

Additional Comments - Comment Cards

Name	Comment	Email	Note
Jennifer Duncan	Please continue to honor the history and ambience of the Bridle Trails area. Do not allow a 7 story shopping center and please protect and expand the equestrian overlay. How about a hitching post at Dary Queen? How about a more rideable neighborhood and equestrain use/path at Snyder's Corner and transfer station? We appreciate your support for the equestrian nature of Bridle Trails.	duncan44@msn.com	
Greg Griffis	Well done! All aspects enjoyed the clarity the 10 minutes walk presentation provided.		Merit Homes
Overlake Farm	Include Horse Trails as a transportation mode in the Master Plan. (60th St - north side of Bridle Trails)	Dana@davisinvestors.com	
N/A	Lease (free in exchange for maintaining) the King County transfer station from KC for Park land.		
Dana Fick	The detention pond at Snyder's Corner needs to be dug out again. It does not hold all the water turn-off. In between w/s days of winter rain it overflows and causes water to come out of the drain on the Bridle Best Trail. It floods overlake Farm multiple times every year! It ahs been almonst 27 years since it was first excavated and since then it has re-felled with dirt. Need to clean out the pipes too.	Dana@davisinvestors.com	Overlake Farm

Ken Hite	Maintain and enforce horse overlay in existing city zoning. This is key to the "liveable" character of the neighborhood.	N/A	
Batty Lou Kapela	<ol style="list-style-type: none"> 1. Require Bridle T.S.C. to hold back with a vault for their water runoff. 2. Be careful of retention pond. 3. Any future develop at B.T - must hold back and send their water east to Redmond on 70th - may have to pump in one area only. 4. Replace the tennis courts at the vacated dump. 5. Require the transfer station to provide uses recycle. 6. Restrict the garbage trucks to 116th Not 132nd Ave NE. <ol style="list-style-type: none"> 1. Require Bridle T.S.C. to hold back with a vault their water runoff. 2. Careful of retention pond. 3. Any future develop at B.T - must hold back and send their water E to Redmond on 70th - may have to pump in one area only. 4. Replace the tennis courts at the vacated dump. 5. Require the transfer station to provide uses recycle. 6. Restrict the garbage trucks to 116th Not 132nd Ave NE. 	BLK206@earthlink.net	
Karen Teennyson	I live in North Rose Hill and have been impacted by water flooding due to development in South Rose Hill. Is any consideration given to the offense of development run off in area that may scare residents away from the development when a permit issued. Is there any follow up to discuss if the result does what was expected.	karen.tennyson@gmail.com	

Business District Discussion Flip Chart Notes

Comments

Don't want big businesses in Bridle Trail but may support our own businesses

Allow density tied with commercial areas (high density)

Allow similar height to the Juanita village say (4-5 stories)

More density increases transit and walk-able sidewalks

Proposal to build 7 story mixed use is too tall

Require Bridle T.S.C. to hold back with a vault their water runoff.

Careful of retention pond.

Any future develop at B.T - must hold back and send their water E to Redmond on 70th - may have to pump in one area only.

Replace the tennis courts at the vacated dump.

Require the transfer station to provide uses recycle.

Restrict the garbage trucks to 116th Avenue; Not 132nd Ave NE.

Compromise of increase in density but limited

If redevelop Bridle Trails shopping center must consider water impacts/retention/runoff

Are there plans to excavate retention pond in Bridle Trails (Snyders Corner)?

At the Apartments at NE 116th ST and 124th Avenue NE – are we tracking traffic impacts?

132nd Ave is being used by waste haulers and they shouldn't because it scares horses

Cut through traffic in NRH by Costco is occurring

Practical zoning incentives to retain grocery stores? Can use zoning requirement
Contact Juanita Village and issue of loss of grocery store
May not be able to give tax incentives for grocery stores
Neighborhood character is important
How can the city retain development
Bridle Trails character – retain horse areas on properties
Diversity of housing with mandated affordability
Downtown does not have affordability mandate but would require allowing added building height

Comprehensive Plan, CIP, Surface, Water Master Plan

Comments		Stickers	Public Comments
North Rose Hill			
A	Keep Lake Washington Technical College in the neighborhood (Response: To be considered with Totem Lake Plan)	8	Small Space, leave as open space Open space is good, size should be considered Open space is good, size should be considered
B	Turn open space parcels in the northern section of the neighborhood into active parks (Response: Need is shown in PROS and CIP Plans)	0	Retention pond at Snyder's Corner is important. Require Bridle Trails Mall to put in vaults.

South Rose Hill/Bridle Trails

C	Address water runoff from the Bridle Trails neighborhood center (Response: Surface water master plan)	2	
D	Increase tree canopy both in South Rose Hill and Bridle Trails (Response: City is looking at ways to increase tree canopy. Required street trees add to street canopy. City is limited on ways it can require)	3	
E	Concerned about water runoff from large building footprints on small lots including South Rose Hill and Bridle Trails (Response: address with Surface Master Plan)	1	New houses have to comply with new infiltration rules.

F	Wish Kirkland could ask owners to get rid of most of our residential ground ivy. It is a breeding place for rats and mice, always has been. (Response: City is working on a strategy to promote removal)	1	
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Shared Commercial Areas Discussion: South Rose Hill - Bridle Trails Shopping Center

Comments		Stickers	Public Comments
Meeting Comments			
A	Promote commercial buildings elsewhere such as Downtown	0	
B	Have walkable commercial areas with neighborhood retail	1	
C	Change the Plan to allow stacked multifamily housing near the shopping center	1	Stacked housing and increased commercial businesses in Bridle Trails shopping mall may have a negative impact on the equestrian neighborhood.
			Stacked housing doesn't work for seniors Crazy. Maybe 2 stories

D	For Change: Allow 7 story mixed use shopping center with goods, services and as a hub to walk to	2	<p>How does 7 stories retain Bridle Trail character?</p> <p>Or how does it represent it at all?</p> <p>3 stories with own storm water vaults</p> <p>3 stories max</p> <p>No!</p>
E	For Change: Let them build up to 7 stories so they can afford to build expensive underground parking and increase retail space	2	<p>Leave it at 3 stories to maintain rural feel</p> <p>No. Nobody wants to redevelop this place into something so big, it needs a covered parking garage</p> <p>3 stories now, we are OK within 3, but 7 is excessive and not desirable</p> <p>No, keep low key</p>
Ideasforum Comments			
	For Change: Eliminate height restriction on shopping center (different from		Already great to walk to BT shops. Redeveloping could eliminate the grocery, drug, and hardware, that would be awful

A	single family residential)	3	No, please keep it low
B	For Change: Create a highly efficient shopping center so people can walk to it	2	It's already efficient I do walk to the shopping already
C	For Change: Have residential density centered in shopping area	2	
D	For Change: Add affordable residential suites at center	2	They would not end up "affordable" if a developer has to pay costs of redevelopment
E	For Change: Expand uses at shopping center to midsized retail with variety of goods, medical services, to live, work, play, hub of neighborhood	1	Small retail for immediate neighborhood - we do not want to draw others into this area and increase traffic
F	For Change: Give shopping center owner's freedom to be the BEST they can be in meeting the needs of the neighborhood so we can do less shopping elsewhere, get out of our cars more often or for shorter distances	1	Do not make BT a regional draw. It is for neighborhood service
G	For Change: Additional density/intensity at center should only serve residents in the neighborhood, no parking and traffic issues in our pleasant, pedestrian friendly neighborhood.	1	
H	For Change: Keep businesses that serve the neighborhood (grocery, hardware, bank, drug store, casual restaurants, coffee shops, gas station, haircut salon dry cleaner, dentist, exercise places). New business ideas: Medical "minute clinic", small offices, library.	3	
I	For no change: No stacked housing or high density residential at shopping center	4	(One frown face was attached)
J	For no change: No large retail development or multifamily residential that will attract additional traffic	5	
K	For no change: This area should be preserved; we have enough density coming in all around us - especially along 85th and Houghton.	2	(One frown face was attached)
L	For no change: Design commercial to reflect the pastoral nature of Bridle Trails (i.e. respect covenants that limit how many stories; reflect the character and scale of our single family homes)	4	(One frown face was attached)
M	For no change: Should not have a mall, covered parking, stacked housing, or high density housing in the commercial area.	2	

N	For no change: Developers should not be allowed to create looming ugly structures that pad their pockets but don't serve the neighborhood (keep two story structures and set back from the streets). The neighborhood would like it to remain OUR neighborhood, not a strip mall for people driving through on Highway NE 70th.	3	Provide high density but done right (One frown face was attached)
O	For no change: I would HATE to see big development in the Bridle Trails area. Commercial development should remain in the downtown area, along 85th or in Totem Lake. Leave Bridle Trails to the horses!	6	(One frown face was attached)
P	For no change: Do not change parking restrictions around BT Shopping Center. Serves immediate neighborhood and does so very well now. Add medical facility or pet clinic.	2	
Q	For no change: The existing plan says "Building height, bulk, modulation, and roofline design should reflect the scale and character of single-family development." THIS SHOULD BE CARRIED FORWARD IN OUR NEW PLAN. I would like to avoid bringing in large retail.	3	
R	The plan needs to specify in greater detail what the neighborhood residence would like with regards to future development at or near the Shopping Center. Retain the existing following policies:	0	
S	Attached MF rather than stacked dwelling units (allow duplex or townhouse).	0	(One frown face was attached)
T	Cluster structures to preserve groupings of trees and provide open space.	1	
U	On north side of NE 70th Street commercial and medium density detached single family residential is permitted	0	
V	Building height, bulk, modulation, and roofline design should reflect the scale and character of single-family; Blank walls avoided.	2	
W	New structures should provide landscape buffer from low-density residential uses	2	
X	For no change: Add specific wording in Plan to keep the center consistent with the low density, horse-friendly neighborhood with a western theme	2	Yay: keep area "small-town" feeling for neighborhood peace.
Y	Characterize industrial area differently, i.e. office space in light industrial areas (Response: industrial land use study underway)	2	
Z	Provide more parking if there are increases in office buildings (Response: Parking is required with new development)	0	

Comments on Transportation

Comments	Stickers	Public Comments
<p>South Rose Hill/Bridle Trails</p>		
A	Plan for pedestrian and bike crossing across I-405	1 Need to maintain safe horse access to BT State park
B	Connect bike lanes to Bellevue along 116th Avenue to increase safety on sidewalks, etc.	5
C	Coordinate with the Park Department to implement the approved non-motorized plan	1
D	Emphasize “traffic calming” (maybe no speed bumps)	1 Traffic calming is good! Yes to speed humps
E	Consider bike and pedestrian infrastructure in Bridle Trails and South Rose Hill to improve access and safety	2

F	Add an east-west paved pathway from 116th NE to 132nd NE, to take the bicyclists away from NE 70th, going to Overlake or Microsoft areas?	2	Make bike lanes separated and slow traffic down to 30 mph
G	Use utility easements as bike lanes thru various neighborhoods, like the one that ends up on 148th at one of those traffic lights	3	
H	Widen sidewalks by Bridle Trails shopping center	0	No, separated bike lanes instead (frown face attached)
Totem Lake			
I	Provide more roads if Totem Lake starts to become another Tukwila	0	No more roads! More transit, some separated bike lanes (frown face attached)
J	Increase the number of lanes on 120th Avenue NE versus traffic calming measures	0	No! (frown face attached)

K	Build a pedestrian handicap accessible overpass bridge over 120th Avenue to connect	0	
L	Even if controversial, provide new or more roads	0	No more roads! (frown face attached)
M	Support adding an entrance to I-405 at NE 132 nd ST (WSDOT)	1	

Parks, Recreation and Open Space

Comments		Stickers	Public Comments
North Rose Hill			
A	Develop the open space areas as active parks (Response: Will be considered as future CIP project)	2	
B	Turn the open space parcels in the northern section of the neighborhood into active parks (Response: Need for new neighborhood park in northern section of neighborhood is shown in PROS Plan and CIP)	0	
South Rose Hill/Bridle Trails			
			Put a pedestrian/equestrian path around it and leave it alone! Open space is so rare and valuable. Support horse use in Bridle Trail
			It is a water retention area. The B.T Shopping Mall must put water vaults in retention plan

<p>C</p>	<p>Botanical garden park at Snyder's Corner water falls ponds and trails park shade trees (Response: Can be considered during future park master planning future. Current CIP project)</p>	<p>0</p>	<p>Don't destroy the retention pond. It floods in downstream (B.L. Kapela, Overlake Farm)</p> <hr/> <p>Love it as is – undeveloped open spaces – soon to be a very valuable thing</p> <hr/> <p>No. Botanical park</p> <hr/> <p>Just add a community garden "pea patch" downstream</p> <hr/> <p>It floods the Bridle Crest Trail in sustained medium rain – the H2O comes out of the drain flooding the BC Trail</p>
	<p>Something should be added to encourage the use of the old dump site (off of NE 60th behind Transfer Station) as a public park area including such things as off-leash dog runs, community garden space and open green space. The current baseball fields are NOT a good use for this area and no one maintains the trash</p>		<p>Make it a dog park or put horse trails on it. Do something to maintain it (Taylor Park)</p>

D	<p>baseball fields are NOT a good use for this area and NO ONE maintains the trash generated. The baseball fields sit fallow most of the year, when this area could be used 365 days with park activities. (Response: Property owned by King County. PROS Plan includes recommendation to encourage site master planning).</p>	4	<p>Put the tennis courts back. Kirkland owns the land?</p> <p>Use methane pipes to power light poles on the site</p> <p>Keep the dump - we use it! We recycle too</p>
E	<p>A development plan for Snyder's Corner including providing a community garden (Response: Can be considered during future park master planning future. Current CIP project)</p>	0	<p>The park should support the shopping center. Buy dinner and go eat at picnic tables in park while kids play</p> <p>Leave it alone except for equestrian path around it</p> <p>Snyder's Corner vault continues to be a water retention area</p>
F	<p>Efforts should be made to acquire additional parkland for this neighborhood, including smaller parcels (Response: PROS Plan includes recommendations for new neighborhood parks in these areas) Coordinate with the Park Department to implement the approved non-motorized plan (Response: Non-motorized plan is implemented by Public Works Dept)</p>	2	

G	Coordinate with the Park Department to implement the approved non-motorized plan (Response: Non-motorized plan is implemented by Public Works Dept)	1	Don't give a bureaucratic response: pass this to the transportation plan people
H	Despite existing parks and open space facilities, the neighborhood is deficient in park land based on the standard of 15 acres per 1,000 population, because much of this land is owned by the Lake Washington School District. As a result, every effort should be made to acquire additional parkland for this neighborhood, including smaller parcels for use as "pocket parks." These parks serve limited park needs where neighborhood park opportunities are lacking. Pocket parks are typically less than one acre in size (Response: PROS Plan includes recommendations for new neighborhood parks in these areas)	2	<p data-bbox="1739 378 2481 451">Need to cut down all the Scotch Broom on 60th St in Bridle Trails</p> <p data-bbox="1739 589 2481 659">Put soccer fields, etc. at the land field – interlocal agreement with KC</p>

Further Clarification Needed/Comment so Noted/City does not have Authority

Comments	Stickers	Public Comments
<p>North Rose Hill</p>		
<p>A</p>	<p>Sidewalks, street lights and neighborhood trails and bike paths. (Response: Clarify- what is the issue? Where?)</p>	<p>0</p> <p>Because we have very few of these things Build, light, and mark these More needed</p>
<p>South Rose Hill/Bridle Trails</p>		
		<p>Let it increase height so there can be successful businesses that will enrich the whole neighborhood</p>

<p>B</p>	<p>Control development of Bridle Trails shopping center. (Response: What is meant by “control of shopping center should be addressed”?)</p>	<p>0</p> <p>There are already 2 apartments South and West of BTSC. Where will new tenants park?</p> <p>Control means not allowing it to expand out of control – we like current shopping and want to preserve</p> <p>Expanding the BT shopping center would have a negative effect on the equestrian nature of the neighborhood</p> <p>We want to preserve neighborhood character of Bridle Trails</p> <p>Do not put 7 stories shopping center in Bridle Trail</p> <p>Maintain and enforce “horse overlay” in city zoning</p>

C	Relaxing safe single family residential horse-friendly rural feel. (<i>Response : Clarify what is meant by this?</i>)	7	Maintain and expand equestrian overlay in Bridle Trails
			Equestrian overlay – keep in place
			Except at Bridle Trail Shopping Center, let them add height and MF units to support businesses.
D	Don't let PSE put power lines put power lines along 116 th NE and south near the park. Too much there, accident probability is high, as is higher wind and rain patterns cause those new power lines to sway or fall. (<i>Response: City has limited ability to control location of power lines. We can only comment.</i>)	4	Tell PSE to put the power lines underground
E	Plan for future redevelopment of NE 70th ST Houghton Park and Ride lot by working with State Department of Transportation and King County Metro (<i>Response: Clarify: redevelop it as something other than a Park and Ride lot or develop as a Transit Oriented Development such as the South Kirkland Park and Ride Lot?</i>)	2	Don't expand it!
F	Provide wide sidewalks on arterials (<i>Response: Clarify how wide and where. City code requires a 5 foot wide sidewalk, except in certain commercial areas where wider sidewalks are required.</i>)	0	116th Ave NE from park and ride South the Bellevue
			10 foot sidewalk lit at night
			NO. NOT SAFE THE BIKES RIDE ON SIDEWALKS. THE 70th should have separated bike lanes (frown face attached)
G	How about some "green solutions" for our neighborhoods (<i>Response: What is specifically meant by "green solutions." What are the issues?</i>)	1	
H	Keep and enforce the existing following Plan policies to reflect the people who live in the neighborhood:	0	
I	Acquire additional parkland including smaller parcels	5	
J	Transportation management programs should be required for ALL COMMERCIAL, and medium-to-high density residential developments	3	
K	Wetland and stream areas should be rehabilitated, if necessary, and preserved for future protection	2	

L	MULTIFAMILY DEVELOPMENT SHOULD CONSIST OF ATTACHED RATHER THAN STACKED DWELLING UNITS	3	<p>Kirkland doesn't need any large stacked unit high rises! Limit the number of high rises. Traffic's already impacted. Limit existing multifamily.</p> <p>Put stacked units in retail centers so businesses can survive. Otherwise, we will have no neighborhood businesses (frowny face attached)</p>
M	Commercial uses should be oriented to serving the neighborhood (rather than the larger area or bringing in traffic from surrounding neighborhoods)	3	
N	Fewer Horse owners {relating to redevelopment of shopping center} (Response: Clarify what is meant by this comment?)	0	<p>There are plenty of horses, Bridle Trail is equestrian and is not conducive to large shopping center</p> <p>Increasing commercialization in the Bridle Trails area would drive out horse ownership – a bad thing, preserve the Bridle Trails neighborhood</p> <p>Keep the rural feeling</p>

