

Lakeview Advisory Group July 21, 2010 Meeting Notes

Members Present: John Kappler, Shelley Kloba, Sally Mackle, Georgine Foster, Karen Levenson, Susan Thornes via teleconference for portion of meeting, Elsie Weber, Janice Soloff, Paul Stewart.

Members Absent: Bob Style, Nina Peterson, Doug Waddell, Dick and Melinda Skogerson, Jay Arnold, Steve Jackson.

Others present: 7 property owners from the South Houghton Slope area; one person from elsewhere in neighborhood.

Meeting Agenda- Remaining Issues:

- Urban Design (*completed*)
- Villagio (*completed*)
- South Houghton Slope (*completed*)
- South Kirkland Park and Ride
- Vision Statement
- Past meeting notes

Chair John Kappler discussed the format for the joint meeting on August 23, 2010 with the Houghton Community Council and Planning Commission where he will present the Advisory Group's recommendations for changes to the Lakeview Neighborhood Plan. He advised Advisory Group members to attend. Public comment will be kept to no more than 3 people per topic and per side of an issue and 3 minutes to speak.

The Group discussed whether the Advisory Group's recommendation was only going to include votes from Lakeview residents and exclude representatives from other boards and commissions who do not live in Lakeview or property owners with a vested interest in rezone changes. It was concluded that all Advisory Group members have equal weight to vote on issues.

Urban Design- John Kappler led the discussion on Urban Design referring to the existing Lakeview Plan text under the Urban Design section on pages 18-21/34-37. The following flip chart comments are important ideas the Group would like included in the Urban Design section of the plan update:

Visual –Historical Landmarks/Views-

- Retain existing text regarding preserving open views from Lake Washington Blvd and SR -520. Text should include discussion of "preserving and enhancing" views of Seattle skyline, Olympic Mountains. The City may want to look at how other cities have used the terms "panoramic views" or see Oak Harbor's policies for "view sheds".
- Views- Text should be consistent with the Community Character Element including CC Policy 4.5 Protect public scenic views and view corridors.

Historic landmarks- Existing text should be retained regarding historical landmarks. Providing directional signs along Lake Washington Blvd noting the historic homes is desired.

Gateways-

- Should a TOD at the Park and Ride move forward, text should state that this location at 108th Avenue NE is an important gateway to the City and therefore architectural design and orientation of buildings and landscaping should be high quality.
- Lakeview Dr. and Lake Washington BLD is a gateway.
- 520 Interchange changes-revise text to include how it will change the gateway. The group would like clarification on what changes are planned and how they will impact the neighborhood. Are sound walls planned?
- Art should be included in gateway designs.
- The Kirkland entrance sign at 38th and Lake Washington Blvd should be updated; raised; flowers planted; lit for evening viewing. Update photo of neighborhood sign in Figure L-4.
- Architectural design, building orientation to the street and landscaping on either side of Lake Washington Blvd at the 520 interchange should be attractive as a gateway to the City.

Establishing Design Guidelines and Design Review for the Yarrow Bay Business District is supported by the Group.

Pathways- keep text describing L-2 and L-3 pathways. Add text to improve, maintain pathways, add directional signs.

Activity Node- update text to include 520 interchange improvements and delete Denny's.

Yarrow Bay Business District at the 520 Interchange- The Group clarified its recommendation on the future of the Yarrow Bay business district discussed previously at the July 13, meeting. The July 13th meeting notes should be revised to move the "expansion of retail uses, housing etc." to the South Slope housing discussion. Below are individual's comments recorded on a flip chart:

- From an economic development stand point it is important to maintain and encourage office and retail (commercial uses) at the interchange and therefore not include housing.
- Housing- Some members want to see housing as an allowed use in the business district and some don't.
- Building Height- Some think 2 stories is fine on the eastside of Lake Washington Blvd some okay with 3 stories.
- Architectural design should be neighborhood in scale, modulation and step back of buildings at 520 interchange/Lake Wash. Blvd. Development should be designed to be a visual relief to the built environment.
- Retail uses should not compete with Downtown retail;

Vote: Should housing be allowed? Out of 6 members present: 4 no housing. Two abstained. Housing is not recommended to avoid the visual perception of entering a the density zone. What is desired is a buffer with a softer look of less buildings and less obtrusive.

Villagio Property Hotel Use as an allowed use in PLA 3b zone- The Group discussed an issue brought up by an Advisory Group member who opposes a hotel/motel use as an allowed use in the current Lakeview Plan and current zoning (PLA 3B) for the Villagio property. Transient uses should not be allowed in a residential neighborhood. The La Quinta Inn is further away. Years ago the property owner requested a Comprehensive Plan and Zoning Code amendment to allow extended stay/hotel use on the property which was approved with limitations on not allowing office, restaurant or retail uses. As a condition of approval the property owner granted a shoreline public access easement and installed a pathway along the shoreline of the property. To staff's knowledge the Villagio apartment complex is not currently being used for an extended stay hotel.

Some members believe that since the property owner was granted approval of the hotel use through a public process the property owner has the right to have the use on the property therefore do not recommend a code amendment to delete the use listing.

Vote- Out of 6 members present:

4 members voted that a Plan and code amendment should amend to keep the hotel use as an allowed use but add limitations on the use such as 1) minimum one week or longer, 2) keep existing prohibition on no restaurants, office and retail uses, 3) add a percentage to limit the number of units that could be a hotel or extended stay to no more than 10%.

1 member voted to leave current Plan text and zoning as is.

South Houghton Slope Study Area for rezone- The Group discussed to what extent the area should allow an increase in density from RS 12.5 to a higher single family or multi family density. To help the Group formulate its recommendation on the Study Area 9 discussion Staff presented a handout describing various options to choose from in the following categories: housing type, development pattern, density, development standards and process. The following are individual flip chart comments:

Housing Type

- Reasons for retaining the area as Single Family (see past correspondence from residents in support of single family development):
 - Maintain single family character
 - Retain as low density
 - One member submitted a petition signed by 42 residents of the Yarrow Hill multi family complex opposing a rezone to multi family.
- Reasons why Multi Family is desired (see past correspondence from resident's proposing multi family for additional reasons):
 - Surrounding area has transitioned into multi family to the west and north;
 - Growth Management Act encourages infill
 - The area does not function like a low density neighborhood (difficult for neighbors to know each other; larger lots; difficult pedestrian connections) (see June 29 notes)
 - If multi family is the direction the desired style is:
 - Small buildings with attached units; duplex/triplex; no stacked units
 - Should look like single family; duplex/triplex; attached (no more than 4 units); no stacked
- Desired Development Pattern
 - Single family
 - Cottage
 - Clustering
 - Small lot single family or Lot averaging (no smaller than RS 5,000 sq. ft.)
- Development Standards
 - Before multi family density is considered a geotechnical analysis should be conducted (It was noted that the Associated Earth Sciences report did not evaluate a multi family density option).
 - With redevelopment, if property owners on the west side of Lake Washington Blvd are required to install 10' wide sidewalks then east side of the street should also be required to (if topography allows).
 - There is general agreement on development standards listed including limiting lot coverage, should be no net loss of vegetation, no additional access points on Lake Washington Blvd.
- Appropriate Density

- One member contacted the King County Assessor's office and found out that if area was rezoned to a higher density multi family property taxes would go up.

Density Vote (some members voted via email):

2 members support RS 8.5;

1 member supports a range of RS 7.2-8.5;

1 member supports RS 6.0

1 member supports a range of RM 3.6 - RM 5.0

1 member abstained

1 member emailed vote RS 8.5 or RS 7.2 (with consolidated access and land aggregation)

Process- Administrative? Process I: Planning Director? Process IIA: Hearing Examiner? Process IIB: Hearing Examiner recommendation to Houghton Community Council then City Council?

Process Vote: 2 members no preference; 2 members Process IIB