

Lakeview Advisory Group April 27, 2010 Meeting Notes

Revised 5/13/2010

Members Present: John Kappler, Georgine Foster, Sally Mackle, Doug Waddell, Bob Style (stayed for first half), Nina Peterson, Shelly Kloba, Karen Levenson, Elsie Weber (stayed for first half), Janice Soloff, and Paul Stewart.

Members Absent: Susan Thornes, Melinda Skogerson, Jay Arnold, Dick Skogerson, Steve Jackson

Several property owners attended the meeting and participated in the discussion regarding Study Area 9, South Houghton Slope. Keith Maehlum was also present.

Staff distributed the following information:

- Email comments from Susan Thornes and Margaret Bull pertaining to the King County METRO TOD proposal for the South Kirkland Park and Ride.
- Associated Earth Sciences report pertaining to the geological conditions of the south Houghton slope.

Opening comments

Chair Kappler mentioned that at the April 25th Houghton Community Council meeting both Advisory Group chairs gave an update on the Advisory Group process. He reminded the group that as chair his role is to facilitate the meetings in an objective way to allow everyone to speak their differing views. Members commented that he was doing a good job chairing the meetings.

Staff reminded the group of what the goals of the process are. By the last meeting in June, the Group will develop a list of draft policy concepts for consideration in the neighborhood plan, a draft vision statement, as well as a recap of the process. This "status report" will also be transmitted first to the Houghton Community Council, then Planning Commission and City Council (likely in July). The next step will be for staff to work with the Houghton Community Council in a series of study sessions to develop the draft policies for the neighborhood plan. This process includes a follow-up meeting with the Advisory Group to discuss the proposed draft plan, back to Houghton Community Council, public meetings, and recommendation to Planning Commission, and City Council adoption.

The group discussed the draft April 7 Meeting Notes regarding the South Kirkland Park and Ride lot- Bob Style recommended members vote on each issue to be sure the Advisory Group's direction on a particular topic is clear. All agreed that from this meeting forward members present at the meetings would vote on the issues (members may also participate via conference calls).

The group discussed King County METRO's TOD proposal for the portion of the South Kirkland Park and Ride located in Kirkland including the following comments:

- The group should determine what percentage low income housing they are willing to accept in Lakeview as part of the Plan update. Planned Area 4 policies text states: "*encourage a mixed income housing project with a "min. of 20% affordable to low and/or moderate income households"*". There should be a maximum cap on the number of low income units.
- The South Kirkland Park and Ride lot is not a good location for low income housing/TOD project because of lack of everyday services within walking distance. Lack of services will result in increased vehicular traffic from TOD residents.
- The TOD proposal should state a specific percentage mix of commercial and residential uses.
- Would it be a better use of funds to subsidize rent for people to live elsewhere?
- The group opposes the TOD/affordable housing proposal without knowing what may develop on the Bellevue portion of the property; it is like giving a "blank check".

- Totem Lake area would be a better location for a TOD/affordable housing project because services, shopping and transit are within walking distance.

Direction: The Group of seven members voted to have a separate meeting on the TOD proposal to discuss this further. ARCH and King County METRO staff should be invited to the meeting to answer questions. Members should send questions ahead of the meeting to Janice Soloff. Staff will email around some suggested meeting dates. Karen Levenson requested that a conference call be set up so she can participate (and others) in future meetings that she can't attend.

Study Area 9 Houghton Slope

Staff gave a quick overview of the study area designated as LDR 3-5 dwelling units per acre with a range of zoning of RS 7.2 to RS 12.5. The slope is mapped as containing soils and steep slopes susceptible to moderate and high landslide hazards. The existing Plan lists development standards that must be followed when developing along the hillside depending on the range of density at 3-5 dwelling units per acre. Discussion focused on the south portion of the slope, the findings and conclusions of the Associated Earth Sciences report, and whether the group supports increasing the minimum lot size zoning from RS 12.5 to RS 8.5 or RS 7.2.

The following property owners attended and participated in the discussion in support of increasing the density:

- Sally Mackle 4500 Lake Wash. Blvd
- Arman Manucheri family 4610 and 4618 Lake Washington Blvd
- Angelos Xidias 4410 Lake Washington Blvd
- Donald McCale 4604 Lake Washington Blvd

Group comments:

- Several houses on the hillside are older housing stock, an eyesore, in need of redeveloping and not what is desired as a gateway to the City.
- There are no visible or known problems with the soils in the area; some hillside seepage
- The group debated the pros and cons to minimum lot sizes of RS 7.2 vs RS 8.5

Direction: There was a unanimous decision by the seven members present to support increasing the density on the south portion of the Houghton Slope from RS 12.5 to at least RS 8.5 (minimum lot size of 8,500 sq. ft.) provided that:

- Development is designed to protect environmentally sensitive areas
- Peer review is conducted of all geotechnical and slope stability analysis reports
- The list of existing development standards in the Plan for developing on environmentally sensitive steep slopes are updated per current industry/regulatory standards
- Policies allow for flexible lot sizes, shapes or lot averaging

Before the group could consider supporting rezoning the area further to RS 7.2 (minimum lot size of 7,200 sq. ft.), staff will report back to the group on what the Central Houghton Advisory group is considering smaller lots for the residential zoning.

Karen Levenson wanted to go on the record as opposing rezoning the area to RS 7.2 as too dense.

Study Area 6 PLA 3B

The group discussed land use policies related to the Villagio housing development in PLA 3B. One member brought up the current policy text that allows "use of the existing multi-family units for overnight lodging". Accessory restaurants, retail or similar uses are not allowed. Zoning for PLA 3B states that ancillary meeting

and conference facilities for the residents is allowed but not the general public and may not include restaurants, retail or office uses.

Direction: Of the 7 members present 5 voted to remove the plan text to allow "overnight lodging hotel" and 2 undecided votes. As a result making this policy change would prohibit a hotel use at that location.

Study Area 8 MDR 12/RM 3.6 north of NE 59th ST between Lake Washington Blvd and Lakeview Dr.

This area was once zoned RM 1.8 and later rezoned to RM 3.6. As a result there are many properties developed at the higher density now considered legal non-conforming density. The group discussed if the area should be rezoned from RM 3.6 to RM 1.8 zone.

Direction: Out of the seven members present, there was a unanimous decision in support of keeping zoning as RM 3.6, but allow for the non-conforming density properties to be redeveloped with the same number of units that exist and using the current zoning standards. The current non conformance section 162.60 allows for keeping the same number of units and dimensional standards only if destroyed by fire or other casualty.

Study Area 7 WD III, WD I shoreline residential areas

This area was recently studied as part of the update of the Shoreline Master Program. Some zoning code amendments are proposed due to be adopted with the SMP. A concern was brought up that the City requires a 10' wide sidewalk on Lake Washington Blvd as new development occurs. Some properties because of steep slopes do not have enough space to provide a 10' wide sidewalk.

Direction: The group agreed with staff's recommendation for no land use changes in the area.

Meeting conclusions- The Group made it through agenda items for Study Areas 6, 7, 8 and 9. Concluding that they should have a separate meeting to discuss the TOD proposal and remaining items on the agenda.

Action Items

- Staff will email tentative dates for a separate meeting regarding the South Kirkland Park and Ride
- Set up conference call equipment for each meeting for members to participate in meeting who cannot attend.

Next Meeting May 25th 7:00 pm start time at Kirkland City Hall Council Chambers. First half of meeting will be a joint meeting with Central Houghton to discuss transportation, status of BNSF multi use trail, Highway 520 expansion.