



## **CITY OF KIRKLAND**

### **Department of Public Works**

**123 Fifth Avenue, Kirkland, WA 98033 425.587.3800**

**[www.ci.kirkland.wa.us](http://www.ci.kirkland.wa.us)**

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## **MEMORANDUM**

**To:** Dave Ramsay, City Manager

**From:** Daryl Grigsby, Public Works Director

**Date:** November 8, 2007

**Subject:** Response to letter from Dennis McNamara

On October 2, 2007, the City Council reviewed a letter to Dennis McNamara regarding the installation of c-curb on NE 85<sup>th</sup> St in front of his veterinary clinic. The Council requested that staff look again at the issues raised in his letter, and return to Council with another response to his concerns.

I met with the property owners, Northstream, as well as the owners of the adjacent property where the current 7-11 store is. In addition I met with Mr. McNamara on November 6 and again on November 14<sup>th</sup>. The attached letter is the new draft response to Mr. McNamara.

We be providing his customers with detailed maps showing the safest east bound approach to his property, and will be monitoring the situation in consultation with him. In addition, he is exploring other access options with the property owner.

RECEIVED

SEP 11 2007

CITY OF KIRKLAND  
CITY MANAGER'S OFFICE

CC: Council  
M. Beard

Dennis R. McNamara  
P.O. Box 604  
Monroe, WA 98272-0604  
September 11, 2007

Daryl  
Eric  
Ellen

Mayor James Lauinger  
City of Kirkland

Mayor Lauinger:

Thank you for your note. During the past week, we have been conducting an Independent Survey regarding access and leaving My Pet's Vet Clinic and Best Cleaners.

Enclosed are 73 survey forms which represents approximately 20% of our combined clientele. You will note the impact on our neighbor, 7-11, and the amount of business traffic that now goes through a school zone. I have notified the Lake Washington School District of these numbers as well. You will also note how many times illegal and/or unsafe options are being used.

We will continue our survey for a broader base of information and as a way of advertising our delima.

Sincerely,

  
Dennis R. McNamara

Janice Soloff 425-587-3257  
jsoloff@ci.kirkland.wa.us  
Ron Anderson, Project Engineer  
randerson@ci.kirkland.wa.us  
425-587-3826  
235<sup>th</sup> Ave., Kirkland, WA 98033

## **TO OUR VERY SPECIAL CLIENTS/CUSTOMERS**

**WE WANT YOU TO KNOW THAT WE GREATLY APPRECIATE YOUR BUSINESS. MANY OF YOU HAVE BEEN LOYAL TO US FOR SEVERAL YEARS. IT CONTINUES TO BE OUR GOAL TO PROVIDE YOU WITH THE BEST SERVICE POSSIBLE.**

**AS YOU KNOW, THE NE 85<sup>TH</sup> ST IMPROVEMENT PROJECT HAS CHANGED HOW YOU MAY ACCESS OUR BUSINESS. PART OF THE PLANNING OF A PROJECT OF THIS MAGNITUDE INCLUDES AN IMPACT STUDY FOR EACH BUSINESS, FOLLOWED BY A MEETING WITH THAT BUSINESS TO DISCUSS THE IMPACT AND ANY SUBSEQUENT COMPENSATION.**

**THE CITY OF KIRKLAND PLANNING DEPARTMENT DID NOT CONDUCT SUCH A STUDY, IN ORDER TO AVOID ADDRESSING THE RESULTING IMPACT. WE HAVE BEEN TOLD BY THE CITY THAT THE IMPROVEMENTS WERE NEEDED FOR TRAFFIC SAFETY. AS COMMUNITY MINDED BUSINESSES, WE SUPPORT THE CONCEPT OF SAFETY. HOWEVER, WE ARE THE ONLY TWO BUSINESSES BETWEEN 128<sup>TH</sup> AVE AND 132<sup>ND</sup> AVE THAT HAVE BEEN NEGATIVELY IMPACTED BY THE PROJECT.**

**WE HAVE DECIDED TO CONDUCT AN INDEPENDENT STUDY OF OUR OWN AND INVITE YOUR PARTICIPATION. THE RESULTS OF THIS INDEPENDENT STUDY WILL BE SHARED WITH THE CITY OF KIRKLAND.**

**PLEASE TAKE A MOMENT TO FILL OUT THE CARD PROVIDED AND GIVE IT TO ONE OF OUR STAFF.**

**WE HAVE ALSO PROVIDED YOU WITH CONTACT INFORMATION, IF YOU CHOOSE TO CONTACT THE PROJECT ENGINEERS YOURSELF.**

**THANK YOU**

**MY PET'S VET CLINIC**

**BEST CLEANERS**

73 FORMS FILLED OUT

INDEPENDENT IMPACT SURVEY

For

MY PET'S VET CLINIC & BEST CLEANERS

Please fill this survey out and give it to one of our staff members.

1. What direction did you travel to come to our business?

62 East Bound NE 85th

11 West Bound NE 85th

2. If East Bound 85th St, how did you access our business?

11 U-Turn in NE 85th St.

50 Drive through 7-11

2 Drive to next intersection and turn Around.

7 Other (Please Describe)

DRIVE OVER MEDIAN (2)

U-TURN IN MORTGAGE STORE (2)

3. What do you feel has contributed to the difficulty in accessing our business? (check all that apply)

9 New traffic signal

65 Left turn curbing

13 Construction East of our business and And ensuing traffic

5 Other:

4. Do you feel that access to our business could Have been better planned?

71 Agree

Disagree

5. If you wish to travel East on NE 85th St from

Our business, how will you do that?

24 Try to use left turn lane East and merge

14 Try to use left turn lane West to South

On 128th and around

23 West on NE 85th St to 128th and around to 132nd, then to NE 85th St (approx 3 miles)

10 Other:

6. Do you feel that business traffic should be Routed through neighborhood and school zones?

6 Agree 63 Disagree

7. Do you feel that the City of Kirkland Planning Department should have completed an impact Study for our businesses, before beginning the Project?

68 Agree 1 Disagree

8. Would you be willing to contact the Project Engineers by phone, letter or email, and share Your opinion? (Contact information provided)

36 Yes 28 No

9. Additional comments:

Name (optional):

We thank you for your interest in this matter

SURVEY TO CONTINUE

\* Individual surveys available in Council Study

November 21, 2007

**DRAFT**

Mr. Dennis McNamara  
PO Box 604  
Monroe, Washington 98272-0604

Subject: YOUR LETTER OF SEPTEMBER 11, 2007

Dear Mr. McNamara

The City Council has received your letter and the petition of your customers at your business, My Pets Vet Clinic, on NE 85<sup>th</sup> Street. As you are aware, we requested staff to look again at your access issues; and return to the City Council with additional information and solutions.

Since that Council meeting of October 16<sup>th</sup> when we heard your item, we understand staff has reviewed additional alternatives. We are concerned about the issues you raise, and seek a solution that both assures public safety and the economic viability of your business.

To that end, the following steps have been taken:

- Public Works Director Daryl Grigsby met with the property owners of your location and the adjacent property to the east. For cost concerns, construction feasibility and future site development limitations; the owners do not believe a consolidated driveway or shared lot is workable at this time.
- Daryl Grigsby met with you on November 6<sup>th</sup> and again on November 14<sup>th</sup> to discuss a host of alternatives. We understand that during this meeting you were briefed on the history of the three projects impacting your site; the signal at NE 85<sup>th</sup> St and 128 Ave NE, the private development on the south side of NE 85<sup>th</sup> from your location, and the upcoming NE 85<sup>th</sup> project with Sound Transit and the City of Kirkland.
- At the meeting with Mr. Grigsby you also discussed the feasibility of U-turns and other possible options. It was concluded, that although technically mid-block and intersection U-turns are legal maneuvers when it is safe to do so; you believe, and staff agreed, that the road width and traffic volumes on NE 85<sup>th</sup> make U-turns very difficult.
- After reviewing all feasible short and long-term options, staff has concluded the most effective and immediate solution is the development of a map which shows the safest way for potential customers to approach your site from the west. You indicate since I-405 is to the west, that most of your customers approach from this direction. Staff has developed

Letter to Mr. Dennis McNamara

November 21, 2007

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the maps, attached, both for you and for the cleaners next door. We can provide this map to you for inclusion on your website, and give you the link so you can download and print copies. Mr. Grigsby also provided you with copies on November 14<sup>th</sup>. As Mr. Grigsby mentioned at the meeting, the map is intended to provide a viable and safe route for your customers.

- We also understand you were going to speak with your property owner about the feasibility of a driveway to the site from 128<sup>th</sup> Ave NE.

The City Council has two major goals as it relates to you and other businesses along NE 85<sup>th</sup>; that you can conduct a successful business along that important corridor, and that customers can access your site safely and efficiently. We have asked Mr. Grigsby to stay in touch with you to see how the maps are working, and to monitor this situation with your input. Thank you again for contacting us.

Sincerely,

KIRKLAND CITY COUNCIL

By James L. Lauinger, Mayor

Attachment A – Map to Pet Clinic

Attachment B – Map to Cleaners

Cc: Daryl Grigsby, Public Works Director



# VET CLINIC

## Direction to our office



**My Pet's Vet Clinic**  
12804 NE 85th Street  
Kirkland WA 98033  
(425) 889-0808

**Office Hours**  
Monday - Friday: 9AM - 5PM  
Saturday: 8AM - 4PM



### **From I-405 or West of 128th Avenue NE:**

Take Exit 18 if coming from I-405 and head east toward Redmond  
Drive east on NE 85th Street pass NE 128th Street,  
Make a U-turn at 131st Ave NE  
Immediately after the 7-11, turn right into our driveway.

### **From 132nd Ave NE or Redmond:**

Head west on NE 85th Street toward downtown Kirkland  
Go pass 132nd Avenue NE  
Right before the next traffic signal and immediately after the 7-11, turn right into our driveway.



**FREE Pickup & Delivery**



## Direction to our location



**Best Cleaners**  
12804 NE 85th Street  
Kirkland WA 98033  
(425) 889-2046  
amin@bestcleaners.com

**Office Hours**  
Monday - Friday: 7AM - 7PM  
Saturday: 9AM - 5PM



### **From I-405 or West of 128th Avenue NE:**

Take Exit 18 if coming from I-405 and head east toward Redmond  
Drive east on NE 85th Street pass NE 128th Street,  
Make a U-turn at 131st Ave NE  
Immediately after the 7-11, turn right into our driveway.

### **From 132nd Ave NE or Redmond:**

Head west on NE 85th Street toward downtown Kirkland  
Go pass 132nd Avenue NE  
Right before the next traffic signal and immediately after the 7-11, turn right into our driveway.