



CITY OF KIRKLAND
Planning and Community Development Department
123 Fifth Avenue, Kirkland, WA 98033 425.587.3225
www.ci.kirkland.wa.us

MEMORANDUM

Date: January 8, 2009
To: David Ramsay, City Manager
From: Paul Stewart, Deputy Planning Director
Subject: Correspondence to Sally and Terry Mackle

Recommendation

City Council approve attached letter to be sent to Mr. and Mrs. Mackle regarding the Lakeview Neighborhood Plan.

Background

Mr. and Mrs. Mackle have written a letter to the City Council requesting the City put a review of the Lakeview Neighborhood Plan as a priority for 2009. Staff has drafted a response to their inquiry for Council's approval.

The response indicates that this will be considered as part of the upcoming discussion on the proposed 2009-2011 Planning Work Program. The Planning Commission is scheduled to discuss this at their annual retreat on February 12, 2009 and then pass on a recommendation to the City Council at the joint meeting on March 17, 2009.

4500 Lake Washington Blvd
Kirkland, WA 98033
December 27, 2008

RECEIVED

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CITY OF KIRKLAND
CITY MANAGER'S OFFICE

Kirkland City Council
Kirkland, WA

Dear Council Members,

We are writing to request that you put a review of the Neighborhood Plan as an important priority in your yearly budget for Planning and Community Development Department.

We spoke with Eric Shields three years ago at which time he indicated that the Lakeview neighborhood plan would be up for review this coming year. However, because of budget cuts there is a possibility this will be put off.

We had looked forward to being able to sub-divide our almost ½ acre lot if a review would downsize the too large lot size for this area. We believe the hillside of the Blvd has one of the largest lot sizes in the city, a probable remnant of the original property size of decades ago. So it seems reasonable to review this area and bring it up to the intent of the County's Growth Management Act.

There is another reason for our request. Parts of the Lakeview planning area are showing signs of stress. The area of LWB, directly across from the Villagio Apartments, is beginning to look seedy and unkempt. The homes are older and not well maintained, the sidewalks are covered with leaves and debris that is not picked up. One of the major reasons for this is that some of the homes are now rentals and it is well-known fact that rentals are the beginning of a downward spiral in a neighborhood. Having experienced some of the clientele in these rentals, we can certainly vouch for this fact. Loud, late night parties with college-aged people both in and outside the homes have been common over the past several years. Another residence has cars coming and going all day long. This is certainly not the image that Kirkland wants to present along its chief gateway street.

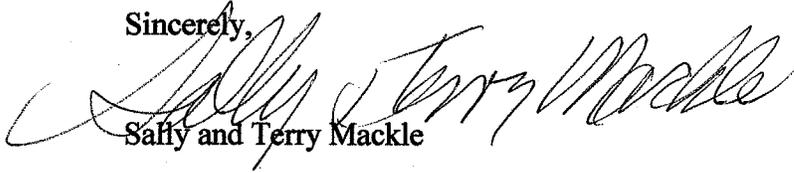
Allowing for smaller lots in this area would help the existing property owners sell their property and allow the new owners to put in new, more desirable homes. The lot size in this area is one of the largest in the city and makes upkeep difficult for homeowners. Often, they choose to neglect this.

Kirkland City Council
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We were going to file a private amendment request to reduce the size of our lot but have discovered that the deadline for next year is past. That is why the Neighborhood Review for Lakeview is important. According to Mr. Shields, it has been years since this part of the city has had a review.

We respectfully request that a review go forward this year.

Sincerely,

A handwritten signature in cursive script, appearing to read "Sally and Terry Mackle". The signature is written in black ink and is positioned above the printed name.

Sally and Terry Mackle

cc: Eric Shields

January 20, 2009

D R A F T

Sally and Terry Mackle
4500 Lake Washington Blvd
Kirkland, WA 98033

Dear Mr. and Mrs. Mackle:

Thank you for your letter requesting the City initiate a review of the Lakeview Neighborhood Plan this year. In April 2008 the City Council adopted the Planning Work Program (attached) which called for an update to the Lakeview and Central Houghton neighborhood plans to begin in 2008. However as a result of staffing levels, budget constraints and efforts on other long range tasks, the Planning Department and Planning Commission were unable to begin the update to the neighborhood plans last year.

Each year City staff puts together the Planning Work Program which identifies the schedule, staffing and priorities for the major long range planning projects. The Planning Work Program is reviewed by the Planning Commission with a recommendation from the Commission to the City Council. The Planning Commission will be reviewing the proposed 2009-2011 Work Program at their retreat on February 12, 2009. The Commission then meets with the City Council at a joint meeting to present their recommendation. The joint meeting is currently scheduled for March 17, 2009. Following the joint meeting, the Council will consider and adopt the work program at a regular meeting.

The City has a strong interest in updating neighborhood plans. As you noted, the City faces a significant gap between city expenses and projected revenue. As a result, the City was unable to provide specific funding for neighborhood plans in the 2009-2010 budget. As the Planning Commission and City Council review the work program, we will need to look at a number of important projects that merit attention and decide how to balance these priorities with available staffing.

A copy of your letter will be transmitted to the Planning Commission for their consideration as part of their discussion on the work program. We certainly understand your interest and will keep this in mind when we also review the work program as recommended by the Planning Commission. I would encourage you to follow this process. If you would like more information, or to find out the status of the work program, please contact Paul Stewart, Deputy Planning Director, at 425-587-3227 or pstewart@ci.kirkland.wa.us. The Planning Commission packets can also be accessed at the City's website at http://www.ci.kirkland.wa.us/depart/Planning/Planning_Commission.htm.

Sincerely,
KIRKLAND CITY COUNCIL

James L. Lauinger
Mayor

Attachment

cc: Paul Stewart, Deputy Planning Director

2008

2009

2010

TASK	PROJECT MANAGER	2008 STAFF	2008												2009				2010				
			J	F	M	A	M	J	J	A	S	O	N	D	1st	2nd	3rd	4th	1st	2nd	3rd	4th	
SPECIAL TASKS																							
8	Downtown	McMahan	.4 FTE																				
9	Impact Fees	Swan																					
10	Database Management	Goble	.2 FTE																				
11	Regional Plans	Shields	.1 FTE																				
12	Annexation	Shields/Swan	1.0 FTE																				
	• Potential Annexation Area																						
	• Bridleview Annexation																						