



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

MEMORANDUM

Date: July 3, 2014

To: Kurt Triplett, City Manager

From: Angela Ruggeri, Senior Planner
Teresa Swan, Senior Planner
Dorian Collins, Senior Planner
Paul Stewart, Deputy Director
Eric Shields, Director

Subject: **COMPREHENSIVE PLAN UPDATE – CITIZEN AMENDMENT
REQUESTS (FILE CAM13-00465, #14)**

RECOMMENDATION

Review the Citizen Amendment Requests (CARs) that may be studied as part of the Comprehensive Plan Update process. Originally staff had intended that the Planning Commission (PC) would have reviewed the CARs at their July 10th meeting and recommended to the Council which CARs should move forward as part of the Comprehensive Plan Update process. Council would then have accepted or modified the PC recommendations. However due to the number of CARs and the numerous public comments being received by the Council and the Planning Commission, the Planning Commission will not complete its review and recommendations in one meeting. Therefore staff is recommending that Council be updated on the CARs and postpone final decisions on which CARs should continue in the process until after the Planning Commission has completed its work.

BACKGROUND DISCUSSION

As part of the Comprehensive Plan update, citizens have been invited to propose property-specific changes to the land use map/zoning map, existing Comprehensive Plan goals and policies and/or zoning regulations. The Planning Commission will consider the requests at a public meeting on July 10th. At the meeting, the Commission will begin to make recommendations as to which of the requests should receive further consideration. An update to the Planning Commission's work will be presented to the City Council at its meeting on July 15th.

Attachment A to this memo contains the staff recommendation to the Planning Commission on each of the CARs. The applications and initial comments from the public on the requests are included as Attachments 1-36 to Attachment A.



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To: Planning Commission

From: Angela Ruggeri, Senior Planner
Teresa Swan, Senior Planner
Dorian Collins, Senior Planner
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This memo addresses the following Comprehensive Plan Update topics:

- Citizen Amendment Requests (CAR)s, **File No. CAM13-00465, #14**

I. RECOMMENDATION

Review the citizen amendment requests (Attachments 1-31) and the staff recommendation for each request, and provide a recommendation to the City Council on which requests should be studied as part of the update to the Comprehensive Plan (CP), deferred to a future work program, or not considered.

There is a short turn around on the review of the CARs because of the time constraints on completing the CP Update and the work ahead to be completed. To expedite the process, the Planning Commission is scheduled to consider the CAR applications on July 10, 2014 and the City Council is scheduled to consider the applications on July 15, 2014. Staff and the Planning Commission will present the Planning Commission's recommendations to the City Council at the July 15 meeting.

II. BACKGROUND DISCUSSION

The Comprehensive Plan (CP) Update, done approximately every eight years under the mandate of the Growth Management Act, is a complete review of the general chapter elements of the Plan for consistency with state law and regional growth policies. As part of looking at the adopted land use plan to address our assigned growth targets, the CP Update is an opportune time to look at potential changes to the City's planned land use and densities and at development regulations that do not reflect adopted goals and policies. Thus, it is a **logical time to consider Citizen Amendment Requests (CARs)**. Outside of the CP update process, these requests are accepted every other year under the Private Amendment process outlined in Chapter 160 of the Kirkland Zoning Code.

Since the CP Update only occurs every eight years, staff thinks that we should generally be **more inclusive on the CARs** that are studied. This is the time to give the public an opportunity to make changes to their zoning to improve the development potential of their property or to ask for changes in their neighborhood.

However, the constraining factors to consider in deciding how many of the CARs to study are the **state deadline** for completing the CP Update, staffing, and Planning Commission time to review the update. The deadline for adoption is **June 30, 2015**. We can go past that date as long as we can demonstrate to the State that we are making progress in the update. Staff is striving to have the CP Update done by the summer of 2015 which means having the **Draft Plan** done by **February 2015**. This gives us **six months** to complete the following:

- Revise **14 element chapters and update maps and tables**. Preliminary drafts of two elements will be complete by the July 10, 2014 meeting (Land Use and Economic Development). Several of the chapters left to revise will go more quickly, while others will require considerable staff work to prepare.
- Revise the **Totem Lake Business District Plan**.
- Prepare a **Draft and Final EIS and a Planned Action EIS for Totem Lake** (funding just approved by the City Council).
- Consider the **MRM Private Amendment Request** as part of the Moss Bay/Downtown review during the CP Update process as directed by City Council.
- Make a limited number of amendments to the **existing neighborhood plans**. These amendments are an outcome of the eight neighborhood meetings over the past six months.
- Draft two new brief **neighborhood plans** (Finn Hill and Kingsgate) and incorporate North Juanita into the existing Juanita Neighborhood Plan.
- Study the selected **CARs**.
- Conduct **public outreach and engagement** on the plan update and EIS process.

III. TOPICS TO CONSIDER IN EVALUATING THE REQUESTS

Many of the requests have merit, but as discussed above, the City has limited staff resources and a time constraint which make it difficult to consider them all as part of the CP Update.

Staff approached its recommendation on each request by considering the following Comprehensive Plan **topics** and then organizing the CARs into groups based on these topics (see Section IV for description of the requests and a full analysis):

- One of the main focuses of the CP Update is to revise the **Totem Lake Business District Plan** to encourage redevelopment and to relook at appropriate uses and standards for the designated Urban Center.
- Another focus is to look at the **Light Industrial Technology areas**. The City completed the Heartland LIT study as a starting point for that discussion.
- Regional growth policies in Vision 2040 and Countywide Planning Policies support transit oriented, walkable, denser development. The Growth Alternatives in the EIS will look at targeting growth in **light industrial areas**, at **business districts** and along **transit corridors** and the **Cross Kirkland Corridor** to improve use of transit, promote walkable neighborhoods and reduce the need for automobile travel.

- Several of the CARS address **increased density** by proposing rezones from single family to multifamily. The CARS that are along or have direct access to a transit corridor are recommended to be studied.
- CARS that **proposed density not consistent with the surrounding pattern of development and zoning** are not recommended to be studied now but in some cases the City may want to study them with a future work program.

Other factors to be considered are whether:

- The City has already addressed the issues in the request within the past two years in another CP or Zoning Code Amendment process;
- The request involves encroachment into sensitive areas specifically addressed by the neighborhood plan for the area;
- The request involves a change to the general regulations in the Zoning Code, but not to the CP and so is not an appropriate part of the CP Update process; or
- The request should be considered with the neighborhood plan update rather than the CP update.

IV. STAFF RECOMMENDATION

Staff is recommending that all requests be included in this current CP update with the exception of the following nine requests:

- **Map #4 (Attachment 4) – Rairdon/RC 124th LLC:** Rezone parcel from TL 9B (multifamily residential) to TL 7 (Industrial Commercial) – site involves wetlands, streams and steep slopes specifically addressed in the neighborhood plan.
- **Map #15 and #16 (Attachments 18 & 19) – Dibble and Kilburn:** Requires changes to the zoning regulations along the Market Street Corridor, but not changes to the CP. The requested zoning changes could be considered as a separate work task following the Comprehensive Plan Update.
- **Map #19 (Attachment 20) – Hoerth:** Change designation from RSA6 (residential) to BNA (commercial). Defer consideration to future work on Finn Hill Neighborhood Plan.
- **Map #26 (Attachment 23) – Levenson:** Amend development regulations in BN/BN(1) (Neighborhood Business), BNA (Neighborhood Business Annexation) and MSC2(Market Street Corridor 2) zones. The City studied these commercial zones in 2013.
- **Map #9 (Attachment 24) – Waddell/Watermark:** Change affordable housing requirement. This is outside the scope of the Plan Update and not a change that the City would consider given its affordable housing targets
- **Map #17 (Attachment 27) – Isbister/Bennett:** Rezone from RS 7.2 to RS 6.3 (smaller residential lot size). Defer issue to future Market Neighborhood Plan update.
- **Map #20 (Attachment 29) – Healy:** Rezone from RSA4 to RSA6 (increase residential density from 4 units/acre to 6 units/acre). Defer consideration to future work on Finn Hill Neighborhood Plan.
- **Map #25 (Attachment 31) – Shenoy:** Rezone from RS 8.5 to RS 7.2 (increase residential density). Defer to future Everest Neighborhood Plan update.

V. ANALYSIS

The staff analysis and recommendation are based on the Comprehensive Plan topics to be considered as explained in Section III. The requests have been grouped into the following topic areas for purposes of analysis and discussion:

- A. Totem Lake Business District Plan Update
- B. Light Industrial Technology Study
- C. Business Districts and Densification along Transit Corridors
- D. Moss Bay/Downtown
- E. Single family to Multifamily Infill

See Attachment 32 for a **complete summary chart** of the requests and Attachment 33 for a **map** showing the location of the requests.

Note that not all requests recommended for consideration with the Comprehensive Plan update may be ultimately recommended for approval. Recommendations on the substance of the requests will occur following completion of the EIS and further staff analysis.

A. Totem Lake Business District (see Attachments 1-6, Attachment 32 - chart summary and Attachment 33 - map)

Map # Neighborhood Attachment #	Application	Plan Update Topic	Discussion	Recommendation
Map #1 Totem Lake Attachment 1	Evergreen Healthcare Site: 12040 NE 128th St. Rezone parcel from TL1B (MF) to TL3A (institutional zone) so it can be part of master site plan & have same development standards	Yes Totem Lake Business District Plan update	Timely to consider as part of update to the plan. Applicant requested change with Private Amendment Process (2013) but told to wait until this update process.	Yes – consider with Plan update
Map #2 Totem Lake Attachment 2	Brian and Susan Morris Place Rezone vacant parcel from TL 7 (industrial) to RMA 3.6 or greater density (multifamily)	Yes Totem Lake Business District Plan update	Land use in Totem Lake industrial/commercial areas is a topic under discussion by the Planning Commission. This site lies within one of these areas.	Yes – consider with Plan update
Map #3 Totem Lake Attachment 3	Greg Rairdon/RC 124th LLC Site: 12601 132nd Place NE Rezone parcel from TL 9A (industrial) to TL 7 (Industrial/Commercial)	Yes Totem Lake Business District Plan update	Land use in Totem Lake industrial/commercial areas, as well as the auto uses in the NE 124 th Street area are topics under discussion by the Planning Commission. This request	Yes – consider with Plan update

			is related to these discussions.	
Map #4 Totem Lake Attachment 4	Greg Rairdon/RC 124th LLC Site: 130XX 132nd Place NE (Vacant) Rezone parcel from TL 9B (multifamily residential) to TL 7 (Industrial/Commercial)	Yes Totem Lake Business District Plan update	The site contains steep slopes, wetlands and streams. The Comprehensive Plan adopted in 2002, contains extensive text (see Attachment 36) which describes conditions under which development could occur on the site. The Plan supports residential use, lower lot coverage, retention of watercourses in a natural state, requirements for a slope stability analysis and other measures. The site was rezoned to TL 9B in December, 2008, implementing the Comprehensive Plan policies, and requiring development to be reviewed through a public hearing process. Conditions have not changed to merit re-visiting appropriate land use for the site.	No – do not consider with Plan update
Map #5 Totem Lake Attachment 5	TJ Woosley - Totem Commercial Center Site: 12700-12704 NE 124th Street Request that allowable height be increased, and the range of uses be expanded in the TL 7 zone.	Yes Totem Lake Business District Plan update	Land use in Totem Lake industrial/commercial areas is a topic under discussion by the Planning Commission. This site lies within one of these areas.	Yes – consider with Plan update
Map #6 Totem Lake Attachment 6	Diana Suzuki – Astronics Corporation Site: North of 12950 Willows Rd NE (Vacant) Request that allowable height be increased in the TL 7 zone.	Yes Totem Lake Business District Plan update	Land use in Totem Lake industrial/commercial areas is a topic under discussion by the Planning Commission. This site lies within one of these areas.	Yes – consider with Plan update

B. Light Industrial Technology (LIT) Study (see Attachments 1-14, Attachment 32-summary chart and Attachment 33-map)

Map # Neighborhood Attachment #	Application	Plan Update Topic	Discussion	Recommendation
Map #10 Norkirk LIT Attachment 7	Lynn Booth Site: area wide request Provide buffer between residents on 8 th & 9 th and LIT zone using apartments or office (also requested no commercial access on alley which has been forwarded to Public Works Dept. for signage consideration)	Yes Light Industrial Study	Request falls within EIS Growth Alternative study concerning uses in LIT zones and City's discussion on future plans for LIT zones	Yes – consider with Plan Update
Map #10 Norkirk LIT Attachment 8	Chris Dammann Site: area wide request Change area west of 8 th St and north of 7 th Ave from LIT to Residential	Yes Light Industrial Study	Same as first #10 request	Yes – consider with Plan Update
Map #10 Norkirk LIT Attachment 9	Susan McCarron Site: area wide request Rezone area to the south side of 8 th Ave and 9 th Ave from LIT to Residential	Yes Light Industrial Study	Same as first #10 request	Yes – consider with Plan Update
Map #10 Norkirk LIT Attachment 10	Christy Reichhelm Site: area wide request Rezone 8 th Ave and south side of 9 th from LIT to Residential (also requested restriction on commercial use of alley which has been forwarded to the Public Works Dept. for signage consideration)	Yes Light Industrial Study	Same as first #10 request	Yes – consider with Plan Update
Map #10 Norkirk LIT Attachment 11	Xu and Jie Zhou Site: area wide request Rezone Norkirk LIT on 8 th and 9 th to Residential	Yes Light Industrial Study	Same as first #10 request	Yes – consider with Plan Update
Map #10 Norkirk LIT Everest LIT Attachment 12	Kylie Hansen & Kris Vandenberg Site: area wide request Preserve current zoning that excludes residential & retail, but add low-density residential work loft as allowed use	Yes Light Industrial Study	Same as first #10 request	Yes – consider with Plan Update
Map #11 Norkirk LIT Attachment 13	Robert Hendsch Site: 642 9th Ave Rezone parcel from RS7200 (residential) to LIT/mixed use	Yes Light Industrial Study	Same as first #10 request	Yes – consider with Plan Update

Map #21 NE 85 th St. Corridor Attachment 14	Jag Basra Site: 8626 122nd Ave NE Change zoning/land use designation from LIT/Light Manufacturing Park to RH5A or RH3/Commercial	Yes Light Industrial Study	Same as first #10 request	Yes – consider with Plan Update
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C. Business Districts and Transit Corridors/Cross Kirkland Corridor (see Attachments 15-23, Attachment 32 - chart summary and Attachment 33 - map)

Map # Neighborhood Attachment #	Application	Plan Update Topic	Discussion	Recommendation
Map #12 Central Houghton Attachment 15	Thomas Markl/Nelson Legacy Group Site: Houghton Shopping Center Zoning Code Amendments for Commercial Business (BC) zone to have regulations reflect Plan Goals CH-6 and CH-7 and related policies	Yes Business District Study and Consistency between CP & regulations	Consideration of amendments would be a follow-up from Central Houghton Neighborhood Plan & is within the scope of EIS Growth Alternative study concerning business districts	Yes – consider with Plan Update
Map #13 Central Houghton Attachment 16	Jeff Nouwens Site: 108th Ave/NE 68th St (parking lot east of shopping center) Zoning Code Amendments to BC zone to permit residential suites (structure with single room living units with shared kitchen and/or bathroom facilities)	Yes Business District Study	Request is within the scope of EIS Growth Alternative study concerning business districts	Yes – consider with Plan Update
Map #14 Central Houghton Attachment 17	Houghton Court Apartments/Doug Waddell Site: 6719 & 6705-106th Ave NE Zoning Code Amendments to allow 5 stories and higher density to reflect existing Plan Policy CH 5.4	Yes Business District Study and Consistency between CP & regulations	Consideration of amendments would be a follow-up from Central Houghton Neighborhood Plan & within the scope of EIS Growth Alternative study concerning business districts	Yes – consider with Plan Update
Map #15 Market Street Attachment 18	Robb Dibble Site: 1029 Market Street Zoning Code Amendments and potential Neighborhood Plan Amendments to reduce front yard setback requirement to 0', reduce setbacks along alley to allow 2 nd floor overhang for alley	No	Request does not require changes to the CP, only changes to the Zoning Code.	No – consider as a future work program item.

	parking, increase floor area ratio (meant lot coverage?), mixed use bonus height & eliminate façade length limits for office use			
Map #16 Market Street Attachment 19	H. Lee Kilburn Site: 207-8th Ave West Same as #15 above	No	Same as #15	Same as # 15
Map #19 Finn Hill Attachment 20	Jeff Hoerth Site: 7830 NE 122nd Place Change the zoning/land use designation from RSA6/ residential to BNA/commercial annexation	No	Site is adjacent to BNA zone to the west & two large commercial cell tower facilities	No –defer to update of Finn Hill Neighborhood Plan
Map #22 North Rose Hill Attachment 21	Greg Griffis Site: 8520 131st Ave NE & 8519-132nd Ave NE Change zoning/land use designation from RSX 7.2/ residential to Rose Hill Business District 8/office	Yes Business District Study	Request is within the scope of EIS Growth Alternative study concerning business districts.	Yes – consider with Plan Update
Map #23 North Rose Hill Attachment 22	Jim Walen/PLB Real Estate Site: 11680 Slater Ave Allow commercial use in North Rose Hill (NRH) 5 zone/office	Yes Business District Study	Request is within the scope of EIS Growth Alternative study concerning business districts. This site is located within the Totem Lake Urban Growth Center	Yes – consider with Plan Update
Map #26 Moss Bay, South Rose Hill, Market and Finn Hill Attachment 23	Karen Levenson Site: Area wide in BN, BNA, BN(1) & MSC2 zones Amend the development regulations in the BN/BN(1)/neighborhood business, BNA/neighborhood business annexation and MSC2/Market Street Corridor 2 zones	Not within scope of the Business District Study	In 2013, the City studied these commercial zones with two separate work program projects and amended the Zoning Code regulations with Ordinances 4399 and 4413. The request raises similar issues considered as part of the discussion around the two ordinances.	No – considered within the past two years

D. Moss Bay/Downtown (see Attachment 24, Attachment 32 - chart summary and Attachment 33 - map)

Map Neighborhood Attachment #	Application	Plan Update Topic	Discussion	Recommendation
Map #9 Moss Bay Attachment 24	Doug Waddell/Watermark East Site: 220-6th Street Amend Zoning Code PLA 5C to <u>not</u> require common recreational open space for residential use consistent with the CDB. Amend Chapter 112 Affordable Housing to change affordable housing requirement from 50% of medium income to 80% of medium income	Yes Business District Study	For the common recreational open space request (not required in the CBD), could consider moving the boundary of the CBD east to include part or all of PLA5. For the affordable housing request, this is not within scope of the Plan Update & a change that the City would not consider given its affordable housing targets.	Yes – consider including some or all of PLA 5 in the Central Business District. This would remove the common recreational open space requirement for residential uses. No – do not consider the affordable housing request.

E. Single family to Multifamily Infill (see Attachment 25-31, Attachment 32 - chart summary and Attachment 33 - map)

Map # Neighborhood Attachment	Application	Plan Update Topic	Discussion	Recommendation
Map #7 Moss Bay Attachment 25	Francine and Jason Nelson Site: 202 & 208 2nd St S. Rezone from Planned Area (PLA) 6C/residential to PLA 6A/multifamily	Yes Densification along transit corridors	PLA6C is a small single family area surrounded on three sides by multifamily and one side by the CBD. It is a block from the transit route on State Street and a few blocks from the Downtown transit center. This is an area that staff has thought over the years should be rezoned to be consistent with surrounding zoning. We received two requests for this change (see #8 below).	Yes – consider with Plan Update
Map #8 Moss Bay Attachment 26	Tom Cruikshank Site: 207 & 211-3rd St S. Same as #7	Same as #7	Same as #7	Yes – consider with Plan Update

<p>Map #17 Market Street Attachment 27</p>	<p>Kerry Isbister and Vicki Bennett Site: 340-11th Ave West Rezone from RS 7.2 to RS 6.3 (to smaller residential lot size)</p>	<p>Somewhat Densification along transit corridor</p>	<p>The entire single family area in the Market Neighborhood is RS 7.2 with no existing RS 6.3 zoning. When both the Market and Norkirk Neighborhood Plans were updated in 2006, the City did create a RS 6.3 area in Norkirk to match existing non-conforming lot sizes. The smaller lot size was not discussed for the Market Neighborhood. It may be appropriate in the future to consider increasing the density along the west side of the Market Street Corridor since it is adjacent to the transit corridor along Market Street, but this task would take considerable public outreach.</p>	<p>No – defer issue to future Market Street Neighborhood Plan update. Could also be considered as a future work item to consider rezoning some areas from RS 7.2 and RS 8.5 to RS 6.3 on a city-wide basis. Given the time involved to fully explore this issue, staff recommends deferring this item.</p>
<p>Map #18 Juanita Attachment 28</p>	<p>Victoria Newland Site: 12625 100th Ave NE Rezone from RSX 7.2 (single family) to multifamily</p>	<p>Yes Densification along transit corridor</p>	<p>The property is surrounded by multifamily to the south and west and a public park to the north. Parcel abuts 100th Ave which is a transit corridor. It would make sense to consider this request.</p>	<p>Yes – consider with Plan Update.</p>
<p>Map #20 Finn Hill Attachment 29</p>	<p>Kevin Healy Site: 8506 NE 129th Place Rezone from RSA4 to RSA6 (increase residential density from 4 units per acre to 6 units per acre)</p>	<p>No</p>	<p>The property is surrounded by RSA4 zoning. As part of the Plan Update, the City will prepare an initial Fill Hill Neighborhood Plan. However, studying the overall land uses and densities for possible changes is beyond the scope of what can be done with the deadline for completion of the Plan Update.</p>	<p>No – defer for consideration with future work on the Finn Hill Neighborhood Plan</p>
<p>Map #24 South Rose Hill Attachment 30</p>	<p>Kurt Geibel Site: 12809 NE 84th Street Rezone from RSX 7.2 (single family) to multifamily</p>	<p>Yes Densification near transit corridor</p>	<p>Single family lot has multifamily on three sides (north south and west) and single family on one</p>	<p>Yes – consider with Plan update.</p>

			side (east). The parcel is several blocks from NE 85 th Street which is a transit corridor. It may make sense to make the north-south line of multifamily zone straight and include this lot. Staff does not recommend expanding the study area beyond this one lot.	
Map #25 Everest Attachment 31	Arvind & Janet Shenoy Site: 7830-115th Place NE Rezone from RS 8.5 to RS 7.2 (increase residential density)	No	Single family lot is surrounded by lots zoned at RS 8.5 and is located next to the freeway. There are no RS 7.2 zones in the vicinity of the property. The request does not address any of the Plan Update topics, and it is not near a transit corridor. The request would require time for public outreach and discussion with the Everest neighborhood.	No – should defer consideration to the next full update of the Everest Neighborhood Plan.

VI. NEXT STEPS

On July 15, 2014, the City Council is scheduled to make a decision on which CARs will be studied as part of the Comprehensive Plan Update. The Planning Commission will hold study sessions on the selected CARs in the fall of 2014 and early winter 2015. A public hearing will be held by the Planning Commission on the Draft Plan, including the CARs, in early spring 2015.

Also starting in the fall of 2014, the City will prepare a Draft EIS on the CP update that will include an environmental analysis of the CARs. A Final EIS will be prepared based on comments on the Draft EIS. Once the Final EIS is issued, the City Council will consider the Final Draft Plan, including the CARs. The Council is expected to make a decision on the Plan, including the CARs in the summer of 2015.

VII. NOTIFYING THE PUBLIC

A webpage was created to post information related to the CARs to inform citizens about the requests received. Additionally, a listserv email was sent on May 1, 2014 introducing the topics of the Citizen Amendment Requests and another listserv was sent on June 12 which included more information on the requests. A listserv notice was sent on July 2 giving the upcoming dates of the Planning Commission and City Council meetings. A prompt was also posted to the ideas forum site as a means to further inform and engage the citizens.

Attachments:

1. Evergreen Healthcare Application
2. Brian & Susan Morris Application
3. Rairdon Application – 12601 132nd PI NE
4. Rairdon Application – 13000 132nd PI NE
5. Woosley Application
6. Astronics Application
7. Booth Application
8. Dammann Application
9. McCarron Application
10. Reichhelm Application
11. Zhou Application
12. Hansen/Vandenberge Application
13. Hendsch Application
14. Basra Application
15. Markl/Nelson Legacy Group Application
16. Nouwens Application
17. Houghton Court Apartments/Waddell Application
18. Dibble Application
19. Kilburn Application
20. Hoerth Application
21. Griffis/Merit Homes Application
22. Walen Application
23. Levenson & Neighbors Application
24. Waddell/Watermark East Application
25. Nelson Application
26. Cruikshank Application
27. Isbister/Bennett Application
28. Newland Application
29. Healy Application
30. Geibel application
31. Shenoy Application
32. Summary Chart of all applications by neighborhood
33. Map showing the locations of each application
34. CAR Application information sheet
35. Comment letters received
36. Comprehensive Plan text



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**APPLICATION FOR 2014 CITIZEN AMENDMENT LAND USE REQUESTS TO THE
 COMPREHENSIVE PLAN, ZONING CODE AND ZONING MAP**

Directions: You may use this form or answer questions on separate pages.

I. CONTACT INFORMATION:

- A. Applicant Name: King County Public Hospital District No. 2 DBA EvergreenHealth _____.
- B. Mailing Address: 12040 NE 128th Street, MS # 95, Kirkland, WA 98034 _____.
- C. Telephone Number: 425-899-3742 _____.
- D. Email Address: tmheim@evergreenhealth.com _____.
- E. Property Owner Name (if different than applicant): Same _____.
- F. Mailing Address: Same _____.
- G. Telephone Number: Same _____.
- H. Email Address: Same _____.

Note: If the applicant is the property owner, or is representing the property owner, then the property owner must sign the last page. If the applicant is representing the property owner, then the property owner must be notified in writing with a copy of the letter provided to the City.

A link to the Planning Commission packet containing the staff report will be sent by email unless you request to the project planner that you want copies mailed to you.

II. PROPERTY INFORMATION:

- A. Address of proposal: (if vacant provide nearest street names) EvergreenHealth Administrative Services Building, 13014 120th Ave NE, Kirkland, WA 98034 _____.
- B. King County Tax Parcel number(s): 2826059206 _____.
- C. Describe improvements on property if any: 2 story medical office building and parking lot.
- D. Attach a map of the site that includes adjacent street names.
- E. Current Zoning on the subject property: TL1B _____.
- F. Current land use designation and permitted density shown on the City's land use map.
 High Density Residential _____.

III. REQUEST INFORMATION AND REASONS:

A. Description of Request:

Referenced property is currently zoned TL1B and this proposal is for it to be added into defined Evergreen campus boundaries and that it and adjacent existing campus properties north of NE 130th Lane be zoned alike to allow highest and best use. Current zoning of other Evergreen owned parcels north of NE 130th Lane are TL3D and the parcel referenced for this proposal is requested to be changed to TL3D from its current TL1B.

B. Description of the specific reasons for making the request:

Property is contiguous and adjacent to existing main campus and was purchased a few years ago but is not currently within the campus master plan or Comp Plan. Along with other Evergreen owned properties north of NE 130th Lane it would be consistent for this parcel to be part of defined Evergreen campus. Similarly, it would be consistent for this parcel to be zoned like the other Evergreen parcels north of NE 130th Lane for building height and other zoning conditions.

C. Based on the above review consideration, explain why the request should be considered as part of the Comprehensive Plan Update process.

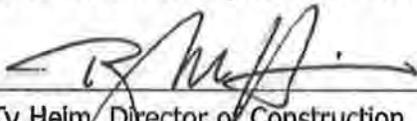
1. The proposal demonstrates a strong potential to serve the public interest by implementing specifically identified goals and policies of the Comprehensive Plan; Proposal is consistent with definition and spirit of major medical center campus and allows better planning of future campus facilities in support of public health, welfare and emergency preparedness.
2. The public interest would best be served by considering the proposal in the current year, rather than delaying consideration to a later neighborhood plan review or plan amendment process; EvergreenHealth is willing to extend its current 10 year master plan to allow appropriate review and consideration in cooperation with City's Neighborhood and Comprehensive Plan processes.
3. The proposal would correct an inconsistency within or make a clarification to a provision of the current Comprehensive Plan; Current definition and delineation of the EvergreenHealth campus within the Comprehensive Plan is incomplete since this project property was purchased by EvergreenHealth and is now acting integrally with other campus buildings. Further, zoning for the property would be more consistent if zoned like the adjacent Evergreen properties north of NE 130th Lane—TL3D.

IV. PROPERTY OWNER'S SIGNATURE OR SERVICE OF AFFIDAVIT:

- A. *If the applicant is the property owner, or is a legal representative of the property owner, then the property owner must sign below.*

ORIGINAL SIGNATURES ONLY/ NO COPIES

Name – sign: _____



Name – print: Ty Helm, Director of Construction _____

Property owner or Legal Representative? Legal Representative

Date: May 12, 2014

Address: 12040 NE 128th Street, MS # 95, Kirkland, WA 98034

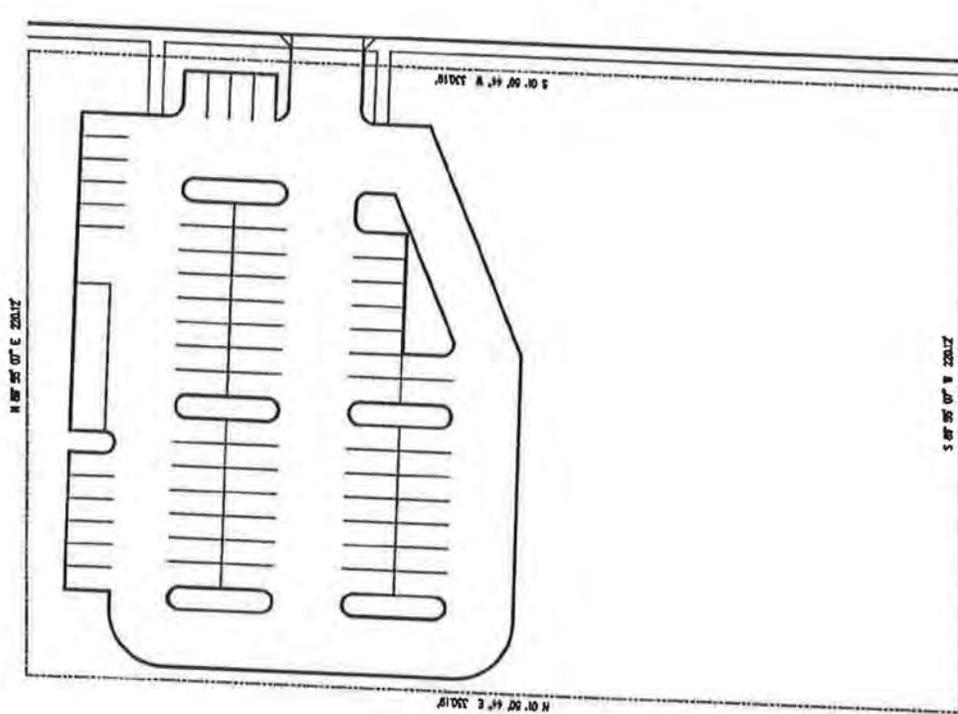
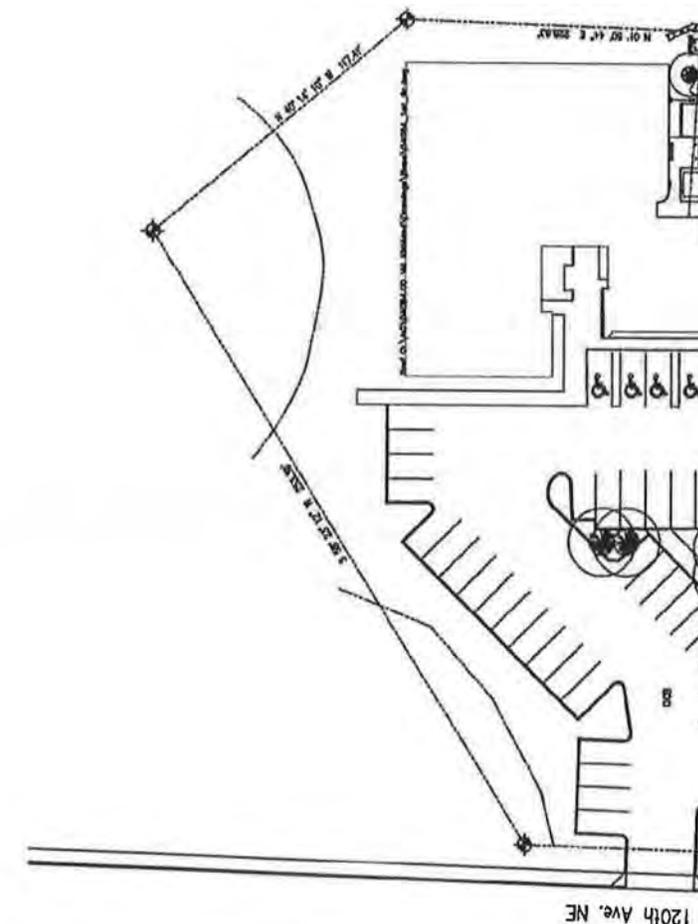
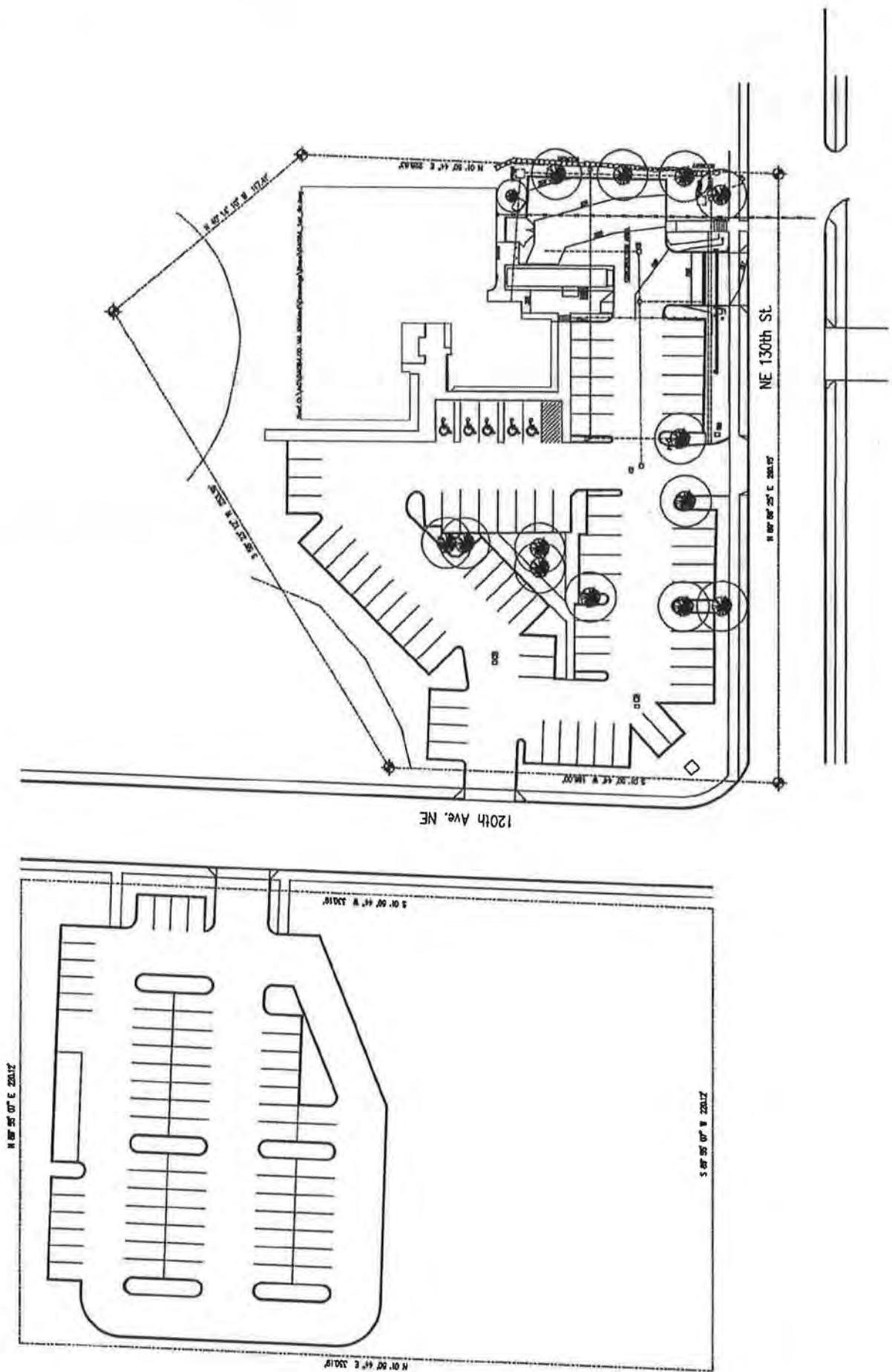
Telephone: 425-899-3742

- B. *If the applicant is neither the property owner nor a legal representative of the property owner, then the affected property owner must be notified as follows:*

1. Send or hand-deliver a copy of this completed application to all affected property owners (Exhibit A or Exhibit B); and
2. Complete the attached Affidavit of Service that confirms that a copy of the completed application form has been provided to all property owners. Submit the Affidavit of Service along with Exhibit A and/or Exhibit B with the application form and fee.

Attachments:

- Affidavit of Service
- Exhibit A for mailing document
- Exhibit B for hand delivering document





June 18, 2013

Mr. Eric Shields, AICP
Planning Director
City of Kirkland Planning Department
123 Fifth Avenue
Kirkland, WA 98033-6189

Re: Extension of EvergreenHealth Campus Master Plan

Dear Eric:

I am writing on behalf of King County Public Hospital District No. 2 d/b/a EvergreenHealth. This letter constitutes the formal request of EvergreenHealth to extend its 2003 Campus Master Plan ("**Master Plan**") for a period of up to three years.

In the time period of 2001-2003, much work was performed to develop the Master Plan, which was approved by Kirkland City Council Resolution No. 4397 on August 5, 2003 ("**Resolution**"). The Resolution incorporated by reference and adopted the City of Kirkland ("**City**") Hearing Examiner Findings, Conclusions and Recommendation dated July 9, 2003 ("**Recommendation**"). The Recommendation provided in Section 17 for an effective period of up to 10 years from the Resolution date, which, if no major changes have been made to Zoning or other regulations pertaining to EvergreenHealth, shall be extended upon request to the Planning Director.

In furtherance of our discussions, this will confirm that there have been no major changes to Zoning or other regulations pertaining to EvergreenHealth. You have indicated that to extend the Master Plan would be of assistance to the City as that would avoid overlapping our Master Plan review with the City's Comprehensive Plan Revision Review timeline.

An extension would also facilitate incorporating the EvergreenHealth Administrative Services Building ("**ASB**"), formerly known as the Virginia Mason Clinic, into the Campus. We were pursuing a Private Amendment Request ("**PAR**") for that purpose but last March the Planning Commission thought it might be more efficient to accomplish that through the Comp Plan Revision process. Again, we were (or are) willing to do either, so long as it would be without prejudice to any other provision or rights currently enjoyed by EvergreenHealth in the Master Plan. We would, however, like to make sure that the ASB is not lost in the Comp Plan Review Process so if you or one of your team could let us know exactly what needs to be done to assure that, we would appreciate it.

evergreenhealth.com

12040 NE 128th Street
Kirkland, WA 98034-3098

Phone
425.899.1000

Fax
425.899.1999



We trust that our willingness to extend the Master Plan as you have suggested will not have any negative consequences for EvergreenHealth, and insofar as we are aware at this time, we have no major projects on the horizon for at least the next two years which would fall outside of the current Master Plan. Given the rapid pace of change in healthcare today, I suppose that could change but we do not at present anticipate such.

If there is anything else you need from us in order to provide this administrative determination, please advise. Otherwise, we look forward to receipt of your letter granting the extension.

In advance, thank you.

Very truly yours,

EvergreenHealth



Ty M. Heim, Director of Construction

TMH/me

cc: Jon Regala, Sr. Planner
Joan Lieberman-Brill, AICP, Sr. Planner
Chrissy C. Yamada, Sr. VP/CFO
James S. Fitzgerald, District General Counsel
David B. Johnston, Counsel



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

MEMORANDUM

Date: July 11, 2013

To: Eric R. Shields, AICP, Planning Director

From: Jon Regala, Senior Planner

File No.: IIB-03-21

Subject: EVERGREENHEALTH MASTER PLAN EXTENSION

BACKGROUND

On August 5, 2003, the City Council approved the Master Plan for EvergreenHealth with a lapse of approval date of August 5, 2013. One of the conditions of approval for the Master Plan allows the Planning Director to extend the Master Plan expiration date if major changes have not been made to zoning or other regulations pertaining to the EvergreenHealth campus.

EvergreenHealth has requested a three year extension to the lapse of approval date for the Master Plan thereby extending it to August 5, 2016 (see Attachment 1). This extension should allow enough time for the City to complete the Comprehensive Plan update process in which the Virginia Mason Clinic property, now owned by EvergreenHealth, will be considered for a potential rezone to become part of the Evergreen Health campus. The Comprehensive Plan update process is anticipated to finish sometime in 2015.

RECOMMENDATION

No major changes have been made to the Hospital campus zoning (TL 3A to 3D) since the adoption of their Master Plan in 2003. Therefore, I recommend approving the EvergreenHealth's request to extend the Master Plan lapse of approval date to August 5, 2016.

ATTACHMENT

1. EvergreenHealth Extension Letter dated June 18, 2013

I concur I do not concur

Comments: _____

Eric R. Shields, AICP
 Planning Director

7/12/2013
 Date



June 18, 2013

Mr. Eric Shields, AICP
Planning Director
City of Kirkland Planning Department
123 Fifth Avenue
Kirkland, WA 98033-6189

Re: Extension of EvergreenHealth Campus Master Plan

Dear Eric:

I am writing on behalf of King County Public Hospital District No. 2 d/b/a EvergreenHealth. This letter constitutes the formal request of EvergreenHealth to extend its 2003 Campus Master Plan ("Master Plan") for a period of up to three years.

In the time period of 2001-2003, much work was performed to develop the Master Plan, which was approved by Kirkland City Council Resolution No. 4397 on August 5, 2003 ("Resolution"). The Resolution incorporated by reference and adopted the City of Kirkland ("City") Hearing Examiner Findings, Conclusions and Recommendation dated July 9, 2003 ("Recommendation"). The Recommendation provided in Section 17 for an effective period of up to 10 years from the Resolution date, which, if no major changes have been made to Zoning or other regulations pertaining to EvergreenHealth, shall be extended upon request to the Planning Director.

In furtherance of our discussions, this will confirm that there have been no major changes to Zoning or other regulations pertaining to EvergreenHealth. You have indicated that to extend the Master Plan would be of assistance to the City as that would avoid overlapping our Master Plan review with the City's Comprehensive Plan Revision Review timeline.

An extension would also facilitate incorporating the EvergreenHealth Administrative Services Building ("ASB"), formerly known as the Virginia Mason Clinic, into the Campus. We were pursuing a Private Amendment Request ("PAR") for that purpose but last March the Planning Commission thought it might be more efficient to accomplish that through the Comp Plan Revision process. Again, we were (or are) willing to do either, so long as it would be without prejudice to any other provision or rights currently enjoyed by EvergreenHealth in the Master Plan. We would, however, like to make sure that the ASB is not lost in the Comp Plan Review Process so if you or one of your team could let us know exactly what needs to be done to assure that, we would appreciate it.

evergreenhealth.com

12040 NE 128th Street
Kirkland, WA 98034-3098

Phone
425-899-1000

Fax
425-899-1999

TOTEM LAKE URBAN CENTER

Evergreen Hospital/Transit Center

- Revised Totem Lake Neighborhood Plan adopted January 15, 2002
- Ordinance 3862 adopted October 15, 2002 rezoning the Evergreen Hospital campus to match Neighborhood Plan. Increased and set maximum limits for:
 - Building height
 - Building area
 - Lot coverage
 - Trip generation
- Included in O-3862 was an incentive to increase lot coverage (up to 85%) and building height (up to 150') if a transit center is constructed on the Hospital campus
- Evergreen Hospital Master Plan approved August 5, 2003
 - Transit Center was proposed in order to construct 150' tall bed tower.
 - Process IIB – Hearing Examiner (public hearing) recommendation to the City Council
 - Subsequent building designs are subject to Design Review Board review based on design guidelines adopted with the Master Plan. The design guidelines were required to be consistent with neighborhood plan policies.
- Phase I – DRB approved May 4, 2004. Project Complete October 3, 2008
 - Emergency Department - Two levels of emergency room services and surgical rooms approximately 70,850 square feet in size with 3 levels of underground parking. Projected 140 employees.
 - Bed Tower - 9 stories with 3 levels of underground parking. Approximate 238, 070 square feet. It will be used for hospital functions and ancillary and medical support. It will contain 192 patient care beds and possible expansion for 96 more. Projected 800 employees.
- Phase II – DRB approved July 29, 2004. Project Complete December 4, 2008
 - Gateway Center Office/Transit Center - Phase 1 is a 5 story office building and transit center (Total 77,520 square feet) with 2 levels of parking garage. Phase 2 is a 5 story office building total 77,520 square feet. Projected 200 employees.
 - 2003 – Soon after Master Plan approval, Evergreen Healthcare, Sound Transit, King County METRO, and the City of Kirkland Public Works begin discussions on preliminary design of the transit center to be constructed in connection with the Gateway Center. Also, Evergreen Healthcare and Sound Transit begin process in creating an agreement and schedule to cover land use, design, construction, maintenance, and cost allocation for each agency.
 - January 2005 - Sound Transit and Evergreen Healthcare sign a term sheet identifying roles and responsibilities in constructing the transit center on the Hospital campus.
 - June 2006 – Building Permit issued Evergreen Healthcare to construct Gateway Center/Transit Center
 - September 2006 – Sound Transit and Evergreen Hospital sign final transit center easement and purchase agreement

Totem Lake Mall

- March 2004 - Design Review Board (DRB). The new owners met with the DRB to preliminarily discuss design concerns with redevelopment of the Mall property. Information from this meeting will be incorporated into a more formal application when the owners decide to apply for the Design Response Conference. This will be a public meeting.
- April 2004 - Totem Lake Action Team. The new Mall owners, DDR, met with the Totem Lake Action Team to discuss concerns and new opportunities associated with the redevelopment of the Totem Lake Mall.
- August 2004 - TL2 adopted. Zoning for the Totem Lake Mall property was adopted by the City Council on August 3, 2004, Ordinance 3956.
- May 2005 - City Council. At the City Council's May 17, 2005 study session, the new Mall owners, DDR, formally presented their proposal for redeveloping Totem Lake Mall to the City Council.
- September 2005 - Design Review Board (DRB). The DRB held the public meeting for the Totem Lake Mall Conceptual Master Plan on September 12, 2005. The Conceptual Master Plan will be the document which will contain the design guidelines on which future development of the Mall will be based. The DRB provided feedback to the Mall owner on additional changes. The DRB continued the public meeting to the November 7, 2005 DRB regular meeting date. [View the draft Conceptual Master Plan.](#)

At their September 20, 2005 Council meeting, the City Council reviewed the proposed MoU which outlines the general terms of the City's financial participation to the Mall redevelopment project.

Prior to making a decision on the MoU, the City Council requested that City staff provide additional information regarding the economics and legal aspects of the City's participation. The City Council will be revisiting the MoU at their October 18, 2005 meeting. [View City Staff memo on MoU.](#) (PDF-490kb)

- October 2005 - City Council. At their October 18, 2005 meeting, the City Council approved the Memorandum of Understanding (MoU) (with revisions). Approval of the MoU gives direction for the City to move forward in creating a Development Agreement for the redevelopment for the Mall. [View the City Staff memo](#) (PDF - 888kb).
- November 2005 - Design Review Board (DRB) At their November 7, 2005 meeting, the DRB approved, with conditions, the **Conceptual Master Plan** for the Totem Lake Mall.



CITY OF KIRKLAND
PLANNING AND COMMUNITY DEVELOPMENT
 123 Fifth Avenue, Kirkland, WA 98033
 ~ 425.587.3225

**APPLICATION FOR 2014 CITIZEN AMENDMENT LAND USE REQUESTS TO THE
 COMPREHENSIVE PLAN, ZONING CODE AND ZONING MAP**

Directions: You may use this form or answer questions on separate pages.

I. CONTACT INFORMATION:

- A. Applicant Name: BRIAN + SUSAN MORRIS
- B. Mailing Address: 15214 55TH DR. S.E. EVERETT, 98208
- C. Telephone Number: 425-623-5203
- D. Email Address: morrisnet@msn.com
- E. Property Owner Name (if different than applicant): _____
- F. Mailing Address: E-MAIL COMMUNICATION IS BEST
- G. Telephone Number: AS WE TRAVEL
- H. Email Address: morrisnet@msn.com

Note: If the applicant is the property owner, or is representing the property owner, then the property owner must sign the last page. If the applicant is representing the property owner, then the property owner must be notified in writing with a copy of the letter provided to the City.

A link to the Planning Commission packet containing the staff report will be sent by email unless you request to the project planner that you want copies mailed to you.

II. PROPERTY INFORMATION:

- A. Address of proposal: (if vacant provide nearest street names) 13250 NE PL.
- B. King County Tax Parcel number(s): 2726059007
- C. Describe improvements on property if any: VACANT LAND
- D. Attach a map of the site that includes adjacent street names.
- E. Current Zoning on the subject property: TL7, INDUSTRIAL
- F. Current land use designation and permitted density shown on the City's land use map. INDUSTRIAL

III. REQUEST INFORMATION AND REASONS:

A. Description of Request:

RE-ZONE TO RMA 3.6 OR HIGHER WITH 40'
HEIGHT ALLOWED DUE TO PROPERTY ON SLOPE.

B. Description of the specific reasons for making the request:

PROPERTY IS BETTER SUITED FOR MULTIFAMILY
DEVELOPMENT TO BE COMPATIBLE WITH PROPERTY
TO WEST HAVING RMA 3.6 CURRENTLY.

C. Based on the above review consideration, explain why the request should be considered as part of the Comprehensive Plan Update process.

We also feel the following are good reasons for this requested zone change:

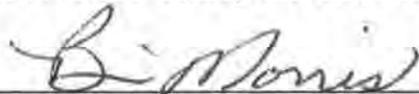
- Kirkland ever growing need for affordable housing
- Current adjacent property to North is being re-zoned to a higher density housing.
- Hill side property would allow for multi-story building without blocking anyones view.
- Close proximity to New Cross Kirkland Corridor for commuting, exercise, Regional Metro Transit, Shopping, Hospital, Inerstate Freeway and Schools.

IV. PROPERTY OWNER'S SIGNATURE OR SERVICE OF AFFIDAVIT:

- A. *If the applicant is the property owner, or is a legal representative of the property owner, then the property owner must sign below.*

ORIGINAL SIGNATURES ONLY/ NO COPIES

Name – sign: _____



Name – print: _____

BRIAN MORRIS

Property owner or Legal Representative? _____

OWNER

Date: _____

6/10/14

Address: _____

15214 55TH DR. S.E. EVERETT, WA, 98208

Telephone: _____

425-623-5203

- B. *If the applicant is neither the property owner nor a legal representative of the property owner, then the affected property owner must be notified as follows:*

1. Send or hand-deliver a copy of this completed application to all affected property owners (Exhibit A or Exhibit B); and
2. Complete the attached Affidavit of Service that confirms that a copy of the completed application form has been provided to all property owners. Submit the Affidavit of Service along with Exhibit A and/or Exhibit B with the application form and fee.

Attachments:

- Affidavit of Service
- Exhibit A for mailing document
- Exhibit B for hand delivering document



City of Kirkland Property Information Report

Date: November 19, 2013

Information Provided by King County Assessor's Office	
Parcel (PIN):	2726059007
Lot Size(sq. ft.):	95,337
Year Built:	
Present Use:	316
Building Size (gross sq. ft.):	0
Land value:	\$858000.000000
Improvement value:	\$0.000000
Grid:	K0
Fire Sprinklers:	
Quarter Section-Section-Township-Range:	NW-S27-T26-R5
Information Provided by the City of Kirkland	
Site Address:	
Zoning:	TL 7, Industrial
Neighborhood:	Totem Lake
Located Within Houghton Community Council Disapproval Jurisdiction:	No
Seattle City Light Easement:	No
Design District:	Totem Lake Neighborhood
Overlay:	
Sewer District - verify that you are a current customer of:	Northshore Utility District
Water District - verify that you are a current customer of:	City of Kirkland
Methane Abatement Area:	
Wind Exposure:	
Information Provided by the City of Kirkland regarding MAPPED Environmental Areas	
Drainage Basin:	Kingsgate Slope, NA
Is this property within 125 feet of wetland shown on GIS?	Yes
Is this property within 100 feet of a stream shown on GIS?	No <i>potentially yes</i>
Is this property within shoreline jurisdiction and within 250 feet of a wetland shown on GIS?	No
Shoreline Environment:	NA
Landslide:	High
Seismic:	No
Floodplain:	No
Bald Eagle Protection Area:	No

Produced by the City of Kirkland. © 2013 City of Kirkland, all rights reserved. No warranties of any sort, including but not limited to accuracy, fitness, or merchantability, accompany this product.

The information above is from the City of Kirkland's geographic information system (GIS), which has been developed from a wide variety of sources including King County Department of Assessments property records. For the property described in this report, a site visit or more detailed technical review by city staff may reveal conditions not shown in the city GIS.



GIS MAPPING PORTAL ~ City of Kirkland, Washington ~ Department of Information Technology



Legend

- Contours 10F
 - City Limits
 - Grid
 - QQ Grid
 - Railroad
 - Streets
 - Parcels
 - Buildings
 - Parks
 - Schools
- z_Image09
- Red: Band_1
 - Green: Band_2
 - Blue: Band_3

1: 4,888



Notes

Enter Map Description

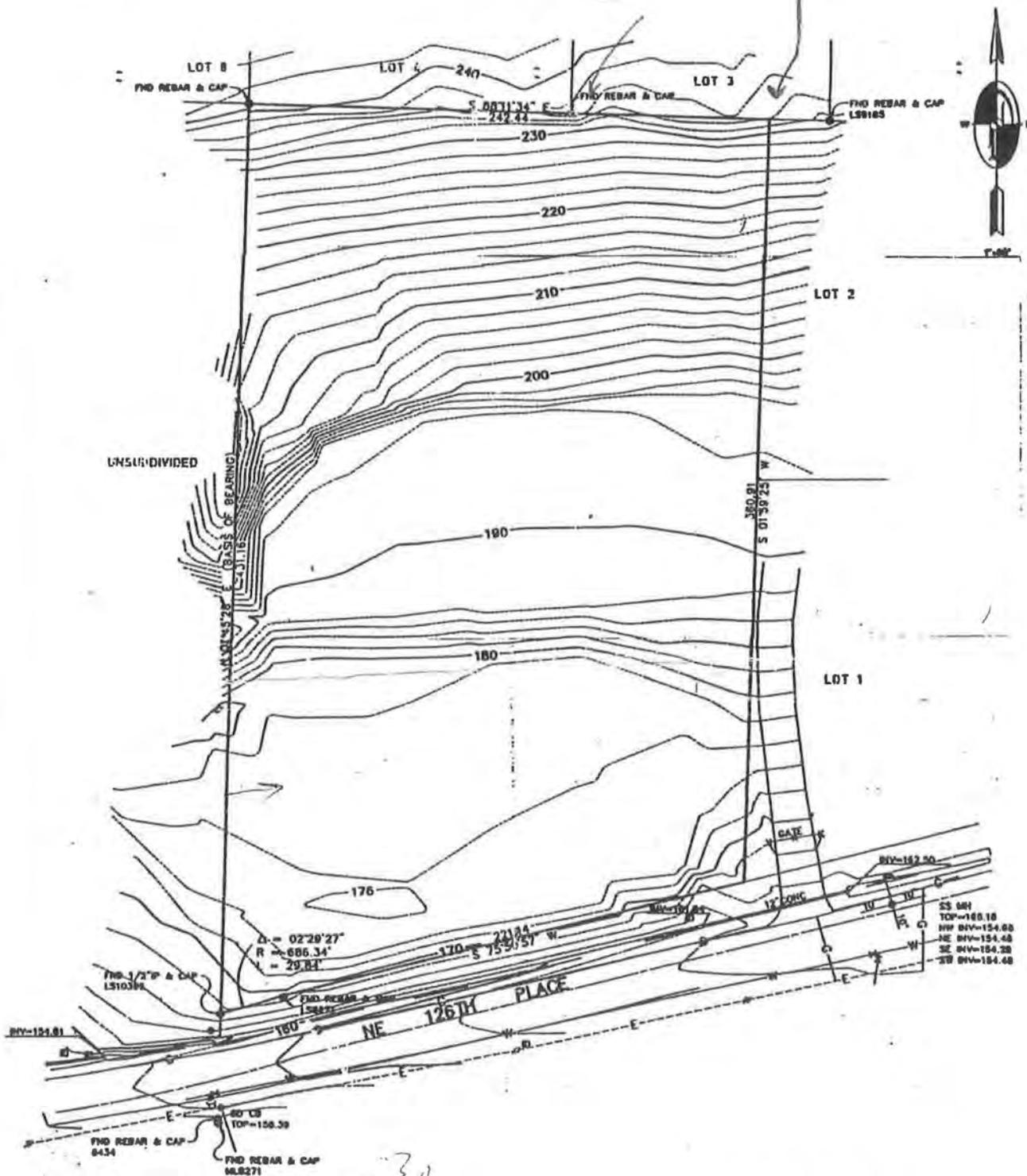
0.2 0 0.08 0.15 Miles

NAD_1983_StatePlane_Washington_North_FIPS_4601_Feet
Produced by the City of Kirkland. © 2013 City of Kirkland, Washington, all rights reserved.

No warranties of any sort, including but not limited to accuracy, fitness or merchantability, accompany this product.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

ERIHAN & SUSAN J. TORRES



CHARLES WALSH PROPERTY
NE 126TH PLACE

DATE 02/24/00 TIME 10:00 PM

NOTE:
BOUNDARY SHOWN WAS ASSEMBLED FROM SURROUNDING PLATS
AND TAX ASSESSORS MAP AND NOT FROM ACTUAL FIELD SURVEY.

230
170



JohnsMonroe MitsunagaKoloušková P.L.L.C.

Robert D. Johns • Michael P. Monroe • Darrell S. Mitsunaga • Duana T. Koloušková

Ms. Angela Ruggeri
City of Kirkland
Planning and Community Development
123 Fifth Avenue
Kirkland, WA 98033

May 12, 2014

Re: **APPLICATION FOR 2014 CITIZEN AMENDMENT LAND USE REQUESTS TO THE
COMPREHENSIVE PLAN, ZONING CODE AND ZONING MAP**
12601 132nd Place NE
TPN 2826059128

I. CONTACT INFORMATION:

- A. Applicant Name: Trisna Tanus
Johns Monroe Mitsunaga Koloušková
- B. Mailing Address: 1601 114th Ave. SE, Suite 110, Bellevue, WA 98004
- C. Telephone Number: 425-467-9967
- D. Email Address: Tanus@jmmlaw.com
- E. Property Owner Name: Greg Rairdon
- F. Mailing Address: PO Box 2879, Kirkland, WA 98083
- G. Telephone Number: 425-821-1777
- H. Email Address: grairdon@rairdon.com

Note: If the applicant is the property owner, or is representing the property owner, then the property owner must sign the last page. If the applicant is representing the property owner, then the property owner must be notified in writing with a copy of the letter provided to the City.

II. PROPERTY INFORMATION:

- A. Address of proposal: 12601 132nd Place NE
- B. King County Tax Parcel number(s): 2826059128
- C. Describe improvements on property if any: 1-story, 10,376 square foot warehouse office and light manufacturing/industrial building
- D. Attach a map of the site that includes adjacent street names: Attached as Exhibit 1
- E. Current Zoning on the subject property: TL 9A
- F. Current land-use designation and permitted density shown on the City's land use map: Industrial

III. REQUEST INFORMATION AND REASONS:

A. Description of Request:

The subject property is currently zoned TL 9A and has a land use designation of Industrial and we would like to see the City rezone the property to allow for higher utility, for example, to the TL 7 zone.

B. Description of the specific reasons for making the request:

We would like the property to have a higher utility, as provided in the TL 7 zone.

C. Based on the above review consideration, explain why the request should be considered as part of the Comprehensive Plan Update process.

We believe a rezone to the TL 7 is merited because of the inherent utility of the property, presently and for the long-term. The TL 7 zone is also consistent with the surrounding area's land use patterns, density and intensity. Moreover, rezoning the subject property to the TL 7 would serve the City's interest in fostering sustained, committed economic growth.

IV. PROPERTY OWNER'S SIGNATURE OR SERVICE OF AFFIDAVIT:A. *If the applicant is the property owner, or is a legal representative of the property owner, then the property owner must sign below.*

ORIGINAL SIGNATURES ONLY/ NO COPIES

Name – sign: 
 Name – print: Trisna Tanus
 Property Owner or Legal Representative? Legal Representative
 Date: May 12, 2014
 Address: 1601 – 114th Ave SE, Suite 110, Bellevue, WA 98004
 Telephone: 425-467-9967

B. *If the applicant is neither the property owner nor a legal representative of the property owner, then the affected property owner must be notified as follows:*
(Not Applicable)

Sincerely,



Trisna Tanus

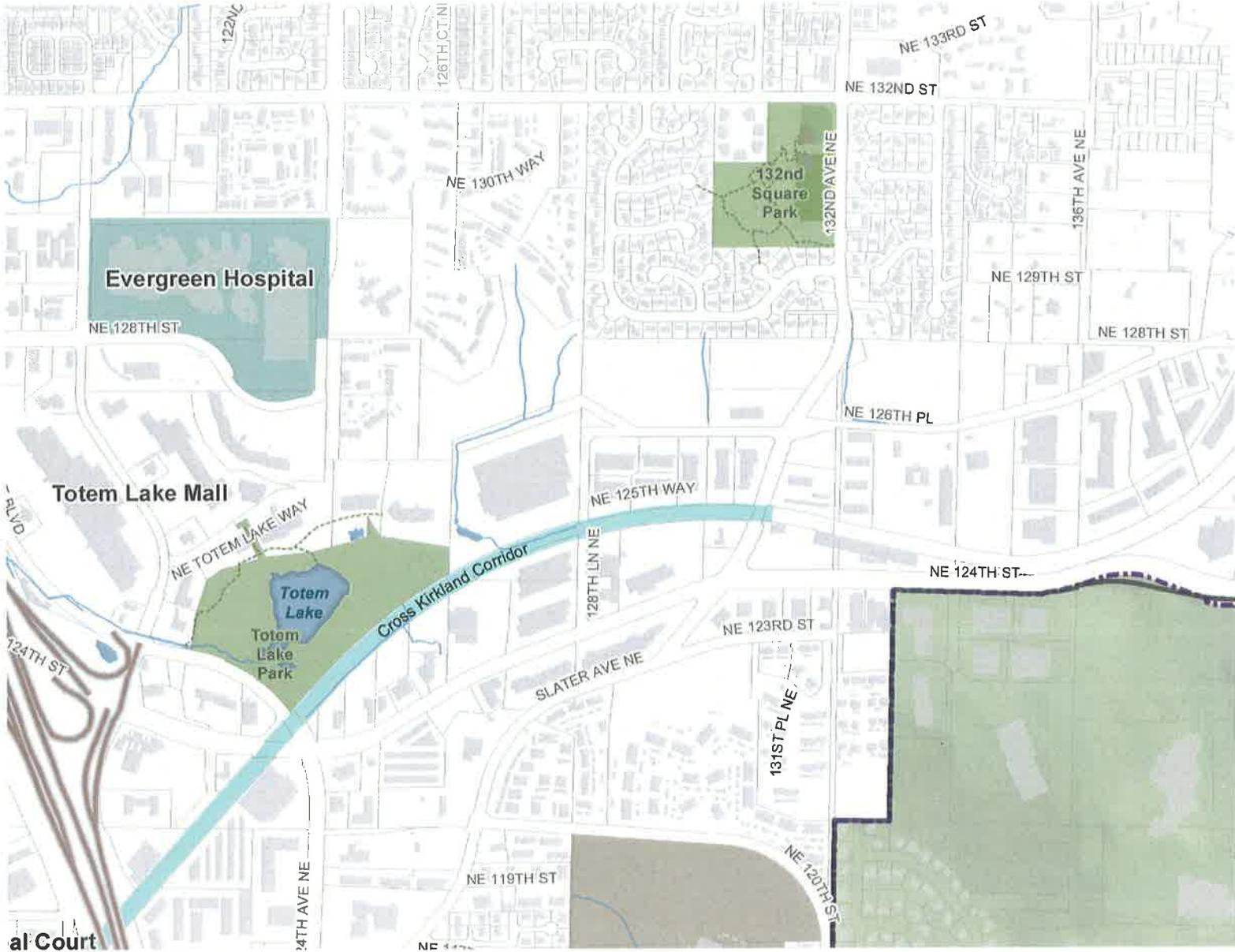
Direct Tel: (425) 467-9967

Email: tanus@jmmmlaw.com

cc: Client

1833-1 Application for Rezone 12601 132nd PI NE 05-12-2014.dot

EXHIBIT 1





Johns Monroe Mitsunaga Koloušková P L L C

Robert D. Johns • Michael P. Monroe • Darrell S. Mitsunaga • Duana T. Koloušková

R E C E I V E D

MAY 13 2014

May 12, 2014

Ms. Angela Ruggeri

City of Kirkland

Planning and Community Development _____ AM _____ PM

123 Fifth Avenue

Kirkland, WA 98033

PLANNING DEPARTMENT
BY _____

Re: **APPLICATION FOR 2014 CITIZEN AMENDMENT LAND USE REQUESTS TO THE COMPREHENSIVE PLAN, ZONING CODE AND ZONING MAP**
13000 132nd Place NE
TPN 2826059004

I. CONTACT INFORMATION:

- A. Applicant Name: Trisna Tanus
Johns Monroe Mitsunaga Kolouskova
- B. Mailing Address: 1601 – 114th Ave. SE, Suite 110, Bellevue, WA 98004
- C. Telephone Number: 425-467-9967
- D. Email Address: Tanus@jmmlaw.com
- E. Property Owner Name: Greg Rairdon
- F. Mailing Address: PO Box 2879, Kirkland, WA 98083
- G. Telephone Number: 425-821-1777
- H. Email Address: grairdon@rairdon.com

Note: If the applicant is the property owner, or is representing the property owner, then the property owner must sign the last page. If the applicant is representing the property owner, then the property owner must be notified in writing with a copy of the letter provided to the City.

II. PROPERTY INFORMATION:

- A. Address of proposal: 13000 - 132nd Place NE
- B. King County Tax Parcel number(s): 2826059004
- C. Describe improvements on property if any: None/Vacant Land
- D. Attach a map of the site that includes adjacent street names: Attached as Exhibit 1
- E. Current Zoning on the subject property: TL 9B
- F. Current land use designation and permitted density shown on the City's land use map: MDR 8-9

III. REQUEST INFORMATION AND REASONS:

A. Description of Request:

The subject property is currently zoned TL 9B and designated as MDR 8-9. We would like to see the City rezone the property to allow for higher utility, for example, to the TL 7 zone.

B. Description of the specific reasons for making the request:

We would like the property to have a higher utility, as provided in the TL 7 zone.

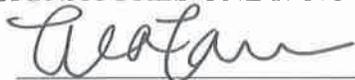
C. Based on the above review consideration, explain why the request should be considered as part of the Comprehensive Plan Update process.

We believe a rezone to the TL 7 is merited because of the inherent utility of the property, presently and for the long-term. The TL 7 zone is also consistent with the surrounding area's land use patterns, density and intensity. King County's parcel data indicates the property's highest and best use as Commercial Service. Moreover, rezoning the subject property to the TL 7 would serve the City's interest in fostering sustained, committed economic growth.

IV. PROPERTY OWNER'S SIGNATURE OR SERVICE OF AFFIDAVIT:A. *If the applicant is the property owner, or is a legal representative of the property owner, then the property owner must sign below.*

ORIGINAL SIGNATURES ONLY/ NO COPIES

Name – sign:



Name – print: Trisna Tanus

Property Owner or Legal Representative? Legal RepresentativeDate: May 12, 2014Address: 1601 114th Ave SE, Suite 110, Bellevue, WA 98004Telephone: 425-467-9967B. *If the applicant is neither the property owner nor a legal representative of the property owner, then the affected property owner must be notified as follows:
(Not Applicable)*

Sincerely,



Trisna Tanus

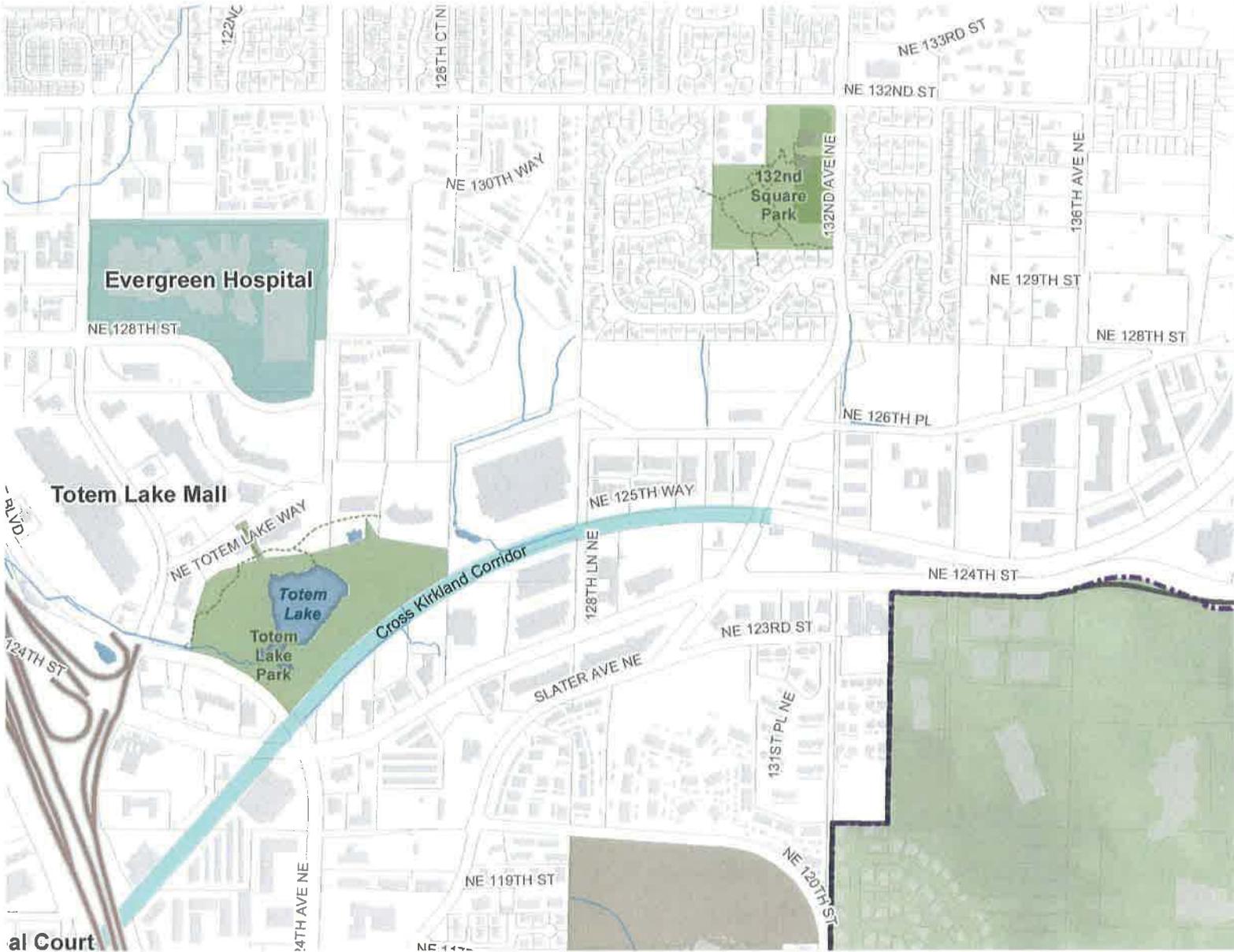
Direct Tel: (425) 467-9967

Email: tanus@jmmlaw.com

cc: Client

1833-1 Application for Rezone 13000 132nd Pl NE 05-12-2014.dot

EXHIBIT 1





RECEIVED

JUN 20 2014

CITY OF KIRKLAND
PLANNING AND COMMUNITY DEVELOPMENT _____ AM _____ PM
 123 Fifth Avenue, Kirkland, WA 98033 BY _____
www.kirklandwa.gov ~ 425.587.3225

**APPLICATION FOR 2014 CITIZEN AMENDMENT LAND USE REQUESTS TO THE
 COMPREHENSIVE PLAN, ZONING CODE AND ZONING MAP**

Directions: You may use this form or answer questions on separate pages.

I. CONTACT INFORMATION:

- T.J. Woosley - mgr.
 A. Applicant Name: Totem Commercial Center, LLC
 B. Mailing Address: P.O. Box 3325, Bellevue, WA 98009
 C. Telephone Number: 425-455-5730
 D. Email Address: tj@woosleyproperties.com
 E. Property Owner Name (if different than applicant): Totem Commercial Center
 F. Mailing Address: _____
 G. Telephone Number: same
 H. Email Address: _____

Note: If the applicant is the property owner, or is representing the property owner, then the property owner must sign the last page. If the applicant is representing the property owner, then the property owner must be notified in writing with a copy of the letter provided to the City.

A link to the Planning Commission packet containing the staff report will be sent by email unless you request to the project planner that you want copies mailed to you.

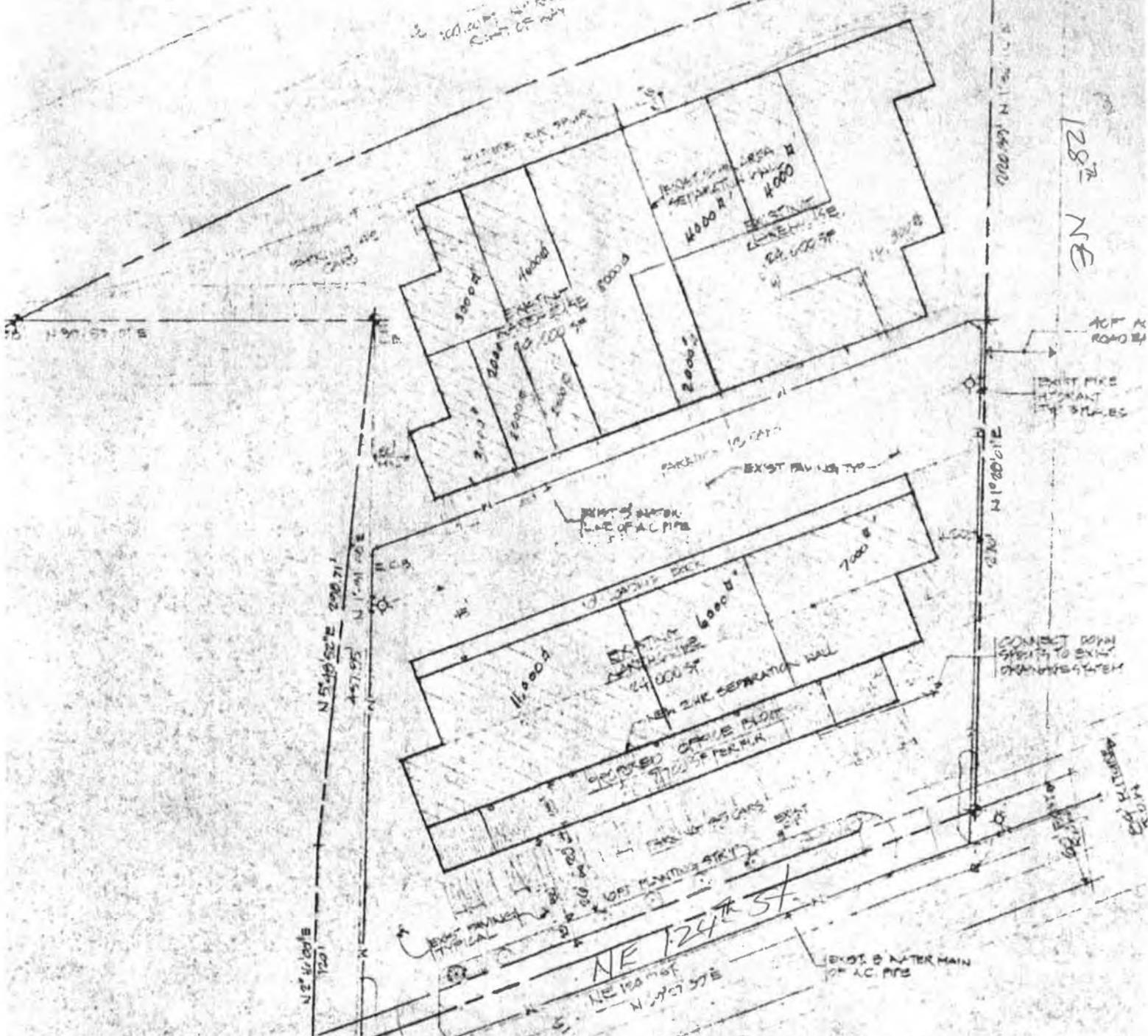
II. PROPERTY INFORMATION:

- A. Address of proposal: (if vacant provide nearest street names) 12700-12704 NE 124th St.
 B. King County Tax Parcel number(s): 282605-9039-09, 282605-9059-04
 C. Describe improvements on property if any: Metal warehouse buildings with some retail street exposure businesses. Total approx. \$7,000,000.
 D. Attach a map of the site that includes adjacent street names.
 E. Current Zoning on the subject property: T17a
 F. Current land use designation and permitted density shown on the City's land use map. Ind/comm.

Cross Kirkland Corridor

100.00' by 100' 00" lot
Right of Way

128th NE



PLOT PLAN
SCALE 1"=40'





City of Kirkland
Property Information Report

Date: June 20,2014

Information Provided by King County Assessor's Office	
Parcel (PIN): 2826059039	
Lot Size(sq.ft.): 119772	
Year Built: 1972	
Present Use: 246	
Building Size(gross sq.ft.): 87880	
Land value: \$2,634,900.00	
Improvement value: \$2,870,100.00	
Grid: J1	
Quarter Section-Section-Township-Range: SE-S28-T26-R5	

Information Provided by the City of Kirkland	
Site Address: 12700 NE 124TH ST	
Zoning: TL 7,Industrial	Neighborhood: Totem Lake
Located Within Houghton Community Council Disapproval Jurisdiction: No	
Seattle City Light Easement: No	
Design District: Totem Lake Neighborhood	
Overlay:	
Sewer District - verify that you are a current customer of: Northshore Utility District	
Water District - verify that you are a current customer of: City of Kirkland	

Wind Exposure: B	
Information Provided by the City of Kirkland regarding MAPPED Environmental Areas	
Drainage Basin: Juanita Creek,Primary Basin	
Is this property within 125 feet of wetland shown on GIS? No	
Is this property within 100 feet of a stream shown on GIS? No	
Is this property within shoreline jurisdiction and within 250 feet of a wetland shown on GIS? No	
Shoreline Environment: NA	
Landslide: NA	
Seismic: Yes	
Floodplain: No	
Bald Eagle Protection Area: No	

Produced by the City of Kirkland. © 2013 City of Kirkland, all rights reserved. No warranties of any sort, including but not limited to accuracy, fitness, or merchantability, accompany this product.

The information above is from the City of Kirkland's geographic information system (GIS), which has been developed from a wide variety of sources including King County Department of Assessments property records. For the property described in this report, a site visit or more detailed technical review by city staff may reveal conditions not shown in the city GIS.

IV. PROPERTY OWNER'S SIGNATURE OR SERVICE OF AFFIDAVIT:

- A. *If the applicant is the property owner, or is a legal representative of the property owner, then the property owner must sign below.*

ORIGINAL SIGNATURES ONLY/ NO COPIES

Name – sign:



Name – print:

T.J. Wasley

Property owner or Legal Representative?

Legal Rep / owner

Date:

6/19/14

Address:

PO Box 3325 Belleme WA 98007

Telephone:

425-455-5730

- B. *If the applicant is neither the property owner nor a legal representative of the property owner, then the affected property owner must be notified as follows:*
1. Send or hand-deliver a copy of this completed application to all affected property owners (Exhibit A or Exhibit B); and
 2. Complete the attached Affidavit of Service that confirms that a copy of the completed application form has been provided to all property owners. Submit the Affidavit of Service along with Exhibit A and/or Exhibit B with the application form and fee.

Attachments:

- Affidavit of Service (OCD-06AB)
- Exhibit A for mailing document
- Exhibit B for hand delivering document
- Methods to Request Changes to Density Land Use Zoning Code Regs

III. REQUEST INFORMATION AND REASONS:

A. Description of Request:

See Attached page

B. Description of the specific reasons for making the request:

C. Based on the above review consideration, explain why the request should be considered as part of the Comprehensive Plan Update process.

III. REQUEST INFORMATION AND REASONS

A. Description of Request:

Expand the allowed building heights and permitted uses in the TL7-A zoning district. The new urban height(s) should be at least 80 feet, and perhaps as tall as those allowed in the zoning districts at or near Evergreen Healthcare. Permitted Uses should be expanded to include residential uses. All existing Permitted Uses should remain as allowed

B. Description of the specific reasons for making the request:

Increasing the allowed heights and permitted uses will position this area for future redevelopment as an integral part of the Totem Lake Urban Center. The increased intensity of land use(s) would:

1. Support creating a better interface with the Cross-Kirkland Corridor.
2. Support increased multi-modal (bike, pedestrian, transit) ridership.
3. Increase Kirkland's capacity to provide housing.
4. Increase Kirkland's capacity to accommodate more jobs, and
5. Provide for a competitive regulatory climate for redevelopment in Totem Lake. Currently, other jurisdictions already allow much greater heights and flexibility in permitted uses. For example, Redmond allows 8 stories in its downtown, and 12 stories in the Overlake Village neighborhood, Bellevue allows up to 150 feet for buildings in a transit oriented development in the Bel-Red Corridor, and Issaquah has upzoned its "Central Issaquah" downtown to allow over 10 stories in some areas.

While near the geographic center of the Totem Lake Urban Center, adjacent to the Cross Kirkland Corridor, adjacent to N.E. 124th Avenue N.E. and near the Totem Lake Park, properties in the TL 7A zoning district are currently prohibited from being redeveloped at urban densities due to the severe height restriction of 45 feet, along with a prohibition on residential uses.

C. Based on the above review consideration, explain why the request should be considered as part of the Comprehensive Plan Update process.

Foremost, the current height limitation, along with the restrictions on permitted uses, is inconsistent with the area's designation as an Urban Center. The Comprehensive Plan Update is the appropriate process to correct this inconsistency and position the area for urban levels of land uses. In addition, the City of Kirkland's current (and proposed) Comprehensive Plan Land Use and Economic policies support the urbanization of the Totem Lake Neighborhood, which the above request would allow.

Overall, the requested changes to the TL7-A would "Promote a compact, efficient, and sustainable land use pattern in Kirkland that: Supports a multimodal transportation system that efficiently moves people and goods; Minimizes energy use, green house gas emissions, and service costs; Conserves land, water, and natural resources; and Provides sufficient land area and development intensity to accommodate Kirkland's share of the regionally adopted population and employment targets."*

* Kirkland Comprehensive Plan GROWTH MANAGEMENT Policy LU-1.5 Goal LU-2



CITY OF KIRKLAND
PLANNING AND COMMUNITY DEVELOPMENT
 123 Fifth Avenue, Kirkland, WA 98033
www.kirklandwa.gov ~ 425.587.3225

**APPLICATION FOR 2014 CITIZEN AMENDMENT LAND USE REQUESTS TO THE
 COMPREHENSIVE PLAN, ZONING CODE AND ZONING MAP**

Directions: You may use this form or answer questions on separate pages.

I. CONTACT INFORMATION:

- A. Applicant Name: Diana J. Suzuki
- B. Mailing Address: 12950 Willows Rd NE
- C. Telephone Number: 425-895-4337
- D. Email Address: Diana.SUZUKI@astronics.com
- E. Property Owner Name (if different than applicant): Astronics Corporation
- F. Mailing Address: 12950 Willows Rd NE
- G. Telephone Number: 425-895-4337
- H. Email Address: Diana.SUZUKI@astronics.com

Note: If the applicant is the property owner, or is representing the property owner, then the property owner must sign the last page. If the applicant is representing the property owner, then the property owner must be notified in writing with a copy of the letter provided to the City.

A link to the Planning Commission packet containing the staff report will be sent by email unless you request to the project planner that you want copies mailed to you.

II. PROPERTY INFORMATION:

- A. Address of proposal: (if vacant provide nearest street names) Willows Road
- B. King County Tax Parcel number(s): 222605-9027-09
- C. Describe improvements on property if any: Please see attached
- D. Attach a map of the site that includes adjacent street names.
- E. Current Zoning on the subject property: IL7
- F. Current land use designation and permitted density shown on the City's land use map. Zoning IL7 - Industrial

III. REQUEST INFORMATION AND REASONS:

A. Description of Request:

PLEASE see attached

B. Description of the specific reasons for making the request:

PLEASE see attached

C. Based on the above review consideration, explain why the request should be considered as part of the Comprehensive Plan Update process.

PLEASE see attached

IV. PROPERTY OWNER'S SIGNATURE OR SERVICE OF AFFIDAVIT:

- A. *If the applicant is the property owner, or is a legal representative of the property owner, then the property owner must sign below.*

ORIGINAL SIGNATURES ONLY/ NO COPIES

Name – sign:

Name – print:

Property owner or Legal Representative?

Date:

Address:

Telephone:

Diana J. Suzuki VP
Diana J. Suzuki, VP Finance & Admin
Legal Representative
6-17-2014
12950 Willows Rd NE
425-895-4337

- B. *If the applicant is neither the property owner nor a legal representative of the property owner, then the affected property owner must be notified as follows:*
1. Send or hand-deliver a copy of this completed application to all affected property owners (Exhibit A or Exhibit B); and
 2. Complete the attached Affidavit of Service that confirms that a copy of the completed application form has been provided to all property owners. Submit the Affidavit of Service along with Exhibit A and/or Exhibit B with the application form and fee.

Attachments:

- Affidavit of Service (OCD-06AB)
- Exhibit A for mailing document
- Exhibit B for hand delivering document
- Methods to Request Changes to Density Land Use Zoning Code Regs

June 16, 2014

Astronics Advanced Electronic Systems, Corp. Attachment 1

City of Kirkland Planning and Community Development

Application for 2014 Citizen amendment Land use requests to the comprehensive plan, zoning code and zoning map

II Property Information

C. Build a 130,000+ SF building with adequate parking for 600 – 700 employees on property currently owned and adjacent to the existing facility.

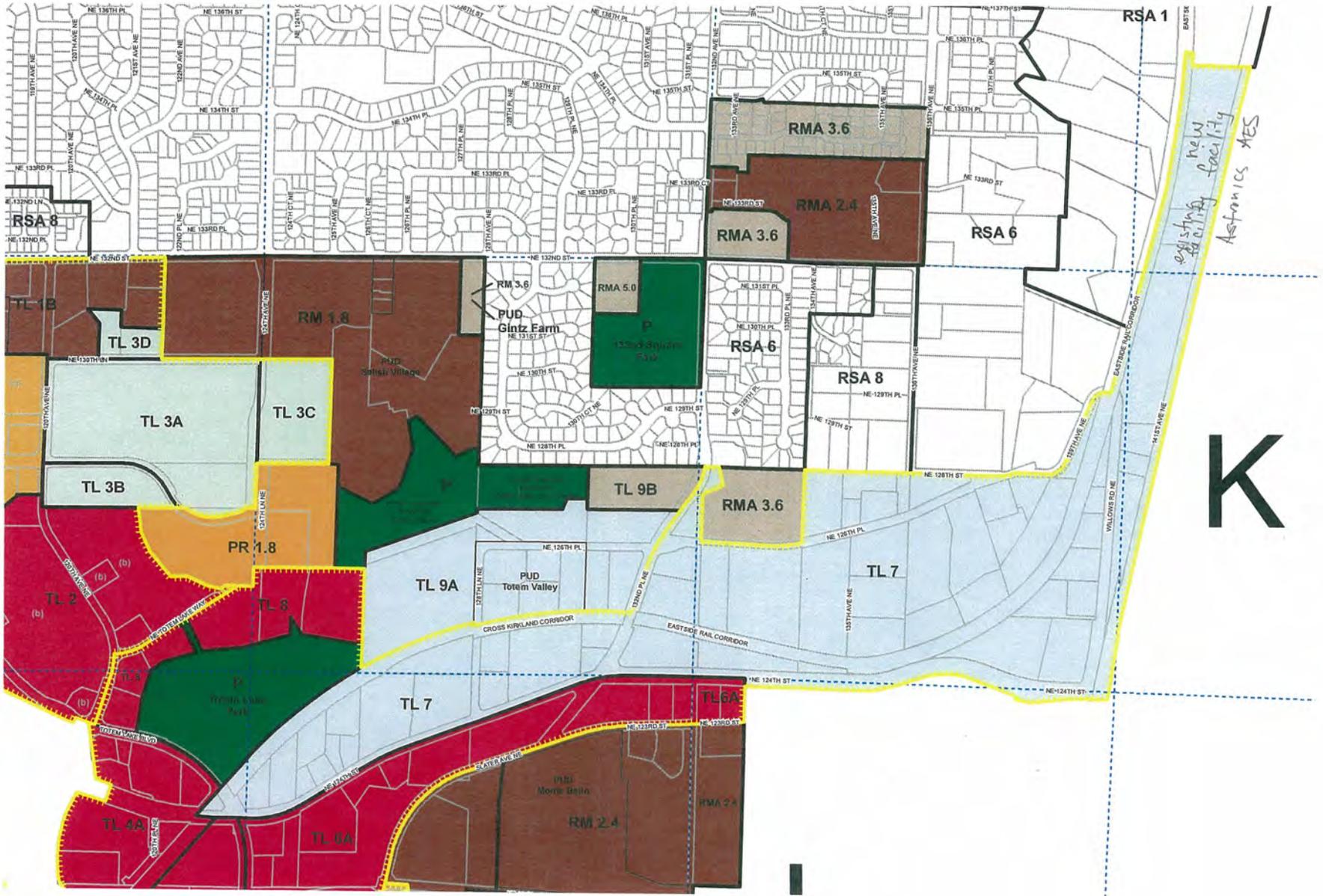
III. Request for Information and Reasons:

A. Description of the Request: In order to build the maximum size building on the existing vacant property and give AES the most options to manage cost of the new facility, AES requests the maximum building height be increased to 75 feet.

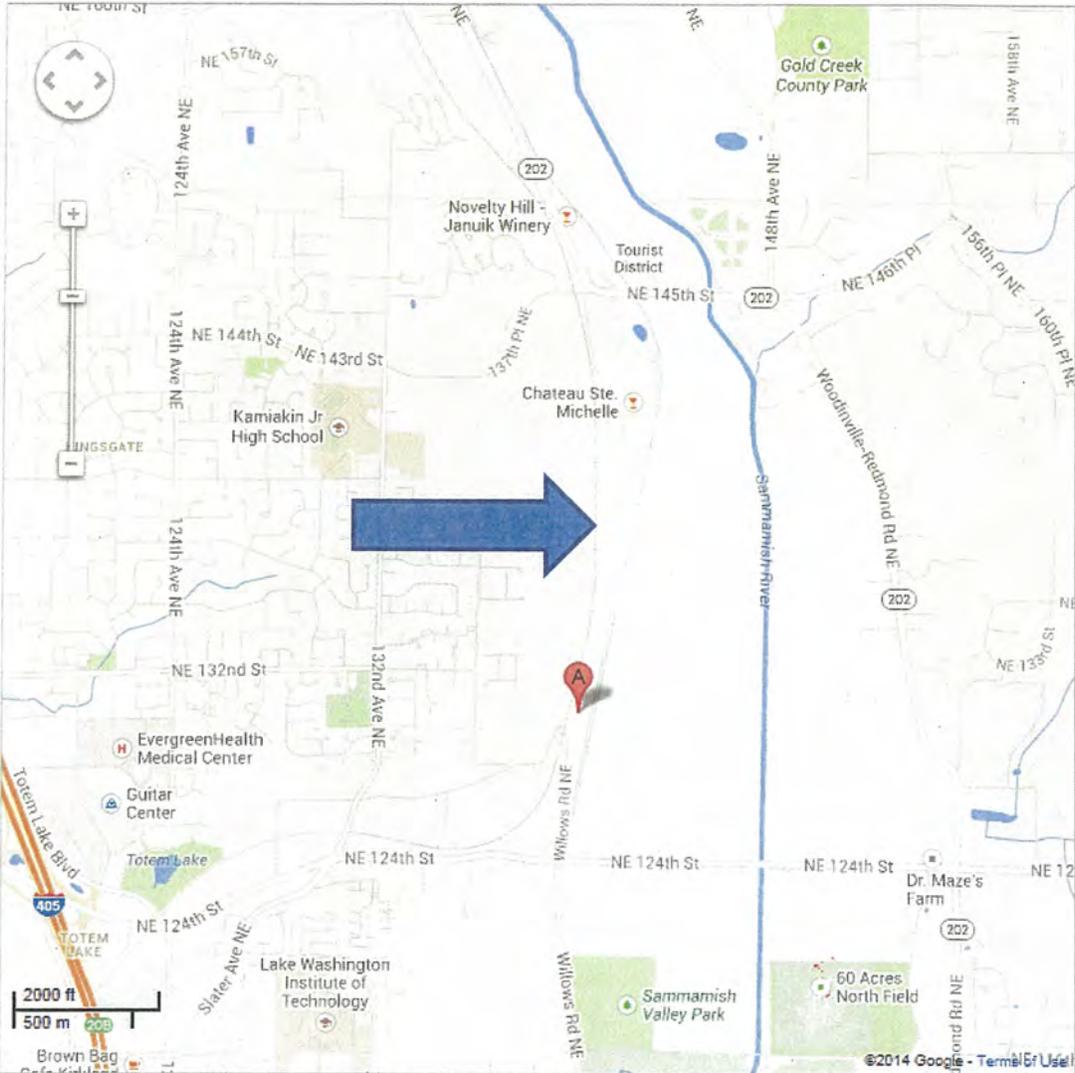
B. Description of the specific reasons for making the request: AES purchased the vacant property at the same time the existing building was purchased with the specific goal of expanding operations with a new building when the business increased to support the investment. AES moved into the current facility on 1/2/2013 and business has grown so rapidly we have been forced to lease 25,000 SF of office and lab space. This is in addition to space currently under lease (approximately 13,000 SF) to support storage of inventory, equipment and shipping of our products. Unfortunately the closest site we could find with appropriate office and lab space was in Redmond. To eliminate the leased space it is now time to start the permitting process and build a new building. Key benefits to building on the existing property are:

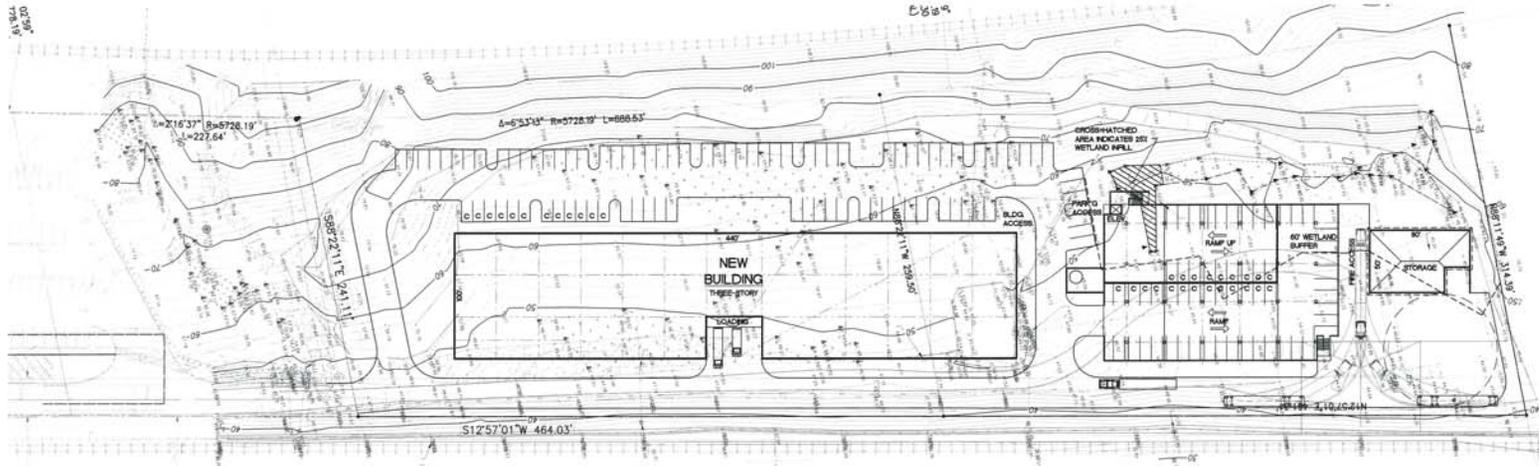
- Cost of leasing facilities is much more expensive than owning the buildings
- Eliminate commuting time lost between facilities
- Ease of direct employee contact by maintaining close proximity
- Reduce commuting pollution and cars on the roads
- Duplication of facility costs that comes with remote facilities
- AES products are FAA approved and can only be produced in approved facilities, therefore having our employees in closer proximity reduces the costs of supporting multiple facilities that would require FAA approvals and ongoing audits.
- The property is at the base of the Kingsgate slope with a large elevation change. The use of the average building height calculation will restrict the site's maximum building height.

C. The request to increase the maximum building height to 75 feet will give AES the most options to build the largest, most cost effective building and keep jobs in Kirkland.



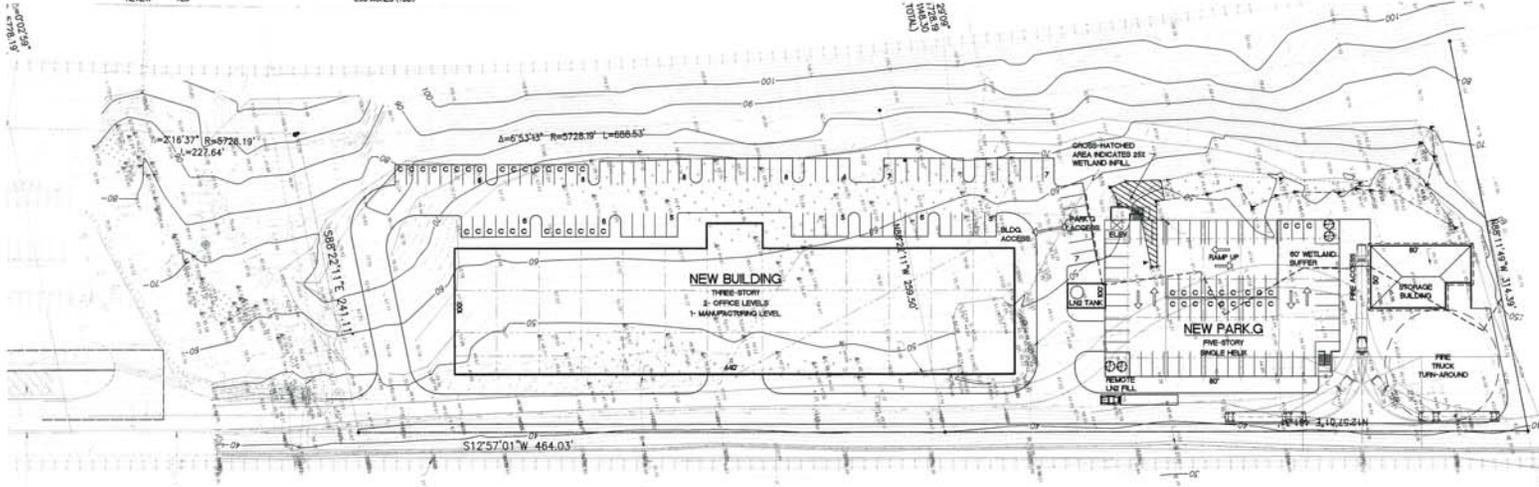
- Map displays location of Astronics AES, at 12950 Willows Road NE, Kirkland 98034 (A)
- Also displays vacant "North Lot" between 12950 Willows Road and the Chateau Ste. Michelle winery





ZONE: TL-7	SITE AREA: LOT 17 12.488 ACP	BUILDING AREA: FIRST 44,000 S.F.	PARKING PROPOSED: PL-1 10,965 S.F.	57 STALLS	REQUIRED PARKING: OFFICE / 300 QSP
MIR LOT SETBACKS: FRONT 10'	2.39 ACRES	SECOND 44,000 S.F.	PL-2 23,000 S.F.	65	18,500 / 300 = 284 STALL
LOT COVERAGE: 45% ABOVE AVG.	LOT 18 18,500 S.F.	THIRD 44,000 S.F.	PL-3 23,000 S.F.	65	MANUF. / 1,000 QSP
HEIGHT: BLDG ELEVATION CURRENTLY BEING 65' HEIGHT LIMIT	235 ACRES	TOTAL AREA 132,000 S.F.	PL-4 17,460 S.F.	47	44,000 / 1,000 = 44 STALLS
	TOTAL AREA 34,081 S.F.		TOTAL AREA 106,425 S.F.	299 STALLS	TOTAL PARKING REQD. 340
	ADJACENT WETLAND AREA 2,790 S.F.		SURFACE STALLS 74 STALLS		SUPPLUS STALLS 0
DESIGN REVIEW: YES	0.90 ACRES (780)		TOTAL PARKING STALLS 340 STALLS = 1 / 300 QSP		

1 SCHEMATIC SITE / BLDG. - LOWER LEVEL
1" = 40'



2 SCHEMATIC SITE / BLDG. PLAN - UPPER LEVEL
1" = 40'

ASTRONICS
CORPORATION

CRAFT
ARCHITECTS

2505 Third Avenue
Suite 324
Seattle, WA 98121
206.720.7000 phone
206.720.2848 fax
www.craftarchitects.com

ASTRONICS
North Building
12950 Willows Road
Kirkland, Washington

CONSULTANT

Submittals/Revisions

Sheet Title SCHEMATIC SITE PLAN

Date 05/23/14

Design

Drawn

Project No. 13-808

Approved

Building No.

Sheet No. **SS-4**

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RECEIVED

JUN 13 2014

AM PM
PLANNING DEPARTMENT
BY _____

CITY OF KIRKLAND
PLANNING AND COMMUNITY DEVELOPMENT
123 Fifth Avenue, Kirkland, WA 98033
www.kirklandwa.gov ~ 425.587.3225

APPLICATION FOR 2014 CITIZEN AMENDMENT LAND USE REQUESTS TO THE COMPREHENSIVE PLAN, ZONING CODE AND ZONING MAP

Directions: You may use this form or answer questions on separate pages.

I. CONTACT INFORMATION:

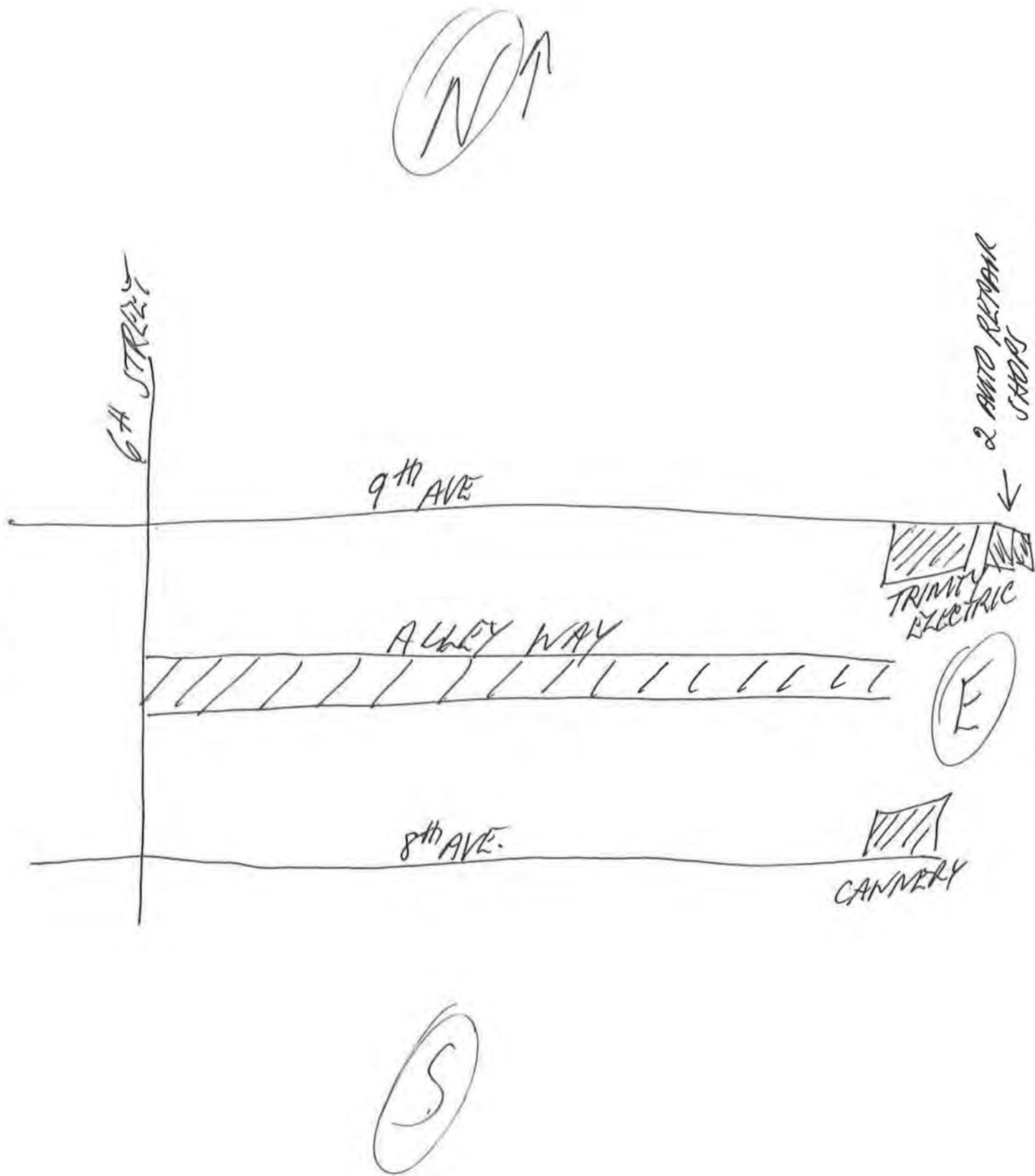
- A. Applicant Name: LYNN BOOTH
- B. Mailing Address: BOX 2218 KIRKLAND, WA 98083
- C. Telephone Number: 425-629-3397
- D. Email Address: LYNN.BOOOTH1@COMCAST.NET
- E. Property Owner Name (if different than applicant): _____
- F. Mailing Address: _____
- G. Telephone Number: _____
- H. Email Address: _____

Note: If the applicant is the property owner, or is representing the property owner, then the property owner must sign the last page. If the applicant is representing the property owner, then the property owner must be notified in writing with a copy of the letter provided to the City.

A link to the Planning Commission packet containing the staff report will be sent by email unless you request to the project planner that you want copies mailed to you.

II. PROPERTY INFORMATION:

- A. Address of proposal: (if vacant provide nearest street names) MARKIRK ALLEY EAST OFF 6TH STREET BETWEEN 8TH & 19TH AVENUES
- B. King County Tax Parcel number(s): _____
- C. Describe improvements on property if any: _____
- D. Attach a map of the site that includes adjacent street names.
- E. Current Zoning on the subject property: _____
- F. Current land use designation and permitted density shown on the City's land use map. _____



III. REQUEST INFORMATION AND REASONS:**A. Description of Request:**

RESTRICT USE TO RESIDENTS ON ALLEY, NO COMMERCIAL
AS HAVE ACCESS TO 8TH & 9TH AVENUES.

B. Description of the specific reasons for making the request:

WANT FROM TRAFFIC RESTRICTS OPENING WINDOWS IN SUMMER,
HEAVY COMMERCIAL TRAFFIC FROM BUSINESSES AT EAST END 2ND FLIGHT
ALLEY, AS NO REGULAR MAINTENANCE. BUSINESSES HAS ACCESS TO
STREETS, BUT DO NOT USE THIS.

C. Based on the above review consideration, explain why the request should be considered as part of the Comprehensive Plan Update process.

BOTH BUSINESSES AT EAST END OF ALLEY PARK UP FOR SALE (CANNERY ON 8TH AVE. AND TRINITY ELECTRIC ON 9TH AVENUE). I BELIEVE SAME OWNER OF TRINITY BUILDING ALSO OWNS THE TWO AUTO SHOPS ON EAST SIDE OF TRINITY, SO A POSSIBLE SALE COULD INCLUDE ALL FOUR ADJOINING BUILDINGS IN ORDER TO SET UP A LARGE BUSINESS, OFFICE OR APARTMENTS, SO BEST TIME TO DEAL WITH ALLEY IS NOW, BEFORE ANY SALE AND POTENTIAL HUGE INCREASE IN ALLEY TRAFFIC. ALSO, MANY VEHICLES COME INTO ALLEY OFF 6TH ST. & THEN HAVE TO LEAVE DOWN ALLEY AS THE TWO BUSINESSES (CANNERY & TRINITY) HAVE BLOCKED OFF ACCESS TO 8TH & 9TH AVENUES. ~~THE~~ 6TH STREET IS A HEAVILY USED SCHOOL ROUTE & THE ALLEY HAS CHILDREN, ELDERLY PEOPLE & PETS AND ONLY THE PEOPLE THAT NEED TO ACCESS THEIR GARAGES NEED TO USE THE ALLEY AS THE BUSINESSES HAVE EXITS TO 8TH & 9TH AVE., THOUGH THEY CHOOSE TO BLOCK THESE OFF. A SIGN AT THE 6TH ST. ENTRANCE WOULD ALSO HELP.

"RESIDENTS ONLY,
DEAD END"

OTHER ALLEY RESIDENTS ARE AWARE OF AND SUPPORT THIS.

IV. PROPERTY OWNER'S SIGNATURE OR SERVICE OF AFFIDAVIT:

- A. *If the applicant is the property owner, or is a legal representative of the property owner, then the property owner must sign below.*

ORIGINAL SIGNATURES ONLY/ NO COPIES

Name – sign: LBOTH
 Name – print: LYNN BOOTH
 Property owner or Legal Representative? OWNER
 Date: JUNE 12/14
 Address: 630 5TH AVENUE, KIRKLAND 98033
 Telephone: 425-629-3397

- B. *If the applicant is neither the property owner nor a legal representative of the property owner, then the affected property owner must be notified as follows:*
1. Send or hand-deliver a copy of this completed application to all affected property owners (Exhibit A or Exhibit B); and
 2. Complete the attached Affidavit of Service that confirms that a copy of the completed application form has been provided to all property owners. Submit the Affidavit of Service along with Exhibit A and/or Exhibit B with the application form and fee.

Attachments:

- Affidavit of Service (OCD-06AB)
- Exhibit A for mailing document
- Exhibit B for hand delivering document
- Methods to Request Changes to Density Land Use Zoning Code Regs



RECEIVED

JUN 13 2014

AM PM
PLANNING DEPARTMENT
BY _____

CITY OF KIRKLAND
PLANNING AND COMMUNITY DEVELOPMENT
123 Fifth Avenue, Kirkland, WA 98033
www.kirklandwa.gov ~ 425.587.3225

APPLICATION FOR 2014 CITIZEN AMENDMENT LAND USE REQUESTS TO THE COMPREHENSIVE PLAN, ZONING CODE AND ZONING MAP

Directions: You may use this form or answer questions on separate pages.

I. CONTACT INFORMATION:

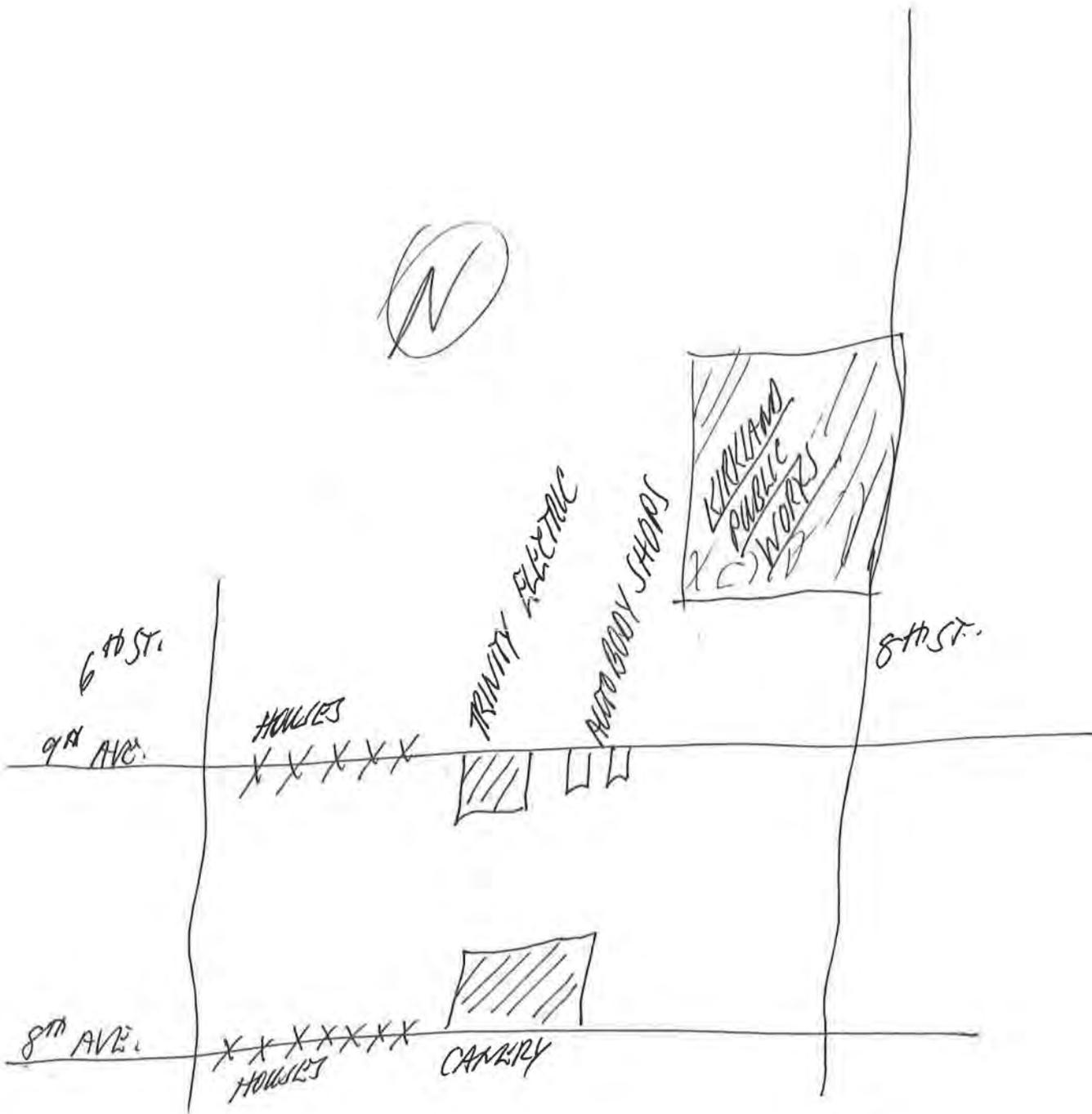
- A. Applicant Name: LYNN BOOTH
- B. Mailing Address: BOX 2218 KIRKLAND, WA, 98083
- C. Telephone Number: 425-629-3397
- D. Email Address: LYNN.BOOOTH1@COMCAST.NET
- E. Property Owner Name (if different than applicant): _____
- F. Mailing Address: _____
- G. Telephone Number: _____
- H. Email Address: _____

Note: If the applicant is the property owner, or is representing the property owner, then the property owner must sign the last page. If the applicant is representing the property owner, then the property owner must be notified in writing with a copy of the letter provided to the City.

A link to the Planning Commission packet containing the staff report will be sent by email unless you request to the project planner that you want copies mailed to you.

II. PROPERTY INFORMATION:

- A. Address of proposal (if vacant provide nearest street names): NORKIRK LIT BETWEEN 8th AND 9th AVENUES
- B. King County Tax Parcel number(s): _____
- C. Describe improvements on property if any: _____
- D. Attach a map of the site that includes adjacent street names.
- E. Current zoning on the subject property: _____
- F. Current land use designation and permitted density shown on the City's land use map. _____



III. REQUEST INFORMATION AND REASONS:

A. Description of Request:

PROVIDE A FUTURE BUFFER BETWEEN RESIDENTS ON 8TH AND 9TH AVENUES AND THE LIT ZONE USING OFFICES OR APARTMENTS

B. Description of the specific reasons for making the request:

THE PROPERTIES ON BOTH 8TH AND 9TH AVENUES IN THE NORKIRK LIT ZONE NEXT TO RESIDENTS HOUSES ARE UP FOR SALE AND IF DEVELOPED INTO OFFICES OR APARTMENTS COULD PROVIDE A BUFFER WHERE THERE IS NONE NOW.

C. Based on the above review consideration, explain why the request should be considered as part of the Comprehensive Plan Update process.

NO BUFFER NOW EXISTS BETWEEN THE RESIDENTS AND BUSINESSES IN THE NORKIRK LIT ZONE ON 8TH AND 9TH AVENUES. THE BUSINESSES IN THE LIT THAT ARE NEXT TO THE HOUSES (THE CANNERY ON 8TH AVENUE AND TRINITY ELECTRIC ON 9TH AVENUE) ARE NOW UP FOR SALE. I UNDERSTAND THE OWNER OF THE TRINITY BUILDING ALSO OWNS THE TWO AUTO BODY SHOPS ON THE EAST SIDE OF TRINITY, SO THESE MAY ALSO BE SOLD, AND WITH THE CANNERY + TRINITY BUILDING MAKE UP A VERY LARGE PIECE OF PROPERTY. OFFICES OR APARTMENTS OF UP TO 4 STORIES WOULD PROVIDE A BUFFER FOR BOTH RESIDENTS AND BUSINESS AND PROVIDE TWO THINGS KIRKLAND NEEDS, HOUSING AND OFFICE SPACE. THIS IS SUPPORTED BY THE NORKIRK ACTION COMMITTEE.

IV. PROPERTY OWNER'S SIGNATURE OR SERVICE OF AFFIDAVIT:

- A. *If the applicant is the property owner, or is a legal representative of the property owner, then the property owner must sign below.*

ORIGINAL SIGNATURES ONLY/ NO COPIES

Name – sign: LBooth
 Name – print: LYNN BOOTH
 Property owner or Legal Representative? OWNER
 Date: JUNE 12/14
 Address: 630 8th AVENUE KIRKLAND, WA 98033
 Telephone: 425-629-3397

- B. *If the applicant is neither the property owner nor a legal representative of the property owner, then the affected property owner must be notified as follows:*
1. Send or hand-deliver a copy of this completed application to all affected property owners (Exhibit A or Exhibit B); and
 2. Complete the attached Affidavit of Service that confirms that a copy of the completed application form has been provided to all property owners. Submit the Affidavit of Service along with Exhibit A and/or Exhibit B with the application form and fee.

Attachments:

- Affidavit of Service (OCD-06AB)
- Exhibit A for mailing document
- Exhibit B for hand delivering document
- Methods to Request Changes to Density Land Use Zoning Code Regs

Date	June 19, 2014
To:	City of Kirkland Planning and Community Development
From:	Chris Dammann 626 8 th Ave Kirkland, WA 98033 (425) 241-6329
Subject:	2014 Citizen Amendment requests related to Kirkland 2035 Comprehensive Plan Update, Land Use, Zoning Regulations and Zoning Map This request addresses the following topic: Change the zoning of current LIT portion west of 8 th street and north of 7 th avenue from Light Industrial to Residential over the long term.

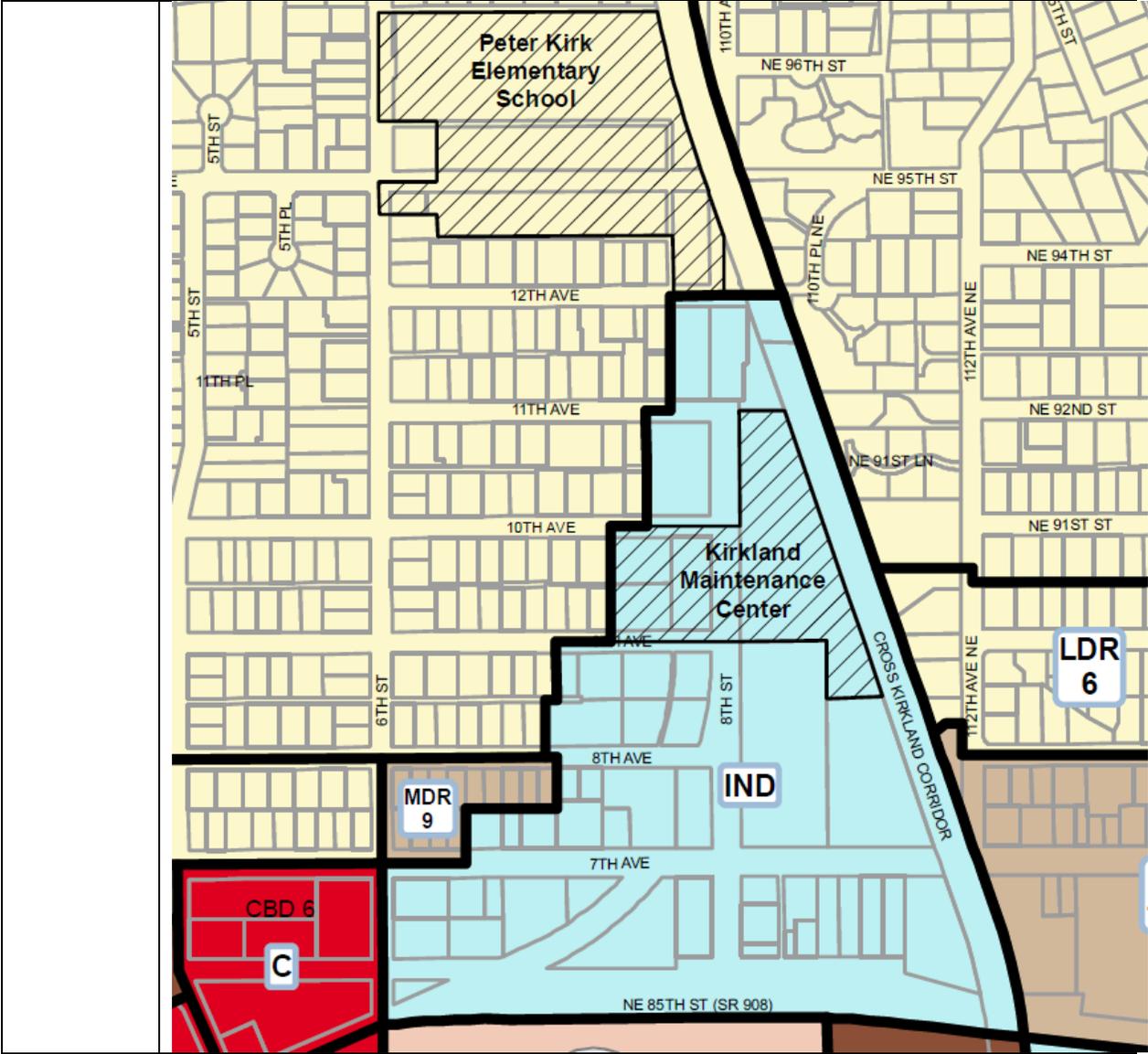
Considerations of this proposal for change in Zoning and Land Use	Proposal demonstrates a strong potential to serve the public interest by improving safety, traffic flow and preserving neighborhood character. <i>And</i> Conditions have changed since the current zoning was established
---	--

1. Contact Information

A. Applicant Name:	Chris Dammann
B. Mailing Address:	626 8 th Ave, Kirkland WA 98033
C. Telephone Number:	425-241-6329
D. Email Address:	chdamann@hotmail.com
E. Property Owner Name:	NA
F. Mailing Address:	
G. Telephone Number:	
H. Email Address:	

II. Property Information:

Address of Proposal:	Area west of 8 th street / west portion of the NorKirk LIT Zone						
King County Tax Parcel Numbers:	Parcel number	Taxpayer name	Parcel address	Jurisdiction	Zip code	Appraised value	Assessor's report
	3885805255	KIRKLAND CITY OF	915 8TH ST	KIRKLAND	98033		Report
	3885805275	KIRKLAND CITY OF	#Error	KIRKLAND			Report
	3885805500	KIRKLAND CITY OF	#Error	KIRKLAND			Report
	3885805530	MILLER RISHER LLC	815 8TH ST	KIRKLAND	98033	298300	Report
	3885805550	MILLER RISHER LLC	815 8TH ST	KIRKLAND	98033	894300	Report
	3885805570	CASADY COMMERCIAL BUILDING	723 9TH AVE	KIRKLAND	98033	1397000	Report
	3885805590	HAWES BRUCE M	639 9TH AVE	KIRKLAND	98033	675300	Report
	3885805610	BAHR ROLAND J+DARLENE J	635 9TH AVE	KIRKLAND	98033	393900	Report
	3885805760	TN 720 LLC	720 8TH AVE	KIRKLAND	98033	620900	Report
	3885805765	POUND THAD+GAIL	640 8TH AVE	KIRKLAND	98033	796100	Report
	3885807305	RFS INC	672 7TH AVE	KIRKLAND	98033	894700	Report
	3885807343	KIRKVIEW DEVELOPMENT LLC	#Error	KIRKLAND		407000	Report
	3885807345	GHAFGHAZI SHAHRAM	701 8TH AVE	KIRKLAND	98033	408000	Report
	3886901400	KAHN PROPERTIES LLC	715 8TH AVE	KIRKLAND	98033	1135700	Report
	3886903145	JESSEN FAMILY LIMITED LIABI	1005 8TH ST	KIRKLAND	98033	1133300	Report
	3886903405	KC HOUSING AUTHORITY	1129 8TH ST	KIRKLAND	98033		
Describe Improvements on Property if Any:	NA						



III. Request Information and Reasons:

<p>A. Description of requests:</p>	<p>Re-zoning of all parcels adjacent to 8th, 9th, 10th and 11th avenue from LIT to low density residential (see MAP1, in yellow). The area east of 8th street could remain LIT. Currently, the NorKirk LIT Zone sits right up against single family residences with no buffer.</p>
<p>B. Description of the specific reasons for making the request:</p>	<p>I suggest the re-zoning of all parcels adjacent to 8th, 9th, 10th and 11th avenue from LIT to low density residential (see MAP1). The area east of 8th street could remain LIT. This zoning would preserve the character of this Norkirk neighborhood which consists of single family homes. There are no multi-family homes on the 8th, 9th, 10th and 11th avenues. The LIT zone really intrudes into the residential area especially in the block between 8th and 9th avenue (see MAP). Those businesses use 8th and 9th avenue as access routes.</p>

	<p>By re-zoning, commercial traffic would be reduced especially on 8th and 9th avenues as this zoning would establish 8th street as the main access route for the businesses on 8th street. This would certainly improve the quality of life for the residents but more importantly it would dramatically improve the safety in this area.</p> <p>This re-zoning would also eliminate the need to install an adequate buffer between single family homes and industrial buildings. 8th street would provide a “natural” separation of residential and LIT zones.</p> <p>The Norkirk LIT zone is being referred to by many as “the ugly part of Kirkland”. Restoring the residential character of the area west of 8th street would make Norkirk and Kirkland more attractive. It also addresses the need for new housing close to downtown Kirkland. While low density will generate a limited amount of new units, those houses would have very high valuations that would benefit Kirkland through property and excise taxes. Further, there is a high demand for single family homes but almost no additional parcels are available. All new constructions close to downtown are multi-family homes or apartments.</p> <p>Several industrial buildings are for sale now, so this would be a good opportunity to implement a zone change.</p> <p>I want to add that an exception should be made for the Cannery on 8th avenue. To my knowledge all neighbors would support a plan for non-residential use if the historic character of the building would be preserved.</p>
<p>1. Based on the above review, consideration, explain why the request should be considered as part of the Comprehensive Plan Update process.</p>	<p>Overall this request would improve safety, make Kirkland more attractive, provide new housing and preserves the character of Norkirk.</p> <p>1-The Norkirk neighborhood has changed substantially since the initial zoning plan and LIT were established. Now the area surrounding the LIT is packed with single family homes. In fact, single family homes are directly adjacent to industrial buildings on 8th and 9th avenues.</p> <p>2-Traffic situation has to be addressed to ensure safety of residents and their children.</p> <p>3- Several industrial buildings are for sale now, so this would be a good opportunity to implement a zone change.</p> <p>4-This proposal affects the entire Norkirk neighborhood and addresses may goals that are outlined in the Comprehensive Plan for Kirkland.</p>



CITY OF KIRKLAND
PLANNING AND COMMUNITY DEVELOPMENT
 123 Fifth Avenue, Kirkland, WA 98033
www.kirklandwa.gov ~ 425.587.3225

**APPLICATION FOR 2014 CITIZEN AMENDMENT LAND USE REQUESTS TO THE
 COMPREHENSIVE PLAN, ZONING CODE AND ZONING MAP**

Directions: You may use this form or answer questions on separate pages.

I. CONTACT INFORMATION:

- A. Applicant Name: Susan McCarron .
- B. Mailing Address: 633 9th Avenue Kirkland, WA 98033 .
- C. Telephone Number: (425) 803-6964 .
- D. Email Address: slmccarron@mac.com .
- E. Property Owner Name (if different than applicant): same .
- F. Mailing Address: same .
- G. Telephone Number: same .
- H. Email Address: same .

Note: If the applicant is the property owner, or is representing the property owner, then the property owner must sign the last page. If the applicant is representing the property owner, then the property owner must be notified in writing with a copy of the letter provided to the City.

A link to the Planning Commission packet containing the staff report will be sent by email unless you request to the project planner that you want copies mailed to you.

II. PROPERTY INFORMATION:

- A. Address of proposal: (if vacant provide nearest street names) LIT South of 8th and 9th Avenue .
- B. King County Tax Parcel number(s): _____ .
- C. Describe improvements on property if any: none .
- D. Attach a map of the site that includes adjacent street names.
- E. Current Zoning on the subject property: LIT .
- F. Current land use designation and permitted density shown on the City's land use map. _____ .

III. REQUEST INFORMATION AND REASONS:

A. Description of Request:

See attached word document

B. Description of the specific reasons for making the request:

See attached word document

C. Based on the above review consideration, explain why the request should be considered as part of the Comprehensive Plan Update process.

IV. PROPERTY OWNER’S SIGNATURE OR SERVICE OF AFFIDAVIT:

A. If the applicant is the property owner, or is a legal representative of the property owner, then the property owner must sign below.

ORIGINAL SIGNATURES ONLY/ NO COPIES

Name – sign: _____

Name – print: _____

Property owner or Legal Representative? _____

Date: _____

Address: _____

Telephone: _____

B. If the applicant is neither the property owner nor a legal representative of the property owner, then the affected property owner must be notified as follows:

- 1. Send or hand-deliver a copy of this completed application to all affected property owners (Exhibit A or Exhibit B); and
- 2. Complete the attached Affidavit of Service that confirms that a copy of the completed application form has been provided to all property owners. Submit the Affidavit of Service along with Exhibit A and/or Exhibit B with the application form and fee.

Attachments:

- Affidavit of Service (OCD-06AB)
- Exhibit A for mailing document
- Exhibit B for hand delivering document
- Methods to Request Changes to Density Land Use Zoning Code Regs

Date	June 19, 2014
To:	City of Kirkland Planning and Community Development
From:	Susan McCarron 633 9 th Ave Kirkland, WA 98033 (425) 803-6964
Subject:	<p>2014 Citizen Amendment requests related to Kirkland 2035 Comprehensive Plan Update, Land Use, Zoning Regulations and Zoning Map</p> <p>As we move toward finalizing our 2035 strategy we need to consider the opportunity we have to further increase the “livability” and value of our Kirkland neighborhoods which feed the businesses in downtown Kirkland. To that end, we need to repurpose the light industrial sections of the 8th and 9th Avenues.</p> <p>Today, the NorKirk LIT Zone shares property lines with several residences with no buffer. As someone who shares a fence with one of the businesses for sale, the opportunity to act now is apparent.</p> <p>This request is to evolve the zoning of area to the South Side of 8th Ave and 9th Avenues from Light Industrial to Residential as the businesses come up for sale.</p>

Considerations of this proposal for change in Zoning and Land Use	<p>Proposal demonstrates a strong potential to serve the public interest <i>And</i> Conditions have changed since the property was given its current zoning</p>
---	---

1. Contact Information

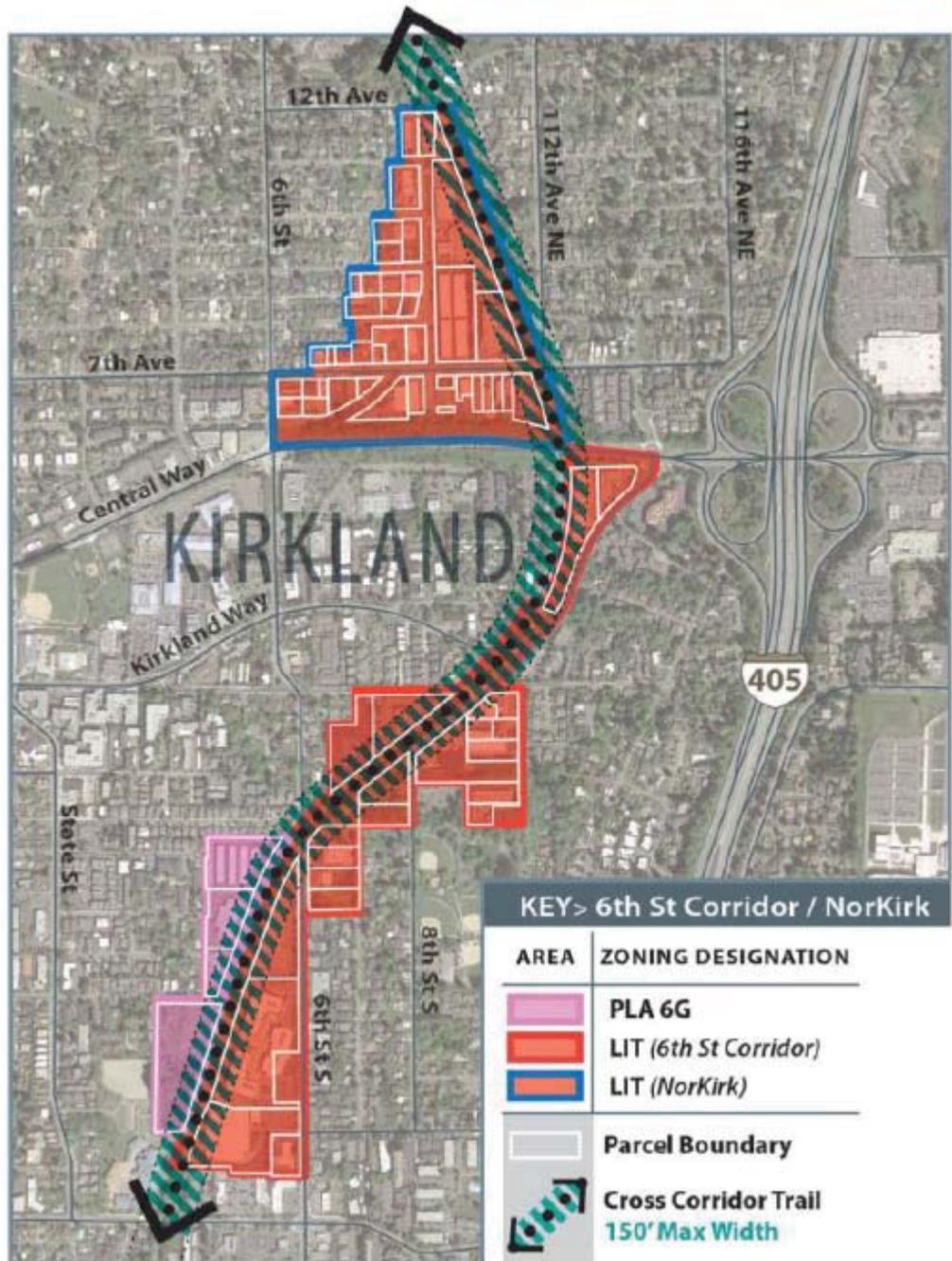
A. Applicant Name:	Susan McCarron
B. Mailing Address:	633 9 th Ave, Kirkland WA 98033
C. Telephone Number:	425-803-6964
D. Email Address:	slmccarron@mac.com
E. Property Owner Name:	Same as above
F. Mailing Address:	Same as above
G. Telephone Number:	Same as above
H. Email Address:	Same as above

II. Property Information:

Address of Proposal:	8 th Avenue and 9 th Avenue of the NorKirk LIT Zone
----------------------	---

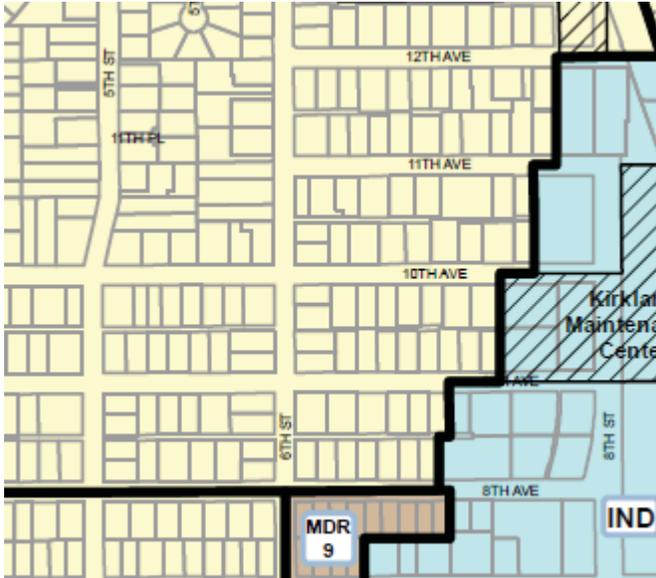
Attach a map of the site that includes adjacent street names:

Exhibit 9: Norkirk Context Map



Current zoning on the subject property:

Light Industrial

<p>Current land use designation and permitted density shown on the City's land use map</p>	<p>Light Industrial – see map snipped from the Kirkland's Land Use map</p> 
--	---

III. Request Information and Reasons:

<p>A. Description of requests:</p>	<p>As we move toward finalizing our 2035 strategy we need to consider the opportunity we have to further increase the “livability” and value of our Kirkland neighborhoods which feed the businesses in downtown Kirkland. To that end, we need to repurpose the light industrial sections of the 8th and 9th Avenues.</p> <p>Today, the NorKirk LIT Zone shares property lines with several residences with no buffer. As someone who shares a fence with one of the businesses for sale, the opportunity to act now is apparent.</p> <p>This request is to evolve the zoning of area to the South Side of 8th Ave and 9th Avenues from Light Industrial to Residential as the businesses come up for sale.</p>
<p>B. Description of the specific reasons for making the request:</p>	<ul style="list-style-type: none"> • Increase the residential base in an area with direct access and heavy utilization of the downtown businesses and resources. • Provide additional housing opportunities to not only increase the inventory needed near the downtown areas of Kirkland but potentially plan affordable housing options for folks who can't afford a single family home in the current environment. • Address current issues (parking, safety, neighborhood value) in the neighborhood. • A reply to one of my emails about the recent zoning concerns related to retail marijuana in LIT, Jay Arnold suggested we take a look at re-zoning the area based on his increased knowledge of this specific neighborhood and understanding of the neighborhood demographics and uses.

	<ul style="list-style-type: none"> • The timing is right with several of the key businesses making up the LIT being either for sale or being positioned for sale.
<p>C. Based on the above review, consideration, explain why the request should be considered as part of the Comprehensive Plan Update process.</p>	<p>With the recent activities of our NorKirk Action team, it is crystal clear we are very proud and passionate about our neighborhood and Kirkland as a whole.</p> <p>The upcoming transition of ownership of some of the major pieces of property immediately adjacent to the residences provides us a perfect window to rezone the LIT and grow the neighborhood to support all the great downtown businesses that are so easily accessible from our neighborhood. The shift of this area to residential will not only increase the strength of the community but also increase the number of Kirkland residences who keep our city vibrant and a destination spot for those who come from other areas to enjoy it.</p> <p>Let's extend the residential footprint so we can all benefit from additional, passionate Kirkland residents who can help us all continue to transform our city into 2035.</p>

Date	June 16, 2014
To:	City of Kirkland Planning and Community Development
From:	Christy Reichhelm 638 8 th Ave Kirkland, WA 98033 (425) 307-1862
Subject:	<p>2014 Citizen Amendment requests related to Kirkland 2035 Comprehensive Plan Update, Land Use, Zoning Regulations and Zoning Map</p> <p>It is time to re-think and move the light industrial sections of the 8th and 9th Avenues, to better meet the neighborhood needs and market conditions.</p> <p>The NorKirk LIT Zone sits right up against single family residences with no buffer. Several properties in the LIT Zone are coming up for sale and it is a perfect time to rethink the zoning and land use of this area for the betterment of our Neighborhood and Kirkland.</p> <p>This Citizen Amendment includes the following requests:</p> <ol style="list-style-type: none"> 1. Evolve the zoning of 8th Ave as well as the south side of 9th from Light Industrial to Residential over the long term 2. Restrict the use of the Alley, between 8th Ave and 9th Ave, , from 6th street to the east end of the alley, to residential use only
Attachments:	Citizen Amendment form also filled in, attached and Signed

Considerations of this proposal for change in Zoning and Land Use	Proposal demonstrates a strong potential to serve the public interest <i>And</i> Conditions have changes since the property was given its current zoning
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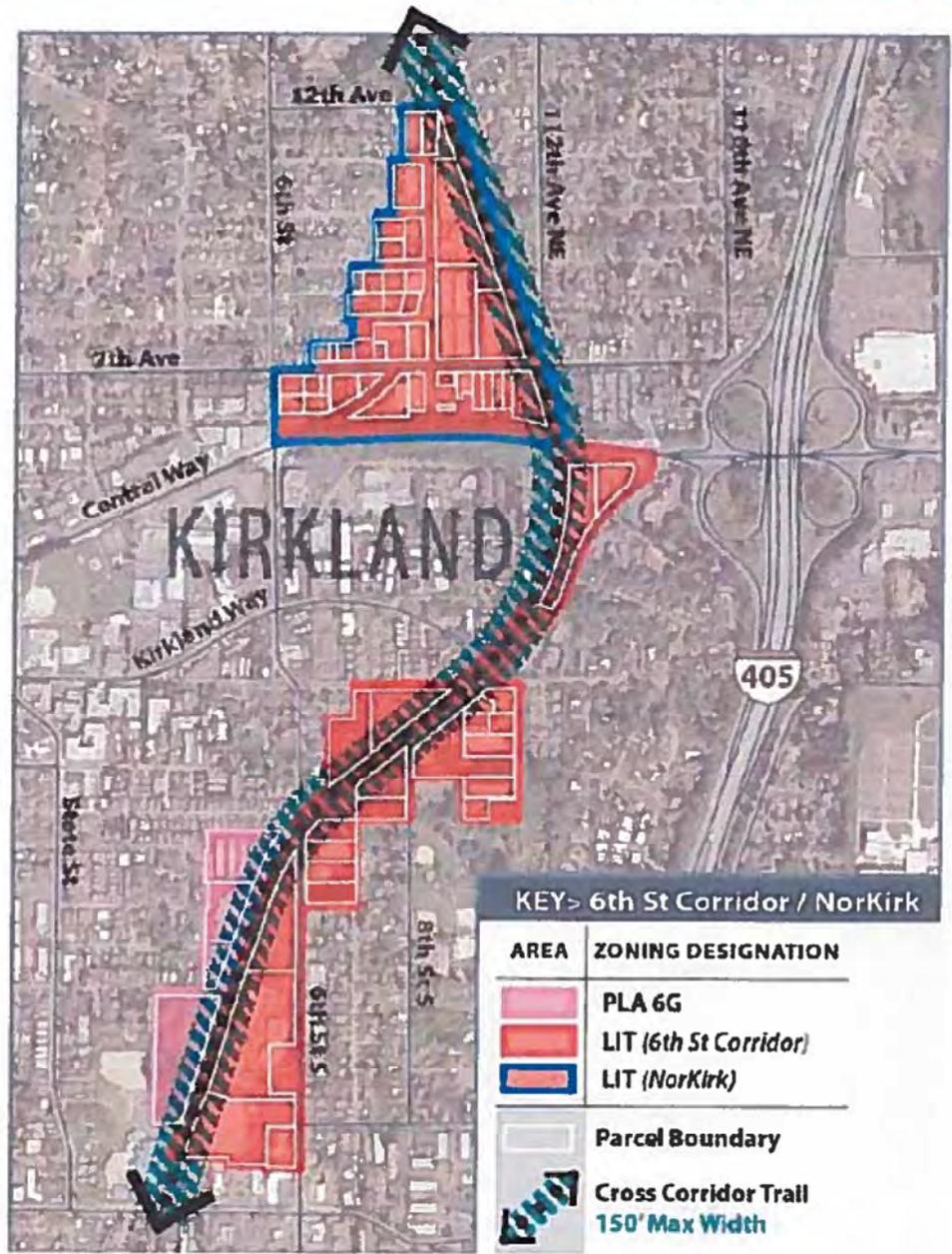
1. Contact Information

A. Applicant Name:	Christy Reichhelm
B. Mailing Address:	638 8 th Ave, Kirkland WA 98033
C. Telephone Number:	425-307-1862
D. Email Address:	ChristyRei@Hotmail.com
E. Property Owner Name:	Same as above
F. Mailing Address:	Same as above
G. Telephone Number:	Same as above
H. Email Address:	Same as above

II. Property Information:

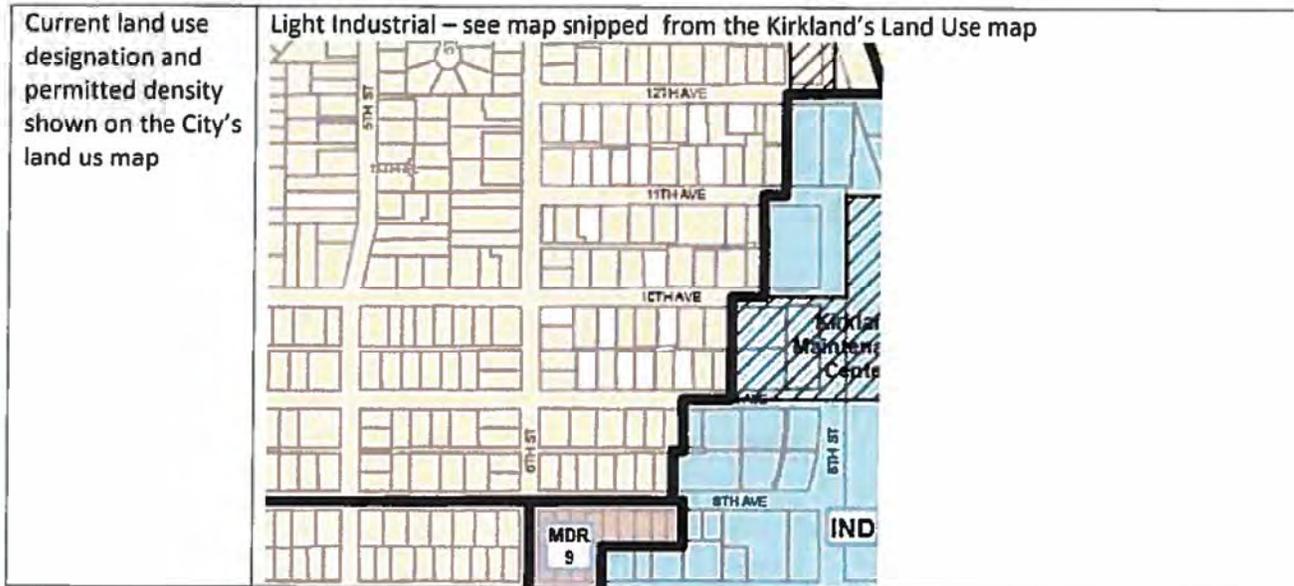
Attach a map of the site that includes adjacent street names:

Exhibit 9: Norkirk Context Map



Current zoning on the subject property:

Light Industrial



III. Request Information and Reasons:

<p>A. Description of requests:</p>	<p>It is time to re-think and move the light industrial sections of the 8th and 9th Avenues, to better meet the neighborhood needs and market conditions.</p> <p>The NorKirk LIT Zone sits right up against single family residences with no buffer. Several properties in the LIT Zone are coming up for sale and it is a perfect time to rethink the zoning and land use of this area for the betterment of our Neighborhood and Kirkland.</p> <p>This request includes following requests:</p> <ol style="list-style-type: none"> 1. Evolve the zoning of 8th Ave as well as the south side of 9th from Light Industrial to Residential over the long term 2. Restrict the use of the Alley, between 8th Ave and 9th Ave, , from 6th street to the east end of the alley, to residential use only
<p>B. Description of the specific reasons for making the request:</p>	<ul style="list-style-type: none"> • Harmonize the neighborhood and its uses • Keep up with the housing inventory needed near the downtown areas of Kirkland • Address current issues in the neighborhood along with uncertainty for residential neighbors when LIT Zone properties go up for sale • Both Dave Asher and Jay Arnold have suggested to our NorKirk Action team, that we start looking at re-zoning based on all of the learning we did through the zoning amendments for Marijuana Retail.

<p>C. Based on the above review, consideration, explain why the request should be considered as part of the Comprehensive Plan Update process.</p>	<p>With the power of our neighborhood, my neighbors and I have been very involved with our NorKirk neighborhood and our action team as we have gotten together to share our feedback and neighborhood desires in terms of the proposed marijuana retail in our NorKirk LIT Zone.</p> <p>Through our work together we have discovered that our neighborhood and our infrastructure do not always offer the support needed for the types of LIT Businesses currently outlined in the Zoning. Based on this and all of the learning that has come out of this great group of residents who have all invested in making this a better neighborhood, it is time to investigate better land uses that capitalizes on the existing infrastructure and neighborhood.</p> <p>Based on quite a few of the industrial properties coming up for sale, including the Cannery, which we would hate to lose, it is time to look at better alternatives for the neighborhood, not only for the long term, but also the short term.</p>
--	--

**IV. PROPERTY OWNER'S SIGNATURE
OR SERVICE OF AFFIDAVIT:**



Christy Reichhelm
Property Owner of: 638 8th Ave, Kirkland WA
98033
Phone (425) 307-1862
Email: ChristyRei@hotmail.com

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CITY OF KIRKLAND
PLANNING AND COMMUNITY DEVELOPMENT
123 Fifth Avenue, Kirkland, WA 98033
425.587.3225 ~ www.kirklandwa.gov

MEMORANDUM

Date: April 16, 2014

To: Interested Parties

From: Planning Department

Subject: 2014 CITIZEN AMENDMENT REQUESTS RELATED TO KIRKLAND 2035 COMPREHENSIVE PLAN UPDATE, LAND USE, ZONING REGULATIONS AND ZONING MAP

With the review of the Kirkland 2035 Comprehensive Plan update, the City will be considering changes to its existing Plan goals and policies, land use and/or related zoning. The Department of Planning and Community Development is accepting applications as part of the Plan Update for an individual wanting to change the Comprehensive Plan, Zoning Map or zoning regulations pertaining to a specific property.

For information about the 2035 Comprehensive Plan update process visit

<http://www.kirklandwa.gov/Community/Kirkland2035.htm>

I. HOW TO APPLY AND WHAT IS THE DEADLINE FOR SUBMITTING A REQUEST?

If you would like to submit a Citizen Amendment Request, please read the following information.

Application request forms need to be submitted no later than **5:00 p.m. on Friday June 20, 2014** to

Angela Ruggeri at the Kirkland Department of Planning and Community Development at 123 5th Avenue, Kirkland WA 98003 or by email at aruggeri@kirklandwa.gov. For questions or more information, contact Angela Ruggeri by email or at 425-587-3256. There is no fee for the request.

II. WHO MAY PROPOSE AN AMENDMENT?

Any individual, property owner, neighborhood organization, or other group may propose to amend the

Comprehensive Plan, Zoning Map or development regulations pertaining to a specific property.

If the

property owner or property owner's representative is not making the request, then the property owner

must be notified of the request in writing (see attached Affidavit of Service).

III. WHAT IS AN APPROPRIATE AMENDMENT REQUEST PROPOSAL?

A citizen may request to amend the Comprehensive Plan, Zoning Map or Zoning Code for a site specific

property. A request that involves a significant major policy change in a neighborhood may be deferred

to a future update to the applicable neighborhood plan or Comprehensive Plan update.

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IV. WHAT WILL BE THE REVIEW PROCESS TO CONSIDER AMENDMENT REQUESTS?

The table below describes the general review process the City will use to decide which requests will be

included for further study as part of the Comprehensive Plan Update. Please note that time frame is

subject to change:

Deadline and Review Process Time Frame

Deadline for submittal of citizen amendment requests June 20, 2014

Planning Commission will make recommendation on which requests to study and then City Council will make final decision

July-August 2014

Planning Commission will study citizen amendment requests Sept-Dec 2014

Planning Commission will hold public hearing on the requests as part of Draft Plan and then make recommendation to the City Council

Jan 2015

Preparation of Environmental Impact Statement including the requests Aug 2014-May 2015

City Council will make final decision on requests as part of adoption of the Plan Update

July 2015

The staff report in the Planning Commission packet for each meeting can be viewed at

http://www.kirklandwa.gov/depart/planning/Planning_Commission.htm.

V. WHAT CONSIDERATIONS WILL BE USED TO REVIEW THE CITIZEN AMENDMENT REQUESTS?

The City will consider the following in evaluating whether to study the request as part of the Plan

Update:

- The City has the resources, including staff and budget, necessary to review the proposal; and

- One or more of the following:

- Proposal corrects an inconsistency within or makes a clarification to a provision of the Comprehensive Plan; or

- **Proposal demonstrates a strong potential to serve the public interest by implementing**

- specifically identified goals and policies of the Comprehensive Plan; or**

- Proposal shows a substantial relation to public health, safety, or welfare; or

- **Conditions have substantially changed since the property was given its current zoning.**

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CITY OF KIRKLAND

PLANNING AND COMMUNITY DEVELOPMENT

123 Fifth Avenue, Kirkland, WA 98033

www.kirklandwa.gov ~ 425.587.3225

APPLICATION FOR 2014 CITIZEN AMENDMENT LAND USE REQUESTS TO THE COMPREHENSIVE PLAN, ZONING CODE AND ZONING MAP

Directions: You may use this form or answer questions on separate pages.

I. CONTACT INFORMATION:

A. Applicant Name: Christy Reichhelm

- B. Mailing Address: 638 8th Ave. Kirkland WA 98033
 C. Telephone Number: (425) 307-1862.
 D. Email Address: ChristyRei@Hotmail.com
 E. Property Owner Name (if different than applicant): Same as above
 F. Mailing Address: Same as above
 G. Telephone Number: Same as above
 H. Email Address: Same as above

Note: If the applicant is the property owner, or is representing the property owner, then the property owner must sign the last page. If the applicant is representing the property owner, then the property owner must be notified in writing with a copy of the letter provided to the City. A link to the Planning Commission packet containing the staff report will be sent by email unless you request to the project planner that you want copies mailed to you.

II. PROPERTY INFORMATION:

- A. Address of proposal: (if vacant provide nearest street names) 8th Avenue and 9th Avenue of the NorKirk LIT Zone
 B. King County Tax Parcel number(s): See attached parcel map snipped from King County website
 C. Describe improvements on property if any:
 D. Attach a map of the site that includes adjacent street names. See attached map snip
 E. Current Zoning on the subject property: LIT.
 F. Current land use designation and permitted density shown on the City's land use map. See attached Map

Page 4 of 5

III. REQUEST INFORMATION AND REASONS:

- A. Description of Request:

It is time to re-think and move the light industrial sections of the 8th and 9th Avenues, to better meet the neighborhood needs and market conditions.

The NorKirk LIT Zone sits right up against single family residences with no buffer. Several properties in the LIT Zone are coming up for sale and it is a perfect time to rethink the zoning and land use of this area for the betterment of our Neighborhood and Kirkland.

This Citizen Amendment Form includes the following requests:

3. Evolve the zoning of 8th Ave as well as the south side of 9th from Light Industrial to Residential over the long term
 4. Restrict the use of the Alley, between 8th Ave and 9th Ave, , from 6th street to the east end of the alley, to residential use only
- B. Description of the specific reasons for making the request:
- Harmonize the neighborhood and its uses
 - Keep up with the housing inventory needed near the downtown areas of Kirkland
 - Address current issues in the neighborhood along with uncertainty for residential neighbors when LIT Zone properties go up for sale

- Both Dave Asher and Jay Arnold have suggested to our NorKirk Action team, that we start looking at re-zoning based on all of the learning we did through the zoning amendments for Marijuana Retail.

C. Based on the above review consideration, explain why the request should be considered as part of the Comprehensive Plan Update process.

With the power of our neighborhood, my neighbors and I have been very involved with our NorKirk neighborhood and our action team as we have gotten together to share our feedback and neighborhood desires in terms of the proposed marijuana retail in our NorKirk LIT Zone.

Through our work together we have discovered that our neighborhood and our infrastructure do not always offer the support needed for the types of LIT Businesses currently outlined in the Zoning. Based on this and all of the learning that has come out of this great group of residents who have all invested in making this a better neighborhood, it is time to investigate better land uses that capitalizes on the existing infrastructure and neighborhood.

Based on quite a few of the industrial properties coming up for sale, including the Cannery, which we would hate to lose, it is time to look at better alternatives for the neighborhood, not only for the long term, but also the short term.

IV. PROPERTY OWNER'S SIGNATURE OR SERVICE OF AFFIDAVIT:

A. If the applicant is the property owner, or is a legal representative of the property owner, then the property owner must sign below.

ORIGINAL SIGNATURES ONLY/ NO COPIES

Name – sign: _____

Name – print: Christy Reichhelm

Property owner or Legal Representative? Property Owner of 638 8th Ave, Kirkland WA 98033

Date: June 18, 2014

Address: 638 8th Ave, Kirkland, WA 98033

Telephone: (425) 307-1862

Cover Paper

This document contains “Application for 2014 Citizen Amendment Land Use Requests to the Comprehensive Plan, Zoning Code and Zoning Map”

Submitted from:

Xu Zhou & Jie Zhou
645 8th Ave
Kirkland, WA 98033
Phone (602) 6147417

Signatures:

Two handwritten signatures in black ink, one above the other, appearing to be 'X Zhou' and 'J Zhou'.

Subject: Land use of the Norkirk LIT on 8th and 9th Ave

Request: Re-zone and evolve the Norkirk LIT on 8th and 9th Ave to Residential

Merits: Public interest, community growth, and city development

Date: June 19, 2014

APPLICATION FOR 2014 CITIZEN AMENDMENT LAND USE REQUESTS TO THE COMPREHENSIVE PLAN, ZONING CODE AND ZONING MAP

I. Contact Information:

A. Applicant Name:	Xu Zhou & Jie Zhou
B. Mailing Address:	645 8 th Ave, Kirkland WA 98033
C. Telephone Number:	602-614-7417
D. Email Address:	Jiezh2003@yahoo.com
E. Property Owner Name:	Same as above
F. Mailing Address:	Same as above
G. Telephone Number:	Same as above
H. Email Address:	Same as above

II. Property Information:

Address of Proposal:	Norkirk LIT Zone at 8 th and 9 th Ave
King County Tax Parcel Numbers:	Please see the Tax Parcels highlighted below. Also see high resolution picture in Attachment 1.

<p>Describe Improvements on Property if Any:</p>	<p>None</p>												
<p>Attach a map of the site that includes adjacent street names:</p>	<p>KEY > 6th St Corridor / NorKirk</p> <table border="1"> <thead> <tr> <th>AREA</th> <th>ZONING DESIGNATION</th> </tr> </thead> <tbody> <tr> <td></td> <td>PLA 6G</td> </tr> <tr> <td></td> <td>LIT (6th St Corridor)</td> </tr> <tr> <td></td> <td>LIT (NorKirk)</td> </tr> <tr> <td></td> <td>Parcel Boundary</td> </tr> <tr> <td></td> <td>Cross Corridor Trail 150' Max Width</td> </tr> </tbody> </table>	AREA	ZONING DESIGNATION		PLA 6G		LIT (6th St Corridor)		LIT (NorKirk)		Parcel Boundary		Cross Corridor Trail 150' Max Width
AREA	ZONING DESIGNATION												
	PLA 6G												
	LIT (6th St Corridor)												
	LIT (NorKirk)												
	Parcel Boundary												
	Cross Corridor Trail 150' Max Width												
<p>Current zoning on the subject property:</p>	<p>Light Industrial</p>												
<p>Current land use designation and permitted density shown on the City's land use map</p>	<p>Light Industrial</p>												

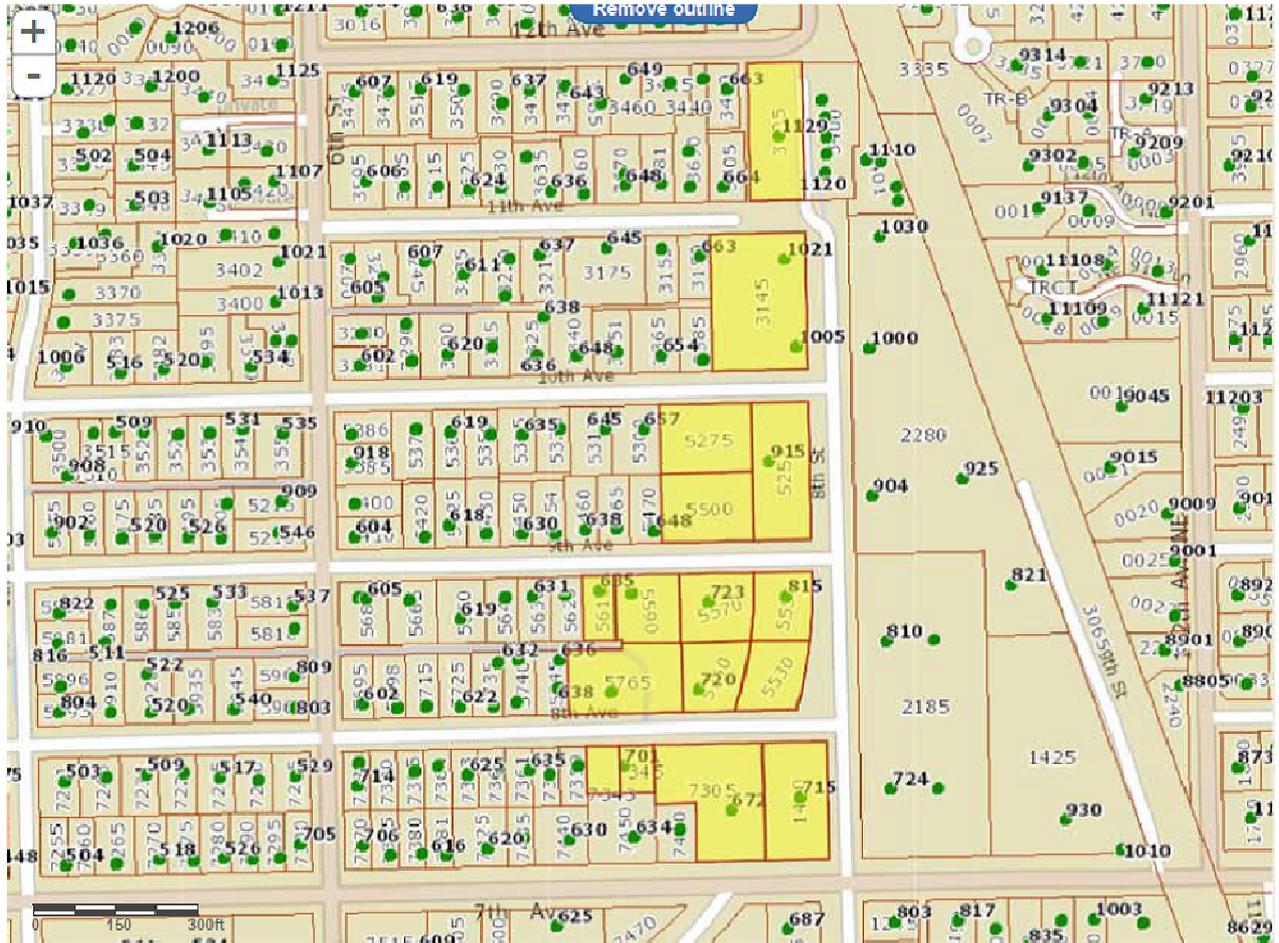
III. Request Information and Reasons:

A. Description of requests:	Re-zone and evolve the Norkirk LIT on 8th and 9th Ave to Residential
B. Description of the specific reasons for making the request:	<ul style="list-style-type: none"> • Better meet the neighborhood’s needs - the NorKirk LIT Zone sits right up against single family residences with no buffer • The LIT infrastructure does not support the needs for the growth of LIT Businesses currently outlined in the Zoning • The proposed change increases the housing inventory needed near the downtown areas of Kirkland • Build a more compatible neighborhood, and serve the purpose of better land use.
C. Based on the above review, consideration, explain why the request should be considered as part of the Comprehensive Plan Update process.	This proposal is on the land use of a quite large area. The idea comes from a group of neighbors on the 8 th and 9 th Ave. The impact will span all the neighbors on the two streets and beyond. The proposed change will affect downtown Kirkland by increasing housing inventory near the downtown areas of Kirkland, which is needed greatly.

IV. Property Owner’s Signatures or Service of Affidavit

Not Applicable.

Attachment 1





CITY OF KIRKLAND
PLANNING AND COMMUNITY DEVELOPMENT
 123 Fifth Avenue, Kirkland, WA 98033
www.kirklandwa.gov ~ 425.587.3225

**APPLICATION FOR 2014 CITIZEN AMENDMENT LAND USE REQUESTS TO THE
 COMPREHENSIVE PLAN, ZONING CODE AND ZONING MAP**

Directions: You may use this form or answer questions on separate pages.

I. CONTACT INFORMATION:

- A. Applicant Name: KYLIE HANSEN & KRIS VANDENBERGE .
- B. Mailing Address: 631 9TH AVENUE, KIRKLAND WA 98033 .
- C. Telephone Number: 206-979-8128 / 206-412-7479 .
- D. Email Address: KYLIE@MSN.COM & KJV@OUTLOOK.COM .
- E. Property Owner Name (if different than applicant): _____ .
- F. Mailing Address: _____ .
- G. Telephone Number: _____ .
- H. Email Address: _____ .

Note: If the applicant is the property owner, or is representing the property owner, then the property owner must sign the last page. If the applicant is representing the property owner, then the property owner must be notified in writing with a copy of the letter provided to the City.

A link to the Planning Commission packet containing the staff report will be sent by email unless you request to the project planner that you want copies mailed to you.

II. PROPERTY INFORMATION:

- A. Address of proposal: (if vacant provide nearest street names) _____ .
- B. King County Tax Parcel number(s): _____ .
- C. Describe improvements on property if any: _____ .
 _____ .
- D. Attach a map of the site that includes adjacent street names.
- E. Current Zoning on the subject property: _____ .
- F. Current land use designation and permitted density shown on the City's land use map. _____ .
 _____ .

III. REQUEST INFORMATION AND REASONS:

A. Description of Request:

B. Description of the specific reasons for making the request:

C. Based on the above review consideration, explain why the request should be considered as part of the Comprehensive Plan Update process.

IV. PROPERTY OWNER'S SIGNATURE OR SERVICE OF AFFIDAVIT:

- A. *If the applicant is the property owner, or is a legal representative of the property owner, then the property owner must sign below.*

ORIGINAL SIGNATURES ONLY/ NO COPIES

Name – sign: Kylie A. Hansen

Name – print: KYLIE A. HANSEN

Property owner or Legal Representative? yes

Date: JUNE 20, 2014

Address: 631 9TH AVENUE, KIRKLAND WA 98033

Telephone: 206-979-8128

- B. *If the applicant is neither the property owner nor a legal representative of the property owner, then the affected property owner must be notified as follows:*

1. Send or hand-deliver a copy of this completed application to all affected property owners (Exhibit A or Exhibit B); and
2. Complete the attached Affidavit of Service that confirms that a copy of the completed application form has been provided to all property owners. Submit the Affidavit of Service along with Exhibit A and/or Exhibit B with the application form and fee.

Attachments:

- Affidavit of Service (OCD-06AB)
- Exhibit A for mailing document
- Exhibit B for hand delivering document
- Methods to Request Changes to Density Land Use Zoning Code Regs

II PROPERTY INFORMATION:

- A) Address of proposal:** Norkirk & Everest Neighborhood LIT, City of Kirkland WA
- E) Current Zoning on the subject property:** Light Industrial and Technology (**LIT**)
- F) Current Land Use designation:** Industrial

III REQUEST INFORMATION AND REASONS:

- A) Description of Request:** Preserve current LIT zoning that excludes residential and retail commercial business and ADD low-density residential work loft as a permissible use within the LIT zone.
- B) Description of the specific reasons for making the request:** To maintain the character and integrity of the LIT zone as a vital and beneficial economic area within the Norkirk and Everest communities and strengthen the link to our adjoining residential neighborhood(s) by allowing low-density residential single family work lofts.
- C) Explanation:** One of the fundamental characteristics of the Norkirk and Everest neighborhoods is the interdependence and relationship between the small industrial and technology businesses and the residents of the surrounding neighborhoods. It is part of what makes these pockets of industry a viable and valuable part of our community, with many of the business owners living in the surrounding homes close to their businesses. Because these businesses create vitality and activity during the 8 am to 5 pm workday yet peace and tranquility during the non-work hours and weekends when most are closed. The designation of Light Industrial and Technology is very complimentary to the interwoven blocks of residential with their insular family dynamic that currently exists.

A growing concern for many residents is the vehicle and commercial truck traffic that these businesses currently generate (on primarily residential streets, even on 8th Avenue where it's prohibited), and what this will look like in the future from the standpoint of safety and also available parking. To better control the potential escalation in traffic volume---and in conjunction with supporting the current and future growth of business and industry---we are proposing the introduction of live/work properties that could help create a vibrant and dynamic synergy between all the citizens, both business and residential.

By EXCLUDING heavy retail and commercial business from the LIT, we will help mitigate increased traffic and by INCLUDING some live/work lofts we envision enhanced relationships between LIT businesses and the residents, companies and individuals. Ideally, this change will ultimately create a community that is rich with artists and craftspeople who can practice their craft and have a vested interest in both the tranquility of the neighborhood and the vitality of commerce. Our 2035 vision for the Norkirk Neighborhood's LIT zone is as a perfect haven for start-ups, artists, artisans, professionals and small manufacturers.



CITY OF KIRKLAND
PLANNING AND COMMUNITY DEVELOPMENT
 123 Fifth Avenue, Kirkland, WA 98033
www.kirklandwa.gov ~ 425.587.3225

**APPLICATION FOR 2014 CITIZEN AMENDMENT LAND USE REQUESTS TO THE
 COMPREHENSIVE PLAN, ZONING CODE AND ZONING MAP**

Directions: You may use this form or answer questions on separate pages.

I. CONTACT INFORMATION:

- A. Applicant Name: ROBERT HENDSCH
- B. Mailing Address: 642 9th AVE
- C. Telephone Number: 425-761-7676
- D. Email Address: robt_h@hotmail.com
- E. Property Owner Name (if different than applicant): _____
- F. Mailing Address: Same
- G. Telephone Number: Same
- H. Email Address: robt_h@hotmail.com

Note: If the applicant is the property owner, or is representing the property owner, then the property owner must sign the last page. If the applicant is representing the property owner, then the property owner must be notified in writing with a copy of the letter provided to the City.

A link to the Planning Commission packet containing the staff report will be sent by email unless you request to the project planner that you want copies mailed to you.

II. PROPERTY INFORMATION:

- A. Address of proposal: (if vacant provide nearest street names) 642 9th Av Kirk 98033
- B. King County Tax Parcel number(s): 388580546504
- C. Describe improvements on property if any: none
- D. Attach a map of the site that includes adjacent street names.
- E. Current Zoning on the subject property: R7200 + easement - Single Family
- F. Current land use designation and permitted density shown on the City's land use map. R7200

Received 6/18/14
 R. Ruggen

III. REQUEST INFORMATION AND REASONS:

A. Description of Request:

Re-zoned Lite industrial / mixed use

B. Description of the specific reasons for making the request:

Commercial activity increased - Auto, Paint shop, restaurant & marijuana store. State has increased personnel to approx. 100+ people - vendor traffic, midnite operations - 16 wheelers using street - parking problems + crime - 3 cars broken in, invasion, & traffic

C. Based on the above review consideration, explain why the request should be considered as part of the Comprehensive Plan Update process.

See Attached

IV. PROPERTY OWNER'S SIGNATURE OR SERVICE OF AFFIDAVIT:

- A. *If the applicant is the property owner, or is a legal representative of the property owner, then the property owner must sign below.*

ORIGINAL SIGNATURES ONLY/ NO COPIES

Name – sign: Robert Hendshell
 Name – print: ROBERT HENDSELL
 Property owner or Legal Representative? OWNER
 Date: 5-27-14
 Address: 642 9th AV KIRKLAND 98033
 Telephone: 425-761-7676

- B. *If the applicant is neither the property owner nor a legal representative of the property owner, then the affected property owner must be notified as follows:*

1. Send or hand-deliver a copy of this completed application to all affected property owners (Exhibit A or Exhibit B); and
2. Complete the attached Affidavit of Service that confirms that a copy of the completed application form has been provided to all property owners. Submit the Affidavit of Service along with Exhibit A and/or Exhibit B with the application form and fee.

Attachments:

- Affidavit of Service (OCD-06AB)
- Exhibit A for mailing document
- Exhibit B for hand delivering document
- Methods to Request Changes to Density Land Use Zoning Code Regs

ReZoning - 642 9th Ave

We live in the heart of an area that is zoned for light industrial/mixed use of property. We are the only area designated as Marijuana ready in the area without impacting downtown traffic. Our home, built in 1950's and is across the street from light industrial properties of various businesses that to the end of our block on 9th Ave. Across from our property these businesses consume the entire block and continue down to the end of the block and then north and south of 8th street from 85th to 8th Ave and beyond.

These four properties have not been developed for the past thirty five years due to the light industrial businesses across the street. You cannot place an expensive home on a lot across the street from these kinds of businesses several of which operate from the street such as the auto body, auto repair shop, industrial fence company, a restaurant, irrigation supply shop and the state business center which has expanded due to annexation. To be added to this same area will be a mix will be a state mandated marijuana drug retail store that will operate until 2am.

Across from these businesses at the end of 9th Avenue is the Kirkland Service Center which is one home away from our location. This huge expanded operation has a large parking lot adjacent to the homes, not the business center. The sounds are not buffered to traffic into the residential areas rather than the commercial streets. The parking lot is cleaned with a high disable sweeper that operated at 5am each Friday morning. Early Tuesday morning, large garbage trucks empty the various industrial sized containers, slamming their contents into their trucks. Several times during the both day and night large tow trucks operate in the center of the street.

Several times daily the street can be half blocked so that residences cannot see around the large vehicles that service their shops such as delivery drivers in large trucks and full sized vehicle deliveries that deliver 24 hours a day. Their parking of vehicles extends from their designated parking in front of their shops to residences along the streets on both sides and in front of the service center.

Many of these businesses operate out in the street giving estimates and having their customers park in front of the local residences. Working on cars outside of their shops and parking vehicles that are not operable for days at a time is the pattern as well as parking cars in front of the cars they have already parked in their parking stalls extending parking to the street.

The business may be grandfathered but the noise, paint exhaust fans, air tool equipment, cell phones higher density parking, conducting business in the public street are not grandfathered.

We have requested to re-zone our property for over thirty years. We would like the opportunity to develop our property to its best use, but have been restricted by the previous and current zoning of the area. Residential conditions cannot improve and have not in 50 yrs due to local problems and dollar return for the area.

I believe that the best use would be mixed use light industrial for buffering.

RH













CITY OF KIRKLAND
PLANNING AND COMMUNITY DEVELOPMENT
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**APPLICATION FOR 2014 CITIZEN AMENDMENT LAND USE REQUESTS TO THE
 COMPREHENSIVE PLAN, ZONING CODE AND ZONING MAP**

Directions: You may use this form or answer questions on separate pages.

I. CONTACT INFORMATION:

- A. Applicant Name: Jag Basra .
- B. Mailing Address: PO BOX 2127, Kirkland, WA 98083 .
- C. Telephone Number: 206-235-9000 .
- D. Email Address: jagpal.basra@gmail.com .
- E. Property Owner Name (if different than applicant): _____ .
- F. Mailing Address: _____ .
- G. Telephone Number: _____ .
- H. Email Address: _____ .

Note: If the applicant is the property owner, or is representing the property owner, then the property owner must sign the last page. If the applicant is representing the property owner, then the property owner must be notified in writing with a copy of the letter provided to the City.

A link to the Planning Commission packet containing the staff report will be sent by email unless you request to the project planner that you want copies mailed to you.

II. PROPERTY INFORMATION:

- A. Address of proposal: (if vacant provide nearest street names) 8626 122nd Ave NE .
- B. King County Tax Parcel number(s): 1238500210 .
- C. Describe improvements on property if any: _____ .
- D. Attach a map of the site that includes adjacent street names. Attached
- E. Current Zoning on the subject property: LIT, Industrial .
- F. Current land use designation and permitted density shown on the City's land use map. LMP - Light Manufacturing Park .

III. REQUEST INFORMATION AND REASONS:

A. Description of Request:

I am requesting to change the zoning from Industrial LIT to Commerical.

B. Description of the specific reasons for making the request:

Considering the lack of a hotel in the area, switching to Commercial zoning would enable me to build a hotel on this parcel. Taking into account the high volume of traffic on I-405 as well as the traffic going to Redmond on 85th, this hotel would increase revenue and jobs for the City of Kirkland. Furthermore, Kirkland citizens would benefit from being able to take advantage of state of the art meeting and event facilities.

C. Based on the above review consideration, explain why the request should be considered as part of the Comprehensive Plan Update process.

Attached

IV. PROPERTY OWNER'S SIGNATURE OR SERVICE OF AFFIDAVIT:

- A. *If the applicant is the property owner, or is a legal representative of the property owner, then the property owner must sign below.*

ORIGINAL SIGNATURES ONLY/ NO COPIES

Name – sign: 

Name – print: Jag Basra

Property owner or Legal Representative? Yes

Date: June 19, 2014

Address: PO BOX 2127, Kirkland, WA 98083

Telephone: 206-235-9000

- B. *If the applicant is neither the property owner nor a legal representative of the property owner, then the affected property owner must be notified as follows:*

1. Send or hand-deliver a copy of this completed application to all affected property owners (Exhibit A or Exhibit B); and
2. Complete the attached Affidavit of Service that confirms that a copy of the completed application form has been provided to all property owners. Submit the Affidavit of Service along with Exhibit A and/or Exhibit B with the application form and fee.

Attachments:

- Affidavit of Service (OCD-06AB)
- Exhibit A for mailing document
- Exhibit B for hand delivering document
- Methods to Request Changes to Density Land Use Zoning Code Regs

Date: June 20, 2014

To: Planning Development
123 Fifth Avenue
Kirkland, WA 98033

From: Jagpal Basra
PO BOX 2127
Kirkland, WA 98083

Subject: RE: 2014 Citizen Amendment Requests Related to Kirkland 2035
Comprehensive Plan Update, Land Use, Zoning Regulations, and
Zoning Map – Parcel #1238500210

According to the Development Capacity Analysis made available by the Planning and Community Development Department of the City of Kirkland, the Employment target is 22,435 jobs. The land capacity analysis shows that the City of Kirkland can accommodate the growth target, with an Employment capacity of 22,944 jobs. Changing from industrial to commercial zoning to open a hotel would further the City of Kirkland's goals by resulting in job growth and continuing to increase employment capacity for the City of Kirkland.

A hotel in this area of Kirkland would cater to people inside and outside of the Kirkland community. Being near I-405 is advantageous as we are only 20 minutes away from Seattle and in a central location to hold conferences, events, and meetings for businesses in the eastside and greater Puget Sound area. Maintaining a high quality of life for our residents is encompassed in our City Council goals. Since traveling long distances to work and home reduces the quality of life, adds to the costs of fuel, and makes it less sustainable for the environment, this hotel's location and facilities would benefit residents of Kirkland and all surrounding cities. Not only would our event and meeting facilities cater to businesses, but also to schools and local organizations looking for a convenient facility to hold any event, from meetings to celebrations. In our Vision Statement, the City of Kirkland mentions how local business serve as community gathering places and centers of cultural activity, this hotel would be a distinguished business to add to that list. A hotel provides unlimited potential; with the potential of including a restaurant, the hotel can also serve as a place for people to socialize. Additionally, there are major corporations such as Google, Microsoft, Clearwire, Medtronic, IBM, etc. with their offices in close proximity to the subject property that can utilize such a hotel.

A hotel in this area would also increase revenue at surrounding Kirkland businesses in addition to tax revenue for the city. With 800,000 trips made on I-405 everyday, there is great potential to increase business from I-405. Especially considering, there are no hotels on 85th, there isn't a hotel serving the traffic from I-405. As stated in Kirkland's Vision Statement, many visitors come to enjoy Kirkland's parks, festivals, open markets, and community events. When guests stay at a hotel on this property, they will not only be able to enjoy everything the City of Kirkland has to

offer, but they will also dine and shop in the city, promoting our local restaurants and small businesses - increasing tax revenue for the City of Kirkland. One of the principals in Kirkland's Smart Growth Principles is to strengthen and direct development towards existing communities, because businesses do better in strong business districts that provide goods and services directly to nearby residents. Driving customers to local businesses demonstrates this principle. With downtown Kirkland 5 minutes away, shopping, eating, and entertainment remain close to home.

One of Kirkland's main goals is to have pedestrian-friendly and transit-friendly business districts. Being near 85th, the property has convenient access not only to I-405, but also to bus stops. Guests and visitors can easily travel around Kirkland. Currently, there is no sidewalk at this property and it does not hold much curb appeal. Growth principle's 4 and 5 state that to have successful communities, we must create walkable neighborhoods and foster a distinctive, attractive community with a strong sense of place. A brand new hotel would greatly enhance the aesthetic appeal of the property and surrounding area, as well as provide pedestrian and public safety. Walkable neighborhoods reduce the use of automobiles, improve air quality, reduce noise, and improve social interaction. Since Kirkland has been recognized as one of the top ten walkable communities in the country by the *Wall Street Journal*, it is crucial that new development continues this emphasis on walking and pedestrian safety.

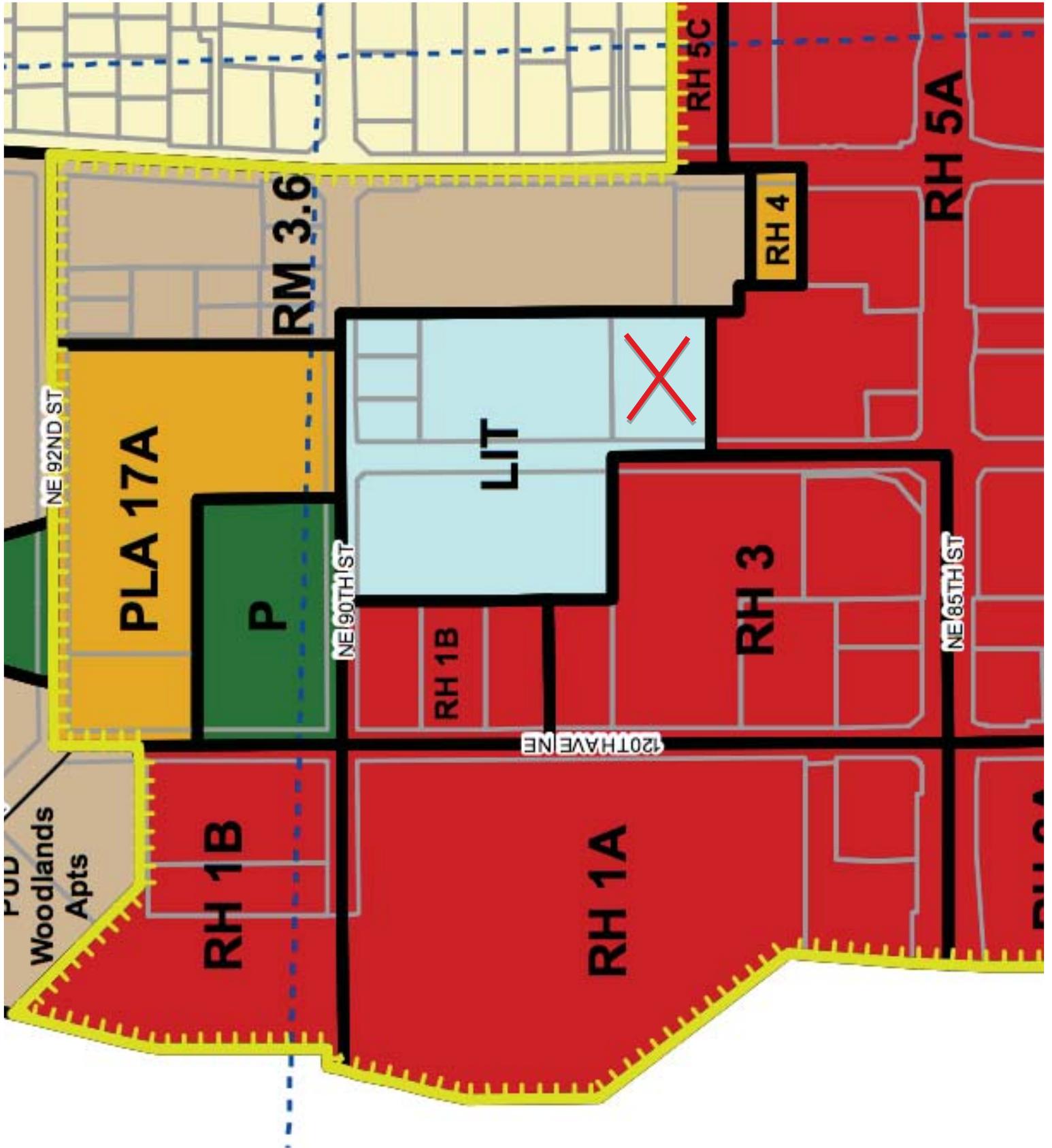
One of the most important characteristics of Kirkland is our small-town feel. Since I have lived and done business in Kirkland for the last 14 years, I am confident I understand and am able to support the goals of Kirkland's desired character. A locally owned hotel will only further promote this character and strong sense of place by demonstrating how unique and special Kirkland is. Being familiar with the local community, I also look forward to the support a hotel on this property would receive from friends, family, neighbors, schools, organizations, and fellow businessmen and businesswomen in Kirkland.

In constructing a brand new building, we would have the opportunity to provide the City of Kirkland and our guests with a green facility. Over the years, Kirkland has grown to be an increasingly environmentally aware community. As mentioned in the vision, we would be a property that mimics nature by minimizing impervious surfaces, infiltrating surface water through bio-retention facilities, and maintaining the character of the natural hydrologic cycle. During all aspects of development and construction, sustainable practices would be utilized. This would also aid in fulfilling Growth Principal 9, to make development decisions predictable, fair, and cost effective.

Our family has substantial experience in hospitality businesses in close proximity to SeaTac International Airport. Additionally, two of us have degrees from Cornell University's Hotel School, which is considered the best in the world. We want to apply our background in hospitality to better the city of Kirkland with this project. This hotel would be attractive, distinctive, and an integral part of fully utilizing the

potential of the property to provide job growth and increase revenue to the City of Kirkland while also providing residents with outstanding facilities.

We are hopeful that you will take our points into consideration and re-designate our property as commercial in the comprehensive plan. Thank you for your time and consideration, we look forward to meeting with you in the near future.





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**APPLICATION FOR 2014 CITIZEN AMENDMENT LAND USE REQUESTS TO THE
 COMPREHENSIVE PLAN, ZONING CODE AND ZONING MAP**

Directions: You may use this form or answer questions on separate pages.

I. CONTACT INFORMATION:

- A. Applicant Name: THOMAS L. MARKL
- B. Mailing Address: NELSON LEGACY GROUP, 16508 NE 79TH ST, REDMOND, WA 98052
- C. Telephone Number: 425-881-7831
- D. Email Address: TOMMARKL@NELREM.COM
- E. Property Owner Name (if different than applicant): HOUGHTON LANE LLC; CENTRAL
- F. Mailing Address: SAME VALLEY ANNEX LLC; HOUGHTON GROUP LLC
- G. Telephone Number: SAME
- H. Email Address: SAME

Note: If the applicant is the property owner, or is representing the property owner, then the property owner must sign the last page. If the applicant is representing the property owner, then the property owner must be notified in writing with a copy of the letter provided to the City.

A link to the Planning Commission packet containing the staff report will be sent by email unless you request to the project planner that you want copies mailed to you.

II. PROPERTY INFORMATION:

- A. Address of proposal: (if vacant provide nearest street names) 10601 - 10721 NE 68TH ST
- B. King County Tax Parcel number(s): SEE ATTACHMENT
- C. Describe improvements on property if any: HOUGHTON CENTER SHOPPING CENTER, BANK OF AMERICA BRANCH BUILDING, STARBUCKS BUILDING
- D. Attach a map of the site that includes adjacent street names. ATTACHED
- E. Current Zoning on the subject property: BC - COMMUNITY BUSINESS
- F. Current land use designation and permitted density shown on the City's land use map. C - COMMERCIAL

III. REQUEST INFORMATION AND REASONS:

A. Description of Request:

REQUEST THAT THE ZONING CODE FOR THE LISTED PARCELS BE UPDATED
TO BE CONSISTENT WITH THE CENTRAL HOUGHTON NEIGHBORHOOD PLAN
AS APPROVED BY THE KIRKLAND CITY COUNCIL ON 15 NOVEMBER 2011

B. Description of the specific reasons for making the request: THROUGH ORDINANCE O-4329,

THE ZONING CODE CURRENTLY IN PLACE HAS NOT BEEN UPDATED
TO REFLECT THE APPROVED CENTRAL HOUGHTON NEIGHBORHOOD PLAN.

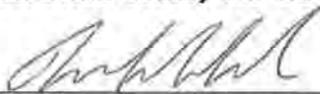
C. Based on the above review consideration, explain why the request should be considered as part of the Comprehensive Plan Update process.

THE MEMORANDUM OF ~~THE~~ INSTRUCTIONS OF APRIL 16, 2014 FROM THE PLANNING DEPARTMENT STATES: "A CITIZEN MAY REQUEST TO AMEND THE COMPREHENSIVE PLAN, ZONING MAP OR ZONING CODE FOR A SITE SPECIFIC PROPERTY." THIS IS SUCH A REQUEST, FURTHERMORE, THIS UPDATE TO THE ZONING CODE IS LONG OVERDUE.

IV. PROPERTY OWNER'S SIGNATURE OR SERVICE OF AFFIDAVIT:

A. *If the applicant is the property owner, or is a legal representative of the property owner, then the property owner must sign below.*

ORIGINAL SIGNATURES ONLY/ NO COPIES

Name – sign: 
 Name – print: THOMAS L. MARKL
 Property owner or Legal Representative? LEGAL REPRESENTATIVE
 Date: 9 MAY 2014
 Address: 16508 NE 79th ST, REDMOND, WA 98052
 Telephone: 425-881-7831

B. *If the applicant is neither the property owner nor a legal representative of the property owner, then the affected property owner must be notified as follows:*

1. Send or hand-deliver a copy of this completed application to all affected property owners (Exhibit A or Exhibit B); and
2. Complete the attached Affidavit of Service that confirms that a copy of the completed application form has been provided to all property owners. Submit the Affidavit of Service along with Exhibit A and/or Exhibit B with the application form and fee.

Attachments:

- Affidavit of Service (OCD-06AB)
- Exhibit A for mailing document
- Exhibit B for hand delivering document
- Methods to Request Changes to Density Land Use Zoning Code Regs

PARCEL NUMBER

ITEM II B

OWNER	ASSESSORS PARCEL NUMBER
Houghton Lane LLC	082505-9054 ✓ 788260-0270 ✓
Central Valley Annex LLC	788260-0274 ✓ 788260-0272 ✓ 788260-0273 ✓ 082505-9021 ✓
Houghton Group LLC	082505-9257 ✓



RECEIVED
JUN 18 2014

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PLANNING AND COMMUNITY DEVELOPMENT
 123 Fifth Avenue, Kirkland, WA 98033
www.kirklandwa.gov ~ 425.587.3225

AM _____ PM
 PLANNING DEPARTMENT

**APPLICATION FOR 2014 CITIZEN AMENDMENT LAND USE REQUESTS TO THE
 COMPREHENSIVE PLAN, ZONING CODE AND ZONING MAP**

Directions: You may use this form or answer questions on separate pages.

I. CONTACT INFORMATION:

- A. Applicant Name: JEFF NOUWENS
- B. Mailing Address: PO Box 398
- C. Telephone Number: 425-739-0777
- D. Email Address: jsn777@juno.com
- E. Property Owner Name (if different than applicant): _____
- F. Mailing Address: _____
- G. Telephone Number: _____
- H. Email Address: _____

Note: If the applicant is the property owner, or is representing the property owner, then the property owner must sign the last page. If the applicant is representing the property owner, then the property owner must be notified in writing with a copy of the letter provided to the City.

A link to the Planning Commission packet containing the staff report will be sent by email unless you request to the project planner that you want copies mailed to you.

II. PROPERTY INFORMATION:

- A. Address of proposal: (if vacant provide nearest street names) 108TH AVE NE + NE 68TH ST.
- B. King County Tax Parcel number(s): 0825059313
- C. Describe improvements on property if any: PARKING LOT
- D. Attach a map of the site that includes adjacent street names.
- E. Current Zoning on the subject property: BC
- F. Current land use designation and permitted density shown on the City's land use map. C

III. REQUEST INFORMATION AND REASONS:

A. Description of Request:

B. Description of the specific reasons for making the request:

C. Based on the above review consideration, explain why the request should be considered as part of the Comprehensive Plan Update process.

III. REQUEST INFORMATION AND REASON:

A. Description of Request:

I would ask that the zoning would be changed to add Residential Suites as an additional use for this parcel. With a 5 story height and 84 Residential Suites.

B. Description of the specific reasons for making the request:

I'm making this request so this parcel can be used for its highest and best use to be able provide affordable housing which is badly needed in this community.

C. Based on the review consideration, explain why the request should be considered as part of the Comprehensive Plan Update process.

I would think this is a good way to utilize Citizen Amendment process as part of the Comprehensive Plan update. Since this request is specific to one parcel that is located across the street from the Met Market, Bartell Drugstore, Cleaners, PCC and small restaurants it would be ideal for residential suites do to its location. Being on the main bus line and oriented towards non car owners and students that ride bikes or walk, it would be beneficial to the neighborhood. Also this would give me the land owner a specific direction to moving in for the immediate future. This would also help the local workers that work in the neighborhood businesses to be able to live closer to work. The amount of time a commuter sits in traffic now for this area is 83 hours a year or a two week vacation spend on the road. The Seattle area traffic is the fourth worst in the nation now. The Northwest University needs inexpensive housing for their students right now. For anyone in the neighborhood that is paid \$10 to \$15 an hour could afford to live in a residential suite. Minimum lease 9 months for students and one year lease preferred. I've included two letters, one from the Northwest University and one from the Nelson Legacy Group. PCC employees would love to see this as well.



6700 108th Ave NE, Kirkland, WA
98033

My Notes

Get the full view on m.bing.com in the mobile app. Requires permission and login.



IV. PROPERTY OWNER'S SIGNATURE OR SERVICE OF AFFIDAVIT:

- A. *If the applicant is the property owner, or is a legal representative of the property owner, then the property owner must sign below.*

ORIGINAL SIGNATURES ONLY/ NO COPIES

Name – sign: JA Nouwens
 Name – print: JEFFREY S NOUWENS
 Property owner or Legal Representative? _____
 Date: 6-19-2014
 Address: PO Box 398 KIRKLAND WA 98083
 Telephone: 425-739-0777

- B. *If the applicant is neither the property owner nor a legal representative of the property owner, then the affected property owner must be notified as follows:*

1. Send or hand-deliver a copy of this completed application to all affected property owners (Exhibit A or Exhibit B); and
2. Complete the attached Affidavit of Service that confirms that a copy of the completed application form has been provided to all property owners. Submit the Affidavit of Service along with Exhibit A and/or Exhibit B with the application form and fee.

Attachments:

- Affidavit of Service (OCD-06AB)
- Exhibit A for mailing document
- Exhibit B for hand delivering document
- Methods to Request Changes to Density Land Use Zoning Code Regs

June 16, 2014

5520 108th Ave NE
PO Box 579
Kirkland, WA 98083-0579

Eric Shields
Director, Kirkland Planning & Community Development
eshields@kirklandwa.gov

425.889.4202
Fax 425.889.5200

joseph.castleberry@northwestu.edu

Dear Mr. Shields,

Springtime greetings! I am writing to express Northwest University's support, in principle, to the plan being proposed by Jeff Nouwens to build "residential suites" on the property adjacent to our office building at 6710 108th Avenue. As the next-door neighbors to the property where Mr. Nouwens proposes to build the facility, we expect no harmful effects to us or the rest of the community.

While we have made no formal agreement with Mr. Nouwens, there is some possibility that the university would have interest in utilizing or even leasing the proposed building to expand housing options for our students, especially third and fourth-year undergraduates, graduate students, and adult students who prefer to rent apartments in the community rather than live on campus. Residents would naturally become customers for the adjacent business of the Houghton Plaza.

The University respects and appreciates your wisdom in making decisions based on a careful consideration of all factors affecting our Kirkland communities in processing these kinds of proposals. For the record, we believe that the proposed residential suites will be a positive addition to our community.

Sincerely,



Joseph Castleberry, Ed. D.
President

The logo for Nelson Legacy Group features the word "NELSON" in a large, bold, serif font. A thick, curved yellow and gold swoosh underline starts under the "N" and sweeps across the "O". Below "NELSON" is the phrase "LEGACY GROUP" in a smaller, bold, sans-serif font.

NELSON
LEGACY GROUP

HOUGHTON LANE LLC
16508 NE 79th Street
Redmond, WA 98052
(425) 881-7831 Fax: (425) 881-5063

June 18, 2014

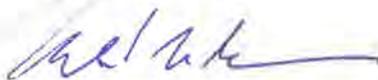
Eric Shields
Director of Planning Department
eshields@kirkland.wa.gov

Dear Mr. Shields,

We write to you today to express our support, in principal, for the plan being proposed by Jeff Nouwens. It is our understanding that he intends to build mini-apartments across the street from our shopping center, Houghton Center, located at 10611 NE 68th Street. As neighbors to the proposed project, we do not expect any negative impacts to affect our property or the surrounding community if the City allows his project to proceed.

We believe that the proposed project would be consistent with both the needs of the community and the comprehensive plan. For the record, we believe the proposed mini-apartments would be a positive addition to the Houghton Neighborhood and a much better use of the property than the existing transient taco truck.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael M. Nelson".

Michael M. Nelson
Managing Member

C.c.: Tom Markl, CEO Nelson Legacy Group



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**APPLICATION FOR 2014 CITIZEN AMENDMENT LAND USE REQUESTS TO THE
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Directions: You may use this form or answer questions on separate pages.

I. CONTACT INFORMATION:

- A. Applicant Name: Houghton Court Apartments, LLC & Houghton 2 LLC
- B. Mailing Address: PO Box 2545, Kirkland WA 98083
- C. Telephone Number: 425-822-3021
- D. Email Address: doug@waddellpropertiesinc.com
- E. Property Owner Name (if different than applicant): _____
- F. Mailing Address: _____
- G. Telephone Number: _____
- H. Email Address: _____

Note: If the applicant is the property owner, or is representing the property owner, then the property owner must sign the last page. If the applicant is representing the property owner, then the property owner must be notified in writing with a copy of the letter provided to the City.

A link to the Planning Commission packet containing the staff report will be sent by email unless you request to the project planner that you want copies mailed to you.

II. PROPERTY INFORMATION:

- A. Address of proposal: (if vacant provide nearest street names) 6719 & 6705 106th AVE NE
- B. King County Tax Parcel number(s): 788260-0430 & 7882600432
- C. Describe improvements on property if any: Apartments
- D. Attach a map of the site that includes adjacent street names.
- E. Current Zoning on the subject property: RM 3.6
- F. Current land use designation and permitted density shown on the City's land use map. MDR - 12

III. REQUEST INFORMATION AND REASONS:

A. Description of Request:

Finish the zoning changes that were recommended by the Kirkland Planning Commission, the Central Houghton Advisory Committee and the property owners to allow up to five stories higher density residential

B. Description of the specific reasons for making the request:

This is what was recommended after two years of study and public meetings (see attached).

C. Based on the above review consideration, explain why the request should be considered as part of the Comprehensive Plan Update process.

This property is across the street from a Neighborhood Center with two groceries and a wide variety of other retail and services. It is steps from Google and other employment, on a bus line, and has significant frontage on the Cross Kirkland Corridor. When the Growth Management Act was put into place and as Andy Held of the Planning Commission stated, "this is exactly what should go on a property in this type of location".

Houghton is slowly but surely losing its variety of housing types with existing buildings being torn down and replaced with million dollar homes and condos. If we do not allow for some new developments such as this, we will not be able to offer housing to people who either choose not to or cant afford to buy. Our tenants tend to be workers in the area, staff from Northwest College, local empty nesters, divorcees wanting to live by their kids, grandparents, recent college graduates, young couple starting out and saving for a home and new workers moving into the area working for companies such as Google, Paccar and Microsoft.

IV. PROPERTY OWNER'S SIGNATURE OR SERVICE OF AFFIDAVIT:

- A. *If the applicant is the property owner, or is a legal representative of the property owner, then the property owner must sign below.*

ORIGINAL SIGNATURES ONLY/ NO COPIESName – sign: Name – print: DOUG WADDELL - MANAGING MEMBER

Property owner or Legal Representative? _____

Date: 6/16/14Address: PO Box 2545 KIRKLAND WA 98083Telephone: 425 822 3021

- B. *If the applicant is neither the property owner nor a legal representative of the property owner, then the affected property owner must be notified as follows:*

1. Send or hand-deliver a copy of this completed application to all affected property owners (Exhibit A or Exhibit B); and
2. Complete the attached Affidavit of Service that confirms that a copy of the completed application form has been provided to all property owners. Submit the Affidavit of Service along with Exhibit A and/or Exhibit B with the application form and fee.

Attachments:

- Affidavit of Service (OCD-06AB)
- Exhibit A for mailing document
- Exhibit B for hand delivering document
- Methods to Request Changes to Density Land Use Zoning Code Regs

6719 106th

by: Address Search Find Intersection Zoom to Advanced tools Basemaps Print

Search results

Selected parcel(s)

New selection Add to selection

Export Clear

Selected parcel(s): 1

Parcel number	Address
X 7882000432	8705 108TH AVE NE 98033

Map layers

0 30 60ft

10532

NE 68th St

106th Ave NE

6730 800555

6728 4151800560 6730

6724 4151800565

6718 4151800570

6712 4151800575

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3585

6719 7882600430

7882600431 6711

7882600432 6709

6531

6531 4152300000

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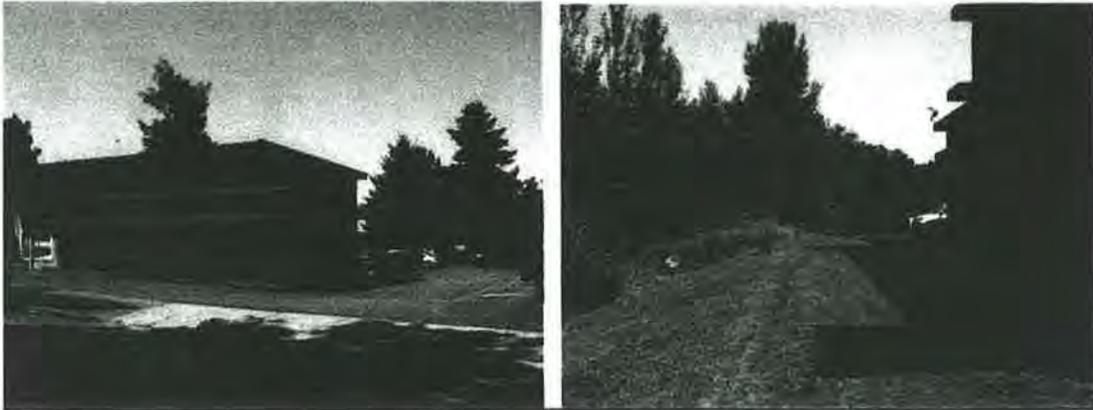
6533 6533 4152300000 private

6529 6529

6527 6527

6545 7882600434

Blue arrows point to parcels 7882600431, 7882600432, and 7882600434.

Area #2: Waddell Multi-Family Residential Properties (West Zone)

- Presently zoned multifamily residential (RM 3.6)
- New Central Houghton Neighborhood Plan says that this area should be designated for higher intensity use (higher density residential). Height is not mentioned.
- This area is adjacent to the Cross Kirkland Trail.

Planning Commission Direction:

- Allow five stories (55 feet).
- Mixed use including residential (density determined by building envelope), retail and office allowed, but not required.
- Include an affordable housing requirement for residential development.
- Require design review and address:
 - Adjacency to Cross Kirkland Trail and Houghton Center.
 - Building modulation (step down on south side adjacent to residential)

*****Attachment 8 contains 2 letters from Doug Waddell about this area.***

Cross Kirkland Trail Photos

Amendments to Goals & Policies relating to the Houghton/Everest Neighborhood Center in the new Central Houghton Plan

COMMERCIAL

Houghton/Everest Neighborhood Center

The Houghton/Everest Neighborhood Center is defined as a "Neighborhood Center" commercial area in the Land Use Element of the Comprehensive Plan. It includes properties on the north and south sides of NE 68th Street in both the Central Houghton and Everest Neighborhoods.

Goal CH-5: Promote a strong and vibrant Neighborhood Center with a mix of commercial and residential uses.

Policy CH-5.1: Coordinate with the Everest Neighborhood to develop a plan for the Houghton/Everest Neighborhood Center, which overlays properties along the NE 68th Street corridor in both the Everest and Central Houghton neighborhoods (see inset).

This plan should promote a coordinated strategy for the Neighborhood Center while minimizing adverse impacts on surrounding residential areas. ~~The existing land use map designations will be used until the land use, zoning and development regulations for the entire Neighborhood Center are re-examined.~~

Policy CH-5.2: Encourage a mix of uses within the Houghton/Everest Neighborhood Center that includes commercial development such as neighborhood-oriented shops, services, and offices, as well as multifamily residential use.

A variety of uses, including retail, office and residential, should be combined in order to contribute to a vibrant mixed use Neighborhood Center.

Policy CH-5.3: Implement transportation improvements that support the existing and planned land uses in the Neighborhood Center and adjoining neighborhoods.

A review of transportation impacts should be done for all new development in the Neighborhood Center. Transportation system improvements should be designed to encourage traffic to use existing arterials and to include traffic calming devices on neighborhood streets. Alternate modes of transportation should also be encouraged.

Policy CH-5.4: Expand the area designated for higher intensity use to properties west of Houghton Center and south of NE 68th Street.

Land located west of the Houghton Center shopping area, directly east of the Cross Kirkland Corridor, has the potential to provide higher density residential use within walking distance of retail and business services.

The rail corridor provides a wide buffer between this area and the low density residential area to the west.

Goal CH-6: Promote high quality design by establishing building, site, and pedestrian design standards that apply to commercial and multifamily development in the Houghton/Everest Neighborhood Center.

Policy CH-6.1: Establish design guidelines and regulations that apply to all new, expanded or remodeled commercial, multifamily or mixed use buildings in the Houghton/Everest Neighborhood Center.

These design guidelines and regulations should support appropriate building scale and massing, produce buildings that exhibit high quality design with a sense of permanence, and incorporate site design which includes pedestrian features and amenities that contribute to the livability of the surrounding area. They should also strengthen the visual identity of the neighborhood center by addressing streetscape improvements and public views to the lake along NE 68th Street.

Houghton Center: The shopping center development located at the southwest corner of NE 68th Street and 108th Avenue NE (shown in yellow on the map) is known as the "Houghton Center." This large strip retail development sits on several parcels occupying approximately five acres. Redevelopment to a more cohesive, pedestrian-oriented concept may be feasible since a single owner controls the bulk of the site. In addition to its potential to serve the community through expanded neighborhood commercial uses, Houghton Center can contribute to the livability and vitality of the neighborhood by providing residents and visitors with a welcoming place to shop, congregate and relax.

Goal CH-7: Support the transition of the Houghton Center into a pedestrian-oriented mixed use development, including retail, with office or residential and other compatible uses.

Policy CH-7.1: Promote a pedestrian-oriented development concept through standards for a coordinated master plan for Houghton Center including retail, with office and/or residential and other compatible uses.

A master plan for the Houghton Center should provide for a complementary arrangement of facilities, pedestrian amenities, open spaces, and linkages, as well as



CITY OF KIRKLAND
PLANNING AND COMMUNITY DEVELOPMENT
 123 Fifth Avenue, Kirkland, WA 98033
www.kirklandwa.gov ~ 425.587.3225

**APPLICATION FOR 2014 CITIZEN AMENDMENT LAND USE REQUESTS TO THE
 COMPREHENSIVE PLAN, ZONING CODE AND ZONING MAP**

Directions: You may use this form or answer questions on separate pages.

I. CONTACT INFORMATION:

- A. Applicant Name: Robb A. Dibble
- B. Mailing Address: 1029 Market Street Kirkland, WA
- C. Telephone Number: 425-828-4200 x 222
- D. Email Address: robb@dibbleengineers.com
- E. Property Owner Name (if different than applicant): 1029 Market LLC
- F. Mailing Address: 1029 Market Street Kirkland
- G. Telephone Number: 425-828-4200
- H. Email Address: robb@dibbleengineers.com

Note: If the applicant is the property owner, or is representing the property owner, then the property owner must sign the last page. If the applicant is representing the property owner, then the property owner must be notified in writing with a copy of the letter provided to the City.

A link to the Planning Commission packet containing the staff report will be sent by email unless you request to the project planner that you want copies mailed to you.

II. PROPERTY INFORMATION:

- A. Address of proposal: (if vacant provide nearest street names) 1029 Market Street
- B. King County Tax Parcel number(s): 388580-1885
- C. Describe improvements on property if any: OFFICE BUILDING, 4000 SF ONE STOREY w/ 13-PARKING STALLS
- D. Attach a map of the site that includes adjacent street names.
- E. Current Zoning on the subject property: Office/Multi-Family
- F. Current land use designation and permitted density shown on the City's land use map. OMF 10-14

III. REQUEST INFORMATION AND REASONS:

A. Description of Request:

B. Description of the specific reasons for making the request:

500 *ATTACHED*

C. Based on the above review consideration, explain why the request should be considered as part of the Comprehensive Plan Update process.

IV. PROPERTY OWNER'S SIGNATURE OR SERVICE OF AFFIDAVIT:

- A. If the applicant is the property owner, or is a legal representative of the property owner, then the property owner must sign below.

ORIGINAL SIGNATURES ONLY/ NO COPIES

Name – sign: 
 Name – print: Robb A. Dibble
 Property owner or Legal Representative? Robb A. Dibble
 Date: 6-15-14
 Address: 1029 Market Street, Kirkland
 Telephone: 425-828-4200 X# 222

- B. If the applicant is neither the property owner nor a legal representative of the property owner, then the affected property owner must be notified as follows:
1. Send or hand-deliver a copy of this completed application to all affected property owners (Exhibit A or Exhibit B); and
 2. Complete the attached Affidavit of Service that confirms that a copy of the completed application form has been provided to all property owners. Submit the Affidavit of Service along with Exhibit A and/or Exhibit B with the application form and fee.

Attachments:

- Affidavit of Service (OCD-06AB)
- Exhibit A for mailing document
- Exhibit B for hand delivering document
- Methods to Request Changes to Density Land Use Zoning Code Regs

Dibble Engineers, Inc. /Kilburn Architects LLC

1029 Market Street

Proposals specific to the Market Street Corridor (MSC)

Section III

- A. Description of Request
- B. Description of specific reasons for making the Request
- C. Based on the review, why the Request should be considered.

DEI/KA Proposal #1 Property Line Setbacks

- A. Along the Market Street property line, allow zero setback of office frontage for two or three stories along Market street corners with adjacent intersecting streets, to allow for new development to bring the buildings closer to the corridor frontage. Potentially requiring larger sidewalks improvements, or overhanging canopies, or entry plaza spaces at the fronts could be a consideration. Reduce commercial setbacks along alleys to support 2nd floor overhang of alley parking. Setbacks reduce building size and scale which reduce the development potential which is needed.
- B. This would allow for a more "Market Street Corridor" feel, which could and should be considered that includes overhanging canopies, awnings, and frontage supporting commercial use applications, will improve site floor area, create more professional office frontage, and will promote redevelopment.
- C. The Market street corridor is stuck in residences converted to offices with little development potential, based on the current zoning setbacks, FAR, etc. Improving larger scale vertical frontage on Market Street will create a more urban and commercial feel of the street by bringing office frontage, and businesses closer in. Overhanging canopies promote a walkable weather protection (similar to the Juanita Village Frontage with overhanging canopies on sidewalks). This will continue to promote Kirkland as a pedestrian friendly city.

DEI/KA Proposal #2 Increase FAR

- A. Allow for increased FAR to promote a larger scale (but, not out of scale) commercial development on the MSC zone than what is currently allowed.
- B. The existing FAR, in consideration of the average lot size, extremely limits the size of buildings that can be built along Market Street and limits the marketability of businesses to small and often transient business tenants. Changing zoning for increased development for larger building sizes will allow for redevelopment of offices buildings along Market Street. If the Vision is to get high quality business tenants, Kirkland needs to promote Class A office space. There is not much available, nor will it be built with large setbacks and only the ability for small scale development, as is currently prescribed.

- C. Promote local development along the MSC to bring businesses along this major route. Land densification promotes increased urban feel and land use.

DEI/KA Proposal #3 Mixed Use Bonus height

- A. Allow an increased building height with the inclusion of mixed use combination of multifamily over commercial space development. Specifically allowing, for example, increased building height to allow for three floors for combined sharing of a building parking and core use for densification by allowing a bigger building that combines housing and office.
- B. Target accomplishing the Vision 2035 by promoting urban densification along the MSC by allowing mixed use, for example, to go to a 35 feet height, which would allow increased density, shared parking of office for day uses, and living at night.
- C. This proposal meets both of Vision 2035 goals.

DEI/KA Proposal #4 Eliminate Façade length limits

- A. Eliminate the 50' façade maximum width requirement for building façade adjacent to residential. Propose that administrative or DRB design review allow for a reasonable vertical relief, such as a 2-4 foot setback of a minimum width of 5 feet to breakdown the overall façade length, therefore allowing for longer buildings widths.
- B. The current zoning promotes buildings along MSC to be a maximum 50x50 or 2500 SF times two levels for a maximum of 5,000 SF per building. This limitation prevents redevelopment.
- C. Increasing urbanization of larger buildings on these small lots allows for redevelopment.

DEI/KA Proposal #5 Target SF size of buildings

- A. Target an allowance for 10,000 - 12,000 SF floor plates for offices. This allows for a modest size business to occupy office spaces in this area.
- B. Target Vision 2035 to allow for construction of larger scale buildings, than is currently allowed, close to the street and improve densification of the corridors. Potentially require increased landscaping/tree screening on the residential sides.
- C. This supports the Vision 2035 goals.

DEI/KA Proposal #6 Reduce development costs

- A. Provide city sponsored incentive for improving commercial development along neglected MSC areas.
 - a. Potentially reduce permit fees, impact fees, or development fees by the City to spur development of vacant lots and/or "eyesores" along an important gateway to the City.
 - b. Potentially reduce frontage improvement costs by the COK taking on some of the responsibility for wider sidewalks, street trees/planter strips, or accessible curb radius' at sidewalk corners that promote an intersection and makes pedestrian traffic accessible and safer.

- c. Potentially allow reduced traffic or water impact fees to promote development.
- d. Potentially deferring the COK fees over a 5-year cycle of operation.
- B. Promote development in areas, such as the MSC, that are not getting developed due to construction costs (and /or zoning and code limitations).
- C. Vision 2035 needs to promote development. Either it occurs organically, or there needs to be a catalyst. The City of Kirkland reaching out to stakeholders to promote development may be the encouragement needed. Once one or two sites along the MSC can show redevelopment works, then others will follow.

DEI/KA Proposal #7 Reduce parking Requirements with inclusion of street and neighborhood parking

- A. Allow for reduced parking required on-site and allow for street parking to be used in the parking calculation.
- B. The streets go unused in many areas along Market Street, since all the parking is required to be provided. Required parking in the MSC is hugely prohibitive for some medical and dental practice offices. The realization of short term client parking for these uses and other similar uses would promote this type of office space.
- C. This promotes high quality office for medical or dental uses, which are always severely handicapped by the parking requirement. We currently have under-utilized street parking and good transit routes along the MSC, and this will only be enhanced in the future.

DEI/KA Proposal #8 Office Bonus height increase

- A. Allow an increased building height for professional office use. Allow for a 50% area of the building footprint with a 10' height increase to promote office penthouses.
- B. Possibly with a third floor setback from residential so the neighboring residences do not sense the verticality, while still increasing the buildable office size and scale.
- C. Promotes Vision 2035 with larger buildings with a third floor footprint.

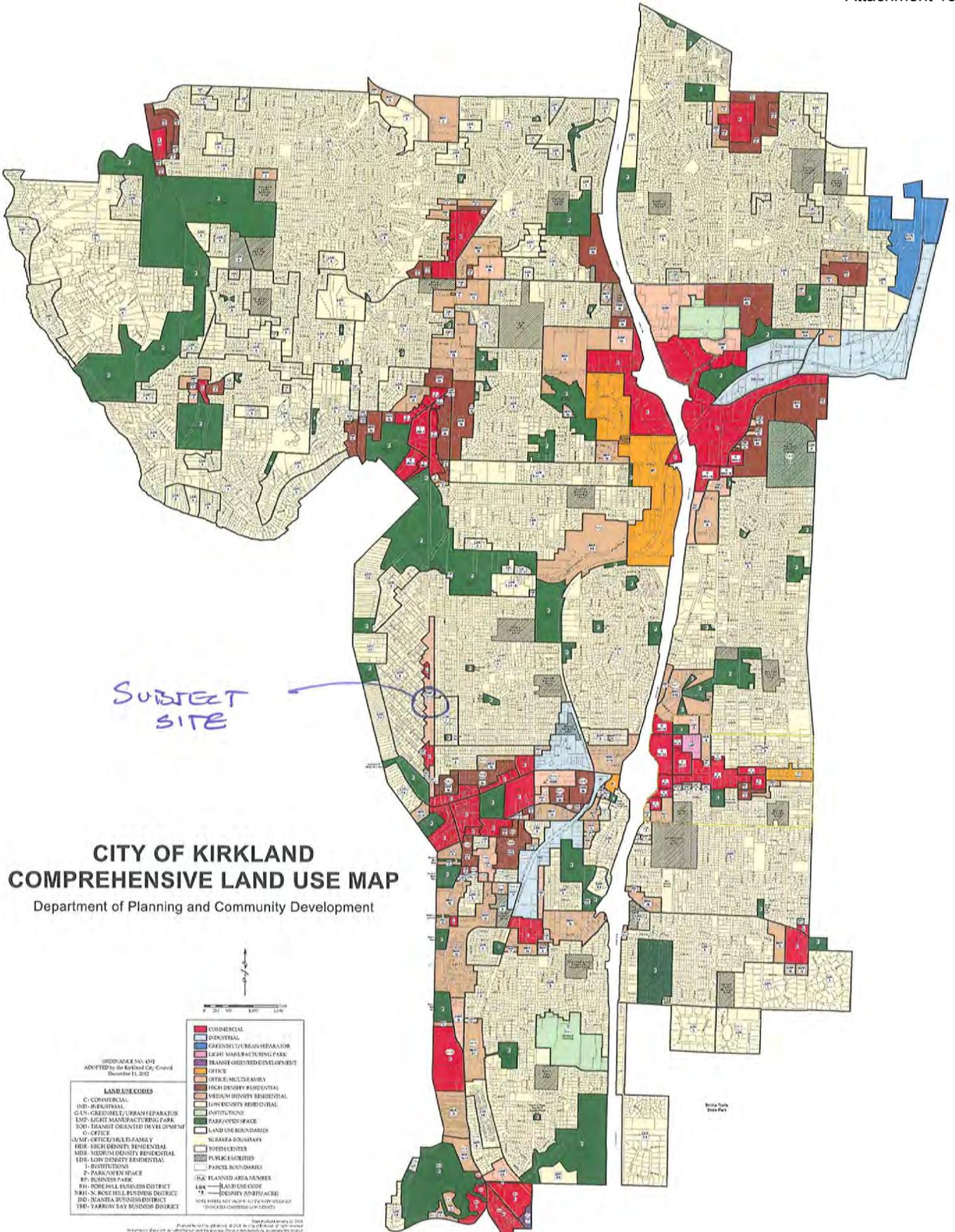
DEI/KA Proposal #9 Alley angled in parking

- A. Allow for direct alley angled parking in the building setback zone. Angled alley parking is efficient and is where cars can be efficiently parked instead of parking in front of or alongside buildings.
- B. Supports the parking in the rear of the building.
- C. Supports the Market Street Corridor feel, and minimizes the presence of cars.

DEI/KA Proposal #10 Reduce Landscaping buffer requirements and screening

- A. Allow for less landscape area of the lot, which coincides with larger buildings and more scale. Possibly require it to be on adjacent side yards to residential, but not on street frontage or alley frontage which are better utilized for building frontage, and alley parking.
- B. Promote urbanizing the MSC by mandating the landscaping where it is really needed at the residential adjacency and not the Market Street side corridor.

- C. Supports and promotes the landscaping requirement where it is truly needed, to buffer the residential neighbors.



SUBJECT SITE

CITY OF KIRKLAND COMPREHENSIVE LAND USE MAP

Department of Planning and Community Development

ORDINANCE NO. 492
ADOPTED by the Kirkland City Council
December 11, 2012

LAND USE CODES

- C- COMMERCIAL
- IND- INDUSTRIAL
- GM- GREENBELT, URBAN REPAIR/REDEVELOPMENT
- LMD- LIGHT MANUFACTURING PARK
- TOD- TRANSIT ORIENTED DEVELOPMENT
- OFF- OFFICE
- Q/MF- OFFICE/MULTI-FAMILY
- HR- HIGH DENSITY RESIDENTIAL
- MR- MEDIUM DENSITY RESIDENTIAL
- LD- LOW DENSITY RESIDENTIAL
- I- INSTITUTIONS
- P- PARK/OPEN SPACE
- BP- BUSINESS PARK
- BH- ROSE HILL BUSINESS DISTRICT
- SH- S. ROSE HILL BUSINESS DISTRICT
- JD- JUANITA BUSINESS DISTRICT
- YB- YARROW BAY BUSINESS DISTRICT

- RESIDENTIAL
- INDUSTRIAL
- GREENBELT/URBAN REPAIR/REDEVELOPMENT
- LIGHT MANUFACTURING PARK
- TRANSIT ORIENTED DEVELOPMENT
- OFFICE
- OFFICE/MULTI-FAMILY
- HIGH DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- LOW DENSITY RESIDENTIAL
- INSTITUTIONS
- PARK/OPEN SPACE
- LAND USE BOUNDARIES
- SUBAREA BOUNDARY
- TOWN CENTER
- PUBLIC FACILITIES
- PARCEL BOUNDARIES
- PLANNED AREA NUMBER
- LAND USE CODE
- DENSITY (NUMBER)
- NEIGHBORHOOD AND ACTIVITY SPACES
- UNCLASSIFIED LAND USES

Map published January 11, 2013
This map is the property of the City of Kirkland. It is not to be used for any other purpose without the written consent of the City of Kirkland. All rights reserved.



CITY OF KIRKLAND
PLANNING AND COMMUNITY DEVELOPMENT
 123 Fifth Avenue, Kirkland, WA 98033
www.kirklandwa.gov ~ 425.587.3225

**APPLICATION FOR 2014 CITIZEN AMENDMENT LAND USE REQUESTS TO THE
 COMPREHENSIVE PLAN, ZONING CODE AND ZONING MAP**

Directions: You may use this form or answer questions on separate pages.

I. CONTACT INFORMATION:

- A. Applicant Name: Kilbuck, A Lee
- B. Mailing Address: 207 8th Ave W
- C. Telephone Number: 425-822-4119
- D. Email Address: Kirklandpediatrics@outlook.com
- E. Property Owner Name (if different than applicant): _____
- F. Mailing Address: _____
- G. Telephone Number: _____
- H. Email Address: _____

Note: If the applicant is the property owner, or is representing the property owner, then the property owner must sign the last page. If the applicant is representing the property owner, then the property owner must be notified in writing with a copy of the letter provided to the City.

A link to the Planning Commission packet containing the staff report will be sent by email unless you request to the project planner that you want copies mailed to you.

II. PROPERTY INFORMATION:

- A. Address of proposal: (if vacant provide nearest street names) 207 8th Ave W
- B. King County Tax Parcel number(s): 388590-0880
- C. Describe improvements on property if any: _____
- D. Attach a map of the site that includes adjacent street names.
- E. Current Zoning on the subject property: Office / Multi-Family
- F. Current land use designation and permitted density shown on the City's land use map. 0/MF 10-14

III. REQUEST INFORMATION AND REASONS:

A. Description of Request:

B. Description of the specific reasons for making the request:

SEE ATTACHED

C. Based on the above review consideration, explain why the request should be considered as part of the Comprehensive Plan Update process.

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A. *If the applicant is the property owner, or is a legal representative of the property owner, then the property owner must sign below.*

ORIGINAL SIGNATURES ONLY/ NO COPIES

Name – sign: H. Lee Kilburn
 Name – print: H. Lee Kilburn, MD
 Property owner or Legal Representative?
 Date: 6-20-14
 Address: 207 8th Ave W Kirkland, Wa 98033
 Telephone: 425-822-4119

B. *If the applicant is neither the property owner nor a legal representative of the property owner, then the affected property owner must be notified as follows:*

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Dibble Engineers, Inc. /Kilburn Architects LLC

1029 Market Street

Proposals specific to the Market Street Corridor (MSC)

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DEI/KA Proposal #3 Mixed Use Bonus height

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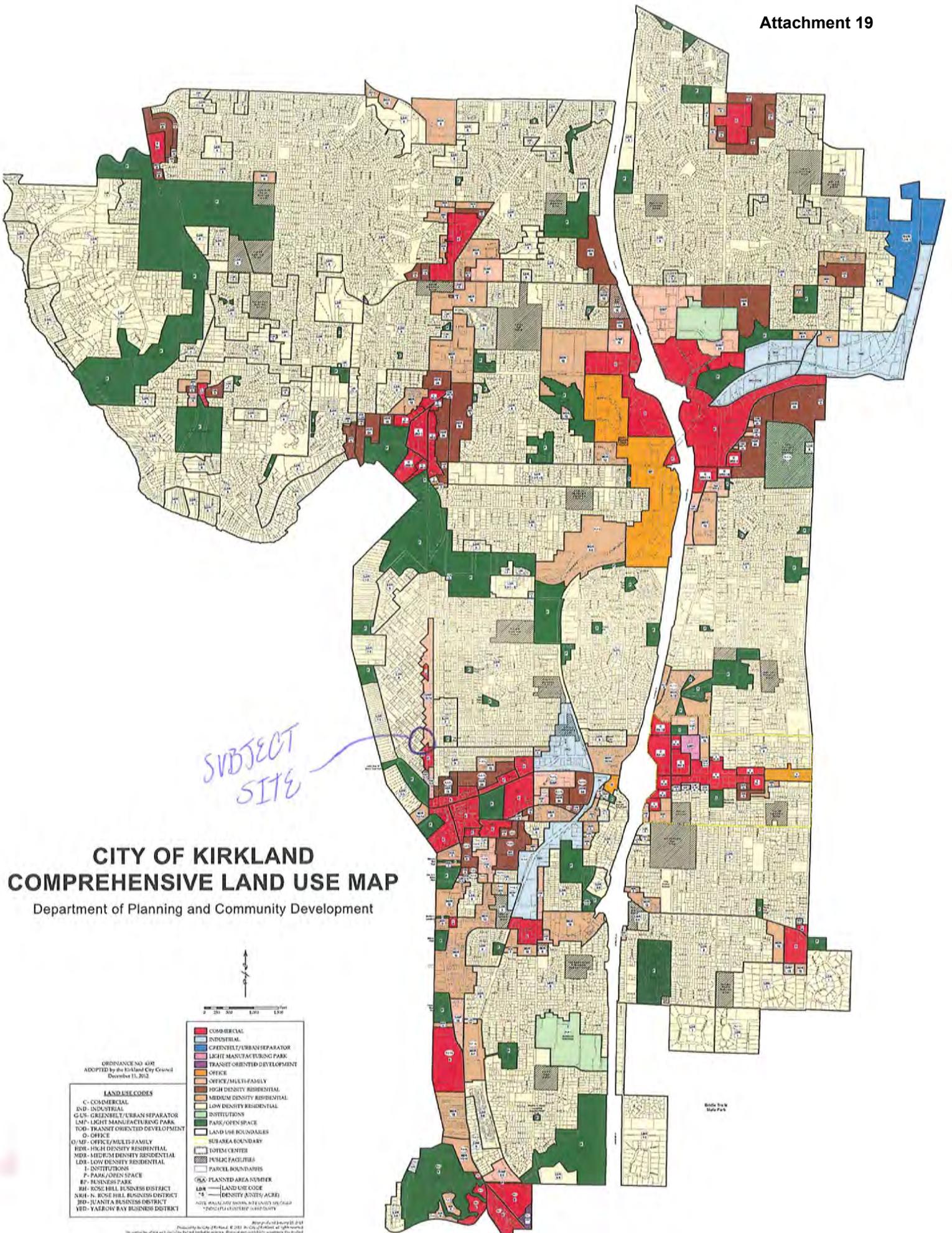
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- C. Supports and promotes the landscaping requirement where it is truly needed, to buffer the residential neighbors.



SUBJECT SITE

CITY OF KIRKLAND COMPREHENSIVE LAND USE MAP

Department of Planning and Community Development

ORDINANCE NO. 4397
ADOPTED by the Kirkland City Council
December 11, 2012

LAND USE CODES

C- COMMERCIAL
IND- INDUSTRIAL
GUS- GREENBELT/URBAN SEPARATOR
LMP- LIGHT MANUFACTURING PARK
TOO- TRANSIT ORIENTED DEVELOPMENT
O- OFFICE
O/MF- OFFICE/MULTI-FAMILY
HDR- HIGH DENSITY RESIDENTIAL
MDR- MEDIUM DENSITY RESIDENTIAL
LDR- LOW DENSITY RESIDENTIAL
I- INSTITUTIONS
P- PARK/OPEN SPACE
BP- BUSINESS PARK
RH- ROSE HILL BUSINESS DISTRICT
NH- N. ROSE HILL BUSINESS DISTRICT
JBD- JUANITA BUSINESS DISTRICT
YBD- YARBROW BAY BUSINESS DISTRICT

[Red Box]	COMMERCIAL
[Blue Box]	INDUSTRIAL
[Green Box]	GREENBELT/URBAN SEPARATOR
[Light Blue Box]	LIGHT MANUFACTURING PARK
[Purple Box]	TRANSIT ORIENTED DEVELOPMENT
[Orange Box]	OFFICE
[Light Orange Box]	OFFICE/MULTI-FAMILY
[Dark Orange Box]	HIGH DENSITY RESIDENTIAL
[Light Orange Box]	MEDIUM DENSITY RESIDENTIAL
[Light Yellow Box]	LOW DENSITY RESIDENTIAL
[Green Box]	INSTITUTIONS
[Dark Green Box]	PARK/OPEN SPACE
[Black Line]	LAND USE BOUNDARIES
[Dashed Line]	SUB-AREA BOUNDARY
[Grey Box]	TOWN CENTER
[Hatched Box]	PUBLIC FACILITIES
[Thin Line]	PARCEL BOUNDARIES
[Circle]	PLANNED AREA NUMBER
[Line]	LAND USE CODE
[Line]	DENSITY (UNITS/ACRE)

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RECEIVED
JUN 20 2014

AM PM
PLANNING DEPARTMENT

CITY OF KIRKLAND
PLANNING AND COMMUNITY DEVELOPMENT
123 Fifth Avenue, Kirkland, WA 98033
www.kirklandwa.gov ~ 425.587.3225

APPLICATION FOR 2014 CITIZEN AMENDMENT LAND USE REQUESTS TO THE COMPREHENSIVE PLAN, ZONING CODE AND ZONING MAP

Directions: You may use this form or answer questions on separate pages.

I. CONTACT INFORMATION:

- A. Applicant Name: Jeff Hoerth
- B. Mailing Address: 7027 NE 134th Street Kirkland WA 98034
- C. Telephone Number: 206 353 1254
- D. Email Address: jeffhoerth@comcast.net
- E. Property Owner Name (if different than applicant): _____
- F. Mailing Address: _____
- G. Telephone Number: _____
- H. Email Address: _____

Note: If the applicant is the property owner, or is representing the property owner, then the property owner must sign the last page. If the applicant is representing the property owner, then the property owner must be notified in writing with a copy of the letter provided to the City.

A link to the Planning Commission packet containing the staff report will be sent by email unless you request to the project planner that you want copies mailed to you.

II. PROPERTY INFORMATION:

- A. Address of proposal: (if vacant provide nearest street names) 7830 NE 122nd Place
- B. King County Tax Parcel number(s): 607 650 0302
- C. Describe improvements on property if any: house + small shed
- D. Attach a map of the site that includes adjacent street names.
- E. Current Zoning on the subject property: Single Family though King County shows RSA 6
- F. Current land use designation and permitted density shown on the City's land use map. Low density residential

III. REQUEST INFORMATION AND REASONS

A. DESCRIPTION OF REQUEST:

Change zoning to Neighborhood Business.

B. DESCRIPTION OF SPECIFIC REASONS FOR REQUEST:

Parcel is located immediately next to a lot on which are located two cellular towers (King County parcel 6076500301). The towers have had an adverse impact on my ability to rent the property as a single residential dwelling and will negatively impact the appraised value of the property if and when I would sell the parcel. A 2004 Florida study of residential home values concluded an average 2% decrease in prices relative to proximity of a cell tower. (www.freepatentsonline.com/article/Appraisal-Journal/171851340.html). A more dramatic decrease of 21% was found in New Zealand by the same authors of the Florida study. A search on the Internet shows lawsuits across the country related to home values impacted by cell tower location.

The cell towers with adjoining utility buildings are intrusive and would not even meet the City of Kirkland standards listed as defined in goals 1a, d, e, and h, and 2b and c in policy statement 117.10 of Chapter 117 in Kirkland's zoning guidelines.

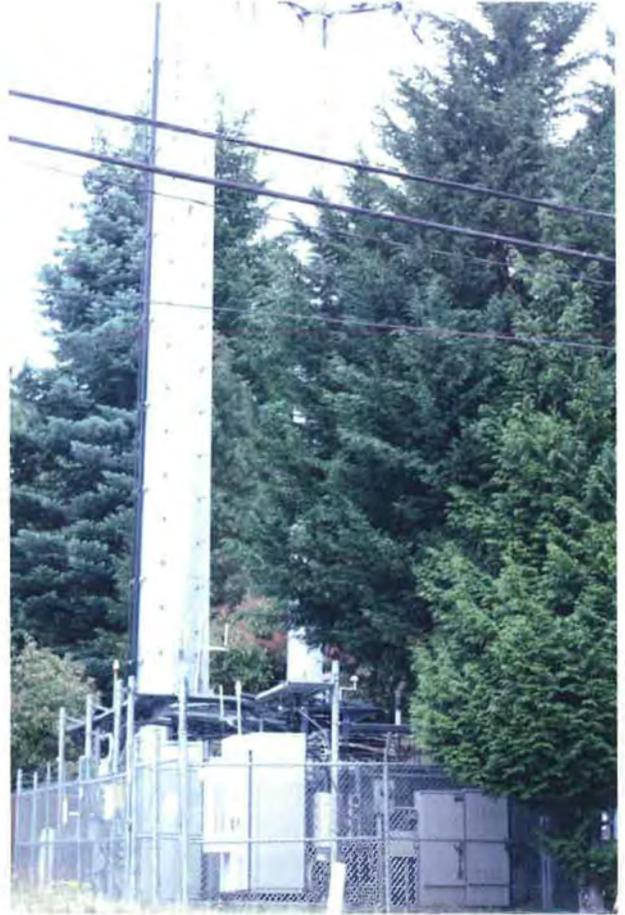
That said, with my parcel immediately bordering a commercially zoned property (cell towers, next to Shell gas station) just off Juanita Drive, and residential parcels designated medium and high residential, a Neighborhood Business designation would allow for the possibility of a small office building that could serve to buffer the commercial properties from current and future residential properties.

C. WHY CONSIDER THIS AS PART OF THE COMP PLAN UPDATE PROCESS:

The Comp Plan process is intended to lay the groundwork for future development. With the state sales tax funding mechanism helping to fund the annexation transition set to expire in a few years, selectively changing the designation of some parcels to a zoning code that can generate additional revenue for the City is arguably in the City's best interests. The state sales tax funding will expire before the next Comp Plan review so this would be an opportunity better explored now rather than later.



Cell towers on King County parcel 6076500301 adjacent to King County parcel 6076500302.



IV. PROPERTY OWNER'S SIGNATURE OR SERVICE OF AFFIDAVIT:

- A. *If the applicant is the property owner, or is a legal representative of the property owner, then the property owner must sign below.*

ORIGINAL SIGNATURES ONLY/ NO COPIES

Name – sign: _____

Name – print: _____

Property owner or Legal Representative? _____

Date: _____

Address: _____

Telephone: _____

- B. *If the applicant is neither the property owner nor a legal representative of the property owner, then the affected property owner must be notified as follows:*
1. Send or hand-deliver a copy of this completed application to all affected property owners (Exhibit A or Exhibit B); and
 2. Complete the attached Affidavit of Service that confirms that a copy of the completed application form has been provided to all property owners. Submit the Affidavit of Service along with Exhibit A and/or Exhibit B with the application form and fee.

Attachments:

- Affidavit of Service (OCD-06AB)
- Exhibit A for mailing document
- Exhibit B for hand delivering document
- Methods to Request Changes to Density Land Use Zoning Code Regs



CITY OF KIRKLAND
PLANNING AND COMMUNITY DEVELOPMENT
 123 Fifth Avenue, Kirkland, WA 98033
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**APPLICATION FOR 2014 CITIZEN AMENDMENT LAND USE REQUESTS TO THE
 COMPREHENSIVE PLAN, ZONING CODE AND ZONING MAP**

Directions: You may use this form or answer questions on separate pages.

I. CONTACT INFORMATION:

- A. Applicant Name: GREG GRIFFIN - MERIT HOMES, INC
 B. Mailing Address: 805 KIRKLAND AVE. SUITE 100. 98033
 C. Telephone Number: 425 444 0309
 D. Email Address: GREG@MERITHOMESINC.COM
 E. Property Owner Name (if different than applicant): SAME
 F. Mailing Address: _____
 G. Telephone Number: _____
 H. Email Address: _____

Note: If the applicant is the property owner, or is representing the property owner, then the property owner must sign the last page. If the applicant is representing the property owner, then the property owner must be notified in writing with a copy of the letter provided to the City.

A link to the Planning Commission packet containing the staff report will be sent by email unless you request to the project planner that you want copies mailed to you.

II. PROPERTY INFORMATION:

- A. Address of proposal: (if vacant provide nearest street names) 8520 131ST AVE NE
8519 132ND AVENUE
 B. King County Tax Parcel number(s): 8635700025 • 8635500035
 C. Describe improvements on property if any: OLD SF HOME EACH LOT.
 D. Attach a map of the site that includes adjacent street names. -
 E. Current Zoning on the subject property: RSX 7.2
 F. Current land use designation and permitted density shown on the City's land use map. SF/6

received 6/20/14 4:35pm
 ARuggen

III. REQUEST INFORMATION AND REASONS:

A. Description of Request:

REQUESTING TO REZONE RSX 7.2 TO ADJACENT ZONING OF RHB.

B. Description of the specific reasons for making the request:

SEE ATTACHED

C. Based on the above review consideration, explain why the request should be considered as part of the Comprehensive Plan Update process.

SEE ATTACHED

'B'

**MERIT HOMES**13023 NE 70th Place, Kirkland, WA 98033
MeritHomesInc.com

6/9/14

RE: Citizen Amendment Request to Comprehensive Plan
Description of Specific Reasons

The previous comprehensive plan identified the delineation between RSX 7.2 and RH 8 zones. The four RH 8 properties fronting NE 85th St. Lying between 131st Ave NE and 132nd Ave NE inadvertently became distressed largely due inefficient size and lot dimension to attract investment into their redevelopment.

- A. Property ingress/egress distances from traffic corners are at absolute minimum, "C" curb traffic controls restrict and negatively effects all narrow depth lots between 131st Ave NE and 132nd Ave NE.
- B. Access has further been diminished by the desire to reduce the number of direct points of access to NE 85th Street.
- C. The 85th ROW improvements likely not envisioned in the previous comp plan have required additional property the RH 8 parcels thereby reducing the property depth further.
- D. Resulting in properties hamstrung by poor access and connectivity. There remains an inability to rectify problems due to the inefficient property dimension to promote both profitable and smart growth.
- E. Full disclosure. Merit Homes, Inc is in ownership position on both parcels seeking rezone to RH 8 and two of the four parcels adjacent to NE 85th St. We are close to an agreement to purchase the fifth parcel on 85th. There exist a real probability a rezone will result in a well-planned cohesive development consistent with our community goals.

'c'

**MERIT HOMES**13023 NE 70th Place, Kirkland, WA 98033
MeritHomesInc.com

6/9/14

RE: Citizen Amendment Request to Comprehensive Plan
Review consideration

Public interest and welfare:

- A. Provide for superior connectivity. Presently, Kirkland's "gateway" designated property on the corner of NE 85th and 132nd cannot be accessed by its own citizens east bound on NE 85th.
- B. Safer flow of traffic with the reduced vehicular access points on NE 85th St.
- C. Fostering a safer and superior pedestrian environment on 85th. Vehicular access further from traffic corners, parking sheltered by retail and office structures while actually establishing and maintaining a superior landscape buffer to the adjacent RSX zoning.
- D. Inadequate available parking for existing businesses would be resolved answering the call from neighborhoods groups for improved parking capacities for commercial entities.
- E. Increase services, lending to the goal of increased walkability of our community.
- F. Proposal will allow Smart and focused growth in an established RH 8 zoning. Zoning would allow a mixed use as well.
- G. It is estimated the properties abutting the subject rezone proposal once developed would employ 70-90 full time individuals. Presently, there exist 6 full time individuals.

'c'

**MERIT HOMES**

13023 NE 70th Place, Kirkland, WA 98033
MeritHomesInc.com

Conditions have changed:

Placing hindsight aside. It's difficult to imagine that the previous comprehensive plan would have envisioned a scenario where virtually no reinvestment in our RH 8 zone would have been the case. Today the existing building are stymied, redevelopment often not plausible, unable to meet present day planning and public works codes and policies. Still it is not getting any less difficult, nor less expensive to redevelop, to think that carrying forward with the status quo will somehow result in a positive result during the next comprehensive plan is most likely wishful thinking.

The city has taken to task the canvassing and engagement of the citizens and subsequently well documented community goals, our planning department must now step forward recognizing the very real short comings the present day RH8 parcels face and consider the rezoning of adjacent RSX parcels to aid in focused growth.

The citizens have spoken, it's now time to lead and our proposal is a very honest approach to what it may take to produce the outcome we as a community desire.

Thank you for your consideration

IV. PROPERTY OWNER'S SIGNATURE OR SERVICE OF AFFIDAVIT:

A. *If the applicant is the property owner, or is a legal representative of the property owner, then the property owner must sign below.*

ORIGINAL SIGNATURES ONLY/ NO COPIES

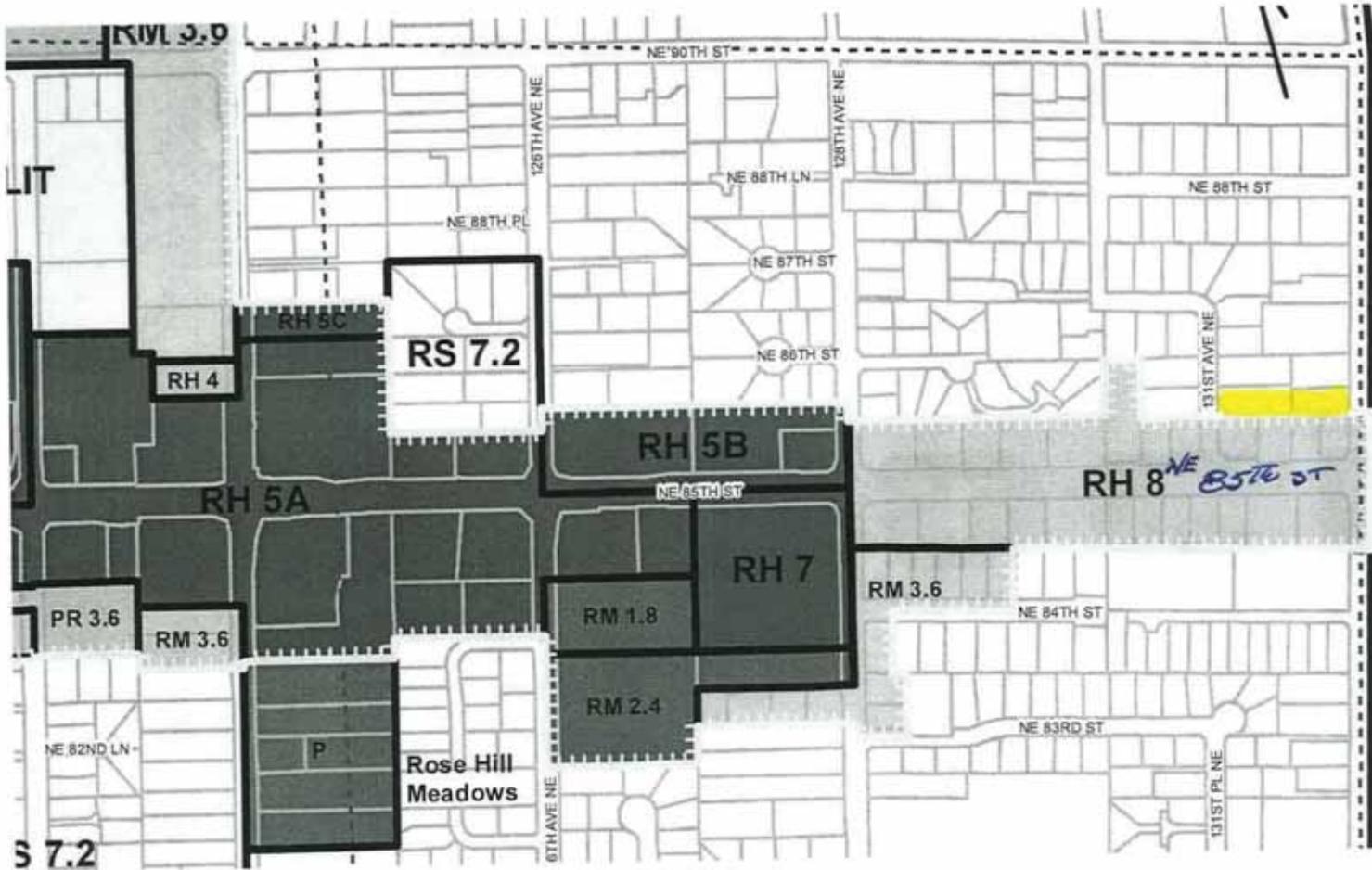
Name – sign: Greg Guffis
 Name – print: GREG GUFFIS
 Property owner or Legal Representative? YES
 Date: 5/19/14
 Address: 805 KIRKLAND AVE. SUITE 100. 98033
 Telephone: 425 444 0309 / 444 9091

B. *If the applicant is neither the property owner nor a legal representative of the property owner, then the affected property owner must be notified as follows:*

1. Send or hand-deliver a copy of this completed application to all affected property owners (Exhibit A or Exhibit B); and
2. Complete the attached Affidavit of Service that confirms that a copy of the completed application form has been provided to all property owners. Submit the Affidavit of Service along with Exhibit A and/or Exhibit B with the application form and fee.

Attachments:

- Affidavit of Service (OCD-06AB)
- Exhibit A for mailing document
- Exhibit B for hand delivering document
- Methods to Request Changes to Density Land Use Zoning Code Regs

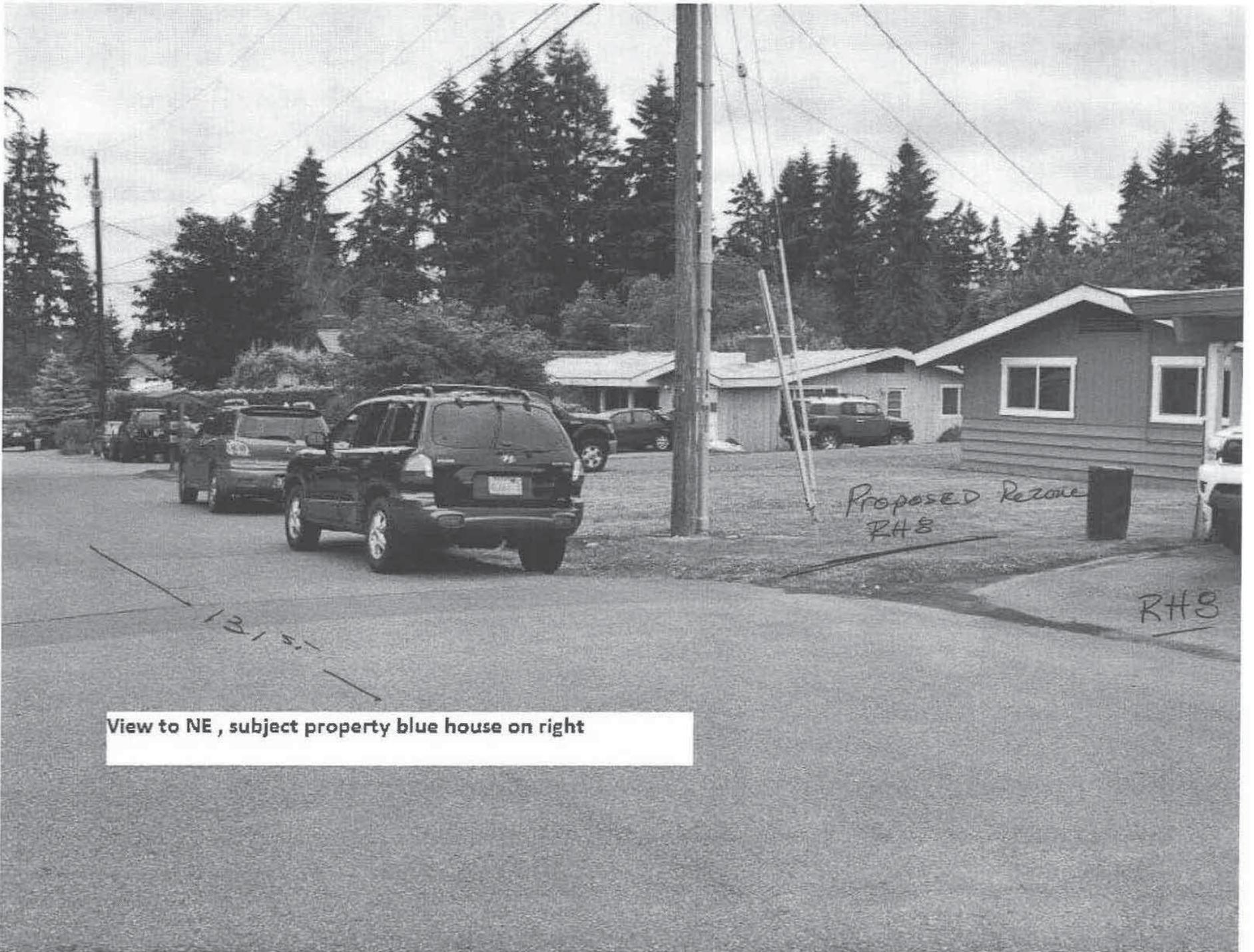


132nd AVE NE

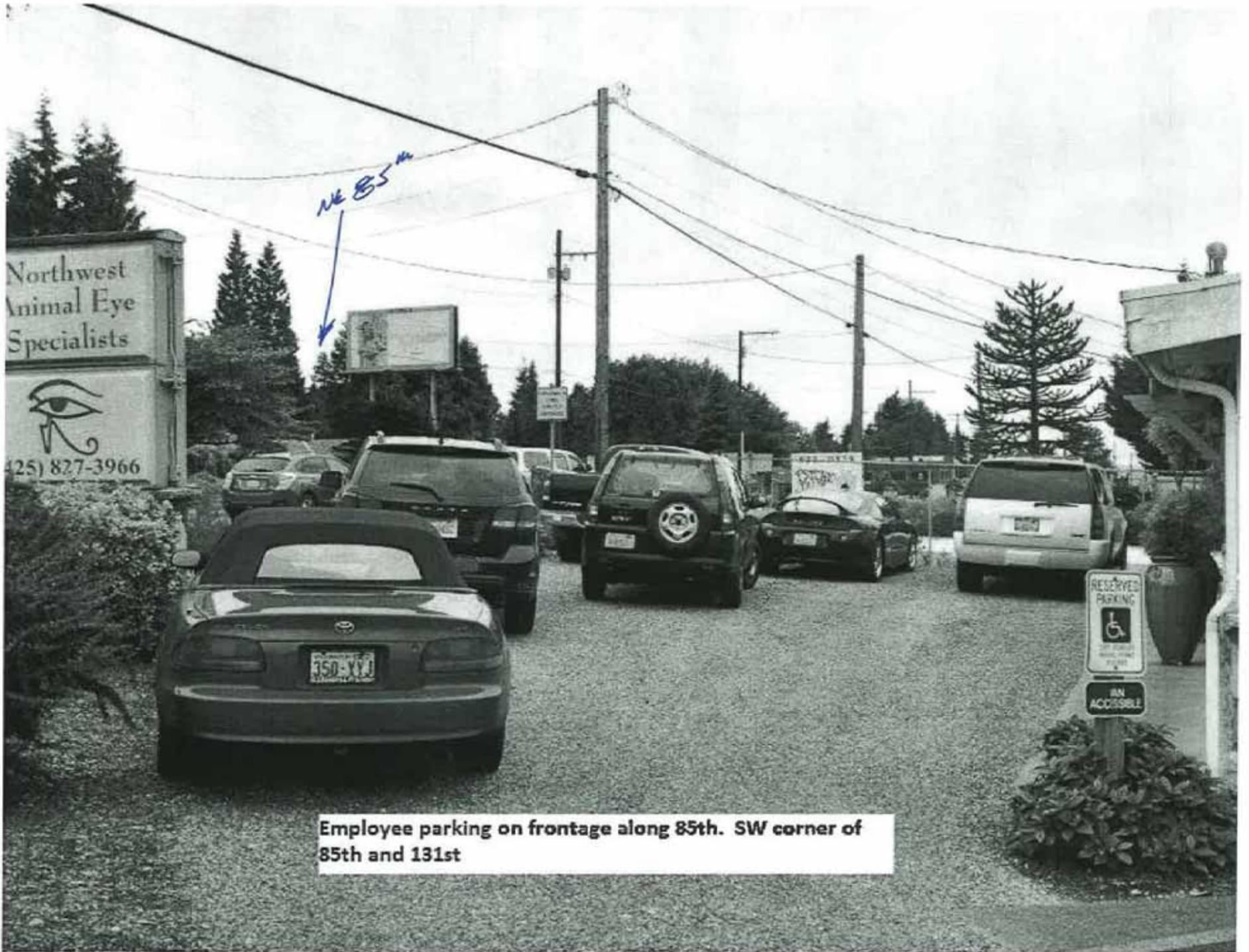


REDMOND
Multi-Zes.

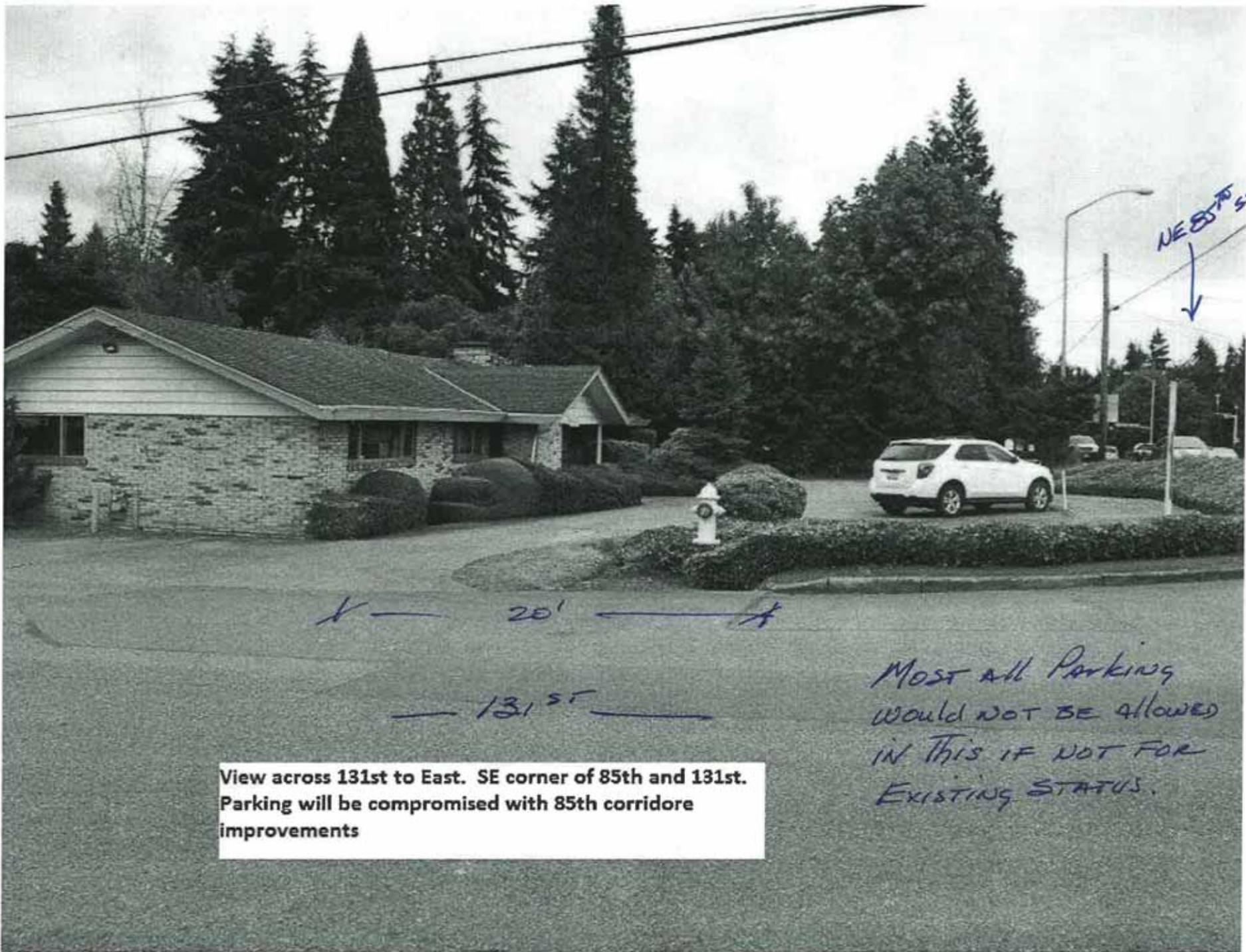
F



View to NE , subject property blue house on right



Employee parking on frontage along 85th. SW corner of 85th and 131st



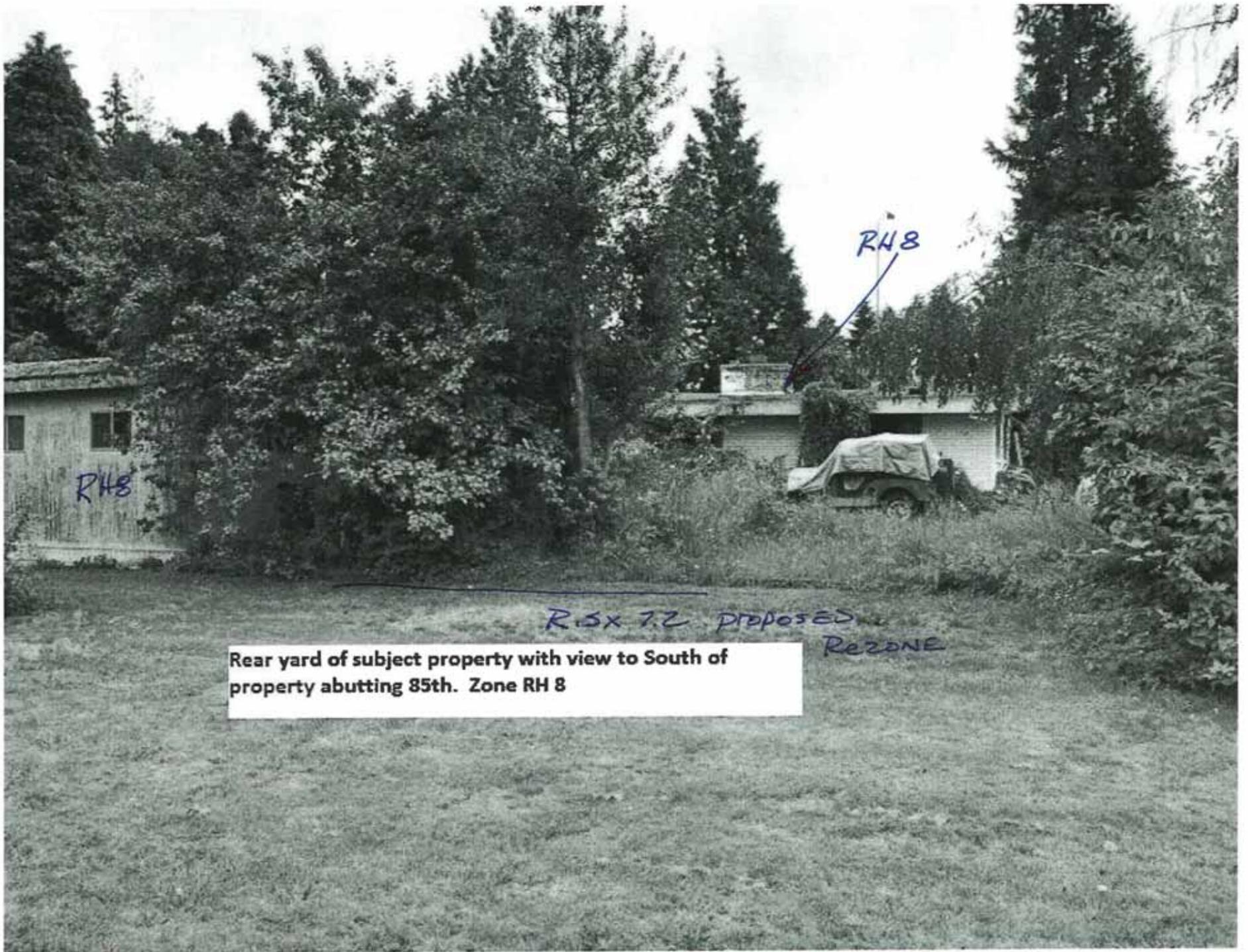
View across 131st to East. SE corner of 85th and 131st.
Parking will be compromised with 85th corridor
improvements

Most all Parking
would NOT BE allowed
in this IF NOT FOR
EXISTING STATUS.



View from front yard of subject property to West across 131st. Businesses generating parking needs.

*PROPOSED REZONE
R4B*



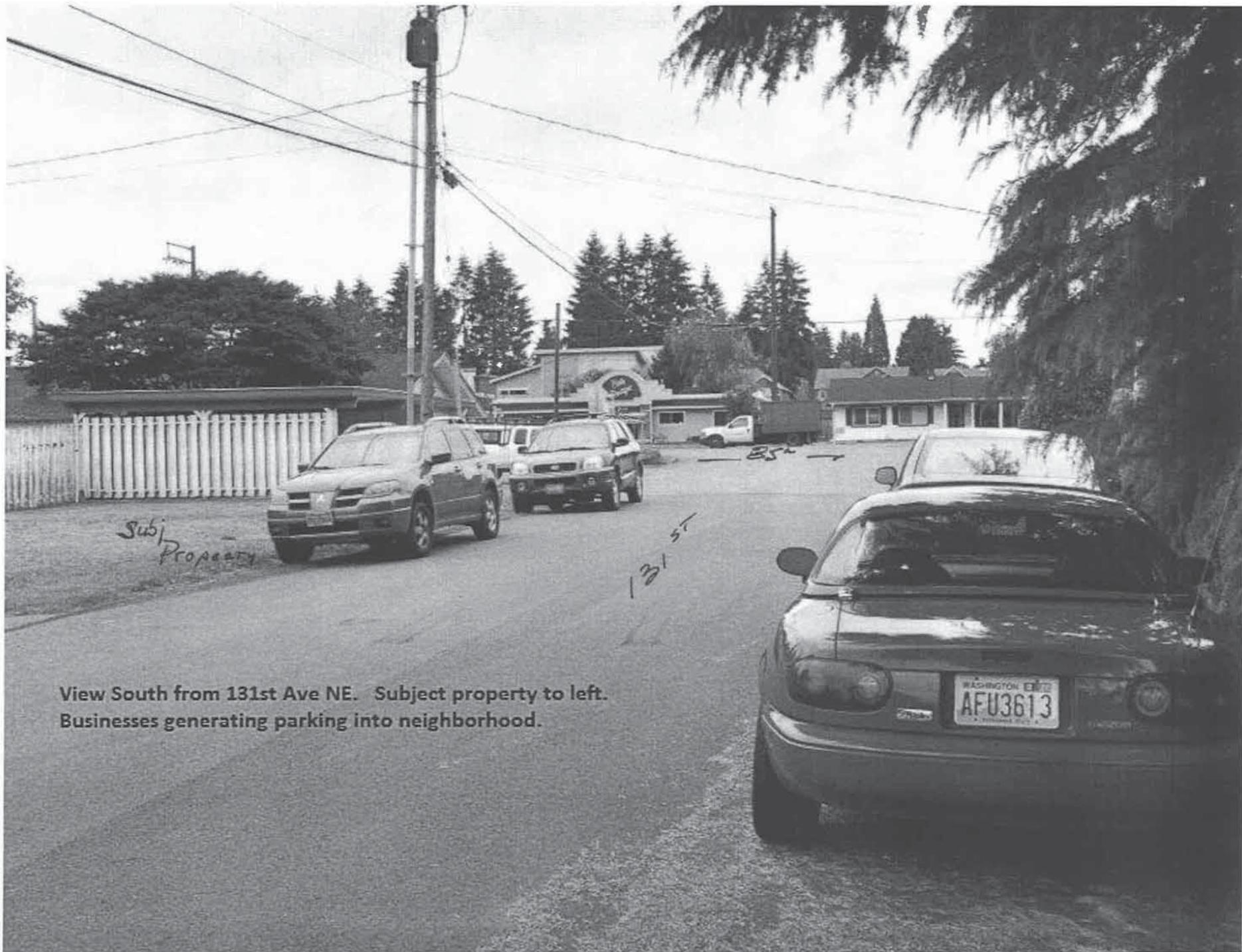
Rear yard of subject property with view to South of property abutting 85th. Zone RH 8



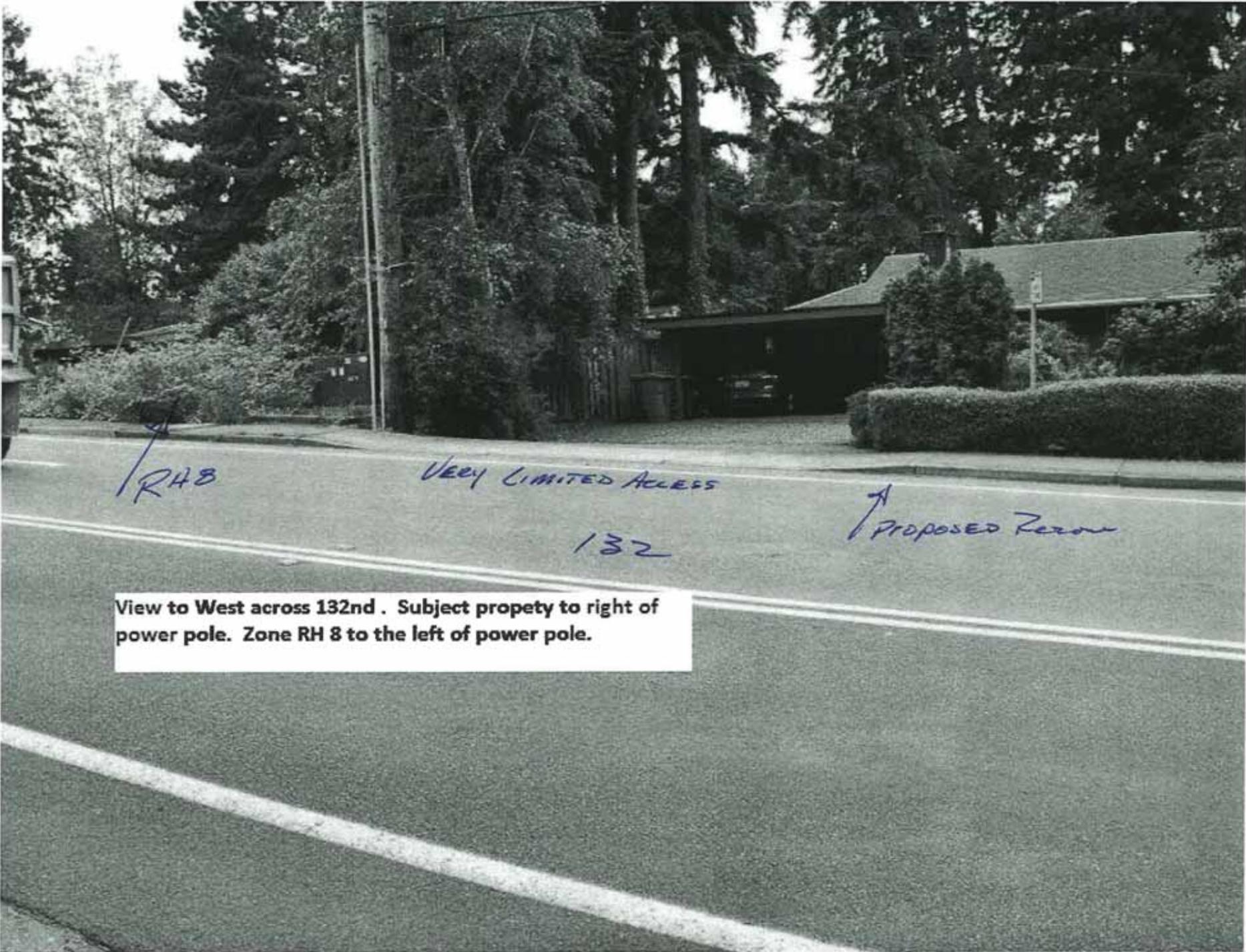
View East betwn properties. Subject property to right

RSX
7.2

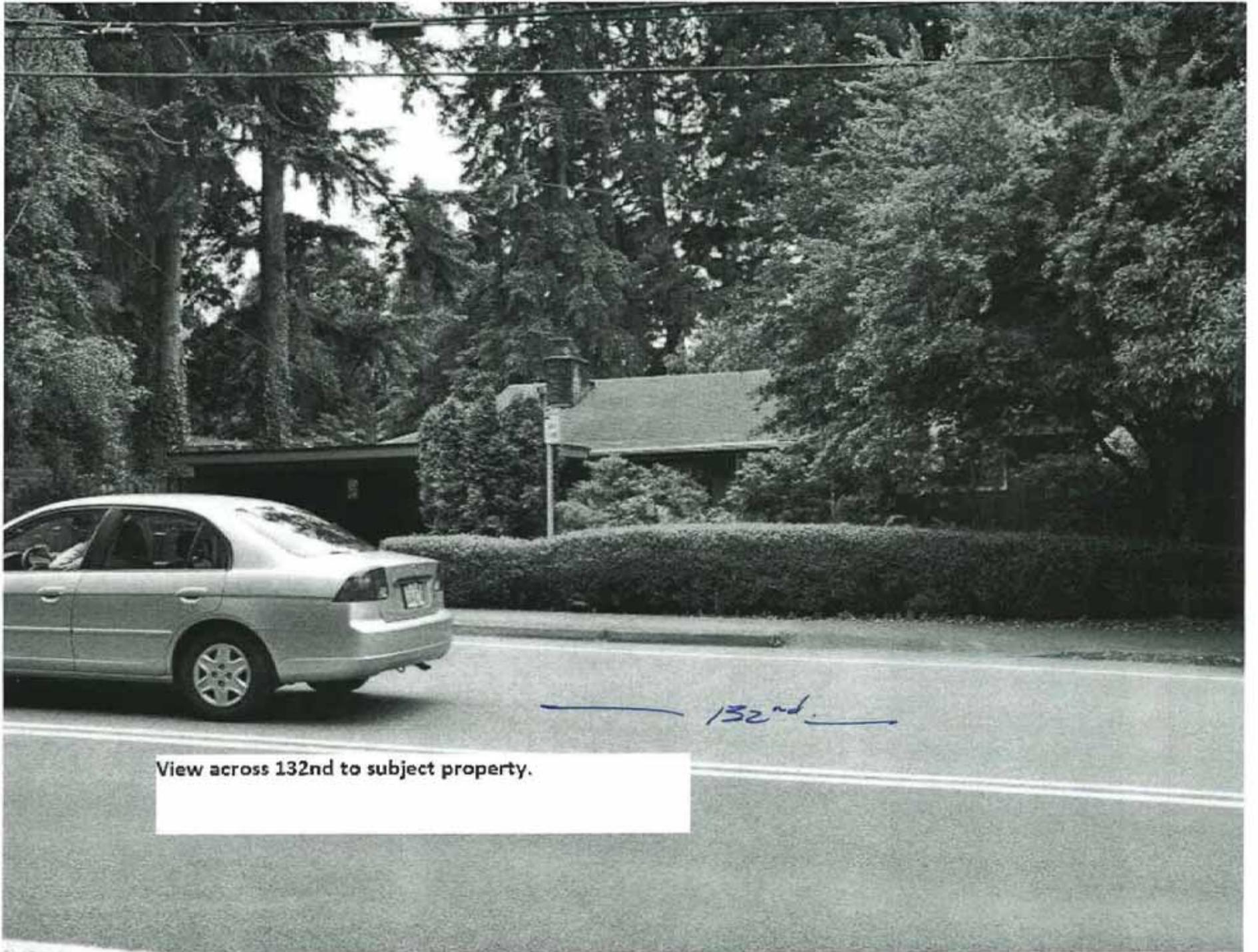
Proposed
Rezone
to R+8



View South from 131st Ave NE. Subject property to left.
Businesses generating parking into neighborhood.



View to West across 132nd . Subject propety to right of power pole. Zone RH 8 to the left of power pole.



View across 132nd to subject property.

KIRKLAND
2035 | YOUR VOICE.
 YOUR VISION.
 YOUR FUTURE.

COMPREHENSIVE PLAN UPDATE



“The Ways to Engage”

CITIZEN AMENDMENT REQUESTS

The City is updating its Comprehensive Plan, the guiding policy document to direct growth and development in Kirkland over the next 20 years. As part of the Plan update process, the City will consider **Citizen Amendment Requests**.

REQUESTS: Anyone from the public may submit a Citizen Amendment Request to propose property-specific changes to land use and/or development regulations. For those interested in submitting a request, an **application form** must be provided to the Kirkland Planning Department that includes the specific change requested and why the change should be made. Application forms are available on the City’s K2035 web page (see below). The application must be submitted no later than **Friday June 20, 2014** by mail or email to **Angela Ruggeri** at aruggeri@kirklandwa.gov, **123 5th Ave, Kirkland, WA 98003**.

REVIEW PROCESS: Sometime this summer 2014, the **Planning Commission** will review the requests at a public meeting to decide which requests will be included for further study as part of the Comprehensive Plan Update. In making the selection, the Commission will consider the merits of the requests, and if they can be reviewed within the timeframe of the Plan Update and with the City’s available resources. The Commission will then consider the selected requests at study sessions in the fall 2014 and hold a public hearing in the winter 2015. The Commission will make a recommendation on the requests following the hearing and the **City Council** will make the final decision in the summer 2015 as part of adoption of the Plan Update. In addition, the City will analyze the impacts of the selected requests in the **Environmental Impact Statement** that will be prepared for the Plan Update.

PUBLIC INPUT: If you are interested in following up on a request and/or providing comments, sign up for the listserv at the City’s Kirkland 2035 web site (see below) where notices will be sent when the Planning Commission will consider the requests. The Citizen Amendment Request page on the K2035 web page contains a list of the requests that have been submitted to date. Verbal comments may be provided to the Planning Commission at their public meeting this summer 2014 to select the requests and at the study sessions and public hearing this fall 2014 to study the selected requests. Written comments may be provided to the Planning Commission in care of **Angela Ruggeri, Kirkland Planning Department, aruggeri@kirklandwa.gov, 123 5th Ave, Kirkland, WA 98003**. For more information on the review process or the requests, contact Angela Ruggeri at the email address above or at 425-587-3256.

At the upcoming City hosted neighborhood meetings in May and June, 2014, staff will provide information on the requests that have been submitted to date.

For more information on citizen amendment requests, obtain an application form, join the listserv to receive future information or learn more about the upcoming neighborhood meetings, to go: www.kirklandwa.gov/Community/Kirkland2035.htm or email your thoughts to Kirkland2035@kirklandwa.gov.

Continues on the back ►

ENVIRONMENTAL IMPACT STATEMENT - NOTICE OF ACCEPTING SCOPING COMMENTS

The City of Kirkland proposes to update its **Comprehensive Plan** in accordance with the requirements of the Growth Management Act (GMA). This update will address projected population, housing and employment growth to the new horizon year of 2035. The City will prepare an Environment Impact Statement (EIS) document to assess any significant impacts that could result from amendments to the Comprehensive Plan and development regulations, including those related to the selected citizen amendment request, integration of the recently annexed area into the plan, and updated and new City master plans and neighborhood plans.

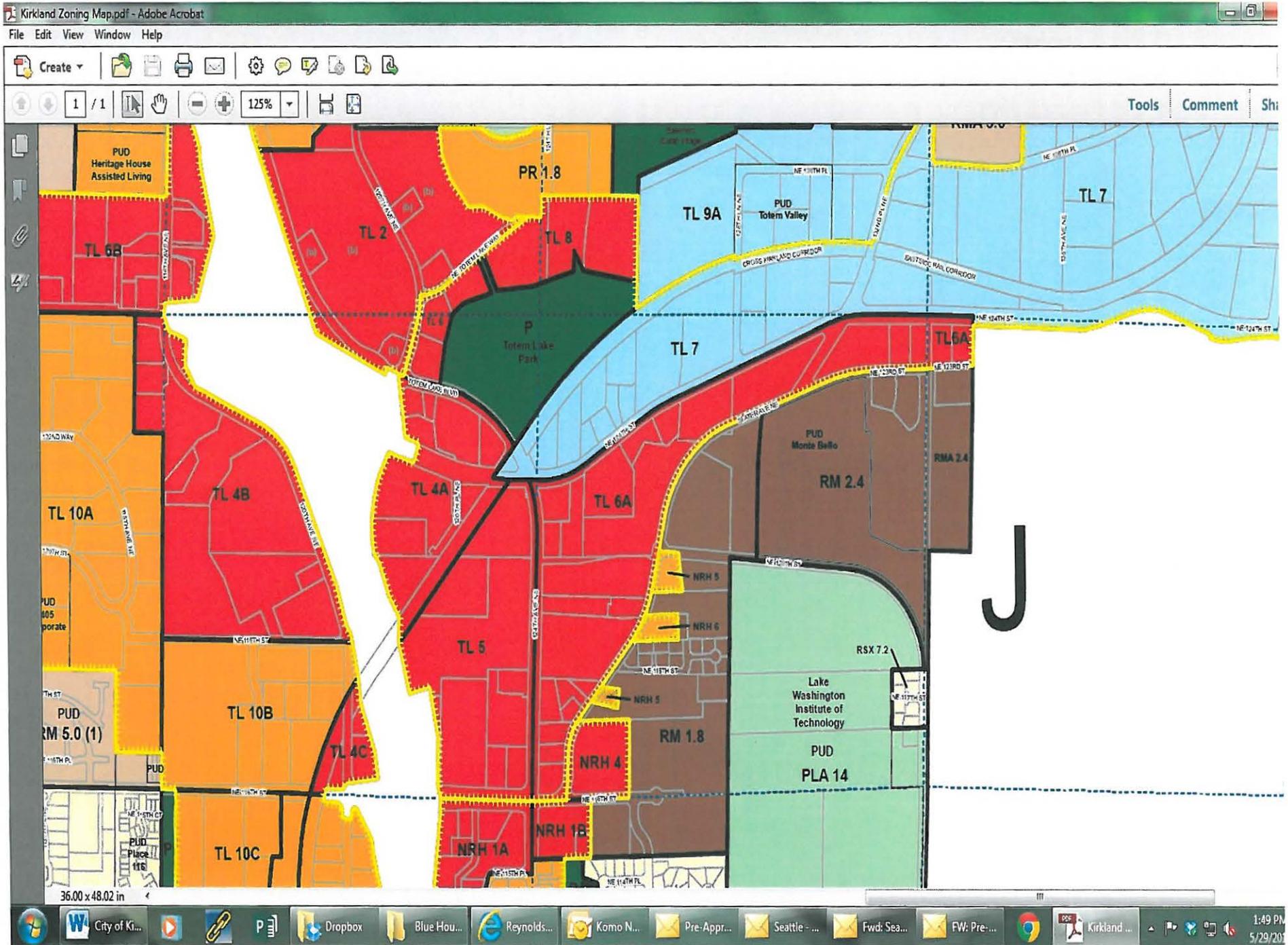
In addition to studying the existing plan and its planned future growth, the two preliminary alternatives will be studied assessing the potential impacts of distributing future growth to targeted areas of the city, such as Totem Lake, industrial and commercial areas, and along transit routes and the Cross Kirkland Corridor to improve use of transit, promote walkable neighborhoods and reduce the need for automobile travel. The alternatives will be refined based on community input after the scoping comment period ends.

The City has preliminarily identified the following **topic areas** for analysis in the EIS:

- land use patterns/density/intensity
- transportation
- housing and employment growth
- economic development
- environment
- public services, parks and schools
- utilities
- capital facilities (transportation, public safety, water, sewer, stormwater)
- relationship to plans and policies
- selected citizen amendment requests

As part of the SCOPING PROCESS, you have an opportunity to provide **comments** on what additional environmental issues should be addressed in the EIS. Deadline for comments is **Friday June 20, 2014**. Submit your comments by email or mail to **Teresa Swan, Kirkland Planning Department, tswan@kirklandwa.gov, 123 5th Ave, Kirkland WA 98033, 425-587-3258**.

For more information on the EIS, go to: www.kirklandwa.gov/Community/Kirkland2035/Comprehensive_Plan_Update.htm or email your thoughts to Kirkland2035@kirklandwa.gov.



Ridgewood Homeowners Condominium Association

June 19, 2014

Re: Property: 11680 Slater Avenue NE
Kirkland, WA 98034

To Whom It May Concern:

We support Ford and Hyundai of Kirkland's current renovations on our neighboring property at 11680 Slater Ave NE. They have improved the safety and appearance of the property.

We would have no problem with rezoning the property for automotive storage.

We look forward to working with Ford Hyundai of Kirkland to improve our neighborhood and city.

Please feel free to contact me with any questions:
Ph: 425.820.2407 or by email: joanblt@gmail.com

Sincerely,



Joan Bollet, President
Ridgewood Village Homeowners
Condominium Association

CITY OF KIRKLAND
PLANNING AND COMMUNITY DEVELOPMENT
123 Fifth Avenue, Kirkland, WA 98033
425.587.3225 ~ www.kirklandwa.gov

MEMORANDUM

Date: April 16, 2014

To: Interested Parties

From: Planning Department

Subject: 2014 CITIZEN AMENDMENT REQUESTS RELATED TO KIRKLAND 2035 COMPREHENSIVE PLAN UPDATE, LAND USE, ZONING REGULATIONS AND ZONING MAP

With the review of the Kirkland 2035 Comprehensive Plan update, the City will be considering changes

to its existing Plan goals and policies, land use and/or related zoning. The Department of Planning and

Community Development is accepting applications as part of the Plan Update for an individual wanting

to change the Comprehensive Plan, Zoning Map or zoning regulations pertaining to a specific property.

For information about the 2035 Comprehensive Plan update process visit

<http://www.kirklandwa.gov/Community/Kirkland2035.htm>

I. HOW TO APPLY AND WHAT IS THE DEADLINE FOR SUBMITTING A REQUEST?

If you would like to submit a Citizen Amendment Request, please read the following information.

Application request forms need to be submitted no later than **5:00 p.m. on Friday June 20, 2014** to

Angela Ruggeri at the Kirkland Department of Planning and Community Development at 123 5th Avenue, Kirkland WA 98003 or by email at aruggeri@kirklandwa.gov. For questions or more information, contact Angela Ruggeri by email or at 425-587-3256. There is no fee for the request.

II. WHO MAY PROPOSE AN AMENDMENT?

Any individual, property owner, neighborhood organization, or other group may propose to amend the

Comprehensive Plan, Zoning Map or development regulations pertaining to a specific property.

If the

property owner or property owner's representative is not making the request, then the property owner

must be notified of the request in writing (see attached Affidavit of Service).

III. WHAT IS AN APPROPRIATE AMENDMENT REQUEST PROPOSAL?

A citizen may request to amend the Comprehensive Plan, Zoning Map or Zoning Code for a site specific

property. A request that involves a significant major policy change in a neighborhood may be deferred

to a future update to the applicable neighborhood plan or Comprehensive Plan update.

IV. WHAT WILL BE THE REVIEW PROCESS TO CONSIDER AMENDMENT REQUESTS?

The table below describes the general review process the City will use to decide which requests will be included for further study as part of the Comprehensive Plan Update. Please note that time frame is subject to change:

Deadline and Review Process Time Frame

Deadline for submittal of citizen amendment requests June 20, 2014

Planning Commission will make recommendation on which requests to study and then City Council will make final decision

July-August 2014

Planning Commission will study citizen amendment requests Sept-Dec 2014

Planning Commission will hold public hearing on the requests as part of Draft Plan and then make recommendation to the City Council

Jan 2015

Preparation of Environmental Impact Statement including the requests Aug 2014-May 2015

City Council will make final decision on requests as part of adoption of the Plan Update

July 2015

The staff report in the Planning Commission packet for each meeting can be viewed at

http://www.kirklandwa.gov/depart/planning/Planning_Commission.htm.

V. WHAT CONSIDERATIONS WILL BE USED TO REVIEW THE CITIZEN AMENDMENT REQUESTS?

The City will consider the following in evaluating whether to study the request as part of the Plan

Update:

- The City has the resources, including staff and budget, necessary to review the proposal; and

- One or more of the following:

- Proposal corrects an inconsistency within or makes a clarification to a provision of the Comprehensive Plan; or

- Proposal demonstrates a strong potential to serve the public interest by implementing Specifically identified goals and policies of the Comprehensive Plan; or

- Proposal shows a substantial relation to public health, safety, or welfare; or

- Conditions have substantially changed since the property was given its current zoning.

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CITY OF KIRKLAND

PLANNING AND COMMUNITY DEVELOPMENT

123 Fifth Avenue, Kirkland, WA 98033

www.kirklandwa.gov ~ 425.587.3225

APPLICATION FOR 2014 CITIZEN AMENDMENT LAND USE REQUESTS TO THE COMPREHENSIVE PLAN, ZONING CODE AND ZONING MAP

Directions: You may use this form or answer questions on separate pages.

I. CONTACT INFORMATION:

A. Applicant Name: Jim Walen

B. Mailing Address: 11800 124th Ave NE Kirkland, WA 98034

C. Telephone Number: 503-880-3673

- D. Email Address: JimWalen@aol.com
 E. Property Owner Name (if different than applicant): Same
 F. Mailing Address: Same
 G. Telephone Number: Same
 H. Email Address: Same.

Note: If the applicant is the property owner, or is representing the property owner, then the property owner must sign the last page. If the applicant is representing the property Owner, then the property owner must be notified in writing with a copy of the letter provided to the City.

A link to the Planning Commission packet containing the staff report will be sent by email unless you request to the project planner that you want copies mailed to you.

II. PROPERTY INFORMATION:

- A. Address of proposal: (if vacant provide nearest street names) 11680 Slater Ave Kirkland WA 98034
 B. King County Tax Parcel number(s): 282605-9113-08
 C. Describe improvements on property if any: Removed invasive plant species, decommissioned and filled water well on property that posed a potential fall risk. Removed dangerous structures on the brink of collapse, removed 650 gallon underground oil tank remaining from the 1950's. Also removed trash, and generally improved appearance.
 D. Attach a map of the site that includes adjacent street names.
 E. Current Zoning on the subject property: Office
 F. Current land use designation and permitted density shown on the City's land use map.

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Page 4 of 5

III. REQUEST INFORMATION AND REASONS:

- A. Description of Request:
 Request that site be zoned for commercial use
 B. Description of the specific reasons for making the request:
 . The property is in close proximity to many commercial spaces, and it would make sense for fluidity to continue these spaces into the area in question. The current commercial zoning has allowed the property to be used as a for-profit business for 30+ years. In order for the new ownership to use the space in a profitable way the zoning needs to be changed. All surrounding residents are happy with the current improvements and are supportive of the change. Ford Hyundai of Kirkland strives to improve our neighborhood, and our business, so that we may continue to give back to the community and improve our city as a whole.

C. Based on the above review consideration, explain why the request should be considered as part of the Comprehensive Plan Update process.

The current use and intended use are virtually the same. New zoning will allow the property to fit into and even enhance the vitality and character of the neighborhood.

H:\Pcd\PLANNING ADMIN\Permit Forms\Internet Front Counter Forms\2014 Citizen Amendment Request Application Final.docx 4/23/2014

ORIGINAL SIGNATURES ONLY/ NO COPIES

Name – sign: _____

Name – print: James Water

Property owner or Legal Representative? _____

Date: 6/18/14

Address: 11800 124th Ave NE Kirkland WA 98034

Telephone: 425.821.6611

B. If the applicant is neither the property owner nor a legal representative of the property owner, then the affected property owner must be notified as follows:

1. Send or hand-deliver a copy of this completed application to all affected property owners (Exhibit A or Exhibit B); and
2. Complete the attached Affidavit of Service that confirms that a copy of the completed application form has been provided to all property owners. Submit the Affidavit of Service along with Exhibit A and/or Exhibit B with the application form and fee.

Attachments:

- Affidavit of Service (OCD-06AB)
- Exhibit A for mailing document
- Exhibit B for hand delivering document
- Methods to Request Changes to Density Land Use Zoning Code Regs



CITY OF KIRKLAND
PLANNING AND COMMUNITY DEVELOPMENT
 123 Fifth Avenue, Kirkland, WA 98033
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**APPLICATION FOR 2014 CITIZEN AMENDMENT LAND USE REQUESTS TO THE
 COMPREHENSIVE PLAN, ZONING CODE AND ZONING MAP**

Directions: You may use this form or answer questions on separate pages.

I. CONTACT INFORMATION:

- A. Applicant Name: Karen Levenson and neighbors of BN, BN(1), BNA & MSC2 zones
- B. Mailing Address: 95 Blue Rock Court, Danville, CA 94526 (Kirkland Address 6620 LWB #101)
- C. Telephone Number: 415-218-4452
- D. Email Address: uwkkg@aol.com
- E. Property Owner Name (if different than applicant): Multiple - This is not a site specific
- F. Mailing Address: request, but a request for changing
- G. Telephone Number: zoning / developmental regulations for
- H. Email Address: all BN, BNA, BN(1) and MSC2 zones

*Note: If the applicant is the property owner, or is representing the property owner, then the property owner must sign the last page. If the applicant is representing the property owner, then the property owner must be notified in writing with a copy of the letter provided to the City. * See notes below*

A link to the Planning Commission packet containing the staff report will be sent by email unless you request to the project planner that you want copies mailed to you.

II. PROPERTY INFORMATION:

- A. Address of proposal: (if vacant provide nearest street names) Multiple - This is not site specific
- B. King County Tax Parcel number(s): Multiple - This is not site specific
- C. Describe improvements on property if any: Various - This is not site specific
- D. Attach a map of the site that includes adjacent street names.
- E. Current Zoning on the subject property: BN, BN(1), BNA, MSC2 (BN family - Neighborhood Business)
- F. Current land use designation and permitted density shown on the City's land use map. Commercial - Residential Market & Others, 48 units / acre (some allow bonus for affordable units)

Commercial - Residential Market & Others, 48 units / acre (some allow bonus for affordable units)
See city files.

III. REQUEST INFORMATION AND REASONS:

A. Description of Request: See accompanying email.

B. Description of the specific reasons for making the request: See accompanying email.

C. Based on the above review consideration, explain why the request should be considered as part of the Comprehensive Plan Update process.

The zoning development regulations determined are not considered adequate to provide for the neighborhood serving business and limited residential uses of the Neighborhood Business designation. There are still some things left in the zoning that don't belong there - like the provision for large schools. Some of the neighborhoods impacted by the change of zoning did not even know they were being considered and they tried to rally for densities of 24 but were too late. Then they were given the density bonus if affordable units were provided. They had no time to respond to that and prepare. There was also so much attention paid to the density number that a number of the items spelled out in the attached letter were merely overlooked in order to get a number voted upon and the density question put to rest.

While this is a Comprehensive Plan Review, as Eric Shields has stated, it is also the opportunity to make sure that the zoning properly implements the comprehensive plan. We feel that the zoning that was recently written does not fully implement the intent of the Comprehensive Plan. There are still too many ways that a developer can create mostly housing in a property that has been set aside to primarily provide neighborhood serving businesses so that all citizens have grocery stores or other necessary services within about a mile or less (and can walk to them rather than having to drive).

IV. PROPERTY OWNER'S SIGNATURE OR SERVICE OF AFFIDAVIT:

A. If the applicant is the property owner, or is a legal representative of the property owner, then the property owner must sign below.

ORIGINAL SIGNATURES ONLY/ NO COPIES

Name – sign: _____

Name – print: _____

Property owner or Legal Representative? _____

Date: _____

Address: _____

Telephone: _____

B. If the applicant is neither the property owner nor a legal representative of the property owner, then the affected property owner must be notified as follows:

1. Send or hand-deliver a copy of this completed application to all affected property owners (Exhibit A or Exhibit B); and
2. Complete the attached Affidavit of Service that confirms that a copy of the completed application form has been provided to all property owners. Submit the Affidavit of Service along with Exhibit A and/or Exhibit B with the application form and fee.

Attachments: * See notes below.

P.S. City notes state there will be no fee for these requests during Comp Plan 2035 Update

-Affidavit of Service (OCD-06AB)

-Exhibit A for mailing document

-Exhibit B for hand delivering document

-Methods to Request Changes to Density Land Use Zoning Code Regs

None of the 4 stated attachments (above) were in the link provided by city staff.

Furthermore, this is not a site specific request. It is a request covering all Neighborhood Business Family of zones BN, BNA, BN(1) and MSC2.

We will be happy to work with staff and make sure to identify all the property owners and all owners of properties within 300 feet to notify them as soon as the planning commission decides to take up study of these zones per our request.

Our request was submitted on April 15, 2014 and was already submitted to the Planning Commission at that time. We were told that they didn't have time to discuss it and it would be discussed at a later meeting. We considered it accepted and "in process" since we were not told we needed to resubmit. Just yesterday we got the request to resubmit by filling out this form. There was insufficient time provided to us in order to identify all the properties, all the owners, and make the notices. Had we been informed of this when our input went to Planning Commission in April, we would have had more than sufficient time.

We believe that proper notice of property owners and those within 300 feet is an obligation. We will happily participate in providing these notices so that any property owner whose property is being studied will not be taken by surprise. Likewise the surrounding properties will be informed.

Angela Ruggeri

From: uwkkg@aol.com
Sent: Friday, June 20, 2014 4:18 PM
To: Angela Ruggeri; Eric Shields; Robin Jenkinson; Kurt Triplett
Cc: Amy Walen; Penny Sweet; Doreen Marchione; Shelley Kloba; Toby Nixon; Dave Asher; Jay Arnold; Karen; neighboringproperties@gmail.com
Subject: Citizen Amendment Request K2035 Application
Attachments: Citizen Amendment Request K2035 Application.pdf

Planning Commission will consider items from the visioning process and neighborhood meeting input

[http://www.kirklandwa.gov/Assets/Boards+and+Commissions/Boards+and+Commissions+PDFs/Tra
nsportation+Commission/Comprehensive+Plan+Update.pdf](http://www.kirklandwa.gov/Assets/Boards+and+Commissions/Boards+and+Commissions+PDFs/Tra%20nsportation+Commission/Comprehensive+Plan+Update.pdf)

Also:

"V. Site Specific Requests for Land Use Changes The Plan Update process is a logical time to review site specific requests for land use changes. We have accepted these requests with past GMA Updates. The process would be less formal than the Private Amendment Request (PAR) process as outlined in Chapter 140 of the Kirkland Zoning Code (KZC) for amending the Comprehensive Plan. We would accept requests in writing and the Planning Commission would review them based on their merits of meeting the new vision statement and guiding principles and the goals of the Comprehensive Plan, and the estimated time and resources it will take to review the request. The formal criteria in the Zoning Code for reviewing PARs would not need to be used."

=====

On Apr 15, 2014, at 7:53 AM, "uwkkg@aol.com" <uwkkg@aol.com> wrote:
 Part of Comp Plan process is creating the implementing zoning. We feel that the current zoning for BN, BN(1), BNA and MSC2 (Neighborhood Business Family of zones) does not appropriately implement the Goals and Policies of the Comp Plan as it exists and needs to be modified. Citizens have therefore suggested the zoning text that they believe should be implmented with the current CP update. There are items still left in the Neighborhood Business Zoning that are too big for the zoning (large schools and other listed uses). There is insufficient protection from a developer who might want to build mostly residential and not provide for the principal use of the site being that which provides a neighborhood with a grocery store or other walkable goods and services. There is insufficient protection for common open space that implements the "community gathering spaces."

Begin forwarded message:

From: Eric Shields <EShields@kirklandwa.gov>
Date: June 19, 2014, 9:27:27 AM PDT
To: "'uwkkg@aol.com'" <uwkkg@aol.com>
Subject: RE: Kirkland 2035 Citizen Amendment

Karen,

This is a brief message to get back to you quickly. If you are interested in submitting a CAR, we ask that you submit it on the form on our web page. Here's a link: <http://www.kirklandwa.gov/Assets/Planning/Planning+PDFs/Applications+and+Forms/Citizen+Amendment+Request+K2035+Application.pdf>. Keep in mind that we're focusing on amendments to the Comprehensive Plan, not zoning – unless the zoning does not adequately implement the Comprehensive Plan.

Eric Shields

From: uwkkg@aol.com [<mailto:uwkkg@aol.com>]
Sent: Thursday, June 19, 2014 9:17 AM
To: Eric Shields; Angela Ruggeri; Janice Coogan; Kurt Triplett; Robin Jenkinson
Cc: Amy Walen; Penny Sweet; Doreen Marchione; Shelley Kloba; Toby Nixon; Dave Asher; Jay Arnold; neighboringproperties@gmail.com; uwkkg@aol.com
Subject: Kirkland 2035 Citizen Amendment

Somehow this did not get listed as one of the citizen proposed changes to zoning for the upcoming Comprehensive Plan & Zoning. These are amendment requests for the BN, BN(1), BNA and MSC2 zones so that they are developed as the small neighborhood markets envisioned in the Comprehensive Plan. The zoning decided by a past council at the time of great pressure by a developer is considered still too incompatible with the Comp Plan and the surrounding areas. Additionally there are too many ways to distort the zoning adopted and get a project that is almost all housing on a site that was supposed to be neighborhood serving businesses that encourage locals to walk to the store or the other provided services.

Eric, can you make sure this gets to the right place so that it is considered? I know that you acknowledged it previously, but when I saw the items listed for consideration, this did not appear... not sure why.

Karen Levenson

-----Original Message-----

From: Eric Shields <EShields@kirklandwa.gov>
To: City Council <CityCouncil@kirklandwa.gov>
Cc: 'uwkkg@aol.com' <uwkkg@aol.com>; Kurt Triplett <KTriplett@kirklandwa.gov>; Paul Stewart <PStewart@kirklandwa.gov>; Jeremy McMahan <JMcMahan@kirklandwa.gov>; Teresa Swan <TSwan@kirklandwa.gov>; Janice Coogan <JCoogan@kirklandwa.gov>
Sent: Wed, Apr 16, 2014 8:21 am
Subject: RE: For Comp Plan Update BN, BNA, MSC2

Council members:

This is the email sent to me earlier that Ms. Levenson asked me to forward to

you in her email message yesterday.

Eric Shields

-----Original Message-----

From: uwkkg@aol.com [<mailto:uwkkg@aol.com>]

Sent: Friday, March 14, 2014 5:07 PM

To: Eric Shields; Robin Jenkinson; Kurt Triplett

Cc: Karen; neighboringproperties@gmail.com

Subject: For Comp Plan Update BN, BNA, MSC2

Sorry, earlier send was missing this document

Numerous citizens from the neighborhood business zone are submitting the following as they would like to see these changes in the update. You will receive more information and more specifics on requestors as we go through the process. Thank you for the outreach seeking to gain neighbor input on their plans.

Sincerely,

Karen Levenson and other citizens of the BN, BN(1), BNA and MSC2 neighborhoods

BN, BN(1), BNA, MSC2

Section 40.08 - GENERAL REGULATIONS

The following regulations apply to all uses in this zone unless otherwise noted:

1. Refer to Chapter 1 KZC to determine what other provisions of this code may

apply to the subject property.

2. If any portion of a structure is adjoining a low density USE, then either:

a. The height of that portion of the structure shall not exceed 15 feet above

average building elevation, or

b. The maximum horizontal facade shall not exceed 50 feet in width.

See KZC 115.30, Distance Between Structures/Adjacency to Institutional Use,

for further details.

3. Some development standards or design regulations may be modified as part

of the design review process. See Chapters 92 and 142 KZC for requirements.

4. The following commercial frontage requirements shall apply to all development that includes dwelling units or assisted living uses:

a. The street level floor of all buildings shall be limited to one or more of

the following uses: Retail; Restaurant or Tavern; Entertainment, Cultural and/or

Recreational Facility; or Office. These uses shall be oriented toward fronting

arterial and collector streets and have a minimum depth of 20 feet and an average depth of at least 30 feet (as measured from the face of the building along the street).

ONLY The Design Review Board Or CITY COUNCIL may approve a minor reduction in

the depth requirements if the applicant demonstrates that the requirement is not

feasible given the configuration of existing or proposed improvements and that

the design of the commercial frontage will maximize visual interest. The Design

Review Board (or Planning Director Or CITY COUNCIL WILL REQUIRE frontage

requirement where the property abuts residential zones that create an effective

transition between uses.

b. The commercial floor shall be a minimum of 13 feet in height. In the BN

zone, the height of the structure may exceed the maximum height of structure by

three feet for a three-story building with the required 13-foot commercial floor.

c. Other uses allowed in this zone and parking shall not be located on the

street level floor unless an intervening commercial frontage is provided between

the street and those other uses or parking subject to the standards above.

Lobbies for residential or assisted living uses may be allowed within the commercial frontage provided they do not exceed 20 percent of the building's linear commercial frontage along the street.

d. Buildings will be limited to three stories and any "split-level" design will

count as the next higher number of stories.

e. As the principal purpose of the BN, BN(1), BNA and MSC2 zones is to provide

neighborhood serving businesses, the square footage of residential uses may not

exceed the square footage of the total commercial uses (restaurants, taverns,

retail or offices). Parking is considered separately from the definition of commercial uses and does not count toward sq footage of commercial use.

f. Zoning density for the residential units should be the same as the adjacent

residential or multifamily density since by allowing the same square footage commercial as that which is allowed for residential, you are approximately doubling the intensity of use at the site.

g. Design review is required and nothing is allowed on the BN, BNA, BN(1), or

MSC2 roofs that is not allowed on the surrounding residential or multifamily rooftops. (Items, size and screening)

5. May also be regulated under the Shoreline Master Program; refer to Chapter

83 KZC.

6. Surface parking areas shall not be located between the street and building. Parking areas located to the side of the building are allowed; provided, that the parking area and vehicular access occupies less than 15 percent of the property frontage and design techniques adequately minimize the visibility of the parking.

7. Where Landscape Category B is specified, the width of the required landscape strip shall be 20 feet for properties within the BN, BNA, BN(1) and

MSC2 neighborhoods. All other provisions of Chapter 95 KZC shall apply.

8. In the BNA zone, developments may elect to provide affordable housing units as defined in Chapter 5 KZC subject to the voluntary use provisions of

Chapter 112 KZC. (OR NOT.... Neighborhood will provide further guidance as Comp

Plan update continues). Not allowable in other zones BN, BN(1) or MSC2.

9. Development on corner lots will use the lower volume street for driveway access as is currently provided by Kirkland zoning code. Any request for modification or variance must be submitted with the phase I or any earlier review and must provide expert calculations and industry support that clearly

articulate that the access requested will provide for more safety (more gaps),

(less conflict points), etc. The director of Public Works may approve such variance or modification only if these and other provisions of the zoning code

are met and must provide notice to the surrounding neighborhood with the opportunity for a public hearing and ability to appeal the decision.

40.10.10-40.10.70, 40.10.90

Required yards on all sides shall be a minimum of 15 feet except that the front

yard will be a minimum of 20 feet (30 feet on Lake Washington Blvd/Lake St).

Corner properties will be developed with each yard that faces a street having

the improved appearance of a front yard so that no side of the building appears

to be a "side."

Hours of operation for restaurant, tavern, retail or office uses will be restricted to be compatible with residential uses on-site and in the neighborhood. Taverns must go through a special neighborhood permit process.

All commercial uses are limited to 9am - 5pm for compatibility and to allow parking to be a shared use.

40.10.80 No vehicle Service stations except in BNA (further clarification of whether this neighborhood desires this use should be solicited during the Comp Plan Process).

Maximum lot coverage irrespective of use is 70%

Height 30feet above ABE for all uses except that, if necessary for a 3 story building, an additional 3 feet of height may be allowed to provide that ground floor commercial will be 13 feet.

Include the other special regulations of 40.10.90

Tandem Parking is not allowed and any decrease in parking from the currently allowed (2013) requires notice and support of the surrounding residential community, to be demonstrated at a public hearing in front of the City Council

Karen Levenson

On Behalf of Neighbors surrounding BN, BNA, BN(1) and MSC2 zones



CITY OF KIRKLAND
PLANNING AND COMMUNITY DEVELOPMENT
 123 Fifth Avenue, Kirkland, WA 98033
www.kirklandwa.gov ~ 425.587.3225

**APPLICATION FOR 2014 CITIZEN AMENDMENT LAND USE REQUESTS TO THE
 COMPREHENSIVE PLAN, ZONING CODE AND ZONING MAP**

Directions: You may use this form or answer questions on separate pages.

I. CONTACT INFORMATION:

- A. Applicant Name: Watermark East, LLC - Doug Waddell
- B. Mailing Address: PO Box 2545, Kirkland, WA 98083
- C. Telephone Number: 425-822-3021
- D. Email Address: Doug@waddellpropertiesinc.com
- E. Property Owner Name (if different than applicant): _____
- F. Mailing Address: _____
- G. Telephone Number: _____
- H. Email Address: _____

Note: If the applicant is the property owner, or is representing the property owner, then the property owner must sign the last page. If the applicant is representing the property owner, then the property owner must be notified in writing with a copy of the letter provided to the City.

A link to the Planning Commission packet containing the staff report will be sent by email unless you request to the project planner that you want copies mailed to you.

II. PROPERTY INFORMATION:

- A. Address of proposal: (if vacant provide nearest street names) 220 6th Street
- B. King County Tax Parcel number(s): 123890-0115
- C. Describe improvements on property if any: Small house/office
- D. Attach a map of the site that includes adjacent street names.
- E. Current Zoning on the subject property: PLA 5C
- F. Current land use designation and permitted density shown on the City's land use map. OFFICE/MF - UNLIMITED

III. REQUEST INFORMATION AND REASONS:

A. Description of Request:

Adjust the new, existing requirement for affordable housing from 10% of the units at 50% of the median income to 10% at 80% of the median income

B. Description of the specific reasons for making the request:

50% of the median income is too punitive and unfeasible financially (even with the tax break) especially in the downtown core locations where the difference between market and this area is at an unworkable level, and this is for the life of the property.

C. Based on the above review consideration, explain why the request should be considered as part of the Comprehensive Plan Update process.

I am completely in favor of providing affordable units but not at the 50% level especially in this location where the delta is so high. The most recent project built (and only recent one) in Totem Lake was at 80% - and their delta is much lower. Many other cities are at the 80% level some like I think Bellevue have none at all. In an area like downtown Kirkland where the average income can exceed \$100,000, 80% of King County's median income still serves the intended purposes and makes it somewhat possible to accomplish. In areas with lower rent like Totem Lake 50% MIGHT work but so far there hasn't been any there either. Literally across the street from this property there is zero requirement. At the 50% level I estimate it discounts the rents by over a third, at the 50% level almost 60%!! This barely covers the annual expenses not to mention the debt etc. Expenses only (no debt) run at over \$7,000 per year per unit and tend to climb at a higher % than the increase in the rent that could be achieved tying it to a % King County's median income. At the 80% level the average discount today would be about \$575 per unit per month, at the 50% level, \$1,100. It just simply does not work in this location. In other terms, at the 80% level I figure this is a loss in value of \$155,000 per unit, at the 50% level about \$255,000.

I was at the table with other developers, ARCH, City staff, the Mayor and a few Council Members when this was just being discussed and vetted. I supported it then as I do now however the 50% level was not mentioned. In this location, 80% is plenty, serves the purpose well and is more realistic.

IV. PROPERTY OWNER'S SIGNATURE OR SERVICE OF AFFIDAVIT:

- A. *If the applicant is the property owner, or is a legal representative of the property owner, then the property owner must sign below.*

ORIGINAL SIGNATURES ONLY/ NO COPIESName – sign: Name – print: Doug Woodell - Managing member / Watermark East LLCProperty owner or Legal Representative? OwnerDate: 6/16/14Address: PO Box 2545 Kirkland WA 98053Telephone: 425-822-3021

- B. *If the applicant is neither the property owner nor a legal representative of the property owner, then the affected property owner must be notified as follows:*

1. Send or hand-deliver a copy of this completed application to all affected property owners (Exhibit A or Exhibit B); and
2. Complete the attached Affidavit of Service that confirms that a copy of the completed application form has been provided to all property owners. Submit the Affidavit of Service along with Exhibit A and/or Exhibit B with the application form and fee.

Attachments:

- Affidavit of Service (OCD-06AB)
- Exhibit A for mailing document
- Exhibit B for hand delivering document
- Methods to Request Changes to Density Land Use Zoning Code Regs



Attachment 24.a



CITY OF KIRKLAND
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**APPLICATION FOR 2014 CITIZEN AMENDMENT LAND USE REQUESTS TO THE
 COMPREHENSIVE PLAN, ZONING CODE AND ZONING MAP**

Directions: You may use this form or answer questions on separate pages.

I. CONTACT INFORMATION:

- A. Applicant Name: Watermark East, LLC - Doug Waddell
- B. Mailing Address: PO Box 2545, Kirkland, WA 98083
- C. Telephone Number: 425-822-3021
- D. Email Address: Doug@waddellpropertiesinc.com
- E. Property Owner Name (if different than applicant): _____
- F. Mailing Address: _____
- G. Telephone Number: _____
- H. Email Address: _____

Note: If the applicant is the property owner, or is representing the property owner, then the property owner must sign the last page. If the applicant is representing the property owner, then the property owner must be notified in writing with a copy of the letter provided to the City.

A link to the Planning Commission packet containing the staff report will be sent by email unless you request to the project planner that you want copies mailed to you.

II. PROPERTY INFORMATION:

- A. Address of proposal: (if vacant provide nearest street names) 220 6th Street
- B. King County Tax Parcel number(s): 123890-0115
- C. Describe improvements on property if any: Small house/office
- D. Attach a map of the site that includes adjacent street names.
- E. Current Zoning on the subject property: PLA 5C
- F. Current land use designation and permitted density shown on the City's land use map. OFFICE/MF - UNLIMITED

III. REQUEST INFORMATION AND REASONS:

A. Description of Request:

Change the Open Space requirement to be consistent with the same requirement in other higher density downtown locations

B. Description of the specific reasons for making the request:

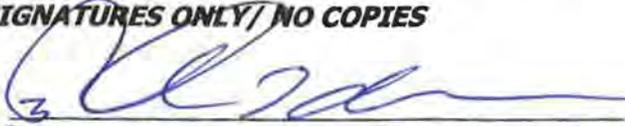
This requirement as it is currently written is not possible/practical for this type of development particularly with the size and dimensions of the property. The requirement here should be the same as other nearby properties with similar planned uses and density

C. Based on the above review consideration, explain why the request should be considered as part of the Comprehensive Plan Update process.

The current requirement requires a large square footage for open space and with minimum dimensions of 40 feet by 40 feet, For a higher density infill location with dimensions of only 100 by 150 this eliminates a significant portion of the property and its development potential. This requirement was just not well thought out for the type of development that the property is zoned for.

IV. PROPERTY OWNER'S SIGNATURE OR SERVICE OF AFFIDAVIT:

- A. *If the applicant is the property owner, or is a legal representative of the property owner, then the property owner must sign below.*

ORIGINAL SIGNATURES ONLY/ NO COPIESName – sign: Name – print: DOUG WOODSELL - MANAGING MEMBER - WASSERMARK FARM LLC

Property owner or Legal Representative? _____

Date: 6/14/14Address: PO Box 2545 Kirkland WA 98083Telephone: 425 822 3021

- B. *If the applicant is neither the property owner nor a legal representative of the property owner, then the affected property owner must be notified as follows:*

1. Send or hand-deliver a copy of this completed application to all affected property owners (Exhibit A or Exhibit B); and
2. Complete the attached Affidavit of Service that confirms that a copy of the completed application form has been provided to all property owners. Submit the Affidavit of Service along with Exhibit A and/or Exhibit B with the application form and fee.

Attachments:

- Affidavit of Service (OCD-06AB)
- Exhibit A for mailing document
- Exhibit B for hand delivering document
- Methods to Request Changes to Density Land Use Zoning Code Regs



Attachment 24.b



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**APPLICATION FOR 2014 CITIZEN AMENDMENT LAND USE REQUESTS TO THE
 COMPREHENSIVE PLAN, ZONING CODE AND ZONING MAP**

Directions: You may use this form or answer questions on separate pages.

I. CONTACT INFORMATION:

- A. Applicant Name: Jason D. and Francine E. Nelson
 B. Mailing Address: P.O. Box 383 Kirkland, Wa. 98083
 C. Telephone Number: 425-359-9999
 D. Email Address: france.nelson@comcast.net
 E. Property Owner Name (if different than applicant): same
 F. Mailing Address: same
 G. Telephone Number: same
 H. Email Address: same

Note: If the applicant is the property owner, or is representing the property owner, then the property owner must sign the last page. If the applicant is representing the property owner, then the property owner must be notified in writing with a copy of the letter provided to the City.

A link to the Planning Commission packet containing the staff report will be sent by email unless you request to the project planner that you want copies mailed to you.

II. PROPERTY INFORMATION:

- A. Address of proposal: (if vacant provide nearest street names) 202 & 208 2nd St. S. Kirkland, Wa. 98033
 B. King County Tax Parcel number(s): 187500-0095-06 and 187500-0090-01
 C. Describe improvements on property if any: NONE
 D. Attach a map of the site that includes adjacent street names.
 E. Current Zoning on the subject property: Plabc
 F. Current land use designation and permitted density shown on the City's land use map. Plabc (single family residence)

III. REQUEST INFORMATION AND REASONS:

A. Description of Request:

We would like to change our zoning from Pla6c to Pla6A
(multi-family)

B. Description of the specific reasons for making the request:

(low and fixed income housing stock)
The vision obviously doesn't exist anymore in our
neighborhood with the recent sale of a 1940 teardown
home at a sale price of \$719,000⁰⁰.

C. Based on the above review consideration, explain why the request should be considered as part of the Comprehensive Plan Update process.

Dear City of Kirkland,

The reason we believe a consideration for review of our property is important as part of the Kirkland Comprehensive plan Update process is because all of the houses around us and including ours are old 1940 teardowns sitting on expensive land and this land need to be zoned Multi-family just like the Condos in front and to the sides of us. I am referring to the condos across the street on 2nd Street South and the condos kiddie corner from us on 2nd and 2nd (Portsmith) (see map). There is also a 4 plex behind us. The home directly next to us (Tax parcel # 187500-0085) just sold for 719,000 no more than a few months ago and it is also a 1940 teardown.

If we don't change this zoning, people will start knocking these houses down and building million dollar houses like they have started to do with a couple houses in the block down the street on 2nd Street S.

We were told that the current vision for this area is low and fixed income housing stock close to downtown. The vision obviously doesn't exist anymore as the recent sale of the house directly next to us just sold for \$719,000 as mentioned above. These homes are not low and fixed income in any way in the state they are in right now. No one can afford to buy a 719,000 house that is less than 1,000 square feet and built in 1940 and most are in very poor shape. If you allow our block to change to multi-family, we will be able to build multi-family units that will allow more families to be able to own a home in that area. Kirkland is also required to provide density to provide future growth and allowing us to build condos or multi-family homes here will do that.

The neighbor directly behind us currently has a 4 plex and is also putting his application in to change the zoning. His name is Tom Cruikshank.

Please consider this change to our Northwest block of that area.

Sincerely,



Jason and Francine Nelson
P.O. Box 383
Kirkland, Wa. 98083
425-359-9999

IV. PROPERTY OWNER'S SIGNATURE OR SERVICE OF AFFIDAVIT:

A. *If the applicant is the property owner, or is a legal representative of the property owner, then the property owner must sign below.*

ORIGINAL SIGNATURES ONLY/ NO COPIES

Name – sign: Jason D. Nelson Francine Nelson
 Name – print: Jason D. and Francine E. Nelson
 Property owner or Legal Representative? property owner
 Date: 6-13-14
 Address: P.O. Box 383 Kirkland, Wa 98083
 Telephone: 425-359-9999

B. *If the applicant is neither the property owner nor a legal representative of the property owner, then the affected property owner must be notified as follows:*

1. Send or hand-deliver a copy of this completed application to all affected property owners (Exhibit A or Exhibit B); and
2. Complete the attached Affidavit of Service that confirms that a copy of the completed application form has been provided to all property owners. Submit the Affidavit of Service along with Exhibit A and/or Exhibit B with the application form and fee.

Attachments:

- Affidavit of Service (OCD-06AB)
- Exhibit A for mailing document
- Exhibit B for hand delivering document
- Methods to Request Changes to Density Land Use Zoning Code Regs



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**APPLICATION FOR 2014 CITIZEN AMENDMENT LAND USE REQUESTS TO THE
 COMPREHENSIVE PLAN, ZONING CODE AND ZONING MAP**

Directions: You may use this form or answer questions on separate pages.

I. CONTACT INFORMATION:

- A. Applicant Name: Tom Cruikshank
 B. Mailing Address: 12205 NE 65th St Kirkland WA 98033
 C. Telephone Number: 425-828-6710 cell (425) 765-7775
 D. Email Address: CRUIKSHANK81@COMCAST.NET
 E. Property Owner Name (if different than applicant): SAME
 F. Mailing Address: _____
 G. Telephone Number: _____
 H. Email Address: _____

Note: If the applicant is the property owner, or is representing the property owner, then the property owner must sign the last page. If the applicant is representing the property owner, then the property owner must be notified in writing with a copy of the letter provided to the City.

A link to the Planning Commission packet containing the staff report will be sent by email unless you request to the project planner that you want copies mailed to you.

II. PROPERTY INFORMATION:

- A. Address of proposal: (if vacant provide nearest street names) 207 + 211 3rd St So.
 B. King County Tax Parcel number(s) (211) 1875000105 (207) 187500115
 C. Describe improvements on property if any: 207 - 900 St House
211 - 4 Plex
 D. Attach a map of the site that includes adjacent street names.
 E. Current Zoning on the subject property: PLA 6 C - Simile Family
 F. Current land use designation and permitted density shown on the City's land use map.
PLA 6 C

III. REQUEST INFORMATION AND REASONS:**A. Description of Request:**

Rezone to PLABA - High Density

B. Description of the specific reasons for making the request:

to provide more affordable multi-family dwellings to keep within Kirkland's vision of a diverse population within walking distance and meeting the growth goals of the GMA.

C. Based on the above review consideration, explain why the request should be considered as part of the Comprehensive Plan Update process.

- 1) The current plan states that Subarea C should be "preserve for housing stock, close to downtown for low & fixed income people". The current real estate market has priced these people out of the market. A house recently sold for \$719,000. A better way to keep that area from being developed into multi-million dollar homes is to rezone to high density. This would provide a more affordable housing stock to more people and keep up with the growth management act of providing more density for growth within Kirkland city limits. This common sense zoning would bring more people within walking and shopping to support downtown business. Kirkland should get ahead and rezone while it is still 900-1200 sq 1940's tear downs in the area rather than million dollar megahomes. I know the Nelsons who own 2 properties (202 & 208 2nd st 40) and myself (207 & 211 3rd st 40) would support the northwest corner block of the area. Sincerely, Tom & Deanna Cruikshank

IV. PROPERTY OWNER'S SIGNATURE OR SERVICE OF AFFIDAVIT:

- A. *If the applicant is the property owner, or is a legal representative of the property owner, then the property owner must sign below.*

ORIGINAL SIGNATURES ONLY/ NO COPIES

Name – sign: Tom Crunkshank
 Name – print: Tom Crunkshank
 Property owner or Legal Representative? OWNER
 Date: 6/12/14
 Address: 17205 NE 65th Kirkland WA 98033
 Telephone: 425-828-6710

- B. *If the applicant is neither the property owner nor a legal representative of the property owner, then the affected property owner must be notified as follows:*

1. Send or hand-deliver a copy of this completed application to all affected property owners (Exhibit A or Exhibit B); and
2. Complete the attached Affidavit of Service that confirms that a copy of the completed application form has been provided to all property owners. Submit the Affidavit of Service along with Exhibit A and/or Exhibit B with the application form and fee.

Attachments:

- Affidavit of Service (OCD-06AB)
- Exhibit A for mailing document
- Exhibit B for hand delivering document
- Methods to Request Changes to Density Land Use Zoning Code Regs

XV.D. MOSS BAY NEIGHBORHOOD
4. PERIMETER AREAS

- (1) The hours of operation should be limited if noise or other adverse conditions would impact nearby residential uses.
- (2) Structures should generally be limited to one story in height in order to preserve the visual character of this residential neighborhood. Two-story structures may be permitted if their overall bulk is limited.
- (3) Parking should be visually screened from adjacent residential uses. Driveways are not to be located adjacent to residential uses.
- (4) Appropriate landscaping should be required to visually integrate office buildings with the residential character of the surrounding area.
- (5) Free-standing signs should not be allowed.

Subarea D is designated for medium-density residential (up to 12 dwelling units per acre). The future development potential for Subarea D is considerable, given the amount of vacant or undeveloped land, particularly in the northern third of the subarea. Because of its close proximity to existing high-density residential development, residential densities up to 24 dwelling units per acre may be appropriate. The area, however, now lacks adequate public facilities, such as sewers, water, sidewalks, and streets to support higher densities. Until these facilities are adequately upgraded, development should be limited to medium density (12 dwelling units per acre). In addition, multifamily development should be regulated to ensure compatibility with existing single-family homes within and bordering this area.

Land use in Subarea C discussed.

Subarea C located west of State Street and south of the Downtown contains a pocket of single-family homes which should be maintained as low-density residential. This will help preserve the housing stock of dwelling units close to the Downtown for low- and fixed-income people.

High-density residential uses to be permitted in Subarea D with improvements to public facilities.

Subarea D is roughly bounded on the west by properties fronting on State Street, on the east by the railroad, on the north by the Downtown, and on the south by the midblock between 6th Avenue and 5th Avenue South (see Figure MB-2). The subarea is a residential area between a mixture of commercial and residential uses to the west and industrial activities to the east. There are single-family and multifamily units of varied densities intermingled. The area has been long designated for multifamily use and has been going through a period of transition.

Natural constraints exist in northeast corner of Subarea D.

Natural constraints including potentially unstable slopes and the presence of Everest Creek may also require the limitation of development potential in the northeast corner of Subarea D, although an increase to higher density may be feasible if these constraints are adequately addressed.

Subarea E to be limited to single-family residential.

Subarea E, located north of 7th Avenue South and south of Subarea D is developed almost exclusively with detached single-family homes. Although this area is surrounded by higher-density development, it remains viable for single-family development. Consequently, future development should be limited to single-family residential.

Subarea F is appropriate for medium-density (12 dwelling units per acre) residential development.

Subarea F is developed in medium- to high-density residential development. Due to the nearness of this

Exhibit (2) two

March 15, 2014

City of Kirkland
Planning & Development Department

Dear Planning Dept.,

My Husband and I have proudly owned three homes in Kirkland for about ten years. We are hoping to downsize into one of those residences and move to your beautiful city from Snohomish now that our girls are graduating from college.

We have two homes on 2nd Street South (202 & 208) that are surrounded by condominiums and a 4 flex just behind it and also a home at 822 2nd Avenue with condominiums located right next door.

We would appreciate it if the City Planning Department could look at the possibility of rezoning one or both of these locations to allow the possible construction of either new luxury multi-residence townhomes or modern condominium structures rather than the 1940 tear down homes that sit there now. This change would be a more desirable multi-residence complex and could fit into the growing Kirkland neighborhood.

Our other neighbors with similar views would greatly appreciate this amendment and opportunity as well.

Thank you for your consideration.

France and Jason Nelson
425-359-9999



City of Kirkland Property Information Report

Date: June 13, 2014

Information Provided by King County Assessor's Office		
Parcel (PIN):	1875000105	
Lot Size(sq. ft.):	7,600	
Year Built:	1966	
Present Use:	5	
Building Size (gross sq. ft.):	4,261	
Land value:	\$494000.000000	
Improvement value:	\$164000.000000	
Grid:	E4	
Fire Sprinklers:	N	
Quarter Section-Section-Township-Range:	11W-S8-T25-R5	
Information Provided by the City of Kirkland		
Site Address:	211 3RD ST S, UNIT C	
Zoning:	PLA 6C, Low Density Residential	Neighborhood: Moss Bay
Located Within Houghton Community Council Disapproval Jurisdiction:	No	
Seattle City Light Easement:	No	
Design District:		
Overlay:		
Sewer District - verify that you are a current customer of:	City of Kirkland	
Water District - verify that you are a current customer of:	City of Kirkland	
Methane Abatement Area:		
Wind Exposure:	C	
Information Provided by the City of Kirkland regarding APN D Environmental Areas		
Drainage Basin:	Moss Bay, Secondary Basin	
Is this property within 125 feet of wetland shown on GIS?	No	
Is this property within 100 feet of a stream shown on GIS?	No	
Is this property within shoreline jurisdiction and within 200 feet of a wetland shown on GIS?	No	
Shoreline Environment:	NA	
Landslide:	NA	
Seismic:	No	
Floodplain:	No	
Bald Eagle Protection Area:	No	

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The information above is from the City of Kirkland's geographic information system (GIS), which has been developed from a wide variety of sources including King County Department of Assessments property records. For the property described in this report, a site visit or more detailed technical review by city staff may reveal conditions not shown in the city GIS.



City of Kirkland Property Information Report

Date: June 13, 2014

Information Provided by King County Assessor's Office		
Parcel (PIN): 1875000115		
Lot Size(sq. ft.): 7,600		
Year Built: 1948		
Present Use: 2		
Building Size (gross sq. ft.):		
Land value: \$494000.000000		
Improvement value: \$1000.000000		
Grid: E4		
Fire Sprinklers:		
Quarter Section-Section-Township-Range: NW-S8-T25-R5		
Information Provided by the City of Kirkland		
Site Address: 207 3RD ST S		
Zoning: PLA 6C,Low Density Residential		Neighborhood: Moss Bay
Located Within Houghton Community Council Disapproval Jurisdiction: No		
Seattle City Light Easement: No		
Design District:		
Overlay:		
Sewer District - verify that you are a current customer of: City of Kirkland		
Water District - verify that you are a current customer of: City of Kirkland		
Methane Abatement Area:		
Wind Exposure: C		
Information Provided by the City of Kirkland regarding MAPPED Environmental Areas		
Drainage Basin: Moss Bay,Secondary Basin		
Is this property within 125 feet of wetland shown on GIS? No		
Is this property within 100 feet of a stream shown on GIS? No		
Is this property within shoreline jurisdiction and within 200 feet of a wetland shown on GIS? No		
Shoreline Environment: NA		
Landslide: NA		
Seismic: No		
Floodplain: No		
Bald Eagle Protection Area: No		

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The information above is from the City of Kirkland's geographic information system (GIS), which has been developed from a wide variety of sources including King County Department of Assessment's property records. For the property described in this report, a site visit or more detailed technical review by city staff may reveal conditions not shown in the city GIS.

Kerry Isbister / Vicki Bennett
340-11th Avenue West
Kirkland, Washington, 98033
June 20, 2014

Kirkland Department of Planning
City of Kirkland
123 Fifth Avenue
Kirkland, Wa, 98033
Attention: Angela Ruggeri

Re: CAR for parcel #388580 2150.... Rezoning from RS 7.2 to RS 6.3

Dear Angela Ruggeri:

Thank you for handling the Citizen Amendment Requests on behalf of the City of Kirkland. Please find attached our submission for a rezoning of the property at 340 11th Avenue West, Kirkland (PIN # 388580 2150) from RS 7.2 to RS 6.3.

If you require additional information or have questions, my wife and I would be happy to respond, and we can be reached at:

Kerry Isbister (kisbister@comcast.net)
Vicki Bennett (Vickiben@comcast.net)
or at:

340 11th Avenue West
Kirkland, Washington, 98033
Ph: 425 629 3683

Sincerely,



Kerry Isbister / Vicki Bennett

Attachment: CAR application, Map Property Information report



CITY OF KIRKLAND
PLANNING AND COMMUNITY DEVELOPMENT
 123 Fifth Avenue, Kirkland, WA 98033
www.kirklandwa.gov 425.587.3225

**APPLICATION FOR 2014 CITIZEN AMENDMENT LAND USE REQUESTS TO
 THE COMPREHENSIVE PLAN, ZONING CODE AND ZONING MAP**

Directions: You may use this form or answer questions on separate pages.

I. CONTACT INFORMATION:

- A. Applicant Name: Kerry isbister / Vicki Bennett
- B. Mailing Address: 340 11th Avenue West, Kirkland, Washington, 98033
- C. Telephone Number: 425-629-3683
- D. Email Address: kisbister@comcast.net / VickiBen@comcast.net
- E. Property Owner Name (if different than applicant): Same as above
- F. Mailing Address: _____
- G. Telephone Number: _____
- H. Email Address: _____

Note: If the applicant is the property owner, or is representing the property owner, then the property owner must sign the last page. If the applicant is representing the property owner, then the property owner must be notified in writing with a copy of the letter provided to the City.

A link to the Planning Commission packet containing the staff report will be sent by email unless you request to the project planner that you want copies mailed to you.

II. PROPERTY INFORMATION:

- A. Address of proposal: (if vacant provide nearest street names):
340 11th Avenue West, Kirkland, Wa, 98033
- B. King County Tax Parcel number(s): 3885802150
- C. Describe improvements on property if any: None
- D. Attach a map of the site that includes adjacent street names. Attached
- E. Current Zoning on the subject property: RS 7.2
- F. Current land use designation and permitted density shown on the City's land use map.
Low Density Residential

III. REQUEST INFORMATION AND REASONS:

A. Description of Request:

Rezone Parcel from RS 7.2 to RS 6.3'

B. Description of the specific reasons for making the request:

Rezoning this lot to RS 6.3 is a proactive step to creating more "transition buffer housing" between Market Street and the surrounding area. This aligns with the Comprehensive Plan's Framework Goal "FG-3 - Maintain vibrant and stable residential neighborhoods and mixed use development, with housing for diverse incomes, ages and lifestyles".

Further, with this parcel's proximity to bike lanes and public transportation, a rezoning allows increased housing density without significantly adding to Market Street congestion and traffic safety concerns.

From a longer term perspective, by allowing the rezoning of this parcel, KCC would be sending an encouraging message to the business owners and property owners within MSC 1 and 2, that City Council is hearing their concerns, and is taking steps to make MSC1 and MSC 2 more commercially viable by allowing nearby "infill housing".

Finally, this application is consistent with the approach taken in the area directly east of Market Street, in which the zoning was changed to RS 6.3, in order to provide more housing development flexibility (e.g. two smaller houses on two lots rather than a single large house on an oversize lot).

C. Based on the above review consideration, explain why the request should be considered as part of the Comprehensive Plan Update process.

I believe the Comprehensive Plan Framework Goals remain relevant and consistent with Kirkland's vision. I also believe the update process is the time to consider the implementation strategies that support the Framework Goals. To that end, I urge Council to consider adopting an RS 6.3 zoning change thereby allowing a controlled increase in housing density between commercial areas such as MSC 1 and 2, and low density areas such as RS 7.2.

In addition to the reference to FG-3 in Section B above, this strategy is very consistent with many other Framework Goals, goals such as

- FG-7: "Encourage a sustainable community";

(continued on next page)

- FG-9: *“Provide safety and accessibility for those who use alternative modes of transportation within and between neighborhoods, public spaces, and business districts and to regional facilities”*; and,
- FG-14: *“Plan for a fair share of regional growth, consistent with State and regional goals to minimize low-density sprawl and direct growth to urban areas”*

Finally, this parcel rezoning proposal is consistent with other aspects of the Comprehensive Plan such as:

- 2. Vision Statement – *“Alternative housing options will help to provide for a changing and diverse population by supplying more housing choices”*
- 5. Land Use:
 - Goal M-3 – *“Retain neighborhood character while accommodating compatible infill development”*
 - Goal M-4 – *“Allow alternative residential development options that are compatible with surrounding developments”*
 - Policy M4.1 – *“Allow a variety of development styles that provide more housing choices in low density areas....
It is important to encourage the provision of housing infill options for a wide spectrum of households in response to demographic trends.
Alternative housing types can provide more choice in meeting changing demographics such as smaller households.”*

Thank you for your attention to this request.

IV. PROPERTY OWNER'S SIGNATURE OR SERVICE OF AFFIDAVIT:

- A. *If the applicant is the property owner, or is a legal representative of the property owner, then the property owner must sign below.*

ORIGINAL SIGNATURES ONLY/ NO COPIES

Name -sign:  
 Name - print: Kerry Isbister / Vicki Bennett
 Property owner or Legal Representative? Same as above
 Date: June 20, 2014
 Address: 340 11th Avenue West, Kirkland, Washington, 98033
 Telephone: 425 629 3683 (home)

- B. *If the applicant is neither the property owner nor a legal representative of the property owner, then the affected property owner must be notified as follows:*

1. Send or hand-deliver a copy of this completed application to all affected property owners (Exhibit A or Exhibit B); and
2. Complete the attached Affidavit of Service that confirms that a copy of the completed application form has been provided to all property owners. Submit the Affidavit of Service along with Exhibit A and/or Exhibit B with the application form and fee.

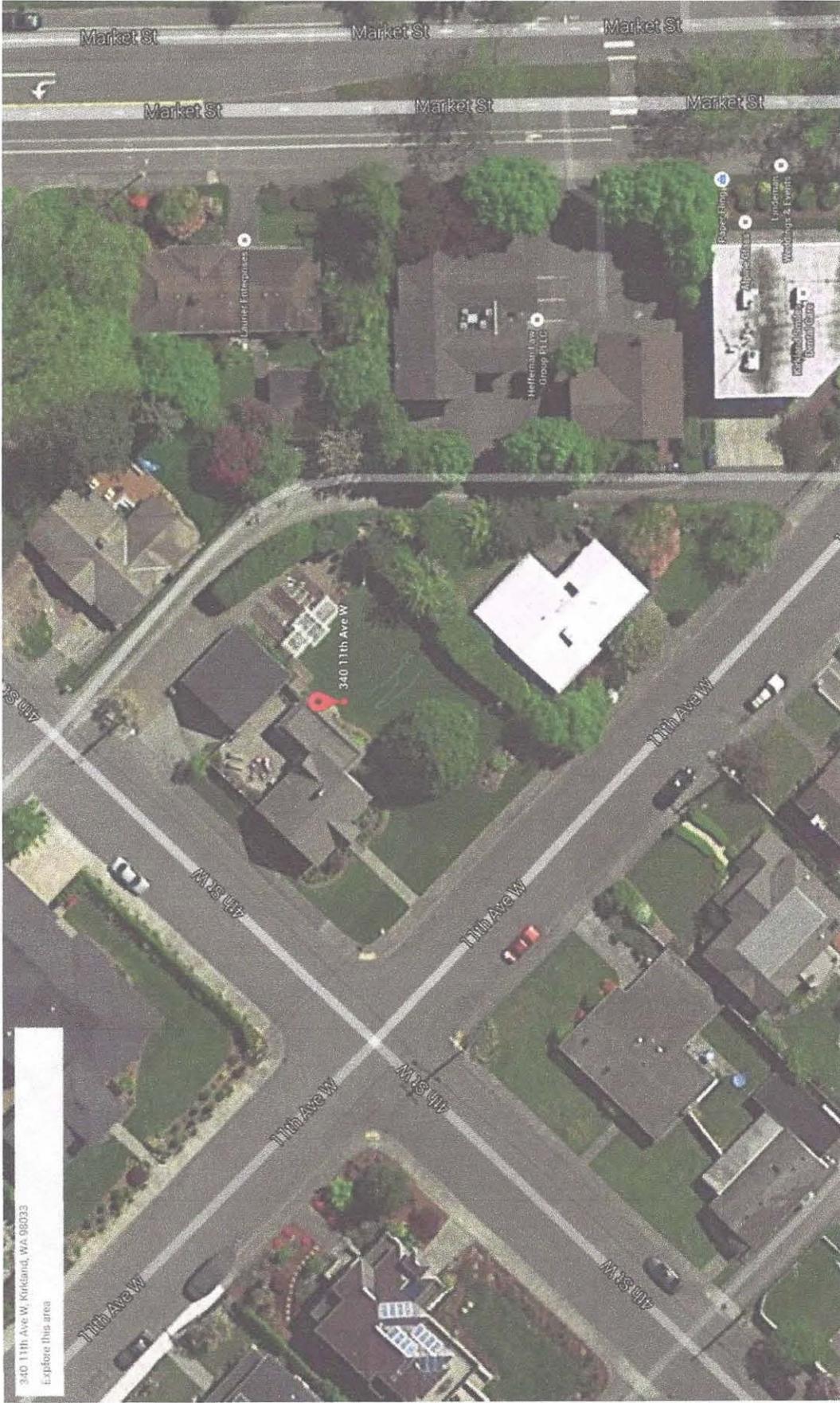
Attachments:

- Affidavit of Service (OCD-06AB)
- Exhibit A for mailing document
- Exhibit B for hand delivering document
- Methods to Request Changes to Density Land Use Zoning Code Regs

Attach: Cover Letter, Property Information Report, Map



Image capture: Aug 2011 © 2014 Google



340 11th Ave W, Kirkland, WA 98033
 Explore this area

Map data ©2014 Google 20 ft



CITY OF KIRKLAND
PLANNING AND COMMUNITY DEVELOPMENT
 123 Fifth Avenue, Kirkland, WA 98033
www.kirklandwa.gov ~ 425.587.3225

**APPLICATION FOR 2014 CITIZEN AMENDMENT LAND USE REQUESTS TO THE
 COMPREHENSIVE PLAN, ZONING CODE AND ZONING MAP**

Directions: You may use this form or answer questions on separate pages.

I. CONTACT INFORMATION:

- A. Applicant Name: Victoria Newland
 B. Mailing Address: 12625-100TH AVE NE, Kirkland, WA 98034
 C. Telephone Number: 425-823-6422
 D. Email Address: victoria.newland@comcast.net
 E. Property Owner Name (if different than applicant): Estate of Barbara J. Newland
 F. Mailing Address: 12625-100TH AVE NE, Kirkland, WA 98034
 G. Telephone Number: 425-823-6422
 H. Email Address: victoria.newland@comcast.net

Note: If the applicant is the property owner, or is representing the property owner, then the property owner must sign the last page. If the applicant is representing the property owner, then the property owner must be notified in writing with a copy of the letter provided to the City.

A link to the Planning Commission packet containing the staff report will be sent by email unless you request to the project planner that you want copies mailed to you.

II. PROPERTY INFORMATION:

- A. Address of proposal: (if vacant provide nearest street names) 12625-100TH AVE NE
 B. King County Tax Parcel number(s): Kirkland, WA 98034
 C. Describe improvements on property if any: House
 D. Attach a map of the site that includes adjacent street names.
 E. Current Zoning on the subject property: zoned for 7 houses
 F. Current land use designation and permitted density shown on the City's land use map. 7 Houses

III. REQUEST INFORMATION AND REASONS:

A. Description of Request:

rezone to accommodate multi family housing

B. Description of the specific reasons for making the request:

would like to sell the property to someone who will build a multi-family development.

C. Based on the above review consideration, explain why the request should be considered as part of the Comprehensive Plan Update process.

It's rezoning. Will fit with the neighborhood.

IV. PROPERTY OWNER'S SIGNATURE OR SERVICE OF AFFIDAVIT:

A. *If the applicant is the property owner, or is a legal representative of the property owner, then the property owner must sign below.*

ORIGINAL SIGNATURES ONLY/ NO COPIES

Name – sign: Victoria Newland

Name – print: Victoria Newland

Property owner or Legal Representative? owner

Date: _____

Address: 17625-100th Ave NE, Kirkland, WA 98034

Telephone: 425-823-6422

B. *If the applicant is neither the property owner nor a legal representative of the property owner, then the affected property owner must be notified as follows:*

1. Send or hand-deliver a copy of this completed application to all affected property owners (Exhibit A or Exhibit B); and
2. Complete the attached Affidavit of Service that confirms that a copy of the completed application form has been provided to all property owners. Submit the Affidavit of Service along with Exhibit A and/or Exhibit B with the application form and fee.

Attachments:

- Affidavit of Service (OCD-06AB)
- Exhibit A for mailing document
- Exhibit B for hand delivering document
- Methods to Request Changes to Density Land Use Zoning Code Regs



AFFIDAVIT OF SERVICE - FILE NO. _____

Document Served	Process
Application for Comprehensive Plan Amendment	IV

_____, being first duly sworn on oath deposes and says that I am 18 years of age or older. That I served the above-indicated document by mail or personal service upon the following-named persons who constitute all of the parties entitled to receive same and to participate in the land use proceeding identified in Kirkland Planning and Community Development Department File No. _____. A copy of the document is attached to this affidavit.

The persons who were served by mailing, postage prepaid, and the address to which mailed are set forth in Exhibit "A" to this affidavit and which by this reference is incorporated herein.

The persons who I served by personal service are listed on Exhibit "B" to this affidavit which exhibit is by this reference incorporated herein. For the purposes of this affidavit, "personal service" means hand-delivery of the document to the person being served, or in the alternative, hand-delivery to another adult who also makes his or her home at the residence of the person served.

DATED at Kirkland, Washington, this _____ day of _____, _____.

Notary's Signature

Print Notary's Name

Notary Public in and for the State of Washington

Residing at: _____

My commission expires: _____

Attachment 28

Online Offers

[Kirkland Hotels](#)

[Real Estate in Kirkland](#)

Search: 12625 100th Ave NE, Kirkland, WA 98034-2785

Map & Directions

12625 100th Ave NE
Kirkland, WA 98034-2785

[Directions](#) | [Search Nearby](#) | [Save](#)

Online Offers:

[Kirkland Hotels](#)

[Real Estate in Kirkland](#)



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[Maps & Driving Directions - getdirvegedirections.com](#) - Enter Your Location & Destination, Get Maps & Directions w/Toolbar.



RECEIVED

JUN 20 2014

AM PM
PLANNING DEPARTMENT

BY _____

CITY OF KIRKLAND
PLANNING AND COMMUNITY DEVELOPMENT
 123 Fifth Avenue, Kirkland, WA 98033
www.kirklandwa.gov ~ 425.587.3225

**APPLICATION FOR 2014 CITIZEN AMENDMENT LAND USE REQUESTS TO THE
 COMPREHENSIVE PLAN, ZONING CODE AND ZONING MAP**

Directions: You may use this form or answer questions on separate pages.

I. CONTACT INFORMATION:

- A. Applicant Name: Kevin Healy
- B. Mailing Address: 8506 NE 129th Pl Kirkland, WA 98034
- C. Telephone Number: 206-940-9955
- D. Email Address: healydawg@yahoo.com
- E. Property Owner Name (if different than applicant): Michael / Mary Healy
- F. Mailing Address: Same as above
- G. Telephone Number: Same as above
- H. Email Address: Same as above

Note: If the applicant is the property owner, or is representing the property owner, then the property owner must sign the last page. If the applicant is representing the property owner, then the property owner must be notified in writing with a copy of the letter provided to the City.

A link to the Planning Commission packet containing the staff report will be sent by email unless you request to the project planner that you want copies mailed to you.

II. PROPERTY INFORMATION:

- A. Address of proposal: (if vacant provide nearest street names) 8506 NE 129th Pl Kirkland 98034
- B. King County Tax Parcel number(s): 630180-0255-08 630180-0240-06
- C. Describe improvements on property if any: 630180-0250-03
- D. Attach a map of the site that includes adjacent street names.
- E. Current Zoning on the subject property: RSA-4
- F. Current land use designation and permitted density shown on the City's land use map. RSA-4

III. REQUEST INFORMATION AND REASONS: Please see attached letter.

A. Description of Request:

Up-zone from RSA-4 to RSA-6. My family owns a home and two additional adjoining lots and would like to create 1-2 more lots out of the three properties combined.

B. Description of the specific reasons for making the request:

Balance out neighborhood. The lot sizes are much smaller in the neighborhood than the 3 lots our family owns.
Create 1-2 additional lots

Generate more single family housing across from elementary/middle schools.

C. Based on the above review consideration, explain why the request should be considered as part of the Comprehensive Plan Update process.

This action would add additional housing and balance out the neighborhood without altering the uniformity.

IV. PROPERTY OWNER'S SIGNATURE OR SERVICE OF AFFIDAVIT:

- A. *If the applicant is the property owner, or is a legal representative of the property owner, then the property owner must sign below.*

ORIGINAL SIGNATURES ONLY/ NO COPIES

Name – sign: Kevin Healy
 Name – print: Kevin Healy
 Property owner or Legal Representative? Yes
 Date: 6/20/2014
 Address: 8506 NE 129th Pl Kirkland, WA. 98034
 Telephone: 206-940-9955

- B. *If the applicant is neither the property owner nor a legal representative of the property owner, then the affected property owner must be notified as follows:*

1. Send or hand-deliver a copy of this completed application to all affected property owners (Exhibit A or Exhibit B); and
2. Complete the attached Affidavit of Service that confirms that a copy of the completed application form has been provided to all property owners. Submit the Affidavit of Service along with Exhibit A and/or Exhibit B with the application form and fee.

Attachments:

- Affidavit of Service (OCD-06AB)
- Exhibit A for mailing document
- Exhibit B for hand delivering document
- Methods to Request Changes to Density Land Use Zoning Code Regs

June 20, 2014

Planning Commission

City of Kirkland

123 Fifth Avenue

Kirkland WA 98033-6189

RE: Up-zoning in the Finn Hill Neighborhood

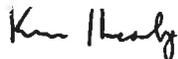
Dear Planning Commission Members:

My family owns a home and 2 adjoining lots (total of 34,929 SF) in the Finn Hill Neighborhood and falls under the RSA-4 zoning. The surrounding vicinity is zoned RSA-6 or RSA-8 with the exception of Carl Sandberg Elementary School (RSA-4) to the west and a ravine (RSA-4) to the east. I would like the planning commission to please review the area and consider the possibility of an up-zone from RSA-4 to RSA-6 that will allow 1-2 more lots to be created out of the 34,929 SF (combination of existing home plus 2 adjoining lots). The final outcome is to have a total of 4-5 lots. This will balance out the neighborhood and clearly rectify the lack of cohesion produced by the 3 large lots.

- The average lot size bordering our property is 7,261 SF.
- Our home's lot size is 13,516 SF.
- The first adjoining lot's size is 12,411 SF.
- The second adjoining lot's size is 9,797 SF.

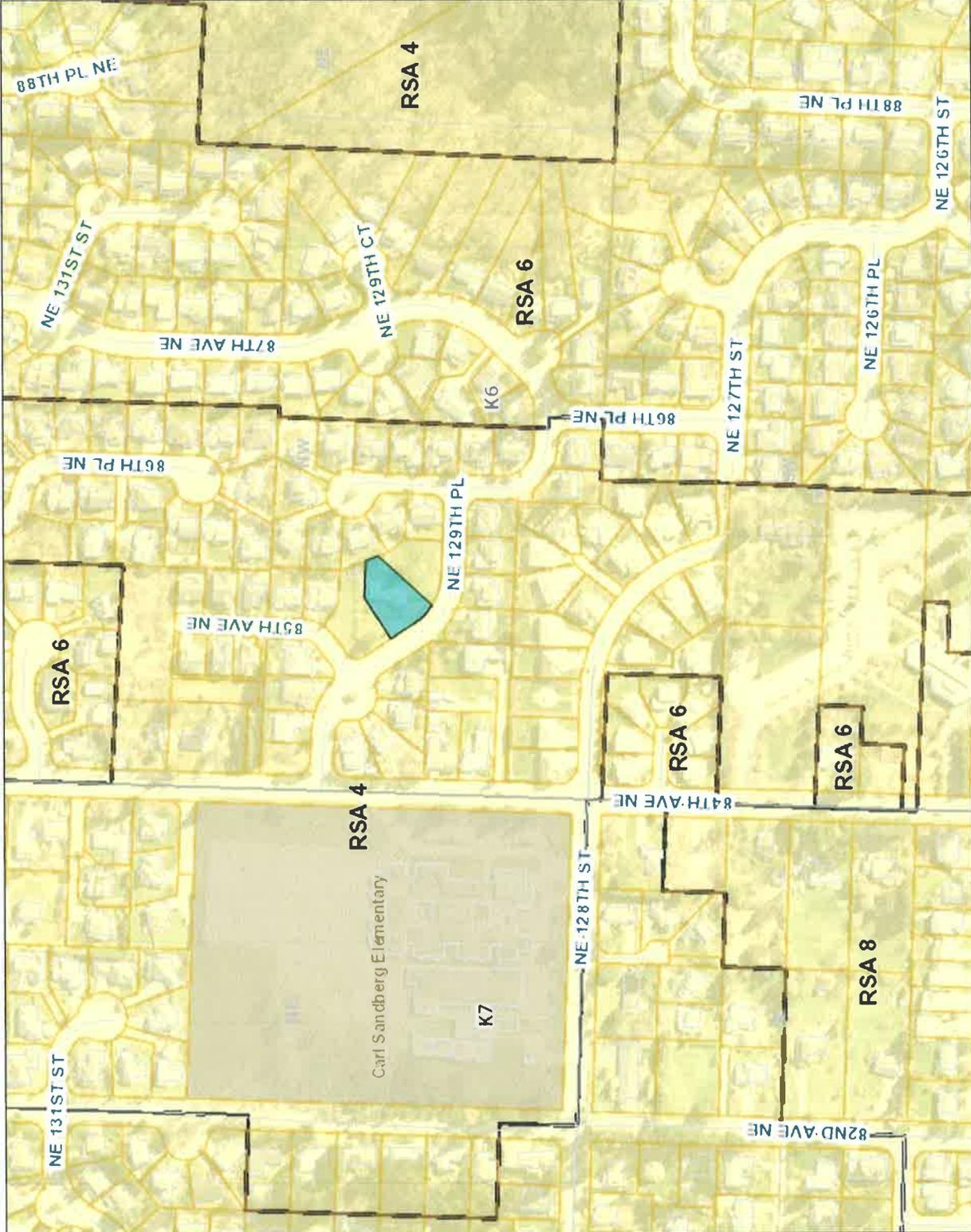
Much needed additional single family homes could be constructed without the disruption of the existing neighborhood and this action will also improve the subdivision aesthetically. The address of the property is 8506 NE 129th PI Kirkland 98033. Thank you for your time.

Sincerely,



Kevin Healy

GIS MAPPING PORTAL ~ City of Kirkland, Washington ~ Department of Information Technology



Legend

- City Limits
- Grid
- QQ Grid
- Streets
- Parcels
- Buildings
- Parks
- Schools
- Zoning
- Commercial
- Industrial
- Transit Oriented Development
- Office
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Institutions
- Park/Open Space
- z_image09
- Red: Band_1
- Green: Band_2
- Blue: Band_3

1: 3,567

Notes

Enter Map Description

No warranties of any sort, including but not limited to accuracy, fitness or merchantability, accompany this product.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

0.1 0 0.06 0.11 Miles

NAD_1983_StatePlane_Washington_North_FIPS_4601_Feet
Produced by the City of Kirkland. © 2013 City of Kirkland, Washington, all rights reserved.

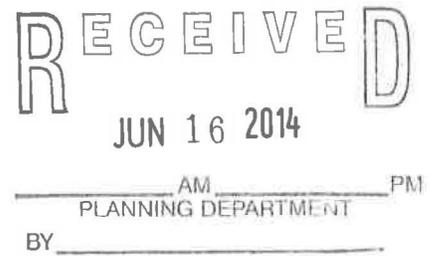
June 12, 2014

Kurt Geibel

12809 NE 84th St

Kirkland, Wa 98033

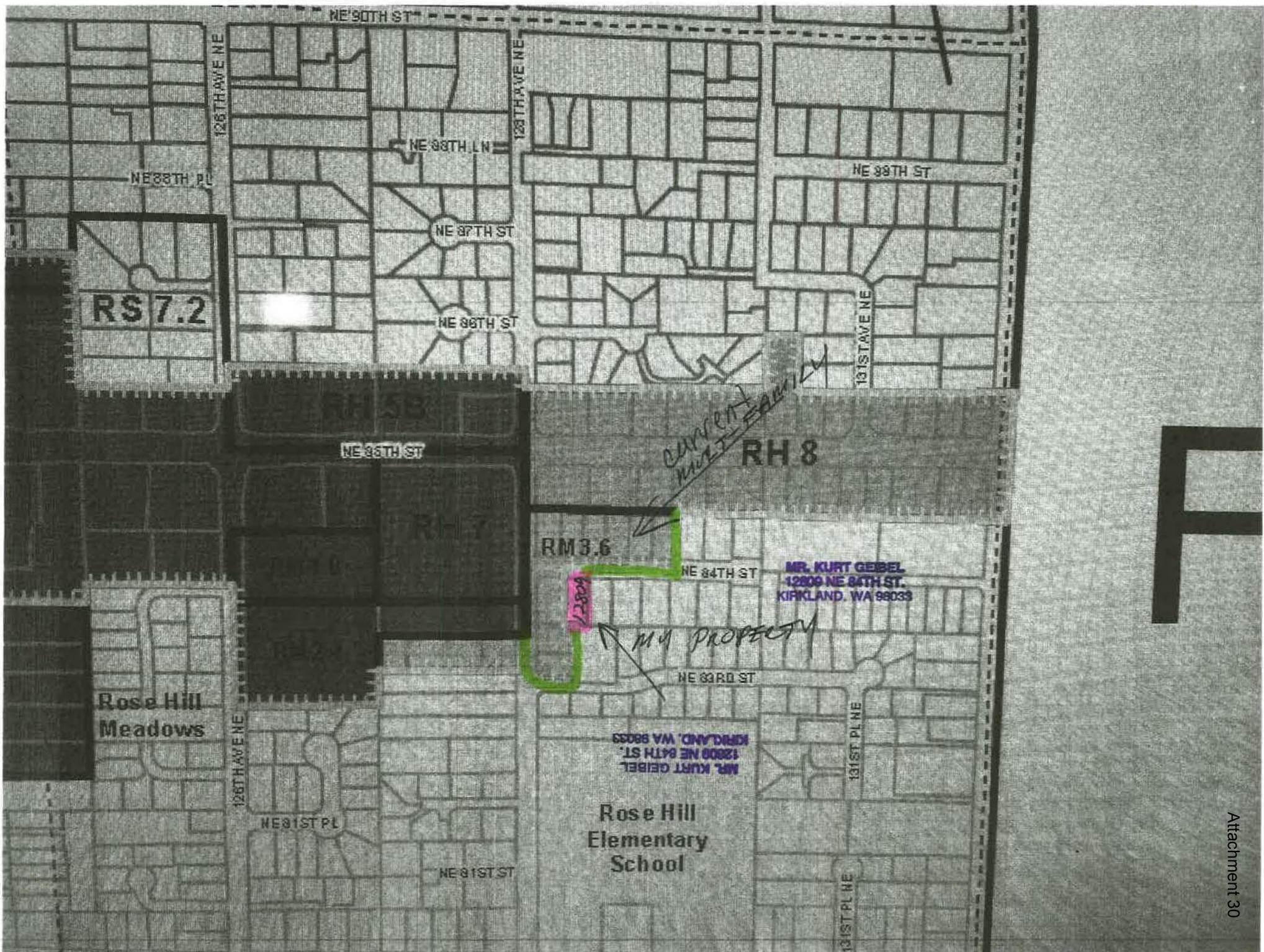
206-755-0968



Dear Teresa,

We spoke on the phone last month and you asked me to send you a letter for request of re-zoning. The purpose of this letter is to ask you to review my home address and see if my property could be changed to Multi-Family since it is next in line it looks like to the City of Kirkland's comprehensive zoning plan. I have enclosed a copy of my property that I downloaded from the the current City of Kirkland website comprehensive zoning plan. Please let me know your result, my email is kgseattle@hotmail.com.

Sincerely,



RS 7.2

RH 8

RM 3.6

60871

CURRENT
MULTIFAMILY

MY PROJECT

MR. KURT GEBEL
12809 NE 84TH ST.
KIRKLAND, WA 98033

MR. KURT GEBEL
12009 NE 84TH ST.
KIRKLAND, WA 98033

Rose Hill
Elementary
School

Rose Hill
Meadows



App. # 1420700075

CITY OF KIRKLAND
PLANNING AND COMMUNITY DEVELOPMENT
123 Fifth Avenue, Kirkland, WA 98033
www.kirklandwa.gov ~ 425.587.3225

APPLICATION FOR 2014 CITIZEN AMENDMENT LAND USE REQUESTS TO THE COMPREHENSIVE PLAN, ZONING CODE AND ZONING MAP

Directions: You may use this form or answer questions on separate pages.

I. CONTACT INFORMATION:

- A. Applicant Name: Kurt Greibel
- B. Mailing Address: 12809 NE 84th ST, KIRKLAND 98033
- C. Telephone Number: 206-755-0968
- D. Email Address: kayseattle@hotmail.com
- E. Property Owner Name (if different than applicant): _____
- F. Mailing Address: above
- G. Telephone Number: 206-755-0968
- H. Email Address: _____

Note: If the applicant is the property owner, or is representing the property owner, then the property owner must sign the last page. If the applicant is representing the property owner, then the property owner must be notified in writing with a copy of the letter provided to the City.

A link to the Planning Commission packet containing the staff report will be sent by email unless you request to the project planner that you want copies mailed to you.

II. PROPERTY INFORMATION:

- A. Address of proposal: (if vacant provide nearest street names) above
- B. King County Tax Parcel number(s): 1420700025 ?
- C. Describe Improvements on property if any: single-family home. (TS 6/25)
- D. Attach a map of the site that includes adjacent street names.
- E. Current Zoning on the subject property: RSX M.2 (TS 6/25)
- F. Current land use designation and permitted density shown on the City's land use map. Low Density Residential (LDR) 6

III. REQUEST INFORMATION AND REASONS:

A. Description of Request:

re-zone to multi-family

B. Description of the specific reasons for making the request:

every property surrounding my property except
for one is zoned multi-family. I would like
to build a duplex on my property.

C. Based on the above review consideration, explain why the request should be considered as part of the Comprehensive Plan Update process.

all property surrounding me is
multi-family except one!

IV. PROPERTY OWNER'S SIGNATURE OR SERVICE OF AFFIDAVIT:

- A. *If the applicant is the property owner, or is a legal representative of the property owner, then the property owner must sign below.*

ORIGINAL SIGNATURES ONLY/ NO COPIES

Name – sign: 
 Name – print: KURT GEIBEL
 Property owner or Legal Representative? _____
 Date: 6-25-14
 Address: 12809 NE 84TH ST, 98030
 Telephone: 206-955-0968

- B. *If the applicant is neither the property owner nor a legal representative of the property owner, then the affected property owner must be notified as follows:*

1. Send or hand-deliver a copy of this completed application to all affected property owners (Exhibit A or Exhibit B); and
2. Complete the attached Affidavit of Service that confirms that a copy of the completed application form has been provided to all property owners. Submit the Affidavit of Service along with Exhibit A and/or Exhibit B with the application form and fee.

Attachments:

- Affidavit of Service (OCD-06AB)
- Exhibit A for mailing document
- Exhibit B for hand delivering document
- Methods to Request Changes to Density Land Use Zoning Code Regs



RECEIVED

JUN 13 2014

AM _____ PM _____
PLANNING DEPARTMENT
BY _____

CITY OF KIRKLAND
PLANNING AND COMMUNITY DEVELOPMENT
123 Fifth Avenue, Kirkland, WA 98033
www.kirklandwa.gov ~ 425.587.3225

**APPLICATION FOR 2014 CITIZEN AMENDMENT LAND USE REQUESTS TO THE
COMPREHENSIVE PLAN, ZONING CODE AND ZONING MAP**

Directions: You may use this form or answer questions on separate pages.

I. CONTACT INFORMATION:

- A. Applicant Name: ARVIND & JANET SHENOY
- B. Mailing Address: 7822 115TH PL NE, KIRKLAND, WA 98033
- C. Telephone Number: 425-208-5367 OR 425-208-2700
- D. Email Address: ARVINDMSHENOY@GMAIL.COM
- E. Property Owner Name (if different than applicant): SELF
- F. Mailing Address: ABOVE
- G. Telephone Number: ABOVE
- H. Email Address: ABOVE

Note: If the applicant is the property owner, or is representing the property owner, then the property owner must sign the last page. If the applicant is representing the property owner, then the property owner must be notified in writing with a copy of the letter provided to the City.

A link to the Planning Commission packet containing the staff report will be sent by email unless you request to the project planner that you want copies mailed to you.

II. PROPERTY INFORMATION:

- A. Address of proposal: (if vacant provide nearest street names) 7830 115TH PL NE, KIRKLAND
- B. King County Tax Parcel number(s): _____
- C. Describe improvements on property if any: NONE
- D. Attach a map of the site that includes adjacent street names. ATTACHED
- E. Current Zoning on the subject property: ~~LDR5~~ RS8.5
- F. Current land use designation and permitted density shown on the City's land use map. LDR5

III. REQUEST INFORMATION AND REASONS:

A. Description of Request:

CHANGE/AMEND ZONING FROM RS 8.5 → RS 7.2
FOR PARCELS AP # 1239400441 &
AP # 1239400440

B. Description of the specific reasons for making the request:

① ENABLE MEANINGFUL USE OF PARCEL # AP 1239400440 WHICH
CURRENTLY HAS A DIFFERENT STREET/MAILING ADDRESS → 7830 115TH PL
NE

C. Based on the above review consideration, explain why the request should be considered as part of the Comprehensive Plan Update process.

- THIS CHANGE IN ZONING IS NOT INCONSISTENT WITH THE COMPREHENSIVE PLAN

- SEE ATTACHED PAGES OF CITY OF KIRKLAND COMPREHENSIVE PLAN }
- PAGE VI-3 - DEFINITION OF LOW-DENSITY RESIDENTIAL
- PAGE VI-7 - TABLE LU-3
- PAGE VI-10 - POLICY LU-2.2
- PAGE VI-13 - POLICY LU-4.3

- SEE ATTACHED PRINTS OF PARCEL # AP 1239400440

- SEVERAL SINGLE-FAMILY HOMES HAVE RECENTLY BEEN CONSTRUCTED IN THE NEIGHBOURHOOD ON MUCH SMALLER LOT SIZES.

IV. PROPERTY OWNER'S SIGNATURE OR SERVICE OF AFFIDAVIT:

A. *If the applicant is the property owner, or is a legal representative of the property owner, then the property owner must sign below.*

ORIGINAL SIGNATURES ONLY/ NO COPIES

Name – sign: *[Handwritten Signature]*
 Name – print: ARVIND SHENOY, Janet Shenoj
 Property owner or Legal Representative? _____
 Date: 13 JUN 2014
 Address: 2822 115TH PL NE, KIRKLAND, WA
 Telephone: 425-208-5367 OR 425-208-2700

B. *If the applicant is neither the property owner nor a legal representative of the property owner, then the affected property owner must be notified as follows:*

1. Send or hand-deliver a copy of this completed application to all affected property owners (Exhibit A or Exhibit B); and
2. Complete the attached Affidavit of Service that confirms that a copy of the completed application form has been provided to all property owners. Submit the Affidavit of Service along with Exhibit A and/or Exhibit B with the application form and fee.

Attachments:

- Affidavit of Service
- Exhibit A for mailing document
- Exhibit B for hand delivering document



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900 Fourth Avenue,
Suite ADM-AS-0709,
Seattle, WA 98104

Office Hours:
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8:30 a.m. to 4:30 p.m.

TEL: 206-296-7200
FAX: 206-296-5107
TTY: 206-296-7858

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PARCEL

Parcel Number	123940-0441
Name	SHENOY ARVIND+JANEF
Site Address	7822 115TH PL NE 98033
Legal	BURKE-FARRAR'S KIRKLAND DIV # 16 FOR WLY OF LN BEG 155 FT W OF NE COR TH S 75 FT LESS ST HWY

BUILDING 1

Year Built	1914
Total Square Footage	1650
Number Of Bedrooms	2
Number Of Baths	1.75
Grade	7 Average
Condition	Very Good
Lot Size	10421
Views	N
Waterfront	



Reference Links:

[King County Taxing Districts, Codes and Levies \(PDF\)](#)

[King County Tax Links](#)

[Property Tax Advisor](#)

[Washington State Department of Revenue \(External link\)](#)

[Washington State Board of Tax Appeals \(External link\)](#)

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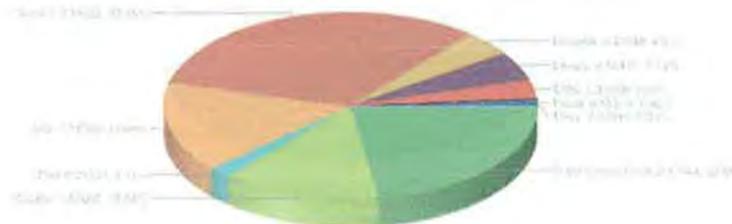
[Recorder's Office](#)

[Scanned images of surveys and other map documents](#)

[Scanned images of plats](#)

TOTAL LEVY RATE DISTRIBUTION

Tax Year: 2014 Levy Code: 1700 Total Levy Rate: \$10.95339 Total Senior Rate: \$7.09961



35.18% Voter Approved

[Click here to see levy distribution comparison by year.](#)

TAX ROLL HISTORY

Valued Year	Tax Year	Appraised Land Value (\$)	Appraised Imps Value (\$)	Appraised Total (\$)	Taxable Land Value (\$)	Taxable Imps Value (\$)	Taxable Total (\$)
2013	2014	339,000	4,000	343,000	339,000	4,000	343,000
2012	2013	291,000	3,000	294,000	291,000	3,000	294,000
2011	2012	291,000	3,000	294,000	291,000	3,000	294,000
2010	2011	303,000	3,000	306,000	303,000	3,000	306,000
2009	2010	363,000	11,000	374,000	363,000	11,000	374,000
2008	2009	357,000	56,000	413,000	357,000	56,000	413,000
2007	2008	364,000	102,000	466,000	364,000	102,000	466,000
2006	2007	304,000	92,000	396,000	304,000	92,000	396,000
2005	2006	254,000	113,000	367,000	254,000	113,000	367,000
2004	2005	231,000	98,000	329,000	231,000	98,000	329,000
2003	2004	210,000	85,000	295,000	210,000	85,000	295,000
2002	2003	191,000	71,000	262,000	191,000	71,000	262,000
2001	2002	178,000	50,000	228,000	178,000	50,000	228,000
2000	2001	98,000	177,000	275,000	98,000	177,000	275,000
1999	2000	85,000	147,000	232,000	85,000	147,000	232,000
1998	1999	81,000	110,000	191,000	81,000	110,000	191,000
1997	1998	0	0	0	85,000	104,000	189,000
1996	1997	0	0	0	65,000	104,000	169,000
1994	1995	0	0	0	60,000	70,000	130,000



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 TEL: 206-296-7300 FAX: 206-296-5107 TTY: 206-296-7888

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PARCEL

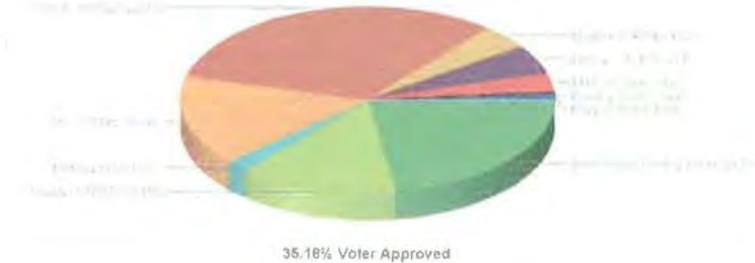
Parcel Number	123940-0440
Name	SHENOY ARVIND+JANET
Site Address	
Legal	BURKE-FARRAIS KIRKLAND DIV # 16 LESS POR WLY OF LN BEG 155 FT W OF NE COR TH S 75 FT LESS ST HWY

BUILDING 1

Year Built		5
Total Square Footage		
Number Of Bedrooms		
Number Of Baths		
Grade		
Condition		
Lot Size	4004	
Views	N	
Waterfront		

TOTAL LEVY RATE DISTRIBUTION

Tax Year: 2014 Levy Code: 1700 Total Levy Rate: \$10.95339 Total Senior Rate: \$7.09951



[Click here to see levy distribution comparison by year.](#)

TAX ROLL HISTORY

Valued Year	Tax Year	Appraised Land Value (\$)	Appraised Imps Value (\$)	Appraised Total (\$)	Taxable Land Value (\$)	Taxable Imps Value (\$)	Taxable Total (\$)
2013	2014	8,000	0	8,000	8,000	0	8,000
2012	2013	7,000	0	7,000	7,000	0	7,000
2011	2012	7,000	0	7,000	7,000	0	7,000
2010	2011	8,000	0	8,000	8,000	0	8,000
2009	2010	8,000	0	8,000	8,000	0	8,000
2008	2009	10,000	0	10,000	10,000	0	10,000
2007	2008	10,000	0	10,000	10,000	0	10,000
2006	2007	10,000	0	10,000	10,000	0	10,000
2005	2006	10,000	0	10,000	10,000	0	10,000
2004	2005	10,000	0	10,000	10,000	0	10,000
2003	2004	10,000	0	10,000	10,000	0	10,000
2002	2003	10,000	0	10,000	10,000	0	10,000
2001	2002	10,000	0	10,000	10,000	0	10,000
2000	2001	10,000	0	10,000	10,000	0	10,000
1999	2000	10,000	0	10,000	10,000	0	10,000
1998	1999	10,000	0	10,000	10,000	0	10,000
1997	1998	0	0	0	10,000	0	10,000
1996	1997	0	0	0	10,000	0	10,000
1994	1995	0	0	0	10,000	0	10,000
1992	1993	0	0	0	7,600	0	7,600
1990	1991	0	0	0	7,200	0	7,200

Reference Links:

- [King County Taxing Districts Codes and Levies \(PDF\)](#)
- [King County Tax Links](#)
- [Property Tax Advisor](#)
- [Washington State Department of Revenue \(External link\)](#)
- [Washington State Board of Tax Appeals \(External link\)](#)
- [Board of Appeals/Equalization](#)
- [Districts Report](#)
- [Map](#)
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VI. LAND USE

B. THE LAND USE CONCEPT

The fundamental goal of the Land Use Element is to maintain a balanced and complete community by retaining the community's character and quality of life, while accommodating growth and minimizing traffic congestion and service delivery costs. To accomplish this, the Element:

- ◆ Seeks a balanced and complete community with shops, services and employment close to home; numerous civic activities and entertainment options; high-quality educational facilities; numerous parks; and a variety of housing choices.
- ◆ Identifies the values which must be weighed in managing growth. Goals and policies promote a land use pattern that is orderly, compact, well-designed, and responsive both to the natural and physical environment.
- ◆ Proposes a land use pattern that supports a multi-modal transportation system and results in more efficient service delivery. Placing urban neighborhoods around commercial areas – called “centers” or “villages” in other communities – allows residents to walk or bicycle to corner stores or neighborhood centers, and then connect by transit to other commercial areas. High-capacity transit could connect and serve larger commercial areas, both inside and outside of the community.
- ◆ Protects existing residential neighborhoods. Goals and policies support a stable nucleus of single-family housing and more housing options. Higher-density residential areas continue to be located near commercial centers and transportation hubs.
- ◆ Supports a range of employment opportunities in the City and sets out standards for vibrant commercial areas. Opportunities for new growth are provided in the Totem Lake Center and Downtown Kirkland. Other existing commercial areas in the City are maintained and strengthened. While not encouraging heavy industry, goals and policies work to preserve opportunities for higher-paying jobs to locate in the City.

- ◆ Encourages preservation of an open space network, including environmentally sensitive areas, recreational facilities, and the shoreline; and
- ◆ Acknowledges the City's regional role in working with other jurisdictions and the County to site regional facilities.

C. LAND USE MAP AND DEFINITIONS

While the Land Use Element goals and policies set forth general standards for locating land uses, the Comprehensive Plan Land Use Map (Figure LU-1) indicates, geographically, where certain types of uses may be appropriate.

The Comprehensive Plan Land Use Map identifies areas for a range of housing densities and a variety of nonresidential uses. The Comprehensive Plan Land Use Map contains land use designations reflecting the predominant use allowed in each area. These designations are reflected in a broad variety of zoning districts on the Kirkland Zoning Map. Within some of these land use designations are mixed-use developments.

Land use can be affected by regulations that protect sensitive areas and their buffers and limit development on seismic and landslide hazard areas. The Sensitive Areas Map in the Comprehensive Plan depicts the approximate locations of known sensitive areas which include streams, minor lakes, wetlands, drainage basins, and 100-year floodplains. The geological map in the Comprehensive Plan notes the approximate locations of seismic and landslide hazard areas.

The land use categories mapped on the Comprehensive Plan Land Use Map are:

Low-Density Residential – single-family residential uses from one to nine dwelling units per acre for detached residential structures and one to seven dwelling units per acre for attached residential structures in certain low-density areas where the Plan allows clustered development through a PUD. Detached single-

VI. LAND USE

family dwelling units are physically separated by setbacks from other dwelling units. Attached single-family dwelling units, only allowed in specified areas, are physically connected by means of one or more common walls; each unit has its own exterior entrance; dwelling units are not stacked above or below one another; and density and height limitations associated with single-family zoning classifications are met.

Medium-Density Residential – detached residential uses at 10 to 14 dwelling units per acre and attached or stacked residential uses at eight to 14 dwelling units per acre.

High-Density Residential – detached, attached, or stacked residential uses at 15 or more dwelling units per acre.

Office – uses providing services other than production, distribution, or sale or repair of goods or commodities. Depending on the location, these uses may range from single-story, residential-scale buildings to multistory buildings and/or multibuilding complexes.

Office/Multifamily – areas where both office and medium- or high-density residential uses are allowed. Uses may be allowed individually or within the same building.

Commercial – may include retail, office, and/or multifamily uses, depending on the location. Retail uses are those which provide goods and/or services directly to the consumer, including service uses not usually allowed within an office use. Commercial areas can range in size and function from small residential markets serving the immediate neighborhood to regional draws such as in Totem Lake and Downtown.

Industrial – uses predominantly connected with manufacturing, assembly, processing, wholesaling, warehousing, distribution of products, and high technology.

Light Manufacturing Park – places of business activity that includes light manufacturing, high-technology enterprises, warehousing, wholesale activities, and limited retail and office uses. Light manufacturing

park uses do not require large signs or customer parking facilities and do not involve activities which create significant off-site noise, light or glare, odors, smoke, water quality degradation, visual blight, or similar impacts.

Institutions – existing uses such as educational facilities and hospitals for which special planning districts have been developed.

Public Facilities – existing public uses such as schools and government facilities.

Parks/Open Space – natural or landscaped areas used to meet active or passive recreational needs, protect environmentally sensitive areas, and/or preserve natural landforms and scenic views.

Transit-Oriented Development (TOD) – area where a higher intensity mix of uses is allowed, together with transit facilities, in order to support the increased use of transit and reduce reliance on roads and single-occupant vehicles.

Greenbelt/Urban Separator – areas planned for permanent low density residential within the Urban Growth Area that protect adjacent resource land, environmentally sensitive areas, or rural areas, and create open space corridors within and between the urban areas which provide environmental, visual, recreational and wildlife benefits. The King County Countywide Planning Policies have designated the RSA 1 zone as an urban separator.

VI. LAND USE

Table LU-3 below provides a range of residential densities described in the Comprehensive Plan with comparable zoning classifications.

Table LU-3

Residential Densities and Comparable Zones

General Residential Densities	Residential Densities as Specified in Comprehensive Plan in Units per Net Acres (d/a)	Comparable Zoning Classification
GREENBELT/URBAN SEPARATOR	Up to 1 d/a	RSA – 1
LOW DENSITY	Up to 1 d/a	RS – 35,000, RSX – 35,000
	Up to 3 d/a	RS – 12,500, RSX – 12,500
	4 – 5 d/a	RS – 8,500, RSX – 8,500, RS – 7,200, RSX – 7,200, RSA – 4
	6 d/a	RS – 7,200, RSX – 7,200, RSA – 6
	7 d/a	RS – 6,300
	8 – 9 d/a	RS – 5,000, RSX – 5,000, RSA – 8
MEDIUM DENSITY	8 – 9 d/a	RM – 5,000, RMA – 5,000
	10 – 14 d/a	RM – 3,600, RMA – 3,600
HIGH DENSITY	15 – 18 d/a	RM – 2,400, RMA – 2,400, BNA
	19 – 24 d/a	RM – 1,800, RMA – 1,800, BNA
	48 d/a	BN, MSC 2

Higher unit per acre counts may occur within each classification if developed under the City's PUD, innovative or affordable housing programs.

VI. LAND USE

sure a high standard of environmental quality, and to prevent undue costs to property owners, neighbors, and the City.

Goal LU-2: Promote a compact land use pattern in Kirkland to:

- ◆ *Support a multimodal transportation system;*
- ◆ *Minimize energy and service costs;*
- ◆ *Conserve land, water, and natural resources; and*
- ◆ *Efficient use of land to accommodate Kirkland's share of the regionally adopted 20-year population and employment targets.*

Policy LU-2.1: Support a range of development densities in Kirkland, recognizing environmental constraints and community character.

The Countywide Planning Policies establish two broad categories of lands: urban and rural. Urban lands are those which are inside the Urban Growth Area, ranging from the suburban densities of much of the Eastside to the very high urban densities found in downtown Seattle. The Countywide Planning Policies identify all of Kirkland as an urban area.

Policy LU-2.2: Use land efficiently, facilitate infill development or redevelopment, and, where appropriate, preserve options for future development.

As with any natural resource, land can be used either efficiently or inefficiently. The intent of this policy is to ensure that Kirkland's land is used in the most efficient manner possible.

Some land in or adjacent to developed areas has been skipped over as development shifted to outlying areas. In some cases, natural constraints or other factors may have rendered the land unsuitable for development. It is not the intent of this policy to encourage development in environmentally sensitive areas or preclude the use of undeveloped land for open space. However, infill development is encouraged when environmental protection is ensured.

Redevelopment of existing development (for example, converting a parking lot to a new building with structured parking) may also occur as land use plans change. As in all cases, however, the benefits to be achieved under this policy must be weighed against the values expressed in other policies of this Plan – such values as historic preservation and maintenance of existing affordable housing.

This policy also extends the notion of “recycling” to land use. As with other natural resources, land can be developed in a way that permits the land to be used again. For example, in cases where a property owner wishes to retain a large lot for personal use, but subdivide the rest of the property, the option for future subdivision of the large lot should be preserved, if possible.

Policy LU-2.3: Ensure an adequate supply of housing units and commercial floorspace to meet the required growth targets through efficient use of land.

As growth occurs, the need for new housing units and commercial floorspace will increase. Kirkland is required to accommodate growth targets for household units and employment established by the King County Growth Management Planning Council as mandated by the Growth Management Act. The community must balance this need with the desire to retain existing community character and with the City's ability to provide infrastructure and public services to serve the new growth. The City should monitor its existing residential and nonresidential capacity to determine how fast and where new growth is occurring and whether Kirkland can accommodate the required growth targets. Available capacity is a calculation of likely development potential in the foreseeable future based on certain assumptions and factors and assumed to cover a 20-year time horizon. Table LU-4 below shows that the City can accommodate the 2022 growth targets with its available capacity.

VI. LAND USE

that the community will be growing and that a balance must be struck between providing more housing units and preserving the neighborhoods as they are today.

Several of the most important housing issues – affordability, special needs housing, and accessory units – are not addressed in this Element. They are discussed, instead, in the Housing Element.

Goal LU-4: Protect and enhance the character, quality, and function of existing residential neighborhoods while accommodating the City's growth targets.

Policy LU-4.1: Maintain and enhance Kirkland's single-family residential character.

The community vision, as described in the Vision Statement of this Plan, is that Kirkland's residential areas are diverse with a variety of housing choices including single-family detached, attached, stacked, cottage, carriage styles and accessory dwelling units.

Policy LU-4.2: Locate the most dense residential areas close to shops and services and transportation hubs.

Denser residential areas such as apartments and condominiums should continue to be sited close to or within commercial areas and transportation hubs to increase the viability of the multimodal transportation system.

Policy LU-4.3: Continue to allow for new residential growth throughout the community, consistent with the basic pattern of land use in the City.

Although the Land Use Element states that opportunities for new housing units should be dispersed throughout the community, significantly greater densities are not targeted for low-density neighborhoods. Instead, infill development is expected in these areas based on availability of developable land, while higher densities are clustered near existing commercial areas.

Policy LU-4.4: Consider neighborhood character and integrity when determining the extent and type of land use changes.

Protection of community character is a theme woven throughout the Land Use Element. Community character is most clearly expressed through the Neighborhood Plans. It is the intent of this policy to direct specific consideration of the unique characteristics of neighborhoods, as described in the Neighborhood Plans, before committing to major area-wide residential land use changes.

COMMERCIAL LAND USES

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.

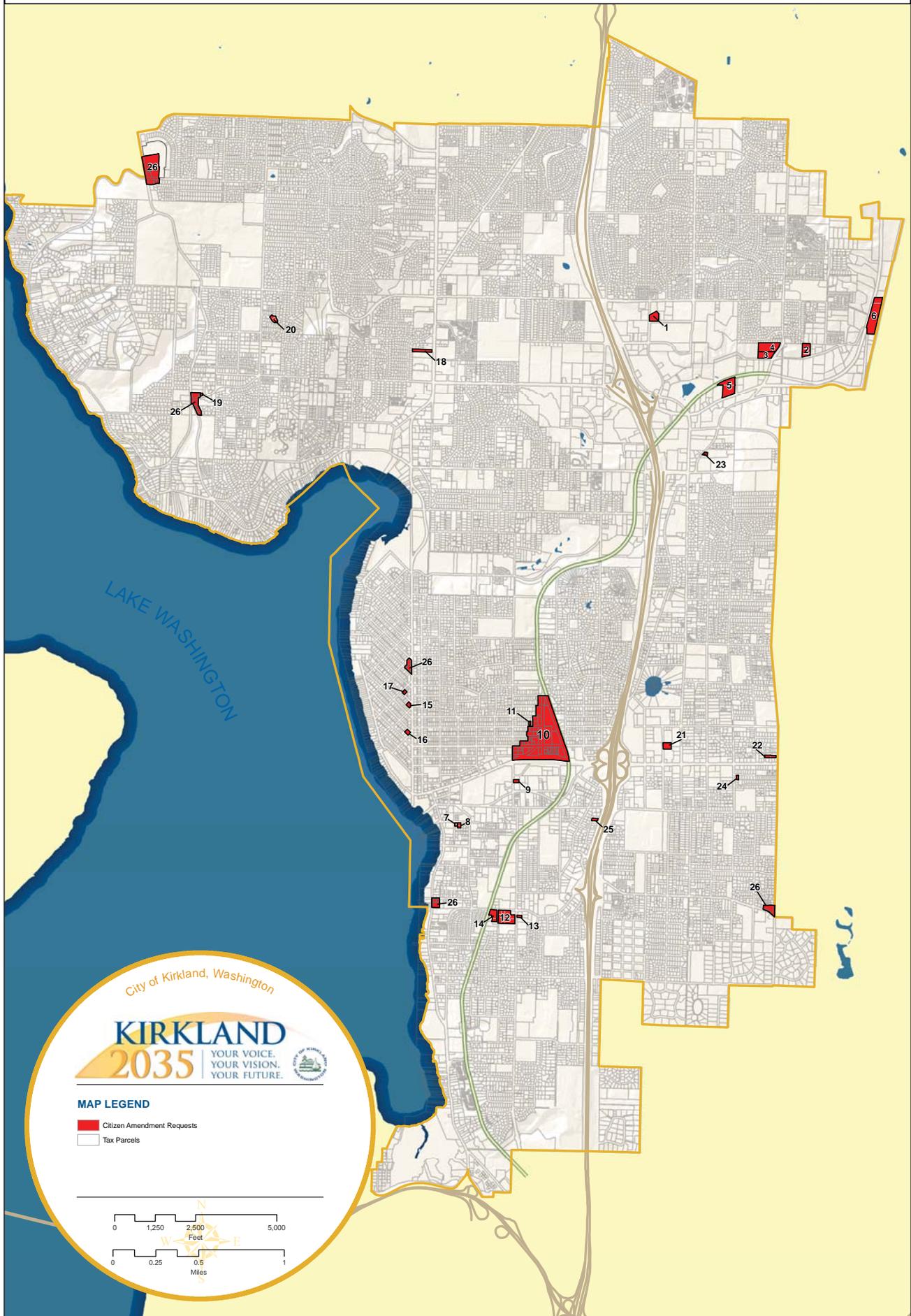
Problems that the community faces – traffic congestion, particularly – create concerns for commercial land uses. Ease of transporting goods and adequate parking are especially important. An underlying premise of the Land Use Element, expressed in the Vision Statement, is that, in the future, residents 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 re-

Map # Citizen Amendment Requests As of June 25, 2014

	Name	Address	PIN	Description	Neighborhood
1	Evergreen Healthcare	12040 NE 128th ST	2826059206	Include parcel in Evergreen Healthcare Master Plan. Rezone TL1B (MF) zone to TL 3A (institutional) zone	Totem Lake
2	Brian and Susan Morris	132XX NE 126th PI	2726059007	Rezone vacant parcel from Totem Lake 7 (industrial) to RMA 3.6 or greater density (multifamily)	Totem Lake
3	Gregg Rairdon/RC 124th LLC	12601 132nd PI NE	2826059128	Rezone parcel from TL 9A (industrial) to TL 7 (industrial with wider range of retail uses) zone	Totem Lake
4	Gregg Rairdon/RC 124th LLC	130XX 132nd Place NE	2826059004	Rezone parcel from TL 9B (single & multifamily) to TL 7 (industrial/commercial) zone	Totem Lake
5	T. J. Woosley/Totem Commercial Center	12700-12704 NE 124th Street	2826059039 2826059059	Increase allowable height and expand allowable uses in the Totem Lake (TL) 7 zone	Totem Lake
6	Diana Suzuki/Astronics Corporation	vacant - north of 12950 Willows Rd NE	2726059002 2226059027	Increase height in Totem Lake (TL) 7 zone	Totem Lake
7	Francine and Jason Nelson	202 & 208 2nd St. So	1875000095		Moss Bay
8	Tom Cruikshank	207 and 211-3rd St South	1875000090 1875000105 1875000115	Rezone two lots from PLA6C (single family) PLA6A (multifamily) Rezone two single family lots from PLA6C (SF) to higher density	Moss Bay
9	Doug Waddell/Watermark East	220-6th Street	1238900115	Remove requirement for common recreational open space for multifamily consistent with CBD to west and change affordable housing requirement from 50% of medium income to 80% of medium income	Moss Bay
10	Lynn Booth	Light Industrial Technology zone (LIT)	area wide	Provide buffer between residents on 8th & 9th and LIT zone using office or apartments (request to restrict commercial use of alley east of 6th St forwarded to Public Works for signage consideration)	Norkirk
10	Chris Dammann	same	area wide	Change area west of 8th St and north of 7th Ave from LIT to Residential	Norkirk
10	Susan McCarron	same	area wide	Rezone area to the south side of 8th Ave and 9th Ave from LIT to Residential	Norkirk
10	Christy Reichhelm	same	area wide	Rezone 8th Ave and south side of 9th from LIT to Residential (request to restrict commercial use of alley east between 8th & 9th Ave forwarded to Public Works for signage)	Norkirk
10	Xu and Jie Zhou	same	area wide	Rezone the Norkirk LIT on 8th and 9th to Residential	Norkirk
10	Kylie Hansen & Kris Vandenberg	same	area wide	Preserve current zoning that excludes residential & retail, but add low-density residential work loft as allowed use	Norkirk/ Everest
11	Robert Hendsch	642 9th Ave	3885805465	Rezone from RS7200 (residential) to LIT/mixed use zone	Norkirk
12	Thomas Markl/Nelson Legacy Group	10601-10721 NE 68th St (Houghton Shopping Center)	7882600270 7882600273 7882600272 7882600274 0825059021 0825059054	Zoning code amendments for Commercial Business (BC) zone to make the regulations reflect Comprehensive Plan Goals CH-6 and CH-7 and related polices	Central Houghton
13	Jeff Nouwens	108th Ave/NE 68th St (parking lot east of)	0825059313	Permit five story residential suites (structure with single room living units with shared kitchen and/or bathroom facilities)	Central Houghton
14	Houghton Court Apartments/Doug Waddell	6719 & 6705 106th Ave NE	7882600432 7882600430	Change zoning regulations to allow 5 stories and higher density to reflect existing Comprehensive Plan Policy CH5.4	Central Houghton
15	Robb Dibble	1029 Market Street (office)	3885801885	Reduce front yard setbacks to zero, reduce setbacks along alley to allow 2nd floor overhang of alley parking, increase floor	Market Street

CITIZEN AMENDMENT REQUESTS





**CITY OF KIRKLAND
PLANNING AND COMMUNITY DEVELOPMENT
123 Fifth Avenue, Kirkland, WA 98033
425.587.3225 ~ www.kirklandwa.gov**

MEMORANDUM

Date: April 16, 2014

To: Interested Parties

From: Planning Department

Subject: **2014 CITIZEN AMENDMENT REQUESTS RELATED TO KIRKLAND 2035 COMPREHENSIVE PLAN UPDATE, LAND USE, ZONING REGULATIONS AND ZONING MAP**

With the review of the Kirkland 2035 Comprehensive Plan update, the City will be considering changes to its existing Plan goals and policies, land use and/or related zoning. The Department of Planning and Community Development is accepting applications as part of the Plan Update for an individual wanting to change the Comprehensive Plan, Zoning Map or zoning regulations pertaining to a specific property. For information about the 2035 Comprehensive Plan update process visit <http://www.kirklandwa.gov/Community/Kirkland2035.htm>

I. HOW TO APPLY AND WHAT IS THE DEADLINE FOR SUBMITTING A REQUEST?

If you would like to submit a Citizen Amendment Request, please read the following information. Application request forms need to be submitted no later than **5:00 p.m. on Friday June 20, 2014** to Angela Ruggeri at the Kirkland Department of Planning and Community Development at 123 5th Avenue, Kirkland WA 98003 or by email at aruggeri@kirklandwa.gov. For questions or more information, contact Angela Ruggeri by email or at 425-587-3256. There is no fee for the request.

II. WHO MAY PROPOSE AN AMENDMENT?

Any individual, property owner, neighborhood organization, or other group may propose to amend the Comprehensive Plan, Zoning Map or development regulations pertaining to a specific property. If the property owner or property owner's representative is not making the request, then the property owner must be notified of the request in writing (see attached Affidavit of Service).

III. WHAT IS AN APPROPRIATE AMENDMENT REQUEST PROPOSAL?

A citizen may request to amend the Comprehensive Plan, Zoning Map or Zoning Code for a site specific property. A request that involves a significant major policy change in a neighborhood may be deferred to a future update to the applicable neighborhood plan or Comprehensive Plan update.

IV. WHAT WILL BE THE REVIEW PROCESS TO CONSIDER AMENDMENT REQUESTS?

The table below describes the general review process the City will use to decide which requests will be included for further study as part of the Comprehensive Plan Update. *Please note that time frame is subject to change:*

Deadline and Review Process	Time Frame
Deadline for submittal of citizen amendment requests	June 20, 2014
Planning Commission will make recommendation on which requests to study and then City Council will make final decision	July-August 2014
Planning Commission will study citizen amendment requests	Sept-Dec 2014
Planning Commission will hold public hearing on the requests as part of Draft Plan and then make recommendation to the City Council	Jan 2015
Preparation of Environmental Impact Statement including the requests	Aug 2014-May 2015
City Council will make final decision on requests as part of adoption of the Plan Update	July 2015

The staff report in the Planning Commission packet for each meeting can be viewed at http://www.kirklandwa.gov/depart/planning/Planning_Commission.htm.

V. WHAT CONSIDERATIONS WILL BE USED TO REVIEW THE CITIZEN AMENDMENT REQUESTS?

The City will consider the following in evaluating whether to study the request as part of the Plan Update:

- The City has the resources, including staff and budget, necessary to review the proposal; and
- One or more of the following:
 - Proposal corrects an inconsistency within or makes a clarification to a provision of the Comprehensive Plan; or
 - Proposal demonstrates a strong potential to serve the public interest by implementing specifically identified goals and policies of the Comprehensive Plan; or
 - Proposal shows a substantial relation to public health, safety, or welfare; or
 - Conditions have substantially changed since the property was given its current zoning.

Dorian Collins

From: Angela Ruggeri
Sent: Monday, June 16, 2014 5:18 PM
To: Dorian Collins
Subject: FW: CAM 13-00465 Rairdon Car to rezone Pin 2826059004 - 13000 123nd place

Follow Up Flag: Flag for follow up
Flag Status: Flagged

From: PACCAR Club 13 [mailto:PACCAR.Club.13@PACCAR.com]
Sent: Monday, June 16, 2014 2:41 PM
To: Angela Ruggeri
Cc: PACCAR Club 13
Subject: CAM 13-00465 Rairdon Car to rezone Pin 2826059004 - 13000 123nd place

Dear Ms. Ruggeri,

My home is adjacent to the upper parcel being considered for rezoning and am very worried about the proposed change due to the fact that open spaces in Kirkland should be preserved for the quality of life for the people of Kirkland and also the animals. The parcel contains small streams, wetlands and a many number of trees that are home to a number of wild species. I understand there is a 100 feet buffer zone in place to preserve the natural land and ask you to please keep the natural space as such.

Kelie Ashwell
13119 ne 128th place

206-718-4389

Dorian Collins

From: Angela Ruggeri
Sent: Monday, June 16, 2014 5:10 PM
To: Dorian Collins
Subject: FW: Rezone the 124th LLC application

From: Ken Bell [mailto:kenbellrealestate@gmail.com] **On Behalf Of** Ken Bell
Sent: Monday, June 16, 2014 4:16 PM
To: Angela Ruggeri
Subject: Rezone the 124th LLC application

I am writing to express our concern about a rezone request for a property owned by Greg Rairdon. The Rairdon rezone application seeks to change PIN 2826059004 from TL 9B to TL 7. Specifically, our concern is that rezoning will not preserve the 100 foot green belt buffer (along the north end of the subject property) that now exists within the TL 9B zoning and designated land use MDR 8-9. We live on the hill (in the Kingsgate/Evergreen Hill neighborhood) above and directly adjoining the northern edge of the Rairdon property and we are very worried that future soil removal will cut the hill so much as to create the potential for a disastrous landslide, e.g., one that would endanger our lives and our neighbors' lives. Retaining the 100 foot green belt buffer is a necessary safety measure to avoid a future catastrophe. In the strongest terms, we urge retention of the 100 foot buffer should the Planning Commission recommend this property be rezoned to TL 7.

Sincerely,

Ken Bell
President
REALTY EXECUTIVES Brio
13010 NE 20th Street, Suite 200
Bellevue, WA 98005
425-646-8557



Dorian Collins

From: Larry Kilbride <kilbride23@comcast.net>
Sent: Thursday, June 19, 2014 12:44 PM
To: Angela Ruggeri; Planning Commissioners; Dorian Collins
Cc: kilbride23@comcast.net; leskennk@comcast.net; Johanna Palmer; julie604@gmail.com; ellefsen4@comcast.net; rwhite@wolfnet.com; kenbell@realtyexecutives.com; laurengems@comcast.net; Toby Nixon
Subject: Rairdon Citizen Request

Dear Planning Commissioners, Ms. Angela Ruggeri and Ms. Dorian Collins;

This note is to share concern over a CAR from Greg Raidon seeking to rezone PIN 2826059004 from TL9B to TL 7.

As I am sure you know:

The City of Kirklands Comprehensive Plan has had a lot of input on this area in the past.

Actually in the May 2009 Plan there are 11 items that The Citizens, The Planning Commission AND The City Council

all thought important enough to our Natural Environment to put in the plan. I will not bore you with data. The reasons NOT to rezone are ALREADY in the plan..

Each successive investor tries to rezone and get their way. They all know when they buy how the hillside is unstable and how it is zoned when they buy it.

Also please note--The Executive Summary in the June 2011 Urban Tree Canopy Assessment Report talks about SAVING our trees not cutting them down.

Please do not turn our homes into another "Oso" disaster...

Your acknowledgement of receipt would be appreciated.

Respectfully,

Larry Kilbride
13125 ne 128th Pl
Kirkland Wa.
98034

Dorian Collins

From: Les and Kenn Kullberg <leskennk@comcast.net>
Sent: Monday, June 16, 2014 12:42 PM
To: Planning Commissioners; Angela Ruggeri; Dorian Collins
Cc: johanna@thepalmers.com; Julie Ritter; ellefsen4@comcast.net; Les & Kenn Kullberg; rwhite@wolfenet.com; kilbride23@comcast.net; kenbell@realtyexecutives.com; laurensgems@comcast.net; Toby Nixon
Subject: CAM13-00465 / / Rairdon CAR to rezone PIN 2826059004, 13000 132nd Place, from Totem Lake 9B (Multifamily) to Totem Lake 7 (Industrial)
Attachments: CAR Application - Rairdon #2.pdf
Follow Up Flag: Flag for follow up
Flag Status: Flagged

Dear Planning Commissioners, Ms Angela Ruggeri, and Ms Dorian Collins:

We are writing to express our concern with a CAR submitted by legal representative, Trisna Tanus (Law firm of Johns Monroe Mitsunaga Kolouskova) , on behalf of property owner Greg Rairdon. The Rairdon CAR (attached) seeks to rezone PIN 2826059004 from TL 9B to TL 7. Specifically, our concern is that rezoning will not preserve the 100 foot green belt buffer (along the north end of the subject property) that now exists within the TL 9B zoning and designated land use MDR 8-9. We live on the hill (in the Kingsgate/Evergreen Hill neighborhood) above and nearly adjoining the northern edge of the Rairdon property and we are very worried that future soil removal will cut the hill so much as to create the potential for a disastrous landslide, e.g., one that would endanger our lives and our neighbors' lives. Retaining the 100 foot green belt buffer is a necessary safety measure to avoid a future catastrophe. In strongest terms, we urge retention of the 100 foot buffer should the Planning Commission recommend this property be rezoned to TL 7.

Please acknowledge receipt of our email. Thank you.

Sincerely,
.

Kenn and Leslie Kullberg
13037 NE 128th Place
Kirkland WA 98034

425.821.0136

1 attachment: CAR Application – Rairdon #2

Dorian Collins

From: Les and Kenn Kullberg <leskennk@comcast.net>
Sent: Thursday, June 19, 2014 4:53 PM
To: Angela Ruggeri; Planning Commissioners; Dorian Collins
Cc: johanna@thepalmers.com; Julie Ritter; ellefsen4@comcast.net; rwhite@wolfenet.com; kilbride23@comcast.net; kenbell@realtyexecutives.com; laurengems@comcast.net; Toby Nixon
Subject: Re: CAM13-00465 // Rairdon CAR to rezone PIN 2826059004, 13000 132nd Place, from Totem Lake 9B (Multifamily) to Totem Lake 7 (Industrial)

Dear Planning Commissioners, Ms Angela Ruggeri, and Ms Dorian Collins:

We've just become aware of a city map that shows the hill is clearly in a Landslide Hazard Area (High Hazard). The map is located at :

http://www.kirklandwa.gov/Assets/Planning/Planning+PDFs/CompEIS/Deis_Maps_Printer/Fig32+Map.pdf

This a major negative factor against rezoning. We are even more worried about the stability of the hill we live on and that any excavation could undermine its current stability. We request no changes be made to the current zoning, and request the buffer be extended from 100 feet to 300 feet. We don't want to become "Oso II".

Please acknowledge receipt of our email and append this email to our previous one, same subject. Thank you.

Sincerely,

Kenn and Leslie Kullberg
 13037 NE 128th Place
 Kirkland WA 98034-7902

From: [Angela Ruggeri](#)
Sent: Monday, June 16, 2014 5:24 PM
To: [Les and Kenn Kullberg](#) ; [Planning Commissioners](#) ; [Dorian Collins](#)
Cc: [johanna@thepalmers.com](#) ; [Julie Ritter](#) ; [ellefsen4@comcast.net](#) ; [rwhite@wolfenet.com](#) ; [kilbride23@comcast.net](#) ; [kenbell@realtyexecutives.com](#) ; [laurengems@comcast.net](#) ; [Toby Nixon](#)
Subject: RE: CAM13-00465 // Rairdon CAR to rezone PIN 2826059004, 13000 132nd Place, from Totem Lake 9B (Multifamily) to Totem Lake 7 (Industrial)

Thank you for your comments. This is to acknowledge receipt of your email. Angela Ruggeri

From: Les and Kenn Kullberg [mailto:leskennk@comcast.net]
Sent: Monday, June 16, 2014 12:42 PM
To: Planning Commissioners; Angela Ruggeri; Dorian Collins
Cc: johanna@thepalmers.com; Julie Ritter; ellefsen4@comcast.net; Les & Kenn Kullberg; rwhite@wolfenet.com; kilbride23@comcast.net; kenbell@realtyexecutives.com; laurengems@comcast.net; Toby Nixon
Subject: CAM13-00465 // Rairdon CAR to rezone PIN 2826059004, 13000 132nd Place, from Totem Lake 9B (Multifamily) to Totem Lake 7 (Industrial)

Dear Planning Commissioners, Ms Angela Ruggeri, and Ms Dorian Collins:

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Please acknowledge receipt of our email. Thank you.

Sincerely,

.

Kenn and Leslie Kullberg
13037 NE 128th Place
Kirkland WA 98034

425.821.0136

1 attachment: CAR Application – Rairdon #2

Dorian Collins

From: Les and Kenn Kullberg <leskennk@comcast.net>
Sent: Thursday, June 19, 2014 7:43 PM
To: Angela Ruggeri; Planning Commissioners; Dorian Collins
Cc: johanna@thepalmers.com; Julie Ritter; ellefsen4@comcast.net; rwhite@wolfenet.com; kilbride23@comcast.net; kenbell@realtyexecutives.com; laurengems@comcast.net; Toby Nixon
Subject: Re: CAM13-00465 / / Rairdon CAR to rezone PIN 2826059004, 13000 132nd Place, from Totem Lake 9B (Multifamily) to Totem Lake 7 (Industrial)

Dear Planning Commissioners, Ms Angela Ruggeri, and Ms Dorian Collins:

We have acquired a copy of the Fiat Site North Lot (Preliminary Grading Plan) prepared for Greg Rairdon by GFK Consulting, Inc. In this Plan (drawing), there are substantial west-east retaining walls proposed for the north end of the Fiat parking lots. Heights generally vary from about 8 feet to about 15 feet. We are concerned that these retaining walls will act as dams, holding back subterranean drainage water that should flow downward inside the hill and then exit naturally from the hill. If this damming effect happens, then the top layers of the hill will be resting on fluid soil and we believe this could eventually cause a catastrophic hill collapse. We request Planning take a very careful look at the consequences of these major retaining walls and their effects on the stability of the hill during Planning's evaluation of the Rairdon CAR.

Please add this email to our previous correspondence and please acknowledge receipt. Thank you.

Kenn and Leslie Kullberg
 13037 NE 128th Place
 Kirkland WA 98034-7902

425 821 0136

From: [Angela Ruggeri](#)
Sent: Monday, June 16, 2014 5:24 PM
To: [Les and Kenn Kullberg](#) ; [Planning Commissioners](#) ; [Dorian Collins](#)
Cc: [johanna@thepalmers.com](#) ; [Julie Ritter](#) ; [ellefsen4@comcast.net](#) ; [rwhite@wolfenet.com](#) ; [kilbride23@comcast.net](#) ; [kenbell@realtyexecutives.com](#) ; [laurengems@comcast.net](#) ; [Toby Nixon](#)
Subject: RE: CAM13-00465 / / Rairdon CAR to rezone PIN 2826059004, 13000 132nd Place, from Totem Lake 9B (Multifamily) to Totem Lake 7 (Industrial)

Thank you for your comments. This is to acknowledge receipt of your email. Angela Ruggeri

From: Les and Kenn Kullberg [mailto:leskennk@comcast.net]
Sent: Monday, June 16, 2014 12:42 PM
To: Planning Commissioners; Angela Ruggeri; Dorian Collins
Cc: johanna@thepalmers.com; Julie Ritter; ellefsen4@comcast.net; Les & Kenn Kullberg; rwhite@wolfenet.com; kilbride23@comcast.net; kenbell@realtyexecutives.com; laurengems@comcast.net; Toby Nixon
Subject: CAM13-00465 / / Rairdon CAR to rezone PIN 2826059004, 13000 132nd Place, from Totem Lake 9B (Multifamily) to Totem Lake 7 (Industrial)

Dear Planning Commissioners, Ms Angela Ruggeri, and Ms Dorian Collins:

We are writing to express our concern with a CAR submitted by legal representative, Trisna Tanus (Law firm of Johns Monroe Mitsunaga Kolouskova) , on behalf of property owner Greg Rairdon. The Rairdon CAR (attached) seeks to rezone PIN 2826059004 from TL 9B to TL 7. Specifically, our concern is that rezoning will not preserve the 100 foot green belt buffer (along the north end of the subject property) that now exists within the TL 9B zoning and designated land use MDR 8-9. We live on the hill (in the Kingsgate/Evergreen Hill neighborhood) above and nearly adjoining the northern edge of the Rairdon property and we are very worried that future soil removal will cut the hill so much as to create the potential for a disastrous landslide, e.g., one that would endanger our lives and our neighbors' lives. Retaining the 100 foot green belt buffer is a necessary safety measure to avoid a future catastrophe. In strongest terms, we urge retention of the 100 foot buffer should the Planning Commission recommend this property be rezoned to TL 7.

Please acknowledge receipt of our email. Thank you.

Sincerely,

.

Kenn and Leslie Kullberg
13037 NE 128th Place
Kirkland WA 98034

425.821.0136

1 attachment: CAR Application – Rairdon #2

Dorian Collins

From: johanna@thepalmers.com
Sent: Wednesday, June 25, 2014 1:53 PM
To: Roland White
Cc: Angela Ruggieri; Dorian Collins; Larry Kilbride; Toby Nixon; LesKennK@comcast.net; bill-lauren@comcast.net; julie604@gmail.com; kenbell@realtyexecutives.com; ellefsen4@comcast.net; laurenjanderson@comcast.net
Subject: Re: Comments On Citizen Amendment Requests

Follow Up Flag: Follow up
Flag Status: Flagged

Roland, and everyone else,

That is a great letter Roland and I agree. However, on two of you point towards the end, you refer to needed road and parking infrastructure on NE 128th when it should be NE 126th, the entrance to in the Totem Valley Business park.

Johanna

On 2014-06-25 12:09, Roland White wrote:

Angela, Dorian

Attached are comments from myself and my wife in the form of a Word document regarding two Citizen Amendment Requests that are currently under consideration. The parcels are 12601 132nd Place NE and 130XX 132nd Place NE, both owned by Greg Rairdon. I hope these reach you in a timely manner, and are helpful in the consideration of the requests.

Also, I have Cc's this email to other members of the neighborhood. For any of you in that Cc, please feel free to forward this to other neighborhood members that may be interested, and that I have missed.

Roland White
Cell 206 755-1144

Jan White

From: Chris Park <cparkfire@gmail.com>
Sent: Friday, June 20, 2014 4:25 PM
To: Angela Ruggeri
Subject: 13000 - 132nd Place NE

Hello Angela-- I am writing to you regarding the proposed construction by Rairdon to build a Light Industrial zone. I am quite concerned as we live adjacent to the proposed zone.

I want to ensure that a 100 foot buffer remains intact if the City approves the zoning change.

Please feel free to contact me if you have any questions.

Thanks,
Christopher Park

425-968-5820

Dorian Collins

From: Dorian Collins
Sent: Thursday, June 19, 2014 3:13 PM
To: Dorian Collins
Subject: FW: We are writing to express our concern with a CAR submitted by legal representative, Trisna Tanus (Law firm of Johns Monroe Mitsunaga Kolouskova) , on behalf of property owner Greg Rairdon. The Rairdon CAR (attached) seeks to rezone PIN 2826059004 from

From: Julie Ritter [<mailto:julie604@gmail.com>]

Sent: Thursday, June 19, 2014 11:30 AM

To: Angela Ruggeri

Cc: johanna@thepalmers.com; ellefsen4@comcast.net; rwhite@wolfenet.com; kilbride23@comcast.net; kenbell@realtymax.com; Lauren Reynolds; Toby Nixon; leskennk@comcast.net

Subject: We are writing to express our concern with a CAR submitted by legal representative, Trisna Tanus (Law firm of Johns Monroe Mitsunaga Kolouskova) , on behalf of property owner Greg Rairdon. The Rairdon CAR (attached) seeks to rezone PIN 2826059004 from ...

We are writing to express our concern with a CAR submitted by legal representative, Trisna Tanus (Law firm of Johns Monroe Mitsunaga Kolouskova) , on behalf of property owner Greg Rairdon. The Rairdon CAR wants to rezone PIN 2826059004 from TL 9B to TL 7. Specifically, our concern is that rezoning will not preserve the 100 foot green belt buffer (along the north end of the subject property) that now exists within the TL 9B zoning and designated land use MDR 8-9.

Our home is sitting on the hillside above the property in question. A few years after we purchased the property there was substantial eroding at the back side of our property. Our back yard was disappearing. We would also like to state that the instability of the hillside and that some these homes were built on fill was not disclosed to us when we purchased the property. We spent hundreds of dollars to try to stabilize the property. We brought in many loads of fill dirt, laid jute across and down the slop and planted foliage to hopefully stop the erosion. We then built a rock retaining wall. Because of the instability of the hillside, the entire wall collapsed the very first winter. The next spring we planted laurel bushes because the nursery said they have deep roots and would help with the erosion. We have been able to maintain the area behind our home with these measures and very concerned that all this will be compromised and very dangerous if at the very least the 100 foot buffer is not kept in place. A dangerous slide would be very likely and loss of life possible.

In the early 80's the then owner wanted to build back on the hillside and before any permits were granted he began boring and removing trees. As a neighborhood we meet with him and his attorneys. there was a soil sample done at the time and the hillside was found to have a high water count and unstable. The work was halted but not before there was substantial structural damage to many homes. Our fireplace shifted by 1/2 inch and unknown to us the firewall slipped, this caused a chimney fire the next time we started a fire. There was lots of damage and loss to us because of this. When we noticed the damage and tried to get some result, we were ignored. In fact when one neighbor asked what would happen if we ended up down the hill we were told we would be sued for trespassing. This information is to let you know about some of the history behind this hillside.

We would not only want to keep the buffer zone but be assured that any structural damage be fixed by the contractor or owner.

Thank you,

Julia and Bill Ritter
13029 NE 128th PL
Kirkland, WA 98034

Angela Ruggeri

From: dougrough@aol.com
Sent: Thursday, June 12, 2014 12:42 PM
To: Angela Ruggeri
Subject: Rezone of parcel on 100th Avenue NE near 126th street

I am against this rezone. I think I can find a fair number of folks who agree with me on this. Please let me know how I can make sure my concerns as well as many others are addressed. Thank you.

--Doug Rough 425-821-5529 RoughHouse.org -- RetreatsAndReunions.com

Date: June 25th, 2014

To: Kirkland Planning Department
Angela Ruggeri
Dorian Collins

From: Roland and Jan White
13117 NE 129th St
Kirkland, WA 98034

Subject: Comments Regarding Two 2014 Citizen Amendment Requests:

1. 12601 132nd Place NE – Parcel 2826059128 – Owner Greg Rairdon
2. 130XX 132nd Place NE – Parcel 2826059004 – Owner Greg Rairdon

Introduction

The comments I wish to make for each of the two proposed Citizen Amendment Requests will be combined into one response, because the issues for each parcel are related, and because for the first time ever both parcels are now owned by the same owner, which allows for the potential to develop both as one project. The first parcel listed above has existing development on it, and is at the bottom of the hillside at this location. These comments will refer to the first parcel as the lower parcel.

The second parcel listed above is situated North of the first parcel, and extends up the hillside at this location. It currently has no development on it. These comments will refer to the second parcel as the upper parcel. Because of the apparent desire for the new owner to develop these two parcels as one project, and his desire to have them both zoned the same, these two requests to study further possible zoning changes really should be considered and discussed together, and because of that relationship, the comments we make may get more complicated than usual.

As additional introduction, the upper undeveloped parcel currently serves as open space and green belt, and has protections stated in the Kirkland Comprehensive Plan in the Totem Lake Neighborhood Plan section that spell out a series of limitations on development. These protections were then reflected in the special zoning for the upper parcel, that currently limits the type of development to residential, and limits the intensity of development, and includes a 100 foot wide strip along the North edge of the property that is to be permanent natural open space, which serves as natural green space and habitat for the benefit of all the citizens of Kirkland. That 100 foot greenbelt also contains some of the steepest portions of this parcel, and so the 100 foot restriction also prevents disturbance of those very steep portions during any development of the rest of the parcel. And additionally the 100 greenbelt does provide some buffer between the residential uses to the North and the more industrial uses that extend across the whole Totem Lake Valley to the South.

I also find it very unusual that the applicant makes no mention in his request for change of the current restrictions that exist on the upper parcel, and just generally requests the TL 7 zoning, which by its self would eliminate the protections that currently exist on that parcel, and allow significant development at high density.

Summary Of Comments Of Our Personal Recommendations for these two parcels.

For the lower parcel, we believe that further consideration of a change in zoning is merited, to provide for a slight increase in the allowed activities on the parcel. We believe that the zoning not be changed to TL 7, but rather that it become a special zoning designation that has some additional restrictions not contained in TL 7. The special zoning designation, if defined to also include protections desirable for the upper parcel, would allow the two parcels to share the same zoning, and thus allow for combined development. Any consideration of a zoning change, either independent of the upper parcel or common with it, should carefully consider the issues on the site, which include the desirability to access the site from the South off of NE 126th Place, and at the same time the limitations of traffic access to the site because of the small width that 126th Place currently has. We also think that a lower height limit or some restriction that limits the scale of structure at this location should be considered.

For the upper parcel, it is our view that it is critical that some form of protections, similar or ideally with more restrictions, continue for this undeveloped parcel. Because there is no way to know if a consideration of zoning change to TL 7 might result in the Comprehensive Plan protective wording being removed, and the zoning change approved as requested, we are opposed to further considering the request for zoning change of the upper parcel as originally submitted. If the applicant for both parcels were to amend the requests, and indicate that a special zoning for both parcels was acceptable, and indicate that the modified requests should include significant protections and restrictions over a major portion of the upper parcel, then we would be comfortable with the modified requests be further considered as part of the Citizen Amendment process. The key specific restrictions that we would like to see in a modified request would include increasing the greenbelt restriction along the North edge of the parcel from 100 feet to 200 feet, limiting access to the property to be from the South for both parcels and not at all from the busy arterial hill to the East, and providing a setback of 15 feet along the East side of the upper half of the lower parcel, and along all of the East side of the upper parcel, to prevent structure or pavement within the setback, and thus to act as a partial screening for the site, where some significant trees could be preserved, and others trees could be planted.

Now that these two parcels are under common ownership, the potential exists to provide the owner with reasonable development potential and at the same time preserve a significant portion of the hillside. In our view, the ideal outcome would be that the revised special zoning for both parcels would retain significant restrictions and increase the greenbelt size for this location in the Comprehensive Plan. Then, when development of the property under the revised special zoning including restrictions occurs, the enlarged 200 greenbelt could be dedicated as permanent open space as a requirement for granting of the development on the rest of the site. That would add this parcel to the others to the West to preserve the hillside for the benefits of all the Citizens of Kirkland.

General Issues And Concerns For The Areas Along This Hillside

The following list is highlights of issues and concerns that exist for these two parcels, as well as other parcels along the North hillside of the Totem Lake Valley. These are briefly mentioned here as factors that should be considered in the planning and zoning regulations for the area. The reasons for considering these issues are well explained and expressed in the Comprehensive Plan for most of them, and we all need to remember the balance between development and preservation that the Plan works hard to maintain.

- Preservation of habitat in the form of open space that is in a primarily natural state.
- Preservation of green space and significant trees along the length of the valley to provide vistas and provide a gateway for this entrance to Kirkland.
- Maximizing of trees and vegetation on the hillside to slow water runoff and to minimize erosion on the steep areas.
- Minimizing development in areas where steep and potentially unstable hillsides exist.
- Maintain existing preservations of open space, or increase them when practical, to benefit all the Citizens of Kirkland.
- Provide some visual and sound buffering between the general industrial uses of the valley and the nearby residential uses.
- Keep development density low in areas were sensitive areas such as streams and wetlands and steep hillsides exist on parcels.
- Continue the protections for sensitive areas such as streams and wetlands by upholding the buffer requirements and other sensitive area development requirements.
- Consider issues related to water runoff from property uphill from the hillside, especially in older developments that did not include storm water retention facilities.
- Where possible, limit the scale and height of development at the base of the hillside and on the hillside it's self to avoid structures that are out of place.
- Avoid allowing or adding any access points on the busy hill of Slater Ave NE (132nd Ave NE)
- Provide an adequate road infrastructure at NE 128th Place, including potential widening, for any increase in road traffic due to development, or for changes to the use of existing development.
- Find ways to prevent car dealers from unloading cars off of car carrier trucks while parked on the nearby major arterials, and especially to prevent that during high traffic volume hours.
- Consider ways to maintain or provide some green buffering on Slater Ave NE as it goes up the hill, to provide for a better gateway to the Kingsgate/Evergreen Hill Neighborhood.
- Find ways to mitigate the demand for on street parking that exists on NE 128th place from some businesses in the area that do not have enough on site parking.

Thank you very much for your consideration of these comments as input to the first step in the process of evaluating these two Citizen Amendment requests. Because of my suggestion that the applicant might amend his request, I would appreciate that you forward these comments to him promptly.

Roland White
Jan White

Angela Ruggeri

From: Paul Stewart
Sent: Monday, July 07, 2014 1:56 PM
To: Teresa Swan; Angela Ruggeri
Subject: FW: Comprehensive Plan and Zoning Changes

From: Marv Scott [mailto:mavio@comcast.net]
Sent: Monday, July 07, 2014 7:52 AM
To: Planning Commissioners
Subject: Comprehensive Plan and Zoning Changes

Thank you for your service to the community.

I would like to comment on requests coming from developers for taller buildings, greater density and relaxed parking requirements. I have lived in the Houghton neighborhood just south of the Metropolitan market for 40 years. In that time I have seen density increase dramatically and even worse, traffic has increased to the point where we have our own rush hour traffic tangle twice a day.

I know there is a push to build five and six story buildings on either side of NE 68th street. I feel this would absolutely destroy our neighborhood. I'm getting pretty old now so maybe it won't happen while I am still around but it seems a shame to destroy our neighborhood or all the other neighborhoods around the city. Let's keep the increase in density to the area best suited to handle the increase. The Totem Lake area. This is not a neighborhood now but could be. It already has all the amenities needed for a neighborhood and can handle thousands of additional living units.

Thanks for your consideration.

Marvin Scott

Angela Ruggeri

From: Eric Shields
Sent: Wednesday, July 09, 2014 10:10 AM
To: Angela Ruggeri; Teresa Swan
Subject: FW: Public comments on 0825059313 (five story residential suites)

Eric Shields

From: brian@playtank.com [mailto:brian@playtank.com]
Sent: Tuesday, July 08, 2014 6:26 PM
To: Kurt Triplet; Planning Commissioners; Houghton Council
Subject: Public comments on 0825059313 (five story residential suites)

fThese are my public comments on the following citizen zoning amendment:

13 Jeff Nouwens
108th Ave/NE 68th St (parking lot east of)
0825059313
Permit five story residential suites (structure with single room
Central Houghton
living units with shared kitchen and/or bathroom facilities))\

I have two main objections, and one observation regarding the so-called “apodments” in this area.

First of all, this type of dwelling is out of character with the area. It does not seem like having a five story residential building makes sense in this area.

Secondly, while the comprehensive plan for this area does permit five stories, there has been substantial neighborhood resistance to the comprehensive plan itself. Making a zoning decision while we are still ostensibly working on the comprehensive plan as part of Kirkland 2035 seems like a move that is based more on timing than on anything else. We should not make such a zoning change until the comprehensive plan is in a less hotly debated state

And finally, we have yet to see the actual impact of this “Apodment” model in the Kirkland area. We are still constructing our first instance in downtown Kirkland. There are numerous assumptions that they will have owners with fewer cars, or have negligible impact on traffic. There is no substantive evidence, however, to back this up. We should analyze the impact of the currently approved project, once it is completed, before we take these assumptions at face value. In the meantime, the traffic situation for Houghton and Everest is already overflowing at peak usage, and we need to be very careful of adding any more vehicles to the traffic flow.

For all of these reasons, I would ask that we do not adopt this zoning change at this time.

Brian Marshall
745 7th St S., Everest.

Angela Ruggeri

From: Eric Shields
Sent: Wednesday, July 09, 2014 10:10 AM
To: Angela Ruggeri; Teresa Swan
Subject: FW: Comments on Citizen Amendments 13 and 14, June

Eric Shields

From: brian@playtank.com [mailto:brian@playtank.com]
Sent: Tuesday, July 08, 2014 6:14 PM
To: Planning Commissioners; Houghton Council; Kurt Triplett
Subject: Re: Comments on Citizen Amendments 13 and 14, June

Please amend this to refer to the following two zoning requests:

- MarkI/Nelson Legacy Group: 10601-10721 NE 68th St (Houghton Shopping Center)
- Wadell/Houghton Court Apartments: 6719 & 6705 106th Ave NE

Thanks,

Brian Marshall

On Jul 8, 2014, at 6:09 PM, brian@playtank.com wrote:

I would like to make a public comment regarding the citizen zoning requests listed below:

13 Jeff Nouwens
 108th Ave/NE 68th St (parking lot east of)
 0825059313
 Permit five story residential suites (structure with single room
 Central Houghton
 living units with shared kitchen and/or bathroom facilities)
 14
 Houghton Court Apartments/Doug Waddell 6719 & 6705 106th Ave NE 7882600432
 7882600430
 Change zoning regulations to allow 5 stories and higher density
 to reflect existing Comprehensive Plan Policy CH5.4 Central Houghton

The point that I would like to make is that there is a large amount of the Everest neighborhood, and many in Houghton, who are against the initial changes to the comprehensive plan that are being used to change the zoning. The Comprehensive plan is supposed to be built using input from the neighborhoods, both the residents and businesses, and with all stake-holder involved. This did not happen in the Houghton-Everest shared business district. Everest was completely bypassed in this process, and we were given no information that such a plan change was in consideration until it was made, at which time the city tried to rezone the area to match the revised comp plan.

We had extremely strong opposition from our residents and some business owners to such a re-zoning two years ago. We raised enough voices that the city put a halt to their plans to re-zone. At that time, the perceived agreement with the city was that the comprehensive plan was up for further discussion as part of the 2035 planning, and that the zoning was not going to be moved forward. Most of us in Everest were actually unaware that the revised comp plan was actually

put to a vote and passed by the city council. If we had known, we would have fought even harder to reverse it.

I am not opposed to zoning changes on principle. If we have a specific request for a zoning change for an active development process, I would be happy to have it discussed and work with the Everest Neighborhood association, Houghton, and the city to do the right thing for the area. But passing zoning amendments simply to bring zoning in line with an already disputed comprehensive plan is not the right thing to do.

Passing these amendments would be a definite breach of the implied relationship we expect to have between the neighborhoods and the city. There is already a growing sense that we are seeing “process” being used to manipulate the outcome of the zoning in this area, which is making it harder for those of us who wish to negotiate a robust, strong, and amicable partnership between the business district and the residents who use their services. I want a vibrant neighborhood with strong business. But making zoning changes while there is a dispute on the fundamental plan on which the zoning would be changed would be a major mistake, further breaking down the trust between the neighborhoods and the city.

Please do not accept these amendments. Let us make amendments when we have opportunity, active development, and can work together. Don't use the process to drive a farther wedge between the city and the neighborhoods.

Thank you,
Brian Marshall
Everest Neighborhood Association Vice Chair.

XV.H. TOTEM LAKE NEIGHBORHOOD NATURAL ENVIRONMENT

Policy TL-16.2:

In landscaped areas of the greenbelt, encourage landscape materials that complement adjoining natural areas.

Certain portions of the greenway, particularly extending west from Totem Lake and across I-405 to the Juanita Creek corridor, should be landscaped to provide a continuous green path through the neighborhood. To the extent possible, these areas should be landscaped with materials that complement the natural areas of the greenway and continue the appearance of a natural greenway.

Policy TL-16.3:

In natural areas of the greenway, maintain the natural vegetation to the greatest extent possible.

Within the natural areas of the greenway, natural vegetation should be maintained to the greatest extent possible. This may include management to replace invasive non-native plants with native vegetation. This will enhance the overall habitat and stormwater control function of these areas.

Goal TL-17: Protect potentially hazardous areas, such as landslide, seismic and flood areas, through limitations on development and maintenance of existing vegetation.

High and moderate landslide areas are located throughout the Totem Lake Neighborhood. Primary areas at risk for landslide include the slope northeast of Totem Lake, the slope south and west of the Heronfield wetlands, Welcome Hill, and isolated areas in Par Mac and along the north side of Juanita Creek (see Figure TL-5). Significant landslide areas are primarily in low-lying soft soil areas around Totem Lake, along Juanita Creek and the Heronfield wetlands. Currently, the only residential development in the Totem Lake Neighborhood is located around Totem Lake. Policies in this section provide general guidance regarding these features.

Text addressing
land in TL 9 -
Rairdon CAR.

Policy TL-17.1:

Maintain existing vegetation in high or moderate landslide areas.

In all landslide areas, most of the existing vegetation should be preserved in order to help stabilize the slopes as well as maintain natural drainage patterns. In particular, areas with significant existing vegetation, such as the wooded ridge along NE 116th Street (District TL 10B on Figure TL-11), and the hillside northeast of Totem Lake (District TL 9), should retain vegetative cover to the maximum extent possible.

Policy TL-17.2:

Require slope stability analyses in high or moderate landslide areas and regulate development to minimize damage to life and property.

Construction on or adjacent to landslide hazard areas may cause or be subject to erosion, drainage or other related problems. Therefore, a slope stability analysis is required prior to development. Development should be regulated on these slopes to minimize damage to life and property.

Policy TL-17.3:

Restrict development in identified landslide hazard areas to ensure public safety and conformity with natural constraints.

High ground water with soft soil conditions in the low-lying parts of the neighborhood may limit or require special measures for development. The presence of loose saturated soils increases the risk for differential settlement and seismically induced soil liquefaction. In these areas, development must demonstrate methods to prevent the settlement of structures and utility systems and to withstand seismic events.

The steep, heavily vegetated hillside in the northeastern portion of the neighborhood lies within an identified high landslide area (see Figures TL-5 and TL-11, District TL 9). Although a range of office, industrial or multifamily uses are permitted in

XV.H. TOTEM LAKE NEIGHBORHOOD NATURAL ENVIRONMENT

the southern portion of the hillside north of NE 126th Place, this development and all development on the hillside are subject to the following conditions:

- (1) Development should be subject to public review and discretionary approval through the City's Process IIA process.
- (2) The base density for residential development on the slope should be eight dwelling units per acre.
- (3) Lot coverage for development should be lower than that allowed for the less environmentally sensitive properties to the south, to enable the preservation of vegetation and watercourses on the site.
- (4) Vegetative cover should be maintained to the maximum extent possible. Clustering of structures may be required to preserve significant groupings of trees.
- (5) Watercourses should be retained in a natural state.
- (6) Development should only be permitted if an analysis is presented that concludes that the slope will be stable. The analysis should indicate the ability of the slope and adjacent areas to withstand development, the best locations for development, and specific structural designs and construction techniques necessary to ensure long-term stability.
- (7) The hillside with the steepest slopes should be left undisturbed in a natural condition and retained as permanent natural open space through the creation of a greenbelt easement or the dedication of air rights. In order to provide property owners with reasonable development potential, some development may be permitted on the southern, lower portion of the hillside. In no case should such development or associated land surface modification extend closer than 100 feet to existing single-family residential development north of the slope.
- (8) Any part of the hillside which is retained as permanent natural open space, but which has been previously altered from its natural state, or

which is so altered as a result of soils testing or watercourse rehabilitation, should be returned to its natural condition.

- (9) Surface water runoff should be maintained at predevelopment levels.
- (10) Vehicular access should be from south of the slope. If necessary, access may be from 132nd Avenue NE; provided, that such access is limited to one point and meets other City standards.
- (11) Where residential uses are allowed, a total of five stories measured above an average building elevation is allowed if at least 10 percent of the units provided are affordable units.

The wooded hillside located on the north side of NE 116th Street, west of I-405, is designated as a moderate landslide hazard area (see Figure TL-5). Development in this area should be subject to the following conditions:

- (1) Lot coverage for development should be limited to ensure maximum preservation of existing vegetation.
- (2) Heavily vegetated visual and noise buffering should be maintained or developed where buffers are needed either for residential use of this site, or from nonresidential use of this site to residential use on neighboring properties.
- (3) Access to NE 116th Street should be limited due to the terrain and the desire to retain existing trees within the southern portion of the site.

Policy TL-17.4:

Work with other agencies and the public to improve water quality.

The water bodies in the Totem Lake Neighborhood are generally rated as "fair" to "good." All, however, have been routinely diagnosed with such water quality problems as high fecal coliform, low dissolved oxygen and high temperatures. Runoff from streets, parking lots and yards is a major