additional focused time on the task in March.

STOP is pleased by your recent decision to break one monster building into four smaller buildings beginning at ground level. This was a good step in the process of eliminating any proposal to severely overbuild property within the Residential Market designation. STOP applauds also the decision to preclude building below street level as well as the Design Review requirements. What is problematic, however, is that the proposed zoning still allows a building of excess size, bulk, mass and density of anything around. There is nothing that we can find in your new proposed zoning that comes close to restricting building size to “an individual store or very small building/center focused on local pedestrian traffic” as required by the Comprehensive Plan. Far from limiting the size of new buildings to “very small” or even “small” the proposal does not even restrict building to the same size as surrounding buildings. A true calculation of the newest setbacks between buildings (those presented as a rough approximation at your last meeting) provides a resulting mass that is still much larger than its closest comparative property. It is unclear how you are anticipating that the City Council, or Growth Management Board will receive the initial couple steps as a sincere attempt to approach the requirement for a “very small” building.

Jay Arnold, Chair
Kirkland Planning Commission
March 15, 2012
Page 2

One of the greatest concerns for STOP is density, and the potential for unlimited density. Not only does the proposed "unlimited" density fly in the face of the Comprehensive Plan text indicating "12 units per acre south of 7th Ave S," it also contradicts the text restricting the subject property to "Limited Commercial" due to problems with vehicular ingress and egress. A choice for unlimited density also seems to be inappropriate spot zoning. This is based on the fact that all the parcels south of 7th were reduced in their development ability in 1977 by city action and then the neighbor lawsuit settled in 1979. The down zone severely impacted all property owners to the extent that most lost half of their development rights. The subject properties were part of the rezone and have, on prior occasions, been reviewed for potential development and limited to 12 dwellings per acre. While we understand the economic pressures on cities, the idea that Kirkland would choose one property to provide unlimited density while the surrounding are left in their disadvantaged status is unpopular, at best, and is seen by my clients as a favor to the most recent potential developer.

Additionally, as we look to the first words of the Zone Use Chart it states "BN - Neighborhood Business." Across the state many other cities provide for similar commercial use and there appears to be a fairly consistent definition provided wherein these commercial zones provide small, neighbor-oriented goods and services, with business is the primary use. Where residential is allowed it appears generally in the range of 8 to 18 dwellings per acre. Here, again the unlimited density seems in conflict and to date we do not see any text in the proposed new chart that would provide for a minimum percentage commercial as you are doing in the BNA zones. This would allow a developer to essentially game the system and provide minimal retail in order to essentially build an unlimited residential building.

A further issue with "Neighborhood business" is that generally these small commercial zones fit within their neighborhoods with similar lot coverage. The review of similar sized cities in Washington revealed that most allow lot coverage between 40-60%. As the other properties along the east side of Lake St S and all of 10th Ave S is 50%-60% lot coverage, the current choice of 80% for the subject property would seem to not fit within the context of CP required "integration" into the neighborhood.

In closing, STOP applauds the hard work that you have been putting into the BN zones. They ask that you put another review session on your March 22nd calendar which Planning Department has agreed would be done pursuant to your request. STOP fears that going forward with so much wording that remains clearly incongruent with the plan and that would be unlikely to be seen as implementing wording by the City Council or the Growth Management Hearings Board.

Jay Arnold, Chair
Kirkland Planning Commission
March 15, 2012
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Please do not hesitate to contact me if you have any questions.

Very truly yours,

GENDLER & MANN, LLP

A handwritten signature in black ink, appearing to read "D. Mann", with a long horizontal flourish extending to the right.

David S. Mann

Enclosures

cc: Kurt Triplett, City Manager
Planning Department
City Attorney

Jeremy McMahan

From: Paul Stewart
Sent: Tuesday, March 13, 2012 8:48 AM
To: Jeremy McMahan; Eric Shields
Subject: FW: Finn Hill Zoning

From: Scott Guter
Sent: Tuesday, March 13, 2012 8:20 AM
To: Planning Commissioners
Subject: FW: Finn Hill Zoning

[Another email addressed to the Planning Commission.](#)

From: Marian [<mailto:marianewilliams@comcast.net>]
Sent: Friday, March 09, 2012 4:54 PM
To: PlanningInfo
Subject: Finn Hill Zoning

Dear Planning Commission:

Regarding Finn Hill Zoning:

We request that the Planning Commission re-establish the County's residential density limits, or a similar mechanism to reduce the allowed density of residential development, until such time that a neighborhood plan or other significant community planning effort is undertaken to solicit proper community feedback on the long-term vision for our neighborhood commercial centers.

Eldon & Marian Williams

12406-88th Pl. NE

Kirkland, Wa. 98034

STOP ("Support the Ordinances & Plans")

On behalf of concerned citizens, we hereby present this petition to the Planning Commission of the City of Kirkland.

We remain concerned that the absence of a density cap on residential development in commercial zones (Neighborhood Business/Residential Market) insufficiently manages development in these zones as directed in Kirkland's Comprehensive Plan.

Our research shows that almost every other similar sized city in the State of Washington has placed a density cap on such properties, not only to protect neighborhoods from excessive and incompatible residential development but also to assure that the result of such zoning is accomplished, namely to provide for true "neighborhood businesses."

The list is sorted alphabetically by first name of signer. Email addresses have been redacted but are available upon demonstration of need. Comments are included.

We have also included a pdf of both the most recent petition specifically addressing density caps and the original petition (November, 2011) to the City Council, which includes additional signatures.

Altogether, contained herein are the names of **over 500 citizens** to date who are asking the City of Kirkland to make development of our commercial zones, specifically Neighborhood Business/Residential Market, compatible with the surrounding neighborhood.

Kirkland Resident's Petition to Restrict Unlimited Residential Density	
Petition summary and background	The City of Kirkland is in the process of considering changes to certain Zoning Regulations (BN) which currently allows for new construction of UNLIMITED RESIDENTIAL DENSITY TO EXIST IN OR ADJACENT TO KIRKLAND'S RESIDENTIAL NEIGHBORHOODS.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to DISALLOW ANY ZONING REGULATIONS PROVIDING FOR UNLIMITED RESIDENTIAL DENSITY IN KIRKLAND'S RESIDENTIAL NEIGHBORHOODS INCLUDING NEIGHBORHOOD BUSINESS ZONES OR RESIDENTIAL MARKET AREAS.

Name	Comments	Signature Reference #
1 Agustina Reisman		311
2 Alan F Nelson	President - Kingsgate V Homeowners Association	80
3 Alton Eugene Paap		326
4 Amber Blomquist		180
5 Andrea Braund	Bad Idea!	42
6 Andrea Mosa		174
7 Andrew McAllister	I have seen what high density has done to small quite towns before. It becomes a nightmare to even go to the stores for a quick message,	248
8 Andy Allred		244
9 Angelique Reiss	Kirkland already has the highest density on the Eastside. Our city should certainly not allow more density than King County would allow, on Finn Hill or in any other neighborhood. Please protect the integrity of our neighborhoods and our quality of life.	2
10 Anne Gauthier	I oppose Unlimited Density!!!! Keep our city quaint and small.	159
11 Anne Miller		217
12 Arlyn P Nelson		138
13 As an Individual, and as HOA	On behalf of our HOA Board and the homeowners association we strongly oppose unlimited or incompatible densities being dumped into neighborhoods or next to them. Giant apartment buildings with unlimited tiny units are not "Neighborhood Businesses." All the other cites seem to have density caps on this type of commercial zone. these run from 8 units per acre to 18. How are we missing the meaning of the words, Neighborhood Business?	86
14 Astrid M. Traff	Totally agains this.	73
15 Audrey Style		186
16 Barbara Canterbury		141
17 Barbara Hughes		23
18 Barbara Knapp		131
19 barry bloch		60
20 Barry D. Gustafson		142
21 Ben Garner	No Brainer! Stop Potala! This should not a be a decision citizens have to step into stop.	116
22 Bertha M Roche(Biff)	The traffic on Lake Street is horrendus now----The developement is way tt dence	327
23 Beth Billington		257
24 Beth McCaslin		267
25 Betty Knutson		198
26 bill & Jonell Boyeson	We are saddened to see the city of Kirkland try to undermine our neighborhoods! If we	302
27 Bill McNeill	I oppose the Portola Village project as being out of scale with the neighborhood. If allowed this high density development will adversely impact traffic flow on already grid-locked Lake Washington Boulevard. The Planning Commission should shelve this in favor of a much lower density development consistent with the neighborhood.	208

Name	Comments	Signature Reference #
28 Bonnie Berry	Please review this matter and establish reasonable unit caps for commercial property in residential neighborhoods or adjacent to residential neighborhoods	121
29 Bradford Leibbrand		96
30 Brenda Freeling		190
31 Brenda Poskitt		231
32 Bridgett Amadeck		237
33 Bruce Pym	The Potala location is simply not appropriate for large commercial or multi-family residential facilities. Please fix the zoning!	167
34 C Best		210
35 Carol Davidek-Waller	A common sense fix.	22
36 Carol Genova		283
37 Carol Leibbrand	I am very opposed to unlimited residential density!	95
38 Carol W. Rogers	Potala would be a disaster for Kirkland. The traffic now is horrendous and would be unbelievable if this change in density goes through.	196
39 Carrie Goodrich		301
40 Casey Sibert		140
41 Catherine Ferrera		59
42 Catherine Murphey		287
43 Celia Pym		213
44 Chantelle Phillips	No unlimited density!!!	130
45 Charles A. Pilcher		1
46 Charles Greene	I strongly opppose Unlimited Density in Residetial Zones in Kirkland neighborhoods.	52
47 Charles Loomis		78
48 Charles Telford	PLEASE DISALLOW ANY ZONING REGULATIONS PROVIDING FOR UNLIMITED RESIDENTIAL DENSITY IN KIRKLAND'S RESIDENTIAL NEIGHBORHOODS INCLUDING NEIGHBORHOOD BUSINESS ZONES OR RESIDENTIAL MARKET AREAS.	262
49 Charlotte Kanemori		89
50 Chelle Nelson	Do not allow unlimited residential density zoning!! It will destroy Kirkland.	293
51 Cheryl Johnson		221
52 Chris Latta		223
53 Christian T. Bratlien	This is not the type of residential developement that enhances our city scape.	94
54 Christine Leibbrand		97
55 Christophe Loisey		279
56 christopher hall		149
57 Chuck Mitchell	Growth along the water front needs to handled in a responsible manner.	165
58 Cindy Springer	This zoning is ruining the village character of Kirkland. Please do not allow more condo and apartment structures. Let's remain unique.	209

Name	Comments	Signature Reference #
59 Claire Cahill	I own a condo on Lk WA Blvd, and this would add to the traffic, and a smaller scale project would be a better fit into the neighborhood.	297
60 Claudi Wilson		51
61 Colleen Hines		41
62 Constance L Winter		235
63 Cynthia Nuebel		105
64 cynthia smith	Kirkland's zoning codes, the issuance of building permits, and the enforcement of codes by the city are often inconsistent with the comprehensive plan. The city needs to take action to create a consistent set of codes that align with the comprehensive plan. Further, their conduct of permitting and enforcement should align with the codes and plan.	65
65 Dan R. Wentzel		234
66 Daniel Martinec	Dear city officials, I was quite disturbed when I found out about the possibility of building such an unbecoming project as the Potala Village in my neighborhood. If this project is approved, downtown Kirkland will lose much of its beauty and uniqueness. The quality of living will go down for all of us living here or just visiting. No matter how nature friendly the project is presented on its website, the massive rise of the density in the area will have many consequences. There will be more traffic which will make it less attractive to be around and do activities such as running, walking, and biking. I am afraid that it is worse than just having this inappropriate building in my neighborhood. Allowing such a construction might open door for shifting the character of the downtown Kirkland from a scenic little town to a business center. Of all the people I talked about this none would want that. There is many business centers around such as in Bellevue, Redmond and Seattle. I hope you will use your senses and power to protect the beauty and uniqueness of Kirkland which could never be retrieved if lost by allowing here an unfitting project as the Potala Village. Sincerely, --Daniel Martinec 5535 Lk Wa Blvd NE #205, 98033 Kirkland, cell phone # (425)533-5911	154
67 Darrel Spayth		101
68 Dave Moyer	Unlimited density? Is this a serious proposal? It's not a good idea.	309
69 David Banks		320
70 David Crosby	Please stop Potala!	324
71 David Swanson		74
72 Dayna Hall		144
73 Deanna Wheeler		110
74 Deb Oroszlan		166
75 Debbie Halvorson		62
76 Debbie Marrs		232
77 Debbie RippetEAU		265
78 Deborah Dunn		85

Name	Comments	Signature Reference #
79 Delaine Peterson		285
80 Dione Godfrey	My home is directly across the street from this project. The impact of this density and number of cars will profoundly effect my lifestyle, ability to resell my home and the beauty of Lake Washington Blvd and Lake Street.	24
81 Dirk Mosa		173
82 Donald Poskitt		230
83 Donna Davidson		5
84 donna smith	I am against this project in downtown Kirkland	239
85 Doris Cosley		151
86 Dr. Cynthia Morrow-Hattal		46
87 Duston Harvey	There's no excuse for this developer-friendly loophole in Kirkland zoning rules and it should be closed immediately.	238
88 elena camerini		16
89 Elizabeth szabo	While I realize that Kirkland desires increased tax revenues, and desires to increase business opportunities, I strongly oppose very high density building in areas approximating residential neighborhoods. There are significant access and infrastructure limitations that likely would require large costs to mitigate, and the overall effect on our communities due to a huge increase in population and automobiles will have a detrimental effect on the quality of life in Kirkland. Try to drive through Redmond nowadays (which is not limited by the lake, as Kirkland is) and then try to envision Kirkland with similar traffic demands. I plead with the council to represent the citizens of Kirkland rather than business interests. We elect our representatives in the hopes that they will work for the people of our town, and not be influenced by corporations and moneyed lobbyists. PLEASE allow Kirkland to remain our TOWN. Thanks.	158
90 Emily Brooks Staples		264
91 Erika Somm		300
92 Essie Swanson		28
93 Eunice Chaffey	I don't believe there should be unlimited residential density in Kirkland's residential neighborhoods.	88
94 gail cottle	This proposed change to Zoning must not be approved. Our streets cannot handle the impact of unlimited density and over-development of our residential, business, and market communities. The traffic today cannot handle what has already be done. City council need to take a firm stand and tighten the current zoning regulations rather than allowing any changes that would furthur impact our streets and public services.	53
95 Gail M. Griffin	I am against the development as planned due to size of project. The traffic and parking on Lake St S is already bad. especially during good weather.	318
96 Garrett McGowan	While I support high density residential planning over suburban sprawl, there needs to be a more balanced approach than 'unlimited' residential units in commercial zones.	118
97 Gary Hattal		29

Name	Comments	Signature Reference #
98 Gary Selke	In addition to this property being too dense, we should also come together as a community to stop the housing project at the South Kirkland Park and ride (Imagine Housing, a nonprofit affordable housing developer active on the Eastside). Kirkland is slowly being destroyed!	31
99 Gayle M. Bond		191
100 George E. Lamb	The traffic study says that the development will cause "intolerable delays" on Lake Street. Is this what the council wants?	175
101 georgine foster	unlimited residential density in this BN zone is out of character with the neighborhood. 'Neighborhood Business' should be developed to serve the 'neighborhood' (not the developer)	30
102 Gigi Forbes	Please revise the density to what is reasonable for the neighborhood.	189
103 GILES LARSEN	STOP POTALA!	274
104 GINGER RUSS		306
105 Glen W. Holden		157
106 Gloria E. Largent		139
107 Gloria F Wentzel		233
108 Heather Bradford		39
109 Heather Montpas		75
110 Heidi Bright	The Boulevard and Lake View and State Street already back-up to waits to get through Downtown to the West and East of Market neighborhoods over 30-40 minutes to go 2 miles. This is insane!	178
111 Heidi Donovan		83
112 Heike Grodecki		171
113 Helen Roller	Please be reasonable and revise the current unlimited capacity laws for commercial zones. We need to maintain Kirkland as the desirable smaller city that it is, while it still has any character left!	14
114 Hugh Levenson	SIZE, SCALE, DENSITY, COMPATIBILITY with the surrounding single family homes and low intensity condos, REQUIRED COMMON SPACE 200 sq ft per unit All are still not being adequately addressed by planning commission and it is your charge to use these tools to fully implement the Comprehensive Plan decisions of the past 16 yrs that define a Very Small Building and Lowest Intensity commercial use "Residential Market." Please take the work ahead seriously. Limiting density is essential and most of the other issues become mostly resolved when you do that.	68
115 Ima Crosby	This is not right!	325
116 Jack & Christy Arndt	This project is way out of line for the scope, size and traffic it will create. Lake Washington Blvd. down to downtown Kirkland is already a traffic congestion issue at peak traffic.. Any project put on this siite should confirm to the surrounding homes, apartments, condo's in both look and feel. of the area and traffic generated must be taken into account..	172
117 .Jacqueline Dern		125

Name	Comments	Signature Reference #
118 Jacqueline LePage		281
119 James Badgley		177
120 James J. Eagan		117
121 James K Anderson		240
122 James N. Clapp II	Please block this project's path around the zoning limits for our neighborhood. Thank you, James N. Clapp II 1003 Lake St. S # 202 Kirkland, WA 98033	317
123 jan conrad		280
124 Jan Granston		58
125 Janice Denney	Bob and Audrey Styles have been friends of ours for over 25 years and their property (directly across the street on the water side) is in serious jeopardy if the city of Kirkland changes the zoning. What are they thinking? The City is not thinking about the existing residences plus the traffic would be a detriment to business as well as to the residents. went we visit them, it's very difficult to find parking as it is. dents.	218
126 Jason Dodson		32
127 Jeff Hellinger		288
128 Jeff Lyon	Kirkland is already too crowded. It's long past time for the Council to start thinking about the needs of the citizens, rather than the greed of the developers.	17
129 Jennifer Loy		84
130 Jerald Miller		215
131 Jerry Forell	Limit MF density to no more than 16/acre.	55
132 Jill Brooks Stinogel	I am glad this has been discovered, but dismayed at what may be happening already in Kirkland. This is not a case of nimby, but commonsense limits to keep our communities liveable. Thank you.	71
133 Jim and Jean Wix		106
134 Jim Carroll		250
135 Jim Hughes		38
136 Jim Teague		43
137 Joan Foster		179
138 Joan Lindell		161
139 Joan Loveless		87
140 Joe & Lynn Drazich	Please advise us of any public meetings on this subject. TU, Joe Drazich	47
141 John and Beth McCaslin	This zoning regulation WOULD BE AN ABSOLUTE TRAVESTY to the image, culture, and ultimately, economic health of Kirkland! KIRKLAND IS (AND WILL CONTINUE TO BE) THE "SAUSALITO" OF THE NORTHWEST: a vibrant and energetic upscale ARTS, DINING, AND RETAIL-BOUTIQUE nucleus of the Eastside, WITH ITS (BY FAR) BEST PUBLIC BEACH ACCESS! Overcrowding Kirkland's compact downtown area to the point of GRIDLOCK, which Portala PLUS any of the proposed high-density developments would surely EXACERBATE, would DESTROY the aforementioned advantages Kirkland enjoys.	228

Name	Comments	Signature Reference #
142 john flynn	This proposal goes against everything that has been established for this area over the past 30 years. I am amazed that it is even being given serious thought by the planning commission.	36
143 John Harper		126
144 John McCaslin	This zoning regulation WOULD BE AN ABSOLUTE TRAVESTY to the image, culture, and ultimately, economic health of Kirkland! KIRKLAND IS (AND WILL CONTINUE TO BE) THE "SAUSALITO" OF THE NORTHWEST: a vibrant and energetic upscale ARTS, DINING, AND RETAIL-BOUTIQUE nucleus of the Eastside, WITH ITS (BY FAR) BEST PUBLIC BEACH ACCESS! Overcrowding Kirkland's compact downtown area to the point of GRIDLOCK, which Portala PLUS any of the proposed high-density developments would surely EXACERBATE, would DESTROY the aforementioned advantages Kirkland enjoys.	268
145 John Murray		254
146 John W Rogers	This density is far too great for the surrounding residential area. There may be an area where this is appropriate, but this is clearly incongruent.	112
147 joyce benezra	This project would cause traffic problems overwhelming.	258
148 Joyce Hardy	Please reduce the unlimited number of units.	44
149 Judy Gee		147
150 Julia Brewer		291
151 Kara Weinand		150

Name	Comments	Signature Reference #
152 Karen Levenson	Densities being proposed for some of these projects are more than 50% higher than most downtown densities. If folks wanted to live in a high intensity area they would have chosen CBD or the areas planned for high intensity. Allowing high intensity on parcels planned for very small buildings and low intensity would be irresponsible of the commission and council and will just drag out this process and make it MORE COSTLY. The established neighborhoods have Comprehensive Plans approved by Growth Management Board. The zoning must be written to avoid having profit seeking developers prey on neighborhoods by building monster sized boxes with hundreds tiny dwellings....some with nearly no windows and facing the shady side of the building. How is this "a very small 'Residential Market' to provide goods and services to the neighbors?" While there are those who enjoy the "bustle" of living downtown, the low/med density neighborhoods have residents who choose areas of less stress and intensity. I believe that the detrimental effects of higher density are well documented... Poorer mental and physical health, extreme loss of privacy and feeling unable to unwind, lowered ability to achieve academically (likely because of all the distractions), greater likelihood of aberrant behavior. Those that moved to low/med density areas selected out of downtown life as they believed their well-being was better suited to lower intensity areas. They have protected the character and intensity of their areas through multiple Ordinances (strongest city laws). Please listen to the petition signers and all who have contacted the city opposing these horrific unintended density increases.	11
153 Karen Nishihara		6
154 Karen Story	Unlimited density is not the way to manage growth - it just makes traffic and other problems worse.	3
155 Karen Todd	This development is out of scale for the residential area of Kirkland.	295
156 Kate Johnsen	Please preserve the community that we all moved here to enjoy.	61
157 kate prinsloo		10
158 Kathleen Dier		284
159 Kathryn Grey		277
160 kathryn Straub		236
161 Kathy Feek	Need ombudsman board to mediate existing property owners' rights, both in commercial and residential issues	289
162 Kathy Iverson		82
163 Kathy LePenske		176
164 Katie J Davidson	By signing this petition I am requesting that the Planning Commission please review the BN designation for the Potala project. Allowing the project to proceed when one building occupies two pieces of land, one leased, looks like a potential problem for buyers down the road. Moreover, this project does not fit in this community of other-zoned homes and apartments.	113

Name	Comments	Signature Reference #
165 Kay Breslin		319
166 Kay Plimpton	Potala is much too dense for our neighborhood, wnd will increase the traffic unbelievably!	252
167 Kellie A Rogers	I AM OPPOSED TO THE POTALA PROJECT ON THE BASIS THAT THE ZONING OF THIS PARCEL OF LAND IS INAPPROPRIATE AND INCONSISTENT WITH ADJACENT PROPERTIES AND IS INJURIOUS TO SURROUNDING PROPERTIES	115
168 Kendal Larive		222
169 Kenneth Dwight Krossa		124
170 Kenneth Lin		120
171 Kenneth R Gustin		48
172 Kevin Poskitt		328
173 Kim Pilcher		247
174 Krista Schimpf		298
175 Larry Granston		56
176 Laura Loomis	Please put a cap on density for Commercial Property located in Neighborhoods that matches the density of the surrounding neighborhoods.	76
177 Laura Paslay		241
178 Laura Polt	I am vehemently against changing the zoning laws to unlimited density in Kirkland's residential neighborhoods.	260
179 Laureen Miki	preserving Kirklands charm means not allowing careless zoning practices. There should be a cap on density	294
180 Laurie Hope		152
181 Lee Obrzut/Dan Ling		99
182 Linda Carrigan	I've lived in Kirkland for over 28 years. I've walked along the waterfront for years. It is so congested these days. I find it not as enjoyable anymore. And there is so much crime. While walking today a gal stopped her car at the stop sign. She screamed over to me that the guy in the car behind her was a pimp. And he did something to her while she was walking. I've had more strange guys come up to me while I'm walking. Some new guy last week. I've seen obvious drug deals going on in plain site. You are only asking for more of this by adding that many more people into the area. This type of person loves crowds because they can hide easier. You are only asking for trouble. Concerned condo owner of Kirkland....	40
183 Linda L. Fairweather		63
184 Linda M. Donlin	I do not think I even need to comment as to why this should not happen.	169
185 Linda M. Donlin	Pretty obvious why I am signing this petition.	170
186 Lisa Izutsu		108
187 Lisa Mushel	traveling through Kirkland is difficult enough without this additional traffic!	275
188 Lori Isch	I am 100% behind this petition. Residential density has a major factor on our quality of life and value of our residences.	200

Name	Comments	Signature Reference #
189 Lyle Dillon	This overdevelopment in our community has got to stop. It's all about tax money to the Kirkland council and not about our quality of life in our community. DO NOT ALLOW THIS TO CONTINUE. Thank you.	316
190 Lynn B. Mares		128
191 Lynn Butzberger		33
192 Mala Virani	please restrict unlimited residential density and apply common sense zoning standards consistent with existing construction in the rest of Kirkland	211
193 Maria Antuzzi		168
194 marianne griffith	This zoning i dea is terrible. We in the new annexation area were always concerned about this kind of activity- and thats why I voted no. I made a choice to live where I live, and Kirkland should not have the right to abruptly change our neighborhood lifestyle.	26
195 Marilyn Carroll		249
196 Marilyn Poskitt		229
197 Mark & Betty Taylor	As Kirkland residents we believe it is essential to prevent high-density developments that are incompatible with their immediate neighborhoods. Neighborhood business zones MUST adhere to similar residential density limits as their surrounding residential neighborhoods.	67
198 mark hurst		20
199 Mark Reisman		312
200 Martin Heilstedt	Unlimited residential density is bad policy and bad for the long term health of Kirkland as a livable community.	15
201 Marvin H. Scott	Stop trying to cram so many people into little spaces, especially in what should be neighborhoods	136
202 Mary Berg		7
203 Matt M		253
204 matt peterson		90
205 Matthew Hoover	I am strongly Against Unlimited Residential Density to exist in or adjacent to Kirkland's Residential Neighborhoods.	220
206 Maureen Harris	Some of our streets don't even look normal anymore example corner of NE 97th St and 124th Ave NE. One house on a lot is replaced by 8. They are facing the back, front and sides of each other. These are expensive homes and they look so unattractive. Go west on NE 97th to the end of the block and you'll see a 6,000 square foot atrocity that doesn't remotely fit in scale with any house around. Continue north on Slater and you see more examples are zoning and planning out of control in this city!!	270
207 Maureen Kelly		35
208 Mayuna Shah		34
209 Melany Greenberg		45
210 Melissa Matkin		266
211 Melissa P Miller	Please disallow ANY zoning regulatins that provide for unlimited residential density in Kirkland's residential neighborhoods!	193
212 michael cauthier		164

Name	Comments	Signature Reference #
213 Michael J Phillips	Please listen to us. We are concerned citizens.	129
214 Michael Mayfield		245
215 Michael Nuebel		323
216 Michael Servais		313
217 Michelle Leibbrand		98
218 Michelle Newhouse	It is terrible for legislators to ruin a beautiful town so that they can benefit from additional property taxes. This is an extremely irresponsible project and should not be passed. Lake Street already suffers from traffic congestion. How does the planning committee plan to increase infrastructure to accommodate these additional residents/cars?	69
219 Mona Wolf	I support this petition	4
220 Monica Figueroa		81
221 Morton Latta		224
222 Myra Vargas	It is critical that the city retain the power to limit density next to or near residential areas. Also to keep the traffic moving easily.	100
223 nada donnelly		204
224 nancy bick	PLEASE LIMIT RESIDENTIAL DENSITY IN COMMERCIAL DESIGNATIONS TO SAVE OUR PROPERTIES AND OUR SCHOOLS!	203
225 Nancy Boehme	STOP POTALA!	273
226 Nancy Gode	rational solution to density and travel issues!	66
227 nancy griswold	The proposed density of Portola will have a significant negative impact to quality of life in Kirkland on several levels. As a resident who lives near this site, I am deeply concerned about the increase of vehicle and pedestrian traffic in the area. As it is, I have waited for more than 10 minutes at a time to safely drive out of my condo to avoid cars, walkers, joggers & cyclists. Please ensure a positive future in Kirkland by modifying the scope and scale of the project.	143
228 Nanette Bergdahl		133
229 Nicholas Blomquist		181
230 Nick Pallis		183
231 Noel S. Schuurman		322
232 Norman & Suzanne Metcalfe	Way too much density!	37
233 Oldrich Tichy		102
234 Pamela R Miller	Stop allowing unlimited residential density in Kirkland residential neighborhoods!	187
235 Patricia D Rogers	I am hereby petitioning the City of Kirkland to reduce density limits and reduce lot coverage from 40%-60% on zoning regulation designated BN. Properties should be individually and not in conjunction with other or adjacent parcels. A design review should be necessary to determine appropriate architectural style, size of building, materials and neighborhood consequence.	109
236 Patricia Smith		201
237 Patrick Barthe		185

Name	Comments	Signature Reference #
238 Patty Tucker		199
239 Paul Nelson		93
240 paula_veazey@comcast.net		9
241 Pete Robertson		192
242 Priscilla Wageman		18
243 Rachel Foster	Unlimited residential density is a huge mistake for Kirkland.	292
244 Ravi Khanna		114
245 ray benezra	I think this is going to cause a huge density problem on Lake Washington Blvd. Traffic is already bad.	259
246 Ray Benezra	It would add more traffic and congserstion to an already terrible situation	261
247 Rboert Forgrave		92
248 Rebecca Hirt		127
249 Rich Bergdahl		134
250 Richard Bready	Controlling appropriate density and usage is what zoning is for. "Unlimited" is not zoning but a failure of government.	271
251 Richard Chan		50
252 Richard Gode		329
253 Richard Satre	the planned develpment scale is inappropriate for this neighborhood, or anywhere else in Kirkland	123
254 Rob Tavis		296
255 Robert & Phyllis Gemmell	Disallow any zoning regulations providing for unlimited residential density in Kirkland's residential neighborhoods including neighborhood business zones or residential market areas.	182
256 robert bienkowski		242
257 Robert E Miller	Please stop allowing zoning resoltuions providing for unlimited density in residential neighborhoods.	188
258 Robert J Bowman		225
259 Robert L. Style		278
260 Robert Michael Stinogel		160
261 Robert W Larzelere		212
262 Rochelle Nelson	Please preserve Kirkland's quality of life by disallowing these zoning regulations. Congestion is already maxed out on Lake Washington Blvd and most other main arterials.	148
263 Rod Roadifer		57
264 Rodney Vieira	I am specifically concerned about the Potala Village project! Traffic is already insane during the Spring, Summer and Fall months. I often walk downtown because its faster than driving due to the bumper to bumper traffic.	314
265 Ruth Norwood		54
266 Sandra Andersen	There should be definite restrictions in the density allowed in any residential neighborhood including neighborhood business zones or residential market areas. The proposal for a high density apartment house in the Lakeview neighborhood shows the lack of support the city of Kirkland has for the individual property owner.	122
267 Sandy Anderson	Stop the madness	216

Name	Comments	Signature Reference #
268 santiago ramos		79
269 Scott Baker		243
270 Scott Tucker	I do not live near a commercial or business zone but I still want this to help preserve the current character of kirkland	308
271 Sebastian Weber		286
272 Shannon McCullough		135
273 Sharon J Nelson		137
274 Sharon Plotkin	Quality of life in Kirkland depends on smart and responsible city planning.	104
275 shauna miller		269
276 Shawn Greene		282
277 Sofia Celic-Li		107
278 Stephanie Hurst		19
279 Stephanie Lecovin		12
280 steve harris	Lake Wash. Blvd is very congested now during peak drive times. This is out of proportion to the neighborhood	64
281 Steven Corey	This will be a traffic nightmare.	155
282 Steven Dunn		91
283 Steven Wolf		263
284 Stuart Mcleod	I support reviewing the density codes for development next to single family residences.	194
285 Susan Hamilton		227
286 Susan Pickrell		197
287 Susan teague		13
288 Susan Thomes	If the city leaders can't understand the importance of limiting density in our neighborhoods, then we need new leaders.	25
289 Suzanne Grogan		255
290 Suzanne Scallon	I completely agree with this petition. The city needs to get this under control and standardized to 12 units per acre in all areas of Kirkland so this does not happen again!	195
291 Sydne Rataushk		72
292 Tara Katie Griffith	This unlimited residential is a terrible idea and destroys existing neighborhoods. The King County Zoning worked just fine. I live in an annexation area completely oppose this idea.	27
293 Tawny McLeod		132
294 Teague Pilcher		246
295 Teresa Anderson	Please make zoning make sense and don't allow huge blocky blights in the middle of an attractive neighborhood or business district. Let's make Kirkland a better place to live, shop, and recreate, not a hodge-podge. Thank you for your hard work and consideration on this issue.	214
296 Terry Voss		321
297 Theodore Garman		103
298 Thomas D. Gant	Similar issues along Juanita Dr near Goat Hill.	145
299 Thomas Norwood		21

Name	Comments	Signature Reference #
300 Thomas Shilling		256
301 Tiffany Greene		119
302 Tim Rayburn		310
303 timothy russ		305
304 Trevor Parkinson		156
305 troy RUSS		307
306 Ty Pauls		303
307 Vafa Voss Fouroohi		304
308 valerie burmester		163
309 Valerie Eliasen	I do not agree with more dense residences being added to Kirkland. This degrades the quality and community enjoyed here.	226
310 Vashti Key	So happy you are doing this. My son, Peter Powell, has been to all the meetings but I am in Calif.	315
311 Verl Wheeler		111
312 Vicki Kaiser	Kirkland council is already considering charging for downtown parking during the day because businesses claim lack of parking deters customers. There is no bigger deterrence than gridlocked traffic--143 apartments with 1.5 cars each will shut down lake washington blvd during rush hour, weekends and most sunny days. Kirkland restaurants and businesses will lose big time and the quality of life will decline. Who wants to walk along the lake and breathe in idling car fumes? The council needs to protect the beauty and uniqueness of Kirkland -- there are plenty of big box, strip mall, car centric communities in the world. If the people of Kirkland desired to live in one of those, we'd live in Renton.	299
313 Virginia P. DeForest	It is not reasonable to allow large buildings and high density development in residential neighborhoods.	70
314 William Gauthier	appropriate growth	162
315 Willis Pete Veazey		8
316 Zita Gustin		49

Kirkland Resident's Petition to Restrict Unlimited Residential Density

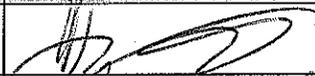
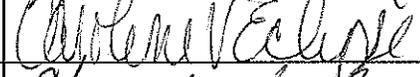
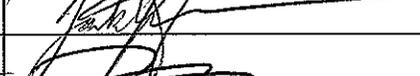
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Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to <u>DISALLOW ANY ZONING REGULATIONS PROVIDING FOR UNLIMITED RESIDENTIAL DENSITY IN KIRKLAND'S RESIDENTIAL NEIGHBORHOODS INCLUDING NEIGHBORHOOD BUSINESS ZONES OR RESIDENTIAL MARKET AREAS.</u>

Printed Name	Signature	Address	Date
Marion Tilley		129 3rd Ave PH 702 Kirkland	3/2/12
Nick Zorich		129 3rd Ave PH 702 Kirkland WA	3/2/12
Melody Zorich		136 Central Way #309 Kirkland WA	3/2/12
MARTHA APPLEQUIST		12810 SE 22ND Pl, Bellevue 98005	3/5/12
Paul Isenburg		12832 NE 84th St Kirkland 98033	3-6-12
Trish England		10920 Forbes Creek Dr Kirkland 98033	3/7/12
Steve Tedrow		11121 NE 37th Ct Bellevue WA 98004	3/7/12
Michelle Rice		6205 90th St NE Marysville WA 98270	3/7/12
William Fitzgerald		3933 LeWard Blvd NE Kirkland WA	3/7/12
Janeen McLaughlin		17430 7.9. 129th St. Redmond WA	3/7/12 98059

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452 5447

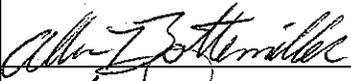
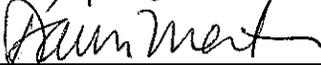
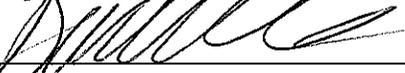
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Printed Name	Signature	Address	Date
Jerin Eilers		7329 129th Ave NE - Kirkland	3-4-12
Patricia A Sciola		6029 128th Ave NE Kirkland	3-4-12
Caroline Eclipse		11831 NE 73rd St Kirkland 98033	3/4/12
Elizabeth Brown		6829 117th Ave NE 98033	3-4-12
Jeff Walker		5821 125th Lane NE 98033	3-4-12
Brenda Wadsworth		18219 N.E. 72nd St 98033	3-4-12
Jolene Hoover		750 State St #D Kirkland 98033	3-4-12
JREVR BENNETT		750 state st #D Kirkland 98033	3-4-12
K ROBERTSON		13109 111th Pl NE Kirkland 98033	3-5-12
Jonna Gudjonsson		720 Kirkland Circle #303	303

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Printed Name	Signature	Address	Date
Allan Bottemiller		10108 NE 60th St. #2 Kirkland, WA 98033	3/1/12
SUSAN THORNES		10106 NE 38th St. Kirkland 98033	3/1/12
Roberta Foger		2405 NE 212 Central Way	3/1/12
Dawn Mertens		18020 NE 103rd Ct Redmond, WA 98052	3/1/12
Karen Anderson		4420 146th PL NE 98007	3/1/12
Michael Hayes		14517 127th Ln NE	3/1/12
Dawn Cathy Pool		15th St 1055 3rd St Kirkland	3/1/12
Jenny Callers		11713 NE 141st PL	3/1/12
Nicole Sheldon		6333 Lake Wash. Blvd	3/1/12
HAL BARBER		733 Lake St S #204	3/1/12

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Printed Name	Signature	Address	Date
JESSICA BECK	<i>Jessica Beck</i>	10108 NE 68 th ST. #2 KIRKLAND, WA ⁹⁸⁰³³	3-1-12
EMANU COULTER	<i>Emanu Coultter</i>	9840 NE 128 th ST. Kirkland ⁹⁸⁰³⁴	3-1-2012
Debbie McKee	<i>Debbie McKee</i>	4627 LK WASH BLVD NE KIRK ⁹⁸⁰³³	3-1-2012
Debbie Ingram	<i>Debbie Ingram</i>	122 Kirkland. Ave. Rive Wash	3-1-2012
TED JAKALA	<i>Ted Jakala</i>	10108 NE 68 th STR. #4, KIRKLAND, WA ⁹⁸⁰³³	3-1-2012
KURT CORNILLE	<i>Kurt Cornille</i>	12832 NE 70 th PL Kirkland	3/1/2012
Mary Pope	<i>Mary Pope</i>	7 Bridlewood Circle, Kirkland ⁹⁸⁰³³	3/4/12
KYND SHELLEY	<i>Kynd Shelley</i>	12311 NE 73 PL Kirkland ⁹⁸⁰³³	3/4/12
CAROL JAKE WATKE	<i>Carol Jake Watke</i>	12019 NE 73 PL Kirkland	3/4/12
ROB LAKE	<i>Rob Lake</i>	" " " "	3/4/12
SN COZDO VA	<i>SN Cozdo VA</i>	6918-117 th DR NE KIRK	3/4/12

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Printed Name	Signature	Address	Date
KRIS KOCIS		6401 Lk Wash Blvd NE	3-3-12
ROBIN HERBERGER		6401 Lake Wash. Blvd. NE #403	3-3-12
JEFF HEIMANN		6401 Lake Wash Blvd NE #203	3-3-12
ROBB OWSEY		6401 Lake Wash Blvd #204	3-3-12
Said Armush		6401 Lake Washington Blvd Apt 207	3-3-12
Catherine Greene		6401 Lake Wash Blvd Apt 205	3-3-12
Brent Coyle		6401 LAKE WASH. BLVD NE #307	3-3-12
Cynthia Conner		6401 LK WA Blvd. NE # 307	3/3/12
Mrs. Manuchehri		6401 Lake Wash Blvd #303	3/3/12
Shelby White		6401 LK WA Blvd NE #402	3/3/12
Yelena Dagaev		6401 LK WA Blvd NE #301	3/3/12

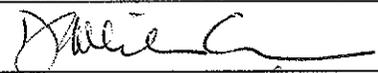
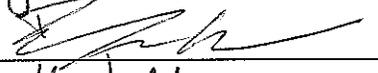
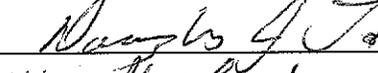
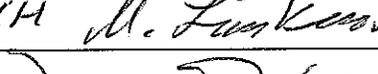
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Printed Name	Signature	Address	Date
Norman Lozovsky	<i>Norman Lozovsky</i>	6401 Lake Wash Br NE #308	3/3/2012
Janet Lozovsky	<i>Janet Lozovsky</i>	6401 Lake Wash Blv. NE #308	3/3/12
Dawn Kennedy	<i>Dawn Kennedy</i>	6401 Lake WA Blvd NE #405	3/3/12
Sally Watchie	<i>Sally Watchie</i>	6401 Lake WA Blvd NE #309	3/3/12
Hailei Chen	<i>Hailei Chen</i>	6401 LA WA Blvd NE #306	3/3/12
NORI THOMPSON	<i>Nori Thompson</i>	6401 LA WA Blvd NE #407	3/3/12
Brian Egen	<i>Brian Egen</i>	6401 LK WA Blvd NE #200	3/4/12
Oliver Tichy	<i>Oliver Tichy</i>	6401 LK WA Blvd NE #302	3/4/12
Nancy Wibbins	<i>Nancy Wibbins</i>	6401 Lake Washington Blvd NE #404	3/04/12
Kris Whitely	<i>Kris Whitely</i>	6401 Lake Washington Blvd NE #400	3-6-12
Catherine M. Herberger	<i>CATHERINE M. HERBERGER</i>	6401 Lake Washington Blvd. NE	3-8-12

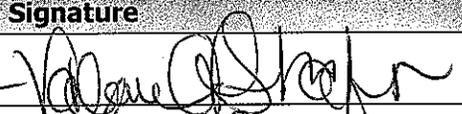
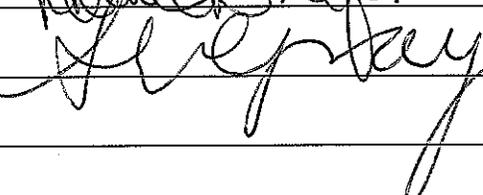
Kirkland Resident's Petition to Restrict Unlimited Residential Density

Petition summary and background	The City of Kirkland is in the process of considering changes to certain Zoning Regulations (BN) which currently allows for new construction of <u>UNLIMITED RESIDENTIAL DENSITY TO EXIST IN OR ADJACENT TO KIRKLAND'S RESIDENTIAL NEIGHBORHOODS.</u>
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to <u>DISALLOW ANY ZONING REGULATIONS PROVIDING FOR UNLIMITED RESIDENTIAL DENSITY IN KIRKLAND'S RESIDENTIAL NEIGHBORHOODS INCLUDING NEIGHBORHOOD BUSINESS ZONES OR RESIDENTIAL MARKET AREAS.</u>

Printed Name	Signature	Address	Date
DEBBIE LORDOVA		6918-117 th DUNE Kirkland	3.4.12
Judy Brookaw		12831 N.E. 61 st Kirkland	3-4-12
William R. Arden		12831 NE 61 st "	3-4-12
Siobhan Rusk		7502 117 th ave ne Kirk WA	3/4/12
Ben Nelson		11914 NE 67 th PL, 98033	3/4/12
KRISTI WALKER		12610 NE 68 th PL 98033	3-4-12
Doug Love		7823 126 th AV, NE 98033	3-4-2012
Michael LANKEROVICH		6515-127 Ln. NE 98033	3-4-2012
DAVID BERKEY		7518-128 th PL NE 98033	3-4-12
David Barnett		7004 122 nd ave NE 98033	3-4-12
Neal Brand		12256 NE 73 rd ST 98033	3-4-12

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Printed Name	Signature	Address	Date
VALERIE A. SWARTZ		12618 100th Ln. NE #246	3-5-12
Anita Gray		10108 NE 68th St #13	3-6-12

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Printed Name	Signature	Address	Date
Lora Pilcher	<i>Lora M Pilcher</i>	101 State St 209 Kirkland	3/4/12
BARBARA PILCHER	<i>Barbara Pilcher</i>	10127 NE 62nd St Kirkland	3/4/12
Glenn More	<i>Glenn More</i>	10129 NE 62nd St	3/5/12
Vivian more	<i>Vivian More</i>	10129 NE 62 St Kirkland	3/5/12

The Petition

The city of Kirkland is in the process of considering changes to certain Zoning Regulations (BN) which currently allows for new construction of UNLIMITED RESIDENTIAL DENSITY TO EXIST IN OR ADJACENT TO KIRKLAND'S RESIDENTIAL NEIGHBORHOODS.

We, the undersigned, are concerned citizens who urge our leaders to act now to DISALLOW ANY ZONING REGULATIONS PROVIDING FOR UNLIMITED RESIDENTIAL DENSITY IN KIRKLAND'S RESIDENTIAL NEIGHBORHOODS INCLUDING NEIGHBORHOOD BUSINESS ZONES OR RESIDENTIAL MARKET AREAS.

1

Name: Charles A. Plicher on Mar 3, 2012

Comments:

2

Name: Angelique Reiss on Mar 3, 2012

Comments: Kirkland already has the highest density on the Eastside. Our city should certainly not allow more density than King County would allow, on Finn Hill or in any other neighborhood. Please protect the integrity of our neighborhoods and our quality of life.

3

Name: Karen Story on Mar 3, 2012

Comments: Unlimited density is not the way to manage growth - it just makes traffic and other problems worse.

4

Name: Mona Wolf on Mar 3, 2012

Comments: I support this petition

5

Name: Donna Davidson on Mar 3, 2012

Comments:

6

Name: *Anonymous* on Mar 3, 2012

Comments:

7

Name: Mary Berg on Mar 3, 2012

Comments:

8

Name: Willis Pete Veazey on Mar 3, 2012

Comments:

9

Name: Paula_veazey@comcast.net on Mar 3, 2012

Comments:

10

Name: Kate Prinsloo on Mar 3, 2012

Comments:

11

Name: Karen Levenson on Mar 3, 2012**Comments:** Densities being proposed for some of these projects are more than 50% higher than most downtown densities. If folks wanted to live in a high intensity area they would have chosen CBD or the areas planned for high intensity.

Allowing high intensity on parcels planned for very small buildings and low intensity would be irresponsible of the commission and council and will just drag out this process and make it MORE COSTLY.

The established neighborhoods have Comprehensive Plans approved by Growth Management Board. The zoning must be written to avoid having profit seeking developers prey on neighborhoods by building monster sized boxes with hundreds tiny dwellings....some with nearly no windows and facing the shady side of the building. How is this "a very small 'Residential Market' to provide goods and services to the neighbors?"

While there are those who enjoy the "bustle" of living downtown, the low/med density neighborhoods have residents who choose areas of less stress and intensity. I believe that the detrimental effects of higher density are well documented... Poorer mental and physical health, extreme loss of privacy and feeling unable to unwind, lowered ability to achieve academically (likely because of all the distractions), greater likelihood of aberrant behavior.

Those that moved to low/med density areas selected out of downtown life as they believed their well-being was better suited to lower intensity areas. They have protected the character and intensity of their areas through multiple Ordinances (strongest city laws). Please listen to the petition signers and all who have contacted the city opposing these horrific unintended density increases.

12

Name: Stephanie Lecovin on Mar 3, 2012**Comments:**

13

Name: Susan Teague on Mar 3, 2012**Comments:**

14

Name: Helen Roller on Mar 3, 2012**Comments:** Please be reasonable and revise the current unlimited capacity laws for commercial zones. We need to maintain Kirkland as the desirable smaller city that it is, while it still has any character left!

15

Name: Martin Heilstedt on Mar 3, 2012**Comments:** Unlimited residential density is bad policy and bad for the long term health of Kirkland as a livable community.

16

Name: Anonymous on Mar 3, 2012**Comments:**

17

Name: Anonymous on Mar 3, 2012**Comments:** Kirkland is already too crowded. It's long past time for the Council to start thinking about the needs of the citizens, rather than the greed of the developers.

18

Name: Priscilla Wageman on Mar 3, 2012**Comments:**

19

Name: *Anonymous* on Mar 3, 2012
Comments:

20

Name: *Anonymous* on Mar 3, 2012
Comments:

21

Name: Thomas Norwood on Mar 3, 2012
Comments:

22

Name: Carol Davidek-Waller on Mar 3, 2012
Comments: A common sense fix.

23

Name: Barbara Hughes on Mar 3, 2012
Comments:

24

Name: Dione Godfrey on Mar 3, 2012
Comments: My home is directly across the street from this project. The impact of this density and number of cars will profoundly effect my lifestyle, ability to resell my home and the beauty of Lake Washington Blvd and Lake Street.

25

Name: Susan Thornes on Mar 3, 2012
Comments: If the city leaders can't understand the importance of limiting density in our neighborhoods, then we need new leaders.

26

Name: Marianne Griffith on Mar 3, 2012
Comments: This zoning i dea is terrible. We in the new annexation area were always concerned about this kind of activity- and thats why I voted no. I made a choice to live where I live, and Kirkland should not have the right to abruptly change our neighborhood lifestyle.

27

Name: *Anonymous* on Mar 3, 2012
Comments: This unlimited residential is a terrible idea and destroys existing neighborhoods. The King County Zoning worked just fine. I live in an annexation area completely oppose this idea.

28

Name: Essie Swanson on Mar 3, 2012
Comments:

29

Name: Gary Hattal on Mar 3, 2012
Comments:

30

Name: *Anonymous* on Mar 3, 2012
Comments: unlimited residential density in this BN zone is out of character with the neighborhood. 'Neighborhood Business' should be developed to serve the 'neighborhood' (not the developer)

31

Name: Gary Selke on Mar 3, 2012

Comments: In addition to this property being too dense, we should also come together as a community to stop the housing project at the South Kirkland Park and ride (Imagine Housing, a nonprofit affordable housing developer active on the Eastside). Kirkland is slowly being destroyed!

32

Name: Jason Dodson on Mar 3, 2012

Comments:

33

Name: *Anonymous* on Mar 4, 2012

Comments:

34

Name: Mayuna Shah on Mar 4, 2012

Comments:

35

Name: Maureen Kelly on Mar 4, 2012

Comments:

36

Name: *Anonymous* on Mar 4, 2012

Comments: This proposal goes against everything that has been established for this area over the past 30 years. I am amazed that it is even being given serious thought by the planning commission.

37

Name: Norman & Suzanne Metcalfe on Mar 4, 2012

Comments: Way too much density!

38

Name: Jim Hughes on Mar 4, 2012

Comments:

39

Name: Heather Bradford on Mar 4, 2012

Comments:

40

Name: Linda Carrigan on Mar 4, 2012

Comments: I've lived in Kirkland for over 28 years. I've walked along the waterfront for years. It is so congested these days. I find it not as enjoyable anymore. And there is so much crime. While walking today a gal stopped her car at the stop sign. She screamed over to me that the guy in the car behind her was a pimp. And he did something to her while she was walking. I've had more strange guys come up to me while I'm walking. Some new guy last week. I've seen obvious drug deals going on in plain site. You are only asking for more of this by adding that many more people into the area. This type of person loves crowds because they can hide easier. You are only asking for trouble. Concerned condo owner of Kirkland....

41

Name: Colleen Hines on Mar 4, 2012

Comments:

42

Name: Andrea Braund on Mar 4, 2012

Comments: Bad Idea!

43

Name: Jim Teague on Mar 4, 2012

Comments:

44

Name: Joyce Hardy on Mar 4, 2012

Comments: Please reduce the unlimited number of units.

45

Name: Melany Greenberg on Mar 4, 2012

Comments:

48

Name: Dr. Cynthia Morrow-Hattal on Mar 4, 2012

Comments:

47

Name: Joe & Lynn Drazich on Mar 4, 2012

Comments: Please advise us of any public meetings on this subject. TU, Joe Drazich

48

Name: Kenneth R Gustin on Mar 4, 2012

Comments:

49

Name: Zita Gustin on Mar 4, 2012

Comments:

50

Name: Richard Chan on Mar 4, 2012

Comments:

51

Name: Claudi Wilson on Mar 4, 2012

Comments:

52

Name: Charles Greene on Mar 4, 2012

Comments: I strongly oppose Unlimited Density in Residential Zones in Kirkland neighborhoods.

53

Name: Gail Cottle on Mar 4, 2012

Comments: This proposed change to Zoning must not be approved. Our streets cannot handle the impact of unlimited density and over-development of our residential, business, and market communities. The traffic today cannot handle what has already be done. City council need to take a firm stand and tighten the current zoning regulations rather than allowing any changes that would further impact our streets and public services.

54

Name: Ruth Norwood on Mar 4, 2012

Comments:

55

Name: Jerry Forell on Mar 4, 2012

Comments: Limit MF density to no more than 16/acre.

56

Name: Larry Granston on Mar 4, 2012

Comments:

57

Name: Rod Roadifer on Mar 4, 2012

Comments:

58

Name: Jan Granston on Mar 4, 2012

Comments:

59

Name: Catherine Ferrera on Mar 4, 2012

Comments:

60

Name: Barry Bloch on Mar 4, 2012

Comments:

61

Name: *Anonymous* on Mar 4, 2012

Comments: Please preserve the community that we all moved here to enjoy.

62

Name: Debbie Halvorson on Mar 4, 2012

Comments:

63

Name: Linda L. Fairweather on Mar 4, 2012

Comments:

64

Name: Steve Harris on Mar 4, 2012

Comments: Lake Wash. Blvd is very congested now during peak drive times. This is out of proportion to the neighborhood

65

Name: Cynthia Smith on Mar 4, 2012

Comments: Kirkland's zoning codes, the issuance of building permits, and the enforcement of codes by the city are often inconsistent with the comprehensive plan. The city needs to take action to create a consistent set of codes that align with the comprehensive plan. Further, their conduct of permitting and enforcement should align with the codes and plan.

66

Name: Nancy Gode on Mar 4, 2012

Comments: Rational solution to density and travel issues!

67

Name: Mark & Betty Taylor on Mar 4, 2012

Comments: As Kirkland residents we believe it is essential to prevent high-density developments that are incompatible with their immediate neighborhoods. Neighborhood business zones MUST adhere to similar residential density limits as their surrounding residential neighborhoods.

68

Name: Hugh Levenson on Mar 4, 2012

Comments: SIZE, SCALE, DENSITY, COMPATIBILITY with the surrounding single family homes and low intensity condos, REQUIRED COMMON SPACE 200 sq ft per unit

All are still not being adequately addressed by planning commission and it is your charge to use these tools to fully implement the Comprehensive Plan decisions of the past 16 yrs that define a Very Small Building and Lowest Intensity commercial use "Residential Market." Please take the work ahead seriously. Limiting density is essential and most of the other issues become mostly resolved when you do that.

69

Name: Anonymous on Mar 4, 2012

Comments: It is terrible for legislators to ruin a beautiful town so that they can benefit from additional property taxes. This is an extremely irresponsible project and should not be passed. Lake Street already suffers from traffic congestion. How does the planning committee plan to increase infrastructure to accommodate these additional residents/cars?

70

Name: Virginia P. DeForest on Mar 4, 2012

Comments: It is not reasonable to allow large buildings and high density development in residential neighborhoods.

71

Name: Jill Brooks Stinogel on Mar 4, 2012

Comments: I am glad this has been discovered, but dismayed at what may be happening already in Kirkland. This is not a case of nimby, but commonsense limits to keep our communities liveable. Thank you.

72

Name: Sydne Rataushk on Mar 4, 2012

Comments:

73

Name: Astrid M. Traff on Mar 4, 2012

Comments: Totally against this.

74

Name: David Swanson on Mar 4, 2012

Comments:

75

Name: Heather Montpas on Mar 4, 2012

Comments:

76

Name: Laura Loomis on Mar 4, 2012

Comments: Please put a cap on density for Commercial Property located in Neighborhoods that matches the density of the surrounding neighborhoods.

77

Name: Rich Bergdahl on Mar 4, 2012

Comments:

78

Name: Charles Loomis on Mar 4, 2012

Comments:

79

Name: Santiago Ramos on Mar 4, 2012

Comments:

80

Name: Alan F Nelson on Mar 4, 2012

Comments: President - Kingsgate V Homeowners Association

81

Name: Monica Figueroa on Mar 4, 2012

Comments:

82

Name: Kathy Iverson on Mar 4, 2012

Comments:

83

Name: Heidi Donovan on Mar 4, 2012

Comments:

84

Name: Jennifer Loy on Mar 4, 2012

Comments:

85

Name: Anonymous on Mar 4, 2012

Comments:

86

Name: As An Individual, And As HOA President on Mar 4, 2012

Comments: On behalf of our HOA Board and the homeowners association we strongly oppose unlimited or incompatible densities being dumped into neighborhoods or next to them. Giant apartment buildings with unlimited tiny units are not "Neighborhood Businesses." All the other cites seem to have density caps on this type of commercial zone. these run from 8 units per acre to 18. How are we missing the meaning of the words, Neighborhood Business?

87

Name: Joan Loveless on Mar 4, 2012

Comments:

88

Name: Eunice Chaffey on Mar 4, 2012

Comments: I don't believe there should be unlimited residential density in Kirkland's residential neighborhoods.

89

Name: Charlotte Kanemori on Mar 4, 2012

Comments:

90

Name: Matt Peterson on Mar 4, 2012

Comments:

91

Name: Steven Dunn on Mar 4, 2012

Comments:

92

Name: Rboert Forgrave on Mar 4, 2012

Comments:

93

Name: Paul Nelson on Mar 4, 2012

Comments:

94

Name: Christian T. Brattien on Mar 4, 2012

Comments: This is not the type of residential developement that enhances our city scape.

95

Name: Carol Leibbrand on Mar 4, 2012

Comments: I am very opposed to unlimited residential density!

96

Name: Bradford Leibbrand on Mar 4, 2012

Comments:

97

Name: Christine Leibbrand on Mar 4, 2012

Comments:

98

Name: Michelle Leibbrand on Mar 4, 2012

Comments:

99

Name: Lee Obrzut/Dan Ling on Mar 4, 2012

Comments:

100

Name: Myra Vargas on Mar 4, 2012

Comments: It is critical that the city retain the power to limit density next to or near residential areas. Also to keep the traffic moving easily.

101

Name: Darrel Spayth on Mar 4, 2012

Comments:

102

Name: Oldrich Tichy on Mar 4, 2012

Comments:

103

Name: Theodore Garman on Mar 4, 2012

Comments:

104

Name: Sharon Plotkin on Mar 5, 2012

Comments: Quality of life in Kirkland depends on smart and responsible city planning.

105

Name: Cynthia Nuebel on Mar 5, 2012

Comments:

106

Name: Anonymous on Mar 5, 2012

Comments:

107

Name: Sofia Celic-Li on Mar 5, 2012

Comments:

108

Name: Lisa Izutsu on Mar 5, 2012

Comments:

109

Name: Patricia D Rogers on Mar 5, 2012

Comments: I am hereby petitioning the City of Kirkland to reduce density limits and reduce lot coverage from 40%-60% on zoning regulation designated BN. Properties should be individually and not in conjunction with other or adjacent parcels. A design review should be necessary to determine appropriate architectural style, size of building, materials and neighborhood consequence.

110

Name: Deanna Wheeler on Mar 5, 2012

Comments:

111

Name: Veri Wheeler on Mar 5, 2012

Comments:

112

Name: John W Rogers on Mar 5, 2012

Comments: This density is far too great for the surrounding residential area. There may be an area where this is appropriate, but this is clearly incongruent.

113

Name: Katie J Davidson on Mar 5, 2012

Comments: By signing this petition I am requesting that the Planning Commission please review the BN designation for the Potala project. Allowing the project to proceed when one building occupies two pieces of land, one leased, looks like a potential problem for buyers down the road. Moreover, this project does not fit in this community of other-zoned homes and apartments.

114

Name: Ravi Khanna on Mar 5, 2012

Comments:

115

Name: Kellie A Rogers on Mar 5, 2012

Comments: I AM OPPOSED TO THE POTALA PROJECT ON THE BASIS THAT THE ZONING OF THIS PARCEL OF LAND IS INAPPROPRIATE AND INCONSISTENT WITH ADJACENT PROPERTIES AND IS INJURIOUS TO SURROUNDING PROPERTIES

116

Name: Ben Garner on Mar 5, 2012

Comments: No Brainer! Stop Potala! This should not a be a decision citizens have to step into stop.

117

Name: James J. Eagan on Mar 5, 2012

Comments:

118

Name: Garrett McGowan on Mar 5, 2012

Comments: While I support high density residential planning over suburban sprawl, there needs to be a more balanced approach than 'unlimited' residential units in commercial zones.

119

Name: Tiffany Greene on Mar 5, 2012

Comments:

120

Name: Kenneth Lin on Mar 5, 2012

Comments:

121

Name: Bonnie Berry on Mar 5, 2012

Comments: Please review this matter and establish reasonable unit caps for commercial property in residential neighborhoods or adjacent to residential neighborhoods

122

Name: Sandra Andersen on Mar 5, 2012

Comments: There should be definite restrictions in the density allowed in any residential neighborhood including neighborhood business zones or residential market areas. The proposal for a high density apartment house in the Lakeview neighborhood shows the lack of support the city of Kirkland has for the individual property owner.

123

Name: Richard Satre on Mar 5, 2012

Comments: The planned development scale is inappropriate for this neighborhood, or anywhere else in Kirkland

124

Name: Kenneth Dwight Krossa on Mar 5, 2012

Comments:

125

Name: Jacqueline Dern on Mar 5, 2012

Comments:

126

Name: John Harper on Mar 5, 2012

Comments:

127

Name: Rebecca Hirt on Mar 5, 2012

Comments:

128

Name: Lynn B. Mares on Mar 5, 2012

Comments:

129

Name: Michael J Phillips on Mar 5, 2012

Comments: Please listen to us. We are concerned citizens.

130

Name: Chantelle Phillips on Mar 5, 2012

Comments: No unlimited density!!!

131

Name: Barbara Knapp on Mar 5, 2012

Comments:

132

Name: Tawny McLeod on Mar 5, 2012

Comments:

133

Name: Nanette Bergdahl on Mar 5, 2012

Comments:

134

Name: Rich Bergdahl on Mar 5, 2012

Comments:

135

Name: Shannon McCullough on Mar 5, 2012

Comments:

136

Name: Marvin H. Scott on Mar 5, 2012

Comments: Stop trying to cram so many people into little spaces, especially in what should be neighborhoods

137

Name: Sharon J Nelson on Mar 5, 2012

Comments:

138

Name: Arlyn P Nelson on Mar 5, 2012

Comments:

139

Name: Gloria E. Largent on Mar 5, 2012

Comments:

140

Name: Casey Sibert on Mar 5, 2012

Comments:

141

Name: Barbara Canterbury on Mar 5, 2012

Comments:

142

Name: Barry D. Gustafson on Mar 5, 2012

Comments:

143

Name: Nancy Griswold on Mar 5, 2012

Comments: The proposed density of Portola will have a significant negative impact to quality of life in Kirkland on several levels. As a resident who lives near this site, I am deeply concerned about the increase of vehicle and pedestrian traffic in the area. As it is, I have waited for more than 10 minutes at a time to safely drive out of my condo to avoid cars, walkers, joggers & cyclists. Please ensure a positive future in Kirkland by modifying the scope and scale of the project.

144

Name: Anonymous on Mar 5, 2012

Comments:

145

Name: Thomas D. Gant on Mar 5, 2012**Comments:** Similar issues along Juanita Dr near Goat Hill.

146

Name: Judy Gee on Mar 5, 2012**Comments:**

147

Name: Judy Gee on Mar 5, 2012**Comments:**

148

Name: Rochelle Nelson on Mar 5, 2012**Comments:** Please preserve Kirkland's quality of life by disallowing these zoning regulations. Congestion is already maxed out on Lake Washington Blvd and most other main arterials.

149

Name: Christopher Hall on Mar 5, 2012**Comments:**

150

Name: Kara Weinand on Mar 5, 2012**Comments:**

151

Name: Doris Cosley on Mar 5, 2012**Comments:**

152

Name: Laurie Hope on Mar 5, 2012**Comments:**

153

Name: Kathleen Dier on Mar 5, 2012**Comments:**

154

Name: Daniel Martinec on Mar 5, 2012

Comments: Dear city officials, I was quite disturbed when I found out about the possibility of building such an unbecoming project as the Potala Village in my neighborhood. If this project is approved, downtown Kirkland will lose much of its beauty and uniqueness. The quality of living will go down for all of us living here or just visiting. No matter how nature friendly the project is presented on its website, the massive rise of the density in the area will have many consequences. There will be more traffic which will make it less attractive to be around and do activities such as running, walking, and biking. I am afraid that it is worse than just having this inappropriate building in my neighborhood. Allowing such a construction might open door for shifting the character of the downtown Kirkland from a scenic little town to a business center. Of all the people I talked about this none would want that. There is many business centers around such as in Bellevue, Redmond and Seattle. I hope you will use your senses and power to protect the beauty and uniqueness of Kirkland which could never be retrieved if lost by allowing here an unfitting project as the Potala Village. Sincerely, -Daniel Martinec 5535 Lk Wa Blvd NE #205, 98033 Kirkland, cell phone # (425)533-5911

155

Name: Steven Corey on Mar 5, 2012**Comments:** This will be a traffic nightmare.

156

Name: Anonymous on Mar 5, 2012

Comments:

157

Name: Glen W. Holden on Mar 5, 2012

Comments:

158

Name: Elizabeth Szabo on Mar 5, 2012

Comments: While I realize that Kirkland desires increased tax revenues, and desires to increase business opportunities, I strongly oppose very high density building in areas approximating residential neighborhoods. There are significant access and infrastructure limitations that likely would require large costs to mitigate, and the overall effect on our communities due to a huge increase in population and automobiles will have a detrimental effect on the quality of life in Kirkland. Try to drive through Redmond nowadays (which is not limited by the lake, as Kirkland is) and then try to envision Kirkland with similar traffic demands. I plead with the council to represent the citizens of Kirkland rather than business interests. We elect our representatives in the hopes that they will work for the people of our town, and not be influenced by corporations and moneyed lobbyists.

PLEASE allow Kirkland to remain our TOWN. Thanks.

159

Name: Anne Gauthier on Mar 5, 2012

Comments: I oppose Unlimited Density!!!! Keep our city quaint and small.

160

Name: Robert Michael Stinogel on Mar 5, 2012

Comments:

161

Name: Joan Lindell on Mar 5, 2012

Comments:

162

Name: William Gauthier on Mar 5, 2012

Comments: appropriate growth

163

Name: Valerie Burmester on Mar 5, 2012

Comments:

164

Name: Michael Gauthier on Mar 5, 2012

Comments:

165

Name: Chuck Mitchell on Mar 5, 2012

Comments: Growth along the water front needs to be handled in a responsible manner.

166

Name: Deb Oroszlan on Mar 5, 2012

Comments:

167

Name: Bruce Pym on Mar 5, 2012

Comments: The Potala location is simply not appropriate for large commercial or multi-family residential facilities. Please fix the zoning!

168

Name: Maria Antuzzi on Mar 5, 2012
Comments:

169

Name: Linda M. Donlin on Mar 5, 2012
Comments: I do not think I even need to comment as to why this should not happen.

170

Name: Linda M. Donlin on Mar 5, 2012
Comments: Pretty obvious why I am signing this petition.

171

Name: Heike Grodecki on Mar 5, 2012
Comments:

172

Name: Jack & Christy Arndt on Mar 5, 2012
Comments: This project is way out of line for the scope, size and traffic it will create. Lake Washington Blvd. down to downtown Kirkland is already a traffic congestion issue at peak traffic. Any project put on this site should confirm to the surrounding homes, apartments, condo's in both look and feel. of the area and traffic generated must be taken into account.

173

Name: Dirk Mosa on Mar 5, 2012
Comments:

174

Name: Andrea Mosa on Mar 5, 2012
Comments:

175

Name: George E. Lamb on Mar 5, 2012
Comments: The traffic study says that the development will cause "intolerable delays" on Lake Street. Is this what the council wants?

176

Name: Kathy LePenske on Mar 5, 2012
Comments:

177

Name: James Badgley on Mar 5, 2012
Comments:

178

Name: Heidi Bright on Mar 5, 2012
Comments: The Boulevard and Lake View and State Street already back-up to waits to get through Downtown to the West and East of Market neighborhoods over 30-40 minutes to go 2 miles. This is insane!

179

Name: Joan Foster on Mar 5, 2012
Comments:

180

Name: Amber Blomquist on Mar 5, 2012
Comments:

181

Name: Nicholas Blomquist on Mar 5, 2012
Comments:

182

Name: Robert & Phyllis Gemmell on Mar 5, 2012

Comments: Disallow any zoning regulations providing for unlimited residential density in Kirkland's residential neighborhoods including neighborhood business zones or residential market areas.

183

Name: Anonymous on Mar 5, 2012

Comments:

184

Name: Patrick Barthe on Mar 5, 2012

Comments:

185

Name: Patrick Barthe on Mar 5, 2012

Comments:

186

Name: Audrey Style on Mar 5, 2012

Comments:

187

Name: Anonymous on Mar 5, 2012

Comments: Stop allowing unlimited residential density in Kirkland residential neighborhoods!

188

Name: Anonymous on Mar 5, 2012

Comments: Please stop allowing zoning resolutions providing for unlimited density in residential neighborhoods.

189

Name: Gigi Forbes on Mar 5, 2012

Comments: Please revise the density to what is reasonable for the neighborhood.

190

Name: Brenda Freeling on Mar 5, 2012

Comments:

191

Name: Gayle M. Bond on Mar 5, 2012

Comments:

192

Name: Pete Robertson on Mar 5, 2012

Comments:

193

Name: Anonymous on Mar 5, 2012

Comments: Please disallow ANY zoning regulations that provide for unlimited residential density in Kirkland's residential neighborhoods!

194

Name: Stuart Mcleod on Mar 5, 2012

Comments: I support reviewing the density codes for development next to single family residences.

195

Name: Suzanne Scallon on Mar 5, 2012

Comments: I completely agree with this petition. The city needs to get this under control and standardized to 12 units per acre in all areas of Kirkland so this does not happen again!

196

Name: Carol W. Rogers on Mar 5, 2012

Comments: Potlata would be a disaster for Kirkland. The traffic now is horrendous and would be unbelievable if this change in density goes through.

197

Name: Anonymous on Mar 5, 2012

Comments:

198

Name: Anonymous on Mar 6, 2012

Comments:

199

Name: Patty Tucker on Mar 6, 2012

Comments:

200

Name: Lori Isch on Mar 6, 2012

Comments: I am 100% behind this petition. Residential density has a major factor on our quality of life and value of our residences.

201

Name: Patricia Smith on Mar 6, 2012

Comments:

202

Name: Nancy Bick on Mar 6, 2012

Comments: PLEASE LIMIT RESIDENTIAL DENSITY IN COMMERCIAL DESIGNATIONS TO SAVE OUR PROPERTIES AND OUR SCHOOLS!

203

Name: Nancy Bick on Mar 6, 2012

Comments: PLEASE LIMIT RESIDENTIAL DENSITY IN COMMERCIAL DESIGNATIONS TO SAVE OUR PROPERTIES AND OUR SCHOOLS!

204

Name: Nada Donnelly on Mar 6, 2012

Comments:

205

Name: Bill McNeill on Mar 6, 2012

Comments: I oppose the Portola Village project as being out of scale with the neighborhood. If allowed this high density development will adversely impact traffic flow on already grid-locked Lake Washington Boulevard. The Planning Commission should shelve this in favor of a much lower density development consistent with the neighborhood.

206

Name: Bill McNeill on Mar 6, 2012

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207

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208

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209

Name: Cindy Springer on Mar 6, 2012

Comments: This zoning is ruining the village character of Kirkland. Please do not allow more condo and apartment structures. Let's remain unique.

210

Name: C Best on Mar 6, 2012

Comments:

211

Name: Mala Virani on Mar 6, 2012

Comments: Please restrict unlimited residential density and apply common sense zoning standards consistent with existing construction in the rest of Kirkland

212

Name: Robert W Larzelere on Mar 6, 2012

Comments:

213

Name: Celia Pym on Mar 6, 2012

Comments:

214

Name: Teresa Anderson on Mar 6, 2012

Comments: Please make zoning make sense and don't allow huge blocky blights in the middle of an attractive neighborhood or business district. Let's make Kirkland a better place to live, shop, and recreate, not a hodge-podge. Thank you for your hard work and consideration on this issue.

215

Name: Jerald Miller on Mar 6, 2012

Comments:

216

Name: Sandy Anderson on Mar 6, 2012

Comments: **Stop the madness**

217

Name: Anne Miller on Mar 6, 2012

Comments:

218

Name: Janice Denney on Mar 6, 2012

Comments: Bob and Audrey Styles have been friends of ours for over 25 years and their property (directly across the street on the water side) is in serious jeopardy if the city of Kirkland changes the zoning. What are they thinking? The City is not thinking about the existing residences plus the traffic would be a detriment to business as well as to the residents. When we visit them, it's very difficult to find parking as it is. Dents.

219

Name: Anonymous on Mar 6, 2012

Comments:

220

Name: Anonymous on Mar 6, 2012

Comments: I am strongly Against Unlimited Residential Density to exist in or adjacent to Kirkland's Residential Neighborhoods.

221

Name: Anonymous on Mar 6, 2012

Comments:

222

Name: Anonymous on Mar 6, 2012

Comments:

223

Name: Chris Latta on Mar 6, 2012

Comments:

224

Name: Morton Latta on Mar 6, 2012

Comments:

225

Name: Robert J Bowman on Mar 6, 2012

Comments:

226

Name: Valerie Eliassen on Mar 6, 2012

Comments: I do not agree with more dense residences being added to Kirkland. This degrades the quality and community enjoyed here.

227

Name: Anonymous on Mar 6, 2012

Comments:

228

Name: John And Beth McCaslin on Mar 6, 2012

Comments: This zoning regulation WOULD BE AN ABSOLUTE TRAVESTY to the image, culture, and ultimately, economic health of Kirkland! KIRKLAND IS (AND WILL CONTINUE TO BE) THE "SAUSALITO" OF THE NORTHWEST: a vibrant and energetic upscale ARTS, DINING, AND RETAIL-

BOUTIQUE nucleus of the Eastside, WITH ITS (BY FAR) BEST PUBLIC BEACH ACCESS! Overcrowding Kirkland's compact downtown area to the point of GRIDLOCK, which Portala PLUS any of the proposed high-density developments would surely EXACERBATE, would DESTROY the aforementioned advantages Kirkland enjoys.

229

Name: Marilyn Poskitt on Mar 6, 2012

Comments:

230

Name: Donald Poskitt on Mar 6, 2012

Comments:

231

Name: Brenda Poskitt on Mar 6, 2012

Comments:

232

Name: Debbie Marrs on Mar 6, 2012

Comments:

233

Name: Gloria F Wentzel on Mar 6, 2012

Comments:

234

Name: Dan R. Wentzel on Mar 6, 2012

Comments:

235

Name: Constance L Winter on Mar 6, 2012

Comments:

236

Name: Kathryn Straub on Mar 6, 2012

Comments:

237

Name: Bridgett Amadeck on Mar 6, 2012

Comments:

238

Name: Duston Harvey on Mar 6, 2012

Comments: There's no excuse for this developer-friendly loophole in Kirkland zoning rules and it should be closed immediately.

239

Name: Donna Smith on Mar 6, 2012

Comments: I am against this project in downtown Kirkland

240

Name: James K Anderson on Mar 6, 2012

Comments:

241

Name: Laura Paslay on Mar 6, 2012

Comments:

242

Name: Robert Bienkowski on Mar 6, 2012

Comments:

243

Name: Scott Baker on Mar 6, 2012

Comments:

244

Name: Andy Allred on Mar 6, 2012

Comments:

245

Name: Michael Mayfield on Mar 6, 2012

Comments:

246

Name: Teague Pilcher on Mar 6, 2012

Comments:

247

Name: Kim Pilcher on Mar 6, 2012

Comments:

248

Name: Andrew McAllister on Mar 6, 2012

Comments: I have seen what high density has done to small quite towns before. It becomes a nightmare to even go to the stores for a quick message.

249

Name: Marilyn Carroll on Mar 6, 2012

Comments:

250

Name: Jim Carroll on Mar 6, 2012

Comments:

251

Name: Matt M on Mar 6, 2012

Comments:

252

Name: Kay Plimpton on Mar 6, 2012

Comments: Potlata is much too dense for our neighborhood, wnd will increase the traffic unbelievably!

253

Name: Matt M on Mar 6, 2012

Comments:

254

Name: John Murray on Mar 6, 2012

Comments:

255

Name: Suzanne Grogan on Mar 6, 2012

Comments:

256

Name: Thomas Shilling on Mar 6, 2012

Comments:

257

Name: Beth Billington on Mar 6, 2012

Comments:

258

Name: Joyce Benezra on Mar 7, 2012

Comments: This project would cause traffic problems overwhelming.

259

Name: Ray Benezra on Mar 7, 2012

Comments: I think this is going to cause a huge density problem on Lake Washington Blvd. Traffic is already bad.

260

Name: Laura Polt on Mar 7, 2012

Comments: I am vehemently against changing the zoning laws to unlimited density in Kirkland's residential neighborhoods.

261

Name: Ray Benezra on Mar 7, 2012

Comments: It would add more traffic and congestion to an already terrible situation

262

Name: Charles Telford on Mar 7, 2012

Comments: PLEASE DISALLOW ANY ZONING REGULATIONS PROVIDING FOR UNLIMITED RESIDENTIAL DENSITY IN KIRKLAND'S RESIDENTIAL NEIGHBORHOODS INCLUDING NEIGHBORHOOD BUSINESS ZONES OR RESIDENTIAL MARKET AREAS.

263

Name: Steven Wolf on Mar 7, 2012

Comments:

264

Name: Emily Brooks Staples on Mar 7, 2012

Comments:

265

Name: Debbie Rippeteau on Mar 7, 2012

Comments:

266

Name: Melissa Matkin on Mar 7, 2012

Comments:

267

Name: Beth McCaslin on Mar 7, 2012

Comments:

268

Name: John McCaslin on Mar 7, 2012

Comments: This zoning regulation WOULD BE AN ABSOLUTE TRAVESTY to the image, culture, and ultimately, economic health of Kirkland! KIRKLAND IS (AND WILL CONTINUE TO BE) THE "SAUSALITO" OF THE NORTHWEST: a vibrant and energetic upscale ARTS, DINING, AND RETAIL-

BOUTIQUE nucleus of the Eastside, WITH ITS (BY FAR) BEST PUBLIC BEACH ACCESS!
Overcrowding Kirkland's compact downtown area to the point of GRIDLOCK, which Portala PLUS any of the proposed high-density developments would surely EXACERBATE, would DESTROY the aforementioned advantages Kirkland enjoys.

269

Name: Shauna Miller on Mar 7, 2012

Comments:

270

Name: Maureen Harris on Mar 7, 2012

Comments: Some of our streets don't even look normal anymore example corner of NE 97th St and 124th Ave NE. One house on a lot is replaced by 8. They are facing the back, front and sides of each other. These are expensive homes and they look so unattractive. Go west on NE 97th to the end of the block and you'll see a 6,000 square foot atrocity that doesn't remotely fit in scale with any house around. Continue north on Slater and you see more examples are zoning and planning out of control in this city!!

271

Name: Richard Bready on Mar 7, 2012

Comments: **Controlling appropriate density and usage is what zoning is for. "Unlimited" is not zoning but a failure of government.**

272

Name: Lauren Levenson on Mar 7, 2012

Comments: **Stop Unlimited Density in neighborhoods!**

273

Name: Nancy Boehme on Mar 7, 2012

Comments: **STOP POTALA!**

274

Name: GILES LARSEN on Mar 7, 2012

Comments: **STOP POTALA!**

275

Name: Lisa Mushel on Mar 7, 2012

Comments: **Traveling through Kirkland is difficult enough without this additional traffic!**

276

Name: Kathryn Grey on Mar 7, 2012

Comments:

277

Name: Ryan Levenson on Mar 7, 2012

Comments:

278

Name: Robert L. Style on Mar 7, 2012

Comments:

279

Name: Christophe Loisey on Mar 7, 2012

Comments:

280

Name: Jan Conrad on Mar 7, 2012

Comments:

281

Name: Jacqueline LePage on Mar 7, 2012

Comments:

282

Name: Shawn Greene on Mar 7, 2012

Comments:

283

Name: Carol Genova on Mar 7, 2012

Comments:

284

Name: Kathleen Dier on Mar 7, 2012

Comments:

285

Name: Delaine Peterson on Mar 7, 2012

Comments:

286

Name: Sebastian Weber on Mar 7, 2012

Comments:

287

Name: Catherine Murphey on Mar 7, 2012

Comments:

288

Name: *Anonymous* on Mar 7, 2012

Comments:

289

Name: Kathy Feek on Mar 7, 2012

Comments: **Need ombudsman board to mediate existing property owners' rights, both in commercial and residential issues**

290

Name: Julia Brewer on Mar 7, 2012

Comments:

291

Name: Julia Brewer on Mar 7, 2012

Comments:

292

Name: Rachel Foster on Mar 7, 2012

Comments: **Unlimited residential density is a huge mistake for Kirkland.**

293

Name: Chelle Nelson on Mar 7, 2012

Comments: **Do not allow unlimited residential density zoning!! It will destroy Kirkland.**

294

Name: Laureen Miki on Mar 7, 2012

Comments: **Preserving Kirklands charm means not allowing careless zoning practices. There should be a cap on density**

295

Name: Karen Todd on Mar 7, 2012

Comments: This development is out of scale for the residential area of Kirkland.

296

Name: Rob Tavis on Mar 7, 2012

Comments:

297

Name: Claire Cahill on Mar 7, 2012

Comments: I own a condo on Lk WA Blvd, and this would add to the traffic, and a smaller scale project would be a better fit into the neighborhood.

298

Name: Anonymous on Mar 7, 2012

Comments:

299

Name: Vicki Kaiser on Mar 7, 2012

Comments: Kirkland council is already considering charging for downtown parking during the day because businesses claim lack of parking deters customers. There is no bigger deterrence than gridlocked traffic--143 apartments with 1.5 cars each will shut down lake washington blvd during rush hour, weekends and most sunny days. Kirkland restaurants and businesses will lose big time and the quality of life will decline. Who wants to walk along the lake and breathe in idling car fumes? The council needs to protect the beauty and uniqueness of Kirkland -- there are plenty of big box, strip mall, car centric communities in the world. If the people of Kirkland desired to live in one of those, we'd live in Renton.

300

Name: Anonymous on Mar 7, 2012

Comments:

301

Name: Carrie Goodrich on Mar 7, 2012

Comments:

302

Name: Bill & Jonell Boyeson on Mar 7, 2012

Comments: **We are saddened to see the city of Kirkland try to undermine our neighborhoods!**

303

Name: Ty Pauls on Mar 7, 2012

Comments:

304

Name: Vafa Voss Fourroohi on Mar 7, 2012

Comments:

305

Name: Timothy Russ on Mar 7, 2012

Comments:

306

Name: GINGER RUSS on Mar 7, 2012

Comments:

307

Name: Troy RUSS on Mar 7, 2012

Comments:

308

Name: Scott Tucker on Mar 7, 2012

Comments: I do not live near a commercial or business zone but I still want this to help preserve the current character of Kirkland

309

Name: Dave Moyer on Mar 7, 2012

Comments: Unlimited density? Is this a serious proposal? It's not a good idea.

310

Name: Anonymous on Mar 7, 2012

Comments:

311

Name: Agustina Reisman on Mar 7, 2012

Comments:

312

Name: Mark Reisman on Mar 7, 2012

Comments:

313

Name: Michael Servais on Mar 7, 2012

Comments:

314

Name: Rodney Vieira on Mar 8, 2012

Comments: I am specifically concerned about the Potala Village project! Traffic is already insane during the Spring, Summer and Fall months. I often walk downtown because its faster than driving due to the bumper to bumper traffic.

315

Name: Vashti Key on Mar 8, 2012

Comments: So happy you are doing this. My son, Peter Powell, has been to all the meetings but I am in Calif.

316

Name: Lyle Dillon on Mar 8, 2012

Comments: This overdevelopment in our community has got to stop. It's all about tax money to the Kirkland council and not about our quality of life in our community. DO NOT ALLOW THIS TO CONTINUE. Thank you.

317

Name: James N. Clapp II on Mar 8, 2012

Comments: Please block this project's path around the zoning limits for our neighborhood. Thank you, James N. Clapp II 1003 Lake St. S # 202 Kirkland, WA 98033

318

Name: Gail M. Griffin on Mar 8, 2012

Comments: I am against the development as planned due to size of project. The traffic and parking on Lake St S is already bad. especially during good weather.

319

Name: Kay Breslin on Mar 8, 2012

Comments:

320

Name: David Banks on Mar 8, 2012

Comments:

The Petition

STICK WITH THE COMPREHENSIVE PLAN AND ADOPTED ORDINANCE 3974**DO NOT ALLOW UNPLANNED, ULTRA-HIGH DENSITY IN RESIDENTIAL MARKET ZONES**

There has been a showing of local residents and property owners at several meetings of the Kirkland City Council and at other forums.

At the same time, there are many property owners impacted by the facts below who reside out of town, travel and work out of town, find themselves committed to holiday weeks and preparation, or otherwise unable to attend the numerous meetings of Kirkland City Council, Kirkland Planning Commission, Houghton Community Council or any/all of the neighborhood meetings.

For that reason, the petition below is being submitted to convey interest, input and participation in the matter listed below.

All Councils, Commissions and Neighborhood groups are asked to consider the signatures below as if the attendees were able to be present on the meeting dates upcoming where the subject matter is Potala Village, Zoning, Comprehensive Plan, Ordinances, Development Regulations, Shoreline Development Permit, SEPA, Building Permit, Interim Moratorium, or any other topics that may be raised regarding any development proposed for the Southeast Corner of Lake St S/Lake Washington Boulevard and 10th Ave S, as designated by parcel numbers 0825059233, 9354900220 and 9354900240, and,

Whereas, in 1977 most of the properties abutting Lake Washington Boulevard and Lake Street South were rezoned downwards, often from a density of 24 units per acre to 12 units per acre, and,

Whereas, those properties already developed to a higher density were allowed to remain but became legally non-conforming with the difficulties and challenges that this designation imposes, and,

Whereas, the city's action of 1977 was unpopular with many who felt they lost their right to develop property at a higher density, and the city and citizens spent two years in a lawsuit, and,

Whereas, Potala Village, a very high density apartment building with a few offices and parking at ground level (and below) is being proposed on a parcel within the downzoned area at a density of approximately 116 residential units per acre (at 10 times the allowed density), and,

Whereas, the property at the southeast corner of Lake St S/Lake Washington Blvd and 10th Ave S is clearly identified, and circled on the Commercial Land Use Map of Kirkland (LU-2) and the text on that map clearly states "10th Ave S/Lake Washington Blvd Residential Market," and,

Whereas, Residential Market is defined in the Comprehensive Plan as "A residential market is an individual store or very small, mixed-use building/center focused on local pedestrian traffic. Residential scale and design are critical to integrate these uses into the residential area," and,

Whereas, uses allowed in Residential Market - Commercial areas are stipulated, "Uses may include corner grocery stores, small service businesses (social service outlets, daycares), laundromats, and small coffee shops or community gathering places." and,

Whereas, residential or housing is specifically identified as a use in four of the six types of commercial land use, but NOT included as a use in Residential Market - Commercial lands, and,

Whereas, we believe that applying a commonly accepted statutory rule of construction, the omission of reference to housing or residential dwellings in two of the four Commercial Use descriptions would indicate that housing is NOT an approved use for those two zones, and

Whereas, if housing were to be provided for in the proposed Potala Project, it is restricted to no more than 12 units per acre as described in text highlighted and given as part of Presubmittal Materials to the Applicant (on file with City of Kirkland) wherein the Mossbay Neighborhood Chapter of the Comprehensive Plan states, "Lands on the east side of Lake Washington Boulevard, south of 7th Avenue South and west of the midblock between First and Second Streets South, are also appropriate for multifamily uses at a density of 12 dwelling units per acre. This designation is consistent with permitted densities to the north and south along Lake Washington Boulevard." and,

Whereas, additional text from Moss Bay Neighborhood Chapter of Comprehensive Plan is listed as PRE09-00072 Material Given to Applicant and that highlighted paragraph states "Most of the land on the east side of Lake Street South appears to be unsuitable for commercial use because of steep slope conditions, as well as problems concerning vehicular ingress and egress. The southeast quadrant of the 10th Street South and Lake Street intersection, however, is developed with a market which serves as a convenience to the surrounding residences. Limited commercial use of this location, therefore, should be allowed to remain." and,

Whereas, State EPA review provides for proposed projects to be reviewed for consistency with the adopted Comprehensive Plan, and,

Whereas, Ordinances are local laws and Ordinance 3974 confirmed a designation of "Residential Market" and confirmed uses for subject property, and provided that administrative actions and decisions must be made in accordance with the Comprehensive Plan, and,

Whereas, the application for a Substantial Development Permit states specifically, "Your application will be evaluated on the basis of the information you provide, the criteria listed in the pertinent sections of the Zoning Code, the Kirkland Comprehensive Plan, other City regulatory ordinances, inspection of the property, as well as testimony and evidence presented through public comments." and,

Whereas, as neighbors and visitors to the neighborhood surrounding 10th Ave S/ Lake Ave S we are very concerned about the environmental and safety impacts to the area; things like increases in traffic and auto emissions (particularly from increased traffic backups), increases in noise, sound, and loss of privacy, increases in safety risk to all who cross the streets on foot or use the boulevard for bicycle or pedestrian travel, increases in risk as 108 cars per hour enter and exit the roadway where vehicular ingress and egress is difficult, increases in spillover parking and reduced supply of parking for current visitors and guests, and,

Whereas, we contend that in contrast to the small scale development contemplated by the Comprehensive Plan, the Potala proposal would create 6,000 square feet of office 143 residential units and hundreds of underground parking for cars that will enter or exit Lake St S at a rate of two per minute during peak pm. Hardly a project one would call "very small" or "limited commercial use," and,

Whereas, the city of Kirkland has adopted the provisions of its Comprehensive Plan as substantive SEPA policies and has adopted the policies of SEPA itself which place a strong emphasis on protecting neighborhood aesthetics and welfare, and,

Whereas, here the aesthetics of the neighborhood would be severely impacted by a structure with the height, bulk and scale of the proposed building, and,

Whereas, the proposal would introduce hundreds of new residents into a very small parcel of land that is ill-equipped to handle them, thus degrading the neighborhood environment, and,

Whereas, the proposed Potala project offends not only the City's Comprehensive Plan but also SEPA's policy statements seeking to protect the character and aesthetic qualities of the built and natural environment, and,

Whereas, a failure to properly apply the Comprehensive Plan "10th Ave S/Lake Washington Blvd. Residential Market" conditions would be inconsistent with Ordinance 3974 (local law) and the requirement that decisions be made consistent with the Comprehensive Plan, and,

Whereas, we contend that the approval of a development providing 116 units per acre in an area that was disfavorably reduced in dwellings down to 12 per acre would constitute inequitable and preferential treatment to one property owner, and,

Therefore, we, the undersigned, object to development on the southeast corner of Lake St S/Lake Washington Blvd / 10th St South in Kirkland in any manner which is not consistent with the Residential Market - Commercial definition as adopted in the Land Use Chapter of the Comprehensive Plan in 1995, then reaffirmed in 2004 by Ordinance 3974. Further, we object to development that includes residential dwelling units, especially if such density exceeds 12 units per acre as specified for properties along Lake Street S and Lake Washington Boulevard south of 7th Ave S. Further, we object to high intensity uses being allowed to replace the planned low intensity uses for this site.

We ask that all elected and appointed officials, and all city staff, fulfill their duty to protect the health, safety and welfare of the citizens of Kirkland. We ask that they do so by supporting the Ordinances and Plans that are designed for orderly (not piecemeal) growth, particularly the Adopted Comprehensive Plan and Ordinance 3974, in this case.

Sign petition

321

Name: Marvin H Scott on Nov 20, 2011

Comments:

322

Name: Susan Thornes on Nov 20, 2011

Comments:

323

Name: Mike Phillips on Nov 20, 2011

Comments: Please be responsible. You have the trust of the voters.

324

Name: Maureen Kelly on Nov 21, 2011

Comments:

325

Name: Shawn Greene on Nov 21, 2011

Comments:

326

Name: Anonymous on Nov 21, 2011

Comments:

327

Name: Carol Satre on Nov 21, 2011

Comments:

328

Name: Christian Bratlien on Nov 21, 2011

Comments:

330

Name: Darlene Shilling on Nov 21, 2011

Comments:

340

Name: Bruce Heckenberg on Nov 21, 2011

Comments: Why have a comprehensive plan if the city council doesn't pay attention to it? We have been thru this several times before. Downtown cannot deal with these mega projects. Areas such as Totem Lake can deal with density as they have access to 405 and other main arteries. It is already impossible to drive down Lake Washington Blvd in the summer as traffic is at a stand still.

341

Name: Frank J. Amato & Susan P. Amato on Nov 21, 2011

Comments: Obviously the proposal is too dense for the area. Water run off is a problem in this area and would be greatly increased as well as previously noted problems.

342

Name: Kay Zatine on Nov 21, 2011

Comments:

343

Name: *Anonymous* on Nov 21, 2011

Comments:

344

Name: *Anonymous* on Nov 21, 2011

Comments:

345

Name: *Anonymous* on Nov 21, 2011

Comments:

346

Name: Laura Loomis on Nov 21, 2011

Comments:

347

Name: *Anonymous* on Nov 21, 2011

Comments:

348

Name: Hugh Levenson on Nov 21, 2011

Comments:

349

Name: Sherry Rodriguez on Nov 21, 2011

Comments: I am not for this project. It is not right for the city of Kirkland. It is not for the betterment of the community.

350

Name: Atis Freimanis on Nov 21, 2011

Comments:

351

Name: Byron on Nov 21, 2011

Comments:

352

Name: Bill McNeill on Nov 21, 2011

Comments:

353

Name: Pamela Goral on Nov 21, 2011

Comments:

354

Name: Kirk And Carol Mathewson on Nov 21, 2011

Comments: Potata is too much in the wrong place. The city needs to refine this area to within that density and scale projected many years ago.

355

Name: Casey Sibert on Nov 21, 2011

Comments:

356

Name: Nancy A. Silvernale on Nov 21, 2011

Comments: This project is way too big and busy. Please do not allow this to be built.

357

Name: Sharon Riddle on Nov 21, 2011

Comments:

358

Name: Heather Bradford on Nov 21, 2011

Comments:

359

Name: Shirley Miller on Nov 21, 2011

Comments: Please do not approve this, or any similar, high density development. Maintain the current density standards in order to maintain property values.

360

Name: Anonymous on Nov 21, 2011

Comments:

361

Name: Robin Vogel on Nov 21, 2011

Comments:

362

Name: Dick & Nancy Gode on Nov 21, 2011

Comments:

363

Name: Steve Cullen on Nov 21, 2011

Comments:

364

Name: Robert L. Style on Nov 21, 2011

Comments:

365

Name: Robert L. Style on Nov 21, 2011

Comments:

366

Name: Robert L. Style on Nov 21, 2011

367

Name: Mary C. Wilson on Nov 21, 2011

Comments:

368

Name: Lee Obrzut on Nov 21, 2011

Comments:

369

Name: Heidi Green on Nov 21, 2011

Comments: I object to this proposal/plan

370

Name: Frank H Haas on Nov 21, 2011

Comments:

371

Name: Linda Heckenberg on Nov 21, 2011

Comments:

372

Name: Andrea Short on Nov 21, 2011

Comments:

373

Name: Karen Levenson on Nov 21, 2011

Comments:

374

Name: Suzanne Scallon on Nov 21, 2011

Comments: Please stop this madness!

375

Name: Alison Barnes Martin on Nov 21, 2011

Comments:

376

Name: John F Rogers And Patricia D Rogers on Nov 21, 2011

Comments:

377

Name: Anonymous on Nov 21, 2011

Comments: I see on the City website that the structure falls into their guidelines for the permit to be issued. However, a project of this size does not fit with the feeling of the waterfront core and the traffic impact would be significant. Already overcrowding on Lk Wa Blvd is an issue and negatively impacts shops & restaraunts on the Boulevard.

378

Name: Doris Cosley on Nov 21, 2011

Comments: I live 2 condos down from this propsed bldg plan. I can't even imagine what it will do the traffic with 143 cars added. Have you gone outside and checked the bumper to bumper traffic for several hours at a time each late afternoon. Just TRY to get on to the st. as I have to do from my driveway!!!

379

Name: Doris Cosley on Nov 21, 2011

Comments: I live 2 condos down from this propsed bldg plan. I can't even imagine what it will do the traffic with 143 cars added. Have you gone outside and checked the bumper to bumper traffic for several hours at a time each late afternoon. Just TRY to get on to the st. as I have to do from my driveway!!!

380

Name: Randall Cohen on Nov 21, 2011

Comments: City of Kirkland should not have granted a site-specific zoning of unlimited density to favor one site or developer at the expense of the rest of Kirkland residents.

381

Name: M. Joan Maguire on Nov 21, 2011

Comments: I am 81 years old and first moved to Kirkland in 1962. In all my years in Kirkland, I have never seen a project that is as hurtful to Kirkland as Potala Village. Having lived at 6201 Lake Wa. Blvd. for the last 18 years, I am deeply grateful for the life I have here and realize how fragile our environment is. We must all protect the land, water and human factors that make Kirkland so spectacular. Please do everything to prevent Potala Village.

382

Name: Victoria Palmer on Nov 21, 2011

Comments:

383

Name: Jack Danforth on Nov 21, 2011

Comments:

384

Name: Nathan Brooling on Nov 21, 2011

Comments:

385

Name: Steven Corey on Nov 21, 2011

Comments:

386

Name: Richard Trepus on Nov 21, 2011

Comments: I cannot even believe the City of Kirkland preliminarily approved this. Do you think you are exempt from the laws and rules you set for the rest of us folks? Shame on the Council and the staff in the planning department for allowing this to almost get through. This wrecks of corruption. You people owe a higher standard to the taxpayers in this otherwise fine city.

387

Name: Anonymous on Nov 21, 2011

Comments:

388

Name: John Flynn on Nov 21, 2011

Comments: I am amazed that a project of this magnitude has even gotten to this step in the planning process.

389

Name: Steven R. Rich on Nov 21, 2011

Comments: Please maintain adopted Ordinance 3974!

390

Name: Peter S. Robertson on Nov 21, 2011

Comments:

391

Name: Charles A. Pilcher on Nov 21, 2011

Comments:

392

Name: Kathy Feek on Nov 22, 2011

Comments:

393

Name: Mark Miller on Nov 22, 2011

Comments:

394

Name: Barry Bloch on Nov 22, 2011**Comments:**

395

Name: Dione Godfrey on Nov 22, 2011

Comments: The Potala village Project just should not happen at all in Kirkland on Lake Street. I live directly across the street and will open my front door to look at this very inferior building besides the ridiculous amount of very small units and a few hundred cars coming out of one driveway as I attempt to drive out myself. It makes no sense that something like this could be built in this very lovely residential neighborhood. I have already been told that I should put my home up for sale right now because if this goes through my property value will diminish significantly. I hope and pray that the city of Kirkland will take this into consideration. It would be a wonderful piece of property for a 12 unit condo. There is nothing on the boulevard or lake street that looks like the Potala plan. It just doesn't belong here or anywhere else in Kirkland. The Everett project is so unattractive and very unsuccessful. Thank you for your consideration. Dione Godfrey

396

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397

Name: Daniel Pepper on Nov 22, 2011

Comments: Really?! What's the point of a comprehensive plan if it can be ignored. Don't ruin our Lake Washington Blvd! Thanks, Daniel Pepper

398

Name: Vivian Morie on Nov 22, 2011**Comments:**

399

Name: Vangie Pepper on Nov 22, 2011**Comments:**

400

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401

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402

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403

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404

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Comments:

405

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Comments:

406

Name: Gigi Forbes on Nov 22, 2011

Comments: Please review and rethink the Potala Plans to a fair and equitable position for the proper zoning it should be.

407

Name: James And Jean Wix on Nov 22, 2011

Comments: Traffic on Lake Washington Blvd is already backed up over a mile from down town Kirkland during high traffic times . Adding an additional 300 + cars to this mix FROM ONE PROPERTY is insanity!

408

Name: Anonymous on Nov 22, 2011

Comments:

409

Name: Stan Handalt on Nov 22, 2011

Comments:

410

Name: Suzan Danforth on Nov 22, 2011

Comments:

411

Name: Nancy Boehme on Nov 22, 2011

Comments: Say No to Potala Village & other High Density buildings outside of the immediate downtown Kirkland area!

412

Name: Harry KALLICK on Nov 22, 2011

Comments: I find the argument against the project very compelling, and consistent with my feelings when I purchased in the area on Lake Washington Blvd

413

Name: Vafa Voss Fourouhi on Nov 22, 2011

Comments:

414

Name: Anonymous on Nov 22, 2011

Comments:

415

Name: Michael Keyes on Nov 22, 2011

Comments:

416

Name: Agustina Reisman on Nov 22, 2011

Comments:

417

Name: Micah Pepper on Nov 22, 2011

Comments:

418

Name: Steven R Wood on Nov 22, 2011

Comments:

419

Name: James K. Anderson on Nov 22, 2011

Comments:

420

Name: Glen W. Holden on Nov 22, 2011

Comments: During rush hour I have walked from Houghton Beach to downtown faster than the cars on the road could drive it.

421

Name: Deborah Miller on Nov 22, 2011

Comments:

422

Name: Rich & Sue Knight on Nov 22, 2011

Comments:

423

Name: Terri Phillips on Nov 22, 2011

Comments:

424

Name: Barbara Groves on Nov 22, 2011

Comments:

425

Name: Gail Powell on Nov 23, 2011

Comments:

426

Name: Amit Fulay on Nov 23, 2011

Comments:

427

Name: Tom Short on Nov 23, 2011

Comments:

428

Name: Marchell Mathes on Nov 23, 2011

Comments:

429

Name: Philipp Schonger on Nov 23, 2011

Comments:

430

Name: *Anonymous* on Nov 23, 2011

Comments:

431

Name: Lisa Pavlovsky on Nov 23, 2011

Comments:

432

Name: *Anonymous* on Nov 23, 2011

Comments:

433

Name: Barry Jepson on Nov 23, 2011

Comments:

434

Name: Barry Jepson on Nov 23, 2011

Comments:

435

Name: Anita Jepson on Nov 23, 2011

Comments:

436

Name: Shannon on Nov 23, 2011

Comments:

437

Name: *Anonymous* on Nov 23, 2011

Comments:

438

Name: Sherri Jaksha on Nov 23, 2011

Comments: I am very against the building of potala village.

439

Name: Nancy Hoppe on Nov 23, 2011

Comments:

440

Name: Dirk Mosa on Nov 23, 2011

Comments:

441

Name: Andrea Mosa on Nov 23, 2011

Comments:

442

Name: Sue Crickmore on Nov 23, 2011

Comments: Absolutely NOT!!!

443

Name: Cary Badger on Nov 23, 2011

Comments: This project needs to be viewed in totality by the City of Kirkland, not strickly by the zoning laws/rules. There are clear precedents where Kirkland has done this in the greater interest of its vibrant neighborhoods. The City needs to represent the collective interest of its citizens, not just the legal position of it's planning dept.

444

Name: Gabriel Miller on Nov 24, 2011

Comments:

445

Name: Amy Mosher on Nov 25, 2011

Comments:

446

Name: Charles Greene on Nov 25, 2011

Comments:

447

Name: Celia A. Pym on Nov 26, 2011

Comments:

448

Name: N. Stewart And Carol Rogers on Nov 26, 2011

Attachment 6
How could this possibly have passed the strict restrictions in the comprehensive plan?

449

Name: N. Stewart And Carol Rogers on Nov 26, 2011

Comments: How could this possibly have passed the strict restrictions in the comprehensive plan?!

450

Name: N. Stewart And Carol Rogers on Nov 26, 2011

Comments: How could this possibly have passed the strict restrictions in the comprehensive plan?!

451

Name: N. Stewart And Carol Rogers on Nov 26, 2011

Comments: How could this possibly have passed the strict restrictions in the comprehensive plan?!

452

Name: George Fouch on Nov 26, 2011

Comments: There will be families living there. Is there a place for the children to play? Guest Parking? The city moved the bicycle lane; how will that effect street parking in conjunction with safty for the riders. How will the marathons, races etc held 6/7 times per year be effected?

453

Name: Robert Gemmell on Nov 26, 2011

Comments: **This project should definitely be modified - lower profile and lower density.**

454

Name: Robert & Phyllis Gemmell on Nov 26, 2011

Comments: **This project definitely needs modification - make it lower profile and lower density.**

455

Name: Ellen Yagle on Nov 26, 2011

Comments:

456

Name: Ellen Yagle on Nov 26, 2011

Comments:

457

Name: Darlene Falk on Nov 26, 2011

Comments: I have lived here since around the time when all our properties were rezoned down and we were given disfavored the stays of legally non-conforming... Unable to rebuild to our current density ... Restricted to 12 per acre if we reconstruct or have major repairs. I currently find it impossible to get out of our driveway going left and nearly impossible going right. The traffic studies need to be reviewed for accuracy. They don't seem to reflect actual experience.

458

Name: *Anonymous* on Nov 26, 2011

Comments: My wife, Louise, and I consider this project to be the antithesis of Kirkland's culture and style. Traffic on Lake Washington Blvd NE and Lake Street is intolerable during rush hours. Massive developments like Portola Village should be disallowed throughout the core area surrounding downtown Kirkland until additional access routes serve the downtown core and allow for bypass as well. The current streets are inadequate to provide access. We believe that there should be a development moratorium for new development between Market St and Carilon Point.

459

Name: *Anonymous* on Nov 27, 2011

Comments: The increased density caused by this unit in the Lake Washington Blvd area, will lead to grid lock. Traffic is already reaching unacceptable levels and destroying the feel of Kirkland. Even if access is not on Lake Wa Blvd, residents and guests will use the Lake WA Blvd for access and egress.

460

Name: Liv Grohn on Nov 27, 2011

Comments: The scope of this project does not meet the directives of the city's comprehensive plan. Review should be made of developer's other projects as well as traffic and parking impact on the Boulevard. Thanks.

461

Name: Jack & Christy Amdt on Nov 27, 2011

Comments: We are opposed to the current proposed plan, the project is too large for the area, development does not fit into the surrounding neighbor, will create major traffic problems with a parking garage with 300 spaces, all which will end-up on the blvd. Small businesses in downtown Kirkland will be hurt due to more traffic getting into the city resulting in their customers going elsewhere. Traffic today is a concern compounded with the narrow lanes due to the recent addition of the bike lanes. An accident with the lost of life is a challenge now when driving the blvd. We do not understand why both the council and city planning has allowed this project to get this far down the process. Is there no common sense among the council and planning department? Let's for once do what is right for the citizens of Kirkland and stop this current proposed project.

462

Name: Thomas And Carol Armitage on Nov 27, 2011**Comments:**

463

Name: Charles Loomis on Nov 28, 2011**Comments:**

464

Name: Julie McAvoy on Nov 28, 2011**Comments:**

465

Name: Carol Satre on Nov 29, 2011**Comments:**

466

Name: Jim Engle on Nov 29, 2011**Comments:** I support this petition

467

Name: Bea Nahon on Nov 29, 2011

Comments: The City, the citizens and the developer have an opportunity during this moratorium to work together to find an amicable solution that is consistent with the Comp Plan. The current site begs to be redeveloped - we can do this in a way that is consistent with the Comp Plan and that benefits all concerned if all parties (City, citizens, developer) work together.

468

Name: Lee Obrzut on Nov 29, 2011
Comments:

469
Name: Daniel Ling on Nov 29, 2011
Comments:

470
Name: *Anonymous* on Nov 30, 2011
Comments:

471
Name: Bruce Pym on Nov 30, 2011
Comments:

472
Name: Wistar Rinearson on Dec 4, 2011
Comments:

473
Name: Richard Satre on Dec 6, 2011
Comments:

474
Name: Mark & Betty Taylor on Dec 8, 2011
Comments: Potola Village concept of high density housing is quite inappropriate for the target location on Lake Washington Blvd. We look forward to a more appropriate development at that location.

475
Name: P. Schulz on Dec 12, 2011
Comments: Let us all remember why we have chosen to live in Kirkland. Help preserve our beautiful lake front/quaint community/minimize noise and traffic impact.

476
Name: Gail Cottle on Dec 12, 2011
Comments: This is too much. The traffic on Lake Street is already choked. Does anyone on the Council live downtown or west of Market to know these added cars will only make matters worse. A no vote please.

477
Name: Lydia Geline on Dec 13, 2011
Comments:

478
Name: Mark Miller on Dec 13, 2011
Comments: **This development will hurt Kirkland, please don't do it.**

479
Name: Lynn Sanborn on Dec 13, 2011
Comments:

480
Name: Richard Chan on Dec 14, 2011
Comments:

481
Name: Vafa Fouroohi on Dec 14, 2011
Comments:

482
Name: Sandy Anderson on Dec 16, 2011
Comments: Let's use common sense. Our road infrastructure cannot support this project.

483

Name: Elaine Loveland on Mar 5, 2012

Comments: