



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

MEMORANDUM

To: David Ramsay, City Manager

From: Teresa J. Swan, Senior Planner
Eric Shields, AICP, Planning Director

Date: February 8, 2007

Subject: RESPONSE LETTER TO JEANETTE SIMECEK'S CORRESPONDENCE

I. RECOMMENDATION:

Review the response letter and authorize the mayor to sign the letter.

II. BACKGROUND DISCUSSION:

Jeanette Simecek, President of the South Rose Hill/Bridle Trails Neighborhood Association, submitted a quarterly report dated January 15, 2007, addressing the neighborhood's concerns on the Hopelink/City's water district site at 13013 NE 65th Street. As a follow-up to the community meetings for the relocation of the Hopelink facility, the City requested that the neighborhood association provide a quarterly report on any neighborhood concerns that may arise.

On October 17, 2006, the City Council approved 0-4062, an emergency ordinance allowing Hopelink to relocate to the City's water district building prior to completion of the required Process I zoning permit. Hopelink has been operating its services from the Bridle Trails site since the week of October 23, 2006. The Process I permit was approved on November 6, 2006 with no subsequent appeal of the decision.

The neighborhood report addresses three concerns, all of which are actually city-related matters and not issues relating to Hopelink. The three issues are the request for the City to relocate the existing gate on 130th Ave NE further north, the request for the City to remove the street light poles stored on the ground west of the water tank and questions and concerns about the noise from operation of back-up generators at the site after loss of power from the December 14th windstorm.

The attached response letter addresses the three concerns.

Enclosures:

- 1 – Correspondence from Jeanette Simecek January 15, 2007
- 2 – Draft response letter from the mayor

cc: Files MIS06-00038 and ZON06-00029

DATE: 1/15/2007

TO: Kirkland City Council and Human Services Advisory Committee

FROM: South Rose Hill/Bridle Trails Neighborhood

RE: Quarterly update on Neighborhood Impacts

RECEIVED

JAN 17 2007

CITY OF KIRKLAND
CITY MANAGER'S OFFICE

When Hopelink Kirkland moved into the site in Bridle Trails, we agreed to provide Quarterly reports to the City on issues from the neighbor's perspective. Here is our 1st quarterly report. Thank you for the opportunity to continue as part of the process of serving those in need in our community, *and* continuing to enhance Kirkland as a great place to live.

The Neighborhood Association has compiled a list of three issues regarding mitigating the impact of Hopelink in the neighborhood.

One of the issues mentioned prominently in the mitigation meetings between Hopelink, the neighbors and city staff was moving the gate located on 130th Avenue NE northward to the driveway of the apartment complex. The neighbors made this issue the top priority because moving the gate northward would discourage transients and loitering teenagers from hanging out at the closed end of this street. We have subsequently been told that this gate cannot be moved for various reasons: the city has a policy to not gate off streets, the city does not want to place a gate pole in the middle of the sidewalk, and there needs to be enough space to turn a car around at the road end. In our view, none of these reasons are substantial enough to cancel the moving of the gate. The gate is already blocking the street so blocking the street further north should not be an issue. The poles supporting the gate can be drilled into the gutter area of the street itself, not into the sidewalk. And if the gate is placed adjacent to the driveway of the apartment complex then someone turning around may use a bit of the driveway to turn around but would probably use the street. Someone who is driving up the road now and turning around upon seeing the gate will probably be using the driveway anyway. Since moving the gate is the number one mitigation issue we would like to see more compromise from the city on some of these excuses and move it.

Lorraine and Bill were told on a walk with Teresa Swan that the light poles piled upon the parking pad on the west side of the property would be moved further toward the tank or covered up. These poles abut fence next to the public path and are visible from the path and from Lorraine and Bill's property. We would like to have these poles moved.

During the December windstorm, the backup generator at Hopelink was turned on during a period of power loss. The sound of this generator is extremely loud. Bill had sound studies done when the city used the site for a maintenance facility and is familiar with the level of sound permissible under city codes. He believes that the noise from this generator far exceeds that standard. He likens the noise to having a street sweeper parked

ENCLOSURE 1

outside his front door, continuously running all day and night. In addition to running for two days straight during the power outage, the generator was left running unnecessarily for two additional days after power was restored to the site. When another storm was expected the following week, the generator was turned on even though power was not lost. Does code allow for auxiliary generators to exceed noise standards? This generator's noise output may be acceptable in a commercial setting but the noise restrictions for this residential zone are more stringent and need to be complied with. Also, is this generator on an automated switch and so will only turn on if power is lost? If not, it should be, otherwise the neighbors will be subjected to this excessive, continuous noise when the generator is turned on whenever there is a threat that the power may go out. And if the generator is on an automated switch, then why did the generator run for two days after the power was restored and why was it turned on when the power did not go out?

Again, thank you for the opportunity to formally communicate the neighbors' perspective.



Jeanette Simecek, President
SRH/BT Neighborhood Association

South Rose Hill/Bridle Trails
Neighborhood Assoc
6619 132nd Ave NE PMB#177
Kirkland, WA 98033-8627

SEATTLE WA 981

16 JAN 2007 PM 7 T



Kirkland City Council
123 5th ave
Kirkland, WA 98033

Attn: Mayor Jim Lainger

February 20, 2007

DRAFT

Jeanette Simecek, President
South Rose Hill/ Bridle Trails Neighborhood Association
6619-132nd Ave NE
Kirkland, WA 98033-8627

Dear Ms. Simecek:

Thank you for the neighborhood association's quarterly report dated January 15, 2007, concerning the Hopelink Kirkland's relocation to the Bridle Trails neighborhood and other issues dealing with the water district site. The quarterly report raised three issues that we would like to address: relocation of the existing gate on 130th Ave NE located north of the Hopelink building, street light poles stored on the ground west of the water tank and noise from operation of back-up generators at the site after loss of power from the December 14th windstorm.

Location of the Gate within the 130th Ave NE right-of-way

At the community meetings held prior to Hopelink moving to the Bridle Trails neighborhood, neighbors raised concerns about people loitering in the parking area in front of the Hopelink building and behind the Bridal Trails Shopping Center, and vehicles being parked for extended periods of time at the southern end of 130th Ave NE. The existing location of the gate within the 130th Ave NE right-of-way, if kept closed and locked after business hours, would prevent loiterers with vehicles from parking in the area behind the shopping center. Moving the gate further to the north would not change the situation. Loiterers who come by foot can access the area behind the shopping center regardless of the location of the gate (see Attachment 1).

At the small group neighborhood meeting that occurred at the site prior to Hopelink's relocation to the Bridle Trails neighborhood, one neighbor suggested relocating the existing gate in the 130th Ave NE right-of-way further to the north and near the southern entrance to the apartment complex to prevent vehicles from being parked north of the existing gate for extended periods of time. At that meeting, city staff discussed with the neighbors the possibility of signage and agreed to look into relocating the gate (see Attachment 1).

After studying the issues of overnight parking on 130th Ave NE, the City opted to install "No Parking 10pm to 6am" signs on 130th Ave NE on both sides of the street from the Hopelink building to the southerly curb cut of the apartment complex. The reasons for not relocating the gate are as follows:

- Moving the gate to the north would block the public's ability to turn their vehicles around at the end of 130th Ave NE. The curb cut to the apartment complex east of 130th Ave NE is private property and should not be used by the public as a turn around.

Enclosure 2

- Use of “No Parking” signs is a better approach than relying on a gate to control undesirable parking. The Kirkland Police Department will enforce the “No Parking” signs, whereas a gate must be closed and locked each night. There may be times when Hopelink staff will forget to close and lock the gate. In addition, the City does not install gates within rights-of-way to control parking.
- Sidewalks exist on both sides of 130th Ave NE north of the existing gate. Relocating the gate further north would block the sidewalks.
- Relocation of the gate is more costly than the fabrication and installation of parking signs.

City Street Light Poles Stored By the Water Tank

The City stores unused city street light poles west of the water tank on the water district property. The poles are currently visible from the pedestrian path on the west side of the property. The poles must be in a location so that a forklift can access the site to move them when they need to be used. According to the Public Works Department, the City has no other location to store the poles. Because of the high security required for the water tank to be able to see clearly into the site, a solid screening fence is not allowed. The Public Works Department is in the process of locating a tarp that will cover and camouflage the poles.

Noise from Operation of the Generators during the December 14th Windstorm

Two generators exist at the site. One generator is a back-up for the Hopelink building and the other generator is a back-up for the pump station. Both generators turn on automatically when power is lost and turn off automatically when power is restored. In addition, the generator for the pump house operates automatically every Thursday and Public Works staff manually turns on the generator for the Hopelink building every Thursday. The vendor who services the generators on a bi-annual basis recommends a weekly run of the generators. When power is disrupted, the generator for the Hopelink building keeps the large quantities of food in the refrigerator cold so the food will not go to waste and the generator for the pump station keeps the station operating to provide water for the area.

After the recent windstorm, power was not restored throughout the neighborhood at the same time so it must have been the case that the site regained power later than the adjacent neighbors. As soon as power was restored, the generators would have stopped operating.

As stated in the Chapter 115 of the Kirkland Zoning Code, the City’s noise regulations are based on the Noise Control Act of 1974, RCW 70.107. Use of generators is exempt from the noise regulations during power outages.

Thank you again for the neighborhood association’s quarterly report. We appreciate receiving information on the neighborhood’s concerns or suggestions. Please contact

Letter to Jeanette Simecek

February 20, 2007

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Teresa Swan in the Planning Department at (425) 587-3258 for any zoning related issues or Carrie Hite in the Parks and Community Services Department at (425) 587-3320 for any other issues that may come up before your next quarterly report to us.

Sincerely,

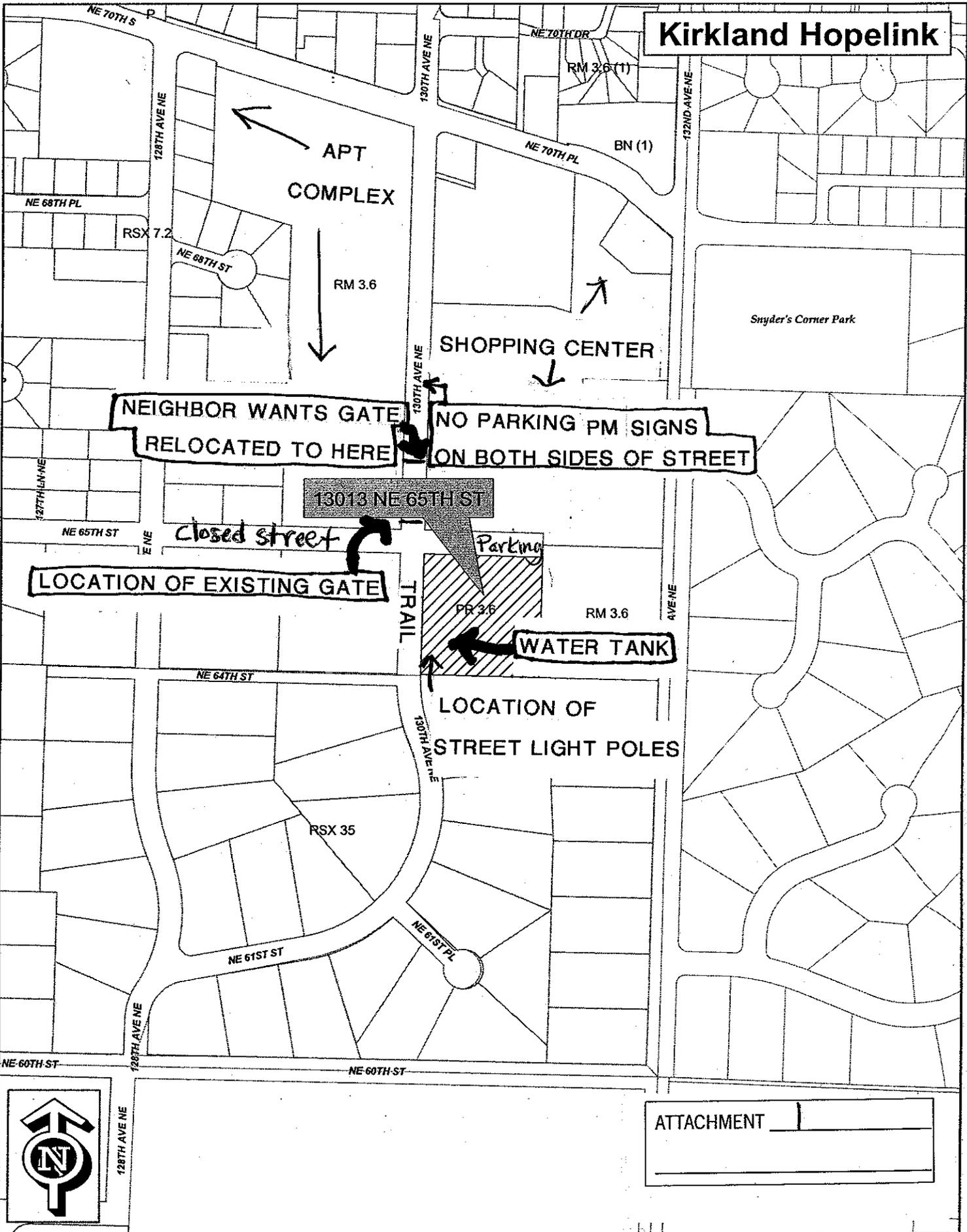
James L. Lauinger

Mayor

Attachment 1 – Vicinity Map

cc: Daryl Grigsby, Public Works Director
John Hopfauf, Street Manager
Greg Neumann, Water Manager
Carrie Hite, Deputy Director Parks and Community Services
Teresa Swan, Senior Planner

Kirkland Hopelink



NEIGHBOR WANTS GATE RELOCATED TO HERE

NO PARKING PM SIGNS ON BOTH SIDES OF STREET

13013 NE 65TH ST

closed street

LOCATION OF EXISTING GATE

Parking

WATER TANK

LOCATION OF STREET LIGHT POLES



ATTACHMENT 1