

COMPREHENSIVE PLAN UPDATE COMMENTS--NELSON/CRUIKSHANK CAR COMMENTS

Comment	Name	Address	Date	Via Email	Via Letter	Via Survey	Via Other
Comments on possible rezone, concerns over changes to "charm and character" of the neighborhood from quiet to and quaint to something else. Concerned over place to raise	Kevin and Elizabeth Chappell	212 2nd St S, Kirkland, WA 98033	4/6/2015		x		
Downtown Kirkland is beautiful and unique, wants the most number of people to enjoy it, either residents or visitors. Approves of proposed changes to allow more residents and visitors in	Poorandokt Hajesmaeil/Sabegh	309 2nd Ave S, Kirkland, WA 98033	5/28/2015	x			
Concerned about density increase. Lives in neighborhood and appreciates the buffer between downtown area. Worried about parking and traffic from higher densities, states neighborhood is already congested from nearby condos, businesses. Concerned about potential increase in property taxes. Is concerned about change to	Michele Pederson	208 3rd St S, Kirkland, WA 98033	5/30/2015		x		
Single family homeowners concerned increase in density would compound traffic volume. Dense development would reduce already tight guest and on street parking. Believes more apartments will	Steve and Carol Gamble	sgwatch@gmail.com	6/22/2015	x			
Resident concerned about Nelson/Cruikshank. Based on following reasons: 1) "irrevocable change to neighborhood," including character and community; 2) affordability will not be improved, expects redevelopment to lead to less affordability through replacement of old homes with expensive new ones; 3) Financial benefit would favor speculator/developer/aggregator and not individual homeowners; 4) increased traffic; 5) zoning should mean something, the City should	Laurie Hornor	219 3rd Ave S, Kirkland WA, 98033, hornor@comcast.net	6/25/2015	x			

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Supports Option 4 (allowing MF with no maximum density specified). With proximity to downtown core and transit center feels this area can support MF development. Feels increased density would be in line with recent development	Dan Ryan	493 2nd Ave S, Kirkland, WA 98033, dan.ryan@gmail.com	1/7/2015	x			
Does not agree with Planning Commission recommendation of 12 units per acre. Feels zoning does not take into account proximity to Transit Center and Downtown. States the constraints will impede transit investments. Proposals are unambitious due to low densities.	Dan Ryan	493 2nd Ave S, Kirkland, WA 98033, dan.ryan@gmail.com	6/24/2015	x			
States: The existing home owners who actually live in our neighborhood (as opposed to just being landlords of rental property), would be less impacted by medium density zoning. I certainly would look more favorably on this zoning change than the original proposed high density.	Helen Turner	helen.turner@pse.com	6/30/2015	x			
Supports Option 1 (or as an alternative) Option 2, states highest and best use is not SFR. Believes higher density will bring more residents and support local businesses.	Patricia Block	205 3rd Avenue South Kirkland, WA 98033, pblock@primelending.com	7/1/2015	x			
Opposed to Nelson/Cruikshank, maintain low density and convert some medium and high density to lower densities.	Alan Roberts	303 2nd St S, B-2, Kirkland, WA 98033	7/6/2015		x		
Opposed to rezone because of potential increased traffic and loss of neighborhood charm.	Elizabeth Chapelle	212 2nd St S, Kirkland, WA 98033. epetrie.a@gmail.com	6/25/2015	x			
Supports Option 3 (rezone to MF 12 units per acre)	Melinda and John O'Rourke	314 5th Avenue S, Kirkland, WA 98033, jcodupont@gmail.com	7/6/2015	x			

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Opposed to rezone, upset over overdevelopment in neighborhood, feels high density option will undermine quality of life. Comment received after close of hearing and after Planning Commission recommendation.	Mark MacDonald	mark@mindfulcraftsman.com	9/10/2015	x			
Opposed to rezone. Concerned about changing setback standards and how this impacts future development. Cites heavy traffic and parking issues in area. Comment received after close of hearing and after Planning Commission	Nicoleta & Frantz Cristache	nicoleta_cristache@hotmail.com	9/9/2015	x			
Homeowner in rezone area strongly opposed to Planning Commission decision, 1) cites loss of unique character in neighborhood, states 29% of parcels are opposed to decision, 2) concerns over street appearance down 3rd Ave S, regarding differing setbacks and development standards, 3) traffic and congestion issues compounded. Comment received after close of hearing and after Planning Commission	Paul and Hien Thurogood	paulthurogood@hotmail.com	9/10/2015	x			
States many residents in neighborhood are against change, especially those who chose to live there because of unique character in neighborhood. Cites major investments including new home construction and remodels. Urges council to walk through neighborhood and discuss changes with neighbors. Comment received after close of hearing and after Planning Commission	Paul Thurogood	paulthurogood@hotmail.com	9/14/2015	x			
Upset that land-lords of rental properties were given more weight than home-owners who actually live in the neighborhood. Upset that setbacks are to be reduced. Comment received after close of hearing and after Planning	Helen Turner	helen.turner@pse.com	9/15/2015	x			

COMPREHENSIVE PLAN UPDATE COMMENTS--BASRA CAR COMMENTS

Comment	Name	Address	Date	Via Email	Via Letter	Via Survey	Via Other
Wants property to be changed from LIT to RH3 to accommodate a hotel with 100+ rooms. Advocates for 35 feet above elevation at NE 85th St. States that hotel would benefit from nearby companies and access to I-405. 100+ rooms is necessary for franchise agreements, economies of scale, and to meet necessary margins.	Tejvir Basra	PO Box 2127, Kirkland WA, 98083	2/11/2015		x		
Owner of nearby veterinary clinic concerned over proposed changes, purchased two nearby properties specifically allowed in LIT zones (veterinary and kennel). Favors options to change zoning to an existing RH commercial zone (first choice), or no action--retain existing zoning (second), is completely opposed to create new RH zone, hybrid of LIT and commercial uses. Additionally, commenter is concerned about traffic impacts from hotel, and concerned about possible favoritism if one site is developed. Wants any change to affect the entire zone, wants to retain	Dr. Judy Hung (vet and property owner)	8934 122nd Ave NE, Kirkland, WA 98033	5/21/2015		x		
Owner of Jonesco Business Park (to north of site) states they are in favor of either option 1 (no action) because it maintains the status quo, satisfies need for similar business parks in area; or option 2 (change to an existing RH zone) because the same rules apply to all parcels in the zone, caveats this option: would have to be applied as an overlay to existing zoning or transitional zoning change; is completely opposed to option 3 (creation of hybrid LIT/commercial zone) because it would exacerbate traffic, tower and create shadow over Jonesco, and unfair to nearby Rose	Jim Reed, AGM Commercial Real Estate	2100 124th Ave NE, Ste 100, Bellevue, WA 98005	4/15/2015		x		
Basra site should be limited to 35'	Kathy Iverson	kiversonpt@aol.com	6/29/2015	x			

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No on height variance. Wants Kirkland to remain low not high.	Don Schmitz	donsm4@yahoo.com	6/28/2015	x			
Opposed to Basra too high, too much traffic, lost small town feel.	Nancy Hartnell	hartnellhouse@gmail.com	7/6/2015	x			
Opposed to requested height, current 35' should be enforced, states 60' building would change neighborhood character, possible negative traffic impacts.	Margaret Carnegie	carnegiema@frontier.com	7/13/2015	x			
Basra site should be limited to 35'	Kathy Iverson	kiversonpt@aol.com	6/29/2015	x			
NRH Neighborhood Board has no issues, believes it should be developed in conjunction with Petco	NRH Neighborhood Board		11/17/2014			x	

COMPREHENSIVE PLAN UPDATE COMMENTS--GRIFFIS CAR COMMENTS

Comment	Name	Address	Date	Via Email	Via Letter	Via Survey	Via Other
Applicants supporting arguments in favor of CAR for study session. States history of property and arguments in support including: 1) Gateway property with too shallow of a depth of property, 2) Current driveway limitations would be mitigated with greater parcel depth, 3) Would increase vehicular access, 4) Would allow aggregation of parcels, 5) Could spur development of service retail, 6) Would eliminate existing septic systems with development, 7) Increased traffic onto 131st Ave NE wont cut through because it's a dead end, 8) Gateway feature will use up area on lot which	Greg Griffis & Josh Lysen, Merit Homes	805 Kirkland Ave, Suite 100, Kirkland, WA 98033	2/18/2015	x			
Applicant requests that no new regulations be added to RH 8 zone to restrict height near residential or require consolidation of office development with lots abutting NE 85th St, or limit	S. Michael Smith, Development Manager, Merit Homes	805 Kirkland Ave, Suite 100, Kirkland, WA 98033	6/29/2015	x			
The Griffis site should have a buffer between residential and office.	Kathy Iverson	kiversonpt@aol.com	6/29/2015	x			
Opposed to Griffis	Nancy Hartnell	hartnellhouse@gmail.com	7/6/2015	x			
Supports the rezone to allow an improved look and feel with a retail/office bldg	Mike Gockel, Marathon Industries	:mgockel@marathonind.com	7/16/2015	x			
Owns 8526-131st Ave, one of the lots in the study area. Only supports the rezone if it includes both rows of parcels, because doesn't want to be next to an office zone.	Susan Moini	s_moini@yahoo.com	7/14/2015	x			
Supports the rezone – fits with improved NE 85th St. corridor	Wally Hansis	w.hansis@comcast.net	7/17/2015	x			
Supports the rezone – similar to recent development on SW corner of NE 85th intersection new development on NW corner will improve area and provide services closer to neighborhood.	Barry Johnson	btjmb92@hotmail.com	7/20/2015	x			

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Supports the rezone –will improve area and provide services closer to neighborhood. looks forward to new buildings replacing the dilapidated	Luke Lysen	luke@theflightacademy.com	7/20/2015	x				
Does not oppose Griffis CAR, strong need for sound and visual buffering to protect nearby	Margaret Carnegie	carnegiema@frontier.com	7/13/2015	x				
Supports the rezone – appreciate businesses in walking distance from home & it would fit with improved NE 85th St. corridor	Kirk and Lori Running	kirkrunning@gmail.com	7/13/2015	x				
Supports the rezone – high traffic area and prime for a business to thrive. Along with street improvements to the corridor people can bike and walk to local businesses.	Jim "JJ" Johnson	jj@formrentals.com	7/20/2015	x				
Supports the rezone - need more commercial in walking distance or with access not from NE 85th St. Need to attract new businesses by providing better locations for investment.	Christoph Bichsel	chbichsel@msn.com	7/21/2015	x				
Supports the rezone – could provide additional services would be a great thing for our family and community. Would love to be able to walk in the neighborhood rather than drive	John and Mayume Carelli	7324 126th Ave NE, Kirkland, WA 98033. johncarelli@outlook.com	7/20/2015	x				
NRH Neighborhood Board has concerns over removing buffer between businesses and high density housing north on 132nd Ave NE.	NRH Neighborhood Board		11/17/2014				x	

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Commenter owns one of the subject properties, wants to reiterate 1) the lack of buffer between LIT and residential area is a problem, and the need for a solution to bring compatibility to the area, 2) No change is not the solution, something	Xu Zhou	645 8th Ave, Kirkland, WA 98033	6/6/2015	x			
Commenter is part of Norkirk LIT CAR (Vandenberg) does not think it is responsibility of individual citizens to decide appropriateness or viability of zoning change. States that several neighboring requests are impractical and incompatible with other CARs. Intention was to be open and accommodating of existing businesses to grow Norkirk LIT into a viable part of the neighborhood. Intention was that encouragement of low or very low residential occupancy could help create a cohesive neighborhood. Wants original CAR to be considered independently of others; to preserve current LIT zoning, add low density residential	Kris Vandenberg		3/15/2015	x			
Concerns that Norkirk LIT does prohibit marijuana production in LIT zone.	Ramola Lewis	ramola_lewis_1014@comcast.net	2/25/2015	x			
Wants to ensure that Norkirk CARs are reviewed as independent submissions. States residential area bordering should be characterized as low density residential. There needs to be an aesthetically pleasing buffer between the two areas, and LIT businesses should be compatible with family-oriented neighborhood to limit businesses that generate high traffic; parking/storage of trucks, trailers, large machinery; or emit strong odors or noise. Traffic	Ramola Lewis	ramola_lewis_1014@comcast.net	3/16/2015	x			
Opposed to rezone at 642 9th Ave.	Kathryn Mizrahi	648 9th Ave, Kirkland, WA 98033					

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Opposes rezone of 642 9th from Residential to LIT – parking spill over to the residential west of the proposal is unacceptable as is, this expansion would exacerbate this problem.	Michael McCarron	mdmfsu@mac.com, 633 9th Avenue Kirkland WA 98033	7/22/2015	x			

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Current requirement for common recreational open space requirements are not consistent with zoning, setback, and density requirements. Does not want "forced, underutilized areas." Finds it more practical to follow requirements for the same building types all over downtown rather than re-interpret the zoning for each.	Doug Waddell	PO Box 2545, Kirkland, WA 98083	5/7/2015		x		

COMPREHENSIVE PLAN UPDATE COMMENTS--NEWLAND CAR COMMENTS

Comment	Name	Address	Date	Via Email	Via Letter	Via Survey	Via Other
Opposed to rezone because of potential increased traffic on residential streets. City wide would like to see an increase in affordable housing.	Lori Steiner	jvermer@aol.com	6/24/2015				
Is concerned about possible apartment development, cites nearby Juanita Creek and old	Ken Mohr	krmohr1@gmail.com	11/10/2014	x			