ATTACHMENT 4

RECEIVED
DEC 14 2007
_____AM_____PM
PLANNING DEPARTMENT
BY_____

Jon Regala
Planning Department
City of Kirkland
File No. DRC07-00007
12/10/2007
From: Irene and James L. Dalgarn
11832 242nd Pl. N.E.
Redmond, Wa.
1-425-868-0576

Dear Sir:

It is with considerable alarm that we read the plan to permit a building project as extensive as the proposed plan to permit retail/restaurant uses and 3 floors of office uses above, plus parking in a 4-level below grade parking garage at 118 and 150 Lake Street South.

One would have to be incredibly naive not to recognize the impact this would have on the quality of life for Kirkland residents. The traffic congestion and related traffic problems, already significant, would be unimaginable. It pushes too many cars and too many people entering and exiting from driveways. The wind tunnel effect created by the building heights cannot be ignored. It seriously impairs views . It defies the ambience of the City of Kirkland. Rarely does one hear complimentary comments of how well the City is retaining its tradition of warm welcome, both to its citizens and its visitors. Although I respect the rights of property owners to develop property, it is my contention that Mr. Mark Smedley and those whom he represents do not have the best interests of the community in mind with this formidable project. It is the responsibility of the City officials to see that the community is protected, safely and esthetically.

We thank you for your time and attention.

Sincerely,

Irene Dalgarn

Irene Dalgarn

James L. Dalgarn

James L. Dalgarn
Owners of unit 202
202 2nd St. So.
Kirkland, Wa.

Jon Regala

From: Jeremy McMahan
Sent: Wednesday, December 12, 2007 8:56 AM
To: Janice Soloff; Jon Regala
Subject: FW: Development of Kirkland
Follow Up Flag: Follow up
Flag Status: Red

From: Janet Jonson
Sent: Wednesday, December 12, 2007 8:24 AM
To: Jeremy McMahan; Cheri Aldred
Subject: FW: Development of Kirkland

Quasi-judicial. JJ

Janet Jonson
City Manager's Office
City of Kirkland
123 Fifth Avenue
Kirkland, WA 98033
425-587-3007
425-587-3019
jjonson@ci.kirkland.wa.us

From: Patricia Rice [mailto:patmrice@hotmail.com]
Sent: Tuesday, December 11, 2007 7:50 PM
To: KirklandCouncil
Cc: Patricia Rice
Subject: Development of Kirkland

City Council,

Today I received an e-mail with the information on the following proposals:

1. Bank of America development at Lake St and Kirkland Ave. 5 stories proposed with B of A and smaller retail at the bottom with 4 stories of Independent Senior residential above. They are asking for less than the required parking.
2. Merrill Gardens, the huge hole behind B of A will be 5 stories. Bottom floor retail and top 4 assisted living.
3. The McLeod proposal from Hectors to Calabria to Tully's. Four Stories, the bottom is retail with the top 3 office space. They are asking for less than the requited amount of parking.
4. Park Place development.

I do not want Kirkland to be filled by 4 and 5 story buildings that require no setbacks from the side walks with little or no free parking. Kirkland has already lost a lot of it's charm and uniqueness with the the number of condos and hotels that have been built in the last few years. I continually get disgusted every time I see a building get torn down and then a new hotel or condo being built in it's place. This pattern continues throughout the neighborhoods, where houses are torn down and monster houses are built that fill up the entire lot. There needs to be a lot more restrictions on all the development. If it is not contained, we are at risk of losing the reason that people move to Kirkland.
I am not a condo owner. I moved to Kirkland 32 years ago and live in a house on 5th street east of market. I don't expect things to stay the same, but I would like to have some of the amenities back that have been lost over the years. When I moved here, there were 2 grocery stores, a hardware store, a pharmacy, a furniture store, a Ben Franklin store, a JC Penneys and some really nice small clothing stores. It was a pleasure to shop in Kirkland. Now, there is only 1 small grocery store that is of any use for day to day shopping. I am also concerned about the development of Park Place. I am skeptical that it is going to really benefit the community. Are we going

to have to pay to go to the grocery store? Are there going to be more empty stores because store owners can't afford the rent? Are we going to have a hardware store and a pharmacy back in this development?

Unfortunately, I could not attend the meeting tonight, but I wanted you give some input on these proposals. I know a lot of my neighbors feel the same way.

Patricia Rice
Concerned Kirkland Citizen.

Jon Regala

From: Laure Smith [smithlaure@yahoo.com]
Sent: Tuesday, December 11, 2007 12:03 PM
To: Jon Regala
Subject: File #DRC07-0007
Follow Up Flag: Follow up
Flag Status: Red

Hello,
my name is Laure Smith and I live at 201 2nd St South #404, Kirkland, Wa 98033.
I've lived in Kirkland for 7 years, but have enjoyed it all my life.
I am writing in response to the planned developement in the heart of downtown Kirkland.
I am against it. I hate what's happening to downtown Bellevue and I don't want that to happen here. Downtown Kirkland has light and character, grass, trees and sky. The lower height of the buildings allows Kirkland to simply be an enjoyable place to gather with friends and family and stroll about. It is a favorite landmark location for thousands of people in Seattle and the Eastside to go for socializing and celebrating. Not every square foot of it has been built up and walled in, which is exactly what the developers are trying to do. Bellevue has been ruined by it's monster buildings and its lack of parking. I don't want that to happen here. I don't want a 5 story concrete monster dropped carelessly and heartlessly on the best part of Kirkland. I know the developers are just dying to destroy downtown Kirkland, make their millions and run. They have no social conscience or concern, they just know there's cash potential there and they have to get it. Like miners for coal, they're going to rip the place apart if it means profit for them.
I feel the heart of downtown Kirkland belongs to our society, our public, and it is a shame we have to fight to protect it.
Sincerely, Laure Smith

Jon Regala

From:	Jeremy McMahan
Sent:	Tuesday, December 11, 2007 2:38 PM
To:	Jon Regala
Subject:	FW: Moratorium on Building Permits & Reduction of Current Zoning Heights in Downtown Kirkland Petition
Importance:	High
Sensitivity:	Confidential
Follow Up Flag:	Follow up
Flag Status:	Red

Jon – for DRB distribution on McLeod.

From: Tina Huff [mailto:tinahuff@pdswindley.com]
Sent: Tuesday, December 11, 2007 1:35 PM
To: Jeremy McMahan
Subject: FW: Moratorium on Building Permits & Reduction of Current Zoning Heights in Downtown Kirkland Petition
Importance: High
Sensitivity: Confidential

To: Jeremy McMahan
RE: Moratorium on Building Permits and Reduction of Current Zoning Heights in Downtown Kirkland Petition

Dear DRB Member Jeremy McMahan:
I am writing to share my concern as a Bellevue resident who currently loves Kirkland's small town charm, along with the other very large contingent of Kirkland/Bellevue residents, relative to requesting an immediate moratorium on all downtown building permits and reduction of current zoning heights in Downtown Kirkland.

Please keep in mind that the approval of 2-4 floors in CBD1 is discretionary. The ***"Kirkland Downtown Strategic Plan recommended by the Kirkland Downtown Action Team"***, which the DAC is charged with updating, calls for a high to low, bowl shape downtown starting from Park Place down to the waterfront. Four and / or five floors on Lake Street destroys that vision. **My family and friends are particularly concerned regarding the proposed 4-story retail structure at 118 Lake Street South (the McCleod project).**

Numerous petitions have been presented to the Kirkland City Council asking for a moratorium on building permits in downtown Kirkland until the current DAC has completed it's update of the ***"Kirkland Downtown Strategic Plan recommended by the Kirkland Downtown Action Team".*** Additional petition forms will be forthcoming.

Thank you for considering this issue. Should you have any questions, please feel free to contact me. Thank you for your attention to this matter.

Respectfully yours,

Wendy Christina "Tina" Huff
Peter D. Swindley Architects and Interiors
2223 112th Ave NE, Suite 100
Bellevue, WA 98004
425-455-9358 (work)
tinahuff@pdswindley.com

Jon Regala

From:	Andrew G. Chavez [agchavez@verizon.net]
Sent:	Wednesday, December 12, 2007 7:38 PM
To:	Jon Regala
Cc:	'Amy L. Chavez'
Subject:	McLeod Property Concerns and Continued Moratorium request on Building Permits and Reduction of Current Zoning Heights in Downtown Kirkland Petition
Importance:	High
Follow Up Flag:	Follow up
Flag Status:	Red

To: John Regala
RE: McLeod Property Concerns and Continued Moratorium request on Building Permits and Reduction of Current Zoning Heights in Downtown Kirkland Petition

Dear DRB Member John Regala:
We are writing to express our opinions regarding the proposed redevelopment of the McLeod site on Lake Street. We have seen the most recent design for the McLeod site and as per our and the public's on-going concerns, which the Design Review Board does not seem to be listening to, this building goes fully against the ***"Kirkland Downtown Strategic Plan recommended by the Kirkland Downtown Action Team"***, not only from a height perspective, but also from a design perspective, as this is nothing more than a Costco "boxed" building downtown.

In addition, after having attended a number of DAC (the Downtown Advisory Committee) meetings over the last couple of months, as well as attending a couple of Design Review Board (DRB) meetings, a feeling is being shared that community sentiment and the Kirkland Strategic Plan are being ignored in the process of building height decisions along Lake Street. Even the DRB seems at odds with it's mandated direction (please reference supporting material taken at the October 16, 2007 DAC meeting which highlights the DRB and DAC's confusion on this issue).

We are pleased to see that the site itself will be redeveloped. The current building and site is in need of updating and we have an opportunity to improve our downtown which we stand behind.

However, we do not support the approval of anything above 2 stories along Lake Washington, again aligned with our Moratorium request to stop this permit and to reduce the current zoning heights in Downtown Kirkland, as 2 stories along Lake Street should be the maximum! This building will not promote pedestrian connections or linkages. It does not provide retail sales tax revenue for the city.

Numerous petitions have been presented to the Kirkland City Council and DRB asking for a moratorium on building permits in downtown Kirkland until the current DAC has completed it's update of the ***"Kirkland Downtown Strategic Plan recommended by the Kirkland Downtown Action Team".*** Additional petition forms with a large number of signatures will be forthcoming.

Please continue your excellent work on the design process for this property. We hope that you will agree that the McLeod design does not fit into the ***"Kirkland Downtown Strategic Plan recommended by the Kirkland Downtown Action Team***", again from both a height and design perspective and will go against

what the public wants, which is nothing greater than 2 stories along Lake Street. Having this said, we hereby request that you stop this McLeod permit until the DAC has completed it's update to the "***Kirkland Downtown Strategic Plan recommended by the Kirkland Downtown Action Team***" and current zoning heights are changed along Lake Street.

Thank you for considering this issue. Should you have any questions, please contact my wife and me by email at the address listed above or call us at 425-576-1257. Thank you for your prompt attention to this matter.

Respectfully yours,

Andrew and Amy Chavez
109 2nd Street South
Suite 239
Kirkland, WA 98033

IMPORTANT: This email, and any attachments, are Proprietary and may contain information that is privileged or confidential or both. If you are not the intended recipient, please delete this message and any attachments and notify me immediately by return email. Thank You.

Peter J. Glase
109 Second St. S., #327
Kirkland, WA 98033
peter.glase@klgates.com

RECEIVED
DEC 14 2007
AM PM
PLANNING DEPARTMENT
BY

December 13, 2007

The City of Kirkland
Design Review Board
c/o Jon Regala
123 Fifth Ave.
Kirkland, WA 98033

Re: **File No. DRC07-00007)**

Dear Board Members:

My wife and I are residents of the Portsmith Condominiums and we are concerned about the above-referenced development.

I attended the preliminary hearing of the board regarding the above project, and heard many of the board members express concern with a structure on Lake Street in excess of two stories. We appreciate the concern of the board as we are also concerned with the size and scale of the proposed project.

We prefer that the board limit the height of any building on this site to two stories for various reasons. The most important is that the building should fit within the ambiance of downtown Kirkland. Also, although views are not protected by ordinance, that is an important consideration as well.

As the board is aware, there is an existing public pedestrian walkway along the Westside of the Port Smith development. Currently this is a wonderful open public walkway that is regularly used. In the event that the board approves a new structure for the above development in excess of two stories, then the upper stories could have an adverse impact on this walkway. Therefore, the floors above two stories should be significantly setback. The set backs should be not only along Lake Street, but also along the south and east sides of the development. The Portsmith buildings are set back from the property line in excess of 30 feet in some areas for this pedestrian way. If the above development is allowed to build above two stories up to their south and east property lines, this would make that pedestrian walkway a tunnel and destroy the intent that it to be an open and appealing walking area.

Hence, any floors allowed above the second floor of any new building on the development site should be set back at least as far as the Portsmith buildings to allow this pedestrian way to continue as an open and pleasant place to walk.

Thank you for your consideration of this and other matters regarding the above referenced development.

Very truly yours,

Peter J. Glase

Jon Regala

From: David [david.lombard3@verizon.net]
Sent: Saturday, December 15, 2007 4:08 PM
To: Jon Regala
Subject: McLeod Project

Gentlemen, thank you for your service to our wonderful community. We think through your efforts we have the best place to live in the Pacific Northwest.

However we are alarmed at the scope of this project and the damage it will do to the character of Kirkland. The artist's sketch shows a virtual glass and steel wall that creates a canyon effect. It appears the builder is trying to maximize every cubic foot of potential space at the expense of building a charming village type theme. Yes there may be "superior retail" on the lower floor, but will it have the same warmth and attraction of the historical buildings already there. Some of these retailers are restaurants that can open wide windows in the summer giving you the outdoor feeling you have in Hawaii. Others are small shops that have dogs greet you when you enter. Genuine warmth, familiarity and friendliness are everywhere. Isn't this the feel we want to preserve or do we wish to become part of the impersonal metropolitan maze we see in our neighbor to the south. Does this design retain that open beckoning fun downtown we have now?

Progress must go on and many of our communities have dealt with the issue of retaining the spirit of the Northwest by planning new buildings that fit character of the town. Even the Merrill Gardens Bank of America project, although too high, has considerable charm. It must be possible here too for a design that Kirklanders can be proud of. Our tourist presence is going to increase with the initiation of passenger ferry service to and from Seattle. Asking the question would you cross the lake to see this?

Finally, yes we do live in the Portsmith Condominiums, but are on the top floor where our view would not be impeded and might even be improved from the existing tar roofs with stove and air-conditioning stacks. The building we live in is a mistake and too large for this downtown, however we are not the villains, but good caring Kirkland citizens who bought long after it was built. We just want the best for the best town in the Northwest.

David Lombard
Shelia Harding
109 2nd St so #629
Kirkland

A new thought is the popularity of "green roofs" that contain gardens and terraces, maybe with outdoor restaurant facilities.

Jon Regala

From: Mel and Shirley Hogsett [mnshogsett@yahoo.com]
Sent: Saturday, December 15, 2007 5:32 PM
To: Jon Regala
Subject: File #DRC07-00007 - MacLeod Project, Lake St.

Dear Mr. Regala:

As a 50 year resident of Kirkland, living either near or along Lake Street, I want to express my displeasure of DRC approving the proposed McLeod development along this primary Lake entrance to Kirkland. We all want a progressive Kirkland, but most Kirkland residents would not want to sacrifice the unique location and flavor of Kirkland in the process. We do not want to permanently destroy the major entrance to Kirkland by creating a tunnel effect of buildings all along Lake Street, nor do we want to disturb the water table by digging deeper (four stories for parking) so close to Lake Washington's shore. We do not want to create more concrete, more fumes, more loss of light and shadows that will destroy the uniqueness of Kirkland which so many of us cherish. Kirkland is indeed unique and a place I always want to return to again and again after my travels. I don't want to lose that feeling! And, I don't think other Kirkland residents do either.

Sincerely,
Shirley Hogsett
108 2nd Ave. So., #104
Kirkland 98033

Jon Regala

From: hanaleibay@aol.com
Sent: Sunday, December 16, 2007 9:31 PM
To: Jon Regala
Subject: file #DRC07-0007

Dear Sirs,

Please, the residents of Kirkland (15 years for me), are so tired of the gross over population in downtown Kirkland. We don't want another 4/5 story building downtown. Leave a little charm. Low profile buildings are a big plus to Lake Street. This new project, with 4/5 stories build right up to the sidewalk is not the look/feel that makes Kirkland special.

NO to this project.

Don and Carolyn Barnes\
201 Second Street So. #412
Kirkland, WA 98033

More new features than ever. Check out the new AOL Mail!

Jon Regala

From: Nancy Borne [nancy@bornecoaching.com]
Sent: Sunday, December 16, 2007 11:11 AM
To: Jon Regala
Subject: Kirkland - Losing our Small Town Appeal

Dear Mr. Regala,

I just moved here from Boulder, CO and so know this fight to retain the small town feeling of a city. Boulder is known around the world as "Boulder". One never needs to mention that it is the city in CO BECAUSE it has retained its unique and cherished small town appeal. It is abundant with tourism and property values have remained strong.

My husband and I plead with you to take this into account in upcoming decisions about the future of downtown Kirkland.

Kirkland is a gem. Please don't let upcoming decisions rob Kirkland of its unique character.

Thank you for your consideration,

Nancy Maynard

Cell: 425-698-5125

Jon

Dean & Anne Tibbott
109 2nd Street S. #627
Kirkland, WA 98033
Phone: 425-576-0597

RECEIVED
DEC 17 2007
_____AM_____PM
PLANNING DEPARTMENT
BY_____

December 16, 2007

City of Kirkland, WA
Members of the Design Review Board
Mr. Carter Bragg, Chair
Mr. Jeff Bates, Vice Chair
Mr. Brian Berg
Mr. Stephen W. Cox
Mr. H. Todd Kilburn
Mr. Kevin Oremus
Ms. Phyllis Worman

Re: Pending Application – 118 and 150 Lake Street South
File No. DRC07-00007

Dear Members of the Design Review Board:

As residents of downtown Kirkland and people who walk downtown with considerable frequency, we wish to make a statement in opposition to this proposed 4-story development.
We appreciate the good work which has been done by your Board related to the several major residential development projects which have either been recently completed, or which are currently under construction. These projects are located either within the designated "Core Area" of downtown east of Main Street and generally abutting the "South Core Frame", or are in the "South Core Frame" as delineated in Figure C-3 of the Kirkland - Moss Bay Comprehensive Plan. None of the projects, to date, have been on the Lake Street frontage which is so well established as a primary pedestrian corridor that is so critical to downtown retailing.

It is my understanding that the primary guidelines for your decision-making process are contained within the Moss Bay Neighborhood section of the City of Kirkland Comprehensive Plan. We therefore direct your attention to various segments of, or excerpts from the plan, as follows:

XV.D-10 - Building Height & Design Districts – Design District 1

"Buildings should be limited to two stories along all of Lake Street South ***to reflect the scale of development in Design District 2.*** **(Emphasis** added)

XV.D-12 - Building Height & Design Districts – Design District 2

"To emphasize this link and the traditional role, building heights in this area should remain low. Two stories above the street are appropriate along Central way and south of Kirkland Avenue."

The two citations indicated immediately above, fortify the concept of a desirable height relationship for the two sides of Lake Street. If it is interpreted that buildings on the east side of Lake Street should be limited to two stories for only their first ten feet of depth, and then for whatever reasons, they are permitted to progress to construction of a four story height, you are likely to lose the character and integrity of the downtown pedestrian core.
I point out the guidance language which provides that any building in Design Area 1B which is proposed for construction at a height in excess of two stories is subject to and at the discretion of the Design Review Board. Even though there is language which establishes criteria for a height variance, it reads that additional stories (i.e.: above two) *"may be appropriate"* and *"may be considered"*, not that they are to be automatically undertaken and approved. I submit that your Board is under no obligation to undertake a program of "fine-tuning" a four story project.

This is particularly true, given the massive scale illustrated in the submittal with which you have been provided. Please carefully consider the negative pedestrian consequences of a monolithic 4-story project running from about 100 feet north of 2nd Avenue, through to Kirkland Avenue. (This would be in conjunction with the proposed Bank of America project.)

Also, I shall point out that the existing Hector's Restaurant, if not an historic building, is certainly close to it in terms of pedestrian appeal and as an asset or view amenity in the downtown core area.

Further, I ask that you look very carefully at the impacts upon both vehicle and pedestrian movements when the entire project is planning to close off existing pedestrian corridors, and to compress all vehicle access into either a two-lane dead-end street entering and exiting from Kirkland Avenue, or a two-lane, two-way, 18 foot alley entering from and exiting onto Lake Street. It has been cited that the Design Review Board does not deal with traffic issues, but I certainly encourage you to obtain extensive and detailed input from the Engineering Department, before progressing with your evaluation of the proposed project.
I ask each of you to look carefully at the overall question of what factors create and encourage viable downtown pedestrian areas, effective patterns of retailing, and a strong sense of community identity for all of Kirkland, and submit that this is not such a project.
In closing, I direct your attention to the second paragraph of ***XV.D-4 - 3A. Vision Statement***, which reads as follows:

"Future growth and development of the Downtown must recognize its unique identity, complement ongoing civic activities, clarify Downtown's natural physical setting, enhance the open space network, and add pedestrian amenities. These qualities will

be encouraged by attracting economic development that emphasizes diversity and quality within a hometown setting of human scale."

We argue that four and five story buildings on the eastside of Lake Street, in juxtaposition to two story buildings on the west side of Lake Street are not a step in the right direction. In order to enhance the retail core and in order to foster a more pedestrian friendly area in downtown Kirkland, this project should be limited to two story construction.
Your endeavor is very much appreciated.

Regards,

Dean W. Tibbott

CC: Mr. Eric Shields, Planning Director
Mr. Jeremy McMahon, Planning Supervisor
Mr. Jon Regala, Project Planner

Kirkland – 118-150 Lake St

Jon Regala

From: Mark Crohn [crohn@verizon.net]
Sent: Monday, December 17, 2007 12:08 PM
To: Jon Regala
Cc: Eric Shields; Jeremy McMahan
Subject: DRC07-00007

Re: McLeod Mixed Use Project
DRC07-00007

Dear Design Review Board:

It seems that the political process that lead to the Comprehensive Plan and amendment to the zoning of CBD 1 placed the enforcement responsibility with the Design Review Board ("DRB"). The Comprehensive Plan distinguishes Lake Street from the remainder of CBD 1 and states that that area is subject to the lower "2 level" portion of this range set forth in the zoning. Mr. Dean Tibbott and others, have brought this language to the attention of the DRB, and I join with their comments rather than restating them here.

I respectfully ask that the DRB carefully study this matter and give effect to the explicit instructions that they have been given in the Comprehensive Plan. There has been, and continues to be, significant community opposition to these massive projects along Lake Street, including the Lake and Central Project, the Bank of America Project, and now the McLeod Project. By ignoring the responsibility placed upon the DRB by the political process and the duty to give weight to the community opposition, the ill-considered approval of this project will lead to an irretrievable change in the character of Downtown Kirkland. These are matters that both deserve, and require, careful consideration according to the controlling documents and community input.

The effect of the projects currently being considered, if approved, would comprise a solid mass of 54+ foot building built up to each other at their respective property lines from 2nd Avenue South, to Kirkland Avenue, to then to State Street. This is a triangle of buildings that would appear as a solid mass with sides measuring 3 city blocks each. The only break between these buildings (Kirkland Central, Merrill Gardens, Bank of America, McLeod and Portsmith) would be several walkways and two small alleys devoted to traffic from the garages of these large buildings. The continuous mass of these buildings along Lake Street would destroy the natural benefits of the retail "browsing" core along the lakefront. The McLeod project alone is nine stories of building (above and below ground) about a hundred feet from the lake. At a bare minimum, the consideration should be given to meaningful setbacks of levels 3-5 from each and every one of the property lines involved in order to avoid the visual impression that the buildings are joined.

I ask that the DRB note that its charter has been expanded from the aesthetics of the buildings, to the important political considerations of what Downtown Kirkland will become. These are legacy issues that cannot be rescinded once built, unlike building fixtures, landscaping and paint, which can be fairly easily changed over time.

Sincerely,
Mark I. Crohn
109 2nd St. S., #429
Kirkland, WA 98033

Jon Regala

From: ROBBROWN1@aol.com
Sent: Monday, December 17, 2007 12:16 PM
To: Jon Regala
Cc: Eric Shields; Jeremy McMahan
Subject: attn: Kirkland Design Review Board

To: The Design Review Board

I have posed this question to the Planning Department, but realize it is probably most appropriate to ask this directly of the board.

The guidelines for the DRB state very clearly that you **"strongly encourage public input"**. At the three meetings that I have attended so far, I have not seen evidence of this (though I do recognize that you may do so behind closed doors). At the meeting of November 29th, 59 letters were presented and yet not even read before the decision was reached to approve the 5th floor of the B of A project.

I have heard considerable disagreement at these meetings over why you should approve anything over two floors along Lake Street, when:

1) the comprehensive plan says that you have **"discretionary" power** to approve between 2 and 4 floors,

2) nowhere does it say that 4 floors are desirable if that is what the developer requests,

3) **the public input that you have been receiving (and that has also been provided to the City Council, the City Manager, and the Planning Department) is nearly unanimously against more than 2 floors on Lake Street.**

I guess my key question to you is that, given both prior points, why is 6, 10, 15, 20 feet of setback on upper floors an answer to any of the community's concerns? Properties on the west side of Lake Street are limited to 2 floors. Why does it make any sense at all to jump to 4 and 5 floors directly across the street?

Lastly, let me again state the fact that while the comprehensive plan says you have discretion, that does not mean that 4 floors must be approved if requested. **If "public input is encouraged", it means that you should listen to the public and that you can approve just 2 floors in response to your community's desire.**

thank you,

Rob Brown
108 2nd Ave S #105
Kirkland, WA 98033

See AOL's top rated recipes and easy ways to stay in shape for winter.

Jon Regala

From: Eric Dahlke [eric.dahlke@verizon.net]
Sent: Monday, December 17, 2007 9:39 AM
To: Jon Regala; Eric Shields; Jeremy McMahan
Cc: James Lauinger; Jessica Greenway; ROBBROWN1@aol.com; Bea.Nahon@nahoncpa.com; 'Donna Riddell'
Subject: Citizen stakeholder feedback on the McLeod Development Proposal

**** Attention Staff: Please forward to the DRB for tonight's meeting****

Hello Design Review Board:

I am writing to express my opinion about the McLeod proposal on Lake Street. I have seen the recent information that was posted to the City's website, and I understand that the Design Review Board will be meeting tonight to discuss and possibly move this project forward.

This proposal is the absolutely worst I've seen yet for any project in downtown Kirkland. The design of this building is more suited to Gotham City, than to downtown Kirkland. It is cold, monolithic, completely out of scale for the property, is NOT pedestrian friendly, and completely ignores the downtown stakeholders' repeated calls for 2 story buildings on Lake Street. I don't care if it gives another "superior retail" opportunity and I don't care whether one or five restaurants are housed in it. More is not always better. In this case, more is a good deal worse than the existing structure.

If you don't have the clarity you need from the downtown strategy to give developers the guidance they need to have a project that will garner citizen support, then stop moving projects forward until you do! Or, better yet, team up with the citizens who are charged with completing the plan and get to a design that citizens can support. But, don't use lack of clarity as an excuse for moving projects forward that clearly have no alignment with the plan and no support from the community. With this proposal and with the BofA proposal, you have a growing credibility gap where citizens view your work with increasing suspicion. Do you really want that? I do not believe that is healthy for our city government.

Buildings that look more like what is in downtown Bellevue are NOT what downtown stakeholders want. Stakeholders have said this repeatedly. **Why are you not listening?** The citizen stakeholders eventually killed the Lake and Central project for exactly this reason – why do you insist on moving forward with another proposal that will likely create a showdown with voters and end up wasting both taxpayer and developers' monies? Lake and Central was a train wreck for everyone involved in the end, and if you move the McLeod project forward as is, I predict the same thing here. This building does not align with any part of our downtown strategy, and I submit to you that not a single citizen involved with the downtown strategic plan would support this project as currently proposed. **Again, why are you doing this?**

I want development; our city needs developers who are willing to make investments in

our community. But leading a developer down a rosy path that ends up in a massive citizen vs. government/developer battle is not how we should be conducting business. If my choice is bad development or no development, I'll take no development. I think we can do better than that. But it starts with you.

I will be attending tonight's meeting.

Sincerely,

Eric Dahlke
109 Second Street South #229
Kirkland, WA 98033
425-893-9504

Jon Regala

From: Barbara Pagarigan [bjoireman1@comcast.net]
Sent: Monday, December 17, 2007 9:10 AM
To: Jon Regala; Eric Shields; Jeremy McMahan
Subject: Mclead Building

To all concerned:

I am saddened by the development of Kirkland. When I first moved here in 1984 it was a quiet down to earth community. The hometown feel was there in spite of being across the lake from the highly populated metropolitan city of Seattle. People took pride in our town.

The development over the years has been intrusive not only in the feeling of Kirkland closing in on us, but the roads into Kirkland were not built to accommodate the amount of traffic going into downtown. The proposed over sized-development of a building like the McLeod project and possible further developments like this will just magnify the effects and overshadow the ambiance of downtown. This may have the opposite effect that you are looking for. Kirkland may become a town that is too closed in and hard to get to, leading to less revenue from citizens coming into town to walk around the galleries, shops and restaurants.

The McLeod project may be a beautiful building in a larger space, but in Kirkland it will overshadow like a giant,

With Regard,

Barbara & Floyd Pagarigan
Renton, Washington

Condo Owner at Sunset East
201 2nd St. S. #104
Kirkland, Washington
98033
206.406.6202

Jon Regala

From: Donna Riddell [donna_riddell007@yahoo.com]
Sent: Monday, December 17, 2007 7:51 AM
To: Jon Regala; Eric Shields; Jeremy McMahan
Cc: donna.riddell@yahoo.com
Subject: Before / after images of downtown Kirkland

** Attention Staff: Please forward to the DRB for tonight's meeting.**

Hello Design Review Board:

I am fortunate to have lived and worked in many countries, in some undeniably beautiful places like Rio de Janeiro and the French Riviera.
I have chosen to make my home in Kirkland.
I have chosen to live here because Kirkland has a warm, friendly feel reminiscent of the town I grew up in.

I wrote to you and spoke to you recently in response to the high rise development proposal on the Bank of America site because I strongly oppose any plan that rips the soul out of our downtown core.

My concern was that, if approved, the Bank of America site would be the beginning of a slippery slope towards a future of unpleasant changes to our town..

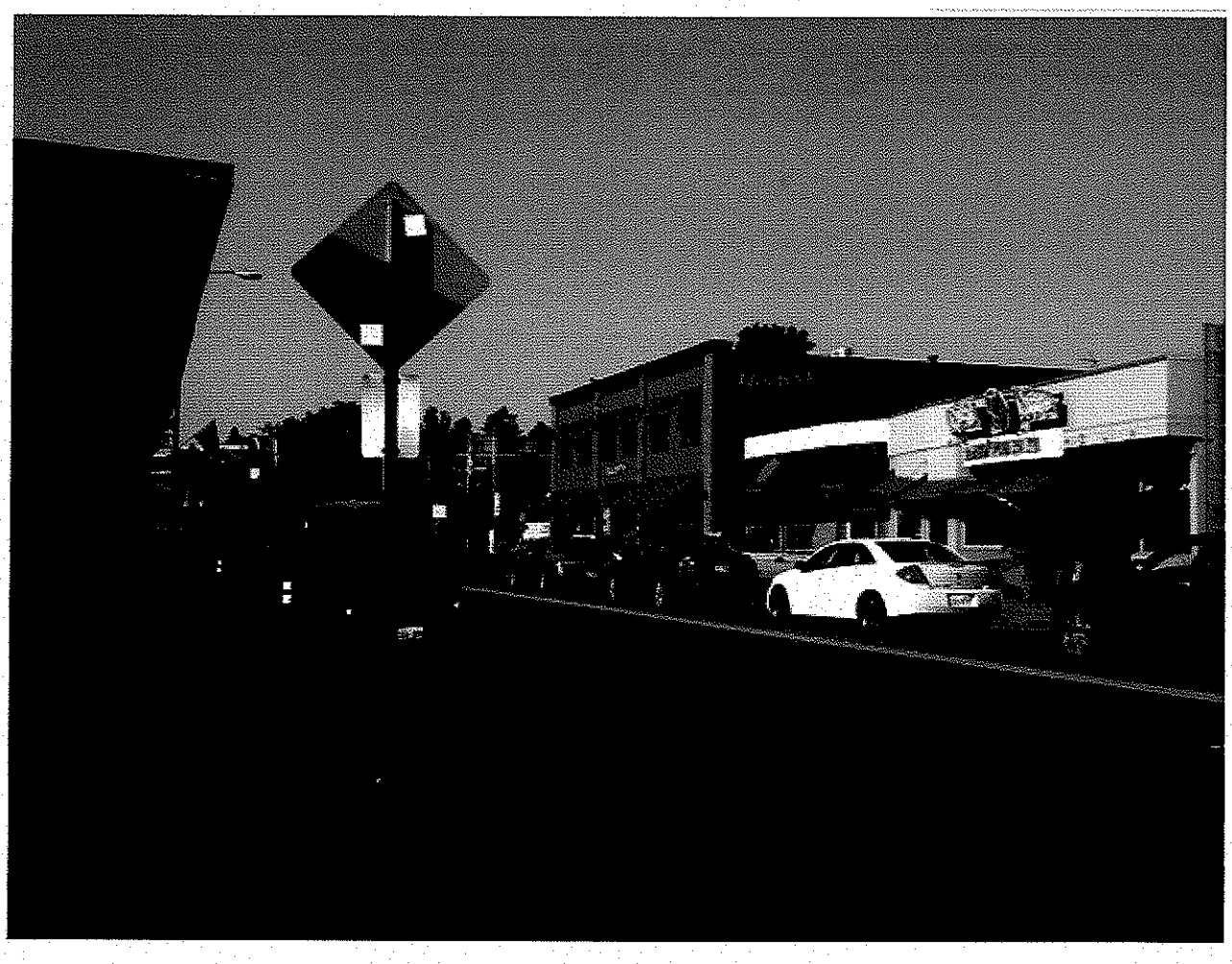
Now that I've looked through the plans for the McLeod proposal, I realize that it wasn't a slippery slope... it was an abrupt fall off a steep precipice!
This plan is exponentially more horrific. Not only is this plan far more than the 2 story height I feel is appropriate for Lake Street, but it is simply and utterly a solid, cold monolithic blob.
This plan couldn't be further from the type of development our town needs if it tried!
People (including myself) who first saw the before and after photos shown at the recent City Council meeting thought it was a joke being made to exaggerate just how bad it might get if we didn't speak up.
Finding out that the photos shown were *actually what was being proposed* was a crushing blow and a total shock.
The words that people have responded with are 'travesty and 'tragedy'.
Surely, none of you can want your good names associated to being responsible for a project that immediately evokes such strong negative feelings?

Take a good long look at these photos of the before and after of downtown Kirkland.
I'm sure than none of you will be able to look me straight in the eye and say that this is good for our town.

Regards,
Donna Riddell
Kirkland Resident

From a welcoming 'small town' feel ...

ON SPEAKER LIST



To a cold monolithic city!

view looking northeast on lake street

Jon Regala

From: Tina Huff [tinahuff@pdswindley.com]
Sent: Monday, December 17, 2007 4:46 PM
To: Jon Regala
Subject: McCleod Projects - comment for design review board

Hi Mr. Regala,

Regarding the Design Review Board meeting this evening (December 17th) concerning the McCleod project please consider the following comments:

1. Per the 2-4 story discretionary height limitation, please consider 2 or 3 stories in lieu of the full four stories.
2. Please consider ameliorating the rooftop expanse (i.e. rooftop garden or other amenity).
3. A Pedestrian-friendly "backside" of the building (east side/Portsmith side) in the form of an alley with retail shop frontage, and/or landscaped pathway with benches would be desirable. (Perhaps even 2nd/3rd level access in the form of bridges from the existing Portsmith walkway would be desirable.)
4. Please encourage a deeper setback from the public right of way on Lake Street, with a landscaping option to encourage pedestrian traffic.
5. Please encourage less "massing" and more "interest" in the building facades (elevations) 6. Please recommend a "good-neighbor policy" by locating rooftop mechanical equipment away from existing residences.

Thank you in advance for your time considering these comments.

Regards

Tina Huff
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