



CITY OF KIRKLAND
Department of Public Works
123 Fifth Avenue, Kirkland, WA 98033 425.587.3800
www.ci.kirkland.wa.us

MEMORANDUM

To: David Ramsay, City Manager

From: Daryl Grigsby, Public Works Director
Ray Steiger, PE, Capital Projects manager

Date: June 7, 2007

Subject: SANBORN RESPONSE LETTER REGARDING NE 73RD STREET SIDEWALK PROJECT

RECOMMENDATION:

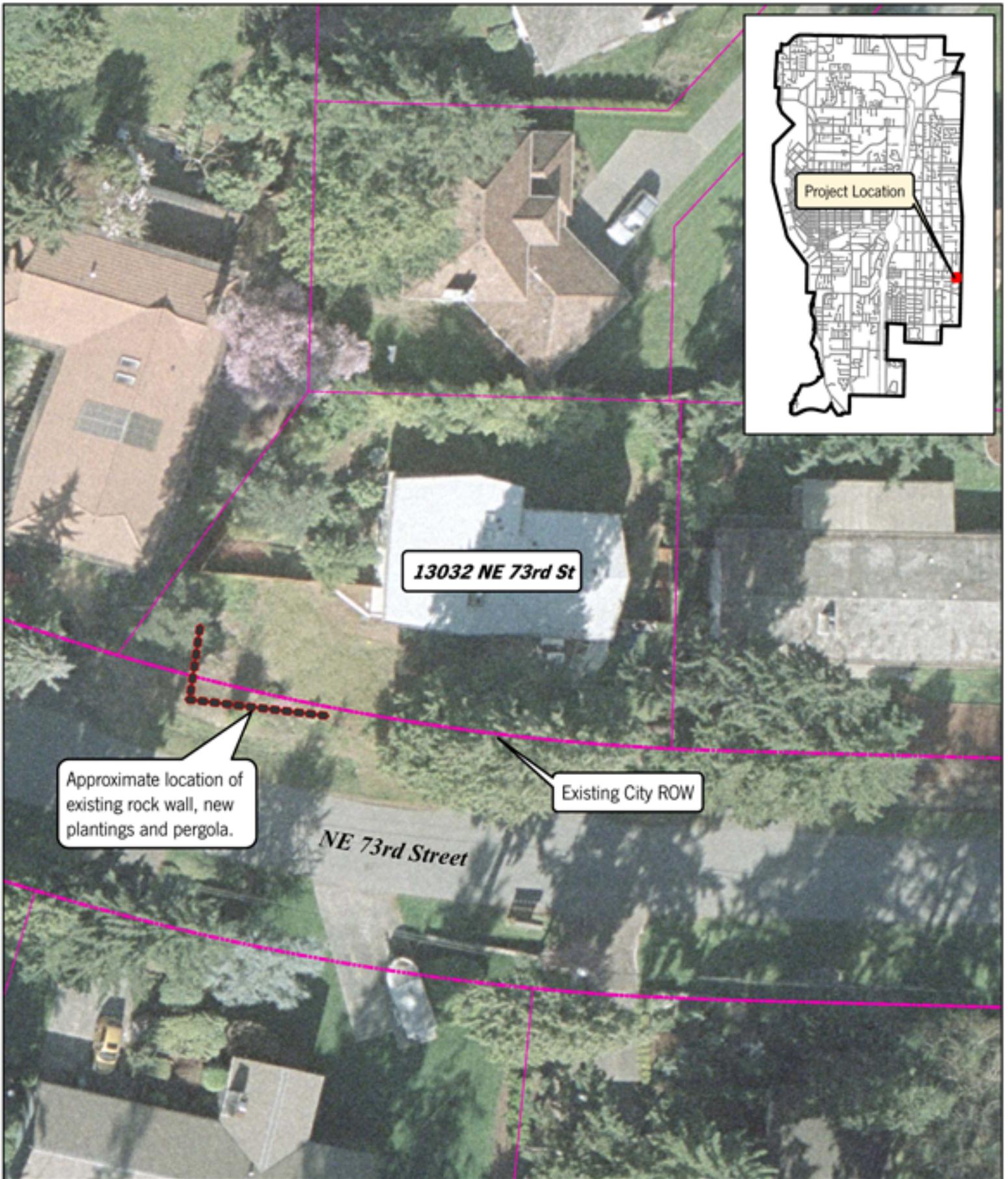
It is recommended that the City Council authorize the Mayor to sign the attached letter to Mr. Matt Sanborn.

BACKGROUND AND DISCUSSION:

Mr. Sanborn sent a letter expressing his general concerns about the City's plans to build a sidewalk in front of his property at 13032 NE 73rd Street and perceived impacts that the new sidewalk may have on recent improvements he has made to the right-of-way the front of his property.

The Sanborns have installed significant landscaping improvements within the public right-of-way (Attachment 1) and the planned sidewalk will have an impact on those improvements. On Wednesday June 6th staff met with the Sanborn's and other neighbors to explain the options under consideration for the sidewalk, including the possibility of a new low impact design.

Attachment: (1)

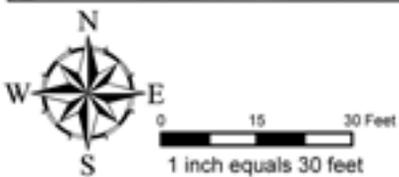


13032 NE 73rd St

Existing City ROW

Approximate location of existing rock wall, new plantings and pergola.

NE 73rd Street



CITY OF KIRKLAND
DEPARTMENT OF PUBLIC WORKS
SANBORN RESIDENCE



May 18, 2007

City of Kirkland
Mayor James L. Lauinger
123 5th Avenue
Kirkland WA, 98033

RECEIVED

MAY 21 2007

CITY OF KIRKLAND
CITY MANAGER'S OFFICE

RE: NE 73rd Street Sidewalk Project

Dear Mayor Lauinger,

This letter is written in reference to the City of Kirkland's proposed sidewalk project for NE 73rd Street from 130th to 132nd Avenue that is scheduled to commence in September of this year. The specific purpose of this letter is to address the concern that my wife and I share with our neighbors regarding the proposed design options for the sidewalk project.

My wife and I have been residents of Kirkland for four years. We have spent this time remodeling our fixer-upper into a wonderful home, one that has enhanced our neighborhood. Our most recent improvement has been the re-grading and landscaping of our front yard.

In February of this year we were informed of the City's proposed plan to install a sidewalk in front of our home, along NE 73rd Street. The two sidewalk design options presented by the Public Works Department on May 8, 2007 at the South Rose Hill Neighborhood Association Meeting call for the demolition and removal of much of the landscaping that my wife and I have installed over the past 9 months. The proposed demolition would impact and/or destroy rockeries, trees, irrigation, lighting, perennials, and a pergola, all of which we personally installed since the fall of last year. I have included before-and-after pictures on the following page to illustrate some of these improvements. As currently planned, the City's sidewalk design options will require that much of this landscape be demolished.

Our home was built in 1963. For forty-four (44) years the right-of-way in front of our home remained an un-landscaped drainage ditch, overgrown with weeds. My wife and I have recently expended countless hours of labor and thousands of dollars to improve the condition of our yard and the adjacent right-of-way. We are extremely disappointed that the City of Kirkland has not taken into consideration improvements, such as these, that property owners have made while designing the proposed sidewalk installation.

The most frustrating aspect of the City's proposed sidewalk design is that none of the demolition described above is necessary to accommodate the installation of a sidewalk. The City's design calls for a width of more than 15' of land to be confiscated for the sidewalk installation. The existing drainage ditch separating our yard from the street is greater than 12' wide, which is more than enough space to install a standard 5' wide sidewalk. It is puzzling that the City would choose to unnecessarily destroy privately landscaped lawns, waste taxpayer dollars, and alienate its residents. My neighbors share this opinion.

We ask for the City of Kirkland's commitment to revise it's proposed sidewalk design to absolutely minimize impacts to the yards along NE 73rd Street from 130th to 132nd Avenue. Our

neighbors share our desire. Your recommendation to the Public Works Department to revise their plan accordingly is greatly appreciated.

Should you have any questions or if you would like to further discuss this issue in person please do not hesitate to contact me.

Sincerely,



Matt Sanborn
13032 NE 73rd Street
Kirkland, WA 98033
(425) 242-0547
matt.sanborn@skanskausa.com

Cc:

Deputy Mayor: Joan McBride
Council Member: Dave Asher
Council Member: Mary-Alyce Burleigh
Council Member: Jessica Greenway
Council Member: Tom Hodgson
Council Member: Bob Sternoff
City Manager: Dave Ramsay



June 20, 2007

DRAFT

Matt Sanborn
13032 NE 73RD ST
Kirkland WA 98033

RE: NE 73rd ST Sidewalk Installation Project

Dear Mr. Sanborn;

Thank you for your recent letter regarding the City's plans to build a new sidewalk along NE 73rd Street. We appreciate the comments and concerns expressed by you and your wife regarding impacts that the construction of the City's sidewalk project may have on your property.

As a part of the Non-Motorized Transportation Plan and the City's School Walk Route Program, the planned sidewalk in front of your home ranks very high. As it was most recently evaluated, NE 73rd Street, between 130th Avenue NE and 132nd Avenue NE, was ranked in the top 5 out of a total of sixty (60) sidewalk locations being monitored City-wide.

Since its inception in 1995, the sidewalk project for NE 73rd Street has progressed through the City's Capital Improvement Program with 2007 being identified as its completion year. At this point, what makes the timing of this project particularly exciting for City Council and staff is that over the past few years a number of environmentally beneficial design concepts have come to the forefront of urban sidewalk construction. With this letter, we wish to assure you that the entire City Council is most interested in seeing this particular project become a showcase for establishing a new Low Impact Design (LID) standard for future capital improvement sidewalk projects throughout the City. That being said, we do understand there may be some reservation on the part of you and your neighbors over being part of a "pilot project" on something new for the City, however, we can tell you that with all of the LID successes in Seattle and other communities around the country, we are fully confident that the LID method of construction is the most environmentally beneficial way for us to proceed where feasible.

We have been informed by staff that you recently opened your home to neighbors on your street for a staff presentation and discussion about design alternatives for the project. Since you are receiving this response letter after that meeting, we hope that you will continue to work with staff and the design team to arrive at a project that can address your needs as well as those of the community.

In regards to project impacts on your property, it is our understanding that, regardless of the design concept decided upon, certain improvements that you have made within the public right-of-way will have to be relocated. While we commend the work you did to improve your neighborhood, home and property, the improvements you made were built into the public right-of-way and, unfortunately, in order to accomplish our project, certain modifications will have to occur. However, by your continuing to work with staff, we are confident that the public improvements can be coordinated with your relocated improvements.

We anticipate receiving a staff report regarding the project's June 6th open house meeting at our regular City Council meeting of July 3, 2007, and we look forward to hearing about the outcome of that meeting. We also hope you join us as we all look forward to the completion of another pedestrian sidewalk amenity for you and your young family, your neighbors and the surrounding community.

Sincerely,

James L. Lauinger
For the Kirkland City Council