



CITY OF KIRKLAND

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

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT DESIGN RESPONSE CONFERENCE STAFF ANALYSIS

File No.: DRC07-00007

Project Name: McLeod Mixed Use project

Applicant: Mark Smedley with Stock & Associates, Inc.

Project Planner: Jon Regala, Senior Planner

Date: March 4, 2008

Meeting Date and Place: 7:00 pm, Wednesday, March 12, 2008
Continued from the February 12, 2008 meeting
Peter Kirk Room (South Entrance to City Hall)
123 5th Avenue, Kirkland

I. INTRODUCTION

The subject property is located at 118 and 150 Lake Street South (see Attachment 1). Mark Smedley, architect with Stock & Associates, representing the property owner, Stuart McLeod, has applied for a Design Response Conference for a new mixed-use building in Downtown Kirkland.

The applicant is proposing to construct a 4-story mixed-use building consisting of approximately 32,723 square feet of ground floor retail/restaurant uses and 3 floors of office space above the ground floor (approximately 124,656 square feet). Parking is proposed in a 5-level below grade parking structure to contain 520 parking stalls. The Zoning Code requires 467 parking stalls based on the proposed uses and floor area. Therefore, the applicant is providing additional 53 parking stalls. Vehicular access is proposed north of the subject property from an existing alley. The alley is proposed to be improved and widened. The applicant's *revised* proposal can be found in Attachment 2.

II. PREVIOUS DESIGN RESPONSE CONFERENCE

The first Design Response Conference for this project was held on December 17, 2007 and was continued to subsequent DRB meetings on January 17, 2008 and February 12, 2008. At these meetings, the DRB (Design Review Board) provided feedback to the applicant as to how the design guidelines and Comprehensive Plan affect and pertain to the proposed project particularly in terms of building massing along Lake Street South.

This memo supplements staff memos prepared for the previous meetings. All of the memos are available online at the following web address and sorted by the DRB meeting date:

http://www.ci.kirkland.wa.us/depart/Planning/DRB_Meeting_Information.htm

The DRB continued the meeting to the March 12, 2008 DRB meeting and asked the applicant to address the following items (please refer to Attachment 2 to understand façade references):

- 1. Façade A** – The DRB asked that the 3rd and 4th story on this façade be set back behind the Hector's façade. A softer corner design should be created at the 3rd and 4th story as the building transitions to the alley façade.
- 2. Façade B** – This is the Hector's façade. The DRB asked that the 3rd and 4th story be set back an additional 8 feet (approximate) to better relate to the 4th story setback at Façade D. The DRB also asked the applicant to explore using different materials and reducing the column thickness at this façade.
- 3. Façade C** – The DRB asked that the applicant set back this façade 3 to 4 feet from adjoining facades (Façade B and Façade D) to further express the 'gasket' design element.
- 4. Façade D** – The DRB asked the applicant to set back the 4th story of Façade D so that it is not visible by pedestrians across the street. The applicant stated that an additional 5-foot setback at the 4th story will accomplish this goal. The DRB also asked that the applicant explore using different materials, colors, cornice treatment, and column treatment at this façade and to avoid repeating the 2nd story cantilever that is currently at Façade B (Hector's façade).
- 5. Façade E** – The DRB asked that the south façade of Façade E be setback 4 to 6 feet.
- 6. Site Plan** – To understand the relationship of the proposed building to adjoining structures, the DRB asked for a site plan showing existing and/or proposed projects immediately adjoining the subject property.
- 7. Signs** – The DRB asked for a signage plan.
- 8. Landscaping** – The DRB asked for a detailed planting plan to include plant species, sizes, and details of the landscape screen facing the Portsmouth Condominiums.
- 9. Site Sections** – Provide additional site/building sections that shows the relationship of the proposed building to the street, sidewalk, and to adjacent buildings.

III. DESIGN RESPONSE CONFERENCE - STAFF RECOMMENDATION

At the March 12, 2008 meeting, the DRB should continue its review of the McLeod Mixed Use project and determine if the project is consistent with the *Design Guidelines for Pedestrian Oriented Business Districts* and the Downtown Plan found in the Comprehensive Plan. The DRB should focus their initial discussion around the Downtown Plan policies regarding building massing along Lake Street South. At four previous DRB meetings (including the conceptual design conference), the DRB provided recommendations for changes to the applicant's design and has

narrowed down their recommendations to those described in the previous section. Therefore, at their upcoming meeting, the DRB should first determine if the applicant's revised building massing design is consistent with the applicable Downtown Plan policies based on the items listed in Section II above.

Second, the DRB should then focus their deliberation on the remaining issues of architectural and human/pedestrian scale, blank wall treatment, building materials/colors/detailing, and landscaping. Sections V through VI below contain information regarding the Comprehensive Plan policies and guidelines that apply to the subject property.

The goal of the March 12, 2008 meeting is for the DRB to provide a final decision on the applicant's proposal.

IV. PUBLIC COMMENT

Since the February 12, 2008 DRB meeting, the City has received six emails regarding the McLeod project. The emails can be found in Attachment 3. The following list is a general summary of these comments regarding the McLeod project:

- Not conducive to maintaining a small town atmosphere
- Results in loss of public views
- General support of the McLeod project
- Additional upper story setbacks are not needed
- Project will add life/pedestrian activity and economic benefits to the Downtown

V. KEY COMPREHENSIVE PLAN POLICIES

The Downtown Plan found in the Moss Bay Neighborhood section of the Comprehensive Plan identifies the subject property as being in Design District 1B (see Attachment 4). The Downtown Plan contains policies that are to be applied towards new development to ensure that the pedestrian nature and visual character of the Downtown is preserved. To make sure new development is designed to these policies, a Design Review Board process is required. Attachment 5 contains excerpts from the Downtown Plan. The following list outlines the key policy directives for this design district:

- A. To provide incentive for redevelopment and because these larger sites have more flexibility to accommodate additional height, a mix of two to four stories in height is appropriate in Design District 1B. However, buildings should be limited to two stories along Lake Street South to reflect the scale of development in Design District 2 (properties located west of the subject property).

Stories above the second story should be set back from the street. South of Kirkland Avenue, building forms should step up from the north and west with the tallest portions at the base of the hillside to moderate mass of large buildings on top of the bluff. Buildings over two stories in height should generally reduce the building mass above the second story.

Since the applicant is not proposing residential uses and is not requesting an additional 5th story, the criteria regarding providing superior retail space at the street level does not apply.

- B. Pedestrian scale and orientation are important design elements in this area. At the street level, the building design should cater to the pedestrian by providing a lively, attractive, and safe environment.
- C. Service areas, surface parking, and blank facades should be located away from the street frontage.
- D. Enhancement of Downtown pedestrian routes should be a high-priority objective. The subject property fronts along a major pedestrian pathway.
- E. A system of overhead coverings should be considered to improve the quality of pedestrian walkways year-round.
- F. Private projects which include a substantial amount of surplus parking stalls in their projects should be encouraged to locate these parking stalls in the core frame.
- G. The Comprehensive Plan does not contain policies that protect private views unless specifically called out in a neighborhood plan and zoning regulations. The Downtown Plan does not identify any private views to be protected in the area of the subject property.

VI. COMPLIANCE WITH POLICIES AND GUIDELINES

1. SCALE

- 1. **DRB Discussion:** At their February 12, 2008 meeting, the DRB continued their deliberation on the building massing along Lake Street South. The DRB still felt that the applicant's design did not adequately address the 2-story policies in the Downtown Plan and scale of buildings across the street. The building still read like a 4-story structure along Lake Street South and that additional upper story step backs were needed. Other concerns were directed towards the northwest corner building design. The DRB felt that the corner did not engage the pedestrian and act as a retail space as effectively as it could.

Based on the DRB's discussion, they asked that the applicant to address the following items at the March 12, 2008 meeting (see Attachment 2):

- a. **Façade A** – The DRB asked that the 3rd and 4th story on this façade be set back behind the Hector's façade. A softer corner design should be created at the 3rd and 4th story as the building transitions to the alley façade.
- b. **Façade B** – This is the Hector's façade. The DRB asked that the 3rd and 4th story be set back an additional 8 feet (approximate) to better relate to the 4th story setback at Façade D. The DRB also asked the applicant to

explore using different materials and reducing the column thickness at this façade.

- c. Façade C** – The DRB asked that the applicant set back this façade 3 to 4 feet from adjoining facades (Façade B and Façade D) to further express the ‘gasket’ design element.
- d. Façade D** – The DRB asked the applicant to set back the 4th story of Façade D so that it is not visible by pedestrians across the street. The applicant stated that an additional 5-foot setback at the 4th story will accomplish this goal. The DRB therefore asked to see this revision. The DRB also asked that the applicant explore using different materials, colors, cornice treatment, and column treatment at this façade and to avoid repeating the 2nd story cantilever that is currently at Façade B (Hector’s façade).
- e. Façade E** – The DRB asked that the south façade of Façade E be setback 4 to 6 feet.

- 2. Staff Analysis:** The applicant has submitted a revised building design that incorporates the DRB’s comments listed above regarding building massing, upper story step backs, and redesign of the northwest corner (see Attachment 2). The revisions reflect changes that have been built upon a series of previous design revisions recommended by the DRB. The items requested at the February 12, 2008 meeting are the remaining issues to be resolved by the DRB, in terms of the building’s massing along Lake Street South. The applicant will be presenting the changes in greater detail at the next meeting.

At the March 12th meeting, the DRB should first determine if the building massing is consistent with the following Comprehensive Plan policies:

- Buildings should be limited to two stories along Lake Street South to reflect the scale of development in Design District 2
- Stories above the second story should be set back from the street.
- South of Kirkland Avenue, building forms should step up from the north and west with the tallest portions at the base of the hillside to moderate mass of large buildings on top of the bluff.
- Buildings over two stories in height should generally reduce the building mass above the second story.

The DRB should also determine if the applicant’s design is consistent with the applicable design guidelines and policies in terms of human and architectural scale elements. The applicant has proposed the following design techniques to mitigate the bulk and mass of the building:

- **Window Treatment** - Varied window treatments are proposed on the various facades. Ground floor windows are large to create pedestrian interest between retail and restaurant uses.

The majority of the facades contain large window areas that have been broken down into smaller window units. At several locations, however, the applicant has used ribbon windows to provide horizontal definition that is broken up by either a change of materials, building modulation, and/or change of colors.

- **Architectural Scale** – Techniques proposed to achieve architectural scale are arcades, balconies, trellises, awnings, window size and placement, cornices, and landscaping are proposed.
- **Vertical modulation** – In terms of vertical modulation, the applicant has proposed facades that appear as an aggregation of smaller buildings by utilizing different colors, materials, and façade setbacks

Although, Downtown Plan policies state that taller buildings should be concentrated at the base of the hill (Portsmouth) and zoning does not require any building setbacks, the applicant's design has been setback 10 feet from the east property line to achieve further vertical modulation and minimizing building massing next to the Portsmouth property and adjacent public walkway.

- **Horizontal modulation** – Horizontal modulation is provided by a strong continuity of pedestrian oriented features which create a strong base along Lake Street South. These features include arcades, awnings, window treatment and size, setback at upper stories, and cornice treatment. Ribbon windows are used on the north and east façades as an accent treatment. At the north façade, the 3rd and 4th story cantilevers out as much as 6 feet and narrows down to zero as the building approaches Lake Street South providing additional horizontal modulation and horizontal definition.
- **Blank Walls** – Blank walls along the east façade are proposed to be mitigated by landscaping/wall plantings. A blank wall is located approximately midpoint along the north façade contains at the ground floor. The DRB should provide input as to how this wall should be mitigated.

2. PEDESTRIAN AND VEHICULAR ACCESS

1. **DRB Discussion:** At the previous meeting, no issues brought up by the DRB on this topic.

- 2. Staff Analysis:** Throughout the process, the applicant has been working closely with the Public Works Department. It was determined that their alley intersection design at Lake Street South and proposed frontage improvements meets City standards.

The DRB should determine if the proposed weather protection, lighting, sitting areas, and pedestrian amenities are consistent with policies that seek to provide an active, attractive, and safe pedestrian streetscape.

3. OPEN SPACE AND LANDSCAPING

- 1. DRB Discussion:** At previous meetings, the DRB did not deliberate much on this topic other than wanting to see additional details on the proposed landscape roof plan at the southern end of the project, a detailed landscape plan, and details on the landscape screen adjoining the Portsmouth Condominiums.
- 2. Staff Analysis:** A 'green roof' plan is not being proposed by the applicant. There are currently no guidelines or policies for Design District 1B that support requiring a 'green roof' for new development. Since the project's rooftop is visible from taller structures on adjoining properties, the applicant is proposing a roof plan that consists of river rock, recycled glass, and crushed granite in curved patterns.

The DRB should review the proposed landscape plan and identify if there are other opportunities for landscaping onsite and along the streetscape. The standard tree grate size is 4'x6'.

4. BUILDING MATERIALS, COLOR, AND DETAIL

- 1. DRB Discussion:** The DRB did not provide feedback to the applicant at the previous Design Conference meeting regarding this topic.
- 2. Staff Analysis:** Although the DRB did not provide direction to the applicant regarding this topic, the applicant has provided details on the proposed building materials and colors (see Attachment 2). Once, the DRB has made a determination on the building massing, the DRB should provide determine if the proposal is consistent with the following guidelines:
 - Use only high-quality coatings for concrete.
 - Emphasize earth tones or subdued colors such as barn red and blue-gray for building walls and large surfaces.
 - Reserve bright colors for trim or accents.
 - Emphasize dark, saturated colors for awnings, and avoid garish and light colors that show dirt.
 - Avoid highly-tinted or mirrored glass (except stained-glass windows).

- Consider the color of neighboring buildings when selecting colors for new buildings.

5. SIGNAGE

- 1. DRB Discussion:** The DRB asked to see a signage plan for the proposed project.
- 2. Staff Analysis:** At the DRB meeting, the applicant will be submitting a generalized signage plan showing the location and types of signs being contemplated for the proposed project.

VII. MODIFICATIONS

The Planning Official may approve a modification to the D.R. approval for the proposed development if:

- A. The need for the modification was not known and could not reasonably have been known before the D.R. approval was granted;
- B. The modification is minor and will not, in any substantial way, change the proposed development or violate any requirement imposed by the Design Review Board. The Planning Official may consult with the Design Review Board in his/her decision; and
- C. The development that will result from the modification will be consistent with the design regulations, design guidelines, and Comprehensive Plan.

Any modification, other than as specified in subsection (1) of this section, must be reviewed and decided upon as a new D.R. approval under this chapter.

VIII. APPEALS OF DRB DECISIONS AND LAPSE OF APPROVAL

1. APPEALS

Section 142.40 of the Zoning Code allows the Design Review Board's decision to be appealed to the City Council by the applicant and any person who submitted written or oral comments to the Design Review Board. The appeal must be in the form of a letter of appeal and must be delivered, along with any fees set by ordinance, to the Planning Department by 5:00 p.m., _____, fourteen (14) calendar days following the postmarked date of distribution of the Design Review Board's decision.

Only those issues under the authority of the Design Review Board as established by Kirkland Zoning Code 142.35(2) are subject to appeal.

2. LAPSE OF APPROVAL

Section 142.55.1 of the Zoning Code states that unless otherwise specified in the decision granting DR approval, the applicant must begin construction or submit to the City a complete Building Permit application for development of the subject property consistent with the Design Review approval within one (1) year after the final decision to grant the DR approval or that decision becomes void. Furthermore, the applicant must substantially

complete construction consistent with the DR approval and complete all conditions listed in the DR approval decision within three (3) years after the final decision on the DR approval or the decision becomes void. Application and appeal procedures for a time extension are described in Sections 142.55.2 and 142.55.3.

IX. ATTACHMENTS

1. Vicinity Map
2. Applicant's Proposal
3. Public Comment Emails
4. Design District Map
5. Downtown Plan Policies

X. PARTIES OF RECORD

APPLICANT: MARK SMEDLEY, STOCK & ASSOCIATES, 109 BELL STREET, SEATTLE, WA 98109

OWNER: STUART MCLEOD, 118 LAKE STREET SOUTH SUITE E, KIRKLAND, WA 98033

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

DEPARTMENT OF FIRE AND BUILDING SERVICES

DEPARTMENT OF PUBLIC WORKS

1. ALAN AND DONNA WILSON, 108 2ND AVENUE SOUTH #301, KIRKLAND, WA 98033
2. ALICIA MCCANN & FENN SHRADER, 225 2ND STREET SOUTH, KIRKLAND, WA 98033
3. ALVIN AND JACQUELINE GOLDFARB, 4823 LAKE WASHINGTON BLVD NE #3, KIRKLAND, WA 98033
4. ALZIRA ZOLLO, 8533 NE JUANITA DRIVE, KIRKLAND, WA 98034
5. AMY FLECK
6. ANDREA HANEFELD, 9485 NE 121ST PLACE, KIRKLAND, WA 98034
7. ANDREW & AMY CHAVEZ, 109 2ND STREET SOUTH #239, KIRKLAND, WA 98033
8. ANDY LOOS, SRM DEVELOPMENT LLC 808 5TH AVENUE NORTH, SEATTLE, WA 98109
9. ANNE DETTELBACH, 11220 115TH PLACE NE, KIRKLAND, WA 98033
10. ANNETTE WILLIAMS, 15618 72ND AVENUE NE, KENMORE, WA 98028
11. BARBARA & FLOYD PAGARIGAN, 201 2ND STREET SOUTH #104, KIRKLAND, WA 98033
12. BARBARA BROWN, TEC REAL ESTATE 3625 1332ND AVE SE STE. 201, BELLEVUE, WA 98006
13. BARBARA LOCKHART, 120 STATE AVE #1191, OLYMPIA, WA 98501
14. BEA NAHON, 129 3RD AVE #503, KIRKLAND, WA 98033
15. BETH PRICHARD, 319 7TH AVE WEST, KIRKLAND, WA 98033
16. BOB BURKE, 1032 4TH ST, KIRKLAND, WA 98033
17. BONNIE LINDBERG, 101 LAKE ST S, KIRKLAND, WA 98033
18. BRANDY CORUJO
19. BRIAN HOUSLEY, STANTON NORTHWEST 11410 NE 122ND WAY SUITE 102, KIRKLAND, WA 98034
20. BROOK STABBERT, 225 1ST STREET, KIRKLAND, WA 98033
21. CAROL DORE, 211 KIRKLAND AVE #204, KIRKLAND, WA 98033
22. CHARLENE BOYS
23. CHRIS MILLER, 225 4TH AVENUE #A-503, KIRKLAND, WA 98033
24. CHRISTINA HUFF, 2223 112TH AVE NE SUITE 100, BELLEVUE, WA 98004
25. CINDY MUELLER, 16625 NE 26TH STREET, BELLEVUE, WA 98008
26. CITIZENS FOR A VIBRANT KIRKLAND, 218 MAIN STREET PMB 675, KIRKLAND, WA 98033
27. DAN CRITTENDEN, COBALT MORTGAGE 11255 KIRKLAND WAY SUITE 100, KIRKLAND, WA 98033
28. DANIEL NIX, 1030 3RD STREET, KIRKLAND, WA 98033
29. DAVID LOMBARD & SHEILA HARDING, 109 2ND STREET SOUTH #629, KIRKLAND, WA 98033
30. DAVID SPOUSE, 433 11TH AVE WEST, KIRKLAND, WA 98033
31. DEAN TIBBOTT, 109 2ND STREET SOUTH #627, KIRKLAND, WA 98033
32. DENNIS BOHN, 10802 47TH AVENUE WEST, MUKILTEO, WA 98275
33. DENNIS GEELS, 4705 110TH AVENUE NE, KIRKLAND, WA 98033
34. DIANE BACH, PO BOX 2268, BOTHELL, WA 98041-2268

35. DIANE DEWITT, 127 3RD AVE SUITE 302, KIRKLAND, WA 98033-6177
36. DON & CAROLYN BARNES, 201 2ND STREET SOUTH #412, KIRKLAND, WA 98033
37. DON VILEN, 733 LAKE STREET SOUTH, KIRKLAND, WA 98033
38. DONNA RIDDELL, 109 2ND STREET SOUTH #621, KIRKLAND, WA 98033
39. DOUG WAUN, 9 LAKESHORE PLAZA, KIRKLAND, WA 98033
40. ELAINE SHEARD
41. ELIZABETH & MICHAEL JOHNSON, 255 4TH AVENUE, KIRKLAND, WA 98033
42. ERIC DAHLKE, 109 2ND STREET SOUTH #229, KIRKLAND, WA 98033
43. FRED CERF, 725 1ST STREET SOUTH #202, KIRKLAND, WA 98033
44. GAIL COTTLE, 225 2ND STREET SOUTH D-2, KIRKLAND, WA 98033
45. GARY REID, 201 2ND STREET SOUTH #307, KIRKLAND, WA 98033
46. GARY REID, 1089 LAWSON ROAD, CAMANO ISLAND, WA 98282
47. GAYLE ZILBER
48. GEORGE PLATIS
49. GLENN PETERSON
50. GUNNAR NORDSTROM, 730 1ST ST S #3, KIRKLAND, WA 98033
51. HAROLD RUBIN, 14248 92ND PLACE, BOTHELL, WA 98011
52. HARVEY HOYT, MD, 5020 112TH AVE NE, KIRKLAND, WA 98033
53. IRENE & JAMES DALGARN, 202 2ND STREET SOUTH #202, KIRKLAND, WA 98033
54. J. DONALD DICKS, 10635 NE 116TH STREET, KIRKLAND, WA 98034
55. J. JOHNSON, 109 2ND STREET SOUTH #330, KIRKLAND, WA 98033
56. JANENE WORTHINGTON, 222 15TH AVE, KIRKLAND, WA 98033
57. JANN CASTLEBERRY, PO BOX 2848 , BELFAIR, WA 98528
58. JEFF HELLINGER, 6204 108TH PLACE NE, KIRKLAND, WA 98033
59. JEFF RIDLEY, 11627 NE 75TH STREET, KIRKLAND, WA 98033
60. JEN GREENE, BEN & JERRY'S 176 LAKE STREET SOUTH, KIRKLAND, WA 98033
61. JEN STROHL, 7650 NE 125TH STREET, KIRKLAND, WA 98033
62. JENNIFER FISHER, COBALT MORTGAGE 11255 KIRKLAND WAY SUITE 100, KIRKLAND, WA 98033
63. JENNIFER LANGFORD, COBALT MORTGAGE 11255 KIRKLAND WAY SUITE 100, KIRKLAND, WA 98033
64. JENNIFER NILSSEN, TEC REAL ESTATE 3625 1332ND AVE SE STE. 201, BELLEVUE, WA 98006
65. JIM AND CAROLYN HITTER, 119 8TH LANE, KIRKLAND, WA 98033
66. JIM AND LINDA HOFF
67. JOANNE WILSON, 521 16TH AVENUE WEST, KIRKLAND, WA 98033
68. JOE CASTLEBERRY, PO BOX 2848 , BELFAIR, WA 98528
69. JOHN BRIGHTBILL, 5819 108TH AVE NE, KIRKLAND, WA 98033
70. JOHN STARBAR, 109 2ND STREET SOUTH #220, KIRKLAND, WA 98033
71. JON HESSE, BIKINI BEACH 9 LAKE STREET, KIRKLAND, WA 98033
72. JONNI RESSLER, 1306 5TH STREET, KIRKLAND, WA 98033
73. JULIE CHEN
74. JUSTIN UBERTI, 115 17TH PLACE, KIRKLAND, WA 98033
75. KARA WEINAND, 12426 84TH AVENUE NE, KIRKLAND, WA 98034
76. KAREN MASSENA, 11807 110TH AVENUE NE, KIRKLAND, WA 98034
77. KATE MCKINNEY, 5726 LAKEWASHINGTON BLVD NE S-2, KIRKLAND, WA 98033
78. KATHERINE WALKER, 612 14TH PLACE, KIRKLAND, WA 98033
79. KEITH MAEHLUM, 10836 NE 108TH STREET, KIRKLAND, WA 98033
80. KELLIE JORDAN, 11410 NE 106TH LANE, KIRKLAND, WA 98033
81. KEN AND DEBORAH RICE, 420 6TH STREET SOUTH, KIRKLAND, WA 98033
82. KIM WHITNEY, PO BOX 2081, KIRKLAND, WA 98033
83. KIMBERLY THOMSON, 812 MARKET STREET, KIRKLAND, WA 98033
84. LAURE SMITH, 201 2ND STREET SOUTH #404, KIRKLAND, WA 98033
85. LINDA WICKS, 201 2ND STREET SOUTH #112, KIRKLAND, WA 98033
86. LOMA GREGG, THE ONE SOLUTION INC. 22005 SE 32ND ST, SAMMAMISH, WA 98075
87. MARC CHATALAS, CACTUS RESTUARANTS 121 PARK LANE, KIRKLAND, WA 98033
88. MARGIT MOORE, 109 2ND STREET SOUTH #335, KIRKLAND, WA 98033

89. MARK AND VICTORIA FANNING, 8614 NE 121ST PLACE, KIRKLAND, WA 98033
90. MARK CROHN, 109 2ND STREET SOUTH #429, KIRKLAND, WA 98033
91. MARK SEHLIN, 11227 115TH PLACE NE, KIRKLAND, WA 98033
92. MARK WORTHINGTON, 222 15TH AVE, KIRKLAND, WA 98033
93. MARY JOCHUM, 18027 NE 12TH PLACE, BELLEVUE, WA 98008
94. MARY TOY, 108 2ND AVENUE SOUTH #101, KIRKLAND, WA 98033
95. MARYPAT MEULI, 489 2ND AVE SOUTH, KIRKLAND, WA 98033
96. MELISSA OLSON, PO BOX 362, KIRKLAND, WA 98083
97. MICHAEL AND JUDITH VOSS, 10119 NE 112TH PLACE, KIRKLAND, WA 98033
98. MICHAEL FERRERA, RESOURCE 1211 MARKET STREET, KIRKLAND, WA 98033
99. MONIQUE AND DON KENNY, 9727 NE JUANITA DRIVE #309, KIRKLAND, WA 98034
100. NANCY & WILLIAM MAYNARD, 109 2ND STREET SOUTH #237, KIRKLAND, WA 98033
101. NICOLE PARKHILL, 7 DRAGONS 143 PARK LANE #201, KIRKLAND, WA 98033
102. PAT TOLLE, 10111 MARINE VIEW DRIVE, MUKILTEO, WA 98275
103. PATRICIA LEVERETT, 7833 115TH PLACE NE, KIRKLAND, WA 98033
104. PATRICIA RICE
105. PATRICK TRUDELL, 3724 LAKE WASHINGTON BLVD NE, KIRKLAND, WA 98033
106. PATTY BRANDT, 9532 150TH ST SE, SNOHOMISH, WA 98296
107. PAULA HEDDIE
108. PENNY SWEET, 700 20TH AVENUE WEST, KIRKLAND, WA 98033
109. PERRI DELANEY, 609 13TH AVENUE WEST, KIRKLAND, WA 98033
110. PETER GLASE, 109 2ND STREET SOUTH #327, KIRKLAND, WA 98033
111. RACHEL KNIGHT AND JONATHAN LOVE, 12615 NE 134TH PLACE, KIRKLAND, WA 98034
112. RAVI KHANNA, 302 2ND STREET SOUTH #C5, KIRKLAND, WA 98033
113. RICK DROTTZ, KENNEDY WILSON PROPERTIES NW 301 116TH AVENUE SE STE 100, BELLEVUE, WA 98004
114. RICK LEAVITT, 10228 NE 58TH STREET, KIRKLAND, WA 98033
115. RICK MOORE, RICK MOOR GROUP INC 5914 LAKE WASHINGTON BLVD NE, KIRKLAND, WA 98033
116. ROB BROWN, 108 2ND AVE S #105, KIRKLAND, WA 98033
117. ROBIN SANDERS, 612 KIRKLAND AVE, KIRKLAND, WA 98033
118. SANDY DAIN, 12120 94TH PLACE NE, KIRKLAND, WA 98034
119. SCOTT AND TONYA BAKER, 11344 NE 90TH STREET, KIRKLAND, WA 98033
120. SCOTT BROWN, 339 KIRKLAND AVE, KIRKLAND, WA 98033
121. SHELLY LAMBERT, COBALT ESCROW 11255 KIRKLAND WAY SUITE 100, KIRKLAND, WA 98033
122. SHERI LARSEN
123. SHIRLEY HOGSETT, 108 2ND AVE SOUTH #104, KIRKLAND, WA 98033
124. SHIRLEY POSEY, 405-13TH AVENUE, KIRKLAND, WA 98033
125. STEVE LINGENBRINK, 3724 LAKE WASHINGTON BLVD NE, KIRKLAND, WA 98033
126. STEVE SHINSTROM, PO BOX 638, KIRKLAND, WA 98083
127. SUE CONTRERAS
128. SUNDEE RICKEY
129. SUNNY & MICHAEL
130. SUSAN THORNES, 10106 NE 38TH CT, KIRKLAND, WA 98033
131. TED & JOYCE COX, 602 BELLEVUE WAY SE, BELLEVUE, WA 98004
132. TERESA CAROLAN, 10416 NE 195TH ST (PO BOX 601), BOTHELL, WA 98041
133. TERRY RENNAKER, CAPSTONE PARTNERS 1001 4TH AVE SUITE 4400, SEATTLE, WA 98154
134. THOMAS MARKL, PO BOX 461, REDMOND, WA 98073-0461
135. TIM ERKINS, 733 LAKE STREET SOUTH, KIRKLAND, WA 98033
136. TOM BROWN, COBALT MORTGAGE 11255 KIRKLAND WAY SUITE 100, KIRKLAND, WA 98033-3417
137. VICKI & MIKE STORINO, 160 WAVERLY WAY, KIRKLAND, WA 98033
138. WYOMIA BONEWITS, PO BOX 2334, KIRKLAND, WA 98083