



CITY OF KIRKLAND

Planning and Community Development Department
123 Fifth Avenue, Kirkland, WA 98033 425.587-3225
www.ci.kirkland.wa.us

MEMORANDUM

To: David Ramsay, City Manager

From: Joan Lieberman-Brill, AICP, Senior Planner
Paul Stewart, AICP, Deputy Director
Eric Shields, AICP, Director

Date: March 5, 2008

Subject: **Transmittal of Planning Commission Recommendation on the Nakhjiri / Kirkland Congregational Church – United Church of Christ Private Amendment Request (File ZON07-00010)**

RECOMMENDATION

Staff recommends that the City Council:

- Consider the recommendation from the Planning Commission in support of the proposed Kirkland Comprehensive Plan amendment and rezone of the American Legion site and opposing the same proposed amendment for the Kirkland Congregational Church (KCC) site, and
- Provide direction to staff to move forward with drafting an “intent to adopt” resolution to be considered at your April 15 meeting. .

COUNCIL REVIEW

The March 18th meeting is Council’s opportunity to provide direction on any changes to the recommendation discussed in this memorandum. Staff will then draft an “intent to adopt resolution”, to be adopted by Council in April as a place keeper for this private amendment request. It will be incorporated into an ordinance adopting all 2007-2008 updates to the Plan for your consideration in the summer of 2008.

At your meeting, Karen Tennyson, Planning Commission Chair, will transmit the Commission’s recommendation and staff will present an overview of the recommended rezone for a portion of the study area. Staff suggests that Council consider the policy highlights and issues listed in Exhibit A, the Commission’s recommendation memo, as a guide for discussion of the recommended action.

BACKGROUND DISCUSSION

Nakhjiri /Kirkland Congregational Church Private Amendment Request

The request is to change the land use designation and zoning of parcels located at 106 and 138 5th Avenue and intervening alley (owned by the City) from RS 5.0 at 9 dwelling units per acre (low density residential) to Planned Area 7A (PLA 7A) at 18 dwelling units per acre (high density residential) so that the zoning boundary line between the RS 5.0 zone and the PLA 7A zone is extended westward midblock between 5th and 6th Avenues to First Street and includes the entire KKC site. The Nakhjiri parcel is located at 138 5th Avenue and is the former site of the American Legion Hall. The current owners purchased the property in 2006 and would now like to remove the structure to construct a duplex on the site. The KCC is located at 106 5th Avenue. The Church would like to have the future option to replace its existing parking lot with low-income housing units over underground parking. The Church has no immediate plans or schedule for redevelopment. Attachment 1 is a map showing the location of the private amendment request.

Planning Commission Recommendation

The Planning Commission unanimously recommends approval of the Nakhjiri private amendment request (PAR) and against the KCC request; 5 in favor and 2 opposed (see Exhibit A). The Planning Commission's recommended amendment to the Zoning Map and Comprehensive Plan Land Use Map appear as Attachments 2 and 3 to this memorandum.

While the Nakhjiri rezone should have been considered during the 2006 Norkirk Neighborhood Plan update, the Commission concluded that the logical zoning boundary between low density and PLA 7 is the city owned alley abutting and to the east of the Nakhjiri property. The rezone will result in continuity between the subject property and those parcels immediately to the east and south currently zoned PLA 7A (high density).

The Planning Commission recommends against the KCC request. While the majority of the Commission is sympathetic to the Church's mission and in support of affordable housing, it felt that the speculative nature of such a fundamental land use change in an area that encroaches into single family would be disingenuous in light of the recently adopted Norkirk Neighborhood Plan.

The minority of the Commission felt that with adoption of special regulations as recommended by staff to mitigate the neighborhood compatibility issues, the opportunity to provide affordable housing with a willing partner should not be missed. They argued that limiting the style of development to single family abutting First Street and north of the midblock alley between 5th and 6th Avenues, where the church adjoins single family development, would provide a buffer between existing neighboring single-family homes and the stacked or attached units to be built on the remainder of the KCC site. They added that the subject property is well positioned across the street from an institutional use (city hall) and close to downtown. Additionally, they felt that this rezone justified the requirement that 50% of units be affordable since they considered provision of affordable housing as *the* rationale for approval of the rezone.

Public Process

The proposed private amendment followed the Process IV procedures as established in the Zoning Code for amendments to the Comprehensive Plan and Zoning Map. In addition to notifying the Norkirk Neighborhood Association and the Chamber of Commerce, property owners within 300 feet of the study area were mailed notice and two public notice signs were erected in front of the study area. Additionally, the list serve for the Norkirk Neighborhood Plan update was used to email all subscribers the public notice.

The City Council began the annual review of 2007 – 2008 Private Amendment Requests (PAR's) to amend the Comprehensive Plan on July 17, 2007. At that time, the Council received a Threshold Determination recommendation from the Planning Commission to include the Nakhjiri PAR with those PAR's that met eligibility criteria to proceed to Stage Two review, which entails full analysis and public review. The Council concurred with the Commission's recommendation and directed staff and the Planning Commission to proceed with the Stage Two review. Additionally, based upon a written request from the Pastor at the Kirkland Congregational Church, at their August 7, 2007 meeting the Council directed that the study area be expanded to include a larger area located at 106 5th Avenue, adjoining the American Legion site.

Since that time, the Planning Commission has held several study sessions (August 23 and October 11) and a public hearing (January 24) on these two private amendment requests ([see PC Meeting Packets and PC Minutes for these meetings](#)).

The Growth Management Act allows amendments to the Comprehensive Plan to occur only once annually. Adoption by ordinance of all 2007 -2008 changes to the Plan and implementing development regulations (i.e. zoning), as a result of this and other PAR's will occur in the summer of 2008, along with all city initiated amendments. Prior to that, on April 15th City Council will consider approval of a resolution of intent to adopt this PAR recommendation as modified, based upon Council's direction on March 18th. This resolution will act as a place keeper until final adoption occurs in the summer, allowing a shift of focus of the work program onto other tasks.

Public Comment

Written Comment

All comment letters and emails are included as Exhibit B to this memorandum. Of the fifteen received, nine letters/emails were from citizens who submitted comments more than once. Eight letters/emails were received prior to the study session on October 11, and seven were received prior to the public hearing on January 24.

One of the letters was from applicant Reverend Dr. Walter John Boris, representing the KCC, explaining his absence from the October 11 study session.

Four letters expressed opposition to the KCC rezone request only, and are summarized below:

- Multifamily development changes the soul of neighborhood
- The Norkirk Neighborhood Plan, adopted on January 16, 2007, specifically states that the Norkirk Neighborhood should retain its single family housing. Honor the Plan.
- Rezone would be precedent for allowance of multifamily creep, and erosion of single-family core.
- Speculative motive for rezone – it will increase the value of future property development and broaden financial opportunity based on increased density potential.
- Affordable housing policy should be developed comprehensively, rather than on case by case basis, through rezone requests.
- Affordable housing proposal is uncertain.
- If the alley were vacated, it would result in a fire safety hazard. (As noted during the Oct. study session, the city owns the alley between the KCC and Nakhjiri site, and has no plans to sell the property or change its current use as a street.)

Eight letters/emails expressed opposition to both rezones. (Of the eight letters expressing opposition to both requests, one party submitted two prior to the study session. A 3rd letter by the same party, submitted prior to the public hearing, opposed only the KCC rezone.) The reasons expressed for opposing both rezone requests include those opposing the KCC rezone, along with the additional reasons summarized below:

- The current owners of the American Legion site knew what the development potential was and were aware of the cost/risk of redeveloping the site under current zoning. They should not now use the argument that they can not effectively redevelop the site to fit their needs without density increase. Their poor business decision should not impact the neighborhood.
- View obstruction, air and noise pollution.
- Lack of transparency with the decision by Council to expand study area to include KCC rezone request after the Threshold determination process was completed for all other private amendment requests. Not understanding how /why a formal request wasn't submitted by KCC as required for Nakhjiri Private Amendment Request.
- Rezone of either property would be precedent for allowance of multifamily creep, and erosion of single-family core.
- Multi-family housing results in rental housing.
- Lack of understanding of what affordable housing means
- Rezone request puts neighbors in a position of defending the recently adopted Norkirk Neighborhood Plan, which doesn't seem right.

Two letters from the Kirkland Heritage Society expressed opposition to the Nakhjiri rezone request only. They argued that the land use re-designation and rezone request should be opposed, because it would ensure the demolition of the historic structure, and that would be inconsistent with the Comprehensive Plan. The building is the site of the former American Legion Hall, which is

recognized as an community landmark in the Comprehensive Plan because it is one of a few remaining buildings that recognizes the role of veterans in our community. (However, as pointed out in the staff memorandums – even though the Plan does contain goals and policies concerning the preservation of historic structures in Kirkland, the City cannot require that the structure be preserved, regardless of the land use designation or zoning classification. The city pursued research into the purchase of the site in 2006 and concluded that it would be too costly to remodel, restore and preserve for city purposes. Unless a willing party steps up to voluntarily preserve it, there is no mechanism to require preservation.)

Oral Comment

Nine people spoke at the public hearing. Two of the nine who spoke were the co-owners of the American Legion Hall site, Mr. Mehdi Nakhjiri and Mr. Youssef Parast; and one represented the KCC, Reverend Walter John Boris.

Reverend Boris reiterated that it was not his intent to bypass the private amendment process by visiting the Council prior to coming to the Planning Commission, but rather, because he heard that the Nakhjiri and KCC sites had been left out of the Norkirk Neighborhood Plan update, he wanted to take part in the current process by piggybacking the KCC rezone request onto the Nakhjiri rezone request, and in doing so save the City time by combining the requests. He explained the inspiration for the request came from its sister church in Seattle, University Congregational Church, which developed low income units in conjunction with a few market rate units, on a portion of its parking lot in partnership with King County, the City and the State. His intent is to be able to similarly provide low income housing on a portion of the KCC parking lot, partnering with some combination of King County, City and State. He expressed the need for Kirkland to address the community value of taking care of all our citizens, and that KCC is a partner in that in asking for this rezone.

The co-owners of the American Legion site summarized that the reason for their request is to be able to re-develop in a similar manner as the remainder of the block east of the city owned alley, namely, multifamily residential. They intend to live on the property and believe that while a duplex would be compatible with adjoining residential development; single family wouldn't match the existing development style on the north side of 5th Avenue. They also reiterated that this proposal should be viewed separately from the KCC request.

The rest of the comments summarized below, were from neighbors opposed to the rezones for the following reasons:

- Property values decrease adjoining low income housing and Tent City,
- Lack of understanding of what affordable housing is and that it goes against quality neighborhoods for people who have been successful.

- Multi family zoning is not an appropriate land use in this location where there is predominately single family housing. The discussion of affordable housing has taken this primary issue of land use off track.
- The speculative nature of the affordable housing proposal should be reason enough to oppose.
- Lack of transparency in adding KCC request to Nakhjiri private amendment request
- Proposal compromises Norkirk Neighborhood Plan

Factors and Approval Criteria to be Considered

The following Factors to Consider in Approving an Amendment to the Comprehensive Plan, found in Zoning Code Section 140.25 must be considered when reviewing a private amendment request:

1. The effect upon the physical, natural, economic, and/or social environments.

For the social environment, approval of the request may hasten the demolition of the American Legion Hall, which is designated as a community landmark in the Comprehensive Plan; however, demolition could occur with or without the rezone. It is likely that the rezone, which increases density from 9 to 18 units per acre and therefore allows two rather than one residential unit, will provide economic motivation to redevelop the site. Preservation of community landmarks is entirely voluntary. In 2006, after looking into the potential of purchasing the site, the city concluded that it was too costly to preserve and remodel the building.

2. The compatibility with and impact on adjacent land uses and surrounding neighborhoods.

The proposed rezone from low density RS 5.0 to high density PLA 7A would result in the potential for multifamily rather than single family development, and double the currently allowed density from 9 to 18 dwelling units per acre.

If rezoned, the Nakhjiri site would result in one additional dwelling unit for a total of two units. The Nakhjiri site continues the pattern of multifamily development and institutional uses in PLA 7 to the east and south, and is separated from the rest of the low density RS 5.0 zone to the west by an alley. It would remain separated from the low density development to the north by the existing midblock alley between 5th and 6th Avenues. The alleys provide a manmade separation between the zones. Here the rezone would result in similar density found to the east.

If rezoned, the KCC site would result in 9 additional dwelling units for a total of 17 units. The KCC site is surrounded on its north, west and a portion of its east side by low density, single family development. The Church has historically been a buffer between that single family development and the higher density and more intensive PLA 7A development to the east and south. The recently adopted Norkirk Plan reinforced this development pattern and its

boundaries with policies to allow a range of residential densities within Planned Area 7 while retaining the predominately detached single family housing style at the core of the neighborhood in existing low density zones. Here the proposed rezone would be incompatible with adjoining lot sizes to the north, west and northeast.

3. The adequacy of and impact on public facilities and services, including utilities, roads, public transportation, parks, recreation, and schools.

Existing public facilities are adequate to serve the recommended PLA 7A zoning. The site is accessed by local access streets and is near transit routes on Market Street and downtown. Public utilities exist throughout the area. The site is near Kirkland Junior High School and Peter Kirk Elementary School.

4. The quality and location of land planned for the proposed land use type and density.

The Nakhjiri property is located adjacent to similar land use types and higher density to the east. The KCC property serves more as a transition from the higher density and institutional use (City Hall) to the single family lower density development to the north and northeast.

5. The effect, if any, upon other aspects of the Comprehensive Plan.

If the land use designation for this site is changed for either site, the city wide and neighborhood plan land use map would need to be changed. Other aspects of the Comprehensive Plan are expected to be unaffected.

The city may amend the Comprehensive Plan only if it finds that the following Criteria found in Zoning Code Section 140.30 are met:

1. The amendment must be consistent with the Growth Management Act.
2. the amendment must be consistent with the countywide planning policies
3. The amendment must not be in conflict with other goals, policies, and provisions of the Comprehensive Plan.
4. The amendment will result in long term benefits to the community as a whole, and is in the best interest of the community.

The rezone to PLA 7A of the Nakhjiri site is in the best interest of the City and is consistent with the GMA, countywide planning policies and the Kirkland Comprehensive Plan by providing a logical boundary between the high and low density zones.

CC transmittal memorandum Nakhjiri / KCC PAR

March 5, 2008

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SEPA Compliance

State Environmental Policy Act (SEPA) materials are available for viewing in the formal file located in the Planning Department or [see Attachment 2 of the January 24 staff memorandum.](#)

Attachments

1. Nakhjiri / Kirkland Congregational Church Private Amendment Request Study Area Map
2. Recommended amendment to the Comprehensive Plan
3. Recommended amendment to the Zoning Map

Exhibits

- A. Planning Commission Recommendation Memo
- B. Comment Letters

CC: ZON07-00010

Planning Commission

Mehdi Nakhjiri, 10420 NE 55th Street, Kirkland, WA 98033

Youssef Parast, 1534 4th St, Kirkland, WA 98033 parast@comcast.net

Melody B. McCutcheon, HCMP, 500 Galland Building, 1221 Second Ave., Seattle, WA 98101

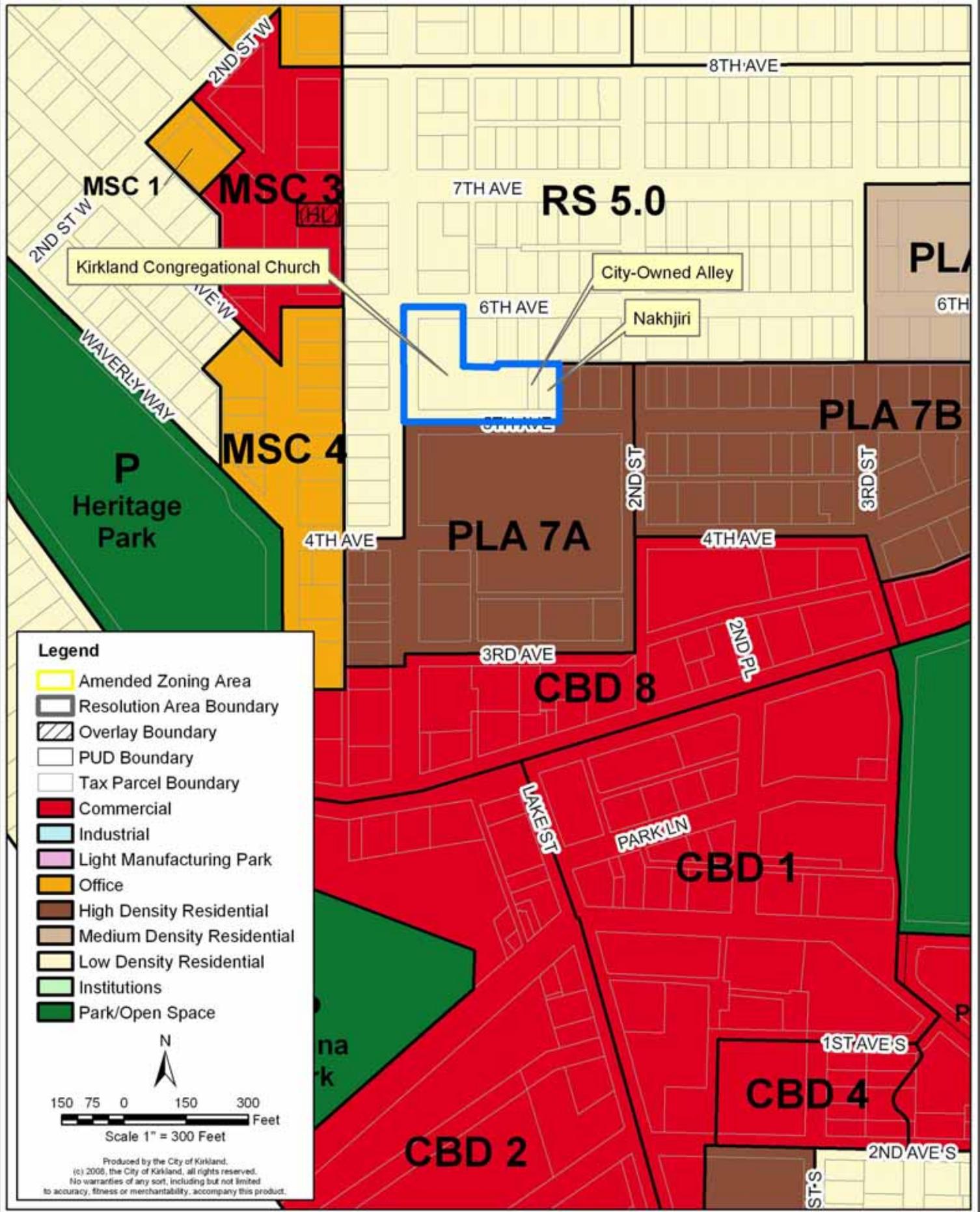
mbm@hcmp.com

Reverend Dr. Walter John Boris, Pastor, Kirkland Congregational Church, United Church of Christ,
106 Fifth Ave., Kirkland, WA 98033

Norkirk Neighborhood Association

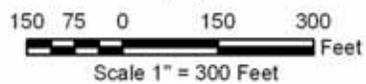
Kirkland Chamber of Commerce

Nakhjiri/Kirkland Congregational Church PAR Study Area

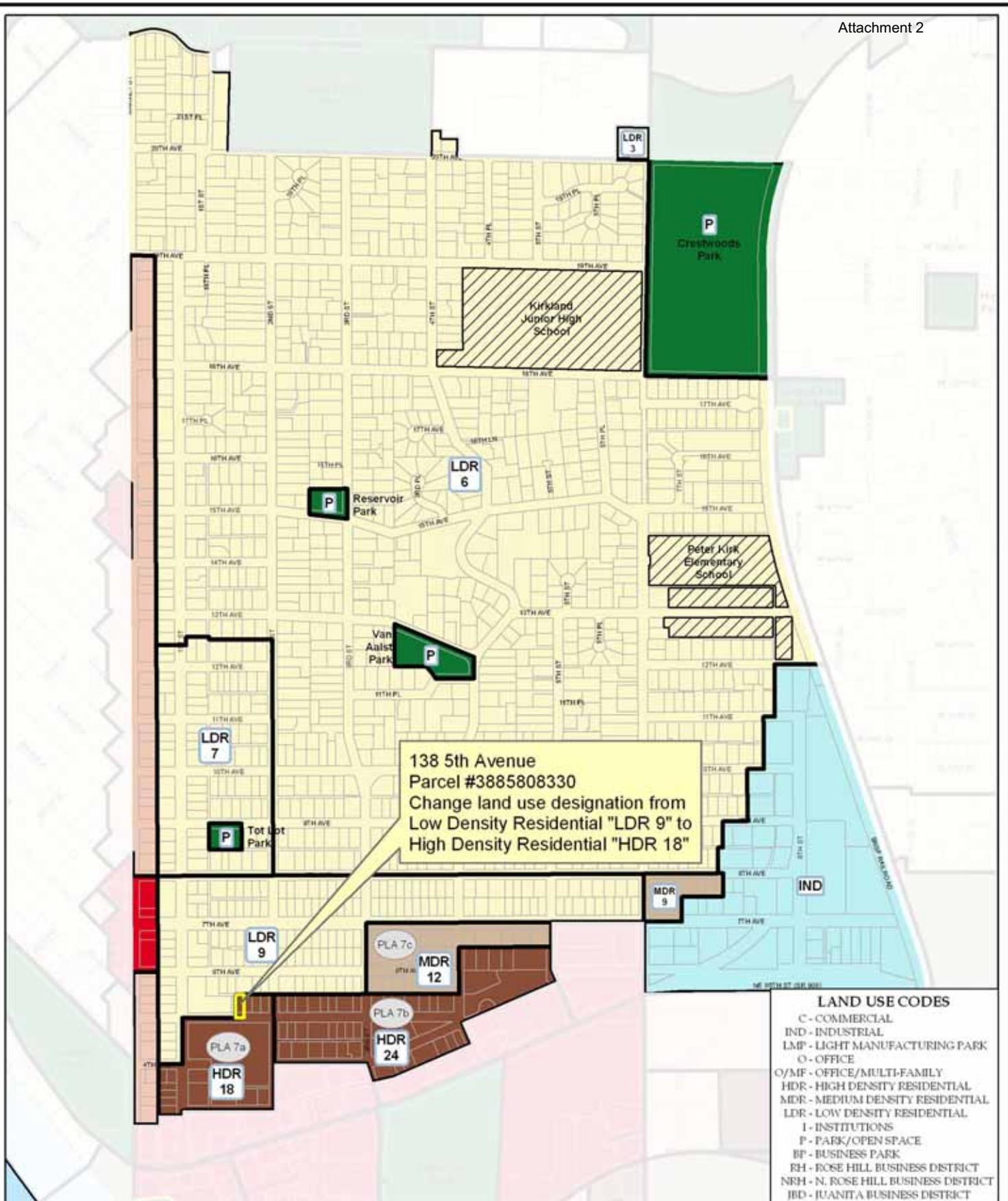


Legend

- Amended Zoning Area
- Resolution Area Boundary
- Overlay Boundary
- PUD Boundary
- Tax Parcel Boundary
- Commercial
- Industrial
- Light Manufacturing Park
- Office
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Institutions
- Park/Open Space



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138 5th Avenue
 Parcel #3885808330
 Change land use designation from
 Low Density Residential "LDR 9" to
 High Density Residential "HDR 18"

LAND USE CODES

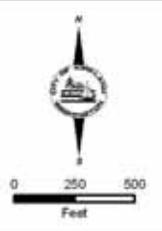
- C - COMMERCIAL
- IND - INDUSTRIAL
- LMP - LIGHT MANUFACTURING PARK
- O - OFFICE
- O/MF - OFFICE/MULTI-FAMILY
- HDR - HIGH DENSITY RESIDENTIAL
- MDR - MEDIUM DENSITY RESIDENTIAL
- LDR - LOW DENSITY RESIDENTIAL
- I - INSTITUTIONS
- P - PARK/OPEN SPACE
- BP - BUSINESS PARK
- RH - ROSE HILL BUSINESS DISTRICT
- NRH - N. ROSE HILL BUSINESS DISTRICT
- JBD - JUANITA BUSINESS DISTRICT

Norkirk Neighborhood Land Use Map

ORDINANCE NO. 4084
 ADOPTED by the Kirkland City Council
 February 6, 2007

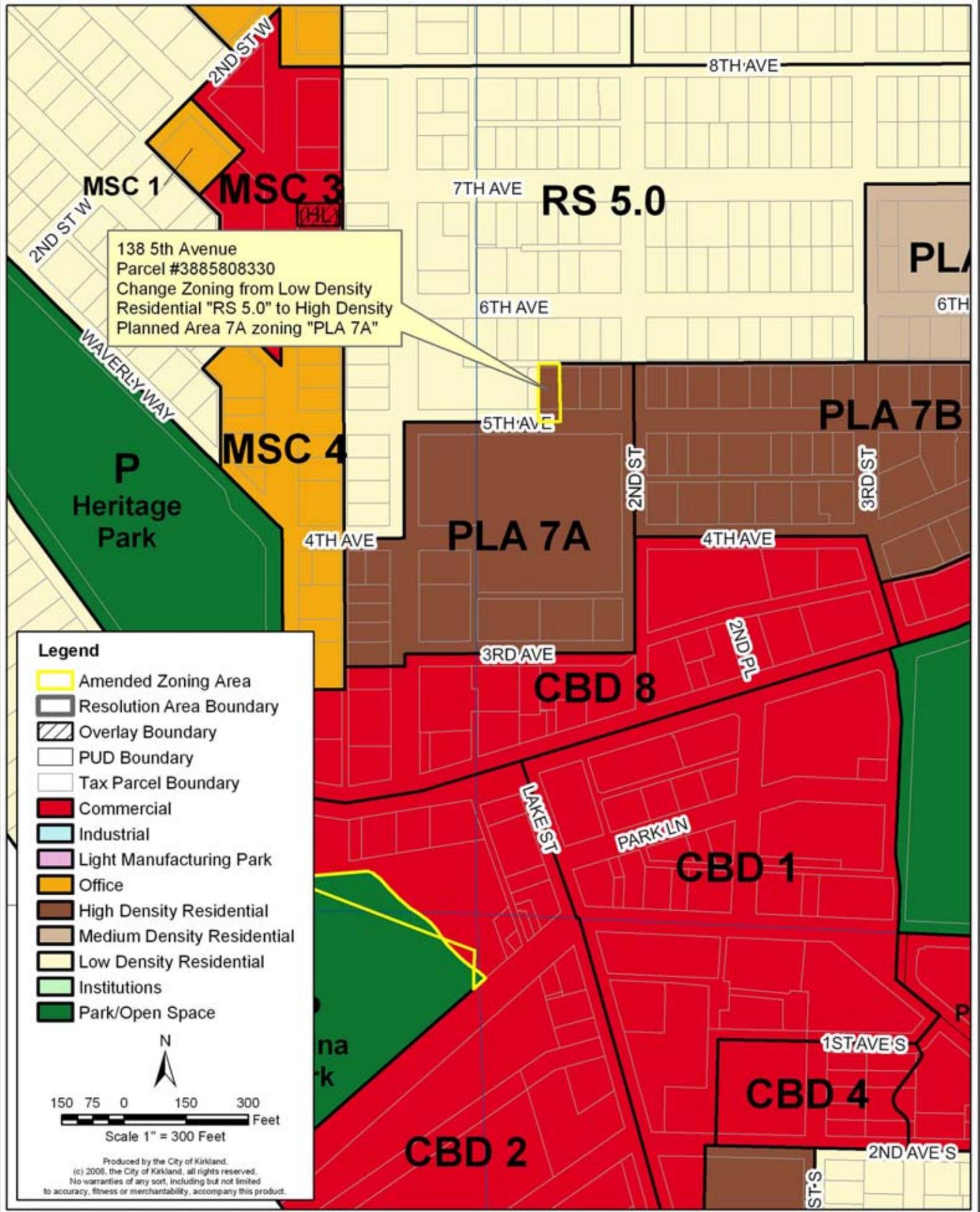
LAND USE BOUNDARIES	PARCEL BOUNDARIES
SUBAREA BOUNDARY	PLANNED AREA NUMBER
TOTEM CENTER	LAND USE CODE
PUBLIC FACILITIES	DENSITY (UNITS/ ACRE)

NOTE: WHERE NOT SHOWN, NO DENSITY SPECIFIED
 * INDICATES CLUSTERED LOW DENSITY



Maps produced February 6, 2008.
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Zoning Map Change



138 5th Avenue
 Parcel #3885808330
 Change Zoning from Low Density Residential "RS 5.0" to High Density Planned Area 7A zoning "PLA 7A"

Legend

- Amended Zoning Area
- Resolution Area Boundary
- Overlay Boundary
- PUD Boundary
- Tax Parcel Boundary
- Commercial
- Industrial
- Light Manufacturing Park
- Office
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Institutions
- Park/Open Space

N

 150 75 0 150 300
 Feet
 Scale 1" = 300 Feet

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**CITY OF KIRKLAND**

Planning and Community Development Department
123 Fifth Avenue, Kirkland, WA 98033 425.587-3225
www.ci.kirkland.wa.us

MEMORANDUM

To: Kirkland City Council

From: Karen Tennyson, Chair, Kirkland Planning Commission

Date: March 5, 2008

Subject: Planning Commission Recommendation to adopt the Nakhjiri / Kirkland Congregational Church – United Church of Christ Private Amendment Request (File ZON07-00010)

Introduction

We are pleased to submit the recommendation on the Nakhjiri / Kirkland Congregational Church Private Amendment Request (PAR). The Commission recommends that the request to increase density and change the zoning classification be approved for the Nakhjiri site, and denied for the Kirkland Congregational Church (KCC) property. We believe that the site of the former American Legion Hall should be added to the Planned Area 7A zone because it is located next to an alley, which provides a logical zoning boundary for the high density zone, but that expanding the zone past the alley, westward to First Street and northward to 6th Avenue (KCC site) would not be consistent with the Norkirk Neighborhood Plan policies adopted just a year ago to protect low density single-family development. While the request by KCC to provide affordable housing at their site is commendable, it does not justify the requested land use change at this time.

Policy Highlights

The Norkirk Neighborhood Plan was updated in January 2007 culminating a 3 year public involvement process. Norkirk Neighborhood Plan policies address protecting the low density single family residential core and limiting encroachment by more intensive and denser development to the existing Planned Area 7 zones.

- Residential Land Use Goal N-3 states “Promote and retain the residential character of the neighborhood while accommodating compatible infill development and redevelopment.”
- Policy N-3.1 states “Retain the predominantly detached single family housing style in the core of the Norkirk Neighborhood.”
- Planned Area 7 Land Use Goal N-5 states “Maintain effective transitional uses between the downtown and the low-density residential core of the neighborhood.”

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- Policy N-5.1 states “Allow a range of residential densities in Planned Area 7.” Text supporting this policy notes that future development throughout PLA 7 should be compatible with the scale of structures in adjacent single-family zones.

The Commission recognizes that it was an oversight during the Neighborhood Plan update process to revise the boundary between the high density PLA 7A and the low density RS 5.0 zone to the existing city owned alley adjoining and to the west of the Nakhjiri site. This is a logical boundary separating PLA 7A, with its existing multi-family development to the east, and the low density RS 5.0 zone to the west.

While the Commission is comfortable with a minor zoning boundary change to include the 5,100 square feet Nakhjiri site, we cannot justify the density increase of an almost one-acre parcel that adjoins single family development on its north, west and northeast sides. That would represent an unacceptable intrusion into the low density core.

Planning Commission Issues

Process

While the Nakhjiri PAR was recommended by the Commission for Private Amendment Request Stage Two review through the annual Comprehensive Plan Amendment process, the study area was expanded to include the KCC site after the Council received a request from Pastor Boris, representing KCC. The Commission recognizes that the legislative nature of the annual Plan update process allows the Council to expand the study area of any PAR. In this case neighbors spoke of their concerns for this process. They were concerned on two counts; 1) that the applicant for the KCC should have submitted a request as part of the Threshold Determination submittal deadline, and; 2) because the Norkirk Neighborhood Plan update was recently completed and already changes were being requested. They also expressed concerns that the issue of affordability was conceptual and vague.

The majority of the Commission concurred that it would be inappropriate to rezone the KCC site to PLA 7A at this time, without more information as to the proposed concept for an affordable housing project, particularly in light of the extensive Norkirk Neighborhood Plan public process that resulted in agreement regarding where and when increased density would be acceptable in the neighborhood.

Affordable Housing

The Commission is sympathetic to the Churches’ mission and sincerity to provide affordable housing. The Commission discussed options currently available to the applicant, under existing RS 5.0 zoning. While this remedy may not provide as much flexibility as would rezoning to multifamily, the applicant could currently subdivide the site into up to 8 lots at full build out, and provide one home and one Accessory Dwelling Unit (ADU) on each lot, resulting in 16 total

March 5, 2008

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dwelling units. ADU's can be affordable dwelling units. This is one less dwelling unit as would be allowed if the KCC site were to be rezoned to PLA 7A. (At full build out if rezoned to PLA 7A, 17 units could be developed).

Additionally, while the Commission does not support the rezone, we discussed what the acceptable number of affordable units would be *if* the site were rezoned. Some felt that it could be justified only if the percentage of mandatory affordable units required is at least 50% of the dwelling units, since affordable housing is the major rationale for the rezone. Others pointed out that this percentage might not pencil out for anyone other than the current owner who is volunteering to provide affordable housing. Because there are no guarantees that the current owner will proceed, the percentage needs to be realistic.

The Commission noted that since the church had no specific plans to develop the property at this time the KCC could possibly bring back another PAR proposal in the future that demonstrates what their intentions are and a conceptual site plan incorporating features that address the neighborhood compatibility concerns expressed by the neighbors during this process.

Public Participation

The Planning Commission held two study sessions leading up to the January 24th public hearing. At the hearing, nine citizens provided oral testimony to the Commission. We received 15 written comments, with the majority opposing both rezones.

cc: ZON07-00010

From: Dan Ross [djexec1@earthlink.net]
Sent: Tuesday, October 02, 2007 4:01 PM
To: Joan Lieberman-Brill
Subject: Nakhjiri/Kirkland

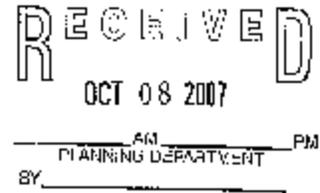
Joan,

We, Dan @ Joy Ross owners of the two properties adjoining the above mentioned Property to the north object to any rezoning. Our Properties are 129 and 133 6th ave.

Thank you, Dan & Joy Ross

October 2, 2007

Joan Lieberman-Brill
Planning & Community Development Department
City of Kirkland
123 5th Avenue
Kirkland, WA. 98033



RE: File No. ZON07-00010

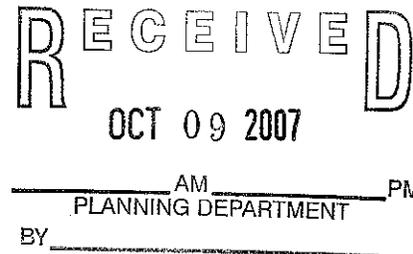
Dear Joan,

My name is Dan Ross and I own 2 properties adjacent to this proposed Re-Zone. 129 & 133 6th Ave. I object to any rezoning of this property. The ink is not even dry on the New Comprehensive Plan. The R-5 zoning as shown on this plan should stay. The removal of the Alley is a very important piece of the existing Infrastructure and needs to remain in tact. Vacating this Alley section would leave no ingress or egress and make it a dead end with no turn around which could be a fire safety hazard. The Real Value of R-5 lots in this area has a value of \$600,000 - \$800,000. Reducing the lot size would not contribute to affordable housing. New lot sizing to 2400 sq ft would create lots of \$400,000 - \$600,000. You could never build affordable housing as the lots alone would have a value far exceeding a medium priced home in this area. The only housing that could be built would be a Condominium building with units in the \$800,000 - \$2,000,000. This Rezone would be a large mistake by the city.

Thank You.

Dan Ross
Joy Ross
133 6th Ave
Kirkland WA. 98033-5534

Philip P. and Elizabeth A. Coady
604 First Street
Kirkland, WA 9803
(425) 822-3460



October 6, 2007

Ms. Joan Lieberman-Brill
Planning and Community Development
123 Fifth Avenue
Kirkland WA 98033

Re: File No. ZON07-00010

Dear Ms Lieberman-Brill:

First of all, please accept my gratitude for taking time from your busy day and meeting with me last week concerning the proposed study session and future hearing of the property re-zoning. As I understand it both the owners of the former American Legion Hall and the Kirkland Congregational Church are seeking a zoning change in an existing RS 5.0 area, so that higher density housing may be built either sooner or later along 5th ave. and possibly 6th ave. You have assured me that these are two separate projects and that the City of Kirkland is merely putting them together for convenience.

We are unequivocally opposed to this proposed change which flies in the face of our Norkirk Comprehensive Plan which re-iterates the strong desire of our residents to remain a single family housing neighborhood.

We might be considered one of the early re-modelers in this area, having completed our work in the late 80's. We went to a great deal of effort and expense in those days to maintain and build on the character and integrity of our neighborhood by working painstakingly with three architects to design a craftsman home that reflects that spirit. We have also witnessed changes over time that generally reflect doing away or pushing back single family housing from the downtown area. We now face the fact that people and developers want to make this happen right across the street from us.

If a request like this is approved then in my opinion it is only a matter of time where someone else requests a zoning change along 6th avenue and beyond to enhance building and investment opportunities.

We also would like to know if this matter already appeared before the City Council and did they authorize this to go forward in view of the Norkirk Comprehensive Plan. Perhaps you can include such information at your study session on October 11.

In any event we want to go on the record as opposing this proposed plan taking note that it should not go any further than it already has.

Sincerely,

A handwritten signature in cursive script, appearing to read "Elizabeth A. Coady". The signature is written in black ink and is positioned below the word "Sincerely,".

Philip P. and Elizabeth A. Coady

October 5, 2007

Joan Lieberman-Brill
Planning & Community Development Department
City of Kirkland
123 5th Avenue
Kirkland, WA 98033

RECEIVED
OCT 10 2007

____ AM ____ PM
PLANNING DEPARTMENT
BY _____

RE: File No. ZON07-00010

Dear Joan,

We are highly concerned about the proposed Nakhjiri/Kirkland Congregational Church Private Amendment Request and wish to state our strong opposition to the request.

- The site being considered is currently zoned for single family housing. As you know, the Norkirk neighborhood recently adopted its Comprehensive Plan, after much work, discussion, and neighborhood input, and what is clearly stated in the Plan is that Norkirk strongly wants to retain single family housing. We do not want to lose the residential neighborhood character and see multi-family housing marching up into the neighborhoods.
- If multi-family housing is considered for this site, what we have is multi-family housing and zoning 'creep.' Mr. Nakhjiri has stated that he wants to build a duplex on his location (the former American Legion Hall) because neighboring housing is multi-family. Using that argument, if he is granted the multi-family housing re-zoning, then what is stopping someone else from using that same argument on this street (6th Avenue) or the next street or the next street.
- More multi-family housing means more rentals which is not what the neighborhood needs. Do not allow a precedent to be set where other properties could then be motivated to apply for multi-family zoning. The Harrison, a four-plex on the corner of 6th Avenue and 2nd Street, which is zoned single family, is an unfortunate example of multifamily housing mixed in with single family housing.
- The Kirkland Congregational Church apparently has said they have no immediate plans but would like this re-zoning to keep their options open for the future. A re-zoning request should not be granted when there are no current plans; that leaves things far too open. It suggests pure speculative positioning on the part of the applicant. Resale market value of 16 homes is much greater than eight homes and would become a high demand property for developers who are looking to maximize their return on investment. We believe the church is merely pre-positioning the property for financial gain at the expense of the neighborhood.

Joan Lieberman-Brill
City of Kirkland
October 5, 2007

- The Kirkland Congregational Church has also stated that they 'would like to have the option in the future to build affordable housing on their property.' I have spoken with someone on the City Council and suggested that because the Church used the words 'affordable housing,' that got the City's attention and that is why this request is even being considered. My hunch was confirmed by this individual. None of us has any way of knowing what the Church may mean by 'affordable housing' which makes this request all the more nebulous. Is a six hundred thousand dollar house any more affordable than a million dollar house?
- Another major concern is the aesthetics of the neighborhood as well as the revised height of any multi-family housing that could go up. By increasing the allowable building height from 25' to 30,' cherished view corridors could be compromised. By allowing multi-family architecture, potential 'gulags' could dominate the single family ambience of the neighborhood.
- I also posed the question of the re-zoning proposal to a City Council candidate and she clearly stated is that if she were on the City Council, she would honor the Comprehensive Plan, calling for retaining single family housing.

It's very difficult to understand why this request would even be considered given the fact that the Norkirk Comprehensive Plan so clearly states that Norkirk wants to remain single family housing, we do not want more multi-family housing, and we want to protect and preserve the neighborhood. We are now being put into a position of having to defend our neighborhood, which doesn't seem right.

Sincerely,



Mary Jessen
Jim Jessen
114 6th Avenue
Kirkland, WA 98033-5534

RECEIVED
OCT 10 2007

October 7, 2007

Ms. Joan Lieberman-Brill
City of Kirkland
123 5th Avenue
Kirkland, WA 98033

AM PM
PLANNING DEPARTMENT
BY

Re: File No. ZON07-00010

Dear Ms. Lieberman-Brill:

I am writing to voice my opposition to the Nakhjiri/Kirkland Congregational Church re-zoning request to change from single family housing to multi-family housing. It is surprising that this proposal is even being considered given that the Norkirk Comprehensive Plan clearly states that the Norkirk neighborhood is to retain its single family housing. Any serious consideration of this proposal has the potential to dearly cost the neighborhood for all time.

We are already seeing encroachment of multi-family housing coming up the hill from Central Way. There is a reason the City has zoned for single family housing and that is to retain single family housing. Why would that now be re-visited when it would change the character of the neighborhood?

If the re-zoning were granted, two parties (the applicants) stand to see significant financial gain, at the expense of degrading a single family neighborhood. Sadly, these changes, the building of multi-family housing, become permanent and the neighborhood has changed forever. Is this what the City wants?

It is frustrating that we have to stand our ground and defend our neighborhood. This proposal should be viewed as having no merit.

Sincerely,



Wayne Jessen
124 6th Avenue
Kirkland, WA 98033
425-822-6848

Dear Ms. Liberman-Brill,

Please convey my regrets to the Kirkland Planning Commission that I am unable to attend the October 11, 2007 meeting. I intended on being present, as I was at a previous City Council meeting and Planning Commission meeting to present the re-zone request on behalf of Kirkland Congregational Church. But I was called out-of-state for a denominational meeting.

Our request is a direct one, and I presented our reasoning in my original letter: we heard that the Nakhijiri property was going to be considered for re-zoning and realized that it would be prudent of us to make the same request. We have already demonstrated our concern about the lack of affordable housing and would like to keep open the possibility that we could build some needed units if funding became available.

Thank you for considering our request.

Rev. Dr. Walter John Boris
Kirkland Congregational Church
United Church of Christ
106 Fifth Ave.
Kirkland, WA 98033

RECEIVED

OCT 11 2007

AM PM
PLANNING DEPARTMENT

BY _____



Kirkland Heritage Society

October 11, 2007

Members
Kirkland Planning Commission
Kirkland City Hall
123 5th Avenue
Kirkland, WA 98033

RE: Private Amendment Request – American Legion Hall,
138th 5th Avenue

The American Legion Hall across from City Hall is one of only thirty buildings and three sites recognized in the Comprehensive Plan's Chapter on Community Character as being of historic significance and designated as a Community Landmark. The American Legion Hall was one of those recognized in the early 1990's. All of these structures have survived to the present.

The American Legion Hall was built in 1931 and its architectural style is classified as being vernacular. It was remodeled in 1936 by the Works Progress Administration (WPA). Its historical importance is that it reflects a period of national and local history recognizing the contributions of veterans of WWI and later WWII. Many of the early organizers were also the leaders of our Kirkland Community. This area within the Norkirk Neighborhood has a number of historic landmarks reflecting Kirkland's rich history: Woman's Club, Houghton Bell, Newberry House, Trueblood House and Sessions Funeral Home. The Woman's Club and Trueblood House are on the National Register of Historic Places.

It is our understanding that this amendment request would result in the demolition of this historic landmark to allow construction of two dwelling units. This is not consistent with the provisions of the City's Comprehensive Plan, specifically:

Framework Goals

1. *Maintain and enhance Kirkland's unique character;*
2. *Support a strong sense of community; and*
6. *Identify, protect and preserve the City's historic resources, and enhance the identity of those areas and neighborhoods in which they exist.*

over

In the detail discussion Policy CC-2.1 states: *Preserve historic resources and community landmarks of recognized significance.* It outlines a series of methods to preserve structures with the highest priority to find a compatible use that requires minimum alteration. A use such as the church that now rents the structure would certainly be an option most consistent with the goals of the Comprehensive Plan.

We urge you to **not change** the current comprehensive plan and zoning designations for this property. It is important to retain this reminder of our past for future generations!

Sincerely,

A handwritten signature in black ink, appearing to read "R. G. Burke". The signature is fluid and cursive, with a long horizontal stroke at the end.

Robert G. Burke, President
Kirkland Heritage Society

cc: KHS Board

October 11, 2007

Joan Lieberman-Brill
Planning & Community Development Department
City of Kirkland
123 5th Ave.,
Kirkland
WA 98033

Re: File no. ZON07-00010

Dear Joan,

My name is Siobhan Ferguson and my family lives at 517 1st Street. We live directly opposite Kirkland Congregational Church. We are firmly opposed to the proposed re-zoning of this important landmark.

In my view the removal of the local church and its surrounds would have a big impact on the availability of an important community service and a loss of an important example of late post-modern architecture.

The charm of Kirkland is its village atmosphere and not its residential density. We chose to live here over Redmond and Bellevue for the urban layout, and most importantly for the feeling of a small town community.

Pursuing high density housing in this proposed area doesn't work. Kirkland currently has high density housing generally along its perimeters, leaving most of the central core for single family housing. This layout works for aesthetic and practical reasons.

We enjoy the charm and vitality the Congregational Church brings to this neighborhood. If we reduce the availability of public places (this church provides many non-religious services) where will groups, organizations turn to for their events?

Kirkland prides itself on being one of the few eastside neighborhoods with a village like feel. We would like to keep it this way and to achieve this we must preserve existing and active community facilities amongst our residences.

Yours sincerely,

Siobhan Ferguson
517 1st St
Kirkland
WA 98033

RECEIVED

JAN 18 2008

AM PM
PLANNING DEPARTMENT
BY _____

January 17, 2008

The Planning Commission
c/o Joan Lieberman-Brill
City of Kirkland, Planning & Community Development Department
123 5th Avenue
Kirkland, WA 98033

Re: File No. ZON07-00010

Dear Planning Commission Members:

We are writing to voice our continued concern about the Nakhjiri/Kirkland Congregational Church Private Amendment Request; specifically, our opposition is to the Kirkland Congregational Church's request to be re-zoned from its current single family status to multi-family housing.

At the Planning Commission's Study Session on October 11, 2007, it was clear the Planning Commission quickly saw there were numerous reasons why this request should not move forward. Reasons why this application should not even be considered are serious to this neighborhood:

- We are a neighborhood of single family housing, and it should remain that way. Why would changing to multi-family housing be given any consideration? Encroachment of multi-family housing into single family neighborhoods changes the heart and soul of a neighborhood.
- If you allow the encroachment here, where does it go next? If the Congregational Church is allowed to take its property along 5th Avenue, up 1st Street and wrap the corner onto 6th Avenue to build multi-family housing, they have firmly marched right into the midst of single family housing. What would then stop someone else from seeking a similar zoning change, using the Congregational Church as an example that a precedent was set?
- The Norkirk Comprehensive Plan specifically states that the Norkirk neighborhood should retain its single family housing. Much time, effort, study and discussion went into creating this plan, with one of the goals being to retain single family housing. Based on the stated goals of the Plan, this multi-family housing re-zoning request should not even be considered.
- The Church has no current plans to do anything with the property, yet wants the re-zoning for future possibilities. No one should be given a carte blanche like that.

- The neighbors who were at the Study Session heard the Planning Commission understand that the proposal was really two proposals. There is the request from Mr. Nakhjiri to tear down the American Legion Hall and build a duplex. There didn't seem to be much concern with that. The majority of discussion among the Planning Commission members was that the Church's proposal was a very different and separate issue from Mr. Nakhjiri's. It was rightfully noted by the Planning Commission that the Planning Department got things off track by spending most of its presentation on the affordable housing issue, which the church has said it is interested in addressing. We were heartened to hear the Planning Commission stay focused on the real issue: questioning why multi-family zoning would be considered in a single family neighborhood.
- We understand that the City of Kirkland has a high level of interest in the affordable housing issue. Because it is such a big issue, with so many complexities, it can't easily be addressed with a quick granting of a re-zoning.
- At the conclusion of the Study Session, we understand that the Planning Commission directed the Planning Department to recommend against the re-zoning for the church. We look forward to that result being upheld at the Public Hearing .

Allowing this zoning change would have a serious detrimental impact on our neighborhood. The results would be long-lasting, and irreversible. Please retain our single family neighborhood.

Sincerely,

Handwritten signatures of Jim and Mary Jessen in cursive script.

Jim and Mary Jessen
114 6th Avenue
Kirkland, WA 98033-5534
425-822-9249

RECEIVED
JAN 22 2008

January 19, 2008

The Planning Commission
c/o Joan Lieberman-Brill
City of Kirkland Planning and Community Development Department
123 5th Avenue
Kirkland, WA 98033

PLANNING DEPARTMENT PM
BY _____

Re: File No ZON07-00010

Dear Planning Commission Members:

I am writing to voice my concern about the Nakhjiri/Kirkland Congregational Church Private Ammentment Request. I am specifically concerned about the Congregational Church's request to be re-zoned from its current single family status to multi-family housing.

I attended the Planning Commissions Study Session on October 11, 2007. It was clear the the Planingg Commission saw that there were numerous reasons why these two requests should not be considered jointly. And that there were serious concerns that this request shouldn't be considered at all. My concerns are as follows:

1. We are a neighborhood of single family housing, and would like to remain that way. Encroachment of multi-family housing into single family neighborhoods changes the heart and soul of a neighborhood.
2. If the zoning on 6th avenue becomes multi-family, we fear that the zoning will creep around the block and change the look and feel of our neighborhood. What would stop someone else from seeking a similar zoning change? The re-zoning of the Congregational Church would set a precedent for continued erosion of our neighborhood.
3. The Norkirk Comprehensive Plan specifically states that the *Norkirk neighborhood should retain its single family housing*. Much time, effort, study and discussion went into creating this plan, with one of the goals being to retain single family housing. Based on the stated goals of the Norkirk Plan, this multi-famly plan should not even be considered.
4. The church has no current plans to do anything with the property, yet wants the controversial rezoning plans to expand its future options for sale of, or development of the property. The church should not have such control over the neighborhood. Any re-zoning for the property should only be done with a specific plan in place.
5. During the Planning Commision Study Session it was very clear that this proposal was really two proposals that do not have much in common. I urge you to consider these two requests separately.
6. I understand that the issue of affordable housing in Kirkland is an important one. It is an issue that can't be handled by randomly re-zoning and changing the character of neighborhoods. But rather by developing a comprehensive plan to

meet the needs of the community and maintain the character of single family neighborhoods.

7. I also noted that the Planning commission was not convinced that the Nakhjiri proposal had much merit. The buyers of the American Legion Hall are well educated in the field of architecture and business development. They purchased a building that was in very poor condition. Now that the property can not be cost effectively maintained, they seek to change the zoning of the neighborhood. Changing the zoning of a neighborhood to allow the Nakhjiri group to profit from a poor business choice at the cost of our neighborhhod does not make sense. Mr Nakhjiri could easily rebuild on the existing lot under existing zoning guidelines and meet the need they have to house both of these single men.

Sincerely,
Michelle Jaff
216 6th Avenue
Kirkland WA 98033

PLANNING DEPARTMENT
PM

RECEIVED
JAN 22 2008

January 20, 2008

**The Planning Commission
c/o Joan Lieberman-Brill
City of Kirkland, Planning & Community Development Department
123 5th Avenue
Kirkland, WA 98033**

Re: File No. ZON07-00010

Dear Planning Commission Members:

I am writing to voice my opposition to the proposed re-zoning of the Kirkland Congregational Church. Simply put, it makes no sense to break up a single family neighborhood. If multi-family zoning were granted to the Church, they have then been given the go-ahead to change the neighborhood forever, leaving behind something that is out of scale and character to the neighborhood.

Additionally, we have to consider the reason the Church is seeking this zoning change and that is they could stand to make a significant financial gain if they could sell multi-family housing versus single. Do we grant a re-zoning just so someone can cash in, yet those who have to 'pay' are the neighbors and the neighborhood with the resulting oversized structure? This really makes no sense.

Please recommend against this re-zoning request.

Sincerely,



**Wayne Jessen
124 6th Avenue
Kirkland, WA 98033**

RECEIVED
JAN 22 2008

January 20, 2008

The Planning Commission
c/o Joan Lieberman-Brill
City of Kirkland Planning and Community Development
Department
123 5th Avenue
Kirkland, WA 98033

PLANNING DEPARTMENT PM
BY _____

Re: File No ZON07-00010

Dear Planning Commission Members:

I am writing to voice my concern about the Nakhjiri/Kirkland Congregational Church Private Ammentment Request. I am specifically concerned about the Congregational Church's request to be re-zoned from its current single family status to multi-family housing.

I attended the Planning Commissions Study Session on October 11, 2007. It was clear the the Planinng Commission saw that there were numerous reasons why these two requests should not be considered jointly. And that there were serious concerns that this request shouldn't be considered at all. My concerns are as follows:

1. We are a neighborhood of single family housing, and would like to remain that way. Encroachment of multi-family housing into single family neighborhoods changes the heart and soul of a neighborhood.
2. The **Norkirk Comprehensive Plan** specifically states that the Norkirk neighborhood should retain its single family housing. Much time , effort, study and discussion went into creating this plan, with one of the goals being to retain single family housing. Based on the stated goals of the Norkirk Plan, this multi-family plan should not even be considered.

3. If the zoning on 6th avenue becomes multi-family, we fear that the zoning will creep around the block and change a street that is currently zoned 100% single family homes. We purchased our home on this street specifically because it is zoned 100% single family housing. What would stop someone else from seeking a similar zoning change? The re-zoning of the Congregational Church would set a precedent for continued erosion of our neighborhood.
4. I urge you not to give the Congregational Church the control to change our neighborhood with out any plan to see what may be proposed for the neighborhood. I fear that the church is requesting this change to broaden their financial options. A piece of property that is zoned mulit family will fetch a higher price than one that is zoned single family.
5. During the Planning Commision Study Session it was very clear that this proposal was really two proposals that do not have much in common. I urge you to consider these two requests separately.
6. I understand that the issue of affordable housing in Kirkland is an important one. It is an issue that can't be handled by randomly re-zoning and changing the character of neighborhoods. But rather by developing a comprehensive plan to meet the needs of the community and maintain the character of single family neighborhoods.
7. It is my opinion that the Nakhjiri proposal does not have much merit. As I can understand that the Nakhjiri group would be happy to have a piece of land whereby they can build a duplex. The buyers of the American Legion Hall were well educated in the field of architecture and business development at the time of the building purchase. They purchased a building that was in very poor condition and that could not be cost effectively redeveloped. Now that the property can not be cost effectively maintained,

they seek to change the zoning of the neighborhood. Changing the zoning of a neighborhood to allow the Nakhjiri group to profit from a poor business choice at the cost of our neighborhhod does not make sense. Mr Nakhjiri could easily rebuild on the existing lot under existing zoning guidelines and meet the need they have to house both of these single men.

Sincerely,
Stephanie McCormick
216 6th Avenue
Kirkland WA 98033

January 17, 2008

The Planning Commission
c/o Joan Lieberman-Brill
City of Kirkland, Planning & Community Development Department
123 5th Avenue
Kirkland, WA 98033

RECEIVED

JAN 22 2008

PLANNING DEPARTMENT PM
BY _____

Re: File No. ZON07-00010

Dear Planning Commission Members:

We are writing to voice our continued concern about the Nakhjiri/Kirkland Congregational Church Private Amendment Request; specifically, our opposition is to the Kirkland Congregational Church's request to be re-zoned from its current single family status to multi-family housing.

At the Planning Commission's Study Session on October 11, 2007, it was clear the Planning Commission quickly saw there were numerous reasons why this request should not move forward. Reasons why this application should not even be considered are serious to this neighborhood:

- We are a neighborhood of single family housing, and it should remain that way. Why would changing to multi-family housing be given any consideration? Encroachment of multi-family housing into single family neighborhoods changes the heart and soul of a neighborhood.
- If you allow the encroachment here, where does it go next? If the Congregational Church is allowed to take its property along 5th Avenue, up 1st Street and wrap the corner onto 6th Avenue to build multi-family housing, they have firmly marched right into the midst of single family housing. What would then stop someone else from seeking a similar zoning change, using the Congregational Church as an example that a precedent was set?
- The Norkirk Comprehensive Plan specifically states that the Norkirk neighborhood should retain its single family housing. Much time, effort, study and discussion went into creating this plan, with one of the goals being to retain single family housing. Based on the stated goals of the Plan, this multi-family housing re-zoning request should not even be considered.
- The Church has no current plans to do anything with the property, yet wants the re-zoning for future possibilities. No one should be given a carte blanche like that.

- The neighbors who were at the Study Session heard the Planning Commission understand that the proposal was really two proposals. There is the request from Mr. Nakhjiri to tear down the American Legion Hall and build a duplex. There didn't seem to be much concern with that. The majority of discussion among the Planning Commission members was that the Church's proposal was a very different and separate issue from Mr. Nakhjiri's. It was rightfully noted by the Planning Commission that the Planning Department got things off track by spending most of its presentation on the affordable housing issue, which the church has said it is interested in addressing. We were heartened to hear the Planning Commission stay focused on the real issue: questioning why multi-family zoning would be considered in a single family neighborhood.
- We understand that the City of Kirkland has a high level of interest in the affordable housing issue. Because it is such a big issue, with so many complexities, it can't easily be addressed with a quick granting of a re-zoning.
- At the conclusion of the Study Session, we understand that the Planning Commission directed the Planning Department to recommend against the re-zoning for the church. We look forward to that result being upheld at the Public Hearing .

Allowing this zoning change would have a serious detrimental impact on our neighborhood. The results would be long-lasting, and irreversible. Please retain our single family neighborhood.

Sincerely,

Dana Joy Ross
129-133 6th Ave
Kirkland, WA. 98033
425-985-7987


Joy Ross

KIRKLAND HERITAGE SOCIETY
203 Market Street, Heritage Hall
Kirkland, WA 98033

January 24, 2008

City Planning Commission
City of Kirkland
123 Fifth Avenue
Kirkland, WA 98033

RE: Process IV permit for Nakhjiri (Former American Legion Hall Building)

On behalf of the Board of the Kirkland Heritage Society I am writing to request that you not approve the application to amend the Comprehensive Plan Land Use Map and Zoning Map on the site of the former American Legion Hall building. This action will cause the demolition of this historic structure which would be inconsistent with the City's Comprehensive Plan.

One of the adopted Framework Goals (FG-6) in the Plan is relates to historic preservation and in the Community Character Chapter (IV) this is further detailed with Goal CC-2: *Preserve and Enhance Kirkland's historic identity*. A series of five Policies deal with:

Policy CC-2.1: Preserve historic resources and community landmarks of recognized significance.

Policy CC-2.2: Identify and prioritize historic properties for protection, enhancement and recognition. Two lists contain 30 buildings and 3 sites – The American Legion Hall is on List B as a Community Landmark.

Policy CC-2.3: Deals with providing incentives to private owners for preservation.

Policy CC-2.4: Notes that adjacent structures should recognize the historic resource when being built or remodeled.

Policy CC-2.5: Encourages the use of visual and oral records to identify and interpret the history of Kirkland.

The American Legion Hall is a recognized Community Landmark in the City's Comprehensive Plan. It served as a Baptist Church prior to being purchased by the American Legion. In the 1930's it was remodeled by the Works Progress Administration (WPA). It is one of the few remaining buildings that recognize the role of veterans in our community. Those associated with the American Legion and its Auxiliary were the early leaders of the community. All of these factors contribute to its historic significance.

Policy CC2.1 identifies a variety of methods to preserve historic resources and community landmarks. The present use by the Church is certainly an option that fits the methods identified. Again, we request that you deny this request to change the Comprehensive Plan Map and Zoning Map. This recognized historic resource should be preserved! It would be unfortunate if this is the first building on the City's list to be demolished.

Thanks you for your consideration.

Robert G. Burke, President

10407 NE 140th Place
Bothell, Washington 98011
January 24, 2008

City of Kirkland
Planning and Community Development Department
123 Fifth Avenue
Kirkland, WA 98033

Subject: Process IV permit for Nakhjiri/Kirkland Congregational Church
Private Amendment Request to amend the Comprehensive Plan
Land Use Map and Zoning Map

Dear Planning Commission members,

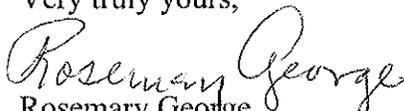
I have been the owner of the property at 127 6th Avenue since 1975. My property uses the alley in the rezone proposal and is adjacent to the rezone request. It has been my goal from the beginning to eventually build my retirement home on this property. So now that I am only a few years away from retirement, I would not like to see the area change drastically through rezoning. For this reason, every time I see a rezoning sign, I get a little nervous. Obviously, I would like to preserve the features of my property which I appreciate as a great place to build my retirement home.

One of those features is the view. I am quite concerned about the rezoning reducing the view from my property. I am concerned that the building heights that would be allowed on the rezoned property would reduce my view. Also, would be opposed to any special variances in building heights for any reason. I also would like the City of Kirkland to limit the height of vegetation that blocks the view of property that would otherwise have a view...perhaps limiting the vegetation to the building heights.

Secondly, my concern is for clean air. The dense development of these properties would double the number of chimneys that could be built downwind and about nose level to my property. There is also additional pollution from vehicles as well.

My third concern is with the increased noise caused by doubling the density of property only a sixteen foot wide alley away. This includes the noise not just from vehicular trips but also the activities of individuals living in a double density area.

Very truly yours,


Rosemary George