

From: [Robin Herberger](#)
To: [Amy Walen](#); [Byron Katsuyama](#); [Doreen Marchione](#); [Dave Asher](#); [Eric Shields](#); [Glenn Peterson](#); [Jeremy McMahan](#); [Jay Arnold](#); [Jon Pascal](#); [Kurt Triplett](#); [Mike Miller](#); [Penny Sweet](#); [Toby Nixon](#); [Teresa Swan](#); [Joan McBride](#); [Bob Sternoff](#); [C. Ray Allshouse](#); [Andrew Held](#)
Subject: Oh, What a Tangled Web He Weaves
Date: Sunday, May 06, 2012 5:27:55 PM
Attachments: [BN Zone letter - 5.6.12.docx](#)

Dear City Officials,

Attached is a letter regarding the BN zone issue and the presentation given at last Tuesday night's City Council meeting by Justin Stewart on behalf of Lobsang Dargey.

Robin Herberger
Kirkland, WA
mediaworks1@frontier.com

March 6, 2012

RE: BN zone on Lake Street S/10th Avenue South

Dear City Officials:

Once again, at the City Council meeting last Tuesday evening, Justin Stewart trotted out the slide-show of his condo journey down Lake Street S/Lake Washington Boulevard. He and Lobsang Dargey - with the sanction of Dargey's lawyer Duana Kolouskova one must assume, as she is in attendance during presentations - are attempting to make the point that their proposed Potala Village project (or is it Kirkland Aqua?) is no worse than any other residential building that already exists along the Boulevard. The only point Stewart keeps making, however, is how deceitful the Dargey team continues to be with the Council, the Planning Commission, other City officials, and City residents.

1. Dargey/Stewart condo comparison is deceitful with regard to STREET PRESENCE

Stewart features condos such as Lake View Manor (725 1st Street S) in his slide-show in an attempt to imply that other residential buildings have an equal or even more imposing presence on the Boulevard than he posits Potala Village would have. Lake View Manor and several others ARE BUILT ON TOP OF A HILL, not at Boulevard street level. A five-year-old is taller than I am . . . if she's sitting on her father's shoulders!

2. Dargey/Stewart condo comparison is deceitful with regard to TRAFFIC ACCESS ON THE BOULEVARD

Potala Village has a single driveway onto Lake St/LWB to accommodate traffic from cars in 316 parking stalls. As you can see from the addresses in the chart below of condos featured in Stewart's presentation, some of these driveways are not even located on Lake St S/Lake Washington Blvd. While a building may front Lake St S/LWB, entrances and driveways are on 5th Avenue S, 1st Street S, and NE 62nd St. The Waterford East driveway across the street from the Potala site does, indeed, have Boulevard access, FOR 6 UNITS. The Waters Edge Condominium driveway next to it has Boulevard access, FOR 12 UNITS. By what standard of measurement is Potala on a par with the condos put forth by Stewart in his presentation with regard to traffic impacts on Lake Street S/LWB?

3. Dargey/Stewart condo comparison is deceitful with regard to DENSITY

Dargey proposes 143 units for Potala Village - an anomaly in the neighborhood. As you are aware, NO OTHER RESIDENTIAL COMPLEX ALONG THE BOULEVARD COMES CLOSE TO 143 UNITS. Yet Stewart and Dargey try to convince the City that their project is not out of sync with existing residences by offering photographic “evidence?” The unit comparison below shows how the condominiums Justin Stewart showed the Council stack up against Potala’s 143 units.

NOTE: POTALA VILLAGE UNITS (PVUs) – What if all condos in Kirkland were built to the Potala Village Standard of Density (PVSOD)?

The **Potala Village Standard of Density**, based on 143 units per 1.2 acres, is 11.9 units/.1 acre. Using that calculation, I have assigned each condo with a **Potala Village Unit (PVU)** equivalency. So, if the Shumway Condominiums were built at Potala’s density, for example, it would have 359 residential units on its 3.22 acres, rather than its 72 units, etc. I ask that you consider the concept of “fairness” to the community as you consider these equivalencies. **This is why a residential density cap, compatible with surrounding buildings, is necessary in an amended BN zoning code.**

CONDOMINIUM	NO. OF UNITS / POTALA VILLAGE UNITS (PVUs) /ACRES
SHUMWAY CONDOMINIUM 215 – 5 th Avenue S	72 units / 359 PVUs (8 buildings, only 2 of which front Lake Street S) 3.22 acres
LAKE VIEW MANOR CONDOMINIUMS 725 – 1 st Street S	11 units / 106 PVUs .89 acre
KELSEY STATE CONDOMINIUM 735 – 1 st Street S	12 units / 115 PVUs .97 acre
ALPHA REACH CONDOMINIUMS 816 Lake Street S.	8 units / 79 PVUs .64 acre
WATERS EDGE CONDOMINIUM 905 Lake Street S	13 units / 241 PVUs (2 buildings) 2.35 acres
WATERFORD EAST CONDOMINIUM 1003 Lake Street S	6 units / 100 PVUs .84 acre
WESTWIND CONDOMINIUM 10115 NE 62 nd St	11 units / 104 PVUs .88 acre

143 UNITS WOULD HAVE BEEN GIVEN THE GREEN LIGHT WITHOUT THE MORATORIUM

Please do correct me if I am wrong, but the only plan Dargey has filed with the City is for 143 units of apartments and 316 parking stalls. Despite making presentations before Council members, Commissioners, and Kirkland neighborhood associations in attempts to obtain public support, with two different exterior drawings – no floor plans, elevation levels, number/size of units, etc. – THE ONLY PLANS THAT HAVE BEEN FILED WITH THE CITY, AND WHAT WOULD HAVE BEEN GIVEN THE GO-AHEAD FOR PERMITTING IF COUNCIL MEMBERS HAD NOT VOTED TO EXTEND THE BN MORATORIUM, WOULD HAVE BEEN FOR 143 UNITS. If this information is false, I request that someone from the City contact me with a correction.

What's in a name?

Also, please correct me if I am wrong about the name, but despite Dargey and Stewart now calling it Aqua Kirkland, the name of the proposed project is still Potala Village, isn't it? Why do they identify it as Aqua Kirkland on drawings and in presentations? Which is it? Shouldn't the City and residents have clarification?

What's good for the goose, is off limits for the gander

I find it rather galling when the Dargey entourage chastises Kirkland residents for talking specifically about the Potala Village project at the BN zone hearing, when it is: 1) the only project proposed on one of only two BN zones in Kirkland; 2) the only BN zone with a proposed construction project for the site, and 3) the only BN zone on Lake Washington Blvd . . . while they show up to talk ONLY about the Potala Village project, with project specific visual aids, and attorneys in tow retained to work on the Potala Village project, specifically. And, in point of fact, the vast majority of speakers Tuesday night did NOT mention Potala by name.

Why are Justin Stewart, Lobsang Dargey and attorney Duana Kolouskova allowed to make these false presentations without a challenge from City officials? Next time they crank up the old Power Point and present this slide-show, I hope that someone from the Council or Planning Commission questions them directly about the points that I've called to your attention. Council members, Planning Commissioners, others who work on this issue on behalf of the City, and Kirkland residents deserve to be presented with facts, not a tangled web of self-serving, bald-faced deceptions from a developer and his minions who want to change Kirkland's lakefront cityscape for the worse and forever, make their money and move on, and leave the community to live with what they have wrought.

Sincerely,

Robin Herberger

6401 Lake Washington Blvd., NE, #403, Kirkland, WA 98033

STOP ("Support the Ordinances & Plans")

On behalf of concerned citizens, we hereby present this petition to the Planning Commission of the City of Kirkland.

We remain concerned that the absence of a density cap on residential development in commercial zones (Neighborhood Business/Residential Market) insufficiently manages development in these zones as directed in Kirkland's Comprehensive Plan.

Our research shows that almost every other similar sized city in the State of Washington has placed a density cap on such properties, not only to protect neighborhoods from excessive and incompatible residential development but also to assure that the result of such zoning is accomplished, namely to provide for true "neighborhood businesses."

The list is sorted alphabetically by first name of signer. Email addresses have been redacted but are available upon demonstration of need. Comments are included.

We have also included a pdf of both the most recent petition specifically addressing density caps and the original petition (November, 2011) to the City Council, which includes additional signatures.

Altogether, contained herein are the names of **over 500 citizens** to date who are asking the City of Kirkland to make development of our commercial zones, specifically Neighborhood Business/Residential Market, compatible with the surrounding neighborhood.

Kirkland Resident's Petition to Restrict Unlimited Residential Density

Petition summary and background	The City of Kirkland is in the process of considering changes to certain Zoning Regulations (BN) which currently allows for new construction of UNLIMITED RESIDENTIAL DENSITY TO EXIST IN OR ADJACENT TO KIRKLAND'S RESIDENTIAL NEIGHBORHOODS.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to DISALLOW ANY ZONING REGULATIONS PROVIDING FOR UNLIMITED RESIDENTIAL DENSITY IN KIRKLAND'S RESIDENTIAL NEIGHBORHOODS INCLUDING NEIGHBORHOOD BUSINESS ZONES OR RESIDENTIAL MARKET AREAS.

Name	Comments	Signature Reference #
1 Agustina Reisman		311
2 Alan F Nelson	President - Kingsgate V Homeowners Association	80
3 Alton Eugene Paap		326
4 Amber Blomquist		180
5 Andrea Braund	Bad Idea!	42
6 Andrea Mosa		174
7 Andrew McAllister	I have seen what high density has done to small quite towns before. It becomes a nightmare to even go to the stores for a quick message,	248
8 Andy Allred		244
9 Angelique Reiss	Kirkland already has the highest density on the Eastside. Our city should certainly not allow more density than King County would allow, on Finn Hill or in any other neighborhood. Please protect the integrity of our neighborhoods and our quality of life.	2
10 Anne Gauthier	I oppose Unlimited Density!!!! Keep our city quaint and small.	159
11 Anne Miller		217
12 Arlyn P Nelson		138
13 As an Individual, and as HOA	On behalf of our HOA Board and the homeowners association we strongly oppose unlimited or incompatible densities being dumped into neighborhoods or next to them. Giant apartment buildings with unlimited tiny units are not "Neighborhood Businesses." All the other cites seem to have density caps on this type of commercial zone. these run from 8 units per acre to 18. How are we missing the meaning of the words, Neighborhood Business?	86
14 Astrid M. Traff	Totally agains this.	73
15 Audrey Style		186
16 Barbara Canterbury		141
17 Barbara Hughes		23
18 Barbara Knapp		131
19 barry bloch		60
20 Barry D. Gustafson		142
21 Ben Garner	No Brainer! Stop Potala! This should not a be a decision citizens have to step into stop.	116
22 Bertha M Roche(Biff)	The traffic on Lake Street is horrendus now----The developement is way tt dence	327
23 Beth Billington		257
24 Beth McCaslin		267
25 Betty Knutson		198
26 bill & Jonell Boyeson	We are saddened to see the city of Kirkland try to undermine our neighborhoods! If we	302
27 Bill McNeill	I oppose the Portola Village project as being out of scale with the neighborhood. If allowed this high density development will adversely impact traffic flow on already grid-locked Lake Washington Boulevard. The Planning Commission should shelve this in favor of a much lower density development consistent with the neighborhood.	208

Name	Comments	Signature Reference #
28 Bonnie Berry	Please review this matter and establish reasonable unit caps for commercial property in residential neighborhoods or adjacent to residential neighborhoods	121
29 Bradford Leibbrand		96
30 Brenda Freeling		190
31 Brenda Poskitt		231
32 Bridgett Amadeck		237
33 Bruce Pym	The Potala location is simply not appropriate for large commercial or multi-family residential facilities. Please fix the zoning!	167
34 C Best		210
35 Carol Davidek-Waller	A common sense fix.	22
36 Carol Genova		283
37 Carol Leibbrand	I am very opposed to unlimited residential density!	95
38 Carol W. Rogers	Potala would be a disaster for Kirkland. The traffic now is horrendous and would be unbelievable if this change in density goes through.	196
39 Carrie Goodrich		301
40 Casey Sibert		140
41 Catherine Ferrera		59
42 Catherine Murphey		287
43 Celia Pym		213
44 Chantelle Phillips	No unlimited density!!!	130
45 Charles A. Pilcher		1
46 Charles Greene	I strongly opppose Unlimited Density in Residietial Zones in Kirkland neighborhoods.	52
47 Charles Loomis		78
48 Charles Telford	PLEASE DISALLOW ANY ZONING REGULATIONS PROVIDING FOR UNLIMITED RESIDENTIAL DENSITY IN KIRKLAND'S RESIDENTIAL NEIGHBORHOODS INCLUDING NEIGHBORHOOD BUSINESS ZONES OR RESIDENTIAL MARKET AREAS.	262
49 Charlotte Kanemori		89
50 Chelle Nelson	Do not allow unlimited residential density zoning!! It will destroy Kirkland.	293
51 Cheryl Johnson		221
52 Chris Latta		223
53 Christian T. Bratlien	This is not the type of residential developement that enhances our city scape.	94
54 Christine Leibbrand		97
55 Christophe Loisey		279
56 christopher hall		149
57 Chuck Mitchell	Growth along the water front needs to handled in a responsible manner.	165
58 Cindy Springer	This zoning is ruining the village character of Kirkland. Please do not allow more condo and apartment structures. Let's remain unique.	209

Name	Comments	Signature Reference #
59 Claire Cahill	I own a condo on Lk WA Blvd, and this would add to the traffic, and a smaller scale project would be a better fit into the neighborhood.	297
60 Claudi Wilson		51
61 Colleen Hines		41
62 Constance L Winter		235
63 Cynthia Nuebel		105
64 cynthia smith	Kirkland's zoning codes, the issuance of building permits, and the enforcement of codes by the city are often inconsistent with the comprehensive plan. The city needs to take action to create a consistent set of codes that align with the comprehensive plan. Further, their conduct of permitting and enforcement should align with the codes and plan.	65
65 Dan R. Wentzel		234
66 Daniel Martinec	Dear city officials, I was quite disturbed when I found out about the possibility of building such an unbecoming project as the Potala Village in my neighborhood. If this project is approved, downtown Kirkland will lose much of its beauty and uniqueness. The quality of living will go down for all of us living here or just visiting. No matter how nature friendly the project is presented on its website, the massive rise of the density in the area will have many consequences. There will be more traffic which will make it less attractive to be around and do activities such as running, walking, and biking. I am afraid that it is worse than just having this inappropriate building in my neighborhood. Allowing such a construction might open door for shifting the character of the downtown Kirkland from a scenic little town to a business center. Of all the people I talked about this none would want that. There is many business centers around such as in Bellevue, Redmond and Seattle. I hope you will use your senses and power to protect the beauty and uniqueness of Kirkland which could never be retrieved if lost by allowing here an unfitting project as the Potala Village. Sincerely, --Daniel Martinec 5535 Lk Wa Blvd NE #205, 98033 Kirkland, cell phone # (425)533-5911	154
67 Darrel Spayth		101
68 Dave Moyer	Unlimited density? Is this a serious proposal? It's not a good idea.	309
69 David Banks		320
70 David Crosby	Please stop Potala!	324
71 David Swanson		74
72 Dayna Hall		144
73 Deanna Wheeler		110
74 Deb Oroszlan		166
75 Debbie Halvorson		62
76 Debbie Marrs		232
77 Debbie Rippeteau		265
78 Deborah Dunn		85

Name	Comments	Signature Reference #
79 Delaine Peterson		285
80 Dione Godfrey	My home is directly across the street from this project. The impact of this density and number of cars will profoundly effect my lifestyle, ability to resell my home and the beauty of Lake Washington Blvd and Lake Street.	24
81 Dirk Mosa		173
82 Donald Poskitt		230
83 Donna Davidson		5
84 donna smith	I am against this project in downtown Kirkland	239
85 Doris Cosley		151
86 Dr. Cynthia Morrow-Hattal		46
87 Duston Harvey	There's no excuse for this developer-friendly loophole in Kirkland zoning rules and it should be closed immediately.	238
88 elena camerini		16
89 Elizabeth szabo	While I realize that Kirkland desires increased tax revenues, and desires to increase business opportunities, I strongly oppose very high density building in areas approximating residential neighborhoods. There are significant access and infrastructure limitations that likely would require large costs to mitigate, and the overall effect on our communities due to a huge increase in population and automobiles will have a detrimental effect on the quality of life in Kirkland. Try to drive through Redmond nowadays (which is not limited by the lake, as Kirkland is) and then try to envision Kirkland with similar traffic demands. I plead with the council to represent the citizens of Kirkland rather than business interests. We elect our representatives in the hopes that they will work for the people of our town, and not be influenced by corporations and moneyed lobbyists. PLEASE allow Kirkland to remain our TOWN. Thanks.	158
90 Emily Brooks Staples		264
91 Erika Somm		300
92 Essie Swanson		28
93 Eunice Chaffey	I don't believe there should be unlimited residential density in Kirkland's residential neighborhoods.	88
94 gail cottle	This proposed change to Zoning must not be approved. Our streets cannot handle the impact of unlimited density and over-development of our residential, business, and market communities. The traffic today cannot handle what has already be done. City council need to take a firm stand and tighten the current zoning regulations rather than allowing any changes that would furthur impact our streets and public services.	53
95 Gail M. Griffin	I am against the development as planned due to size of project. The traffic and parking on Lake St S is already bad. especially during good weather.	318
96 Garrett McGowan	While I support high density residential planning over suburban sprawl, there needs to be a more balanced approach than 'unlimited' residential units in commercial zones.	118
97 Gary Hattal		29

Name	Comments	Signature Reference #
98 Gary Selke	In addition to this property being too dense, we should also come together as a community to stop the housing project at the South Kirkland Park and ride (Imagine Housing, a nonprofit affordable housing developer active on the Eastside). Kirkland is slowly being destroyed!	31
99 Gayle M. Bond		191
100 George E. Lamb	The traffic study says that the development will cause "intolerable delays" on Lake Street. Is this what the council wants?	175
101 georgine foster	unlimited residential density in this BN zone is out of character with the neighborhood. 'Neighborhood Business' should be developed to serve the 'neighborhood' (not the developer)	30
102 Gigi Forbes	Please revise the density to what is reasonable for the neighborhood.	189
103 GILES LARSEN	STOP POTALA!	274
104 GINGER RUSS		306
105 Glen W. Holden		157
106 Gloria E. Largent		139
107 Gloria F Wentzel		233
108 Heather Bradford		39
109 Heather Montpas		75
110 Heidi Bright	The Boulevard and Lake View and State Street already back-up to waits to get through Downtown to the West and East of Market neighborhoods over 30-40 minutes to go 2 miles. This is insane!	178
111 Heidi Donovan		83
112 Heike Grodecki		171
113 Helen Roller	Please be reasonable and revise the current unlimited capacity laws for commercial zones. We need to maintain Kirkland as the desirable smaller city that it is, while it still has any character left!	14
114 Hugh Levenson	SIZE, SCALE, DENSITY, COMPATIBILITY with the surrounding single family homes and low intensity condos, REQUIRED COMMON SPACE 200 sq ft per unit All are still not being adequately addressed by planning commission and it is your charge to use these tools to fully implement the Comprehensive Plan decisions of the past 16 yrs that define a Very Small Building and Lowest Intensity commercial use "Residential Market." Please take the work ahead seriously. Limiting density is essential and most of the other issues become mostly resolved when you do that.	68
115 Ima Crosby	This is not right!	325
116 Jack & Christy Arndt	This project is way out of line for the scope, size and traffic it will create. Lake Washington Blvd. down to downtown Kirkland is already a traffic congestion issue at peak traffic.. Any project put on this siite should confirm to the surrounding homes, apartments, condo's in both look and feel. of the area and traffic generated must be taken into account..	172
117 .Jacqueline Dern		125

Name	Comments	Signature Reference #
118 Jacqueline LePage		281
119 James Badgley		177
120 James J. Eagan		117
121 James K Anderson		240
122 James N. Clapp II	Please block this project's path around the zoning limits for our neighborhood. Thank you, James N. Clapp II 1003 Lake St. S # 202 Kirkland, WA 98033	317
123 jan conrad		280
124 Jan Granston		58
125 Janice Denney	Bob and Audrey Styles have been friends of ours for over 25 years and their property (directly across the street on the water side) is in serious jeopardy if the city of Kirkland changes the zoning. What are they thinking? The City is not thinking about the existing residences plus the traffic would be a detriment to business as well as to the residents. went we visit them, it's very difficult to find parking as it is. dents.	218
126 Jason Dodson		32
127 Jeff Hellinger		288
128 Jeff Lyon	Kirkland is already too crowded. It's long past time for the Council to start thinking about the needs of the citizens, rather than the greed of the developers.	17
129 Jennifer Loy		84
130 Jerald Miller		215
131 Jerry Forell	Limit MF density to no more than 16/acre.	55
132 Jill Brooks Stinogel	I am glad this has been discovered, but dismayed at what may be happening already in Kirkland. This is not a case of nimby, but commonsense limits to keep our communities liveable. Thank you.	71
133 Jim and Jean Wix		106
134 Jim Carroll		250
135 Jim Hughes		38
136 Jim Teague		43
137 Joan Foster		179
138 Joan Lindell		161
139 Joan Loveless		87
140 Joe & Lynn Drazich	Please advise us of any public meetings on this subject. TU, Joe Drazich	47
141 John and Beth McCaslin	This zoning regulation WOULD BE AN ABSOLUTE TRAVESTY to the image, culture, and ultimately, economic health of Kirkland! KIRKLAND IS (AND WILL CONTINUE TO BE) THE "SAUSALITO" OF THE NORTHWEST: a vibrant and energetic upscale ARTS, DINING, AND RETAIL-BOUTIQUE nucleus of the Eastside, WITH ITS (BY FAR) BEST PUBLIC BEACH ACCESS! Overcrowding Kirkland's compact downtown area to the point of GRIDLOCK, which Portala PLUS any of the proposed high-density developments would surely EXACERBATE, would DESTROY the aforementioned advantages Kirkland enjoys.	228

Name	Comments	Signature Reference #
142 john flynn	This proposal goes against everything that has been established for this area over the past 30 years. I am amazed that it is even being given serious thought by the planning commission.	36
143 John Harper	This zoning regulation WOULD BE AN ABSOLUTE TRAVESTY to the image, culture, and ultimately, economic health of Kirkland! KIRKLAND IS (AND WILL CONTINUE TO BE) THE "SAUSALITO" OF THE NORTHWEST: a vibrant and energetic upscale ARTS, DINING, AND RETAIL-BOUTIQUE nucleus of the Eastside, WITH ITS (BY FAR) BEST PUBLIC BEACH ACCESS! Overcrowding Kirkland's compact downtown area to the point of GRIDLOCK, which Portala PLUS any of the proposed high-density developments would surely EXACERBATE, would DESTROY the aforementioned advantages Kirkland enjoys.	126
144 John McCaslin		268
145 John Murray	This density is far too great for the surrounding residential area. There may be an area where this is appropriate, but this is clearly incongruent.	254
146 John W Rogers	This project would cause traffic problems overwhelming.	112
147 joyce benezra	Please reduce the unlimited number of units.	258
148 Joyce Hardy		44
149 Judy Gee		147
150 Julia Brewer		291
151 Kara Weinand		150

Name	Comments	Signature Reference #
152 Karen Levenson	<p>Densities being proposed for some of these projects are more than 50% higher than most downtown densities. If folks wanted to live in a high intensity area they would have chosen CBD or the areas planned for high intensity. Allowing high intensity on parcels planned for very small buildings and low intensity would be irresponsible of the commission and council and will just drag out this process and make it MORE COSTLY. The established neighborhoods have Comprehensive Plans approved by Growth Management Board. The zoning must be written to avoid having profit seeking developers prey on neighborhoods by building monster sized boxes with hundreds tiny dwellings.....some with nearly no windows and facing the shady side of the building. How is this "a very small 'Residential Market' to provide goods and services to the neighbors?" While there are those who enjoy the "bustle" of living downtown, the low/med density neighborhoods have residents who choose areas of less stress and intensity. I believe that the detrimental effects of higher density are well documented... Poorer mental and physical health, extreme loss of privacy and feeling unable to unwind, lowered ability to achieve academically (likely because of all the distractions), greater likelihood of aberrant behavior. Those that moved to low/med density areas selected out of downtown life as they believed their well-being was better suited to lower intensity areas. They have protected the character and intensity of their areas through multiple Ordinances (strongest city laws). Please listen to the petition signers and all who have contacted the city opposing these horrific unintended density increases.</p>	11
153 Karen Nishihara		6
154 Karen Story	<p>Unlimited density is not the way to manage growth - it just makes traffic and other problems worse.</p>	3
155 Karen Todd	<p>This development is out of scale for the residential area of Kirkland.</p>	295
156 Kate Johnsen	<p>Please preserve the community that we all moved here to enjoy.</p>	61
157 kate prinsloo		10
158 Kathleen Dier		284
159 Kathryn Grey		277
160 kathryn Straub		236
161 Kathy Feek	<p>Need ombudsman board to mediate existing property owners' rights, both in commercial and residential issues</p>	289
162 Kathy Iverson		82
163 Kathy LePenske		176
164 Katie J Davidson	<p>By signing this petition I am requesting that the Planning Commission please review the BN designation for the Potala project. Allowing the project to proceed when one building occupies two pieces of land, one leased, looks like a potential problem for buyers down the road. Moreover, this project does not fit in this community of other-zoned homes and apartments.</p>	113

Name	Comments	Signature Reference #
165 Kay Breslin		319
166 Kay Plimpton	Potala is much too dense for our neighborhood, wnd will increase the traffic unbelievably!	252
167 Kellie A Rogers	I AM OPPOSED TO THE POTALA PROJECT ON THE BASIS THAT THE ZONING OF THIS PARCEL OF LAND IS INAPPROPRIATE AND INCONSISTENT WITH ADJACENT PROPERTIES AND IS INJURIOUS TO SURROUNDING PROPERTIES	115
168 Kendal Larive		222
169 Kenneth Dwight Krossa		124
170 Kenneth Lin		120
171 Kenneth R Gustin		48
172 Kevin Poskitt		328
173 Kim Pilcher		247
174 Krista Schimpf		298
175 Larry Granston		56
176 Laura Loomis	Please put a cap on density for Commercial Property located in Neighborhoods that matches the density of the surrounding neighborhoods.	76
177 Laura Paslay		241
178 Laura Polt	I am vehemently against changing the zoning laws to unlimited density in Kirkland's residential neighborhoods.	260
179 Laureen Miki	preserving Kirklands charm means not allowing careless zoning practices. There should be a cap on density	294
180 Laurie Hope		152
181 Lee Obrzut/Dan Ling		99
182 Linda Carrigan	I've lived in Kirkland for over 28 years. I've walked along the waterfront for years. It is so congested these days. I find it not as enjoyable anymore. And there is so much crime. While walking today a gal stopped her car at the stop sign. She screamed over to me that the guy in the car behind her was a pimp. And he did something to her while she was walking. I've had more strange guys come up to me while I'm walking. Some new guy last week. I've seen obvious drug deals going on in plain site. You are only asking for more of this by adding that many more people into the area. This type of person loves crowds because they can hide easier. You are only asking for trouble. Concerned condo owner of Kirkland....	40
183 Linda L. Fairweather		63
184 Linda M. Donlin	I do not think I even need to comment as to why this should not happen.	169
185 Linda M. Donlin	Pretty obvious why I am signing this petition.	170
186 Lisa Izutsu		108
187 Lisa Mushel	traveling through Kirkland is difficult enough without this additional traffic!	275
188 Lori Isch	I am 100% behind this petition. Residential density has a major factor on our quality of life and value of our residences.	200

Name	Comments	Signature Reference #
189 Lyle Dillon	This overdevelopment in our community has got to stop. It's all about tax money to the Kirkland council and not about our quality of life in our community. DO NOT ALLOW THIS TO CONTINUE. Thank you.	316
190 Lynn B. Mares		128
191 Lynn Butzberger		33
192 Mala Virani	please restrict unlimited residential density and apply common sense zoning standards consistent with existing construction in the rest of Kirkland	211
193 Maria Antuzzi		168
194 marianne griffith	This zoning i dea is terrible. We in the new annexation area were always concerned about this kind of activity- and thats why I voted no. I made a choice to live where I live, and Kirkland should not have the right to abruptly change our neighborhood lifestyle.	26
195 Marilyn Carroll		249
196 Marilyn Poskitt		229
197 Mark & Betty Taylor	As Kirkland residents we believe it is essential to prevent high-density developments that are incompatible with their immediate neighborhoods. Neighborhood business zones MUST adhere to similar residential density limits as their surrounding residential neighborhoods.	67
198 mark hurst		20
199 Mark Reisman		312
200 Martin Heilstedt	Unlimited residential density is bad policy and bad for the long term health of Kirkland as a livable community.	15
201 Marvin H. Scott	Stop trying to cram so many people into little spaces, especially in what should be neighborhoods	136
202 Mary Berg		7
203 Matt M		253
204 matt peterson		90
205 Matthew Hoover	I am strongly Against Unlimited Residential Density to exist in or adjacent to Kirkland's Residential Neighborhoods.	220
206 Maureen Harris	Some of our streets don't even look normal anymore example corner of NE 97th St and 124th Ave NE. One house on a lot is replaced by 8. They are facing the back, front and sides of each other. These are expensive homes and they look so unattractive. Go west on NE 97th to the end of the block and you'll see a 6,000 square foot atrocity that doesn't remotely fit in scale with any house around. Continue north on Slater and you see more examples are zoning and planning out of control in this city!!	270
207 Maureen Kelly		35
208 Mayuna Shah		34
209 Melany Greenberg		45
210 Melissa Matkin		266
211 Melissa P Miller	Please disallow ANY zoning regulatins that provide for unlimited residential density in Kirkland's residential neighborhoods!	193
212 michael cauthier		164

Name	Comments	Signature Reference #
213 Michael J Phillips	Please listen to us. We are concerned citizens.	129
214 Michael Mayfield		245
215 Michael Nuebel		323
216 Michael Servais		313
217 Michelle Leibbrand		98
218 Michelle Newhouse	It is terrible for legislators to ruin a beautiful town so that they can benefit from additional property taxes. This is an extremely irresponsible project and should not be passed. Lake Street already suffers from traffic congestion. How does the planning committee plan to increase infrastructure to accommodate these additional residents/cars?	69
219 Mona Wolf	I support this petition	4
220 Monica Figueroa		81
221 Morton Latta		224
222 Myra Vargas	It is critical that the city retain the power to limit density next to or near residential areas. Also to keep the traffic moving easily.	100
223 nada donnelly		204
224 nancy bick	PLEASE LIMIT RESIDENTIAL DENSITY IN COMMERCIAL DESIGNATIONS TO SAVE OUR PROPERTIES AND OUR SCHOOLS!	203
225 Nancy Boehme	STOP POTALA!	273
226 Nancy Gode	rational solution to density and travel issues!	66
227 nancy griswold	The proposed density of Portola will have a significant negative impact to quality of life in Kirkland on several levels. As a resident who lives near this site, I am deeply concerned about the increase of vehicle and pedestrian traffic in the area. As it is, I have waited for more than 10 minutes at a time to safely drive out of my condo to avoid cars, walkers, joggers & cyclists. Please ensure a positive future in Kirkland by modifying the scope and scale of the project.	143
228 Nanette Bergdahl		133
229 Nicholas Blomquist		181
230 Nick Pallis		183
231 Noel S. Schuurman		322
232 Norman & Suzanne Metcalfe	Way too much density!	37
233 Oldrich Tichy		102
234 Pamela R Miller	Stop allowing unlimited residential density in Kirkland residential neighborhoods!	187
235 Patricia D Rogers	I am hereby petitioning the City of Kirkland to reduce density limits and reduce lot coverage from 40%-60% on zoning regulation designated BN. Properties should be individually and not in conjunction with other or adjacent parcels. A design review should be necessary to determine appropriate architectural style, size of building, materials and neighborhood consequence.	109
236 Patricia Smith		201
237 Patrick Barthe		185

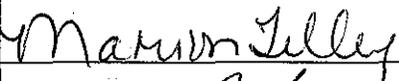
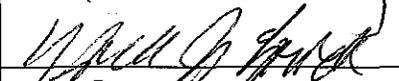
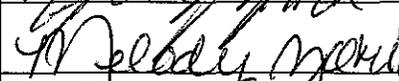
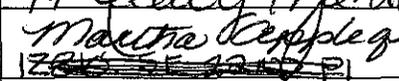
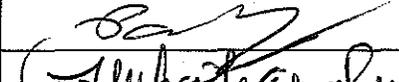
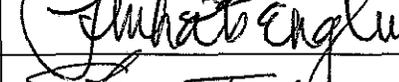
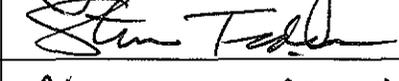
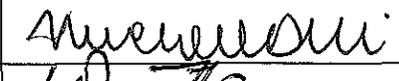
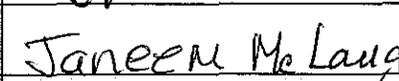
Name	Comments	Signature Reference #
238 Patty Tucker		199
239 Paul Nelson		93
240 paula_veazey@comcast.net		9
241 Pete Robertson		192
242 Priscilla Wageman		18
243 Rachel Foster	Unlimited residential density is a huge mistake for Kirkland.	292
244 Ravi Khanna		114
245 ray benezra	I think this is going to cause a huge density problem on Lake Washington Blvd. Traffic is already bad.	259
246 Ray Benezra	It would add more traffic and congestion to an already terrible situation	261
247 Rboert Forgrave		92
248 Rebecca Hirt		127
249 Rich Bergdahl		134
250 Richard Bready	Controlling appropriate density and usage is what zoning is for. "Unlimited" is not zoning but a failure of government.	271
251 Richard Chan		50
252 Richard Gode		329
253 Richard Satre	the planned development scale is inappropriate for this neighborhood, or anywhere else in Kirkland	123
254 Rob Tavis		296
255 Robert & Phyllis Gemmell	Disallow any zoning regulations providing for unlimited residential density in Kirkland's residential neighborhoods including neighborhood business zones or residential market areas.	182
256 robert bienkowski		242
257 Robert E Miller	Please stop allowing zoning resolutions providing for unlimited density in residential neighborhoods.	188
258 Robert J Bowman		225
259 Robert L. Style		278
260 Robert Michael Stinogel		160
261 Robert W Larzelere		212
262 Rochelle Nelson	Please preserve Kirkland's quality of life by disallowing these zoning regulations. Congestion is already maxed out on Lake Washington Blvd and most other main arterials.	148
263 Rod Roadifer		57
264 Rodney Vieira	I am specifically concerned about the Potala Village project! Traffic is already insane during the Spring, Summer and Fall months. I often walk downtown because its faster than driving due to the bumper to bumper traffic.	314
265 Ruth Norwood		54
266 Sandra Andersen	There should be definite restrictions in the density allowed in any residential neighborhood including neighborhood business zones or residential market areas. The proposal for a high density apartment house in the Lakeview neighborhood shows the lack of support the city of Kirkland has for the individual property owner.	122
267 Sandy Anderson	Stop the madness	216

Name	Comments	Signature Reference #
268 santiago ramos		79
269 Scott Baker		243
270 Scott Tucker	I do not live near a commercial or business zone but I still want this to help preserve the current character of kirkland	308
271 Sebastian Weber		286
272 Shannon McCullough		135
273 Sharon J Nelson		137
274 Sharon Plotkin	Quality of life in Kirkland depends on smart and responsible city planning.	104
275 shauna miller		269
276 Shawn Greene		282
277 Sofia Celic-Li		107
278 Stephanie Hurst		19
279 Stephanie Lecovin		12
280 steve harris	Lake Wash. Blvd is very congested now during peak drive times. This is out of proportion to the neighborhood	64
281 Steven Corey	This will be a traffic nightmare.	155
282 Steven Dunn		91
283 Steven Wolf		263
284 Stuart Mcleod	I support reviewing the density codes for development next to single family residences.	194
285 Susan Hamilton		227
286 Susan Pickrell		197
287 Susan teague		13
288 Susan Thornes	If the city leaders can't understand the importance of limiting density in our neighborhoods, then we need new leaders.	25
289 Suzanne Grogan		255
290 Suzanne Scallon	I completely agree with this petition. The city needs to get this under control and standardized to 12 units per acre in all areas of Kirkland so this does not happen again!	195
291 Sydne Rataushk		72
292 Tara Katie Griffith	This unlimited residential is a terrible idea and destroys existing neighborhoods. The King County Zoning worked just fine. I live in an annexation area completely oppose this idea.	27
293 Tawny McLeod		132
294 Teague Pilcher		246
295 Teresa Anderson	Please make zoning make sense and don't allow huge blocky blights in the middle of an attractive neighborhood or business district. Let's make Kirkland a better place to live, shop, and recreate, not a hodge-podge. Thank you for your hard work and consideration on this issue.	214
296 Terry Voss		321
297 Theodore Garman		103
298 Thomas D. Gant	Similar issues along Juanita Dr near Goat Hill.	145
299 Thomas Norwood		21

Name	Comments	Signature Reference #
300 Thomas Shilling		256
301 Tiffany Greene		119
302 Tim Rayburn		310
303 timothy russ		305
304 Trevor Parkinson		156
305 troy RUSS		307
306 Ty Pauls		303
307 Vafa Voss Fouroohi		304
308 valerie burmester		163
309 Valerie Eliasen	I do not agree with more dense residences being added to Kirkland. This degrades the quality and community enjoyed here.	226
310 Vashti Key	So happy you are doing this. My son, Peter Powell, has been to all the meetings but I am in Calif.	315
311 Verl Wheeler		111
312 Vicki Kaiser	Kirkland council is already considering charging for downtown parking during the day because businesses claim lack of parking deters customers. There is no bigger deterrence than gridlocked traffic--143 apartments with 1.5 cars each will shut down lake washington blvd during rush hour, weekends and most sunny days. Kirkland restaurants and businesses will lose big time and the quality of life will decline. Who wants to walk along the lake and breathe in idling car fumes? The council needs to protect the beauty and uniqueness of Kirkland -- there are plenty of big box, strip mall, car centric communities in the world. If the people of Kirkland desired to live in one of those, we'd live in Renton.	299
313 Virginia P. DeForest	It is not reasonable to allow large buildings and high density development in residential neighborhoods.	70
314 William Gauthier	appropriate growth	162
315 Willis Pete Veazey		8
316 Zita Gustin		49

Kirkland Resident's Petition to Restrict Unlimited Residential Density

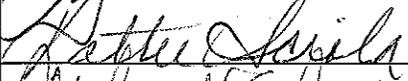
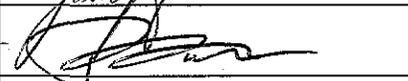
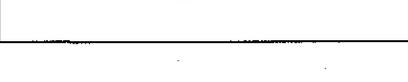
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Printed Name	Signature	Address	Date
Marion Tilley		129 3rd Ave PH 702 Kirkland	3/2/12
Nick Zorich		129 3rd Ave PH 702 Kirkland WA	3/2/12
Melody Zorich		136 Central Way #1303 Kirkland WA	3/2/12
MARTHA APPLEQUIST	 12815 SE 22nd Pl	12810 SE 22nd Pl, Bellevue 98005	3/5/12
Paul Isenburg		12832 NE 84th St Kirkland 98033	3-6-12
Trish England		10920 Forbes Creek Dr Kirkland 98033	3/7/12
Steve Tedrow		1121 NE 37th Ct Bellevue WA 98004	3/7/12
Michelle Rice		6205 70th St NE Marysville WA 98270	3/7/12
William Flegsten		3933 LeWahl Blvd NE Kirkland WA	3/7/12
Janeen McLaughlin		17430 71st 129th St. Red Wa 98059	3/7/12

425
452 5497

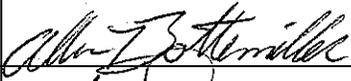
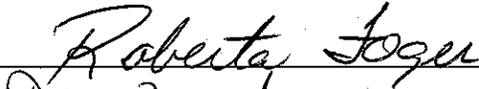
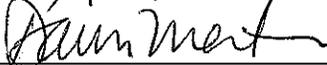
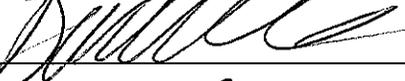
Kirkland Resident's Petition to Restrict Unlimited Residential Density

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Printed Name	Signature	Address	Date
Jerin Eilers		7329 129th Ave NE-Kirkland	3-4-12
Patricia A Scioka		6029 128th Ave NE Kirkland	3-4-12
Caroline Eclipse		11831 NE 73rd St #126 98033	3/4/12
Elizabeth Brown		6829 117th Ave NE 98033	3-4-12
Jeff Walker		5821 125th Lane NE 98033	3-4-12
Byrd Waddegon		18419 N.E. 72nd St 98033	3-4-12
Jolene Hoover		750 state st S #D Kirkland 98033	3-4-12
JREOR BENNETT		750 state st #D Kirkland 98033	3-4-12
K ROBERTSON		13109 111th Pl NE Kirkland 98034	3-5-12
Jonna Gudjonsson		720 Kirkland Circle #303	303

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Printed Name	Signature	Address	Date
Allan Bottemiller		10108 NE 60th St. #2 Kirkland, WA 98033	3/1/12
SUSAN THORNES		10106 NE 38th Ct. Kirkland 98033	3/1/12
Roberta Foger		2405 NE 212 Central Way	3/1/12
Dawn Mertens		18020 NE 103rd Ct Redmond, WA 98052	3/1/12
Karen Anderson		4420 416th PL NE 98007	3/1/12
Michael Hayes		14517 127th Ln NE	3/1/12
Dawn Cathy Pool		1545 20th PL 1055 3rd St Kirkland	3/1/12
Jenny Callers		11713 NE 141st PL	3/1/12
Nicole Sheldon		6333 Lake Wash. Blvd	3/1/12
HAL BARBER		733 Lake St S #204	3/1/12

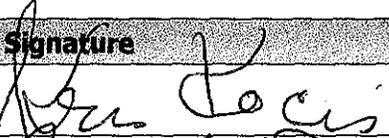
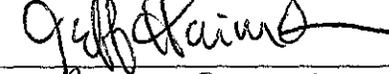
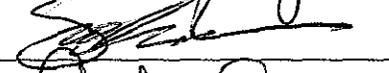
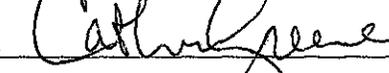
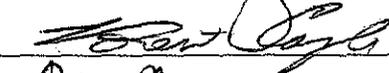
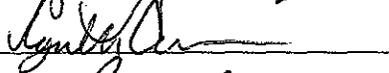
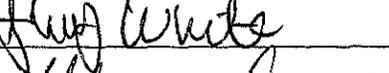
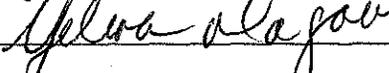
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Printed Name	Signature	Address	Date
JESSICA BECK	<i>Jessica Beck</i>	10108 NE 68 th ST. #2 KIRKLAND, WA ⁹⁸⁰³³	3-1-12
EMANUEL COOPER	<i>[Signature]</i>	9840 NE 128 th ST. Kirkland ⁹⁸⁰³⁴	3-1-2012
Debbie McKee	<i>[Signature]</i>	4627 LK WASH BLVD NE KIRK ⁹⁸⁰³³	3-1-2012
Debbie Ingram	<i>[Signature]</i>	122 Kirkland. Ave. Kirkland ⁹⁸⁰³³	3-1-2012
TED JAKALA	<i>Ted Jakala</i>	10108 NE 68 th STR. #4, KIRKLAND, WA ⁹⁸⁰³³	3-1-2012
KURT CORNILLE	<i>[Signature]</i>	12832 NE 70 th PL Kirkland	3/1/2012
Mary Pope	<i>Mary Pope</i>	7 Bridlewood Circle, Kirkland ⁹⁸⁰³³	3/4/12
Kym Shelley	<i>Kym Shelley</i>	12311 NE 73 PL Kirkland ⁹⁸⁰³³	3/4/12
CAROL JAKE WAKE	<i>Carol Jake Wake</i>	12019 NE 73 PL Kirkland	3/4/12
ROB LAK	<i>[Signature]</i>	" " " "	3/4/12
SN CORDOVA	<i>[Signature]</i>	6918-117 th DR NE KIRK	3/4/12

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Printed Name	Signature	Address	Date
KRIS KOCIS		6401 Lk Wash Blvd NE	3-3-12
ROBIN HERBERGER		6401 Lake Wash Blvd NE #403	3-3-12
JEFF HEIMAN		6401 Lake Wash Blvd NE #203	3-3-12
ROBB OWSEY		6401 Lake Wash Blvd #204	3-3-12
Said Amush		6401 Lake Washington Blvd Apt 207	3-3-12
Catherine Greene		6401 Lake Wash Blvd Apt 205	3-3-12
Brent Coyle		6401 LAKE WASH. BLVD NE #307	3-3-12
Cynthia Conner		6401 LK WA BLVD. NE # 307	3/3/12
Mo. Manuchehri		6401 Lake Wash Blvd #303	3/3/12
Orlby White		6401 LK WA Blvd NE #402	3/3/12
Yelena Dagaev		6401 LK WA Blvd NE #301	3/3/12

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Printed Name	Signature	Address	Date
Norman Lozovsky	<i>Norman Lozovsky</i>	6401 Lake Wash Blvd NE #308	3/3/2012
Janet Lozovsky	<i>Janet Lozovsky</i>	6401 Lake Wash Blvd NE #308	3/3/12
Dawn Kennedy	<i>Dawn Kennedy</i>	6401 Lake WA Blvd NE #405	3/3/12
Sally Watchie	<i>Sally Watchie</i>	6401 Lake WA Blvd NE #309	3/3/12
Haili Chen	<i>Haili Chen</i>	6401 LA WA Blvd NE #306	3/3/12
Dori Thompson	<i>Dori Thompson</i>	6401 LA WA Blvd NE #407	3/3/12
Brian Egan	<i>Brian Egan</i>	6401 LK WA Blvd NE #200	3/4/12
Oliver Tichy	<i>Oliver Tichy</i>	6401 LK WA Blvd NE #302	3/4/12
Nancy Robbins	<i>Nancy Robbins</i>	6401 Lake Washington Blvd NE #404	3/04/12
Kris Whitely	<i>Kris Whitely</i>	6401 Lake Washington Blvd NE #400	3-6-12
Catherine M. Herberger	<i>CATHERINE M. HERBERGER</i>	6401 Lake Washington Blvd NE #400	3-8-12

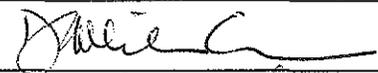
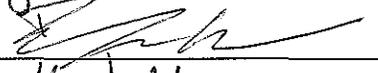
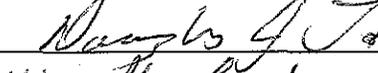
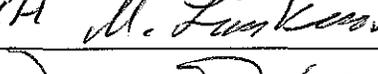
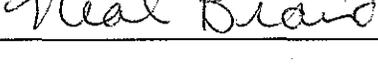
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Printed Name	Signature	Address	Date
RICK LAVALLEY		210 MAIN ST # 242	3/6/12

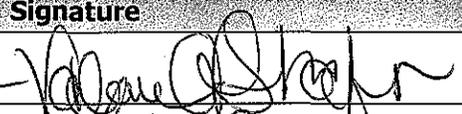
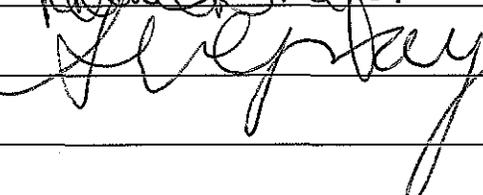
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Printed Name	Signature	Address	Date
DEBBIE LORDOVA		6918-117 th Dr NE Kirkland	3.4.12
Judy Brookaw		12831 N.E. 61 st Kirkland	3-4-12
William R. Brokaw		12831 NE 61 st "	3-4-12
Siothoun Rusk		7502 117 th ave ne Kirk WA	3/4/12
Ben Nelson		11914 NE 67 th PL, 98033	3/4/12
KRISTI WALKER		12610 NE 68 th PL 98033	3-4-12
Doug Love		7823 126 th AV, NE 98033	3-4-2012
Michael LANKEROVICH		6515-127 Ln. NE 98033	3-4-2012
DAVID BERKEY		7518-128 th PL NE 98033	3-4-12
David Barnett		7004 122 nd ave NE 98033	3-4-12
Neal Brand		12256 NE 73 rd ST 98033	3-4-12

Kirkland Resident's Petition to Restrict Unlimited Residential Density

Petition summary and background	The City of Kirkland is in the process of considering changes to certain Zoning Regulations (BN) which currently allows for new construction of <u>UNLIMITED RESIDENTIAL DENSITY TO EXIST IN OR ADJACENT TO KIRKLAND'S RESIDENTIAL NEIGHBORHOODS.</u>
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to <u>DISALLOW ANY ZONING REGULATIONS PROVIDING FOR UNLIMITED RESIDENTIAL DENSITY IN KIRKLAND'S RESIDENTIAL NEIGHBORHOODS INCLUDING NEIGHBORHOOD BUSINESS ZONES OR RESIDENTIAL MARKET AREAS.</u>

Printed Name	Signature	Address	Date
VALERIE A. SWARTZ		12618 100th Ln. NE #206	3-5-12
Anita Gray		10108 NE 68th St #13	3-6-12

Kirkland Resident's Petition to Restrict Unlimited Residential Density

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Printed Name	Signature	Address	Date
Lora Pilcher	<i>Lora M Pilcher</i>	101 State St Kirkland	3/4/12
BARBARA PILCHER	<i>Barbara Pilcher</i>	10127 NE 62nd St Kirkland	3/4/12
Glen More	<i>Glen More</i>	10129 NE 62nd St	3/5/12
Vivian more	<i>Vivian More</i>	10129 NE 62 St. Kirkland	3/5/12

The Petition

The city of Kirkland is in the process of considering changes to certain Zoning Regulations (BN) which currently allows for new construction of UNLIMITED RESIDENTIAL DENSITY TO EXIST IN OR ADJACENT TO KIRKLAND'S RESIDENTIAL NEIGHBORHOODS.

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1

Name: Charles A. Plicher on Mar 3, 2012

Comments:

2

Name: Angelique Reiss on Mar 3, 2012

Comments: Kirkland already has the highest density on the Eastside. Our city should certainly not allow more density than King County would allow, on Finn Hill or in any other neighborhood. Please protect the integrity of our neighborhoods and our quality of life.

3

Name: Karen Story on Mar 3, 2012

Comments: Unlimited density is not the way to manage growth - it just makes traffic and other problems worse.

4

Name: Mona Wolf on Mar 3, 2012

Comments: I support this petition

5

Name: Donna Davidson on Mar 3, 2012

Comments:

6

Name: *Anonymous* on Mar 3, 2012

Comments:

7

Name: Mary Berg on Mar 3, 2012

Comments:

8

Name: Willis Pete Veazey on Mar 3, 2012

Comments:

9

Name: Paula_veazey@comcast.net on Mar 3, 2012

Comments:

10

Name: Kate Prinsloo on Mar 3, 2012

Comments:

11

Name: Karen Levenson on Mar 3, 2012

Comments: Densities being proposed for some of these projects are more than 50% higher than most downtown densities. If folks wanted to live in a high intensity area they would have chosen CBD or the areas planned for high intensity.

Allowing high intensity on parcels planned for very small buildings and low intensity would be irresponsible of the commission and council and will just drag out this process and make it MORE COSTLY.

The established neighborhoods have Comprehensive Plans approved by Growth Management Board. The zoning must be written to avoid having profit seeking developers prey on neighborhoods by building monster sized boxes with hundreds tiny dwellings....some with nearly no windows and facing the shady side of the building. How is this "a very small 'Residential Market' to provide goods and services to the neighbors?"

While there are those who enjoy the "bustle" of living downtown, the low/med density neighborhoods have residents who choose areas of less stress and intensity. I believe that the detrimental effects of higher density are well documented... Poorer mental and physical health, extreme loss of privacy and feeling unable to unwind, lowered ability to achieve academically (likely because of all the distractions), greater likelihood of aberrant behavior.

Those that moved to low/med density areas selected out of downtown life as they believed their well-being was better suited to lower intensity areas. They have protected the character and intensity of their areas through multiple Ordinances (strongest city laws). Please listen to the petition signers and all who have contacted the city opposing these horrific unintended density increases.

12

Name: Stephanie Lecovin on Mar 3, 2012

Comments:

13

Name: Susan Teague on Mar 3, 2012

Comments:

14

Name: Helen Roller on Mar 3, 2012

Comments: Please be reasonable and revise the current unlimited capacity laws for commercial zones. We need to maintain Kirkland as the desirable smaller city that it is, while it still has any character left!

15

Name: Martin Heilstedt on Mar 3, 2012

Comments: Unlimited residential density is bad policy and bad for the long term health of Kirkland as a livable community.

16

Name: Anonymous on Mar 3, 2012

Comments:

17

Name: Anonymous on Mar 3, 2012

Comments: Kirkland is already too crowded. It's long past time for the Council to start thinking about the needs of the citizens, rather than the greed of the developers.

18

Name: Priscilla Wageman on Mar 3, 2012

Comments:

19

Name: Anonymous on Mar 3, 2012
Comments:

20

Name: Anonymous on Mar 3, 2012
Comments:

21

Name: Thomas Norwood on Mar 3, 2012
Comments:

22

Name: Carol Davidek-Waller on Mar 3, 2012
Comments: A common sense fix.

23

Name: Barbara Hughes on Mar 3, 2012
Comments:

24

Name: Dione Godfrey on Mar 3, 2012
Comments: My home is directly across the street from this project. The impact of this density and number of cars will profoundly effect my lifestyle, ability to resell my home and the beauty of Lake Washington Blvd and Lake Street.

25

Name: Susan Thornes on Mar 3, 2012
Comments: If the city leaders can't understand the importance of limiting density in our neighborhoods, then we need new leaders.

26

Name: Marianne Griffith on Mar 3, 2012
Comments: This zoning i dea is terrible. We in the new annexation area were always concerned about this kind of activity- and thats why I voted no. I made a choice to live where I live, and Kirkland should not have the right to abruptly change our neighborhood lifestyle.

27

Name: Anonymous on Mar 3, 2012
Comments: This unlimited residential is a terrible idea and destroys existing neighborhoods. The King County Zoning worked just fine. I live in an annexation area completely oppose this idea.

28

Name: Essie Swanson on Mar 3, 2012
Comments:

29

Name: Gary Hattal on Mar 3, 2012
Comments:

30

Name: Anonymous on Mar 3, 2012
Comments: unlimited residential density in this BN zone is out of character with the neighborhood. 'Neighborhood Business' should be developed to serve the 'neighborhood' (not the developer)

31

Name: Gary Selke on Mar 3, 2012

Comments: In addition to this property being too dense, we should also come together as a community to stop the housing project at the South Kirkland Park and ride (Imagine Housing, a nonprofit affordable housing developer active on the Eastside). Kirkland is slowly being destroyed!

32

Name: Jason Dodson on Mar 3, 2012

Comments:

33

Name: *Anonymous* on Mar 4, 2012

Comments:

34

Name: Mayuna Shah on Mar 4, 2012

Comments:

35

Name: Maureen Kelly on Mar 4, 2012

Comments:

36

Name: *Anonymous* on Mar 4, 2012

Comments: This proposal goes against everything that has been established for this area over the past 30 years. I am amazed that it is even being given serious thought by the planning commission.

37

Name: Norman & Suzanne Metcalfe on Mar 4, 2012

Comments: Way too much density!

38

Name: Jim Hughes on Mar 4, 2012

Comments:

39

Name: Heather Bradford on Mar 4, 2012

Comments:

40

Name: Linda Carrigan on Mar 4, 2012

Comments: I've lived in Kirkland for over 28 years. I've walked along the waterfront for years. It is so congested these days. I find it not as enjoyable anymore. And there is so much crime. While walking today a gal stopped her car at the stop sign. She screamed over to me that the guy in the car behind her was a pimp. And he did something to her while she was walking. I've had more strange guys come up to me while I'm walking. Some new guy last week. I've seen obvious drug deals going on in plain site. You are only asking for more of this by adding that many more people into the area. This type of person loves crowds because they can hide easier. You are only asking for trouble. Concerned condo owner of Kirkland....

41

Name: Colleen Hines on Mar 4, 2012

Comments:

42

Name: Andrea Braund on Mar 4, 2012

Comments: Bad Ideal

43

Name: Jim Teague on Mar 4, 2012

Comments:

44

Name: Joyce Hardy on Mar 4, 2012

Comments: Please reduce the unlimited number of units.

45

Name: Melany Greenberg on Mar 4, 2012

Comments:

46

Name: Dr. Cynthia Morrow-Hattal on Mar 4, 2012

Comments:

47

Name: Joe & Lynn Drazich on Mar 4, 2012

Comments: Please advise us of any public meetings on this subject. TU, Joe Drazich

48

Name: Kenneth R Gustin on Mar 4, 2012

Comments:

49

Name: Zita Gustin on Mar 4, 2012

Comments:

50

Name: Richard Chan on Mar 4, 2012

Comments:

51

Name: Claudi Wilson on Mar 4, 2012

Comments:

52

Name: Charles Greene on Mar 4, 2012

Comments: I strongly oppose Unlimited Density in Residential Zones in Kirkland neighborhoods.

53

Name: Gail Cottle on Mar 4, 2012

Comments: This proposed change to Zoning must not be approved. Our streets cannot handle the impact of unlimited density and over-development of our residential, business, and market communities. The traffic today cannot handle what has already be done. City council need to take a firm stand and tighten the current zoning regulations rather than allowing any changes that would further impact our streets and public services.

54

Name: Ruth Norwood on Mar 4, 2012

Comments:

55

Name: Jerry Forell on Mar 4, 2012

Comments: Limit MF density to no more than 16/acre.

56

Name: Larry Granston on Mar 4, 2012

Comments:

57

Name: Rod Roadifer on Mar 4, 2012

Comments:

58

Name: Jan Granston on Mar 4, 2012

Comments:

59

Name: Catherine Ferrera on Mar 4, 2012

Comments:

60

Name: Barry Bloch on Mar 4, 2012

Comments:

61

Name: *Anonymous* on Mar 4, 2012

Comments: Please preserve the community that we all moved here to enjoy.

62

Name: Debbie Halvorson on Mar 4, 2012

Comments:

63

Name: Linda L. Fairweather on Mar 4, 2012

Comments:

64

Name: Steve Harris on Mar 4, 2012

Comments: Lake Wash. Blvd is very congested now during peak drive times. This is out of proportion to the neighborhood

65

Name: Cynthia Smith on Mar 4, 2012

Comments: Kirkland's zoning codes, the issuance of building permits, and the enforcement of codes by the city are often inconsistent with the comprehensive plan. The city needs to take action to create a consistent set of codes that align with the comprehensive plan. Further, their conduct of permitting and enforcement should align with the codes and plan.

66

Name: Nancy Gode on Mar 4, 2012

Comments: Rational solution to density and travel issues!

67

Name: Mark & Betty Taylor on Mar 4, 2012

Comments: As Kirkland residents we believe it is essential to prevent high-density developments that are incompatible with their immediate neighborhoods. Neighborhood business zones MUST adhere to similar residential density limits as their surrounding residential neighborhoods.

68

Name: Hugh Levenson on Mar 4, 2012

Comments: SIZE, SCALE, DENSITY, COMPATIBILITY with the surrounding single family homes and low intensity condos, REQUIRED COMMON SPACE 200 sq ft per unit

All are still not being adequately addressed by planning commission and it is your charge to use these tools to fully implement the Comprehensive Plan decisions of the past 16 yrs that define a Very Small Building and Lowest Intensity commercial use "Residential Market." Please take the work ahead seriously. Limiting density is essential and most of the other issues become mostly resolved when you do that.

69

Name: Anonymous on Mar 4, 2012

Comments: It is terrible for legislators to ruin a beautiful town so that they can benefit from additional property taxes. This is an extremely irresponsible project and should not be passed. Lake Street already suffers from traffic congestion. How does the planning committee plan to increase infrastructure to accommodate these additional residents/cars?

70

Name: Virginia P. DeForest on Mar 4, 2012

Comments: It is not reasonable to allow large buildings and high density development in residential neighborhoods.

71

Name: Jill Brooks Stinogel on Mar 4, 2012

Comments: I am glad this has been discovered, but dismayed at what may be happening already in Kirkland. This is not a case of nimby, but commonsense limits to keep our communities liveable. Thank you.

72

Name: Sydne Rataushk on Mar 4, 2012

Comments:

73

Name: Astrid M. Traff on Mar 4, 2012

Comments: Totally against this.

74

Name: David Swanson on Mar 4, 2012

Comments:

75

Name: Heather Montpas on Mar 4, 2012

Comments:

76

Name: Laura Loomis on Mar 4, 2012

Comments: Please put a cap on density for Commercial Property located in Neighborhoods that matches the density of the surrounding neighborhoods.

77

Name: Rich Bergdahl on Mar 4, 2012

Comments:

78

Name: Charles Loomis on Mar 4, 2012

Comments:

79

Name: Santiago Ramos on Mar 4, 2012

Comments:

80

Name: Alan F Nelson on Mar 4, 2012

Comments: President - Kingsgate V Homeowners Association

81

Name: Monica Figueroa on Mar 4, 2012

Comments:

82

Name: Kathy Iverson on Mar 4, 2012

Comments:

83

Name: Heidi Donovan on Mar 4, 2012

Comments:

84

Name: Jennifer Loy on Mar 4, 2012

Comments:

85

Name: *Anonymous* on Mar 4, 2012

Comments:

86

Name: As An Individual, And As HOA President on Mar 4, 2012

Comments: On behalf of our HOA Board and the homeowners association we strongly oppose unlimited or incompatible densities being dumped into neighborhoods or next to them. Giant apartment buildings with unlimited tiny units are not "Neighborhood Businesses." All the other cites seem to have density caps on this type of commercial zone. these run from 8 units per acre to 18. How are we missing the meaning of the words, Neighborhood Business?

87

Name: Joan Loveless on Mar 4, 2012

Comments:

88

Name: Eunice Chaffey on Mar 4, 2012

Comments: I don't believe there should be unlimited residential density in Kirkland's residential neighborhoods.

89

Name: Charlotte Kanemori on Mar 4, 2012

Comments:

90

Name: Matt Peterson on Mar 4, 2012

Comments:

91

Name: Steven Dunn on Mar 4, 2012

Comments:

92

Name: Rboert Forgrave on Mar 4, 2012

Comments:

93

Name: Paul Nelson on Mar 4, 2012

Comments:

94

Name: Christian T. Brattien on Mar 4, 2012

Comments: This is not the type of residential developement that enhances our city scape.

95

Name: Carol Leibbrand on Mar 4, 2012

Comments: I am very opposed to unlimited residential density!

96

Name: Bradford Leibbrand on Mar 4, 2012

Comments:

97

Name: Christine Leibbrand on Mar 4, 2012

Comments:

98

Name: Michelle Leibbrand on Mar 4, 2012

Comments:

99

Name: Lee Obrzut/Dan Ling on Mar 4, 2012

Comments:

100

Name: Myra Vargas on Mar 4, 2012

Comments: It is critical that the city retain the power to limit density next to or near residential areas. Also to keep the traffic moving easily.

101

Name: Darrel Spayth on Mar 4, 2012

Comments:

102

Name: Oldrich Tichy on Mar 4, 2012

Comments:

103

Name: Theodore Garman on Mar 4, 2012

Comments:

104

Name: Sharon Plotkin on Mar 5, 2012

Comments: Quality of life in Kirkland depends on smart and responsible city planning.

105

Name: Cynthia Nuebel on Mar 5, 2012

Comments:

106

Name: *Anonymous* on Mar 5, 2012

Comments:

107

Name: Sofia Celic-Li on Mar 5, 2012

Comments:

108

Name: Lisa Izutsu on Mar 5, 2012

Comments:

109

Name: Patricia D Rogers on Mar 5, 2012

Comments: I am hereby petitioning the City of Kirkland to reduce density limits and reduce lot coverage from 40%-60% on zoning regulation designated BN. Properties should be individually and not in conjunction with other or adjacent parcels. A design review should be necessary to determine appropriate architectural style, size of building, materials and neighborhood consequence.

110

Name: Deanna Wheeler on Mar 5, 2012

Comments:

111

Name: Veri Wheeler on Mar 5, 2012

Comments:

112

Name: John W Rogers on Mar 5, 2012

Comments: This density is far too great for the surrounding residential area. There may be an area where this is appropriate, but this is clearly incongruent.

113

Name: Katie J Davidson on Mar 5, 2012

Comments: By signing this petition I am requesting that the Planning Commission please review the BN designation for the Potala project. Allowing the project to proceed when one building occupies two pieces of land, one leased, looks like a potential problem for buyers down the road. Moreover, this project does not fit in this community of other-zoned homes and apartments.

114

Name: Ravi Khanna on Mar 5, 2012

Comments:

115

Name: Kellie A Rogers on Mar 5, 2012

Comments: I AM OPPOSED TO THE POTALA PROJECT ON THE BASIS THAT THE ZONING OF THIS PARCEL OF LAND IS INAPPROPRIATE AND INCONSISTENT WITH ADJACENT PROPERTIES AND IS INJURIOUS TO SURROUNDING PROPERTIES

116

Name: Ben Garner on Mar 5, 2012

Comments: No Brainer! Stop Potala! This should not a be a decision citizens have to step into stop.

117

Name: James J. Eagan on Mar 5, 2012

Comments:

118

Name: Garrett McGowan on Mar 5, 2012

Comments: While I support high density residential planning over suburban sprawl, there needs to be a more balanced approach than 'unlimited' residential units in commercial zones.

119

Name: Tiffany Greene on Mar 5, 2012

Comments:

120

Name: Kenneth Lin on Mar 5, 2012

Comments:

121

Name: Bonnie Berry on Mar 5, 2012

Comments: Please review this matter and establish reasonable unit caps for commercial property in residential neighborhoods or adjacent to residential neighborhoods

122

Name: Sandra Andersen on Mar 5, 2012

Comments: There should be definite restrictions in the density allowed in any residential neighborhood including neighborhood business zones or residential market areas. The proposal for a high density apartment house in the Lakeview neighborhood shows the lack of support the city of Kirkland has for the individual property owner.

123

Name: Richard Satre on Mar 5, 2012

Comments: The planned development scale is inappropriate for this neighborhood, or anywhere else in Kirkland

124

Name: Kenneth Dwight Krossa on Mar 5, 2012

Comments:

125

Name: Jacqueline Dern on Mar 5, 2012

Comments:

126

Name: John Harper on Mar 5, 2012

Comments:

127

Name: Rebecca Hirt on Mar 5, 2012

Comments:

128

Name: Lynn B. Mares on Mar 5, 2012

Comments:

129

Name: Michael J Phillips on Mar 5, 2012

Comments: Please listen to us. We are concerned citizens.

130

Name: Chantelle Phillips on Mar 5, 2012

Comments: No unlimited density!!!

131

Name: Barbara Knapp on Mar 5, 2012

Comments:

132

Name: Tawny McLeod on Mar 5, 2012

Comments:

133

Name: Nanette Bergdahl on Mar 5, 2012

Comments:

134

Name: Rich Bergdahl on Mar 5, 2012

Comments:

135

Name: Shannon McCullough on Mar 5, 2012

Comments:

136

Name: Marvin H. Scott on Mar 5, 2012

Comments: Stop trying to cram so many people into little spaces, especially in what should be neighborhoods

137

Name: Sharon J Nelson on Mar 5, 2012

Comments:

138

Name: Arlyn P Nelson on Mar 5, 2012

Comments:

139

Name: Gloria E. Largent on Mar 5, 2012

Comments:

140

Name: Casey Sibert on Mar 5, 2012

Comments:

141

Name: Barbara Canterbury on Mar 5, 2012

Comments:

142

Name: Barry D. Gustafson on Mar 5, 2012

Comments:

143

Name: Nancy Griswold on Mar 5, 2012

Comments: The proposed density of Portola will have a significant negative impact to quality of life in Kirkland on several levels. As a resident who lives near this site, I am deeply concerned about the increase of vehicle and pedestrian traffic in the area. As it is, I have waited for more than 10 minutes at a time to safely drive out of my condo to avoid cars, walkers, joggers & cyclists. Please ensure a positive future in Kirkland by modifying the scope and scale of the project.

144

Name: Anonymous on Mar 5, 2012

Comments:

145

Name: Thomas D. Gant on Mar 5, 2012

Comments: Similar issues along Juanita Dr near Goat Hill.

146

Name: Judy Gee on Mar 5, 2012

Comments:

147

Name: Judy Gee on Mar 5, 2012

Comments:

148

Name: Rochelle Nelson on Mar 5, 2012

Comments: Please preserve Kirkland's quality of life by disallowing these zoning regulations. Congestion is already maxed out on Lake Washington Blvd and most other main arterials.

149

Name: Christopher Hall on Mar 5, 2012

Comments:

150

Name: Kara Weinand on Mar 5, 2012

Comments:

151

Name: Doris Cosley on Mar 5, 2012

Comments:

152

Name: Laurie Hope on Mar 5, 2012

Comments:

153

Name: Kathleen Dier on Mar 5, 2012

Comments:

154

Name: Daniel Martinec on Mar 5, 2012

Comments: Dear city officials, I was quite disturbed when I found out about the possibility of building such an unbecoming project as the Potala Village in my neighborhood. If this project is approved, downtown Kirkland will lose much of its beauty and uniqueness. The quality of living will go down for all of us living here or just visiting. No matter how nature friendly the project is presented on its website, the massive rise of the density in the area will have many consequences. There will be more traffic which will make it less attractive to be around and do activities such as running, walking, and biking. I am afraid that it is worse than just having this inappropriate building in my neighborhood. Allowing such a construction might open door for shifting the character of the downtown Kirkland from a scenic little town to a business center. Of all the people I talked about this none would want that. There is many business centers around such as in Bellevue, Redmond and Seattle. I hope you will use your senses and power to protect the beauty and uniqueness of Kirkland which could never be retrieved if lost by allowing here an unfitting project as the Potala Village. Sincerely, --Daniel Martinec 5535 Lk Wa Blvd NE #205, 98033 Kirkland, cell phone # (425)533-5911

155

Name: Steven Corey on Mar 5, 2012

Comments: This will be a traffic nightmare.

156

Name: Anonymous on Mar 5, 2012

Comments:

157

Name: Glen W. Holden on Mar 5, 2012

Comments:

158

Name: Elizabeth Szabo on Mar 5, 2012

Comments: While I realize that Kirkland desires increased tax revenues, and desires to increase business opportunities, I strongly oppose very high density building in areas approximating residential neighborhoods. There are significant access and infrastructure limitations that likely would require large costs to mitigate, and the overall effect on our communities due to a huge increase in population and automobiles will have a detrimental effect on the quality of life in Kirkland. Try to drive through Redmond nowadays (which is not limited by the lake, as Kirkland is) and then try to envision Kirkland with similar traffic demands. I plead with the council to represent the citizens of Kirkland rather than business interests. We elect our representatives in the hopes that they will work for the people of our town, and not be influenced by corporations and moneyed lobbyists.

PLEASE allow Kirkland to remain our TOWN. Thanks.

159

Name: Anne Gauthier on Mar 5, 2012

Comments: I oppose Unlimited Density!!!! Keep our city quaint and small.

160

Name: Robert Michael Stinogel on Mar 5, 2012

Comments:

161

Name: Joan Lindell on Mar 5, 2012

Comments:

162

Name: William Gauthier on Mar 5, 2012

Comments: appropriate growth

163

Name: Valerie Burmester on Mar 5, 2012

Comments:

164

Name: Michael Gauthier on Mar 5, 2012

Comments:

165

Name: Chuck Mitchell on Mar 5, 2012

Comments: Growth along the water front needs to be handled in a responsible manner.

166

Name: Deb Oroszian on Mar 5, 2012

Comments:

167

Name: Bruce Pym on Mar 5, 2012

Comments: The Potlatch location is simply not appropriate for large commercial or multi-family residential facilities. Please fix the zoning!

168

Name: Maria Antuzzi on Mar 5, 2012

Comments:

169

Name: Linda M. Donlin on Mar 5, 2012

Comments: I do not think I even need to comment as to why this should not happen.

170

Name: Linda M. Donlin on Mar 5, 2012

Comments: Pretty obvious why I am signing this petition.

171

Name: Heike Grodecki on Mar 5, 2012

Comments:

172

Name: Jack & Christy Arndt on Mar 5, 2012

Comments: This project is way out of line for the scope, size and traffic it will create. Lake Washington Blvd. down to downtown Kirkland is already a traffic congestion issue at peak traffic. Any project put on this site should confirm to the surrounding homes, apartments, condo's in both look and feel of the area and traffic generated must be taken into account.

173

Name: Dirk Mosa on Mar 5, 2012

Comments:

174

Name: Andrea Mosa on Mar 5, 2012

Comments:

175

Name: George E. Lamb on Mar 5, 2012

Comments: The traffic study says that the development will cause "intolerable delays" on Lake Street. Is this what the council wants?

176

Name: Kathy LePenske on Mar 5, 2012

Comments:

177

Name: James Badgley on Mar 5, 2012

Comments:

178

Name: Heidi Bright on Mar 5, 2012

Comments: The Boulevard and Lake View and State Street already back-up to waits to get through Downtown to the West and East of Market neighborhoods over 30-40 minutes to go 2 miles. This is insane!

179

Name: Joan Foster on Mar 5, 2012

Comments:

180

Name: Amber Blomquist on Mar 5, 2012

Comments:

181

Name: Nicholas Blomquist on Mar 5, 2012

Comments:

182

Name: Robert & Phyllis Gemmell on Mar 5, 2012

Comments: Disallow any zoning regulations providing for unlimited residential density in Kirkland's residential neighborhoods including neighborhood business zones or residential market areas.

183

Name: Anonymous on Mar 5, 2012

Comments:

184

Name: Patrick Barthe on Mar 5, 2012

Comments:

185

Name: Patrick Barthe on Mar 5, 2012

Comments:

186

Name: Audrey Style on Mar 5, 2012

Comments:

187

Name: Anonymous on Mar 5, 2012

Comments: Stop allowing unlimited residential density in Kirkland residential neighborhoods!

188

Name: Anonymous on Mar 5, 2012

Comments: Please stop allowing zoning resolutions providing for unlimited density in residential neighborhoods.

189

Name: Gigi Forbes on Mar 5, 2012

Comments: Please revise the density to what is reasonable for the neighborhood.

190

Name: Brenda Freeling on Mar 5, 2012

Comments:

191

Name: Gayle M. Bond on Mar 5, 2012

Comments:

192

Name: Pete Robertson on Mar 5, 2012

Comments:

193

Name: Anonymous on Mar 5, 2012

Comments: Please disallow ANY zoning regulations that provide for unlimited residential density in Kirkland's residential neighborhoods!

194

Name: Stuart Mcleod on Mar 5, 2012

Comments: I support reviewing the density codes for development next to single family residences.

195

Name: Suzanne Scallon on Mar 5, 2012

Comments: I completely agree with this petition. The city needs to get this under control and standardized to 12 units per acre in all areas of Kirkland so this does not happen again!

196

Name: Carol W. Rogers on Mar 5, 2012

Comments: Potlata would be a disaster for Kirkland. The traffic now is horrendous and would be unbelievable if this change in density goes through.

197

Name: *Anonymous* on Mar 5, 2012

Comments:

198

Name: *Anonymous* on Mar 6, 2012

Comments:

199

Name: Patty Tucker on Mar 6, 2012

Comments:

200

Name: Lori Isch on Mar 6, 2012

Comments: I am 100% behind this petition. Residential density has a major factor on our quality of life and value of our residences.

201

Name: Patricia Smith on Mar 6, 2012

Comments:

202

Name: Nancy Bick on Mar 6, 2012

Comments: PLEASE LIMIT RESIDENTIAL DENSITY IN COMMERCIAL DESIGNATIONS TO SAVE OUR PROPERTIES AND OUR SCHOOLS!

203

Name: Nancy Bick on Mar 6, 2012

Comments: PLEASE LIMIT RESIDENTIAL DENSITY IN COMMERCIAL DESIGNATIONS TO SAVE OUR PROPERTIES AND OUR SCHOOLS!

204

Name: Nada Donnelly on Mar 6, 2012

Comments:

205

Name: Bill McNeill on Mar 6, 2012

Comments: I oppose the Portola Village project as being out of scale with the neighborhood. If allowed this high density development will adversely impact traffic flow on already grid-locked Lake Washington Boulevard. The Planning Commission should shelve this in favor of a much lower density development consistent with the neighborhood.

206

Name: Bill McNeill on Mar 6, 2012

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207

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208

Name: Bill McNeill on Mar 6, 2012

Comments: I oppose the Portola Village project as being out of scale with the neighborhood. If allowed this high density development will adversely impact traffic flow on already grid-locked Lake Washington Boulevard. The Planning Commission should shelve this in favor of a much lower density development consistent with the neighborhood.

209

Name: Cindy Springer on Mar 6, 2012

Comments: This zoning is ruining the village character of Kirkland. Please do not allow more condo and apartment structures. Let's remain unique.

210

Name: C Best on Mar 6, 2012

Comments:

211

Name: Mala Virani on Mar 6, 2012

Comments: Please restrict unlimited residential density and apply common sense zoning standards consistent with existing construction in the rest of Kirkland

212

Name: Robert W Larzelere on Mar 6, 2012

Comments:

213

Name: Celia Pym on Mar 6, 2012

Comments:

214

Name: Teresa Anderson on Mar 6, 2012

Comments: Please make zoning make sense and don't allow huge blocky blights in the middle of an attractive neighborhood or business district. Let's make Kirkland a better place to live, shop, and recreate, not a hodge-podge. Thank you for your hard work and consideration on this issue.

215

Name: Jerald Miller on Mar 6, 2012

Comments:

216

Name: Sandy Anderson on Mar 6, 2012

Comments: **Stop the madness**

217

Name: Anne Miller on Mar 6, 2012

Comments:

218

Name: Janice Denney on Mar 6, 2012

Comments: Bob and Audrey Styles have been friends of ours for over 25 years and their property (directly across the street on the water side) is in serious jeopardy if the city of Kirkland changes the zoning. What are they thinking? The City is not thinking about the existing residences plus the traffic would be a detriment to business as well as to the residents. When we visit them, it's very difficult to find parking as it is. dents.

219

Name: Anonymous on Mar 6, 2012

Comments:

220

Name: Anonymous on Mar 6, 2012

Comments: I am strongly Against Unlimited Residential Density to exist in or adjacent to Kirkland's Residential Neighborhoods.

221

Name: Anonymous on Mar 6, 2012

Comments:

222

Name: Anonymous on Mar 6, 2012

Comments:

223

Name: Chris Latta on Mar 6, 2012

Comments:

224

Name: Morton Latta on Mar 6, 2012

Comments:

225

Name: Robert J Bowman on Mar 6, 2012

Comments:

226

Name: Valerie Eliassen on Mar 6, 2012

Comments: I do not agree with more dense residences being added to Kirkland. This degrades the quality and community enjoyed here.

227

Name: Anonymous on Mar 6, 2012

Comments:

228

Name: John And Beth McCaslin on Mar 6, 2012

Comments: This zoning regulation WOULD BE AN ABSOLUTE TRAVESTY to the image, culture, and ultimately, economic health of Kirkland! KIRKLAND IS (AND WILL CONTINUE TO BE) THE "SAUSALITO" OF THE NORTHWEST: a vibrant and energetic upscale ARTS, DINING, AND RETAIL-

BOUTIQUE nucleus of the Eastside, WITH ITS (BY FAR) BEST PUBLIC BEACH ACCESS!
Overcrowding Kirkland's compact downtown area to the point of GRIDLOCK, which Portala PLUS any
of the proposed high-density developments would surely EXACERBATE, would DESTROY the
aforementioned advantages Kirkland enjoys.

229

Name: Marilyn Poskitt on Mar 6, 2012

Comments:

230

Name: Donald Poskitt on Mar 6, 2012

Comments:

231

Name: Brenda Poskitt on Mar 6, 2012

Comments:

232

Name: Debbie Marrs on Mar 6, 2012

Comments:

233

Name: Gloria F Wentzel on Mar 6, 2012

Comments:

234

Name: Dan R. Wentzel on Mar 6, 2012

Comments:

235

Name: Constance L Winter on Mar 6, 2012

Comments:

236

Name: Kathryn Straub on Mar 6, 2012

Comments:

237

Name: Bridgett Amadeck on Mar 6, 2012

Comments:

238

Name: Duston Harvey on Mar 6, 2012

Comments: There's no excuse for this developer-friendly loophole in Kirkland zoning rules and it should be closed immediately.

239

Name: Donna Smith on Mar 6, 2012

Comments: I am against this project in downtown Kirkland

240

Name: James K Anderson on Mar 6, 2012

Comments:

241

Name: Laura Paslay on Mar 6, 2012

Comments:

242

Name: Robert Bienkowski on Mar 6, 2012

Comments:

243

Name: Scott Baker on Mar 6, 2012

Comments:

244

Name: Andy Allred on Mar 6, 2012

Comments:

245

Name: Michael Mayfield on Mar 6, 2012

Comments:

246

Name: Teague Pilcher on Mar 6, 2012

Comments:

247

Name: Kim Pilcher on Mar 6, 2012

Comments:

248

Name: Andrew McAllister on Mar 6, 2012

Comments: I have seen what high density has done to small quite towns before. It becomes a nightmare to even go to the stores for a quick message.

249

Name: Marilyn Carroll on Mar 6, 2012

Comments:

250

Name: Jim Carroll on Mar 6, 2012

Comments:

251

Name: Matt M on Mar 6, 2012

Comments:

252

Name: Kay Plimpton on Mar 6, 2012

Comments: Potlata is much too dense for our neighborhood, wnd will increase the traffic unbelievably!

253

Name: Matt M on Mar 6, 2012

Comments:

254

Name: John Murray on Mar 6, 2012

Comments:

255

Name: Suzanne Grogan on Mar 6, 2012

Comments:

256

Name: Thomas Shilling on Mar 6, 2012

Comments:

257

Name: Beth Billington on Mar 6, 2012

Comments:

258

Name: Joyce Benezra on Mar 7, 2012

Comments: This project would cause traffic problems overwhelming.

259

Name: Ray Benezra on Mar 7, 2012

Comments: I think this is going to cause a huge density problem on Lake Washington Blvd. Traffic is already bad.

260

Name: Laura Polt on Mar 7, 2012

Comments: I am vehemently against changing the zoning laws to unlimited density in Kirkland's residential neighborhoods.

261

Name: Ray Benezra on Mar 7, 2012

Comments: It would add more traffic and congestion to an already terrible situation

262

Name: Charles Telford on Mar 7, 2012

Comments: PLEASE DISALLOW ANY ZONING REGULATIONS PROVIDING FOR UNLIMITED RESIDENTIAL DENSITY IN KIRKLAND'S RESIDENTIAL NEIGHBORHOODS INCLUDING NEIGHBORHOOD BUSINESS ZONES OR RESIDENTIAL MARKET AREAS.

263

Name: Steven Wolf on Mar 7, 2012

Comments:

264

Name: Emily Brooks Staples on Mar 7, 2012

Comments:

265

Name: Debbie Rippeteau on Mar 7, 2012

Comments:

266

Name: Melissa Matkin on Mar 7, 2012

Comments:

267

Name: Beth McCaslin on Mar 7, 2012

Comments:

268

Name: John McCaslin on Mar 7, 2012

Comments: This zoning regulation WOULD BE AN ABSOLUTE TRAVESTY to the image, culture, and ultimately, economic health of Kirkland! KIRKLAND IS (AND WILL CONTINUE TO BE) THE "SAUSALITO" OF THE NORTHWEST: a vibrant and energetic upscale ARTS, DINING, AND RETAIL-

BOUTIQUE nucleus of the Eastside, WITH ITS (BY FAR) BEST PUBLIC BEACH ACCESS!
Overcrowding Kirkland's compact downtown area to the point of GRIDLOCK, which Portala PLUS any of the proposed high-density developments would surely EXACERBATE, would DESTROY the aforementioned advantages Kirkland enjoys.

269

Name: Shauna Miller on Mar 7, 2012

Comments:

270

Name: Maureen Harris on Mar 7, 2012

Comments: Some of our streets don't even look normal anymore example corner of NE 97th St and 124th Ave NE. One house on a lot is replaced by 8. They are facing the back, front and sides of each other. These are expensive homes and they look so unattractive. Go west on NE 97th to the end of the block and you'll see a 6,000 square foot atrocity that doesn't remotely fit in scale with any house around. Continue north on Slater and you see more examples are zoning and planning out of control in this city!!

271

Name: Richard Bready on Mar 7, 2012

Comments: **Controlling appropriate density and usage is what zoning is for. "Unlimited" is not zoning but a failure of government.**

272

Name: Lauren Levenson on Mar 7, 2012

Comments: Stop Unlimited Density in neighborhoods!

273

Name: Nancy Boehme on Mar 7, 2012

Comments: STOP POTALA!

274

Name: GILES LARSEN on Mar 7, 2012

Comments: STOP POTALA!

275

Name: Lisa Mushel on Mar 7, 2012

Comments: Traveling through Kirkland is difficult enough without this additional traffic!

276

Name: Kathryn Grey on Mar 7, 2012

Comments:

277

Name: Ryan Levenson on Mar 7, 2012

Comments:

278

Name: Robert L. Style on Mar 7, 2012

Comments:

279

Name: Christophe Loisey on Mar 7, 2012

Comments:

280

Name: Jan Conrad on Mar 7, 2012

Comments:

281

Name: Jacqueline LePage on Mar 7, 2012

Comments:

282

Name: Shawn Greene on Mar 7, 2012

Comments:

283

Name: Carol Genova on Mar 7, 2012

Comments:

284

Name: Kathleen Dier on Mar 7, 2012

Comments:

285

Name: Delaine Peterson on Mar 7, 2012

Comments:

286

Name: Sebastian Weber on Mar 7, 2012

Comments:

287

Name: Catherine Murphey on Mar 7, 2012

Comments:

288

Name: *Anonymous* on Mar 7, 2012

Comments:

289

Name: Kathy Feek on Mar 7, 2012

Comments: **Need ombudsman board to mediate existing property owners' rights, both in commercial and residential issues**

290

Name: Julia Brewer on Mar 7, 2012

Comments:

291

Name: Julia Brewer on Mar 7, 2012

Comments:

292

Name: Rachel Foster on Mar 7, 2012

Comments: **Unlimited residential density is a huge mistake for Kirkland.**

293

Name: Chelle Nelson on Mar 7, 2012

Comments: **Do not allow unlimited residential density zoning!! It will destroy Kirkland.**

294

Name: Laureen Miki on Mar 7, 2012

Comments: **Preserving Kirklands charm means not allowing careless zoning practices. There should be a cap on density**

295

Name: Karen Todd on Mar 7, 2012

Comments: This development is out of scale for the residential area of Kirkland.

296

Name: Rob Tavis on Mar 7, 2012

Comments:

297

Name: Claire Cahill on Mar 7, 2012

Comments: I own a condo on Lk WA Blvd, and this would add to the traffic, and a smaller scale project would be a better fit into the neighborhood.

298

Name: Anonymous on Mar 7, 2012

Comments:

299

Name: Vicki Kaiser on Mar 7, 2012

Comments: Kirkland council is already considering charging for downtown parking during the day because businesses claim lack of parking deters customers. There is no bigger deterrence than gridlocked traffic--143 apartments with 1.5 cars each will shut down lake washington blvd during rush hour, weekends and most sunny days. Kirkland restaurants and businesses will lose big time and the quality of life will decline. Who wants to walk along the lake and breathe in idling car fumes? The council needs to protect the beauty and uniqueness of Kirkland -- there are plenty of big box, strip mall, car centric communities in the world. If the people of Kirkland desired to live in one of those, we'd live in Renton.

300

Name: Anonymous on Mar 7, 2012

Comments:

301

Name: Carrie Goodrich on Mar 7, 2012

Comments:

302

Name: Bill & Jonell Boyeson on Mar 7, 2012

Comments: **We are saddened to see the city of Kirkland try to undermine our neighborhoods!**

303

Name: Ty Pauls on Mar 7, 2012

Comments:

304

Name: Vafa Voss Fourouhi on Mar 7, 2012

Comments:

305

Name: Timothy Russ on Mar 7, 2012

Comments:

306

Name: GINGER RUSS on Mar 7, 2012

Comments:

307

Name: Troy RUSS on Mar 7, 2012

Comments:

308

Name: Scott Tucker on Mar 7, 2012

Comments: I do not live near a commercial or business zone but I still want this to help preserve the current character of Kirkland

309

Name: Dave Moyer on Mar 7, 2012

Comments: Unlimited density? Is this a serious proposal? It's not a good idea.

310

Name: Anonymous on Mar 7, 2012

Comments:

311

Name: Agustina Reisman on Mar 7, 2012

Comments:

312

Name: Mark Reisman on Mar 7, 2012

Comments:

313

Name: Michael Servais on Mar 7, 2012

Comments:

314

Name: Rodney Vieira on Mar 8, 2012

Comments: I am specifically concerned about the Potala Village project! Traffic is already insane during the Spring, Summer and Fall months. I often walk downtown because its faster than driving due to the bumper to bumper traffic.

315

Name: Vashti Key on Mar 8, 2012

Comments: So happy you are doing this. My son, Peter Powell, has been to all the meetings but I am in Calif.

316

Name: Lyle Dillon on Mar 8, 2012

Comments: This overdevelopment in our community has got to stop. It's all about tax money to the Kirkland council and not about our quality of life in our community. DO NOT ALLOW THIS TO CONTINUE. Thank you.

317

Name: James N. Clapp II on Mar 8, 2012

Comments: Please block this project's path around the zoning limits for our neighborhood. Thank you, James N. Clapp II 1003 Lake St. S # 202 Kirkland, WA 98033

318

Name: Gail M. Griffin on Mar 8, 2012

Comments: I am against the development as planned due to size of project. The traffic and parking on Lake St S is already bad. especially during good weather.

319

Name: Kay Breslin on Mar 8, 2012

Comments:

020

Name: David Banks on Mar 8, 2012

Comments:

The Petition

STICK WITH THE COMPREHENSIVE PLAN AND ADOPTED ORDINANCE 3974

DO NOT ALLOW UNPLANNED, ULTRA-HIGH DENSITY IN RESIDENTIAL MARKET ZONES

There has been a showing of local residents and property owners at several meetings of the Kirkland City Council and at other forums.

At the same time, there are many property owners impacted by the facts below who reside out of town, travel and work out of town, find themselves committed to holiday weeks and preparation, or otherwise unable to attend the numerous meetings of Kirkland City Council, Kirkland Planning Commission, Houghton Community Council or any/all of the neighborhood meetings.

For that reason, the petition below is being submitted to convey interest, input and participation in the matter listed below.

All Councils, Commissions and Neighborhood groups are asked to consider the signatures below as if the attendees were able to be present on the meeting dates upcoming where the subject matter is Potlatch Village, Zoning, Comprehensive Plan, Ordinances, Development Regulations, Shoreline Development Permit, SEPA, Building Permit, Interim Moratorium, or any other topics that may be raised regarding any development proposed for the Southeast Corner of Lake St S/Lake Washington Boulevard and 10th Ave S, as designated by parcel numbers 0825059233, 9354900220 and 9354900240, and,

Whereas, in 1977 most of the properties abutting Lake Washington Boulevard and Lake Street South were rezoned downwards, often from a density of 24 units per acre to 12 units per acre, and,

Whereas, those properties already developed to a higher density were allowed to remain but became legally non-conforming with the difficulties and challenges that this designation imposes, and,

Whereas, the city's action of 1977 was unpopular with many who felt they lost their right to develop property at a higher density, and the city and citizens spent two years in a lawsuit, and,

Whereas, Potlatch Village, a very high density apartment building with a few offices and parking at ground level (and below) is being proposed on a parcel within the downzoned area at a density of approximately 116 residential units per acre (at 10 times the allowed density), and,

Whereas, the property at the southeast corner of Lake St S/Lake Washington Blvd and 10th Ave S is clearly identified, and circled on the Commercial Land Use Map of Kirkland (LU-2) and the text on that map clearly states "10th Ave S./Lake Washington Blvd. Residential Market," and,

Whereas, Residential Market is defined in the Comprehensive Plan as "A residential market is an individual store or very small, mixed-use building/center focused on local pedestrian traffic. Residential scale and design are critical to integrate these uses into the residential area," and,

Whereas, uses allowed in Residential Market - Commercial areas are stipulated, "Uses may include corner grocery stores, small service businesses (social service outlets, daycares), laundromats, and small coffee shops or community gathering places." and,

Whereas, residential or housing is specifically identified as a use in four of the six types of commercial land use, but NOT included as a use in Residential Market - Commercial lands, and,

Whereas, we believe that applying a commonly accepted statutory rule of construction, the omission of reference to housing or residential dwellings in two of the four Commercial Use descriptions would indicate that housing is NOT an approved use for those two zones, and

Whereas, if housing were to be provided for in the proposed Potala Project, it is restricted to no more than 12 units per acre as described in text highlighted and given as part of Presubmittal Materials to the Applicant (on file with City of Kirkland) wherein the Mossbay Neighborhood Chapter of the Comprehensive Plan states, "Lands on the east side of Lake Washington Boulevard, south of 7th Avenue South and west of the midblock between First and Second Streets South, are also appropriate for multifamily uses at a density of 12 dwelling units per acre. This designation is consistent with permitted densities to the north and south along Lake Washington Boulevard." and,

Whereas, additional text from Moss Bay Neighborhood Chapter of Comprehensive Plan is listed as PRE09-00072 Material Given to Applicant and that highlighted paragraph states "Most of the land on the east side of Lake Street South appears to be unsuitable for commercial use because of steep slope conditions, as well as problems concerning vehicular ingress and egress. The southeast quadrant of the 10th Street South and Lake Street intersection, however, is developed with a market which serves as a convenience to the surrounding residences. Limited commercial use of this location, therefore, should be allowed to remain." and,

Whereas, State EPA review provides for proposed projects to be reviewed for consistency with the adopted Comprehensive Plan, and,

Whereas, Ordinances are local laws and Ordinance 3974 confirmed a designation of "Residential Market" and confirmed uses for subject property, and provided that administrative actions and decisions must be made in accordance with the Comprehensive Plan, and,

Whereas, the application for a Substantial Development Permit states specifically, "Your application will be evaluated on the basis of the information you provide, the criteria listed in the pertinent sections of the Zoning Code, the Kirkland Comprehensive Plan, other City regulatory ordinances, inspection of the property, as well as testimony and evidence presented through public comments." and,

Whereas, as neighbors and visitors to the neighborhood surrounding 10th Ave S/ Lake Ave S we are very concerned about the environmental and safety impacts to the area; things like increases in traffic and auto emissions (particularly from increased traffic backups), increases in noise, sound, and loss of privacy, increases in safety risk to all who cross the streets on foot or use the boulevard for bicycle or pedestrian travel, increases in risk as 108 cars per hour enter and exit the roadway where vehicular ingress and egress is difficult, increases in spillover parking and reduced supply of parking for current visitors and guests, and,

Whereas, we contend that in contrast to the small scale development contemplated by the Comprehensive Plan, the Potala proposal would create 6,000 square feet of office 143 residential units and hundreds of underground parking for cars that will enter or exit Lake St S at a rate of two per minute during peak pm. Hardly a project one would call "very small" or "limited commercial use," and,

Whereas, the city of Kirkland has adopted the provisions of its Comprehensive Plan as substantive SEPA policies and has adopted the policies of SEPA itself which place a strong emphasis on protecting neighborhood aesthetics and welfare, and,

Whereas, here the aesthetics of the neighborhood would be severely impacted by a structure with the height, bulk and scale of the proposed building, and,

Whereas, the proposal would introduce hundreds of new residents into a very small parcel of land that is ill-equipped to handle them, thus degrading the neighborhood environment, and,

Whereas, the proposed Potala project offends not only the City's Comprehensive Plan but also SEPA's policy statements seeking to protect the character and aesthetic qualities of the built and natural environment, and,

Whereas, a failure to properly apply the Comprehensive Plan "10th Ave S/Lake Washington Blvd. Residential Market" conditions would be inconsistent with Ordinance 3974 (local law) and the requirement that decisions be made consistent with the Comprehensive Plan, and,

Whereas, we contend that the approval of a development providing 116 units per acre in an area that was unfavorably reduced in dwellings down to 12 per acre would constitute inequitable and preferential treatment to one property owner, and,

Therefore, we, the undersigned, object to development on the southeast corner of Lake St S/Lake Washington Blvd / 10th St South in Kirkland in any manner which is not consistent with the Residential Market - Commercial definition as adopted in the Land Use Chapter of the Comprehensive Plan in 1995, then reaffirmed in 2004 by Ordinance 3974. Further, we object to development that includes residential dwelling units, especially if such density exceeds 12 units per acre as specified for properties along Lake Street S and Lake Washington Boulevard south of 7th Ave S. Further, we object to high intensity uses being allowed to replace the planned low intensity uses for this site.

We ask that all elected and appointed officials, and all city staff, fulfill their duty to protect the health, safety and welfare of the citizens of Kirkland. We ask that they do so by supporting the Ordinances and Plans that are designed for orderly (not piecemeal) growth, particularly the Adopted Comprehensive Plan and Ordinance 3974, in this case.

Sign petition

321

Name: Marvin H Scott on Nov 20, 2011

Comments:

322

Name: Susan Thornes on Nov 20, 2011

Comments:

323

Name: Mike Phillips on Nov 20, 2011

Comments: Please be responsible. You have the trust of the voters.

324

Name: Maureen Kelly on Nov 21, 2011

Comments:

325

Name: Shawn Greene on Nov 21, 2011

Comments:

326

Name: Anonymous on Nov 21, 2011

Comments:

327

Name: Carol Satre on Nov 21, 2011

Comments:

328

Name: Christian Bratlien on Nov 21, 2011

Comments:

330

Name: Darlene Shilling on Nov 21, 2011

Comments:

340

Name: Bruce Heckenberg on Nov 21, 2011

Comments: Why have a comprehensive plan if the city council doesn't pay attention to it? We have been thru this several times before. Downtown cannot deal with these mega projects. Areas such as Totem Lake can deal with density as they have access to 405 and other main arteries. It is already impossible to drive down Lake Washington Blvd in the summer as traffic is at a stand still.

341

Name: Frank J. Amato & Susan P. Amato on Nov 21, 2011

Comments: Obviously the proposal is too dense for the area. Water run off is a problem in this area and would be greatly increased as well as previously noted problems.

342

Name: Kay Zatine on Nov 21, 2011

Comments:

343

Name: *Anonymous* on Nov 21, 2011

Comments:

344

Name: *Anonymous* on Nov 21, 2011

Comments:

345

Name: *Anonymous* on Nov 21, 2011

Comments:

346

Name: Laura Loomis on Nov 21, 2011

Comments:

347

Name: *Anonymous* on Nov 21, 2011

Comments:

348

Name: Hugh Levenson on Nov 21, 2011

Comments:

349

Name: Sherry Rodriguez on Nov 21, 2011

Comments: I am not for this project. It is not right for the city of Kirkland. It is not for the betterment of the community.

350

Name: Atis Freimanis on Nov 21, 2011

Comments:

351

Name: Byron on Nov 21, 2011

Comments:

352

Name: Bill McNeill on Nov 21, 2011

Comments:

353

Name: Pamela Goral on Nov 21, 2011

Comments:

354

Name: Kirk And Carol Mathewson on Nov 21, 2011

Comments: Potlata is too much in the wrong place. The city needs to refine this area to within that density and scale projected many years ago.

355

Name: Casey Sibert on Nov 21, 2011

Comments:

356

Name: Nancy A. Silvernale on Nov 21, 2011

Comments: This project is way too big and busy. Please do not allow this to be built.

357

Name: Sharon Riddle on Nov 21, 2011

Comments:

358

Name: Heather Bradford on Nov 21, 2011

Comments:

359

Name: Shirley Miller on Nov 21, 2011

Comments: Please do not approve this, or any similar, high density development. Maintain the current density standards in order to maintain property values.

360

Name: Anonymous on Nov 21, 2011

Comments:

361

Name: Robin Vogel on Nov 21, 2011

Comments:

362

Name: Dick & Nancy Gode on Nov 21, 2011

Comments:

363

Name: Steve Cullen on Nov 21, 2011

Comments:

364

Name: Robert L. Style on Nov 21, 2011

Comments:

365

Name: Robert L. Style on Nov 21, 2011

Comments:

366

Name: Robert L. Style on Nov 21, 2011

367

Name: Mary C. Wilson on Nov 21, 2011

Comments:

368

Name: Lee Obrzut on Nov 21, 2011

Comments:

369

Name: Heidi Green on Nov 21, 2011

Comments: I object to this proposal/plan

370

Name: Frank H Haas on Nov 21, 2011

Comments:

371

Name: Linda Heckenberg on Nov 21, 2011

Comments:

372

Name: Andrea Short on Nov 21, 2011

Comments:

373

Name: Karen Levenson on Nov 21, 2011

Comments:

374

Name: Suzanne Scallon on Nov 21, 2011

Comments: Please stop this madness!

375

Name: Alison Barnes Martin on Nov 21, 2011

Comments:

376

Name: John F Rogers And Patricia D Rogers on Nov 21, 2011

Comments:

377

Name: Anonymous on Nov 21, 2011

Comments: I see on the City website that the structure falls into their guidelines for the permit to be issued. However, a project of this size does not fit with the feeling of the waterfront core and the traffic impact would be significant. Already overcrowding on Lk Wa Blvd is an issue and negatively impacts shops & restaraunts on the Boulevard.

378

Name: Doris Cosley on Nov 21, 2011

Comments: I live 2 condos down from this propsed bldg plan. I can't even imagine what it will do the traffic with 143 cars added. Have you gone outside and checked the bumper to bumper traffic for several hours at a time each late afternoon. Just TRY to get on to the st. as I have to do from my driveway!!!

379

Name: Doris Cosley on Nov 21, 2011

Comments: I live 2 condos down from this propsed bldg plan. I can't even imagine what it will do the traffic with 143 cars added. Have you gone outside and checked the bumper to bumper traffic for several hours at a time each late afternoon. Just TRY to get on to the st. as I have to do from my driveway!!!

380

Name: Randall Cohen on Nov 21, 2011

Comments: City of Kirkland should not have granted a site-specific zoning of unlimited density to favor one site or developer at the expense of the rest of Kirkland residents.

381

Name: M. Joan Maguire on Nov 21, 2011

Comments: I am 81 years old and first moved to Kirkland in 1962. In all my years in Kirkland, I have never seen a project that is as hurtful to Kirkland as Potala Village. Having lived at 6201 Lake Wa. Blvd. for the last 18 years, I am deeply grateful for the life I have here and realize how fragile our environment is. We must all protect the land, water and human factors that make Kirkland so spectacular. Please do everything to prevent Potala Village.

382

Name: Victoria Palmer on Nov 21, 2011

Comments:

383

Name: Jack Danforth on Nov 21, 2011

Comments:

384

Name: Nathan Brooling on Nov 21, 2011

Comments:

385

Name: Steven Corey on Nov 21, 2011

Comments:

386

Name: Richard Trepus on Nov 21, 2011

Comments: I cannot even believe the City of Kirkland preliminarily approved this. Do you think you are exempt from the laws and rules you set for the rest of us folks? Shame on the Council and the staff in the planning department for allowing this to almost get through. This wrecks of corruption. You people owe a higher standard to the taxpayers in this otherwise fine city.

387

Name: Anonymous on Nov 21, 2011

Comments:

388

Name: John Flynn on Nov 21, 2011

Comments: I am amazed that a project of this magnitude has even gotten to this step in the planning process.

389

Name: Steven R. Rich on Nov 21, 2011

Comments: Please maintain adopted Ordinance 3974!

390

Name: Peter S. Robertson on Nov 21, 2011

Comments:

391

Name: Charles A. Pilcher on Nov 21, 2011

Comments:

392

Name: Kathy Feek on Nov 22, 2011

Comments:

393

Name: Mark Miller on Nov 22, 2011

Comments:

394

Name: Barry Bloch on Nov 22, 2011

Comments:

395

Name: Dione Godfrey on Nov 22, 2011

Comments: The Potala village Project just should not happen at all in Kirkland on Lake Street. I live directly across the street and will open my front door to look at this very inferior building besides the ridiculous amount of very small units and a few hundred cars coming out of one driveway as I attempt to drive out myself. It makes no sense that something like this could be built in this very lovely residential neighborhood. I have already been told that I should put my home up for sale right now because if this goes through my property value will diminish significantly. I hope and pray that the city of Kirkland will take this into consideration. It would be a wonderful piece of property for a 12 unit condo. There is nothing on the boulevard or lake street that looks like the Potala plan. It just doesn't belong here or anywhere else in Kirkland. The Everett project is so unattractive and very unsuccessful. Thank you for your consideration. Dione Godfrey

396

Name: Dione Godfrey on Nov 22, 2011

Comments: The Potala village Project just should not happen at all in Kirkland on Lake Street. I live directly across the street and will open my front door to look at this very inferior building besides the ridiculous amount of very small units and a few hundred cars coming out of one driveway as I attempt to drive out myself. It makes no sense that something like this could be built in this very lovely residential neighborhood. I have already been told that I should put my home up for sale right now because if this goes through my property value will diminish significantly. I hope and pray that the city of Kirkland will take this into consideration. It would be a wonderful piece of property for a 12 unit condo. There is nothing on the boulevard or lake street that looks like the Potala plan. It just doesn't belong here or anywhere else in Kirkland. The Everett project is so unattractive and very unsuccessful. Thank you for your consideration. Dione Godfrey

397

Name: Daniel Pepper on Nov 22, 2011

Comments: Really?! What's the point of a comprehensive plan if it can be ignored. Don't ruin our Lake Washington Blvd! Thanks, Daniel Pepper

398

Name: Vivian Morie on Nov 22, 2011

Comments:

399

Name: Vangie Pepper on Nov 22, 2011

Comments:

400

Name: Vivian Morie on Nov 22, 2011

Comments:

401

Name: Vivian Morie on Nov 22, 2011

Comments:

402

Name: Vivian Morie on Nov 22, 2011

Comments:

403

Name: Vivian Morie on Nov 22, 2011

Comments:

404

Name: Vivian Morie on Nov 22, 2011

Comments:

405

Name: Vivian Morie on Nov 22, 2011

Comments:

406

Name: Gigi Forbes on Nov 22, 2011

Comments: Please review and rethink the Potala Plans to a fair and equitable position for the proper zoning it should be.

407

Name: James And Jean Wix on Nov 22, 2011

Comments: Traffic on Lake Washington Blvd is already backed up over a mile from down town Kirkland during high traffic times . Adding an additional 300 + cars to this mix FROM ONE PROPERTY is insanity!

408

Name: Anonymous on Nov 22, 2011

Comments:

409

Name: Stan Handalt on Nov 22, 2011

Comments:

410

Name: Suzan Danforth on Nov 22, 2011

Comments:

411

Name: Nancy Boehme on Nov 22, 2011

Comments: Say No to Potala Village & other High Density buildings outside of the immediate downtown Kirkland area!

412

Name: Harry KALLICK on Nov 22, 2011

Comments: I find the argument against the project very compelling, and consistent with my feelings when I purchased in the area on Lake Washington Blvd

413

Name: Vafa Voss Fourouhi on Nov 22, 2011

Comments:

414

Name: Anonymous on Nov 22, 2011

Comments:

415

Name: Michael Keyes on Nov 22, 2011

Comments:

416

Name: Agustina Reisman on Nov 22, 2011

Comments:

417

Name: Micah Pepper on Nov 22, 2011

Comments:

418

Name: Steven R Wood on Nov 22, 2011

Comments:

419

Name: James K. Anderson on Nov 22, 2011

Comments:

420

Name: Glen W. Holden on Nov 22, 2011

Comments: During rush hour I have walked from Houghton Beach to downtown faster than the cars on the road could drive it.

421

Name: Deborah Miller on Nov 22, 2011

Comments:

422

Name: Rich & Sue Knight on Nov 22, 2011

Comments:

423

Name: Terri Phillips on Nov 22, 2011

Comments:

424

Name: Barbara Groves on Nov 22, 2011

Comments:

425

Name: Gail Powell on Nov 23, 2011

Comments:

426

Name: Amit Fulay on Nov 23, 2011

Comments:

427

Name: Tom Short on Nov 23, 2011

Comments:

428

Name: Marchell Mathes on Nov 23, 2011

Comments:

429

Name: Philipp Schonger on Nov 23, 2011

Comments:

430

Name: *Anonymous* on Nov 23, 2011

Comments:

431

Name: Lisa Pavlovsky on Nov 23, 2011

Comments:

432

Name: *Anonymous* on Nov 23, 2011

Comments:

433

Name: Barry Jepson on Nov 23, 2011

Comments:

434

Name: Barry Jepson on Nov 23, 2011

Comments:

435

Name: Anita Jepson on Nov 23, 2011

Comments:

436

Name: Shannon on Nov 23, 2011

Comments:

437

Name: *Anonymous* on Nov 23, 2011

Comments:

438

Name: Sherri Jaksha on Nov 23, 2011

Comments: I am very against the building of potala village.

439

Name: Nancy Hoppe on Nov 23, 2011

Comments:

440

Name: Dirk Mosa on Nov 23, 2011

Comments:

441

Name: Andrea Mosa on Nov 23, 2011

Comments:

442

Name: Sue Crickmore on Nov 23, 2011

Comments: Absolutely NOT!!!

443

Name: Cary Badger on Nov 23, 2011

Comments: This project needs to be viewed in totality by the City of Kirkland, not strictly by the zoning laws/rules. There are clear precedents where Kirkland has done this in the greater interest of its vibrant neighborhoods. The City needs to represent the collective interest of its citizens, not just the legal position of it's planning dept.

444

Name: Gabriel Miller on Nov 24, 2011

Comments:

445

Name: Amy Mosher on Nov 25, 2011

Comments:

446

Name: Charles Greene on Nov 25, 2011

Comments:

447

Name: Celia A. Pym on Nov 26, 2011

Comments:

448

Name: N. Stewart And Carol Rogers on Nov 26, 2011

How could this possibly have passed the strict restrictions in the comprehensive plan?

449

Name: N. Stewart And Carol Rogers on Nov 26, 2011

Comments: How could this possibly have passed the strict restrictions in the comprehensive plan?!

450

Name: N. Stewart And Carol Rogers on Nov 26, 2011

Comments: How could this possibly have passed the strict restrictions in the comprehensive plan?!

451

Name: N. Stewart And Carol Rogers on Nov 26, 2011

Comments: How could this possibly have passed the strict restrictions in the comprehensive plan?!

452

Name: George Fouch on Nov 26, 2011

Comments: There will be families living there. Is there a place for the children to play? Guest Parking? The city moved the bicycle lane; how will that effect street parking in conjunction with safty for the riders. How will the marathons, races etc held 6/7 times per year be effected?

453

Name: Robert Gemmell on Nov 26, 2011

Comments: **This project should definitely be modified - lower profile and lower density.**

454

Name: Robert & Phyllis Gemmell on Nov 26, 2011

Comments: **This project definitely needs modification - make it lower profile and lower density.**

455

Name: Ellen Yagle on Nov 26, 2011

Comments:

456

Name: Ellen Yagle on Nov 26, 2011

Comments:

457

Name: Dariene Falk on Nov 26, 2011

Comments: I have lived here since around the time when all our properties were rezoned down and we were given disfavored the stays of legally non-conforming... Unable to rebuild to our current density ... Restricted to 12 per acre if we reconstruct or have major repairs. I currently find it impossible to get out of our driveway going left and nearly impossible going right. The traffic studies need to be reviewed for accuracy. They don't seem to reflect actual experience.

458

Name: *Anonymous* on Nov 26, 2011

Comments: My wife, Louise, and I consider this project to be the antithesis of Kirkland's culture and style. Traffic on Lake Washington Blvd NE and Lake Street is intolerable during rush hours. Massive developments like Portola Village should be disallowed throughout the core area surrounding downtown Kirkland until additional access routes serve the downtown core and allow for bypass as well. The current streets are inadequate to provide access. We believe that there should be a development moratorium for new development between Market St and Carilon Point.

459

Name: *Anonymous* on Nov 27, 2011

Comments: The increased density caused by this unit in the Lake Washington Blvd area, will lead to grid lock. Traffic is already reaching unacceptable levels and destroying the feel of Kirkland. Even if access is not on Lake Wa Blvd, residents and guests will use the Lake WA Blvd for access and egress.

460

Name: Liv Grohn on Nov 27, 2011

Comments: The scope of this project does not meet the directives of the city's comprehensive plan. Review should be made of developer's other projects as well as traffic and parking impact on the Boulevard. Thanks.

461

Name: Jack & Christy Amdt on Nov 27, 2011

Comments: We are opposed to the current proposed plan, the project is too large for the area, development does not fit into the surrounding neighbor, will create major traffic problems with a parking garage with 300 spaces, all which will end-up on the blvd. Small businesses in downtown Kirkland will be hurt due to more traffic getting into the city resulting in their customers going elsewhere. Traffic today is a concern compounded with the narrow lanes due to the recent addition of the bike lanes. An accident with the lost of life is a challenge now when driving the blvd. We do not understand why both the council and city planning has allowed this project to get this far down the process. Is there no common sense among the council and planning department? Let's for once do what is right for the citizens of Kirkland and stop this current proposed project.

462

Name: Thomas And Carol Armitage on Nov 27, 2011

Comments:

463

Name: Charles Loomis on Nov 28, 2011

Comments:

464

Name: Julie McAvoy on Nov 28, 2011

Comments:

465

Name: Carol Satre on Nov 29, 2011

Comments:

466

Name: Jim Engle on Nov 29, 2011

Comments: I support this petition

467

Name: Bea Nahon on Nov 29, 2011

Comments: The City, the citizens and the developer have an opportunity during this moratorium to work together to find an amicable solution that is consistent with the Comp Plan. The current site begs to be redeveloped - we can do this in a way that is consistent with the Comp Plan and that benefits all concerned if all parties (City, citizens, developer) work together.

468

Name: Lee Obrzut on Nov 29, 2011
Comments:

469
Name: Daniel Ling on Nov 29, 2011
Comments:

470
Name: *Anonymous* on Nov 30, 2011
Comments:

471
Name: Bruce Pym on Nov 30, 2011
Comments:

472
Name: Wistar Rinearson on Dec 4, 2011
Comments:

473
Name: Richard Satre on Dec 6, 2011
Comments:

474
Name: Mark & Betty Taylor on Dec 8, 2011
Comments: Potola Village concept of high density housing is quite inappropriate for the target location on Lake Washington Blvd. We look forward to a more appropriate development at that location.

475
Name: P. Schulz on Dec 12, 2011
Comments: Let us all remember why we have chosen to live in Kirkland. Help preserve our beautiful lake front/quaint community/minimize noise and traffic impact.

476
Name: Gail Cottle on Dec 12, 2011
Comments: This is too much. The traffic on Lake Street is already choked. Does anyone on the Council live downtown or west of Market to know these added cars will only make matters worse. A no vote please.

477
Name: Lydia Geline on Dec 13, 2011
Comments:

478
Name: Mark Miller on Dec 13, 2011
Comments: **This development will hurt Kirkland, please don't do it.**

479
Name: Lynn Sanborn on Dec 13, 2011
Comments:

480
Name: Richard Chan on Dec 14, 2011
Comments:

481
Name: Vafa Fouroohi on Dec 14, 2011
Comments:

482
Name: Sandy Anderson on Dec 16, 2011
Comments: Let's use common sense. Our road infrastructure cannot support this project.

483

Name: Elaine Loveland on Mar 5, 2012

Comments:

Jeremy McMahan

From: Phillips Michael [mjaphillips@gmail.com]
Sent: Thursday, March 15, 2012 12:46 PM
To: Jay Arnold; Mike Miller; C Ray Allshouse; Byron Katsuyama; George Pressley; Glenn Peterson; Karen Tennyson; tennysonkk@aol.com; Andrew Held; Jon Pascal; Eric Shields; Jeremy McMahan; ktriplett@kirlandwa.gov
Subject: Potala Development

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Commission.

- 1) I appreciate the progress the Planning commission has made to date and you particularly recognize that the recent decision to have four buildings instead of one helps reduce a monster sized building down to a smaller size.
- 2) In spite of the separation of buildings, when calculated on lot size and/or volume size the bulk of the building will still be allowed to be many times that of surrounding properties even if they were fully built out - which they are not... since this is a neighborhood.
- 3) More of the good work of the planning commission is needed prior to going to public hearing since we remain a bit too far away from fulfilling the definitions in the comprehensive plan for very small building, least intense use commercial development, residential market focus and density of 12 units per acre.
- 4) I NEED TO REALLY STRESS NO UNLIMITED DENSITY If you agree that there should not be unlimited density you need to state so and make sure you say it is your number 1 or strongest concern (if it is). The entire area was downzoned including the subject properties and you feel that it is wrong to give back density to just one developer. The properties have previously been evaluated for development and prior developers were limited to 12 units per acre. UNLIMITED DENSITY can provide for an inferior product built as tiny cheap starter units as is witnessed by review of other projects built to this density and with the vast majority of units being the smallest allowable by code.

Sincerely

Mike Phillips

905 Lake Street South,
Unit 103
Kirkland,
WA 98033

Jeremy McMahan

From: Phillips Michael [mjaphillips@gmail.com]
Sent: Wednesday, March 28, 2012 7:32 PM
To: Robin Jenkinson; Kurt Triplett; Eric Shields; Jeremy McMahan; Joan McBride; Penny Sweet; Doreen Marchione; Amy Walen; Dave Asher; Bob Sternoff; Toby Nixon; Jay Arnold; Byron Katsuyama; Glenn Peterson; Jon Pascal; Andrew Held; C Ray Allshouse
Subject: Lake Street

Dear City Officials:

I am writing with respect to the Residential Market / lowest intensity commercial designation as I hope you will thoroughly consider the ingress and egress issues clearly identified as limiting factors in the Comprehensive Plan.

First of all, it is very important to note that in the entire city (new and annexed) there are only two areas identified for this very low intensity use called residential market. Reading the comprehensive plan, and every neighborhood plan, these are specifically identified for this very "limited commercial" due to ingress and egress issues. No other property in the whole city mentions ingress and egress trouble. Just these two sites which are on the same block and both along the Boulevard bounded by the Lake to the west and a mostly residential side street.

The ingress and egress limit to development can only be achieved if both of the following are met.

1) The Land Use Chart needs to be changed regarding allowed businesses for BN. This is just for BN that have been identified as residential market and thus very low intensity. Vehicle-intensive businesses should be specifically noted as not allowed in the BN-Res Mkt for this reason. This is currently accomplished in the Comprehensive Plan, however the Land Use Chart allows things like drive thru businesses (auto intensive) and large churches or schools (also auto intensive).

So that there does not continue to be a conflict between the CP and the zoning, the chart must be better aligned with the plan for this subset of BN properties.

2) The residential density MUST be capped to a reasonable level. You cannot provide for only "limited commercial" or "low intensity" or protect the issues around ingress and egress without a residential density cap. You just cannot hold the line on limited ingress and egress without this cap. This is exactly why all properties along the boulevard had their caps reduced in 1977.

Thank you for taking these two essential steps to address ingress and egress s hese are unique challenges to having any commercial development at the two very unique properties reclassified by Ordinance as Residential Market Use.

Sincerely

Michael and Chantelle Phillips

Jeremy McMahan

From: Chuck Pilcher [chuck@bourlandweb.com]
Sent: Thursday, March 29, 2012 9:08 AM
To: Robin Jenkinson; Kurt Triplett; Eric Shields; Jeremy McMahan; Joan McBride; Penny Sweet; Doreen Marchione; Amy Walen; Dave Asher; Bob Sternoff; Toby Nixon; Jay Arnold; Byron Katsuyama; Glenn Peterson; Jon Pascal; Doreen Marchione; Andrew Held; C Ray Allshouse; Mike Miller
Subject: BN Zoning & Parking

Folks,

As you struggle with appropriate zoning in BN Commercial zones (Residential Market Land Use), please consider the following regarding parking:

The Lake Street BN zone is currently projected to have a 315 stall, 2 story underground parking garage. Do you realize that this will be the second largest parking structure in all of Kirkland, the one at the Library being the largest at 420 vehicles? The one on Lake Street will sit in a completely residential neighborhood immediately adjacent to single family homes. And at least the Library garage has 2 ingress and egress points, both onto arterials much better equipped than Lake Street to handle that volume of cars.

This is entirely the result of allowing unlimited residential density in these BN zones. If this is not the most patently ridiculous zoning mistake in the history of Kirkland, I don't know what is. It's time to acknowledge that mistake and do the right thing while we still have time.

Chuck Pilcher
chuck@bourlandweb.com
206-915-8593

Jeremy McMahan

From: Chuck Pilcher [chuck@bourlandweb.com]
Sent: Friday, March 30, 2012 9:03 PM
To: Robin Jenkinson; Kurt Triplett; Eric Shields; Jeremy McMahan; Joan McBride; Penny Sweet; Doreen Marchione; Amy Walen; Dave Asher; Bob Sternoff; Toby Nixon; Jay Arnold; Byron Katsuyama; Glenn Peterson; Jon Pascal; Doreen Marchione; Andrew Held; C Ray Allshouse; Mike Miller
Subject: Property Rights

Folks,

In preparation for your joint meeting on Tuesday, please also consider the following:

A very few people, most of whom have a vested financial interest in the development of the BN zone on Lake Street, have defended the unlimited residential development there because no zoning variance is required to build an unlimited number of residences in a BN Zone. Even our own City staff have acknowledged that was never intended according to the Comprehensive Plan, so this is an oversight - aka a mistake - in implementing our zoning codes.

The purpose of Comp Plans and Zoning is to create predictability, both for developers, for potential property purchasers, and for existing neighbors. Property values are driven by the type of neighborhood and its surroundings. If a neighbor is promised by the Comprehensive Plan that their neighborhood will be "Medium Density Residential" with a small "Residential Market" area zoned for "Neighborhood Business," that's what they should expect. If a mistake in implementing the Comp Plan into the Zoning Table completely changes that neighborhood, without adequate and appropriate notice and neighborhood input, those neighbors have had their property rights taken away.

Kirkland citizens deserve that we as a City "have their backs" and are not just looking out for developers.

Chuck Pilcher
chuck@bourlandweb.com
206-915-8593

Jeremy McMahan

From: Chuck Pilcher [chuck@bourlandweb.com]
Sent: Saturday, March 31, 2012 6:50 AM
To: Robin Jenkinson; Kurt Triplett; Eric Shields; Jeremy McMahan; Joan McBride; Penny Sweet; Doreen Marchione; Amy Walen; Dave Asher; Bob Sternoff; Toby Nixon; Jay Arnold; Byron Katsuyama; Glenn Peterson; Jon Pascal; Doreen Marchione; Andrew Held; C Ray Allshouse; Mike Miller
Subject: BN Zones: Livability/Outdoor Gathering Place

Folks,

As we have been saying, BN zones should be used for "Neighborhood Business" and function as intended by the Comp Plan as outdoor gathering places primarily for "business," not for residences.

Note the specific language from the "Hot Sheet" (excerpt below) just published yesterday re the M-M property in Juanita Village. M-M is in a very intense development, yet requires nearly an acre of "outdoor gathering space."

It seems to me you folks have a REAL mess on your hands by failing to implement the Comp Plan language into the Zoning Code. You need to do what is RIGHT, not what is expedient, or you will go down in history as the team that absolutely ruined the legacy of livability that former Mayor Doris Cooper left this City. Here we are naming one of our parks after her, while at the same time absolutely destroying the overall ambience of our signature boulevard that she and the City recognized 35 years ago.

We should all be ashamed of ourselves for allowing this to ever happen. We must admit our mistake, pay whatever penalties (if any) that the law deems we might owe, and move on to keep Kirkland as livable as Mayor Cooper and previous administrations set out to accomplish.

You MUST take appropriate action and reconfigure our Commercial zones, especially those in residential neighborhoods,

Chuck Pilcher
chuck@bourlandweb.com
206-915-8593

JN 5: M-M Properties – Juanita Village 5

Description

Mixed use Project on remaining undeveloped portion of Juanita Village site (southwest of Starbucks). The Project will include approximately 189 residential dwelling units; 7,500 square feet of street-level retail and other commercial uses; underground parking for residents and customers; and **37,700 square feet of outdoor gathering places.**

Jeremy McMahan

From: Chuck Pilcher [chuck@bourlandweb.com]
Sent: Sunday, April 01, 2012 9:37 PM
To: Robin Jenkinson; Kurt Triplett; Eric Shields; Jeremy McMahan; Joan McBride; Penny Sweet; Doreen Marchione; Amy Walen; Dave Asher; Bob Sternoff; Toby Nixon; Jay Arnold; Byron Katsuyama; Glenn Peterson; Jon Pascal; Doreen Marchione; Andrew Held; C Ray Allshouse; Mike Miller
Subject: Property Rights
Follow Up Flag: Follow up
Flag Status: Completed

Folks,

More observations In preparation for your joint meeting on Tuesday. Below are the 5 largest, most dense residential developments I can find in the area:

1. Portsmouth 93 dwelling units per acre, in 5 stories (18.6 DU/Story/Acre)
2. Plaza on State 49 dwelling units per acre, in 3 stories (16.3 DU/Story/Acre)
3. Kirkland Central 115 dwelling units per acre, in 4 residential stories (28.8 DU/Story/Acre, average unit = 918 sf)
4. 101 Apartments 98 dwelling units per acre in 4 residential stories (24.5 DU/Story/Acre, average unit = 846 sf) in a Planned Area in the Central Business District
5. Merrill Gardens 143 dwelling units per acre, in 4 residential stories (35.8 DU/Story/Acre, average unit = 668 sf) in a Planned Area in the Central Business District

EVERY ONE OF THE ABOVE is in a in a Planned Area in the Central Business District and "fits where it sits."

Our current zoning for BN zones allows an UNLIMITED number of dwelling units per acre. There is an existing proposal for 116 dwelling units per acre on one of the BN zones, in 3 residential stories. This would yield **38.7 DU/Story/Acre**, average unit = ~ 620 sf. *(Note that each of these units would be smaller than that provided by Merrill Gardens for Assisted Living Residents, many of whom use a common dining area and recreational facilities. Plus, rather than being in a Planned Area in the Central Business District, or even in a Neighborhood Center, the only current example of a project in a BN zone is in a Single-Family/Medium Density Residential Neighborhood with a "Residential Market" land use designation. The other current BN zone has no residential development whatsoever.)*

Clearly, this whole mess does NOT equate to rational zoning for BN properties and is inconsistent with goals stated in our Comprehensive Plan.

A legal challenge by neighbors and others affected by such zoning inconsistencies throughout the City would be appropriate, unless adequate remediation is immediately forthcoming.

Chuck Pilcher
chuck@bourlandweb.com
206-915-8593

From: uwkkg@aol.com
To: [Jay Arnold](#); [Mike Miller](#); [C Ray Allshouse](#); [Andrew Held](#); [Jon Pascal](#); [Glenn Peterson](#); [Byron Katsuyama](#); [Eric Shields](#); [Jeremy McMahan](#); [Kurt Triplett](#); [Janet Jonson](#); [Robin Jenkinson](#)
Cc: uwkkg@aol.com; neighboringproperties@gmail.com
Subject: Planning Commission Discussion - Nonconforming DENSITIES
Date: Thursday, April 26, 2012 9:57:06 AM

Dear Commissioners:

For tonight's meeting, I write on behalf of many of us who currently have "non-conforming" density due to the 1977 downzone.

We appreciate the fact that you have been listening to our concerns about restrictions on ability to repair, remodel and the fact that sometimes it can be confusing as to what is a repair or remodel. Removing these financial constraints altogether, as suggested, should be helpful to property owners and beneficial to overall better repair of buildings in the city (and more tax dollars) Win - Win - Win !!!

Similarly, it appears that you've heard the logical argument that where there are condos, it is impossible to assign certain owners to vacate their units or step forward and have their unit chosen as only rebuildable as "affordable" while others rebuild at market rate.

I would ask that you consider other provisions of the proposal that we contend need changing. The concern was density and not lot coverage (since almost all of the condominiums along LWB/Lake St are built at 20-30% lot coverage - less than half of the allowed 60%). Can anyone provide an explanation why future repairs/remodeling would need to remain at such a low lot coverage? Why couldn't folks decide to build something smaller... or bigger? Are we going to start telling all property owners that they cannot put additions onto their homes or rebuild their residence any bigger than what it is currently?

Also, if owners need to keep to the same building footprint, they are therefore not allowed any lot consolidation. I'm not sure if that is wanted or desired, but it is being argued against by citizens re: BN Residential Markets. We hope that you will not allow that for the BN-Res Mkt, but if you do, please don't restrict surrounding properties from being treated the same. Consolidation would never happen if units must keep their current (unconsolidated) footprint.

We are also concerned about something that could easily be overlooked. It appears that a new policy is being introduced where any redevelopment could not be done unless it is at least 75% of the current density. Wow, this is getting confusing... Units built to a density of 24 are now under zoning that permits 1-12 dwellings per unit. Then you require a minimum of 18 dwellings per unit if rebuilt. This conflicts with the density cap of 12 dwellings per acre. Also, some of the developments are very small units and would like to rebuild at a lower number and only slightly larger - that is their vision. Why do we all of a sudden put a density floor on just certain properties. If we are going to do this, perhaps it should be city-wide. Moreover, it seems like an over-reaching regulation... to us.

Simple answer we think is that you let non-conforming densities exist and keep their density no matter the repair, rebuild or reconstruction but that the density couldn't become any MORE non-conforming. For the benefit of achieving the city's affordability target you might add in

an incentive that additional density would only be allowed if it was all "affordable" at the rate of 10% of the units. We would suggest that you leave off the footprint requirement, the two walls that cannot ever be taken down (to foolishly ensure that it's a remodel and not a new building), and the floor density provisions.

Thanks for your past thoughtful consideration of costs to repair and condominium ownership. We truly appreciate your careful and deliberate work. We look forward to your deliberation on these other matters tonight - We are in your hands.

Thank you.

Karen Levenson

From: [Richard Bready](#)
To: [Amy Walen](#); [Byron Katsuyama](#); [Doreen Marchione](#); [Dave Asher](#); [Eric Shields](#); [Glenn Peterson](#); [Jeremy McMahan](#); [Jay Arnold](#); [Jon Pascal](#); [Kurt Triplett](#); [Mike Miller](#); [Penny Sweet](#); [Toby Nixon](#); [Teresa Swan](#); [Joan McBride](#); [Bob Sternoff](#); [C. Ray Allshouse](#); [Andrew Held](#); [Robin Jenkinson](#)
Subject: Planning for Kirkland's future: against Potala Village
Date: Sunday, May 13, 2012 4:26:37 PM

Dear Kirkland city government,

Kirkland has for years been a model of planning for the future. Its early purchases of lakefront property, its parks and nature reserves, its limits on height and density of building in downtown areas, have made it a highly desirable place to live and visit--a quality reflected in property values, retail, and tax revenues.

You now face the question whether you wish to continue on the course that Kirkland has followed for decades. It is a difficult choice for reasons both legal and financial. I urge that you consider the record of past success as you decide for the future. Controlled density and readily available amenities have made Kirkland prosperous through many previous downturns. High density is forever: it will be as though the city had paved the Yarrow Bay wetlands.

Today the city celebrates Mother's Day with events on Lake Washington Boulevard. If the boulevard becomes a line of congestion, if Marsh Park becomes a big front yard, such events will become extremely difficult to manage. Already, rush-hour traffic on the boulevard, Lakeview Drive, and 108th Avenue is enough to make shopping in Bellevue or Redmond a preferable choice.

Your recent purchase of the railroad corridor displayed a sense of what Kirkland citizens and visitors value in the city. I hope you will recognize that the city's lakefront is of even greater importance, and that you will act to protect its future.

Best wishes,
Richard Bready
5608 Lakeview Drive

From: mkelly@windermere.com
To: [Amy Walen](#); [Byron Katsuyama](#); [Doreen Marchione](#); [Dave Asher](#); [Eric Shields](#); [Glenn Peterson](#); [Jeremy McMahan](#); [Jay Arnold](#); [Jon Pascal](#); [Kurt Triplett](#); [Mike Miller](#); [Penny Sweet](#); [Toby Nixon](#); [Teresa Swan](#); [Joan McBride](#); [Bob Sternoff](#); [C. Ray Allshouse](#); [Andrew Held](#)
Subject: PLEASE EXTEND BN MORATORIUM
Date: Sunday, April 29, 2012 2:40:30 PM
Importance: High

Ladies and Gentlemen:

Your work is not done! Therefore the BN development moratorium should be extended. The City Council and Planning Commission must recognize that *failure to get a grip on this zoning error will result in 140 units or more on a prime residential site along Lake Washington Boulevard and 10th*. Allowing unlimited density along our signature boulevard and into the adjacent single family area will absolutely and irrevocably change the residential ambiance and congestion of the neighborhood. Only YOU have the power to protect what we, residents of the neighborhood, hold dear.

To be clear, I am not anti-unlimited density. Unlimited density in the CBD or Totem Lake business districts are an entirely different matter. But please, for the love of our City, protect our residential neighborhoods! Don't allow size setback and height restrictions self regulate unlimited density. Failure to correct this BN mistake will result in public criticism of City zoning decisions for years to come.

Respectfully,

Maureen Kelly
6201 Lake Washington Blvd NE #102
Kirkland, WA 98033
206-465-5550

From: [Peggy S.](#)
To: [Kirkland City Council](#)
Subject: Please EXTEND the Moratorium on BN Zones
Date: Sunday, April 29, 2012 1:07:31 PM
Importance: High

Dear City Council Members,

I feel that unlimited density is *inappropriate* for the vacant lot (Michael's Dry Cleaners) location, from both a traffic and neighborhood aesthetic standpoint.

Our Lake Washington boulevard area cannot support this increase in traffic not to mention that the character and charm of the waterfront boulevard will be changed forever.

As you know, our lake front area can barely with stand the current amount of traffic, this will only increase to the point that those of us living in the lake front area will suffer a significant decrease in quality of life. We have all chosen to live in Kirkland for it's charm and quality of life.

I urge you to EXTEND the moratorium on BN zones Tuesday.

Thank you so much in advance for your consideration!

A loyal concerned Kirkland resident,

Peggy Schulz
10207 NE 62nd Street
Kirkland, WA 98033

From: [Denton, Michael J](#)
To: [Amy Walen](#); [Byron Katsuyama](#); [Doreen Marchione](#); [Dave Asher](#); [Eric Shields](#); [Glenn Peterson](#); [Jeremy McMahan](#); [Jay Arnold](#); [Jon Pascal](#); [Kurt Triplett](#); [Mike Miller](#); [Penny Sweet](#); [Toby Nixon](#); [Teresa Swan](#); [Joan McBride](#); [Bob Sternoff](#); [C. Ray Allshouse](#); [Andrew Held](#)
Subject: Please EXTEND the Moratorium!
Date: Monday, April 30, 2012 9:14:32 PM

Dear Kirkland City Council Members,

The City Council will decide this **Tuesday, May 1**, whether or not to extend the MORATORIUM on BN zones. Specific to our neighborhood is the **unlimited density** project proposed for the site of Michaels Dry Cleaners, Cafe, Vacant Lot. I feel that **unlimited density** is *inappropriate* for this location from both a traffic and neighborhood aesthetic standpoint, and request that you vote to extend the moratorium.

Thank you,

Mike Denton

Mike Denton
225 2nd St S, A-6
Kirkland, WA
98033

From: [Nancy Gode](#)
To: [Amy Walen](#); bkatyama@kirklandwa.gov; [Doreen Marchione](#); [Dave Asher](#); [Eric Shields](#); [Glenn Peterson](#); [Jeremy McMahan](#); [Jay Arnold](#); [Jon Pascal](#); ktripplett@ka.gov; [Mike Miller](#); [Penny Sweet](#); [Toby Nixon](#); twsan@kirklandwa.gov; [Joan McBride](#); [Bob Sternoff](#); callhouse@kirklandwa.gov; ahead@kirklandwa.gov
Subject: PLEASE THINK & extend the Moratorium
Date: Sunday, April 29, 2012 2:11:53 PM

Dear Council Members.

I am a current resident of 6514 103rd Ave NE, Kirkland and prior to that I lived on Champagne Point in Juanita with 4 children graduating from Junaita High School and a Citizens Advisory Board Member and a Lake Washington School Board Member and President.

I have attend many a Council Member Meeting Dressed in RED, as the "thought" of building a massive housing unit with over 140 units will SO DRASTICALLY IMPACT OUR TOTAL KIRKALND COMMUNITY = NOT ONLY ON THE ROADS BUT WITH THE "GOLD COAST " WATERFRONT COMMUINITY.

PLEASE EXTEND THE MORATORIUM = SO THAT 'fine tuning of the zoning desity and the type of dwelling a developer want to make money on and then move on will NOT DEVALUE OUR COMMUNITY FOREVER.....

Most appreciatively.....Nancy K. Gode

From: corycarrigan@aol.com
To: [Jeremy McMahan](#)
Subject: Please! EXTEND BN Moratorium
Date: Sunday, April 29, 2012 7:52:48 PM

I've lived in Kirkland for close to thirty years. And wanted to live here prior to that because of how quaint it has always felt here. I use to live right on the water. I felt safe to walk in town to work in the evening or go to the grocery store. A few months ago I was almost killed by a drunk driver while walking in the cross walk near where I live. At 4:00 PM. I've had to call the police because I could see guys parking near my home. People getting out of one car and getting into another. Then switching back after they drive around the corner. Obviously doing drug deals. I've seen this more than a few times. My friend followed them to let them know we weren't going to put up with it. I've heard of several friends telling me of homes being broken into along the lake. I've walked along the lake for many years and have felt safe. Recently, I've had a guy stalking me when I've walked. I've stopped walking as much because it isn't as enjoyable anymore. I use to know the police officers in town and felt protected. I also have had a gal, recently, walk by me who gives me angry looks. I've been told by more than a few people she is a prostitute. Another day, a gal stopped her car and screamed the guy behind her was a pimp. He tried to grab her inappropriately. Are we going to end up with drive by shootings too? The police are already too busy these days. And you want to allow more crowds of people in a condensed area which will only cause more crime. Show a little more pride in your community. Show you care about the people who have lived here and been proud to call Kirkland their home. Don't crowd those people out....Please!

Please do not to allow unlimited density in the BN Zones...

Linda Cory Carrigan

From: gandllamb@aol.com
To: [Amy Walen](#); [Byron Katsuyama](#); [Doreen Marchione](#); [Dave Asher](#); [Eric Shields](#); [Glenn Peterson](#); [Jeremy McMahan](#); [Jay Arnold](#); [Jon Pascal](#); [Kurt Triplett](#); [Mike Miller](#); [Penny Sweet](#); [Toby Nixon](#); [Teresa Swan](#); [Joan McBride](#); [Bob Sternoff](#); [C. Ray Allshouse](#); [Andrew Held](#); [Robin Jenkinson](#)
Subject: Portala Development,
Date: Monday, May 14, 2012 2:44:44 PM

Re the Portala Development on Lake Street:

TRANSPO, a respected traffic engineering firm, prepared a traffic study for the Portala Development. A copy is available for review at City Hall. They describe present northbound traffic on Lake Street during the evening rush hour as "Condition C".

I live about one block north of the proposed development. Northbound traffic during the evening rush hour and on pleasant weekends is stop-and-go at best. This is what TRANSPO considers "Condition C".

TRANSPO's estimate for conditions AFTER the development is "Condition E" This is defined in the traffic manuals as having "intolerable delays". In other words, conditions would change from stop-and-go to "intolerable".

I understand Kirkland's need for more tax revenue, however it seems clear that the proposed development would effectively strangle northbound access to downtown right at the times when customers would be coming to the dining and entertainment areas in our CBD.

We have a thriving, vibrant downtown scene in Kirkland. Downtown property values reflect this. Please consider whether the addition of all these additional units to Lake Street is worth the near-certain serious damage to the ambiance and assessed valued in our now-vital downtown.

Please vote for a density limit, and against the proposed upzoning to neighborhood center.

George E. Lamb
807 Lake Street South, #300

From: [Key Nikey Ms.](#)
To: [Amy Walen](#); [Byron Katsuyama](#); [Doreen Marchione](#); [Dave Asher](#); [Eric Shields](#); [Glenn Peterson](#); [Jeremy McMahan](#); [Jay Arnold](#); [Jon Pascal](#); [Kurt Triplett](#); [Mike Miller](#); [Penny Sweet](#); [Toby Nixon](#); [Teresa Swan](#); [Joan McBride](#); [Bob Sternoff](#); [C. Ray Allshouse](#); [Andrew Held](#); [Robin Jenkinson](#)
Subject: Portala Villaage
Date: Tuesday, May 15, 2012 4:51:24 PM

Dear Sir or Madams:

Please vote for a density limit. I live right across the street from the proposed development and the ramifications of that many more cars in one driveway is truly frightening.

Nikey Key 1011 Lake Street So. Kirkland

From: [Bruce Pym](#)
To: [Jeremy McMahan](#); [Teresa Swan](#)
Cc: [Celia Pym](#)
Subject: Potala Village Mixed Use Development, File No. SHR11-00002 and SEP11-00004
Date: Thursday, April 26, 2012 1:36:45 PM

This email message concerns the moratorium issued in November of 2011 precluding development in the Neighborhood Business (BN) zones, and the public hearing scheduled for May 1, 2012 on whether the moratorium should be extended. I am sending this to you to have it made and included as part of the May 1 hearing. I'm not sure whether you two are the correct people to, or the only ones who should, receive this. If not, I would appreciate it if you would forward it on to the appropriate recipients.

My wife Celia and I live at 6424 Lake Washington Blvd NE in Kirkland. She and I have previously submitted statements to you regarding the proposed Potala Village development. The purpose of this email message is to urge the City Council to extend the moratorium for an additional six month period or until the Residential Markets zoning has been aligned appropriately with the Comprehensive Plan. In doing so, we are confirming our standing to participate in any future hearings.

Kirkland's Comprehensive Plan requires that developments may be approved only if they fully conform to that plan. Current zoning relating to Residential Markets has been interpreted to permit developments that are contrary to the Comprehensive Plan. The November moratorium was put in place to give the City time to change the Residential Market Commercial definition and related provisions to align them with the Comprehensive Plan. That alignment has not yet occurred. The moratorium should be continued until its purpose has been realized and the necessary changes to the Residential Market Commercial definition have been completed.

As things now stand, significant work remains to be done. The City still lacks zoning that (a) creates a lowest in hierarchy commercial "Res Mkt," (b) will result in "a very small building/center," (c) requires businesses to complement local pedestrian traffic, (d) provides for building that is residential in scale, (e) provides for building that is residential in design, (f) will ensure that buildings will be integrated into neighborhoods, (g) will restrict uses to those identified as appropriate to the neighborhood, (h) restricts traffic ingress and egress as contemplated by the Comprehensive Plan, (i) provides for appropriate Residential Market density, (j) discourages apartments in neighborhood blocks containing the two residential markets, (k) provides transitional uses between more intense uses and surrounding family homes and low density condominiums, and (l) provides for compatible uses. Unless and until these and other relevant matters have been addressed by appropriate zoning changes, the moratorium should continue.

Bruce M. Pym
BRUCE PYM COMPANY
bruce@pymco.com

From: [Jeff Paslay](#)
To: [Amy Walen](#); [Byron Katsuyama](#); [Doreen Marchione](#); [Dave Asher](#); [Eric Shields](#); [Glenn Peterson](#); [Jeremy McMahan](#); [Jay Arnold](#); [Jon Pascal](#); [Kurt Triplett](#); [Mike Miller](#); [Penny Sweet](#); [Toby Nixon](#); [Teresa Swan](#); [Joan McBride](#); [Bob Sternoff](#); [C. Ray Allshouse](#); [Andrew Held](#)
Cc: info@stoppotala.com
Subject: Potala Village Project
Date: Monday, April 30, 2012 6:42:34 PM

Dear City Manager, City Attorney, City Planning Director, Planning Commission Members and City Council Members,

As a fellow Kirkland resident, this note is written to voice concerns regarding the Potala Village Project. Primarily, I object to the proposed building plan that would allow this ultra high density project to be built along Kirkland's waterfront at Lake Street and 10th Avenue South. There is no objection to a new residential building at this site, just to the high occupancy and traffic that the proposed project includes.

I solicit the City Council to extend the moratorium on this project to allow the City Planning Commission to complete current efforts to examine the Building Code issues. It is important that sufficient time and thought are given to insuring that existing ordinances and plans align with the City's vision as expressed in the Comprehensive Plan. Allowing due process and consideration will give all involved opportunity to review and recommend the appropriate actions for City Council consideration.

Thank you for considering my input.

Jeff Paslay
532 Lake Street South
G 204
jwpaslay@comcast.net
425-822-0378 (home)
484-366-4013 (mobile)

From: [Bruce Pym](#)
To: [Amy Walen](#); [Byron Katsuyama](#); [Doreen Marchione](#); [Dave Asher](#); [Eric Shields](#); [Glenn Peterson](#); [Jeremy McMahan](#); [Jay Arnold](#); [Jon Pascal](#); [Kurt Triplett](#); [Mike Miller](#); [Penny Sweet](#); [Toby Nixon](#); [Teresa Swan](#); [Joan McBride](#); [Bob Sternoff](#); [C. Ray Allshouse](#); [Andrew Held](#); [Robin Jenkinson](#)
Cc: [Celia Pym](#)
Subject: Potala Village
Date: Monday, May 14, 2012 10:02:49 AM

Dear Kirkland City Representatives:

My wife and I live at 6424 Lake Washington Blvd NE. We've written to you previously concerning the proposed Potala Village development and need to substantially limit its size, design, density and configuration. Most recently we wrote supporting continuation of the building moratorium until appropriate new zoning laws could be adopted to conform to the comprehensive plan. We very much appreciate your having continued the moratorium.

We now understand that there is a question whether a density cap for the site should be imposed. I confess to being taken aback that this question is still being asked. The whole point of the petitions seeking to curtail the development and adoption by the City of the moratorium was to give the City time to establish zoning and land use limits that would confine Potala Village to something that will be in harmony with neighboring residences, complement the pedestrian and bicycle traffic in the area, and not further tax the already stressed automobile usage of Lake Street/Lake Washington Boulevard. Of necessity this includes adoption of a density cap. The question is not whether a cap is needed but rather how much of a cap is required to fairly address the neighborhood's legitimate concerns.

As proposed, Potala Village would be a behemoth. We and our neighbors are relying on you, and trusting you, to protect us from this kind of development.

Bruce M. Pym
BRUCE PYM COMPANY
bruce@pymco.com

From: [Matkin, Dick](#)
To: [Amy Walen](#); [Byron Katsuyama](#); [Doreen Marchione](#); [Dave Asher](#); [Eric Shields](#); [Glenn Peterson](#); [Jeremy McMahan](#); [Jay Arnold](#); [Jon Pascal](#); [Kurt Triplett](#); [Mike Miller](#); [Penny Sweet](#); [Toby Nixon](#); [Teresa Swan](#); [Joan McBride](#); [Bob Sternoff](#); [C. Ray Allshouse](#); [Andrew Held](#)
Subject: Potola Village
Date: Tuesday, May 01, 2012 3:45:51 AM

Hello,

I am writing to voice my opposition to the building of the Potola. Rather than send you a lengthy email I will summarize my comments below.

1. "Residential Market" is the lowest impact commercial land use in Kirkland, behind Urban Center (e.g., Totem Lake), Commercial Center (e.g., Juanita Village), and Neighborhood Center (e.g., Houghton Market area). None of these have ultra-high density residential.
2. Zoning should result in "a very small building/center –referenced in the Comp Plan).
3. The Comp Plan says that this zone should focus on pedestrian-oriented businesses, not those with high volume traffic impacts.
4. Zoning table is still missing controls on residential building scale.
5. Zoning table is still missing controls on residential building design.
6. Zoning table is still missing controls on residential building density. (Every parcel within nearly 1/2 mile is a maximum of 12 dwelling units per acre. There is no limit on the BN zoned property at Lake and 10th Ave. S.)
7. Zoning must ensure that buildings are integrated into the neighborhood
8. Zoning should restrict uses to those that are identified as acceptable in the "Residential Market" definition. Current Zoning Table allows uses including large schools rather than retail or service businesses for the neighborhood.
9. Traffic impacts on our major waterfront arterial are not addressed as required by the Comp Plan. This will be a HUGE issue
10. Zoning must ensure transition area between any intense uses and the surrounding family homes and low density condos.

Please do not allow this development to move forward.

Regards,

Dick Matkin

Dick Matkin | Executive Vice President of Sales| Oberto Brands | wk: 253.437.6308 c: 206-419-6617

DISCLAIMER:

This email (and any attachments) contains information which is private and confidential and intended for the addressee only. If you are not the addressee, you are not authorized to read, copy or use this email, or any of its attachments. If you have received this email in error, please destroy it and notify the sender immediately by return email.

Jeremy McMahan

From: Eric Shields
Sent: Friday, November 18, 2011 11:14 AM
To: Teresa Swan; Jeremy McMahan
Subject: FW: Aerial
Attachments: Aerial - Lake Street at 10th.pdf

FYI

Eric Shields

From: Peter Powell [<mailto:pwpowell@powelldev.com>]
Sent: Friday, November 18, 2011 9:57 AM
To: Eric Shields
Subject: Aerial

Eric,

I don't know if you have this aerial from the earlier council meeting, but this is an area aerial with the number of units per parcel. One of the neighbors went out and counted actual dwelling units per property, near Lake St. and 10th. This is not a comprehensive plan or zoning number, but what is actually built.

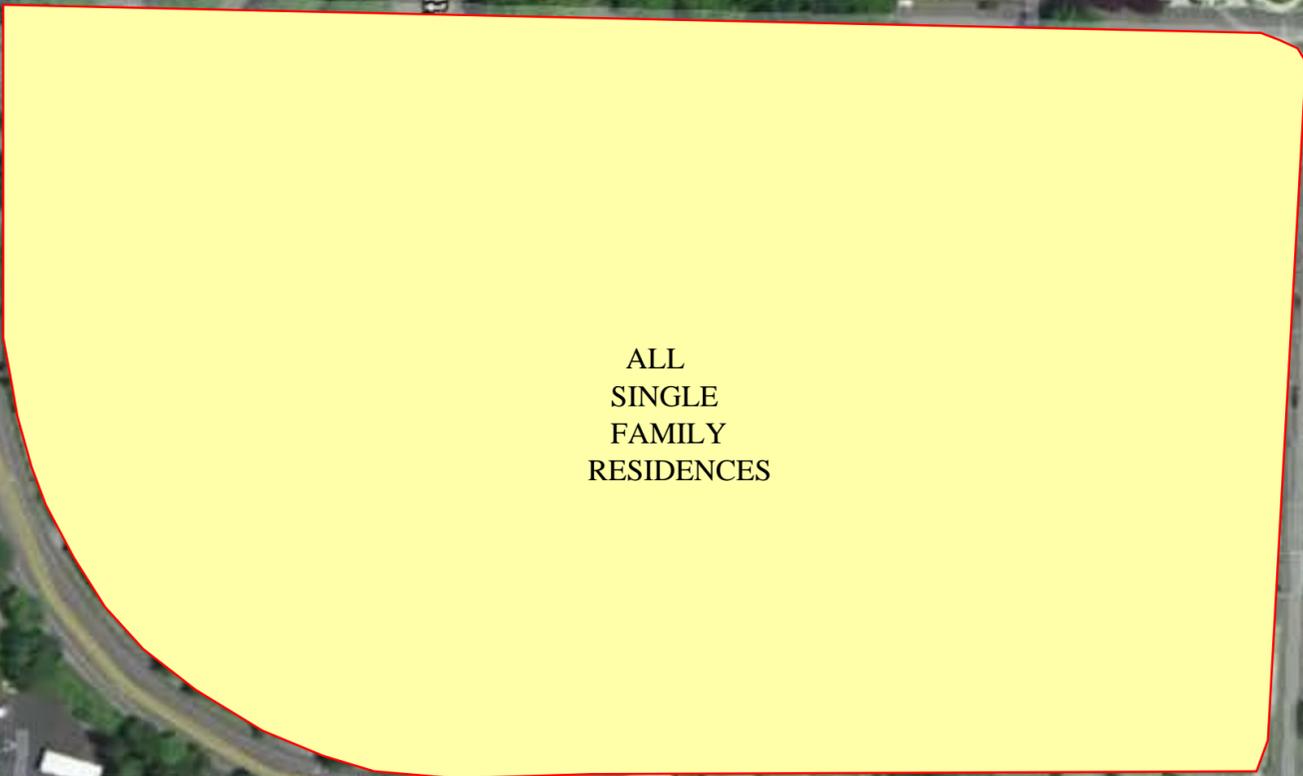
Again, thanks for your help in this matter.

Cheers

Peter W. Powell

Powell Development Co.
2625 Northup Way
Bellevue, WA 98004
Office: (425) 828-4444
Direct: (425) 284-5050
Fax : (425) 284-5051

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ALL
SINGLE
FAMILY
RESIDENCES

SITE:
PROPOSED
143 UNITS
6,200 SF
RETAIL

FUTURE



© 2011 Google

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47°40'01.65" N 122°12'17.44" W elev 71 ft

Google

From: [Chuck Pilcher](#)
To: [Robin Jenkinson](#); [Kurt Triplett](#); [Eric Shields](#); [Jeremy McMahan](#); [Joan McBride](#); [Penny Sweet](#); [Doreen Marchione](#); [Amy Walen](#); [Dave Asher](#); [Bob Sternoff](#); [Toby Nixon](#); [Jay Arnold](#); [Byron Katsuyama](#); [Glenn Peterson](#); [Jon Pascal](#); [Doreen Marchione](#); [Andrew Held](#); [C Ray Allshouse](#); [Mike Miller](#)
Subject: Property Rights
Date: Thursday, April 26, 2012 8:04:48 AM
Attachments: [PastedGraphic-3.tiff](#)

Folks,

I pulled this from what might be a draft version of the 2011 Lakeview Neighborhood Plan. I'm not sure if this is in the final version, or perhaps it was in the earlier version, but this speaks further to the intentionality of keeping Mixed Use in Lakeview at a size and scale appropriate to the Boulevard, and at a residential density of 12 dwelling units per acre. The Moss Bay Neighborhood BN zone immediately abuts the Lakeview Neighborhood at the BN zoned property at 10th St. South. You'll never convince me that a single step across a property line into the Moss Bay Neighborhood justifies such a drastic change, from 12 units per acre to "unlimited" on identical parcels.

When the City screws up this badly, integrity and ethics (check your new ethics policy, e.g., 3.14.05.3) demands that you own up to it and DO THE RIGHT THING. This parcel will have YOUR names written all over it for decades, whatever it becomes. What will be your legacy?

Chuck Pilcher
chuck@bourlandweb.com
206-915-8593

Neighborhood Oriented Commercial, Professional Office and Multi Family

Land uses south of NE 60th Street to Carillon Point, between Lakeview Drive and Lake Washington Boulevard are discussed.

Policy L-6.3: The area south of NE 60th Street, between Lakeview Drive and Lake Washington Boulevard is suitable for medium-density residential uses at twelve dwelling units per acre, professional offices and small neighborhood oriented retail businesses. For all uses other than residential the review process shall be Process I.

Policy L-6.4: Allow neighborhood oriented retail only if the subject property is located on the east side of Lake Washington Blvd. fronts and is oriented to Lake Washington Blvd.

Medium-density residential uses, at a density of 12 dwelling units per acre, and professional offices should be considered the primary uses. Small, neighborhood oriented retail, convenience stores, coffee shops or similar uses that serve primarily the surrounding neighborhood are appropriate for properties that front on or are oriented toward the east side of Lake Washington Blvd only. Appropriate uses are those that will not result in spillover parking on neighborhood streets. Vehicle sales, service, and drivethrough facilities should not be allowed.



From: [Robin Herberger](#)
To: [Amy Walen](#); [Byron Katsuyama](#); [Doreen Marchione](#); [Dave Asher](#); [Eric Shields](#); [Glenn Peterson](#); [Jeremy McMahan](#); [Jay Arnold](#); [Jon Pascal](#); [Kurt Triplett](#); [Mike Miller](#); [Penny Sweet](#); [Toby Nixon](#); [Teresa Swan](#); [Joan McBride](#); [Bob Sternoff](#); [C. Ray Allshouse](#); [Andrew Held](#)
Subject: PUBLIC HEARING COMMENT: 6-Month Extension to BN Moratorium Needed to Fulfill the City's Obligation
Date: Sunday, April 29, 2012 1:47:54 PM

Dear City Officials:

As the mandate for the 6-month BN Zone moratorium has not been met, and the Planning Commission tasked with studying, obtaining public input, and recommending compatible standards and language between the Comprehensive Plan and Kirkland's zoning regulations for BN zones has not completed its task on behalf of the Council and citizens of Kirkland, the only legitimate decision Council members can make is to extend the moratorium for an additional six months in order to fulfill the requirements of Ordinance 4343, passed on January 3, 2012.

I live on Lake Washington Boulevard, a couple blocks away from the BN-Residential Market on LWB, and am directly impacted by decisions made with regard to the three properties that have been inorganically forced together to form a platform for a proposed ultra-high density structure. I, therefore, claim standing in my request to Kirkland City Council to extend the moratorium for an additional six months.

While there has been some meeting, studying, pondering, discussion and reporting, NOTHING has been formally accomplished in this process during the past six months. The Planning Commission has not even held its public hearing on BN zones – a hearing that is supposed to inform Commissioners' decisions and recommendations to Council.

Zoning changes required by the Comprehensive Plan that would implement the Residential Market Commercial definition have not been achieved. The many areas of the Comprehensive Plan where zoning requirements for Kirkland are still not implemented include:

- Zoning that limits the Residential Market density to either zero (as indicated in the Land Use and Economic Development chapters) or 12 units per acre, as documented in the Neighborhood Plan (and the restriction which the City gave – highlighted in yellow - to the developer who proposed the ultra-high density structure on the BN-Residential Market properties on LWB before he ever purchased or leased any property).
- Zoning that will create a lowest in hierarchy commercial Residential Market
- Zoning that provides for a building that is residential in scale
- Zoning that provides for a building that is residential in design
- Zoning that will ensure that buildings are integrated into the neighborhood
- Zoning that implements the Comprehensive Plan's language restricting traffic ingress and egress to the Residential Market sites
- Zoning that ensures a transition area between more intense uses and the surrounding family homes and low density condos

I appreciate the time and energy accorded this process by all participating city officials. In order for that time and energy to have meaning, and not to have been in vain but have value to Kirkland and its residents, the work must continue to its completion. I am hopeful City Council members agree that to complete the work you set for yourselves, a 6-month extension on the moratorium must be passed. Thank you for your consideration.

Sincerely,
Robin Herberger
6401 Lake Washington Blvd., NE, #403
Kirkland, WA 98033

From: [cary_badger](#)
To: [Amy Walen](#); [Byron Katsuyama](#); [Doreen Marchione](#); [Dave Asher](#); [Eric Shields](#); [Glenn Peterson](#); [Jeremy McMahan](#); [Jay Arnold](#); [Jon Pascal](#); [Kurt Triplett](#); [Mike Miller](#); [Penny Sweet](#); [Toby Nixon](#); [Teresa Swan](#); [Joan McBride](#); [Bob Sternoff](#); [C. Ray Allshouse](#); [Andrew Held](#)
Cc: [Frank Welton](#); [caseysibert@mac.com](#); [maj001@comcast.net](#); "Tom Plimpton"; [jcacra@frontier.com](#)
Subject: Public Hearing Comments - BN Zoning
Date: Monday, April 30, 2012 9:04:16 PM

City Council Members, Planning Commission, City Manager, City Attorney and City of Kirkland Staff:

On behalf of the Marsh Commons Homeowners Association and residents of the City of Kirkland, we are requesting that the City Council extend the current BN Moratorium for a minimum of six months or until such time that the zoning requirements noted below are resolved. Our concern is driven by the lack of zoning text changes necessary to properly implement the full intent of the Comprehensive Plan for the Residential Market Commercial Designation. Without this appropriate zoning, a number of planning provisions which support the unique character and livability of our City will be undermined by current proposed construction in our neighborhood. Specifically,

1. Zoning that properly addresses buildings that are in proper scale and intensity with the surrounding neighborhoods;
2. Zoning that properly addresses the intensity of vehicular traffic of both business and specifically ultra-high intensity residential, condominium or other buildings that propose to bring large numbers of vehicles to a site, compounding traffic flows and creating new impediments for pedestrian and bicycle transportation along Lake Washington Boulevard, in and out of Downtown Kirkland;
3. Zoning that ensures proper design and transition is assured between the surrounding family homes and any proposed construction of residential and/or business mixed use.

Therefore, it is of extreme interest to the Marsh Commons Homeowners Association to ensure that such zoning is in place which supports the strategy and implementation of our Comprehensive Plan for the City of Kirkland, before the current moratorium expires. This alignment of our Comprehensive Plan and zoning regulation will assure our residents that we maintain our community as a thriving and livable City for generations to come. Please consider our comments and recommendation for your review and public record at the upcoming hearing on the extension of the BN Zoning Moratorium.

Thank You for your consideration on behalf of the Marsh Commons Board of Directors.

Cary Badger
Marsh Commons Board of Directors
10141 NE 66th Lane
Kirkland, WA 98033

From: jkfoster756@frontier.com
To: [Amy Walen](#); [Byron Katsuyama](#); [Doreen Marchione](#); [Dave Asher](#); [Eric Shields](#); [Glenn Peterson](#); [Jeremy McMahan](#); [Jay Arnold](#); [Jon Pascal](#); [Kurt Triplett](#); [Mike Miller](#); [Penny Sweet](#); [Toby Nixon](#); [Teresa Swan](#); [Joan McBride](#); [Bob Sternoff](#); [C. Ray Allshouse](#); [Andrew Held](#)
Cc: jkfoster756@frontier.com
Subject: Public Hearing Comments BN Zoning for May 1 Meeting...
Date: Monday, April 30, 2012 2:09:45 PM

Please consider these comments and enter them into the public record for the hearing on extending BN Moratorium for property at Lk WA Blvd & 10th St.

The zoning for this property development does not match up with the Kirkland Comprehensive Plan so is not fair to the developer or the citizens of Kirkland to continue until the zoning corrected.

Points that need to be addressed:

Zoning missing controls on building scale, design, and density

Zoning needs to conform to other parcels in the area which have a maximum of 12 dwelling units per acre

Traffic and parking impacts need to be addressed

As I have mentioned in my earlier e-mail on this subject, Lake Washington Blvd is the gateway to Kirkland from the south and west. We want it to continue to be a pleasant welcoming drive for guests and residents alike. We don't want any more congestion than already occurs on sunny days.

Please extend the moratorium until the above pertinent issues are resolved.

Thank you for your attention to this matter.

Joan Foster
756 State St. #A
Kirkland, WA

From: [Casey Sibert](#)
To: [Amy Walen](#); [Byron Katsuyama](#); [Doreen Marchione](#); [Dave Asher](#); [Eric Shields](#); [Glenn Peterson](#); [Jeremy McMahan](#); [Jay Arnold](#); [Jon Pascal](#); [Kurt Triplett](#); [Mike Miller](#); [Penny Sweet](#); [Toby Nixon](#); [Teresa Swan](#); [Joan McBride](#); [Bob Sternoff](#); [C. Ray Allshouse](#); [Andrew Held](#)
Subject: Public Hearing Comments BN Zoning
Date: Monday, April 30, 2012 9:20:14 AM

To all of the capable and dedicated members of our Kirkland city government:

Please consider these comments and enter them into the public record for the hearing on extending BN Moratorium

During the past 6 months, Council, Planning, City Staff and the public have been engaged in much discussion about the lack of zoning to fully implement the Comprehensive Plan for the Residential Market Commercial designation. These Residential Market properties were identified and given a definition long before any project was proposed and was approved by Ordinance in 1995 and several times since.

My husband and I greatly appreciate the examination of the issues by the planning commission and also the Council's expressed interest in making sure that Kirkland develops the way we intend it to. To this end, since City Council has not had the chance to actually vote in any zoning text changes that would finally implement the Plan, it would seem that the only appropriate course of action would be to extend the moratorium (likely for 6 months with an earlier removal of moratorium if the zoning use charts are appropriately updated prior).

Rather than repeating arguments that you've already heard, I will simply list the areas of the Comprehensive Plan that are not yet implemented:

- still missing zoning that will create a lowest in hierarchy commercial "Residential Market"
- still missing zoning that will result in "A VERY SMALL BUILDING/Center,"
- still missing zoning that focuses businesses on local pedestrian traffic as the ZONING still allows for vehicle intensive businesses including large schools, large businesses, etc without limits
- still missing zoning that provides for building that is residential in scale
- still missing zoning that provides for building that is residential in design
- still missing zoning that will ensure that buildings are integrated into the neighborhood
- still missing zoning that restricts uses to those that are identified as acceptable uses in the Residential Market definition (current zoning charts allow many uses that are not neighborhood serving retail or

service businesses. Many of the businesses allowed in zoning chart (like large schools) would bring hundreds of cars to the site and likely would be most concentrated during rush hour.

- still missing zoning that will implement the Comp Plan language that will restrict traffic ingress and egress to the Residential Market sites
- still missing zoning that limits the Residential Market density to either zero (as indicated in the Land Use and Economic Development chapters) or 12 per acre as documented in the neighborhood plan
- still missing zoning that discourages apartments in the neighborhood block that contains the two residential markets
- still missing zoning that ensures transition area between more intense uses and the surrounding family homes and low density condos
- still missing zoning that provides for compatible uses

Please do not remove the moratorium until these issues are addressed and are built into the new zoning text.

Thank you for your service and for listening to the voice of the citizens that you serve.

Sincerely,
Casey and Sam Sibert