

Bridlestone Estates Rezone & Subdivision

SUB15-00572

CITY OF KIRKLAND
Hearing Examiner Exhibit

Applicant _____
Department _____
Public _____

B

FILE # SUB15-00572 _____

- Exhibit A – Staff Report
- Exhibit B – Power Point Presentation
- Exhibit C – Correspondence not included in the staff report

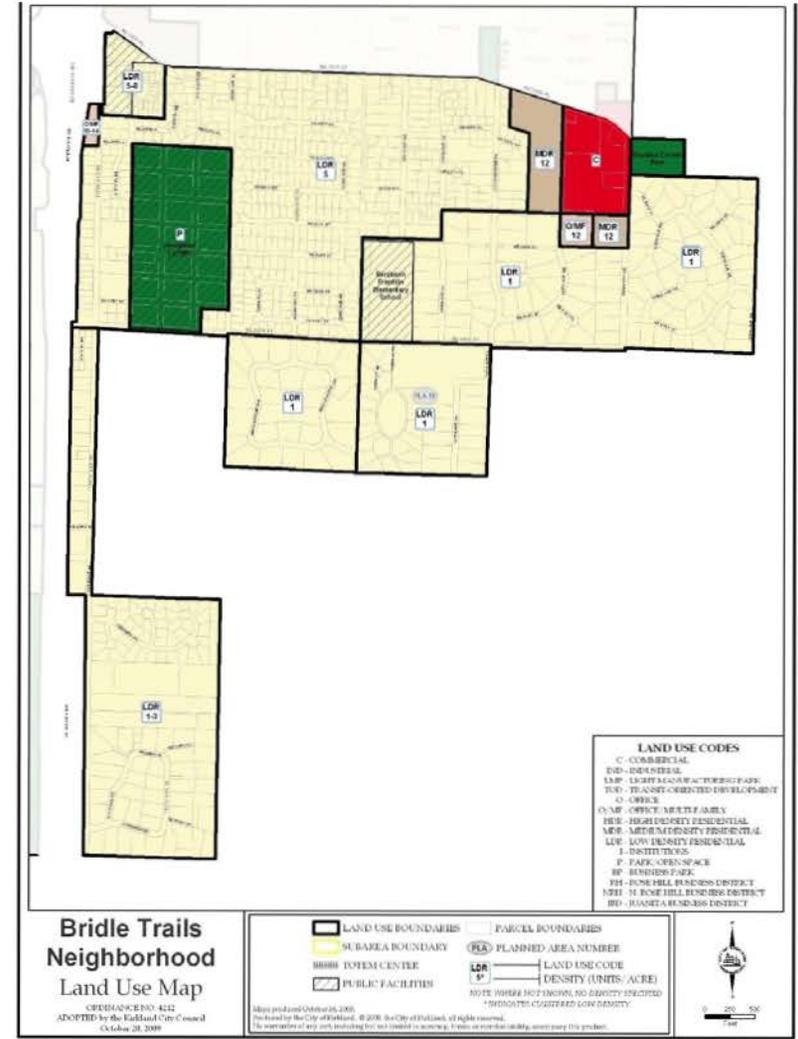
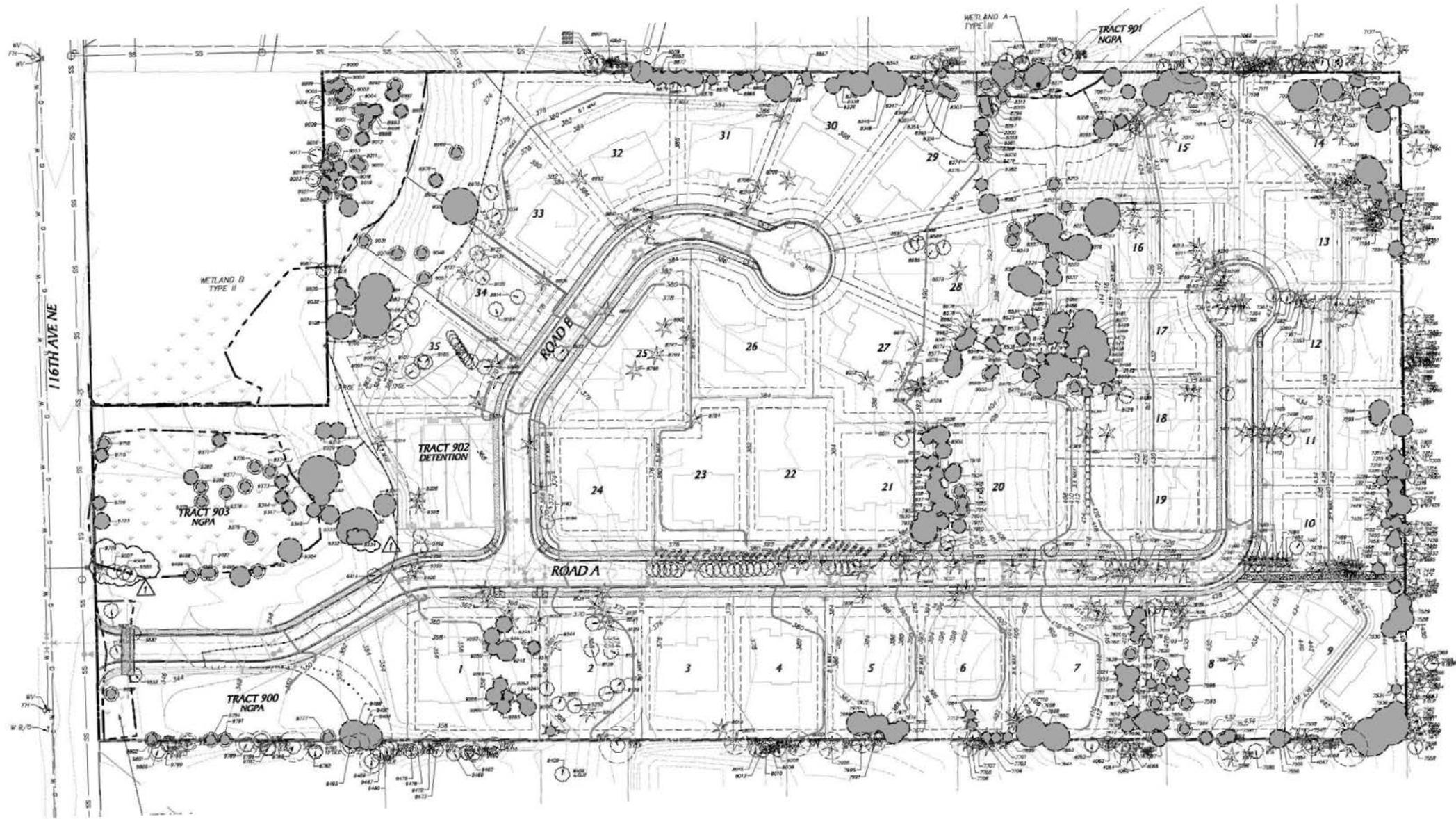


Figure BT-1: Bridle Trails Land Use



REZONE APPROVAL CRITERIA:

1. Conditions have substantially changed since the property was given its present zoning **OR** the proposed rezone implements the policies of the comprehensive plan, and
2. The proposed rezone is compatible with the existing land uses in the immediate vicinity of the subject property; and
3. The proposed rezone bears a substantial relationship to the public health, safety, or welfare; and
4. The proposed rezone is in the best interest of the community of Kirkland; and
5. If the rezone is to place or remove an overlay zoning designation on the Zoning Map, the proposal meets the applicable designation criteria of chapters 70 through 80 Zoning Code.

- This proposal would implement:
 - Land Use policies
 - Supporting infill housing
 - Ensuring an adequate housing supply
 - Natural Environment policies:
 - Removing existing non-conforming wetland buffer encroachments
 - Bringing non-conforming buffers into conformance with current regulations

- The rezone is compatible with existing land uses in the immediate vicinity.
 - Lots on the proposed subdivision range in size between 12,506 s.f. to 24,752 s.f.
 - Sablewood located on the north is zoned RS 12.5 - lot sizes range between 10,500 s.f. to 19,353 s.f.
 - Cor Sun Ranch Estates located on the south is zoned RSX 35 – lot sizes range between 28,002 s.f. to 47,502 s.f.
 - The most compelling reason to retain the RS 35 zone would be for the ability of a homeowner to keep a horse on-site
 - Only one of the 40 lots on the south side of the subject property has a paddock area
 - Within the past 10 years another a barn and paddock area was removed

The rezone bears a substantial relationship to public health, safety, or welfare because the proposal will:

- Create infill residential development
- Meet the goals and policies of the Comprehensive Plan

The proposed rezone is in the best interest of Kirkland because it will:

- Increase the housing stock
- Help the City meet its housing targets
- Protect the stream and wetlands to the maximum extent possible

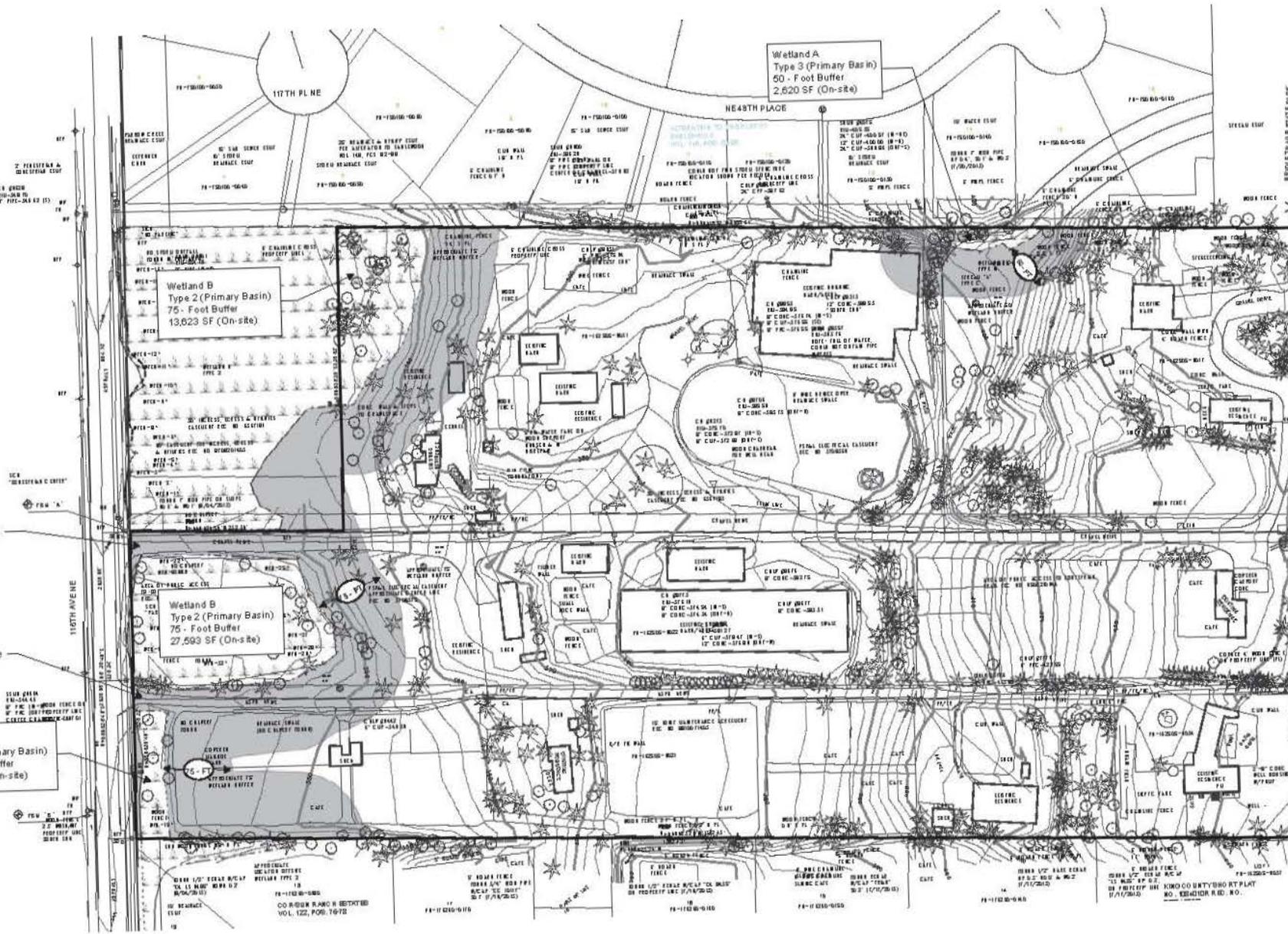
The rezone will not place or remove an overlay zoning designation on the Zoning Map

35 Lot Subdivision:

- Requires approval of a rezone to RS 12.5
- Dedication of right-of-way (r-o-w)
- Minimizes stream and wetland impacts required to meet r-o-w dedication and improvement

TECHNICAL REVIEWS:

- Wetland/Stream –
 - Wetland Fill & Paper Fill
 - Wetland Buffer
 - Bioswale
 - Storm Water Outfall into Wetland Buffer
 - Culvert



Wetland A
Type 3 (Primary Basin)
50 - Foot Buffer
2,620 SF (On-site)

Wetland B
Type 2 (Primary Basin)
75 - Foot Buffer
13,823 SF (On-site)

Wetland B
Type 2 (Primary Basin)
75 - Foot Buffer
27,593 SF (On-site)

Wetland C
Type 2 (Primary Basin)
75 - Foot Buffer
3,792 SF (On-site)

Existing Gravel Drive

Existing Paved Drive

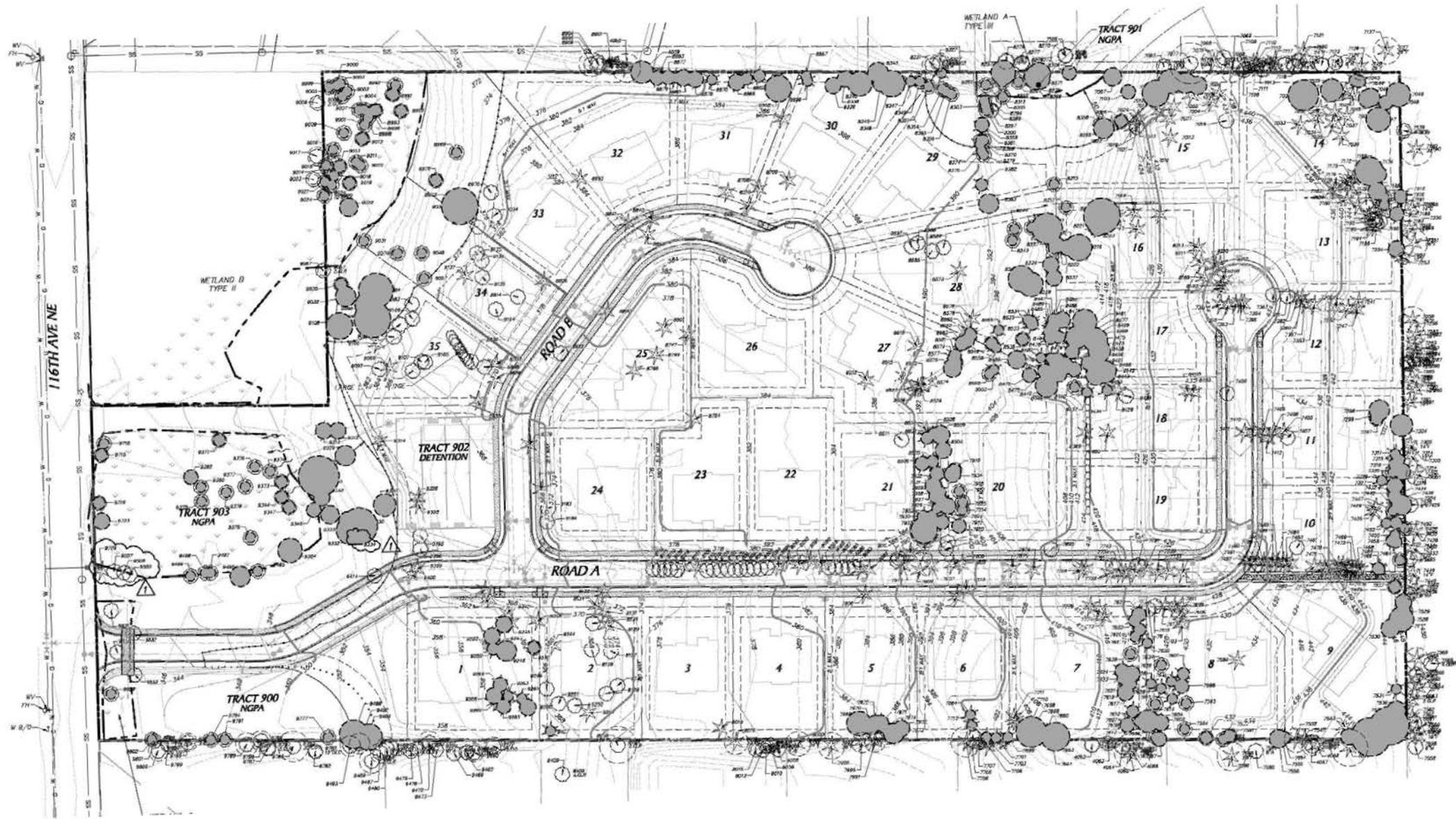
110TH AVENUE

HE48TH PLACE

117TH PL NE

2' PERMANENT & DECORATIVE CURB

1" PERMANENT C CURB



TECHNICAL REVIEWS continued:

- State Environmental Policy Act (SEPA)
 - Traffic
 - Concurrency
 - No SEPA or Concurrency appeals were submitted before the February 12, 2016 deadline
- Land Surface Modification (LSM) Permit
 - Civil Drawings
 - Storm Water Management (Technical Information Report)

Candice Boyd
3102 211th Avenue NE
Sammamish, WA 98074

Kirkland Planning and Building Department
123 5th Avenue
Kirkland 98033

Re: Bridlestone Development

I currently board my horse at Overlake Farms at the intersection of NE 60th Street and 132nd Avenue. I use Bridle Trails Park almost daily. My family currently resides in Sammamish, however, my son was just accepted to the International Community School (ICS) so we are currently looking to relocate to Kirkland.

I am writing in opposition to the proposed Bridlestone development as is proposed for the following reasons:

1. The Comprehensive Plan states that the policy for the Bridle trails neighborhood is "to maintain the low density residential character with some areas containing large lots capable of keeping horses." The current plan would not allow for any of the residents to keep horses.
2. The traffic study done for this project was done prior to the implementation of the tolls on 405. I drive from Factoria to Overlake Farm daily via 116th and I believe that the traffic has significantly increased on 116th and 132nd Avenue.
3. The proposed neighborhood further diminishes the equestrian character of the neighborhood and in doing so increases public safety hazard to both the equestrian community that uses the park and general public who would have direct access to the park.

Regards,


Candice Boyd

CITY OF KIRKLAND
Hearing Examiner Exhibit

Applicant	_____	<div style="border: 1px solid black; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center;">C</div>
Department	_____	
Public	<input checked="" type="checkbox"/>	
FILE #	<u>SVB16-100572</u>	

Desiree Goble

From: Andrea Lorig <alorig@comcast.net>
Sent: Friday, March 04, 2016 2:02 PM
To: Desiree Goble
Subject: REGARDING THE PROPOSED UP-ZONE FOR THE BRIDLESTONE DEVELOPMENT

Please refer my comments to all Kirkland entities that may be involved in decisions regarding the Bridlestone development hearings.

Since I am unable to attend the hearing March 9th, 2016, I hope you will note the following thoughts I cannot be there to express. I refer to Permit No. SUB15-00572.

MY BACKGROUND: For the past 4 decades I have operated horse boarding/training facilities in the Bridle Trails area and been an active supporter of the Bridle Trails Foundation and The Lake Washington Saddle Club. I received a Lifetime Achievement Award from the latter which I deeply appreciate. For the past 28 years I have owned and operated a stable at 4602-4604 116th Avenue N.E. which is now a part of the proposed Bridlestone development.

MY OPINION: While understanding the reluctance of equestrians in the Bridle Trails Community to see this development eliminate yet more horse keeping options in the neighborhood, reality forces me to support it even if it is a decision that conflicts me. My reasons are as follows.

- 1) The growth of Seattle and Bellevue have exerted tremendous pressure on owners of acreage in the area.
Given taxes and the constraints of city codes, horses are no longer the “highest and best use” of our properties. I, for one, have operated at a consistent loss for years and can no longer afford to do so. Others find themselves in similar positions.
- 2) In an ideal world, those who wish to preserve the equestrian nature of the Bridle Trails Community would come forward to purchase the properties in question and maintain their horse-friendly condition. Unfortunately, these are individual horse owners who haven’t the financial resources to do so. Also, most have never operated an equine facility as a business. If they had, they would better understand the difficulty of maintaining such in a rapidly urbanizing area.
- 3) The history of equestrian areas is one of migration and has been for many years. When Seattle spread northward, emphasis shifted to the East Side. Now it

is moving further east and north. I have watched as one facility after another in our area fell to development and grieved over the loss of horse habitat along with others. Will there be horses if an up-zone in Bridlestone is not approved? I think not. Cor-Sun Ranch Estates on the south border of my property has acre lots but, no horses. In truth, the costs of land and construction are such that they do not encourage equestrian use. This is the sad reality as I see it.

I trust you will give the above consideration in your decisions. Sincerely, Andrea H. Lorig

Park Place Farm
4604 16th N.E.
Kirkland, 98033
206-232-4118
alorig@comcast

.net

Andy Lorig

Desiree Goble

From: Emily Hawkins <eswang2@gmail.com>
Sent: Wednesday, March 09, 2016 3:23 PM
To: Desiree Goble
Subject: Rezoning of Bridlestone Development

Desiree,

I cannot make it to tonight's meeting but I wanted to write you and address my concerns for the rezoning proposal adjacent to the Bridle Trails State Park. I'm extremely concerned if this measure were to pass because of the below reason. I personally use the park and want it to continue to be used for equestrian-oriented activities.

Please let me know if you have any questions.

Sincerely,
Emily

-
- The proposed rezone for the Bridlestone development should be denied because it fails to meet the criteria for a rezone and would be inconsistent with Kirkland's Comprehensive Plan and Zoning Code.
 - The Comprehensive Plan states that the policy for the Bridle Trails Neighborhood is "to maintain the low-density residential character with some areas containing large lots capable of keeping horses." For the area of the subject property the Comprehensive Plan calls for "development to be limited to low-density equestrian-oriented residential".
 - The proposed Bridlestone development is NOT equestrian-oriented:
 - o According the Kirkland Zoning Code 115.20, it would be both practically and legally impossible to keep horses in RS 12.5 zoning on lots of typical size.
 - o To meet the Zoning Code restrictions lot size would likely have to substantially exceed 20,000 square feet, much greater than the minimum lot size of 12,500 square feet.
 - o The subdivision layout provided by the developer does not include a single horse property.
 - Four of the five criteria for a rezone apply to this development. The proposal does not meet any of the four applicable criteria:
 - o Conditions have not changed and the proposal is inconsistent with the Comprehensive Plan (Criterion 1).
 - o The proposed development is inconsistent with existing land uses in that it fails to continue to support horse ownership and, thus, nearby Bridle Trails State Park (Criterion 2).
 - o The proposed rezone does not bear a substantial (positive) relationship with public health, safety, or welfare and does not support continued recreational activity for horse owners, a unique feature of neighborhoods near the state park (Criterion 3).
 - o The proposed rezone is NOT in the best interest of the community of Kirkland as it would trade a unique amenity area for another mid-sized subdivision (Criterion 4).

- The equestrian community in this neighborhood is part of the unique character of the City of Kirkland. The proposed rezone would reduce the number of horses and equestrian people in the area, while providing no offsetting benefits to the City.
- There are more appropriate places to increase density than in a unique, equestrian oriented neighborhood adjacent to a 482-acre equestrian/pedestrian park.
- The traffic study for this development indicates that the already heavy traffic on 116th Ave NE at the intersection with NE 60th St will increase, with traffic in 2019 at Level of Service D (the minimum standard). However, the study failed to assess the effects of tolling on I-405, which has already resulted in significant increases in traffic on 116th Ave NE. Thus, traffic likely will not meet Kirkland's minimum standards.

Emily Hawkins
206-669-6902

Desiree Goble

From: Ron and Jane Paige <rjpaige@comcast.net>
Sent: Wednesday, March 09, 2016 2:39 PM
To: Desiree Goble
Subject: Bridlestone Request for rezone File No.SUB 15-00572

To the City of Kirkland
Planning Department
c/o Desiree Goble

Re: Bridlestone Request for Rezone
File No. SUB15-00572

For over half a century the Bridle Trails area has provided the opportunity for riding and boarding to people throughout the eastside and Seattle. It is an integral part of our cultural heritage and a unique feature of the diversity of activities that make Kirkland such an attractive area in which to live. Unfortunately that very attraction has caused the loss of stables in the area to the point that this activity may soon be lost to everyone not just on the Eastside but anywhere east of the mountains.

While the highest and best use principle is usually interpreted as applying to the developer and property owner, I submit that it should apply equally to the community as a whole. Planning for the future should include not simply housing, but also preservation of current amenities for the next generation to enjoy-

Perhaps a creative solution could be found that satisfies both the preservation of riding stables and an adequate return for the property owner and the developer:

If one of the current stables could be kept plus room for turnout, and density increased on the other half of the property, the development could be very desirable for buyers.

I feel confident that members of the equestrian community would be willing to work toward such a goal.

Please consider a compromise solution that preserves the equestrian nature of this piece of property.

Sincerely,
Jane Paige
245 Lake Hills Blvd.
Bellevue, WA. 98008

Desiree Goble

From: selma <selmaldale@hotmail.com>
Sent: Wednesday, March 09, 2016 1:02 PM
To: Desiree Goble
Subject: Bridle Trails Development

To whom it may concern:

I have been lucky enough to use the Bridle Trails Park for over 50 years. The amount of traffic in and around the park has increased at an exponential rate. I am firmly opposed to the Bridgestone Development. This is not an area which can support the increased traffic and other problems associated with with urban sprawl and higher density land use. I do not believe the traffic increase can be supported with the proposed rezone. The zoning in place allows for the intended neighborhood use with equestrian use featured. Please note my opposition to this land use in question. Feel free to contact me regarding this matter.

Selma Dale
206-972-3005

Sent from my Sprint Samsung Galaxy S® 6 edge.

Desiree Goble

From: amy faith itkin <amyfaith11@hotmail.com>
Sent: Wednesday, March 09, 2016 12:38 PM
To: Desiree Goble
Subject: Bridlestone Project
Attachments: IMG_9123.JPG; ATT00001.txt

Hi Desiree,

I am writing in regards to the new proposed plan to develop 2 equestrian properties into basic housing communities...

I am writing you to express my strong discouragement to develop these properties that are NOT in accordance with the Equestrian Community. We have a very UNIQUE community that provides a lifestyle very hard to find and greatly threatened by over-developers who do not protect it. I grew up in Bridle Trails and kept my horses at home. I would come home everyday after school to feed them, care for them and ride and train with them. I rode from my house to the Bridle Trails park. This was by far the BEST experience my childhood had provided to me. I also engaged in many sports but the EQUESTRIAN part of my life was the biggest and most influential in my life. I had always been so grateful to have access to this and have it at home. I have been planning on passing this down to my own children in the Bridle Trails community and I am finding it harder and harder to find properties that haven't been EXPLOITED by developers. I find it sickening that developers try to bait and switch sellers of equestrian properties to obtain these properties only to rape the land for cheap small plotted cookie cutter homes. That does NOTHING for peoples quality of life, experiences and sense of a unified community based on a shared passion. That passion being the EQUESTRIAN LIFESTYLE.

Please re-think the plan and design of this proposal... please consider planning with accordance to giving back to this amazing lifestyle that is only dying and pushed out because of developers that do not protect it. Once our land is gone we will NEVER get it back...please do not do that to us. We want to keep the "BRIDLE" in Bridle Trails for a reason... otherwise you should change the silly "Bridle"stone name to something else, since their will be no horse "Bridles" on those properties.

Sincerely,

Amy F. Itkin

Desiree Goble

From: Olinda <olindaxo@gmail.com>
Sent: Wednesday, March 09, 2016 11:22 AM
To: Desiree Goble
Subject: PLEASE do not allow the Bridlestone development to happen!

To whom it may concern,

The proposed rezone for the Bridlestone development should be denied because it fails to meet the criteria for a rezone and would be inconsistent with Kirkland's Comprehensive Plan and Zoning Code.

- The Comprehensive Plan states that the policy for the Bridle Trails Neighborhood is "to maintain the low-density residential character with some areas containing large lots capable of keeping horses." For the area of the subject property the Comprehensive Plan calls for "development to be limited to low-density equestrian-oriented residential".

- The proposed Bridlestone development is NOT equestrian-oriented:
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- The equestrian community in this neighborhood is part of the unique character of the City of Kirkland. The proposed rezone would reduce the number of horses and equestrian people in the area, while providing no offsetting benefits to the City.
- There are more appropriate places to increase density than in a unique, equestrian oriented neighborhood adjacent to a 482-acre equestrian/pedestrian park.
- The traffic study for this development indicates that the already heavy traffic on 116th Ave NE at the intersection with NE 60th St will increase, with traffic in 2019 at Level of Service D (the minimum standard). However, the study failed to assess the effects of tolling on I-405, which has already resulted in significant increases in traffic on 116th Ave NE. Thus, traffic likely will not meet Kirkland's minimum standard.

Thank you,

Olinda Blackburn

6115 133rd Ave NE,

Kirkland WA 98033

Desiree Goble

From: Michelle Plesko <michelle.plesko@outlook.com>
Sent: Tuesday, March 08, 2016 9:19 PM
To: Desiree Goble
Cc: Amy Supple
Subject: Bridlestone comments

I am opposed to the rezone of the Bridlestone development. The areas adjacent to Bridle Trails State Park should remain equestrian-oriented.

The equestrian community is part of Kirkland's unique character. The loss of the two equestrian facilities that were on the Bridlestone property is already a huge loss for the community. Horses should be welcomed in the new development in order to keep that character. Keeping horses on the Bridlestone property is consistent with the city's Comprehensive Plan. Changing the zoning is not.

It was the horse community that fought to save Bridle Trails State Park when it was threatened with closure in 2002, and it is the horse community that is most invested in supporting it. Nine out of ten trustees of the Bridle Trails Park Foundation (which provides 50% of the park's operating costs) ride horses in the park. I fear for the park if the horse community is not there to support it.

Kirkland desperately needs more housing, but that housing should be located within walking distance of schools, shops, and transit, and be dense enough to support those (10 units/acre). The proposed Bridlestone development is not located in a walkable area and is not a useful density.

My family is shopping for horse property in Bridle Trails. We would like to see more opportunities for horse-keeping in the neighborhood.

Michelle Plesko
South Rose Hill, Kirkland

Desiree Goble

From: Pat McGiffert <pmcgiffert@aol.com>
Sent: Tuesday, March 08, 2016 6:55 PM
To: Desiree Goble
Subject: Bridlestone Development proposal

Dear Désirée Goble,

This letter addresses concerns about the Bridlestone Estate Subdivision and Rezone proposal.

The proposed change will allow the currently zoned RS 35 parcel of land to be down sized from a horse farm to lots zoned for RS 12.5. Doing this will impact this unique horse ownership area with Bridle Trail's Park next door.

My house is in Bridle Trail's, on a horse acre, due East of the proposed site rezone at Flicka Farms. I have been involved in the Lake Washington Saddle Club that also supports maintaining RS 35 or larger lots. I would hope that the current zoning would remain, so any development would provide for homes with enough room to legally be allowed to keep horses and thus maintain the uniqueness of Bridle Trail's Park area.

This proposal is for a piece of property next to 116th Ave NE. in a watershed area that has successfully fought off the 230 kV proposed power line installation.

I hope that you would carefully consider the future of Bridle Trail's Park with it's over 50 miles of equestrian trails. The added density would increase traffic in a horse friendly community and lower the safety for equestrians.

Please assist us in maintaining the RS35 zoning.

Thank you for your consideration,

Pat McGiffert

13621 NE 42nd St.
Bellevue, WA

Desiree Goble

From: Charley Murphey <charley.murphey@apmortgage.com>
Sent: Tuesday, March 08, 2016 4:51 PM
To: Desiree Goble
Cc: Catherine Murphey (ccmurphey@comcast.net)
Subject: Bridlestone

Hello Desiree ,

I have been a resident and fan of the Bridle Trails State Park since 1957 when my parents moved to Cherry Crest, located at the south end on NE 24th. Our family dog was killed by a speeding car while following me to the bus stop on 24th and it was my father's actions that inspired the city to install a red blinking light at the bus stop and entrance to Cherry Crest for his fear a child would be killed next. That was necessitated by traffic, back in 1960 traveling at ridiculous speed up and over the hill with disregard for horses, dogs and kids. He and my family cared about the park, the community, quality of life there, and do still. The traffic then was changing from what it was, but the flavor of the community remains today, in spite of the development offences leveled against it.

Later, in the 60's, my family moved to the North End's Bridlewood Circle. More recently my wife and I lived in Silver Spurs and valued the equestrian overlay Loraine Tropsner helped protect. While it was historically a popular community for horses and the kids who rode them in the park, it has changed as Bellevue and Kirkland exploded with growth. Homes occupy what were once pastures, progress in general changed the demographic to higher density housing. Regardless the changes to a quality of life once very unique, (like living by a lake if you love water) it was not for the privileged only, as perceived by many, but for all to enjoy. The park is now for walkers, runners and yes, it's still for horses. This flavor of Bridle Trails still exists for us all to enjoy. While diminished it does still exist.

That wet land on 116th has been a wet land since long before 1957 when I enjoyed winter skating on the iced over pond just north of this subject property & south of CorSun Ranch, once a renowned Arabian Horse Ranch named for friends Coreen and Sunny Hebb. Water has come from the hills about this subject property & the community known as Pikes Peak forever. The disregard for the equestrian overly, demolition of riding and boarding stables, desire to build higher density is a fact we must live with or fight against, but the wet lands are another subject in total. Why the disregard for the wet lands? What precedent exists to exploit that property? It is not possible to engineer a community around it without abundant impact. It is my view this is not a discussion for public opinion alone, is there not zoning or wet lands protections that take precedent. Perhaps more importantly to me is who is well served by this? Is the community a benefactor of this home building project or is the developer ? How does the community profit from this development ? Housing is in short supply, there is none, this short plat will not solve that problem as 35 or 40 homes will do nothing to solve the housing shortage, but it will do plenty to the community taxpayers who have protected the Park, its surrounds, these wet lands and roads. On 116th we have enough traffic to deal with presently.

Not to be cynical, but isn't the decision already made ? I have never seen public opinion sway an opportunity for taxation and the financial investment of developers. They bought a tough property and that is not the communities problem to solve.

Sincerely,

Charley Murphey



Charley Murphey
AMERICAN PACIFIC MORTGAGE
Senior Mortgage Banker
See what people are saying about me [HERE](#)

Mobile Connect: [Download here](#)
NMLS lic # 491519 / 105557 / 1850
625 4th Avenue, Suite 200
Kirkland, WA 98033
Charley.murphey@apmortgage.com

Contact : 206-498-3696
Five Star Mortgage Professional Recognition

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Desiree Goble

From: Sarah Moulton <harmonyh@freeland.net>
Sent: Tuesday, March 08, 2016 4:15 PM
To: Desiree Goble
Subject: No to the Bridlestone Estate Rezone & Subdivision

To Whom it may concern,

I am writing in response to the proposed Land use Zoning Change on Evergreen Riding center, permit No. SUB15-00572.

I oppose the proposal to create higher density housing at this location. Open space that is usable for equestrian purposes is a vanishing prized resource in the greater puget sound area. Once the wonderful open country places are gone then no amount of money or land use planning can bring them back. The unique beauty and quality of the Bridle trails area is due to its open spaces and equestrian supported activities. To allow a current public treasure to be rezoned and downgraded to private housing in order for a developer to reap maximum profit is not in the public interest and does not fit in the overall design of this unique neighborhood and area. That design required horse friendly properties and that requirement has made the Bridle Trail Properties unique and desirable.

This proposed use is inconsistent with the rest of the area. The traffic already is overwhelming the roads in this area, expensive mitigation would be required and an Environmental Review should also be required to insure the developer cover these costs. Isn't a good portion of this property protected wetlands as well?

Horses and equestrian activities are a huge economic factor in this area of the county. Jobs, income, and a healthy lifestyle are promoted through these equine communities. Places like Evergreen Stables are like the seedbeds for the greater horse community. the ripple down effect of these larger Equestrian properties are greater then the minor benefits of enriching developers of high density homes. The public need its agricultural roots to be protected by good land use planning. Open Space is at a premium and the benefits to the community to maintain this parcel at its current density are huge. I ask you to lobby and vote no to this downgrading of this property.

Thank you,

Sarah Moulton

On Mar 8, 2016, at 1:49 PM, Desiree Goble <DGoble@kirklandwa.gov> wrote:

Good Afternoon,

It has come to my attention there is some confusion about the location of the public hearing for the **Bridlestone Estate Rezone and Subdivision**. The meeting will be held in the:

**Peter Kirk Room (entrance is located on the south side of the building)
Kirkland City Hall
123 5th Avenue
Kirkland, WA 98033**

The meeting will start at **7:00 p.m.**, or as soon thereafter as possible, on **Wednesday, March 9, 2016**.

Please bear with us during the current City Hall renovation. There is minimal seating available for audience members in the temporary Hearing Examiner meeting space. However, additional seating will be available within the lobby outside of the Peter Kirk Room.

You may participate in the public hearing process by speaking at the hearing or submitting written comments. You may submit written comments to the Hearing Examiner by:

1. Delivering these comments to the Kirkland Planning and Building Department, 123 5th Avenue, Kirkland 98033, by 5:00 p.m. Wednesday, March 7, 2016; or
2. E-mailing your comments to Desiree Goble, Project Planner at dgoble@kirklandwa.gov before 5:00 p.m. Wednesday, March 7, 2016; or
3. Giving your written comments directly to the Hearing Examiner at the public hearing.

When submitting written comments please refer to Permit No. SUB15-00572 and include your name, address and e-mail address. Only people who speak at the hearing or submit written comments (other than petitions) are entitled to challenge the recommendation to City Council.

[Notice of Hearing](#)

[Hearing Examiner Agenda](#)

[The Staff Report is available under the "Meeting Packet" column.](#)

Désirée Goble
Planning & Building Department
City of Kirkland
123 5th Avenue
Kirkland, WA 98033

425.587.3251

Desiree Goble

From: Dionne Brooks <dbrooks46@yahoo.com>
Sent: Sunday, March 06, 2016 3:51 PM
To: Desiree Goble
Subject: Bridlestone

Dear Ms. Goble,

More and more horse oriented properties are being re-developed as more dense housing developments with no place for equine owners. The area needs more open space/equine trails/horse farms - not less. Please keep future development geared toward horse owners. There are many horse people with money if the almighty dollar is the reason for the proposed re-development. Give them a chance! Once open space is gone, it's gone for good.

Thanks for your time,

Dionne Brooks

Desiree Goble

From: Alice Prince <afprince42@aol.com>
Sent: Saturday, March 05, 2016 2:02 PM
To: Desiree Goble
Subject: Bridgestone rezone File No. SUB15-00572

Dear Desiree,

As a member of the Lake Washington Saddle Club for over 50 years, a Founding Member of the Bridle Trails Park Foundation, and current chair of the Equine Advisory Board for the City of Kirkland, I would like to submit my personal views regarding the request for rezone by the Cher Anderson of KLN Construction (**File No. SUB15-00572**). My letter appears below.

To the City of Kirkland

Planning Department

% Desiree Goble

Re: Bridlestone Request for Rezone

File No. SUB15-00572

The conundrum regarding the possible rezone for the “Bridlestone” development is this, and I’m sure it’s not an easy one. On one hand you have 17+ acres of previously owned and operated horse property. It would be wonderful and fitting to see this property kept available for horse-keeping for a long time to come, especially because of it’s proximity to Bridle Trails State Park and the fact that the Bridle Trails community not only grew up around this park, but that the entire community developed the way it did because of its equestrian heritage.

One of the property sellers is Andrea Lorig, a long time supporter of the Bridle Trails area and Park and a person who, over the years, has been one of the biggest individual financial backers of the Bridle Trails Park Foundation as well as being an early board member of that organization.

The seller of the other large piece of property in this deal is Michael Crooks. His family also spent many years contributing to and supporting both the community and the Park. And yet, the thanks they get for all they’ve done for this community is the possibility of not being able to sell their properties if the rezone is granted as is. So I think there needs to be another answer and I’d like to submit a possible solution.

The reality of this situation is that the buyer wants to buy the entire 17+ acres, and for him to make the most money for his investment, he feels the need to have the zoning changed from 1 acre acre properties capable of housing horses to 3 houses per acre without that possibility. I imagine building one house per acre would call for much higher prices and would limit the number of buyers available. Therefore it must be taken into consideration that a property owner has the right to do with their property that which makes the highest and best use of it as long as laws aren’t broken.

So the challenge is; how to help this builder utilize this property in a way that is beneficial to all involved.

My suggestion would be to do what was done with The Hunt Club. Either change the zoning or, give a variance, and let the buyer develop the property as half acre lots, and construct a boarding barn with enough property for turnouts and an arena. And, in order for him to be able to maximize his investment here, he would need to know that someone, or perhaps, a consortium of people would be willing to put up money to buy or lease and run it. Or someone could outright buy 3-4 acres, build such a an establishment, and give first rental rights to residents of Bridlestone.

Granted, this would take some negotiations, perhaps even some money raising efforts, but previous negotiations have already been going on for some time. To help make this a win win deal, perhaps a 90 day hold on the proceedings would allow the equestrian community to either come up with the money or a plan to make it workable.

Also, like The Hunt Club, the residential properties would not have to be horse-keeping properties because as the buyer can't be expected to not sell to non-horse owners, but even though the prices would be higher, they wouldn't be as high as a house on a full acre would be and if buyers wanted to buy into the development, they would still have the opportunity to be a part of a horse-keeping facility. The developer would still get his money and the equestrian community would still have a place to board their horses near the Park. It would also help the current sellers so they wouldn't be out the funds they are expecting to get from the sale of their properties.

This would not be easy, but it is a fair solution. I don't think the equestrian community can expect the property sellers to give up the sale of their properties. And if zoning stayed at 1 acre, homes there would probably be so high that many horse owners wouldn't be able to buy in there anyway, and the builder couldn't be expected to hold out and sell to only horse people. Hence, this would negate the need for a rezone when a variance for ½ acre properties with a boarding barn could almost double the number of houses to sell and lessen the prices so horse people could afford to buy there.

Thank you,

Alice F. Prince

6021 136th Ave. NE

Kirkland, WA 98033

Phone 425-883-8501

Desiree Goble

From: Kelly Huenefeld <kellyhuenefeld@gmail.com>
Sent: Friday, March 04, 2016 9:53 PM
To: Desiree Goble
Subject: land development project

Dear Kirkland City Planner,

Subject: Homes near Bridle Trails being developed

Would the city like to hear testimony of someone who has benefited from dedicated land for horse uses?

At Central Park Stables (1970-1980), many including myself learned. how to ride english and western and how to navigate trails. I used both arenas. First, the old red barn and then the white barn. Priceless are the trails, arenas and horse facilities for instruction. A safe rider is a rider that has taken lessons, learned horsemanship, and participates in the horse community. Experiences that can no longer be replaced are gone forever from those lost horse facilities.

The income value of Bridle Trails land is much higher if more homes are built for the city. But for the residents of the Kirkland community, the change would be another detriment in the long term plan to keep and preserve land use for horses. I am not sure exactly what the planning is considering. Currently I reside in Snohomish County. In an area designed for 5 acre homesites. When we bought the land some of the undeveloped land behind us was excellent for trail riding, Since then developers took out all the access to the trails and built expensive homes clustered to avoid the 5 acre rule. It was a big let down that they did not include at least maintainable passage for the horses and wildlife and the natural trails that existed. I rode at Central Park Stables, learned to ride in lessons, took trail rides, competed in the arena's and the memories are truly some of the best in my entire lifetime. So back to Bridle Trails...Once the land is changed who would step up to restore something like that. I think even the city would not undertake such a task of restoring a historical area would you?

A woman highly respected and breeder of the Arabian horse is currently close to passing away. The last few weeks things have come across my wall about how important she is to the horse community. Even the horse I currently own, I bred, to a horse that she had generations ago, raised on her farm. Once she is gone who will continue her legacy? Probably no one will, and her valued property and land could easily be lost to land development. That is why there is a foundation being set up to preserve her farm and to maintain it as a historical place. If you are interested to look into this because I only just read about it today her name is Sheila Varian. This is not in Kirkland this is out of state. Just an example of what could be done instead of this housing development.

What I heard, on the WA horse forum, is land is converting. Is this the same property as what was originally the Central Park Stables?

Fun Fact: Horses names I remember are: Sugar, Honey, Melody, JW, & HotShot. I am 54 years old and lived near Bridle Trails. I also rode private horses with friends that owned their own farms and rode onto the Bridle trails pathways. I even have a professional photo from riding in a horseshow. Have you visited the outdoor location for club shows and barrel racing events?

Grateful this will reach you in time to give my testimony on what I feel is important for future generations to at

least know about. One more thing, I could not afford a horse of my own, we relied on the people who founded and ran these barns to rent the horses, give instruction and guide us through Bridle Trails. Perhaps you will be inspired to preserve and treasure this memory with me.

Best of luck to you in your endeavors for Kirkland City Planning.

Best Regards,

Kelly Huenefeld
Member of WA Horse Forum on Facebook

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Kelly Huenefeld
Phone 360-618-3434

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www.avast.com



ILLUSTRATIVE SITE PLAN

Bridlestone Estates - Kirkland, Washington



March 2016

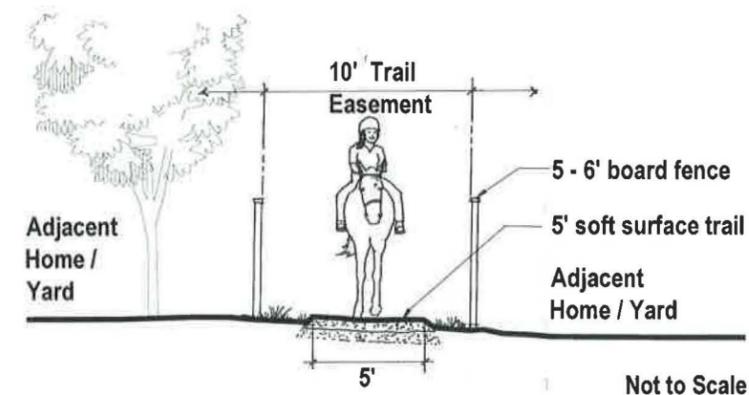


WETLAND ENHANCEMENT PLAN - Wetlands B & C

WETLAND DELINEATION AND ENHANCEMENT

WETLAND A 50' buffer	TYPE III Primary Basin 2,620 s.f. (on-site)
WETLAND B 75' buffer	TYPE II Primary Basin 27,593 s.f. (on-site)
WETLAND C 75' buffer	TYPE II Primary Basin 3,792 s.f. (on-site)

- Proposed wetland enhancement includes:
- wetland buffer fence to protect
 - planting native trees (over 100)
 - planting native shrubs (over 900)
 - adding large woody debris (for habitat)
 - monitoring & reporting for up to five years



SECTION AT TRAIL EASEMENT TO STATE PARK



A - View north along 116th Ave NE

B - View south along 116th Ave NE (North driveway)

C - Existing on-site wetlands

D - Existing on-site wetlands

E - View east up existing on-site road (South driveway)

F - Existing connection to State Park (Trail connection to remain)

SITE PHOTOS

SITE ENLARGEMENTS & PHOTOS

Bridlestone Estates - Kirkland, Washington



March 2016



LEGEND

SYMBOL	DESCRIPTION
	POTABLE WATER SYSTEM
	SEWER SYSTEM
	STORM DRAINAGE SYSTEM

EXISTING TREE LEGEND

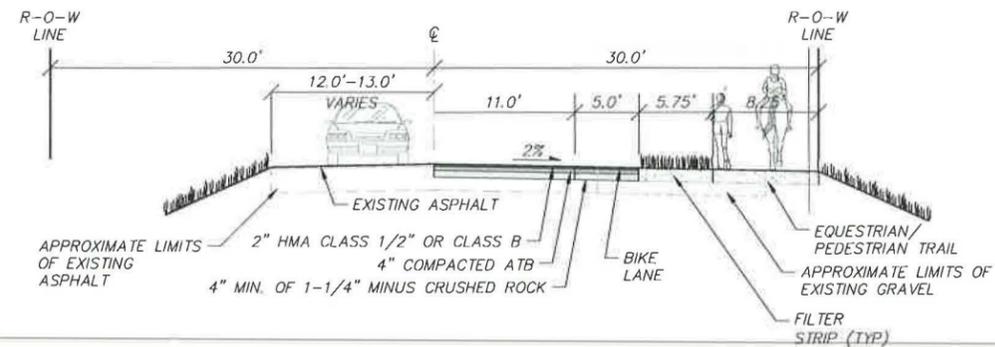
SYMBOL	DESCRIPTION
CLR	TREE CLUSTER
A	ALDER
F	DOUGLAS FIR
DEC	DECIDUOUS TREE
M	MAPLE
COT	COTTONWOOD
C	WESTERN RED CEDAR
MA	MADRONA
P	PINE
H	HEMLOCK
FR	FRUIT
AP	APPLE
O	OAK
S	SPRUCE
HOLLY	HOLLY
W	WILLOW

	EXISTING OFFSITE CONIFEROUS TREE
	EXISTING OFFSITE DECIDUOUS TREE
	APPROXIMATE DHIPLINE OF OFFSITE TREE
	EXISTING CONIFEROUS TREE TO BE RETAINED
	EXISTING DECIDUOUS TREE TO BE RETAINED
	APPROXIMATE DHIPLINE OF ON SITE TREE TO BE RETAINED
	EXISTING CONIFEROUS TREE TO BE REMOVED
	EXISTING DECIDUOUS TREE TO BE REMOVED

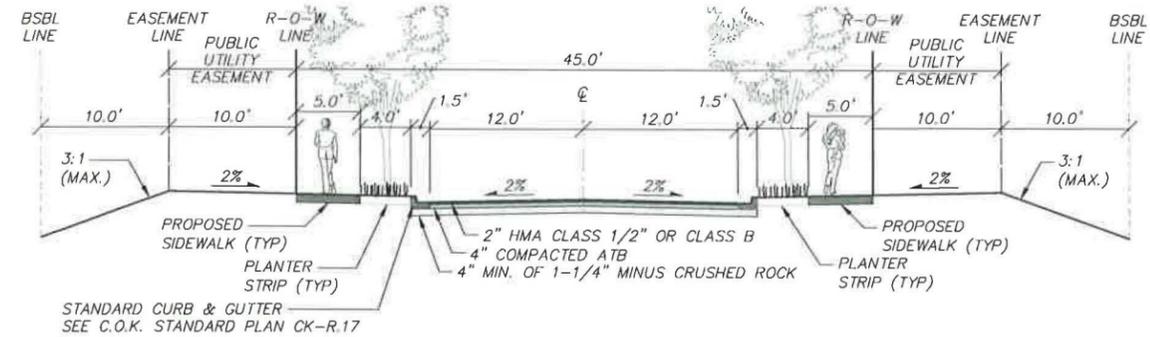
TREE DENSITY CALCULATION

SITE AREA (EXCLUDING ROW)	673,941 SF/15.5 ACRES
REQUIRED TREE CREDITS (800 PER ACRE)	465 TREE CREDITS (800 PER ACRE: 30 X 15.5)
PROPOSED TREE CREDITS	1358 TREE CREDITS

ENGINEERING COMPOSITE PLAN



SECTION A - 116th Avenue NE Frontage Improvements
Scale 1" = 5'-0"



SECTION B - Road A
Scale 1" = 5'-0"

ENGINEERING PLAN & SECTIONS

Bridlestone Estates - Kirkland, Washington



March 2016

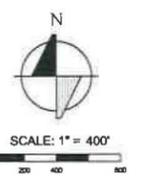


LEGEND

SYMBOL	DESCRIPTION
	RESIDENTIAL ZONING
	BRIDLESTONE ESTATES SITE
	CITY BOUNDARY
	ZONING AREA BOUNDARY

South Rose Hill /
Bridle Trails
Neighborhood
Boundary

Residential Zoning
Designation



SOUTH ROSE HILL / BRIDLE TRAILS NEIGHBORHOOD

VICINITY MAP

Bridlestone Estates - Kirkland, Washington



September 2015



ENLARGED AREA PLAN

SITE VICINITY ENLARGEMENT

Bridlestone Estates - Kirkland, Washington



September 2015