

Jon Regala

From: george platis [gplatis@aol.com]
Sent: Saturday, February 02, 2008 11:51 AM
To: Jon Regala
Subject: kirkland's future -Stuart McLeod project

Follow Up Flag: Follow up
Flag Status: Red

I strongly recommend that the Design Review Boardmn.mbvnn approve this project.

Many Thanks
George Platis

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Jon Regala

From: Melissa Olson [melissa@hopelendingllc.com]
Sent: Friday, January 18, 2008 1:25 PM
To: Jon Regala
Subject: McLeod Project: In Favor

jregala@ci.kirkland.wa.us
Jon Regala
Design Review Board

Mr Regala,

I am writing to you in favor of the McLeod Project. I have reviewed the ProjectPlan, Staff Analysis, and general comments from the community. I am a resident of Kirkland and business owner with a college education. I frequent the restaurants, shopping, and enjoy boating with the use of the dock. I believe Kirkland is a beautiful place to live, but have been frustrated with the lack of parking.

Having underground parking serving 500 vehicles that the city doesn't have to pay for or manage is a great idea. Additionally, The McLeod Project is an appealing design that also promotes a mixed use that our city needs. This will encourage a balanced growth by including the office space and attracting more retail spending. It is zoned appropriately and in line with the recent Heathman Hotel addition and senior building under construction.

I respectfully ask that you consider my statement for the McLeod Project and encourage your approval. You are welcome to publish my comments and contact me for any further inquiry.

Sincerely,

Melissa Olson, President
HOPE Lending LLC
(425) 284-3055

Jon Regala

From: Jeff Ridley [jd.ridley@verizon.net]
Sent: Wednesday, January 23, 2008 8:07 PM
To: Jon Regala
Subject: Lake street
Follow Up Flag: Follow up
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As a 20 plus year resident of Kirkland, I resent the overbuilding that has been allowed in the city. I see dramatic changes for Kirkland on the horizon (literally) and generally speaking the scale of these structures is not in line with the small downtown core. Simply the area is not big enough. The building of these huge boxes is adding more cars, people and demand on the infrastructure. It seems that we have a very short sighted goal. Develop it and that will fix all the problems we have. The huge boxes being allowed will never add to the character of Kirkland, just add to the demand of all services.

I do not want more, bigger, taller. I want to see a polish on the unique place we have.

Jeff Ridley

Jon Regala

From: Alan F Wilson [bigal@rockisland.com]
Sent: Thursday, January 24, 2008 10:28 AM
To: KirklandCouncil; Jon Regala
Cc: MSmedley@stockandassociates.com
Subject: McLeod Project
Follow Up Flag: Follow up
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Dear Sirs,

Mr. McLeod has the legal right to build the Lake St project he is proposing; his design team is working within the existing codes and under the current downtown plan.

I believe all we can hope to do is modify the design and create light and view corridors and of course get as an esthetically pleasing product as possible. And, contrary to what lots of my neighbors think, I like the ideas he is presenting. Five story or four story buildings are the norm now for viable and livable small cities. The junk now on this site does nothing to enhance Kirkland.

I do believe the roofs should be kept clear of fans, ac units, etc; and noise levels from these elements attenuated where ever they are placed. This also holds true for the garbage and service areas. They should be concealed and operated in a quiet manner.

I do not like hearing talk about litigation or appeals. This would be a total waste of time and money. This action would be doomed to failure; as the DRB and the City of Kirkland are going to allow the developer his rights.

Attempts to change the downtown plan should have been undertaken five years ago when it was on the table. I went through this in Bellevue. Ten years ago my wife and I owned an acre of land in the downtown. A wedding cake approach to building heights was adopted. The cake concept actually reduced the heights we had. We fought then at the time the city plan was being developed. If we were to go back now and try and change the Bellevue plan it would be absurd. Where were the concerned citizens when the KIrkland downtown plan was on the drawing board?

Any attempt to change the Kirkland downtown plan is now long gone. The time for debate and contrary opinions is over. If you don't care for what is happening now; you must ask yourself where you were five years ago! That was the time to appeal and debate. Let the McLeod project proceed with your guidance. In my opinion it is very good for Kirkland.

Alan Wilson
Resident of the Portsmouth

Jon Regala

From: Donna Riddell [donna_riddell007@yahoo.com]
Sent: Friday, January 25, 2008 8:27 AM
To: Jon Regala
Cc: Donna Riddell
Subject: Loss of public walkway by the McLeod Project

Follow Up Flag: Follow up
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Hi Jon:

I would encourage you to be sure to include examination of the details of the south section of the McLeod project in the upcoming meeting of the DRB. This portion of the development has been largely ignored because it is not (in theory) being significantly changed.

It has come to my attention that a key existing public walkway may be eliminated by the redevelopment.. The pathway goes up the stairs north of Tully's, leads across the 2nd floor balcony of the building in front of the offices and joins to the public walkway across in front of Portsmtih.

I personally use that route routinely to access downtown Kirkland and feel that keeping a public path open 'mid block' is important to the feel of accessibility to the town. There are currently a variety of routes pedestrians can take from Lake Street through to the block behind most of which are being eliminated by the plans to place solid blocks of buildings where there is currently open space. . Lots of people currently walk through the 2 surface parking lots, which will be gone.

We claim to be a 'pedestrian friendly' town. The combination of the Bank of America and McLeod projects will forcing pedestrians to walk all the way to either Kirkland Ave or 2nd Ave without any way to 'cut through' that loooong block doesn't seem to comply with that goal.

Thank you for your consideration.

Donna Riddell
109 2nd Street S #621
Kirkland WA

Jon Regala

From: Monique174@aol.com
Sent: Monday, January 28, 2008 10:05 AM
To: Jon Regala
Subject: McLeod project
Follow Up Flag: Follow up
Flag Status: Red

Dear Mr. Regala,

We have been residents of Kirkland (we live just North of downtown) and are very happy to read about the proposals for developments in the core downtown. So this is to voice our approval of the move forward in the McLeod project.

We have not come in person to look at the plans so prefer not to choose one. But, downtown as it stands, is not friendly to its residents. We would love to come downtown to shop and browse, but most shops are uninteresting to anyone other than tourists and the look of the shabby buildings and run down sidewalks unappealing. So, we only occasionally walk there.

We would love to spend our money in Kirkland. It goes without saying that it is important that the new buildings have character and be esthetically appealing. Lower street-side construction with higher back is desirable, but it all comes to what the finish product looks like.

We love what is happening across and down from the Kirkland Performance Center. The buildings are charming and interesting. So, more of this and more of us will come to downtown. We can walk or take the bus to downtown. Actually, I just realized that a downtown which would make me want to walk there would greatly cut my driving through it. I would just take the bus and enjoy.

Thanks for all your work in making Kirkland an even nicer place to live.

Sincerely,

Monique and Don Kenny
9727 NE Juanita Drive #309
Kirkland, WA 98034

425 821 5248

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Jon Regala

From: J. Donald Dicks [jddicks@verizon.net]
Sent: Wednesday, January 30, 2008 6:57 PM
To: KirklandCouncil
Cc: Jon Regala; Janice Soloff
Subject: Kirkland Downtown Development
Follow Up Flag: Follow up
Flag Status: Red

Dear City Council Members,

We all know that our City of Kirkland needs a stronger tax base. We also need a better downtown business district to attract the shoppers necessary for its survival. Currently we have plenty of homes, condominiums and apartments but relatively few businesses. Our downtown business district does not attract businesses that would provide our citizens with "one-stop shopping". Therefore, we are forced to shop in Bellevue and Redmond - spending our dollars in places other than Kirkland.

You, the Council, our Planning Department and our Design Review Board have done an excellent and thorough job of continuing the vision for developing our city. There are several projects in the downtown area that are currently in review that lend themselves to providing the structure necessary to make our downtown area a much more viable destination for both visitors and our citizens. Both the McLeod Project and the Bank of America Project meet our city's Comprehensive Plan, our Design District Guidelines and our Zoning Code. (The future redevelopment of Park Place will also improve our downtown business area but is not the subject of this letter).

I am concerned that a group of condo owners who are against these developments may destroy the future of our city. I believe that their main objection may be because the project could alter their views. I don't believe that views should be (nor are they currently) part of the Design Review Process, nor should they be grandfathered in to prevent future development. We must not lose sight of our vision for the future of Kirkland at the expense of placating a small minority.

I therefore urge you to approve these projects. Let's continue making Kirkland's Downtown more livable for all our citizens. Let's keep more of our tax dollars in the City. Let's reduce the burden of taxes by having a stronger business core that will contribute to our tax base.

Thank you for your work of behalf of all of our citizens and thank you for your thoughtful consideration of these projects.

J. Donald Dicks
10635 NE 116th Street
Kirkland, WA 98034
jddicks@verizon.net