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March 3, 2008

Via Hand Delivered

Designer Review Board
City of Kirkland
123 - 5th Avenue
Kirkland, WA 98033

Re: Park Place Private Memory Request
Comments by Chair

Dear Board Members:

Comments by your Chair, Mr. Bates, during your discussion at your last meeting, touched on an issue which was not addressed during public comments. Mr. Bates commented on the large building in the southwest portion of the proposed project, which will present a long and tall facade facing the park. Since there is little separation between this monolithic structure and the 8-story building to the north, the proposed project would present a wall of office buildings over 100 feet tall for nearly the entire boundary with the park. The impact of this wall of tall buildings upon the park would be significant. Unfortunately, the impacts on the park could be even worse. Since the developer's request is to eliminate all set backs from the park, there would be nothing to keep this, or a subsequent owner of Park Place from presenting a project with 8-story buildings to be built right at the park boundary line.

The park is currently surrounded by 1-story buildings which enhance its sense of openness. I submit that Kirkland residents would be outraged if a wall of 8-story buildings were constructed along the eastern edge of the park.

Zoning codes require that an amendment to the Comprehensive Plan be granted only if there is a showing that it: (1) does not conflict with other provisions in the plan, and (2) provides some long-term benefits to the community. There is no long-term benefit offered by this amendment request to construct 8-story buildings to the edge of each boundary of the Park Place property. To the contrary, the project would have detrimental impact on public spaces.

The relationship of Park Place to the park is one opportunity for public benefit in exchange for greater heights in the redevelopment of Park Place. Since they are custom to 1-story buildings on the park, Kirkland residents, I believe, would even be upset by 3-story buildings being built within 10 feet of the park, as allowed by current code. Thus, it might produce public benefit if the Comprehensive Plan were modified to allow 1 and 2 story buildings in the area now occupied by QFC, Key Bank and Starbucks, and, in exchange allow 2 floors to be added to buildings in the

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ATTACHMENT 3
ZON 07-00016
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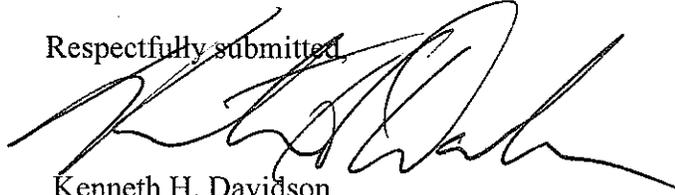
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eastern portion of the property. Such a transfer of height limitations could be an alternative preferable to both the current code and Park Place's private request.

However, as long as the proponents cling to their uncompromising bid for 8-stories of buildings from Peter Kirk Park to 6th, their private amendment request should be denied.

Respectfully submitted,



Kenneth H. Davidson

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