



## **MEMORANDUM**

**Date:** November 16, 2009

**To:** Houghton Community Council

**From:** Eric R. Shields, AICP, Planning Director  
Paul Stewart, AICP, Deputy Director  
Janice Soloff, AICP, Senior Planner  
Angela Ruggeri, AICP, Senior Planner

**Subject:** **LAKEVIEW AND HOUGHTON NEIGHBORHOOD PLAN UPDATE  
FILES ZON07-00032 and ZON09-00016**

## **RECOMMENDATION**

Review comments from open house, select and appoint advisory groups and review agenda for Neighborhood University.

## **PROCESS BACKGROUND**

The following approach to the planning process for the Lakeview and Central Houghton Neighborhood Plan updates has been developed after hearing from both the Planning Commission (PC) and the Houghton Community Council (HCC).

- There will be a separate public participation process for each neighborhood.
- An advisory group will be formed for each neighborhood. These groups will explore the issues for each neighborhood and make recommendations to the HCC.
- The HCC will take the lead in the neighborhood plan process and will make recommendations to the PC on the proposed updates.
- For each neighborhood, a joint public hearing between the PC and HCC will be held at the end of the process so that both the PC and the HCC will get a chance to hear all public comment. The PC and the HCC will then deliberate separately.
- The PC and the HCC will make a recommendation to the City Council. The City Council will then forward its decision on the amendments to the HCC for final approval.

## **UPDATE ON THE PROCESS**

### **OPEN HOUSE**

Staff held a public open house to kick off the neighborhood planning process on Thursday night, October 29 from 7:00 to 9:00 at Northwest University. The neighborhood update process was

introduced and staff got some initial ideas for topics of interest and the vision statements from those attending. This was done through a unique exercise known as a World Café that involved simultaneous group conversations about the future land use, transportation, housing and retail features, and the 10-20 year vision for each neighborhood. The questions that were asked and participants' responses are included as Attachment 1 to this memo. Citizens interested in being a part of the advisory groups were also recruited.

### ADVISORY GROUPS

Staff has been actively recruiting members for the two neighborhood advisory groups. Interested parties have been asked to provide the following information for the HCC to review:

- Name
- Address (home address if Central Houghton resident or the name and address of their business or institution if it is in Central Houghton)
- A brief paragraph stating why they are interested in being a part of the advisory group and what why they feel they will contribute to the group.

We have attached letters of intent that have been received as of the date of this memo. The actual deadline for these letters (and/or e-mails) is next Friday, 11/20 at 5:00 pm and so we will be forwarding additional letters on to you until your meeting on Monday, 11/23/09.

**The HCC will need to appoint the advisory groups at the meeting on 11/23/09 so that the group members can participate in the Neighborhood U sessions in early December.**

#### Central Houghton Advisory Group

We have received a fair amount of interest in the Central Houghton Advisory Group. The following is a list of existing group members.

**Houghton Community Council** – Betsy Pringle (Elsie Webber – alternate)

**Planning Commission** – Byron Katsuyama

**Park Board** – Colleen Cullen

**Transportation Commission** – the Transportation Commission will send a member to those meetings where transportation issues are discussed.

**Neighborhood Association** – Lisa McConnell, Chair

**Staff** – Angela Ruggeri, project planner, Paul Stewart and Eric Shields

We have received 12 inquires stating interest in the Advisory Group. Five of these interested parties have already submitted their letter of intent (see Attachments 2 through 6) and we expect the rest before the meeting on 11/23/09. If these are received, we should have enough representatives for the Central Houghton Advisory Group.

#### Lakeview Advisory Group

There have only been two citizens that have expressed an interest in the Lakeview Advisory Group (see Attachments 7 and 8). The following is a list of existing group members.

**Houghton Community Council** – John Kappler (Elsie Webber – alternate)

**Planning Commission** – Jay Arnold

**Park Board** – Shelley Kloba

**Transportation Commission** – the Transportation Commission will send a member to those meetings where transportation issues are discussed.

**Neighborhood Association** – no commitment yet

**Staff** - Janice Soloff, project planner, Paul Stewart and Eric Shields

If more interested citizens and businesses do not step forward the HCC will need to discuss other ways to precede that do not include an Advisory Group. If staff does not receive more letters of intent by the 11/23 meeting, we will come with other possible ideas for development of the Lakeview Neighborhood Plan.

### NEIGHBORHOOD UNIVERSITY

Staff will also be holding two KAN Neighborhood U sessions to discuss neighborhood plans in general including what the expectations are from both the neighborhoods' and the City's perspectives December 8<sup>th</sup> and 9<sup>th</sup> (see Attachment 9 for a draft agenda). We are hoping that the new advisory group members will attend these sessions along with other interested Kirkland residents.

### ADVISORY GROUP MEETINGS

Once the advisory groups are appointed, they will hold a series of meetings to discuss key issues and form draft policies to be written by staff. These advisory group meetings will act as study sessions for the plan amendments. The groups will take public comment and give staff recommendations on the plan amendments. When all the advisory group meetings have been completed, the recommendations from the advisory groups will be brought back to the HCC and PC for review. The advisory groups' role will be to make recommendations to the HCC and PC, but the PC and HCC will make the final recommendation to the City Council.

We expect that these meetings will begin in January and continue into the spring. Staff is working on topics and dates for these meetings and will bring them to the HCC for approval in the near future.

### ATTACHMENTS

1. Word Café questions and comments
2. CH Advisory Group letter of intent – Tom Markl
3. CH Advisory Group letter of intent – Frank Rossi
4. CH Advisory Group letter of intent – Susan Busch
5. CH Advisory Group letter of intent – Rachel Mikulec
6. CH Advisory Group letter of intent – Mike Burdo
7. Lakeview Advisory Group letter of intent – Sally Mackle
8. Lakeview Advisory Group letter of intent – Georgine Foster
9. Draft Neighborhood U agenda

Cc: Project Files:  
ZON07-00032  
ZON09-00016



**Lakeview and Central Houghton Open House  
October 29, 2009  
World Café Exercise Public Comments**

**Central Houghton Neighborhood Participants**

**Table #1**

**1. *What do you like best about your neighborhood?***

Diversity  
 People concentration (pedestrians, runners, boaters, etc.)  
 Sense of activity  
 Can see out across the lake  
 Pedestrian access/walk able  
 Rental kayaks  
 Public transportation (good bus access/convenient routes)  
 Schools  
 Public beaches  
 Parks  
 Grocery store in neighborhood  
 Sound of water  
 Carillon Point  
 Great demographics  
 Low density  
 Single family  
 Greenery  
 Proximity to major freeways  
 Potential  
 Family oriented  
 Watershed Park  
 Not a lot of traffic (except on 108<sup>th</sup>)  
 Convenient to Bellevue and Downtown Seattle  
 NW College  
 Restaurants in the neighborhood (coffee, treats, etc. available within walking distance)  
 Low crime  
 Attention to recycling  
 People are amazing  
 Quiet (feels like an old neighborhood)  
 That 108<sup>th</sup> is designated a minor arterial  
 Starbucks  
 Can walk to the essentials/many of the things you need in a few miles (grocery store, drugstore, university, etc.)  
 Access to water and recreation  
 Full range of lifestyles (good for kids and seniors)  
 Old houses and new houses, various sizes (not too many big houses)  
 Like existing height limits  
 Fire Station in the neighborhood  
 Children's School (have both public and private schools)  
 Trees and lots of people who like their gardens

**2. What character would you like your neighborhood to have 10 to 20 years from now?**

If have to increase density – enhance what have and create “village” at 68<sup>th</sup>.

Want to see a market at 68<sup>th</sup> with diversity of retail

A trail all the way to Totem Lake that connects the parks

Discourage cars and enhance alternative modes of transportation

Keep the views

More LEED construction (more green)

Preserve green areas

Not like Bellevue

Keep it like it is now (continue appeal that it has today)

Don't want to lose the character

Keep open space and green (greener)

People able to age in the neighborhood

Traffic won't increase from how it is now

More transit options (more reliable and also better transit within Kirkland)

Trail and greenway in Burlington Northern right-of-way

Clean

Stay current, but keep the character (charming)

Minimum of mega houses

More public art

More attractive bus stops

Hardware store

Quality SF housing

Friendly to seniors

Competitive schools (good ratings/reputation)

Active community – citizens engaged

More cultural events

More diversity

Physically active community (pedestrians, bikes, etc.)

Dog park- one person wants one; one person does not

**Table #2****1. Describe your vision for the future concerning land use, including parks and recreation in your neighborhood.**

A community garden

BNSFR is a pedestrian and bicycle corridor integrated with shopping connecting to Downtown and transit center

Maintain retail in the existing commercial areas; don't expand

Increase parks and tennis courts

More green space

Increase planting of native trees

Preserve single family homes

Maintain single family character with subtle density increases such as cottage housing

Preserve views as well as vegetation

At South Kirkland Park and Ride provide retail, housing integrated with shopping and transit center; TOD connects to downtown

At South Kirkland Park and Ride no housing only transit

Current uses are preserved

At Houghton shopping center improve center don't expand boundaries

Allow mixed use, higher density development compatible with neighborhoods  
 Preserve Watershed Park; consider adding a pea patch  
 Increase parks  
 Need off leash dog park  
 Add a police satellite station at Fire Station

**2. *What would you like to see happen at the Houghton Shopping Center (types of uses and role in the neighborhood)?***

Mixed use, more density, structured parking  
 Family friendly retail  
 Encourage uses such as: grocery store, access to medical needs, drug store, grocery, post office, café for gathering; no bar, a gym.  
 Architectural design is in scale with neighborhood; break up the large surface parking lot with buildings but not over developed; provide underground parking; bring buildings to the street.  
 Shopping center enhances the community  
 Increase art  
 Reduce need to drive to shopping center  
 Cultural events- maybe use NW University as a resource  
 Concerned about 108<sup>th</sup> Avenue traffic

**Table #3**

**1. *Describe your vision for the future concerning transportation in your neighborhood.***

More frequent bus service and better bicycle connections to work  
 Improve bus service to Bellevue  
 Enhance alternative transportation routes such as wider bike lanes  
 Address potential parking of transit riders in the neighborhood  
 At International School there is concern regarding traffic associated with parents dropping off students  
 Less reliance on autos  
 Bus rider friendly bus stops with lighting, trash collection, shelters  
 BNSFR- use for bike and pedestrian trail; no rail; link from Houghton to Totem Lake and Downtown;  
 provide pedestrian crossings along the route  
 Increase in pedestrian connections through developments and through neighborhood  
 Increase sidewalk lighting  
 Complete school walk routes around schools  
 Improve 108<sup>th</sup> Avenue  
     Don't widen; keep as a minor arterial  
     Improve traffic management  
     Improve pedestrian crossings such as provide flashing crosswalks  
     Widen sidewalks and include landscape strip along curb  
     Improve intersection at 108<sup>th</sup> Avenue and NE 68<sup>th</sup> streets for pedestrians  
     Remove center median; use space to improve sidewalk separation.

**2. *Describe your vision for the future concerning housing in your neighborhood.***

Mixed use residential and commercial development along NE 68<sup>th</sup> St  
 Balance and diversity of housing  
 Primarily single family residential  
 Higher density residential is okay in commercial areas  
 Increase detached small housing or cottage housing  
 Discourage affordable housing; it is giving away an asset  
 Increase housing for aging population

Housing is energy and water efficient, is solar powered or provide sod roofs  
 Maintain existing height limits  
 Allow transit oriented development only when there are jobs and retail for the residents or users to support the TOD  
 People to beautify property with native plant varieties  
 Avoid mega houses; explore limiting floor area ratio  
 Stagger windows on houses that are located close to each other  
 Plant shorter trees  
 Maintain historic houses  
 Discourage gated developments  
 Low scale diversity of houses  
 Redevelop Laurel Park multifamily development located north of NE 68<sup>th</sup> Street

#### **Table #4**

#### ***1. List any neighborhood concerns that you feel should be addressed as part of the neighborhood plan.***

Traffic congestion/management @ 108<sup>th</sup> and 68<sup>th</sup>  
 Pedestrian/bike safety: Safe crosswalks in business district and to schools; Visibility concerns  
 Park maintenance on-going  
 Retain SF density/residential  
 Retain Houghton Center size as is  
 No transit oriented design at the Park and Ride  
 Where is growth going to go?  
 Sprawl  
 Transit access  
 Local transit needed  
 The threat of NW University expansion into the surrounding neighborhood would change the neighborhood's character and impact single family homeowners if the university expands its PLA 1 boundaries.  
 Other institutional expansion  
 Traffic to ICS  
 Scale of redevelopment of Houghton Center  
 Impact of changes in Everest Neighborhood (6<sup>th</sup> Street S)  
 More parking at the Park and Ride  
 Expand bus routes  
 Access from out of town

#### ***2. What techniques would work best to keep you engaged in the neighborhood update process?***

Resources on-line, no paper  
 Questions on a blog  
 Summaries of thoughts  
 Agenda ahead of time for meetings (post on website)  
 Productive meetings  
 Give synopsis of progress at CHNA meetings  
 Educational materials re: neighborhood planning  
 Meeting notes on website (summaries/digests)  
 E-mail  
 Kirkland Reporter (miss neighborhood sections)  
 Questions to answer before committee meetings  
 Water at meetings

Telephone call  
 On-line information  
 Reminder notice of meetings 2 weeks/then 2 days in advance  
 Seeing people I know  
 Stay on schedule  
 Meet at NW University

### Lakeview Neighborhood Participants

#### Table #1

**1. *What do you like best about your neighborhood?***

Low density – single family  
 Safe  
 Pedestrian friendly/lots of things to walk to (lots of nice things: stores, shopping, lake, parks – convenient)  
 Elementary school in walking distance  
 Good freeway access  
 Parks  
 Located close to different transit options  
 Useful to have shops close by  
 Just enough services, but not too much.  
 The kids! Family friendly/kid friendly  
 Like all the schools and pre-schools  
 Views of the lake (Lake View!)

**2. *What character would you like your neighborhood to have 10 to 20 years from now?***

Keep it like it is.  
 No mega houses/ no increased density

#### Table #2

**1. *Describe your vision for the future concerning land use, including parks and recreation in your neighborhood.***

Preserve expansive views  
 BNSFR becomes a park corridor  
 BNSFR is designed and functions like the Iron Horse Trail in Danville CA  
 LK WASH BLV is a pedestrian corridor  
 Safe for pedestrians and bikes  
 Keep trees

**2. *Do you see a need for increased retail/neighborhood services in the Lakeview Neighborhood?***

No expansion of retail in neighborhood; keep retail uses in existing commercial areas  
 Allow retail only at South Park and Ride

#### Table #3

**1. *Describe your vision for the future concerning transportation in your neighborhood.***

BNSFR is a pedestrian –bike trail connecting directly to Downtown; includes crossings  
 Traffic congestion helps keep traffic moving slowly, keeps traffic volumes down and increases safety  
 Ability to move smaller groups of people

**2. Describe your vision for the future concerning housing in your neighborhood.**

No specific comments from Lakeview residents.

**Table #4****1. List any neighborhood concerns that you feel should be addressed as part of the neighborhood plan.**

Plant the right type of tree in the right place so that views (private and public) of Lake Washington are kept open i.e. Marsh Park they are planted all in a row to block view and cause shade

The proposed SMP tree planting requirement of 3/1 is ridiculous because they will ruin the views of the Lake

Pedestrian safety

Access to Lake

Crosswalk safety

Fast traffic

Connections to lake access

Visitors' parking

Safety on public docks – rescue equipment needed

**2. What techniques would work best to keep you engaged in the neighborhood update process?**

On-line access

Bring one person to next meeting

Attention getters

Want to know that City Council will pay attention; Meet with 3 during the process

**ATTACHMENT 2**

**From:** Tom Markl [TomMarkl@nelrem.com]  
**Sent:** Thursday, October 29, 2009 2:50 PM  
**To:** Angela Ruggeri  
**Cc:** Michael M Nelson  
**Subject:** Houghton Advisory Group

Angela,

I wish to express my desire to serve on the Advisory Group for the development of the Houghton Comprehensive Plan. I am the CEO of the Nelson Real Estate Management LLC which is responsible for the planning, development and operation of the properties owned by the Nelson family. The Houghton Center is one of the Nelson properties for which we are responsible. I feel that I can contribute to the plan development by offering the perspective of a commercial property owner. Additionally, since Houghton Center is a significant part of the retail base in Houghton, the comprehensive plan can and will have a significant impact on the long term role and shape of the Center, and the Center in turn will have a significant impact on the Houghton community.

Because of my schedule, it is highly likely that I may not be able to attend all of the meetings of the Advisory Group. In those circumstances I would like to have Mike Nelson attend in my place as an alternate member.

Thank you.

Thomas L. Markl  
CEO



425-881-7831



**ATTACHMENT 3**

**From:** Frank Rossi [frossi23@hotmail.com]  
**Sent:** Monday, November 02, 2009 10:24 AM  
**To:** Angela Ruggeri  
**Subject:** Central Houghton advisory group

Greetings – I am interested in attending the neighborhood planning meetings and would like to serve as an advisory group member if you have the need. We've lived in Houghton since 1994 and have 2 school age children attending local elementary and pre-school. I'd be happy to represent that point of view on the advisory group.

Thanks!

Frank Rossi  
10606 NE 59<sup>th</sup> St  
Kirkland, WA  
(206) 446-4106 (mobile)



## Central Houghton Neighborhood Plan Advisory Board Application

Name: Susan Busch  
 Home Address: 11231 NE 67<sup>th</sup> ST  
 Kirkland, WA 98033  
 Home Phone: 425-827-0388

Employer: Baylis Architects  
 Location: Bellevue and Seattle  
 Work Phone: 425-454-0566

Dear Houghton Community Council members,

I am interested in serving on the Advisory Group for the update of the Central Houghton Neighborhood Plan. I have a personal and professional understanding of the changes our community has undergone over the last two decades, and a well-informed view of its potential for the future.

I have been a resident of the Houghton neighborhood for 25 years. My husband and I live in a home we built ourselves, where we raised two sons who are now in college. We have been active supporters of our local public schools, Kirkland Little League and Lake Washington Youth Soccer Association. We are most proud of leading a volunteer crew of over 100 parents and school staff in the design and construction of a new playground for Lakeview Elementary School.

For ten years, while raising a family, I ran a small home-based business in the neighborhood, which combined a sole proprietor architecture practice and a residential remodeling firm. Projects included design and/or construction of a number of single family remodels and new homes, as well as participation in several public projects. These included being a member of the winning design team for Waverly Park Design Competition in Kirkland; contributions to Growth Management Plans for the City of Kirkland, Mercer Island and Tukwila, as urban design and graphics consultant; and graphics for Kirkland's Neighborhood Traffic Safety brochure.

My current position is as an Associate with Baylis Architects, serving as project architect and project manager on a varied portfolio of single and multi family residential work. Professional credentials include WA State Licensed Architect since 1994, AIA member, and LEED Accredited Professional. A graduate of the University of Washington, I have a Master of Architecture degree with an emphasis on housing, neighborhood and urban design.

As a long time resident, I have witnessed the growth of our neighborhood, and understand the continued pressures that it will face due to its unique location in the City and in the Region. I feel strongly that economic changes will mark 2009 as a defining moment in the way we build our communities, presenting a tremendous opportunity for vibrant and creative solutions to affect sensitive, sustainable community development in the future. I look forward to helping to apply these positive solutions to a new collective vision for the Central Houghton Neighborhood.

Thank you for your consideration, Susan

Enc: Resume

**Susan Busch, AIA, LEED AP**11231 NE 67<sup>th</sup> ST

Kirkland, Washington 98033

Residence: (425) 827-0388

Cell: (425) 985-6798

[s\\_busch@verizon.net](mailto:s_busch@verizon.net)**OBJECTIVE** A position on the Advisory Council, for the Central Houghton Neighborhood Plan Update**PROFESSIONAL ACCOMPLISHMENTS****Licensed Architect, State of Washington 1995****LEED AP 2008*****Baylis Architects Fall 2004 to present***[www.baylisarchitect.com](http://www.baylisarchitect.com)**Link Apartments, West Seattle, WA**

Client: Harbor Properties,

Role: Project Architect; Project Manager

This six-story mixed use building will provide 200 units of workforce housing, and 14,000 square feet of retail space over parking. Construction is scheduled to begin November 2009.

To meet the client's demanding schedule, organized 6 staff members and a team of 12 consultants to complete design, entitlements, multiple phased permits, construction documents, competitive bidding and value engineering within 18 months. Successfully presented and obtained approval from the West Seattle Design Review Board at Early Design Guidance and Design Review Recommendation meetings.

**Pickle Point Residence, Bellevue WA**

Client: Private

Role: Design Architect, Project Manager

This 4,000 SF home for a family of five will be the first LEED certified project for Baylis Architects. Design challenges included making the most of a modest budget, while incorporating a sophisticated list of heating and cooling strategies including geothermal heat pump, radiant heat, heat recovery ventilator, and passive cooling. The home has a green roof, and uses Low Impact Development measures for mitigation of storm water runoff. Construction scheduled to begin November 2009.

**Renton Veteran's Center, Renton, WA**

Client: The Compass Center, Seattle, WA

Role: Programming; schematic design; design support for funding applications; peer review and quality control; specifications.

Filling the need for transitional housing for a unique population, this building will provide support services to single homeless veterans and veterans with families. The complex program includes a non-profit café, educational facilities and structured parking at street level. Communal rooms and housing above are divided into separate wings, offering security and dedicated services for multiple constituencies. Construction began in October 2009.

**Sheshan Shanghai Villas**

Client: ZK Development Group, Shanghai China

Role: Design Architect, Project Manager

This unique project is a development of 80 custom villas in a new subdivision on the outskirts of Shanghai, which includes the work of ten recognized US firms. As Project Architect and Manager, designed two of eight villas by Baylis Architects, and coordinated the work of 6 in-house architects with interior design and landscape consultants. Worked closely with our partner firm in China, both remotely and during several visits to Shanghai. Developed project-specific drafting and metric standards, and coordinated Chinese translation of documents. The project is currently under construction.

**Lakeview Drive Residence, Kirkland, WA**

Client: Private

Role: Design Architect, Project Manager

This functional, flexible home makes the most of its location on a 4300 square foot infill property. Streets on east and west required two front yard setbacks, severely reducing the buildable footprint of an already small lot. The lower level houses the two-car garage plus auto workshop, which can be converted to an ADU in the future. The reverse floor plan places bedrooms at the mid-level and main living space on the top floor. Flooded with daylight from all sides, the loft-like upper level features a spectacular 180 degree view of Lake Washington. The home was completed in 2008.

**Susan Busch, Architect 1994-2004**

- Successfully operated a sole proprietor firm for ten years while raising a family. Projects ranged from kitchen remodels to a 7,000 square foot home. Nielsen Residence Remodel was published in Seattle Times Pacific Northwest Magazine October 29, 2000.
- Concurrently, was a licensed general contractor and partner in Granville Builders, Inc. a residential remodeling firm.
- Waverly Park Design Competition, Kirkland Washington- Together with Architect Douglas Kelbaugh and Landscape Architect Richard Haag, conceived the winning design of a twelve acre park in downtown Kirkland.
- As urban design and graphics consultant, contributed to Growth Management Policy documents for the City of Tukwila, City of Mercer Island, and City of Kirkland.
- Developed and taught an undergraduate level design studio at University of Washington, and continue to sit on studio and thesis review panels.

**Baylis Architects 1984-1990**

- Job captain for 30,000 SF Yarrow Bay Plaza office complex, 12-unit Charthouse Condominiums.
- Left voluntarily to attend graduate school and raise a family

**PROFESSIONAL AFFILIATIONS**

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- ARCH (A Regional Coalition for Housing): named to Citizen Advisory Board April 2009. This alliance of Eastside cities pools financial resources, to fund and facilitate the creation of affordable housing.
- UW Professional Advisory Council: elected Chair 2008  
Spring Exhibit "Headlines" Committee Chair 2005, 2006. Transformed the exhibit from a council and department expense, into a successful annual fundraiser which supports scholarships, mentoring activities, and an internship program.

**EDUCATION**

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B.A. University of Washington

Master of Architecture, University of Washington

National AIA School Medal for Highest Scholarship

Tau Sigma Delta Honor Society

## **Project List**

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### **Baylis Architects 1984-1990**

Bellar Residence, Clyde Hill, WA  
 Crown Point Office Plaza, Kirkland, WA  
 Charthouse Condominiums, Seattle, WA  
 Ewing Residence, Bellevue, WA  
 First Place Townhouses, Bellevue, WA  
 Tong Residence, Clyde Hill, WA  
 Yarrow Bay Office Plaza, Kirkland, WA

### **Susan Busch, Architect 1994-2004**

Busch Residence, Kirkland, WA (design and construction)  
 Bender Residence, Bellevue, WA  
 Brickman Remodel, Seattle (Broadmoor) WA (design and construction)  
 Fawcett Remodel, Kirkland, WA (design and construction)  
 Growth Management Plan, City of Kirkland- urban design and graphics contributor  
 Growth Management Plan, City of Mercer Island- urban design and graphics contributor  
 Growth Management Plan, City of Tukwila- urban design and graphics contributor  
 Harris Remodel, Seattle (Laurelhurst), WA  
 Harrison Residence, Mercer island, WA  
 Hildreth Residence, Medina, WA  
 Kitchell Remodel, Seattle (Capitol Hill), WA  
 Lakeview Elementary School Playground Renovation- Kirkland, WA (volunteer design and construction)  
 McGill Residence, Medina, WA  
 Morcos Beach House Renovation, Medina, WA (design and construction)  
 Neighborhood Traffic Control Brochure, City of Kirkland (graphics)  
 Nielsen Remodel, Kirkland, WA  
 Overleese Remodel, Kirkland, WA (design and construction)  
 Phillips Remodel, Bellevue, WA  
 Tennyson Remodel, Seattle (Broadmoor) WA (design and construction)  
 Trent Residence, Kirkland, WA  
 Waverly Park Design Competition, Kirkland, WA

### **Baylis Architects Fall 2004 to present**

13<sup>th</sup> and Market Townhouses, Kirkland, WA  
 Getz Residence, Bellevue, WA  
 Goeke Residence, Kirkland, WA  
 Hildreth Residence, Bellevue, WA  
 Hudson Residence, Bellevue, WA  
 Kranak Beach House, Bellevue, WA  
 Link Apartments, West Seattle, WA  
 Lot 13 Harrison Street, Issaquah, WA  
 Nielsen Remodel, Kirkland, WA  
 Renton Veterans Center, Renton WA  
 Richter-Trace Residence, Kirkland, WA  
 Sheshan Villas, Shanghai, China  
 Satterlee Townhomes, West Seattle, WA

## ATTACHMENT 5

**From:** Rachel M [rachel@kirklandschool.com]  
**Sent:** Tuesday, November 10, 2009 10:23 AM  
**To:** Angela Ruggeri  
**Subject:** Advisory Group for Central Houghton

Hello Angela,

Thank you for the Open House on 10/29. I was great to get together with neighbors and other community members to discuss things that are important to us.

As I stated at the meeting, I would love to be considered for the Central Houghton Neighborhood advisory group. I have had the privilege of being employed at the Kirkland Children's School in the Houghton Neighborhood for the past 4 years. My background as a social worker has taught me valuable listening skills and creative ways to resolve issues. The majority of the families who attend my school live in the Central Houghton Neighborhood. This provides a unique glimpse into the lives, needs, and concerns of the families of Houghton. Additionally, I have experience in the landscape industry, recreation planning, and playground (outdoor green/recreation areas) design...sort of all over the map, but all topics that were touched during the World Café exercise.

The Kirkland Children's School has a long history with Houghton. Over the years we have enjoyed many changes that align with the values of the neighborhood. Most recently, we have implemented an extensive recycling program that includes but is not limited to food recycling and on-site composting, and improvements to our outdoor areas have resulted in certifications from the NWF and Washington Department of Fish and Wildlife. I am currently a member of the Kirkland Wildlife Habitat Team (which actually began as the Houghton Habitat Team a year ago).

I am grateful to work in this neighborhood and hope that I will be selected to serve it as an advisor for the neighborhood plan update. Thank you for your consideration.

Sincerely,

Rachel Mikulec, Director

Kirkland Children's School  
5311 108<sup>th</sup> Ave NE  
Kirkland, WA 98033  
425.822.5664  
[Rachel@kirklandschool.com](mailto:rachel@kirklandschool.com)



## ATTACHMENT 6

**Subject:** FW: Central Houghton Advisory Group

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**From:** Mike Burdo [mailto:mikeb@compassgeneralconstruction.com]  
**Sent:** Saturday, November 14, 2009 11:59 AM  
**To:** Angela Ruggeri  
**Subject:** RE: Central Houghton Advisory Group

Ms. Ruggeri,  
Thanks for the response.

Mike Burdo  
11331 NE 50<sup>th</sup> PI  
Kirkland  
c206-251-5746

I have lived and worked in Kirkland for several decades. My background is in land development and construction I am familiar with your Planning office starting with Joe Tovar up to current day. My contacts with folks like Rob Jammerman/Public Works, Ken Carlson (now with Bellevue Fire) and many others have reinforced my desire to stay in this town. I take particular interest in the character of the Houghton neighborhood and it's future planning.

There is some pressure on Kirkland to increase density, deal with disparity in housing affordability and other infrastructure issues. I am a strong supporter of citizen involvement on the Planning level to help resolve emerging issues with future citizen expectations. We have many neighborhoods with many attributes and I would be willing to work to help preserve the character that distinguishes Kirkland from our neighbors to the South and East. While my opinion will sometimes place me at odds with members of the development community; the citizens have a longer term stake in the results of future development.

The results of the most current City Council elections demonstrates the transparency and involvement Kirkland wants and needs. I'd like to help.

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## ATTACHMENT 7

**From:** Sally Mackle [sjmackle@msn.com]  
**Sent:** Tuesday, November 03, 2009 1:47 PM  
**To:** Janice Soloff  
**Subject:** Lakeview Neighborhood Advisory Group

Hello Janice,

I am writing to submit my application for the Lakeview Neighborhood Advisory Group.

My husband and I have been residents of this area since 1980. We built our home on Lake Washington Blvd. and have enjoyed living her for the past 30 years. Over the past two years I have had a few conversations with Eric Shields about updating the neighborhood plan. My immediate concern is the deteriorating condition on the Blvd from 38<sup>th</sup> to about 48<sup>th</sup>.

The Blvd is the gateway into Kirkland for most people. But the condition from Northup Way north is not very inviting. Aside from the few commercial buildings, the residential areas look sadly unkempt. The housing is at least 50 (or more) years old with little or no renovation, the lawns and trees are overgrown and the lawns often not mown. Several of the homes are now rental, something that continues the downward slide of a neighborhood. This is certainly not the way we want the entrance to our City to look and gives the cars and passengers a negative impression of this beautiful city.

To change this current situation will require a new neighborhood vision statement, along with goals and policies to bring that vision to reality. It may also require some updated zoning code amendments that will bring the existing larger lots into compliance with the State Growth Management Act. Kirkland has a wonderful natural environment with Lake Washington running the entire length of the city. We need to build on this natural beauty and take advantage of what it offers us.

Residents also face difficulty crossing the Blvd. as there are no traffic lights between 38<sup>th</sup> and Carillon Point. The two or three crosswalks are hazardous because traffic moving at 35 miles per hour and often more. This is another issue that the Group could be addressing.

Another issue, related to this one, is the state of the eastern sidewalk along the Blvd. In many areas, the sidewalk is cluttered with leaves, branches, overgrown weed berry vines and trees, sometimes marking it almost impossible to walk on this side. Some new housing stock will help rectify this situation, but it may also be necessary to have the city enforce some of the rules governing sidewalk clearance, and also require a citizens group to work with residents in the area to ensure the Blvd looks neat and tidy at all times.

I believe my commitment to this part of Kirkland is evident in my four years as an elected member of the Houghton Council. I look forward to working with the Advisory Group to bring new life to this part of Kirkland, as well as the rest of the Lakeview Neighborhood area, to make our area of the city an outstanding gateway.

Please let me know if you need any other information from me.

Sally Mackle  
4500 Lake Washington Blvd  
206-465-0029



**ATTACHMENT 8**

**From:** georgine foster [georginef@msn.com]  
**Sent:** Friday, October 30, 2009 4:08 PM  
**To:** Janice Soloff  
**Subject:** lakeview neighborhood plan update

Dear Janice,

It was an insightful meeting last evening, and it was great to find out that the City is looking for comments from the residents as to the direction we would like to see our neighborhood go in the future. I am especially interested in being part of the Lakeview advisory group, and as my husband and I are retired, I DO have the time to devote to the process. It would be a chance to help mold the future for my neighborhood...it is a great place to live NOW and I would like to make sure that growth, as we know it will occur, doesn't change the "feeling" we all so enjoy here.

Let me know if there is anything else I should do to meet the requirements to be part of the Advisory group.

Thank you,  
Georgine Foster  
4517 102nd Lane NE.  
425-828-3984



**Subject:** FW: Agenda for Neighborhood U

**DRAFT AGENDA FOR NEIGHBORHOOD U**

-  
Relationship between:

- GMA
- Comprehensive Plan
- Zoning regulations
- Permits
- Development

Comprehensive Plan:

- What is the Comprehensive Plan and how is it used (the Planning Context)
- Yearly updates
- Citywide elements
- CIP, neighborhood grants, and other implementation tools

Citywide issues:

- Affordable Housing
- Shoreline Master Program
- Tree regulations
- Other work program tasks?

Neighborhood Plans:

- How are they different from the rest of the Comp Plan
- Topics that make up each plan
- Goals and Policies

Update process:

- Show schedule of neighborhood plans and Planning Work Program
- How we've done plans in the past/private amendment requests (PAR) issues
- How we are doing Lakeview and Houghton
- Where we are in the Lakeview and Houghton process
- What ideas does KAN have for doing the update process?