

## Angela Ruggeri

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**From:** Kerry Abbott <kerry.michael.abbott@gmail.com>  
**Sent:** Friday, April 18, 2014 12:48 PM  
**To:** Angela Ruggeri  
**Subject:** 24 Apr 14 Hearing - MRM Private Amendment Request, File No. ZON11-00006

Dear Ms Ruggeri,

One of the owners in my Kirkland condominium indicated that she had exchanged communications with you regarding my inability to attend (I will be on the US East coast) the hearing noted above, and whether it was possible for her to present my remarks. Apparently it is not, and she suggested I present them in writing. To that end:

Following an over 24-year military career in the US armed forces, and much experience in travel and living internationally, I specifically chose to reside in Kirkland after several years of research. Consequently, I have reflected on this proposal by MRM, as well as the Kirkland 2035 plan and other matters that have arisen following my attendance at the Planning Commission meeting on 14 Nov 13. To my mind, what the City of Kirkland agencies seem to be striving for, but I fear are falling short of, is responsible (albeit a relative term) growth and development. The MRM proposal is a case in point.

- The Planning Commission as an agent of the City Council is responsible and answerable to the citizens of Kirkland (with an eye to the wider community);
- Ever before these political and professional entities/persons must be a desire to maintain a generational, not simply a short-term, perspective taking into account historical and well established community values as discerned by the citizenry they now (and will) serve. In other words, what is decided today will have an impact for a multiplicity of generations, not just ourselves, our children, or grandchildren, but for a much longer term;
- It seems to me that for the past few decades the downtown area of Kirkland has been characterized by a general desire to balance and enhance the natural green and blue (i.e., sky) space the Kirkland area is blessed with, against a need for housing as well as a desire for vibrant, responsible commercial / service and retail spaces coupled with adequate allowances for transportation requirements;
- It has not always been so. It is an interesting and necessary endeavor to view the many historical photographs that depict earlier years in the history of Kirkland and environs, particularly the petroleum facilities along the shoreline of Lake Washington and ferry dock in downtown. These facilities were constructed in an era when unbridled growth, coupled with unattractive and potentially hazardous construction was often the norm. Little thought was given to the impact of these projects on the environment or to generational impact, except for the application of an unhelpful rule of thumb which stated that growth coupled with development was always good;
- Thankfully, those that preceded us as holders of the Kirkland legacy began to view this precious area (and resource) as a treasure to be respected and protected, as well as responsibly developed and shared;
- Ergo, the era of the removal of the shoreline petroleum facilities and ferry dock, with visionaries in our city replacing these blights with beautiful parks, public access paths and docks, while allowing private development within limits which enhanced public access, a shared beauty, and a minimum of over-development, unregulated growth and "eye" pollution;

- Doing the right thing, for the right reasons, in the right way is always more difficult and requires vision and compromise by all involved. Kirkland was emblematic of these principles, and the outcome is generationally positive;
- In recent decades the well-understood urban model (by other cultures and urban areas) of mixed-use development, coupled with limitations that respect established and planned green spaces, public / private transportation requirements (and perhaps, most importantly, the limitations of space in the downtown area for roads and parking) saw a well thought out policy restricting the height of structures developed for downtown Kirkland;
- Consequently, the downtown area of Kirkland is currently a precious jewel positioned for responsible growth and development, set amidst beautiful green and blue spaces maximizing the absence of the eye pollution and obstruction that high-rise development fosters (e.g., witness the concrete blight which is Bellevue);
- There *is* a need (I believe) in the Eastside area for a concentrated mega-zone providing commercial, retail, residential, entertainment and transportation offerings...we have that in Bellevue, which is easily accessible via private and public transportation. The people of Bellevue made a decision decades ago to achieve what they have, and to continue in the mega-zone direction;
- Kirkland made a different choice. Not to de-develop, or remain static, but to grow and develop in a way that provided a balance of urban values (and opportunities) that Bellevue has now lost (though it provides other opportunities that only a mega-zone can);
- Witness the private, often mixed use development which rings the downtown core of Kirkland, without overpowering the natural beauty of the area, or preventing access to water, land and sky;
- Even the variance granted to the potential (and hoped for) Park Square developers respected this dynamic while granting a one-time height variance which was designed to (and does) increase open and green spaces below;
- The MRM development fails on all of these counts. It pushes up building height with no off-set for green or open spaces. It increases vehicular traffic at the very busy intersection of 2 single lane roads (6th St & Kirkland Way), which will already be taxed by the Google campus expansion and hoped-for Park Square redevelopment;
- Furthermore, unlike the Park Square development variance, which was ostensibly a one-time allowance so as to achieve a specific mixed-use purpose, the MRM development offers no such return on the investment. The height variance request is simply a desire of the developer to maximize return on investment at the expense of generational impact, with the consequent degradation of the Kirkland downtown pearl of great price as part of the cost;
- If this variance is granted to MRM for such a spurious enterprise, what is to prevent other developers from making the same case for over height allowance development? Of course they will since a precedent has been established which has none of the intrinsic hallmarks of the Park Square redevelopment height variance authorization;
- How does the Planning Commission then plan to respond to these inevitable requests? Or, is that to be left to another generation who will, unlike ourselves gifted with precious downtown resources having abrogated our generational responsibility to use, develop and protect those resources, have to try to repair the damage inflicted upon them?
- We have only one chance to get this right for our generation and those that follow...once this pearl of great

price (the heart and soul of downtown Kirkland) is abused and lost, once responsible development which provides for a balance between green, blue, commercial, private, residential, and public spaces is gone, it will be nearly impossible to recoup;

- I beg the Panning Commission (and City Council) to do the right thing, for the right reasons, in the right way, and deny this MRM proposal for height variance.

V/r, Father Kerry Abbott  
Kirkland, WA

## Angela Ruggeri

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**From:** Eric Shields  
**Sent:** Monday, March 10, 2014 10:32 AM  
**To:** Angela Ruggeri  
**Subject:** FW: 434 Kirkland Way

Eric Shields

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**From:** CL [mailto:exsstuff@comcast.net]  
**Sent:** Monday, March 10, 2014 9:37 AM  
**To:** Planning Commissioners  
**Subject:** 434 Kirkland Way

Hello,  
I support the height limit increase for the project at 434 Kirkland Way.

I recently received a glossy postcard from Davidson, Serles & Associates describing the proposed height limit change. I am offended that this law firm did not make note of the fact that their only interest in fighting this request is the value of their own building and the potential loss of view. When they were fighting the Park Place development they hid behind the sham of a "citizen group". They are second only to the residents of Portsmouth condos who have fought the development of the Hector's property while living in the exact same monstrosity they are trying to fight. Check my address.

The proposal to increase the height limit should be evaluated on its own merit. What value does it bring to Kirkland? Kirkland's downtown is pitifully under utilized and under developed. The City has no economic development activity to speak of and it shows. Development of parcels occurs as developers find acceptable projects. If the City and citizens won't lead the way to encourage the development they need and want, then the market will decide the most profitable course. Based on the last ten years and this proposal, Class A office space does not make economic sense for developers in Kirkland. Park place tried yet was not completed due to lack of interested tenants. As much as Ken Davidson wants Class A office space, the City does not seem to care and the demand for office space in Kirkland doesn't exist (except Google and they are making their own).

Downtown Kirkland needs to be more. A mix of residential, retail and business office will occur. At this point residential is coming first.

Hobart Hani  
110 2nd St S

## Angela Ruggeri

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**From:** Angela Ruggeri  
**Sent:** Tuesday, March 04, 2014 11:31 AM  
**To:** Joe Razore  
**Subject:** FW: 434 Kirkland Way

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**From:** Eric Shields  
**Sent:** Tuesday, March 04, 2014 11:09 AM  
**To:** Angela Ruggeri  
**Subject:** FW: 434 Kirkland Way

Eric Shields

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**From:** Patrice Heston [<mailto:patrice@danceonin.com>]  
**Sent:** Tuesday, March 04, 2014 11:08 AM  
**To:** Planning Commissioners  
**Subject:** 434 Kirkland Way

I am the owner of a small business in Kirkland as well as a Kirkland homeowner and I strongly support the current height zoning on this property as well as support for the retail and business core. We need the retail and business tax base to support services to a growing residential area.

Patrice Heston,  
Highland's resident and owner of Dancewear Center

## Angela Ruggeri

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**From:** Angela Ruggeri  
**Sent:** Thursday, March 13, 2014 9:56 AM  
**To:** Planning Commissioners  
**Subject:** FW: 434 Kirkland Way zoning

-----Original Message-----

From: Dan [mailto:danw777@gmail.com]  
Sent: Thursday, March 13, 2014 9:21 AM  
To: Angela Ruggeri  
Subject: 434 Kirkland Way zoning

I'm sending you this note to ask that developer(s) not be allowed to build 8 story buildings at the 434 Kirkland Way location (or other locations). I believe it would negatively change the character of downtown Kirkland and add more traffic than is desirable to the area. Thanks for your attention.

Dan Walker  
9009 112 th Ave NE  
Kirkland

## Angela Ruggeri

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**From:** Angela Ruggeri  
**Sent:** Tuesday, March 25, 2014 1:52 PM  
**To:** Joe Razore  
**Subject:** FW: 8 story apartment building

-----Original Message-----

From: Eric Shields  
Sent: Tuesday, March 25, 2014 1:15 PM  
To: Angela Ruggeri  
Subject: FW: 8 story apartment building

Eric Shields

-----Original Message-----

From: Karen Fitzpatrick [mailto:[dfitzpa01@aol.com](mailto:dfitzpa01@aol.com)]  
Sent: Monday, March 24, 2014 1:32 PM  
To: Planning Commissioners  
Subject: 8 story apartment building

I am a concerned citizen, concerned about the proposal to put another multi person dwelling in the city sector. First, the visual impact will start to create a sterile city look instead of a hometown feel that we have uniquely in Kirkland. My biggest concern is the traffic impact into that area. Has anyone on the planning commission been on the downtown area streets at 3:30pm to 6pm weekdays? Weekends can also be miserable for local residents due to the influx of traffic coming into Kirkland. Please stay to a beneficial plan for current residents and vote, NO!

Thank you,  
Karen Fitzpatrick

Sent from my iPad

## Angela Ruggeri

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**From:** Paul Stewart  
**Sent:** Wednesday, February 26, 2014 8:37 AM  
**To:** Angela Ruggeri  
**Subject:** FW: 8 story building

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**From:** Vera Taylor [mailto:[verataylorassoc@comcast.net](mailto:verataylorassoc@comcast.net)]  
**Sent:** Tuesday, February 25, 2014 4:45 PM  
**To:** Planning Commissioners  
**Subject:** Fwd: 8 story building

Begin forwarded message:

**From:** Vera Taylor <[verataylorassoc@comcast.net](mailto:verataylorassoc@comcast.net)>  
**Subject:** 8 story building  
**Date:** February 25, 2014 at 4:30:12 PM PST  
**To:** [planningcommissioner@kirklandwa.gov](mailto:planningcommissioner@kirklandwa.gov)

Surely you have more respect for our city than to allow such a ugly thing to happen downtown. DO NOT, under any circumstances permit this monstrosity to happen.

Vera Taylor  
Resident

## Angela Ruggeri

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**From:** Angela Ruggeri  
**Sent:** Monday, March 17, 2014 2:30 PM  
**To:** Planning Commissioners  
**Subject:** FW: 8 story buildings

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**From:** Cheryl Nelsen [mailto:cherylnel@hotmail.com]  
**Sent:** Thursday, March 13, 2014 10:52 PM  
**To:** Angela Ruggeri  
**Cc:** Cheryl Nelsen  
**Subject:** 8 story buildings

I understand there is discussion of additional 8 story buildings in the Kirkland Park Place shopping area. I am opposed to allowing more and more 8 story building permits. I believe it changes the character of the community and it will lose its distinctive quality as such.

Cheryl Nelsen  
Kirkland Highlands Resident

## Angela Ruggeri

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**From:** Cheryl Nelsen <cherylnel@hotmail.com>  
**Sent:** Thursday, March 13, 2014 10:52 PM  
**To:** Angela Ruggeri  
**Cc:** Cheryl Nelsen  
**Subject:** 8 story buildings

I understand there is discussion of additional 8 story buildings in the Kirkland Park Place shopping area. I am opposed to allowing more and more 8 story building permits. I believe it changes the character of the community and it will lose its distinctive quality as such.

Cheryl Nelsen  
Kirkland Highlands Resident

## Angela Ruggeri

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**From:** Eric Shields  
**Sent:** Monday, March 10, 2014 4:44 PM  
**To:** Angela Ruggeri  
**Subject:** FW: 8 Story buildings are too high for Kirkland

Eric Shields

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**From:** Meredith Goldstein [mailto:meredithgoldstein@hotmail.com]  
**Sent:** Monday, March 10, 2014 2:56 PM  
**To:** Planning Commissioners  
**Subject:** 8 Story buildings are too high for Kirkland

Dear Planning Commissioners,

I just wanted to give you my feedback - I am against the developer's request to increase the height limit for their proposed buildings to 8 stories in downtown Kirkland. We don't need Kirkland to turn into another Bellevue. Once we start adding tall buildings to Kirkland I feel we're going to lose our small-town feel in downtown Kirkland.

Allowing the taller office buildings in my opinion only benefits the developer. I don't see any benefits to Kirkland residents, in fact I see detriments. We'll have more traffic and more trouble finding parking. Many families love living in Kirkland because of the small town feel. Our teenagers can walk downtown and play basketball at the park, go to a movie or eat downtown. It's relatively safe and there's a feeling of community that gets lost when the town starts to feel like a city.

Please don't allow the proposed 8 story building in Kirkland.

Sincerely,  
Meredith Goldstein  
1937 5th St.  
Kirkland

## Angela Ruggeri

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**From:** Eric Shields  
**Sent:** Thursday, February 27, 2014 8:39 AM  
**To:** Angela Ruggeri  
**Subject:** FW: 8-Story Apartment Building at 434 Kirkland Way

Eric Shields

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**From:** Katharine Hough [mailto:katehough@kodah.com]  
**Sent:** Wednesday, February 26, 2014 5:39 PM  
**To:** Planning Commissioners  
**Subject:** 8-Story Apartment Building at 434 Kirkland Way

Dear Commissioners –

we reside at the Waterford Court Condominium complex at 8<sup>th</sup> Lane and Kirkland Way. We see no reason why an 8-story apartment building is needed at 434 Kirkland Way. We feel that Kirkland's Comprehensive Plan is a good document and reflects the vision for Kirkland. Please keep it that way.

Sincerely,

Katharine & David Hough

## Angela Ruggeri

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**From:** Eric Shields  
**Sent:** Monday, March 10, 2014 1:22 PM  
**To:** Angela Ruggeri  
**Subject:** FW: 8-story apartment exemption

Eric Shields

-----Original Message-----

From: Ronald Knight [mailto:ronknight35@mac.com]  
Sent: Monday, March 10, 2014 12:12 PM  
To: Planning Commissioners  
Subject: 8-story apartment exemption

Dear Sirs:

This request is another example of a developer who ignores the legislated wishes of a community in order to profit financially. He wishes to use the precedent of the (hotly-contested) exemption granted to Touchstone which allows it to have 8-story buildings.

However, Touchstone, in order to get its exemption, did multiple things of community value. They provided significant retail, some extra parking as well as open spaces and enhanced pedestrian flow. They coordinated their plan with Peter Kirk Park and its functions. Even with the positives, many of us locally feel that Touchstone still had/has excessive negative effects and should not have been granted the 8-story exemption. They, for instance, had massively excessive office space and inadequate parking because the spaces would only be available in evenings and weekends.

The developer in question is providing no positives. We have multiple buildings with residence units currently starting or about to start construction within two or 3 blocks of this property. He has no retail.

This developer should follow the current rules which, I believe, give him four stories of apartments, without retail. It is ludicrous for him to use the Touchstone/Park Place exemption as a precedent. Touchstone is non-viable and its uncertainty hampers new retailers moving in or existing ones making improvements. We Kirkland citizens oppose increased traffic and high-rise buildings and many of us moved here because of the "small-town" feel.

Respectfully,

Ronald Knight, 312 5th Avenue, Kirkland.

## Angela Ruggeri

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**From:** Eric Shields  
**Sent:** Monday, March 03, 2014 8:27 AM  
**To:** Angela Ruggeri  
**Subject:** FW: 8-story app - Kirkland

Eric Shields

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**From:** E. McCaig [mailto:e.mccaig@outlook.com]  
**Sent:** Saturday, March 01, 2014 11:45 AM  
**To:** Planning Commissioners  
**Subject:** 8-story app - Kirkland

Hello,

I am writing express that **I do not feel we need an 8-story apt complex** next the KPC/Pancake House. We don't even have enough streets to handle the flow of traffic nor do we need more people living downtown...

Thank you!

-Erica McCaig

## Angela Ruggeri

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**From:** Eric Shields  
**Sent:** Monday, March 17, 2014 4:02 PM  
**To:** Angela Ruggeri  
**Subject:** FW: 8-story apt building

Eric Shields

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**From:** Carl Atienza [mailto:atienza@hotmail.com]  
**Sent:** Monday, March 17, 2014 3:06 PM  
**To:** Planning Commissioners  
**Subject:** 8-story apt building

Hello:

I am a resident of Kirkland for many years living a single family home. I have two kids that I want to attend public school in the future that is close to our house, but understand because of overcrowding they will have to win the lottery to attend. Recent, election results show that residents are not in favor of raising taxes to fund any more public schools and overcrowding will just compound that problem. Please keep Kirkland a beautiful city by not having overcrowding, which leads to more crimes and less opportunities for current residents. Thank you!!

## Angela Ruggeri

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**From:** Eric Shields  
**Sent:** Monday, March 03, 2014 2:47 PM  
**To:** Angela Ruggeri; Paul Stewart  
**Subject:** FW: 8-story building in downtown Kirkland

Eric Shields

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**From:** Amy Bolen  
**Sent:** Monday, March 03, 2014 2:22 PM  
**To:** City Council  
**Cc:** Kurt Triplett; Marilynne Beard; Marie Jensen; Eric Shields  
**Subject:** 8-story building in downtown Kirkland

Margaret called to express her opinion on the 8-story building proposed for downtown. She is unable to get to Council meeting, and does not use email. I told her I would type her thoughts and forward to you.

"I don't think an 8 story apartment building should be built here in the middle of Kirkland. I'm sure it would take out a lot of people's views. Definitely do not think they should be trying to put up 8 story apartment building on Lake WA Blvd."

Margaret Flemming  
1015 1st Street, Kirkland  
425-827-1043

Amy Bolen  
*Executive Assistant*  
*City Managers Office, City of Kirkland*  
*123 5th Avenue, Kirkland, WA 98033*  
*(425) 587-3007*

## Angela Ruggeri

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**From:** Eric Shields  
**Sent:** Monday, March 03, 2014 8:26 AM  
**To:** Angela Ruggeri  
**Subject:** FW: Approve the MRM project at 434 Kirkland Way

Eric Shields

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**From:** Carolyn and Jim [mailto:Carolynandjim@hitterworld.com]  
**Sent:** Sunday, March 02, 2014 11:10 AM  
**To:** Planning Commissioners  
**Subject:** Approve the MRM project at 434 Kirkland Way

Dear Planning Commission,

After receiving a flyer from the anti-MRM forces we're sending you this request to **approve** the proposal to build an 8-story apartment building on the Albertsons/hardware store/Microsoft site. Let's face it, Ken Davidson's objection to this building is merely an attempt to preserve his views. He can say all he wants about Comp Plan "visions" but what Kirkland needs is downtown density in both residential and office sectors.

One of the things that we're more interested in is the control of the look and feel of any construction on this site. We have enough buildings constructed without responsible architectural input. An 8-story building will never be built to meet the "quaint" criteria of so many Kirklanders. We're sure there's plenty of leverage attained when a change in the zoning or Comp Plan is negotiated to **require** attractive setbacks, amenities and materials. Just maxing out volume on this site is not good enough. Please, set design standards very high; let this site be a kick-starter for a beautiful ParkPlace.

Sincerely,  
Jim Hitter and Carolyn Hitter

## Angela Ruggeri

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**From:** Angela Ruggeri  
**Sent:** Monday, March 17, 2014 2:29 PM  
**To:** Joe Razore  
**Subject:** FW: Building at 434 Kirkland Way

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**From:** Gibbons, Tammara [mailto:Tammara.Gibbons@vmmc.org]  
**Sent:** Friday, March 14, 2014 7:55 AM  
**To:** Angela Ruggeri  
**Subject:** Building at 434 Kirkland Way

Ms. Ruggeri-

I am opposed to allowing MRM to build an eight story building on the 434 Kirkland Way site. My reason is that Kirkland has not accommodated for the increase in traffic. We live close to downtown Kirkland and the increase in population and building density has increased traffic volume making Kirkland an unfriendly town in which to navigate. In addition, allowing this project to proceed will change the future landscape of what has been a great place to live and raise children. Kirkland still has that small town feel-don't ruin it.

Sincerely,

Bill and Tammara Dempsey  
11015 NE 96<sup>th</sup> ST  
Kirkland, 98033

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## Angela Ruggeri

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**From:** Paul Stewart  
**Sent:** Tuesday, September 24, 2013 4:59 PM  
**To:** Angela Ruggeri  
**Subject:** FW: building heights and parking garages  
**Attachments:** 2013-09-23 Letter Planning Commission on garages.docx

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**From:** Margaret Bull [mailto:wisteriouswoman@gmail.com]  
**Sent:** Monday, September 23, 2013 11:57 PM  
**To:** Planning Commissioners  
**Cc:** City Council  
**Subject:** building heights and parking garages

September 23, 2013

Dear Planning Commission members,

I know that there will be some major decisions that need to be made in the next year. I have attached a letter that includes my views on several development issues. I find it easier to spend the time writing (hours and hours) than plan what I have to say in the space of three minutes during a Planning Commission meeting. Three minutes is never long enough. I hope you consider my comments carefully.

Sincerely,  
Margaret Bull

## Angela Ruggeri

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**From:** Eric Shields  
**Sent:** Monday, March 03, 2014 8:24 AM  
**To:** Angela Ruggeri  
**Subject:** FW: Change to Comprehensive Plan

[Eric Shields](#)

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**From:** Sharron Williams [mailto:[sharronwilliams@msn.com](mailto:sharronwilliams@msn.com)]  
**Sent:** Monday, March 03, 2014 6:31 AM  
**To:** Planning Commissioners  
**Subject:** Change to Comprehensive Plan

Kirkland does not need an 8-story apartment on Kirkland Way. We do not want or need to become another Bellevue nor do we need to have to deal with the parking issue this type of development would bring. We need to keep and save the remaining employment and business areas available so as to retain a balance with housing opportunities. Thank you.

Sent from Windows Mail

## Angela Ruggeri

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**From:** Eric Shields  
**Sent:** Monday, March 10, 2014 8:41 AM  
**To:** Angela Ruggeri  
**Subject:** FW: Comment on Parkplace Developer Request

Eric Shields

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**From:** Teresa Hopkins [mailto:tehop@comcast.net]  
**Sent:** Sunday, March 09, 2014 11:30 AM  
**To:** Planning Commissioners  
**Subject:** Comment on Parkplace Developer Request

Please do not change the building height limitation in Kirkland's Comprehensive Plan that encompasses Parkplace -- I believe that is the Central Business District. Anything taller than currently in the plan would just overwhelm the site. 5 stories is already too much.

And why, if this is the Central Business District, are so many condos or apartments allowed? I think the "plan" should call for businesses in this area, not more living spaces. If you want to amend the Comprehensive Plan for Parkplace, amend it to require businesses in that location.

Thank-you for listening.

Teresa Hopkins (Norkirk neighborhood)  
1826 1st St  
(26-year Kirkland resident)

## Angela Ruggeri

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**From:** Angela Ruggeri  
**Sent:** Thursday, March 13, 2014 1:23 PM  
**To:** Planning Commissioners  
**Subject:** FW: Comments for Tonight's Meeting: No Eight Story Building, No More Downtown Residents

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**From:** Scott Willeke [mailto:scott@willeke.com]  
**Sent:** Thursday, March 13, 2014 12:48 PM  
**To:** Angela Ruggeri  
**Subject:** Comments for Tonight's Meeting: No Eight Story Building, No More Downtown Residents

Regarding the MRM's request for improved height and more residential zoning in CBD 5 (specifically what is in memo *MRM PRIVATE AMENDMENT REQUEST (PAR) FILE # ZON11-00006/SEP13-00554*).

The traffic congestion in Kirkland is already ridiculous and getting worse and there is no proposed "public benefits" from MRM to deal with Traffic Congestion which is inevitably a major consequence if this were to move forward.

Please reject their request.

Sincerely,

Scott Willeke  
Everest Neighborhood Resident

## Angela Ruggeri

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**From:** Paul Stewart  
**Sent:** Wednesday, February 05, 2014 8:40 AM  
**To:** Angela Ruggeri  
**Cc:** Eric Shields  
**Subject:** FW: Comments regarding zoning amendments for former Tru Value property

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**From:** Debbie and Jerry [mailto:debbieandjerry@yahoo.com]  
**Sent:** Tuesday, February 04, 2014 6:03 PM  
**To:** Planning Commissioners  
**Subject:** Comments regarding zoning amendments for former Tru Value property

Hello,

I'm writing to ask that the zoning amendment not be granted. I'm worried that there will be "amendment creep" as people redevelop and cite the previous exemptions given to other property owners. If 5 stories is what was debated and decided on, despite the changes made for Touchstone, then let's stick with that. Either they can profit at 5 stories, or they can chose to sell or do some other development.

Perhaps at some point it would be appropriate for the planning commission to reevaluate the currently zoned height of 5 stories, with significant outreach for citizen opinion. The city should set reasonable rules and then stick with them. Developers would know the parameters within which they have to operate. I'm sure they could still make money.

Sincerely,  
Debbie Ohman  
11404 NE 103rd Place

## Angela Ruggeri

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**From:** Angela Ruggeri  
**Sent:** Thursday, February 27, 2014 9:41 AM  
**To:** Planning Commissioners  
**Cc:** Eric Shields  
**Subject:** FW: comprehensive plan change

**From:** mjely@aol.com [mailto:mjely@aol.com]  
**Sent:** Thursday, February 27, 2014 9:40 AM  
**To:** aruggeri@kirklandwa.gov.  
**Subject:** comprehensive plan change

As a resident of downtown Kirkland, I wish to voice my opinion on a discussion of a change to the comprehensive plan. I understand MRM, developer, wishes to change the size of a proposed office /apt building from 5 stories to 8 stories.

I am very much not in favor of such a change. We do not want our downtown area to look like our sister city, downtown Bellevue. Enough is enough.

Mary Ely  
425 827 4635

## Angela Ruggeri

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**From:** Angela Ruggeri  
**Sent:** Wednesday, March 12, 2014 3:29 PM  
**To:** Joe Razore  
**Subject:** FW: Davidson, Serles & Asso

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**From:** Eric Shields  
**Sent:** Monday, March 10, 2014 8:26 AM  
**To:** Planning Commissioners; Angela Ruggeri  
**Subject:** FW: Davidson, Serles & Asso

Eric Shields

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**From:** Amy Bolen  
**Sent:** Monday, March 10, 2014 8:10 AM  
**To:** Eric Shields  
**Subject:** FW: Davidson, Serles & Asso

Eric, please see Mayor Walen's note below. She asked that this be added to the file.

Thank you!  
Amy B.

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**From:** Amy Walen  
**Sent:** Sunday, March 09, 2014 4:00 PM  
**To:** Amy Bolen  
**Subject:** FW: Davidson, Serles & Asso

Hi Amy, I would like to be sure that this comment makes it to the file on public comment on the PAR planning is working on....can you please ask Eric Shields how to do this?

Thanks

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**From:** Peter Lang [<mailto:peterl@trellisintegration.com>]  
**Sent:** Friday, March 07, 2014 1:29 PM  
**To:** Amy Walen  
**Subject:** Davidson, Serles & Asso

Hi Amy

We were on the policy ride last week which was informative and enjoyable. Thanks for all you're doing there!

I got a flyer in the mail from the name in the subject line trying to drum up support against some apartment building in Kirkland on K-Way. Personally, I think all the new construction is great! It upgrades the look of the downtown, creates a population closer into the city which should support local /downtown retail and professional services businesses etc., So they are asking for support against it, and I say let it be built! Our office is less than a block from this location

and I'd be glad to see new development of even 8 stories so long as it's not on the waterfront where it will obstruct all views for everyone.

Best regards,

Peter



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Peter W Lang

Managing Partner

(o) 425.605.4184

(c) 425.985.0097

## Angela Ruggeri

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**From:** kjwherry@comcast.net  
**Sent:** Monday, April 28, 2014 1:47 PM  
**To:** Angela Ruggeri  
**Subject:** Development Plans for Kirkland

Dear Miss Ruggeri,

We were unfortunately able to attend your April 9th public hearing, but wished to go on record as being adamantly opposed to increasing the height of the proposed building.

Thank you,

Ken and Jan Wherry  
102 8th Lane  
Kirkland, WA 98033

## Angela Ruggeri

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**From:** Eric Shields  
**Sent:** Thursday, March 13, 2014 8:00 AM  
**To:** Angela Ruggeri  
**Subject:** FW: Dispute 8 story apartment building at kirkland

Eric Shields

**From:** Chang Sophie [mailto:popoasia@gmail.com]  
**Sent:** Wednesday, March 12, 2014 7:25 PM  
**To:** Planning Commissioners  
**Subject:** Dispute 8 story apartment building at kirkland

To whom it may concern,

We have only one land on one earth. I strongly disagree allowing MRM put monster building in downtown kirkland. A developer is only concerned with making more money and destroy our peaceful land. We DO NOT need more pollution and traffic coming into Kirkland without any contribution to our city. To protect people health and keep quality life in kirkland, the developer should put up more money in improving the current traffic and pollution. In downtown kirkland we have many empty business building that are available. Do we really need another monster, ugly building in downtown Kirkland? Kirkland has unique theme and style more than other cities. Kirkland city hall and council please seriously consider resident's opinion.

Best regards,  
Sophie Chang  
201 2nd Street South Kirkland

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Sent from Gmail Mobile

## Angela Ruggeri

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**From:** Eric Shields  
**Sent:** Friday, March 07, 2014 8:25 AM  
**To:** Angela Ruggeri  
**Subject:** FW: Eight story in Kirkland

[Eric Shields](#)

**From:** Trudy Goldkamp [mailto:[goldkamptrudy@gmail.com](mailto:goldkamptrudy@gmail.com)]  
**Sent:** Thursday, March 06, 2014 6:33 PM  
**To:** Planning Commissioners  
**Subject:** Eight story in Kirkland

Kirkland does not need an eight story building! We can hardly move on the streets now. (traffic jams) I've heard the comments, people are going to ride the bus, they only have one car. That is not realistic. With the new Google building adding cars an eight story building is to much. You let one eight story building go up where will it stop. Eight story building will ruin the uniqueness of our town. I don't want to see a small Bellevue.

Thank you

Trudy Goldkamp

## Angela Ruggeri

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**From:** Eric Shields  
**Sent:** Friday, March 07, 2014 1:58 PM  
**To:** Angela Ruggeri  
**Subject:** FW: Feedback on Comprehensive Plan change request by MRM

Eric Shields

**From:** Sofia Celic-Li [mailto:sofiacelic@gmail.com]  
**Sent:** Friday, March 07, 2014 1:24 PM  
**To:** Planning Commissioners  
**Subject:** Feedback on Comprehensive Plan change request by MRM

Dear Planning Commission,

I am writing today to express my concern regarding the requested change in Kirkland's Comprehensive Plan for Central Business District-5. Unfortunately, I have been unable to attend the hearings and so I am using email to communicate my concern to you.

Kirkland is a wonderful city to live in. The City of Kirkland is doing a great job (on the most part; nothing is perfect) in developing and maintaining a city with it's own unique character. I especially like the downtown area, which is why I chose to purchase property in Moss Bay. I love the greenery, public access to the waterfront, unique stores, art galleries, variety of eating establishments, the market (even though it is only seasonal) and the low cityscape. It is this last item that has me concerned about MRM's Private Amendment Request to increase the CBD-5 building height maximum to 8 stories.

I strongly encourage the City of Kirkland to oppose MRM's request. Maintaining the low cityscape of the downtown area would retain the open-air feel of the area and maximize the sunshine's reach when sunshine is to be had.

The City of Kirkland is to be applauded for its efforts to balance the mix of work and living in the CBD area. I strongly support the City's current building height restrictions for CBD-5 as appropriate in achieving that balance.

Yours sincerely,  
Sofia Celic-Li

## Angela Ruggeri

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**From:** Eric Shields  
**Sent:** Thursday, February 27, 2014 12:47 PM  
**To:** Angela Ruggeri  
**Subject:** FW: File SEP13 00554 ZON11 00004

Eric Shields

**From:** Sharon Cox [mailto:cox.sharonm@gmail.com]  
**Sent:** Thursday, February 27, 2014 10:46 AM  
**To:** Planning Commissioners; eshields@kirklabdwa.gov  
**Subject:** File SEP13 00554 ZON11 00004

We have lived at Park Ridge condos at 638 Kirkland Way No.4, Kirkland WA 98033.

We will be directly impacted by increase in proposed height restriction with loss of view and sunshine at our complex.

We are opposed to any variance in height restriction including Park Place. What is the point of having a height restriction if you continually allow variances.

I have lived in Seattle area my whole life. Bellevue used to have a height restriction too. Now look at it, filled with high rise buildings. I think Kirkland can do better by keeping our downtown small and free of large buildings. If developers want large buildings send them to Totem Lake area, which you have continually said you want to revitalize.

In addition the height variance increases traffic in downtown which is already very heavy.

Thank you for opposing this request.

Michael & Sharon Cox  
638 Kirkland Way Apt 4  
Kirkland WA 98033  
206-794-2585

## Angela Ruggeri

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**From:** Robert Fahl <rcfhnl@yahoo.com>  
**Sent:** Friday, April 11, 2014 10:24 AM  
**To:** Angela Ruggeri  
**Cc:** ROBERTA KRAUSE; Father Abbott; Donald MacPhee; Al Link; Linda Hussein  
**Subject:** Fw: Fwd: MRM Private Amendment Request File No. ZON11-00006

We are currently traveling but care very deeply for the future of our very special Kirkland community and would like to be heard.

One of the most beautiful and popular destinations in the US is the island of Kauai. A place that you or some of the commissioners may have had the opportunity to visit. Change is inevitable but thoughtful and insightful change that protects the beauty, grace and character of a place over the greed of money requires courage and the ability to take a stand.

Local lore and guide books say that the monstrosity that is now the Lihue Marriott (which is grandfathered), moved the powers to be to take action so that another blight on irreplaceable beauty lost should never again scar the landscape. A law was passed that no building may be built that is taller than the coconut palms surrounding it. The St. Regis Hotel in compliance with this law, built their luxury property into the hillside, building down; proving that businesses can prosper without variances.

We invite developers who want to do business in Kirkland to Kirkland but, no special concessions or variances should be given. They must be required to fit into our community, not detract or destroy it.

When one variance is given, where does it stop? Please do not let it start; NO to the request for variance File No. ZON11-00006. Do NOT turn Kirkland into another Bellevue or Redmond; help us to keep its character and beauty intact.

May the commissioners become part of the Kirkland history that says NO to over/bigger buildings and yes to preserving the footprint of our beautiful community.

Respectfully -

Robert and Vera Ellen Fahl  
602 5th St. #3002  
Kirkland, WA 98033

## Angela Ruggeri

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**From:** Eric Shields  
**Sent:** Thursday, March 13, 2014 8:06 AM  
**To:** Angela Ruggeri  
**Subject:** FW: I oppose eight story buildings in downtown Kirkland

Eric Shields

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**From:** Karen Story [mailto:karen@nwnative.us]  
**Sent:** Thursday, March 13, 2014 8:00 AM  
**To:** Angela Ruggeri; Planning Commissioners  
**Subject:** I oppose eight story buildings in downtown Kirkland

Dear Planning Commission,

I am writing to express my **STRONG** opposition to eight story buildings in downtown Kirkland! I do not speak as a NIMBY who is opposed to development. On the contrary, I am fairly knowledgeable and educated on the subject of urban planning and growth management, and it is my belief that five stories is the optimal height to encourage a well-functioning downtown core.

I would attend tonight's hearing, but I will be at the KAN meeting with all of the other neighborhood leaders (many of whom probably wish they could attend the hearing).

Sincerely,  
Karen Story  
Chair, Highlands neighborhood

## Angela Ruggeri

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**From:** Eric Shields  
**Sent:** Thursday, February 27, 2014 8:44 AM  
**To:** Angela Ruggeri  
**Subject:** FW: Kirkland & MRM Project

Eric Shields

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**From:** marianwo@att.net [mailto:marianwo@att.net]  
**Sent:** Wednesday, February 26, 2014 4:53 PM  
**To:** Planning Commissioners  
**Subject:** Kirkland & MRM Project

To Kirkland's Planning Commission,

As a 30 year resident of this bedroom community by the lake, and an active voter, I DO NOT want an 8 story Apartment/Condo complex going in anywhere! We do not need it! It will only further congest our main roads through town, forcing commuters onto the residential side streets negatively affecting livability of our neighborhoods. Children don't ride their bikes in their neighborhoods because parents worry about commuters urgently cutting through. The additional cars this development would put on our roads will also negatively affect our air quality. I urge you to vote NO on this project. It will ruin Kirkland.

Sincerely,  
Marian Osborne

## Angela Ruggeri

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**From:** Eric Shields  
**Sent:** Monday, March 10, 2014 12:05 PM  
**To:** Angela Ruggeri  
**Subject:** FW: Kirkland does not need an 8 story apartment building

Eric Shields

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**From:** santo criscuolo [mailto:santoc1968@hotmail.com]  
**Sent:** Monday, March 10, 2014 11:31 AM  
**To:** Planning Commissioners  
**Subject:** Kirkland does not need an 8 story apartment building

I received a post card from Davidson, Serles & Associates regarding the proposed apartment building.

Kirkland has been my home for nearly 15 years. I've been a home owner for the past 10 years and for five years I owned a business in Juanita Village.

Every year the quality of live seems to decrease due to the increasing population and traffic. There seems to be many more apartments and condos in the area while parking is minimal at best. It is a wonder that any businesses can survive in down town given how bad the parking situation is. In addition, the roads cannot accommodate the increased traffic. Trying to get into Kirkland from any direction in the afternoon is a painful process.

1405 to Houghton via the 70th Street exit takes nearly 25 minutes between the hours of 4:30 and 6:30.

520 to Downtown via Lake Wa Blvd is even worse. It takes roughly 5 minutes to get past Carillon Point but then another 30 minutes to get into Downtown.

85th into Downtown is no better.

On top of this, one of the elements of Kirkland that has made it such a great place to live in the past is that it isn't Bellevue... it isn't full of chain stores, franchises and tall buildings.

I am against the 8 story building and my wife and I will vote against anyone who approves of the building when it election time comes around.

Sincerely,

Santo Criscuolo

## Angela Ruggeri

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**From:** Eric Shields  
**Sent:** Thursday, March 13, 2014 7:56 AM  
**To:** Angela Ruggeri  
**Subject:** FW: Kirkland Planning Commission Hearing

Eric Shields

**From:** Kris Nichols [mailto:kristopher.nichols@gmail.com]  
**Sent:** Wednesday, March 12, 2014 6:29 PM  
**To:** Planning Commissioners; Joan McBride; Amy Walen  
**Subject:** Kirkland Planning Commission Hearing

Hi Kirkland Leadership Team-

I recently received a piece of snail mail with a call to action to: "*Tell the Planning Commission and City Council that Kirkland doesn't need an 8-story apartment building downtown*"

I could not **disagree** more and was really glad I did not recycle without reading further.

I grew up in Bellevue and bought a condo at the Kirkland Central (on Kirkland Ave) because it is so much different than the Central Business District of Bellevue. The bars/restaurants are unique, I can easily walk to them, the lake is right here.

I **absolutely** think you should **approve** apartment heights of eight stories.

Kirkland is a great place, with a waterfront like no other on the Eastside. I absolutely agree that we don't want Kirkland to look like Downtown Bellevue with cold glass high-rises and chain restaurants.

I really think Kirkland has an opportunity to increase density in a smart way. I personally think it is sad that the businesses in downtown Kirkland come and go so quickly - largely due to lack of foot traffic in the rainy season. The reality is most people are not going to get in their cars and drive to Downtown Kirkland to shop where parking is next to impossible. I do think if you add dense residential, people will leave their homes to walk to local shops and restaurants - especially where they can establish rapport and more of a sense of community.

I feel as though the addition of residential units (eight stories or fewer) is a brilliant idea. Google is adding 1,500 jobs up the street in three new buildings under construction. How great would it be to have tech talent **LIVE** and **WORK** in downtown Kirkland? I think the addition of more dense residential housing downtown would force more foot traffic on to the streets, which in turn would translate to dollars being spent in local businesses.

Park Place is LONG overdue for a renovation, the addition of parking, retail on the ground level, and dense residential would be a great thing for the area, I see zero harm in allowing the addition of 8 stories of residential. I say go for it, approve it! Add a hotel to boot - travelers will be happy to come spend money in the local restaurants.

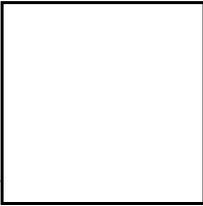
I don't think we want this to become car-centric Bellevue, all spread out and ice cold, but I do think done properly, in a dense urban core, the addition of more residential would be a great thing for the area and could spur other start up tech companies to come in to the area.

My two cents for what they're worth, but seriously I think census data suggest people want to live close to work and retail when possible.

Welcome your feedback.

Thanks,  
Kris Nichols

206.790.9927



## Angela Ruggeri

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**From:** Eric Shields  
**Sent:** Friday, March 14, 2014 8:06 PM  
**To:** Angela Ruggeri  
**Subject:** Fwd: Kirkland Way apartment zoning

Sent from my iPad

Begin forwarded message:

**From:** Chris Meyer <[Chris.Meyer@microsoft.com](mailto:Chris.Meyer@microsoft.com)>  
**Date:** March 14, 2014 at 5:14:42 PM PDT  
**To:** "[planningcommissioners@kirklandwa.gov](mailto:planningcommissioners@kirklandwa.gov)" <[planningcommissioners@kirklandwa.gov](mailto:planningcommissioners@kirklandwa.gov)>  
**Subject:** Kirkland Way apartment zoning

Hello, my wife and I are writing today to voice our opposition to the Planning Commission granting a height increase to the developer who owns the soon-to-be-raised building currently occupied by Microsoft Game Studios. We live just up the way at 811 Kirkland Way and are concerned that converting any more of the Central Business District from commercial to residential would have three primarily negative effects:

1. It would reduce commercial space and make the downtown area less attractive to consumers
2. It would increase car traffic on a road that cannot provide more capacity and already has an unsafely high speed limit
3. It would negatively impact property values by taking away from Moss Bay's esteem

We love our Kirkland home and want to see the our neighborhood's charm maintained. Please represent us and our neighbors by denying this developer's application.

Sincerely,  
Chris and Chi Meyer  
811 Kirkland Way  
425.765.2804

## Angela Ruggeri

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**From:** Angela Ruggeri  
**Sent:** Wednesday, March 12, 2014 9:39 AM  
**To:** Joe Razore  
**Subject:** FW: Kirkland's Comp Plan

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**From:** Eric Shields  
**Sent:** Wednesday, March 12, 2014 8:50 AM  
**To:** Angela Ruggeri  
**Subject:** FW: Kirkland's Comp Plan

Eric Shields

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**From:** Dana V. Adams [<mailto:danavadams@windermere.com>]  
**Sent:** Tuesday, March 11, 2014 1:52 PM  
**To:** Planning Commissioners  
**Subject:** Kirkland's Comp Plan

Dear Planning Commissioners,  
Please accept this letter urging you to vote 'NO' on any zoning change which would allow an 8-story apartment/condo building. The charm of our city needs to be preserved and as it is now, there are several large complexes which have been built and already tower over other downtown properties. As a real estate agent who specializes in development and new construction, I understand the many stakeholders involved. While I do support growth, new construction, the Park Place re-(because of the tremendous public benefit it offers) , and the vitality and viability of our city, I also believe wholeheartedly, the transitions need to take place on an evolutionary pace...we're still not caught up to the 5 story buildings on Lake Street. An 8-story building in downtown Kirkland would NOT benefit our beautiful, still 'small-town feel' in our downtown core. We need to let the sun shine in...not the shadows of large buildings cast darkness and distaste across our community.

Thank you for your time...I trust as Kirkland residents, you will probably agree.

Warmly,

Dana V. Adams

**Dana V. Adams** | Realtor®  
Residential/Land & New Construction Specialist

WINDERMERE KIRKLAND  
Windermere Real Estate/Central, Inc.  
737 Market Street  
Kirkland, WA 98033

CELL (425) 466-3262  
FAX (425) 820-6318  
EMAIL [danavadams@windermere.com](mailto:danavadams@windermere.com)  
[www.danavadams.com](http://www.danavadams.com)



## Angela Ruggeri

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**From:** Eric Shields  
**Sent:** Wednesday, March 12, 2014 3:02 PM  
**To:** Angela Ruggeri  
**Subject:** Fwd: Kirkland's Comprehensive Plan

Sent from my iPad

Begin forwarded message:

**From:** Lois & Harsha Ramalingam <[lois.harsha@cosmicocean.net](mailto:lois.harsha@cosmicocean.net)>  
**Date:** March 12, 2014 at 12:05:54 PM PDT  
**To:** <[PlanningCommissioners@kirklandwa.gov](mailto:PlanningCommissioners@kirklandwa.gov)>  
**Cc:** <[awalen@kirklandwa.gov](mailto:awalen@kirklandwa.gov)>, <[psweet@kirklandwa.gov](mailto:psweet@kirklandwa.gov)>, <[jarnold@kirklandwa.gov](mailto:jarnold@kirklandwa.gov)>, <[skloba@kirklandwa.gov](mailto:skloba@kirklandwa.gov)>, <[tnixon@kirklandwa.gov](mailto:tnixon@kirklandwa.gov)>, <[Asherdasher@kirklandwa.gov](mailto:Asherdasher@kirklandwa.gov)>, <[dmarchio@kirklandwa.gov](mailto:dmarchio@kirklandwa.gov)>  
**Subject:** **Kirkland's Comprehensive Plan**

Dear Planning Commissioners:

We are writing regarding proposed changes to the Kirkland Comprehensive Plan and the Downtown Strategic Plan, that would allow construction of an eight-story apartment building. We oppose this proposal.

We moved to Kirkland about five years ago. We were new to this area, and spent a lot of time choosing the community in which we wanted to buy our home. A primary factor in choosing Kirkland as our home is it's lovely, low-rise downtown. This area has a nice community feel, which is very appealing. We were impressed by the excellent planning which created a sunny, accessible downtown area, adjoining the marina and park by the lake. The downtown area is a hub of activity for this community. It is our opinion that changing the nature of this area would significantly, and adversely, affect Kirkland.

Sincerely,

Lois and Harsha Ramalingam

## Angela Ruggeri

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**From:** andy@andyheld.com  
**Sent:** Thursday, April 17, 2014 2:23 PM  
**To:** Angela Ruggeri  
**Subject:** MRM

Dear Ms Ruggeri,

Please forward the attached to the Planning Commission at your earliest convenience. Thank you.

Gentlepersons:

I understand the applicant has requested the MRM PAR be tabled for consideration during the comp plan update. It seems to me they saw the writing on the wall that they were going to lose. Staff and PC have (nearly) completed their process. The recommendation to council should be finalized and submitted.

By postponing, MRM gets another swing at the same ball. The lengthy review which has been undertaken by the planning commission should be formalized with a recommendation to the City Council.

As the applicant has noted in their testimony, the land-use zoning has been in place since 1989. They have failed to mention that during the intervening 25 years the zoning has been reviewed many times, including extensive review during the last 12 months. Please finish the task at hand on April 24, as currently scheduled.

Respectfully,  
Andy Held  
5505 127th Ave NE  
Kirkland WA 98033

## Angela Ruggeri

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**From:** Eric Shields  
**Sent:** Wednesday, March 12, 2014 3:09 PM  
**To:** Angela Ruggeri  
**Subject:** Fwd: MRM

Sent from my iPad

Begin forwarded message:

**From:** Dan Ryan <[dan.ryan@gmail.com](mailto:dan.ryan@gmail.com)>  
**Date:** March 12, 2014 at 10:21:42 AM PDT  
**To:** <[PlanningCommissioners@KirklandWA.gov](mailto:PlanningCommissioners@KirklandWA.gov)>  
**Subject:** MRM

I write in support of the requested rezoning of this location. Both the proposed height and use make excellent sense.

The height is consistent with what's already permitted at Park Place (slightly less, in fact). Any view impacts are substantially mitigated by the rather low grade of the site, far below Kirkland Ave except at the very corner. I think the setbacks contemplated for upper floors fully mitigate any reasonable concerns about massing above the Avenue or encroachment on neighboring buildings.

I understand there has been concern about the conversion from business to residential use. (You've probably gathered that Ken Davidson has been clogging neighbor's mail boxes with post cards these last several weeks).

Ideally, I agree it might be better to see substantial office development in the area so that downtown has a more balanced mix of daytime and evening population. However, with the imbalance of available space and demand at Park Place and elsewhere, it's clear that downtown office development is not effectively constrained even if this site is completely developed as residential/retail. Indeed, the choice is between mostly residential uses and no development at all. I see no value at all in holding this site hostage any longer to the unlikely prospect of commercial demand in the next several years.

Redeveloped, the site is close enough to the downtown core to contribute significantly to economic activity in the area. As downtown becomes more hemmed in by recent single-family homes, some of the areas near downtown where multifamily housing are allowed are no longer available. Development at this site will encourage needed development at Park Place and adjacent parts of downtown. I'm thinking particularly of locations such as the Antique Mall or the adjacent strip mall where the economics of retailing could be assisted by the increased population at the MRM site.

A few more specific remarks.

I don't see that parking has been extensively discussed in the review of the proposed zoning. It would be useful to review whether reduced parking requirements might be practical here. The site is adjacent to both transit and to the CKC, and there may be synergies between the residential parking here and the commercial parking that's likely to come online at Park Place. In any case, the residential parking requirements should be set at the lower end of what is required in CBD residential.

I noticed in the draft EIS that the building envelopes all envisioned a driveway and parking between the building and the Kirkland Ave sidewalk. It wasn't clear whether that's a function of required setbacks or some other reasoning. I'd ask that you consider closely whether lower floors of the building can't be brought out to meet the Avenue. Either put the driveway elsewhere, or build the second floor over an interior parking ramp. There's an opportunity to improve the pedestrian experience on the Avenue that doesn't appear to have been fully explored here. Certainly, the optimal pedestrian experience here is not a sidewalk bounded by the Avenue on one side and a driveway on the other.

Bringing the building out to the street would also be a helpful visual cue to calm traffic on the Avenue. Downhill traffic in particular is fast and unsafe for other street users. The large parking lots in front of the Emerald and Continental buildings are a cue to drivers that they are still in a high-speed zone outside of the core where pedestrian activity is unlikely. Let's consider how the building can interface with the Avenue so it announces to drivers that they are now in a downtown space and need to ease off the gas.

Bringing the building out to the street is more consistent with urban design principles generally.

Some of these particulars may be a matter for design review rather than zoning, but at least the zoning should facilitate such a building form. Obviously, any building at such a central location should go through design review.

Finally, if there are to be conditions for height, I'd ask that a priority be given to maintaining linkages between Kirkland Ave and Central Ave, with driveways and pedestrian spaces linking to those in Park Place. There was a lot of discussion around these in the review of Park Place, and it's important to extend those 'through-ways' around MRM.

Dan Ryan  
493 2nd Ave S, Kirkland  
425.260.9441

## Angela Ruggeri

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**From:** Eric Shields  
**Sent:** Tuesday, March 04, 2014 11:04 AM  
**To:** Angela Ruggeri  
**Subject:** MRM

Another I may have already sent you.

Eric Shields

**From:** Connie Fasano [mailto:connie.fasano@gmail.com]  
**Sent:** Monday, March 03, 2014 5:05 PM  
**To:** Planning Commissioners  
**Subject:**

In regards to the MRM request to allow it to build an 8 story apartment building at 434 Kirkland way.

We were (are still) in favor of granting a height increase to the developers of Park Place (if another developer steps in.)

We favored it because it was office space in a zone designated for business not living space and the development included

retail and community space to replace what is already a vital retail and business area. In essence they traded retail space

for an increase in the height limit. What is MRM offering in trade for their extra 3 stories?

MRM's contention that they should also get the same allowance of a 3-story increase for an apartment complex does not compute.

This area (CBD-5) in the East core of downtown is designated solely for office and retail and should not be changed to residential.

We might be tolerant of this allowance if it became part of the overall hope of a retail below and business space above for Park Place.

And if the plan included ground floor retail and business rental space on the bottom two floors.

Current City ordinances would not seem to allow the Planning Commission to grant this request!! In point of fact it appears that

the plan to construct apartment space in the only Zone in the city that is designated business only (office and retail) is not valid

or legal.

Thank you for your attention and consideration.

Connie and Greg Elliot  
212 4th St S. Kirkland WA  
[cdgelliot@frontier.com](mailto:cdgelliot@frontier.com)

## Angela Ruggeri

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**From:** Margaret Bull <wisteriouswoman@gmail.com>  
**Sent:** Sunday, March 23, 2014 10:57 PM  
**To:** Angela Ruggeri  
**Subject:** MRM

Dear Planning Commission members,

I was at the quilt show and unable to go to the Planning Commission meeting on March 13<sup>th</sup>. I have listened to the recording online since then. I always plan to write short letters but it never works out that way. I controlled myself though and didn't send a letter the day before the meeting. I'm glad to hear that plenty of other citizens did.

Firstly, I want to say how glad I was to hear that most of you are taking the public's trust seriously despite the fact that we are coming out of a recession that may continue to affect developers for some time to come. Most citizens aren't complaining that the parking lot on the MRM property is underutilized except for the fact that Microsoft isn't letting them park there at night.

One of the things I noticed with the Park Place project was that they were big on envisioning but much of the public benefit they suggested wasn't something they had to commit too. Who really could know for sure what type of retail establishments would actually want to lease space in the bottom floor of a big office complex that requires paid underground parking for employees? Touchstone obviously didn't. Kirkland citizens and the Planning Commission can envision all they want but often retail options are governed by market forces not by anything that a developer suggested originally. I moved here in the 1980 and didn't always like walking around Park Place Center because it often had empty store fronts which made it depressing...for years and years. With the shadow of a recession still hanging over us, it will be a long time before we have the vibrant retail environment that is often discussed at planning meetings.

I mention this because the MRM developers can tell us that they hope a Trader Joes, Whole Foods or drug store might want to lease space in their building. But really those ideas might not work out. Personally I don't feel Trader Joes or Whole Foods grocery stores are a good compliment to the mix of businesses in downtown Kirkland. I doubt that people going to Whole Foods in Bellevue or Trader Joes in Totem Lake are spending a great deal of time shopping at local businesses nearby. It is more like: get your groceries and hop in the car for your next errand someplace else. QFC has remodeled and isn't planning on moving any time soon. The Park Place 'typewriter' building may be on hold until the QFC lease runs out. It might be hard for another grocery store to try to compete with QFC right next door. On the other hand, a lot of people need health related items and sundries that can't be purchased at QFC so I do see a void in downtown Kirkland for a drug store that seniors that live downtown can easily access by foot. That said, Walgreens on Rose Hill and the pharmacy at Costco can be accessed in **8 minutes** on the bus. Bartels in Houghton can be accessed by bus in **6 minutes**. The shops at Bridle Trails shopping center, including the Ace hardware store, can be reached in **13 minutes by bus and 7 minutes by car**. When we think about Kirkland we have to consider supporting businesses that are within 3 miles of the downtown core. This will keep all of Kirkland vibrant. Many of the businesses in the neighborhood centers rely on customers that live downtown. If you focus too hard on making Moss Bay neighborhood a bigger retail center you may actually hurt businesses in other neighborhood centers close by. Bellevue and Redmond have sprawling downtown areas so it could easily take a resident 15 to 30 minutes just to walk to the store or restaurant that they want to patronize. We have a great deal less area to build office and retail so filling that space up with apartments doesn't seem wise. I was grateful that the majority of the Planning Commission felt this way as well. I've noticed that the retail storefronts in many of the new tall apartment buildings in Redmond are businesses that I don't find a reason to patronize, especially since street parking is so limited. I suggest that you be cautious when making deals allowing greater height in exchange for retail space and other amenities. Even so called public space can be reclaimed by future property owners and made private. Would I want my crazy brother washing in the fountain in front of my apartment? Absolutely not! And I doubt anyone else would either. Can the Planning Commission, which is made up of

volunteers, actually get any guarantees that Kirkland will always have the public benefits discussed when this PAR goes through?

There are companies that want to expand in Kirkland and may choose to do so if office space becomes available. This has been a point several people have made during public hearings. I don't feel we need to look at what Bellevue and Redmond are doing in order to make a good decision for Kirkland. Most of us live in Kirkland because we love it. I'm sure many people would enjoy working in Kirkland if there were more options available. Six stories of office and retail on the MRM site should be more than enough to get things moving.

Sincerely,  
Margaret Bull  
6225 108<sup>th</sup> Place NE  
Kirkland WA

## Angela Ruggeri

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**From:** Eric Shields  
**Sent:** Monday, March 10, 2014 8:26 AM  
**To:** Angela Ruggeri  
**Subject:** FW: MRM 434 Kirkland Way

Eric Shields

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**From:** Robert Holtzclaw [mailto:rlhdmh@hotmail.com]  
**Sent:** Sunday, March 09, 2014 7:20 PM  
**To:** Planning Commissioners  
**Subject:** MRM 434 Kirkland Way

As a Kirkland resident I urge the Planning Commission to follow the provisions of the Kirkland Comprehensive Plan and zoning code and deny the application of MRM. The proposed 8 story apartment building MRM desires would be totally out of scale to the rest of the area. MRM should consider downtown Bellevue for such a development.

Robert L. Holtzclaw  
219 5th Avenue S. #F101  
Kirkland, WA 98033  
425-739-4754

## Angela Ruggeri

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**From:** Angela Ruggeri  
**Sent:** Tuesday, March 04, 2014 11:33 AM  
**To:** Joe Razore  
**Subject:** FW: MRM 434 Kirkland Way

-----Original Message-----

From: Eric Shields  
Sent: Tuesday, March 04, 2014 10:54 AM  
To: Angela Ruggeri  
Subject: FW: MRM 434 Kirkland Way

I may have sent this to you already.

Eric Shields

-----Original Message-----

From: Pat Knight [mailto:pknight312@me.com]  
Sent: Monday, March 03, 2014 5:54 PM  
To: Planning Commissioners  
Subject: MRM 434 Kirkland Way

Downtown Kirkland is being besieged by developers desiring to build multi story buildings. The owners of this parcel of land have tied themselves to the planning commissions approval of giving the owners of Park Place an eight story mega development permit. We attended many meetings attempting to inject some sanity into the plan which was unfortunately approved.

Obviously it was a flawed plan which was approved. Nothing has happened because developers cannot find an "anchor" which would make such a project financially viable. Possible anchors are not fools and they go elsewhere.

Now you want to add more apartments to an already overbuilt town which already has traffic congestion, parking congestion not to mention infrastructure issues. There are empty store fronts all over. Why would a small business want to invest in this chaos? PLEASE do not approve this project, it will not be good for anyone.

Ron and Pat Knight

## Angela Ruggeri

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**From:** Eric Shields  
**Sent:** Monday, March 10, 2014 8:28 AM  
**To:** Angela Ruggeri  
**Subject:** FW: MRM and Urban Planning

Eric Shields

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**From:** S. Etchevers [mailto:setchev@comcast.net]  
**Sent:** Friday, March 07, 2014 10:02 PM  
**To:** Planning Commissioners  
**Subject:** MRM and Urban Planning

I don't agree that piecemeal developments, like the MRM proposed buildings, in any city are the best way to end up with the best possible urban plan. An *ambitious and comprehensive, long-term plan that includes citizen's input* would do a better job. It would allow City Hall to gather and publicly evaluate a wide range of ideas. A plan like that would not only get more citizen support, but would also make it easier for developers to come up with proposals that are compatible with long-term City goals.

Kirkland has the opportunity to create a truly different downtown area in the state of Washington. The CKC project is a good start. Let us continue in the same direction!

Cordially,

Shawn Etchevers  
Houghton

## Angela Ruggeri

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**From:** Eric Shields  
**Sent:** Thursday, February 27, 2014 12:45 PM  
**To:** Angela Ruggeri  
**Subject:** FW: MRM DEVELOPMENT

Eric Shields

-----Original Message-----

From: Pamela Goral [mailto:pamelagoral@comcast.net]  
Sent: Thursday, February 27, 2014 10:19 AM  
To: Planning Commissioners  
Subject: MRM DEVELOPMENT

STOP!

Please do NOT change the comprehensive plan to allow an 8 story apartment building in Parkplace, now occupied by Microsoft game center.

The City of Kirkland is responsible for our city's future growth and development. We are currently facing a nightmare of the POTALA development next door to our home! Don't make another bad decision.

Thank you.

Stan Handaly  
Pamela Goral

## Angela Ruggeri

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**From:** Eric Shields  
**Sent:** Monday, March 17, 2014 8:49 AM  
**To:** Angela Ruggeri  
**Subject:** FW: MRM PAR

Eric Shields

-----Original Message-----

From: Carolyn and Jim [mailto:Carolynandjim@hitterworld.com]  
Sent: Sunday, March 16, 2014 4:25 PM  
To: Planning Commissioners  
Subject: MRM PAR

Commissioners,

The Commission meeting of March 13th was quite interesting. I would like to take the opportunity to comment on a number of aspects of that meeting. First, some of the commentary by “neighbors” of the project were off the mark. Given that the height of the proposed structure is mostly at or below the level of the Emerald Building the view blocking in relation to the person who lives at Park Ridge is impossible. Also, the commentator living at the corner of Kirkland Way and 6th Street wouldn’t have her views blocked in any substantial way.

It was pretty obvious that many of you Commissioners are leaning toward recommending that the property be used for offices only. But, we’d like you to consider these observations as well—As we walked home from that meeting (did you drive or walk?) we could see that Park Place, almost all commercial and office, was almost completely dark while the surrounding apartments and condos were alive with the warmth of family life. Paraphrasing Chuck Pilcher; “this is downtown not a CBD.” To put it another way, do you want to doom DOWNTOWN Kirkland to have a dark, uninhabited core or have a lively center with people going about their daily routines at home and on foot?

We live just a stone’s throw from Park Place and would not be happy with a deserted and dark core on weekends and after the business day was over. We want to see people walking on the streets of our city, shopping, and entertaining themselves. This is an unlikely prospect if the MRM PAR site is relegated to business use only. Turning Park Place and MRM into an office park is not the proper use for this important DOWNTOWN center.

Sincerely,  
Jim and Carolyn Hitter

## Angela Ruggeri

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**From:** Chuck Pilcher <chuck@bourlandweb.com>  
**Sent:** Sunday, March 16, 2014 10:02 PM  
**To:** Angela Ruggeri  
**Cc:** Planning Commissioners  
**Subject:** MRM PAR

Angela and team:

Please accept my sincere apology for my comment in point #6. That kind of language is unprofessional, and I am sorry I included it.

And thank you all for serving in this difficult volunteer position, as did so many who worked so hard on the initial zoning decision on this project.

Chuck Pilcher

Dear Planning Commission Volunteers:

Thanks for your thoughtful debate on the MRM PAR on Thursday night. After listening to the presentations and your own thoughts, here's my additional input:

1. A couple of you acknowledged all the hard work that went into the zoning as it currently exists for that parcel. You inquired why - now - that hard work should be considered invalid. That is a very valid question, and I contend that the hard work should be upheld, and the PAR not granted.
2. You mentioned the concern when Touchstone was (under what amounts to threats to the City) granted 8 stories, that citizens worried this would lead to a domino effect, and that Touchstone was just the first domino in downtown Kirkland becoming another Bellevue. That too is a very valid point, and the MRM PAR proves that the citizens' concerns were well-founded.
3. This has now become an issue of TRUST. Can we trust our City government to do what they say they will do, or must we expect that any policy, plan, or code can be over-ridden by a persistent developer? We cannot continue to develop this City by PAR's. That's why we have plans and codes.
4. The PAR program specifies that there must be a compelling public benefit for a PAR to be granted. No compelling public benefit has been demonstrated, and in fact a lot of public detriment has been suggested.
5. 8 stories could be a fine height for an office, residential, or mixed use development, but **downtown is the wrong place**. Put it in Totem Lake. That **MUST** be our new Central Business District.
6. You'll look really foolish and will have lost the respect of the citizens if you fall all over yourselves trying to find an excuse to approve this PAR request. Just look in the mirror and practice saying "No." Don't even bother messing with 6 or 7 stories.
7. MRM will still make some very good money at 5 stories, and the result will be a nice transition between the neighborhood to the south and the excessive height of the new Park Place.

Chuck Pilcher  
[chuck@bourlandweb.com](mailto:chuck@bourlandweb.com)  
206-915-8593

## Angela Ruggeri

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**From:** Angela Ruggeri  
**Sent:** Friday, April 18, 2014 10:31 AM  
**To:** Angela Ruggeri  
**Subject:** FW: MRM Permit No. ZON11-00006

**From:** Dan Ryan <[dan.ryan@gmail.com](mailto:dan.ryan@gmail.com)>  
**Date:** April 16, 2014 at 11:28:09 PM PDT  
**To:** <[PlanningCommissioners@kirklandwa.gov](mailto:PlanningCommissioners@kirklandwa.gov)>  
**Subject:** MRM Permit No. ZON11-00006

I forwarded some specific comments before the last hearing of the Commission. Having listened to the hearings, I was surprised by some of the discussion and would like to add some remarks.

I was shocked by how many of you were comfortable 'land-banking' this site for office development that is far in the future, if it ever happens at all. It's indifferent to how the downtown remains blighted by open parking lots. I live downtown, and I love living here. I moved here to be close to an active urban center. The Commission's willingness to contemplate having this parking lot and substandard building land-banked for many years to come is terribly disappointing.

There is a significant opportunity at hand for a building that meaningfully moves the city forward.

The design shared by MRM relates well to Kirkland Ave (in my earlier comments, I worried that a driveway proximate to Kirkland Ave would be a mistake. But the townhouse frontage is vastly better).

A large high-quality retail space would significantly increase foot traffic around Park Place, and assist in driving redevelopment there. Currently, I think QFC is the only meaningful destination retail anywhere in downtown; Park Place would promptly become a failed mall like Totem Lake if QFC ever reconsidered their presence.

And finally, a substantial number of residential units would meaningfully assist the economic viability of downtown. Which is one reason to support the requested height, but I'll return to that point.

It's unfortunate that commercial office development hasn't been more successful in the CBD. We all recognize the benefits of increasing daytime activity in the CBD. But residential development at MRM doesn't affect those constraints at all. Apart from the vast land-bank at Park Place, there are many other sites that remain available. The derelict Antique Mall and the Post Office site are just two of the larger sites that come readily to mind.

The management of Park Place has been determinedly searching for office tenants for several years now, and their informed opinion is that it's a lost cause for the foreseeable future. The McLeod development too was substantially downsized after it failed to prelease space. The Industrial Areas study was one more reminder that you are unlikely to see the commercial development you seek. Nobody is seeking urban office space at scale in Kirkland; they are seeking it in Bellevue and on the East-Link corridor. Even Google opted out of downtown Kirkland to build a suburban-style office park on 6th.

Absent a constraint on available space, why would we prevent residential development when the market exists to build today? Is residential so inferior that we'd prefer the status quo of an ugly one-story building (perhaps soon to be vacant) and an under-utilized parking lot that neighbors have to traverse to reach Park Place?

Finally, a couple of comments on height. The applicant has made a compelling case for higher elevations on the portion of the building that is stepped back from the Avenue and the Park. The proposed buildings is lower than Park Place, lower than the Emerald building, lower than the buildings on the bluff above. Lower than everybody other than Park buildings (which are accommodated by generous setbacks), and a handful of outdated buildings to the southeast. Given the scale of the setbacks, and the width of the Avenue, those are hardly impacted at all.

Finally, there was some commentary about the Park Place precedent. There's an odd idea that the discussion of Park Place established it was unique and the height precedent shouldn't be extended. This makes little sense. MRM was not considered in the Park Place discussion, and deserves a fair hearing on its own merits. How many residents are even aware that MRM isn't part of Park Place?

Dan Ryan

493 2nd Ave S, Kirkland

425.260.9441

## Angela Ruggeri

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**From:** Angela Ruggeri  
**Sent:** Thursday, March 13, 2014 1:22 PM  
**To:** Planning Commissioners  
**Subject:** FW: MRM Private Amendment Request

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**From:** Janet Calder Pruitt [mailto:janetpruitt@hotmail.com]

**Sent:** Thursday, March 13, 2014 1:11 PM

**To:** Angela Ruggeri

**Subject:** MRM Private Amendment Request

To the Planning Commission for the March 13 Public Hearing:

The bulk and height of what is being requested is out of character for downtown Kirkland. We went through this in 2008 with the Parkplace rezone and were basically forced to grant Touchstone's request in order to maintain the retail and restaurants at that location that are so important to the residents in the surrounding areas of Kirkland . It was shocking at that time to find out the zoning codes as written did not require retail and restaurants uses on the ground floor at that location, something that was in the vision for the Parkplace site. We can attest that many neighbors in Norkirk were quite unhappy with the extreme increase in density there and very concerned about the potential for traffic problems and the likely increase in cut-through traffic in Norkirk.

Although there are some appealing public benefits being offered by MRM in exchange for the increased height and residential uses being allowed, we still do not think the City should grant their request as the increased height and mass added to that possible at Parkplace would alter the community character of downtown Kirkland too much. We can live with the absence of retail at the MRM location if we have to, although we would hope MRM would add some retail anyway to make the location more attractive and vital. We also need to honor our vision and existing zoning downtown that were well thought out through an effective public process.

Thank you to the Commission for all the work you put in for us.

Janet and John Pruitt  
1623 2nd St.  
Kirkland, WA 98033

## Angela Ruggeri

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**From:** Jan Olson <janmarols@gmail.com>  
**Sent:** Monday, March 10, 2014 4:37 PM  
**To:** Angela Ruggeri  
**Cc:** Jan Olson  
**Subject:** MRM Private Amendment Request/Permit No. ZON11-00006

Dear Angela,

I want to thank the City of Kirkland Planning and Community Development Department for the thorough and comprehensive communication for the review and decision-making process regarding the requested MRM Private Amendment Request.

I am completely opposed to the approval of the request for the two apartment buildings which would exceed the current height of 5 levels.

I moved to Kirkland a year ago and intentionally purchased a residence in the downtown area because of the feeling of community, ease of access to shops, restaurants, and businesses. I also was interested in a city that has a strong commitment to a balanced development of businesses and residential buildings. I had considered purchasing a condo in Bellevue and decided on Kirkland for the reasonable planning and monitoring of growth. The parks, marina and open space as well as the height of buildings complements the feeling of a well governed city which embraces the wise control of growth and development. The height of buildings significantly impacts the overall feeling and blueprint of a city.

MRM PAR can certainly design and construct an attractive and livable structure within the guidelines of 5 levels and without the necessity of being an "exception" with the Municipal Code Design Guidelines being amended. I am very concerned that the granting of the exception to MPM will serve to create a desire on the part of other developers to, in fact, be another exception which would result in a continuation of higher building structures throughout the city boundaries.

In addition, I am concerned about the traffic impact of the proposed apartments on Kirkland Way, 6th Street, and the downtown access routes.

I would request that the Planning and Community Development Department and Kirkland Planning Commission reject/disapprove the request by MRM for amended Design Guidelines.

Thank you.

Jan Olson  
425 765-1540  
624 Kirkland Way, Unit 1  
Kirkland, WA 98033  
[janmarols@gmail.com](mailto:janmarols@gmail.com)

## Angela Ruggeri

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**From:** Jan Olson <janmarols@gmail.com>  
**Sent:** Tuesday, April 15, 2014 7:12 PM  
**To:** Angela Ruggeri  
**Subject:** Re: MRM proposal on Kirkland Way/6th St.

Thank you. I'm most concerned about height of buildings and impact on traffic and the City of Kirkland park and green space areas.

Sincerely, Jan Olson

Sent from my iPhone

> On Apr 15, 2014, at 4:14 PM, Angela Ruggeri <ARuggeri@kirklandwa.gov> wrote:

>

> The applicant has asked that their request be put on hold until we know more about what will be happening at Parkplace and the surrounding area. Staff agrees and will recommend looking at this with the Comprehensive Plan update to the Planning Commission at their meeting on April 24th. The Planning Commission will decide if they agree. If they do, their recommendation will go to the City Council in June.

>

> Please let me know if you have additional questions.

> Angela

>

> -----Original Message-----

> From: Jan Olson [mailto:janmarols@gmail.com]

> Sent: Wednesday, April 09, 2014 7:52 PM

> To: Angela Ruggeri

> Subject: MRM proposal on Kirkland Way/6th St.

>

> I am inquiring as to the resolution of this project. I believe that the Planning Committee and City of Kirkland were addressing this requested exception in March.

> Thank you.

> Jan Olson

>

> Sent from my iPhone

## Angela Ruggeri

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**From:** Angela Ruggeri  
**Sent:** Wednesday, March 12, 2014 2:45 PM  
**To:** Joe Razore  
**Subject:** FW: MRM Proposed Zoning Changes

**From:** Zach Zaborowski [mailto:[zach.zaborowski@gmail.com](mailto:zach.zaborowski@gmail.com)]  
**Sent:** Wednesday, March 12, 2014 11:58 AM  
**To:** Angela Ruggeri; [awhalen@kirklandwa.gov](mailto:awhalen@kirklandwa.gov)  
**Subject:** MRM Proposed Zoning Changes

Dear Mayor Whalen, Members of the Planning Commission, and Members of the City Council:

I am writing in response to the flyer I received from Davidson, Serles & Associates regarding the MRM PAR. I am actually in support of the proposed changes MRM is asking for.

I recently moved into Kirkland as I was attracted to the lifestyle and location of the City. It took me a considerable amount of time to find housing (both to lease or own). After many months of looking, I ultimately found a unit that would work for me. I've lived in many downtown apartment buildings (the last one I was in I could literally see my office from my unit, allowing me to walk to work). I believe that more residential in that area of Kirkland is supportive to the Downtown Core. I am not concerned with an 8 story building so long as it meets your design guidelines.

Please approve the zoning changes MRM is asking for.

Thanks for your consideration.

Zach Zaborowski  
222 5th Ave  
Kirkland, WA

## Angela Ruggeri

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**From:** Jim and Mary <mary.jim@frontier.com>  
**Sent:** Thursday, March 13, 2014 10:53 AM  
**To:** Angela Ruggeri; Planning Commissioners  
**Subject:** MRM Request

Dear Ms. Ruggeri and the Planning Commission,

I wish to express my strong opposition to the re-zoning request from MRM Development at 434 Kirkland Way. An 8-story building would be ugly and imposing and out of place, however, the more important question is why do developers continue to ask for re-zoning to benefit them? The zoning was created at a point in time and developers can either accept the zoning as it is or not accept it. Period. This is not open to discussion or negotiation nor should it be an attempt by the developer to threaten the City. Why do we allow developers to throw their weight around, asking for what would be in their best interests and making things overbearing and ugly?

Let's keep in mind the developer wants this re-zoning to line their pockets. The developer sees money and they do not care about the impact on Kirkland.

Look at this request for what it is, a request. The answer needs to be a firm and clear 'no'. The obvious answer to the developer is this: Follow the zoning. End of discussion.

Do not allow an exception.

Mary Jessen  
114 6<sup>th</sup> Avenue  
Kirkland, WA 98033

## Angela Ruggeri

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**From:** Eric Shields  
**Sent:** Thursday, February 27, 2014 8:38 AM  
**To:** Angela Ruggeri  
**Subject:** FW: MRM Request

Eric Shields

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**From:** Patrick Lofy [mailto:plofy@earthlink.net]  
**Sent:** Wednesday, February 26, 2014 8:53 PM  
**To:** Planning Commissioners  
**Subject:** MRM Request

Dear Planning Commissioners,

My wife and I chose to reside in Kirkland over Bellevue when we moved to the Eastside 3 years ago. We found a residence on 3<sup>rd</sup> Street that would allow us to walk with our kids to the treasure that is downtown Kirkland. It is a treasure because it still has a smaller town feel and has a great mix of small businesses, retail, apartments and open spaces. Downtown Kirkland is no place for 8 story apartment buildings. We chose Kirkland over Bellevue three years ago, specifically for that reason. We did not want to live in a city with large apartment and business towers.

It sounds like an 8 story proposal has already been approved for Parkplace, but at least some community benefits were obtained in exchange. Please don't make this a precedence. The current five story limit allows for enough population density and a vibrant downtown community without imposing buildings making it look like a big city. I would guess the majority of Kirkland residents do not want our city to take on that look.

Please deny MRMs request for an increase in height limits on its property. The current 5 story limit serves our city well.

Patrick Lofy  
Kirkland Resident

## Angela Ruggeri

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**From:** Angela Ruggeri  
**Sent:** Tuesday, March 04, 2014 5:02 PM  
**To:** Planning Commissioners  
**Subject:** FW: MRM request for change to Comprehensive Plan

-----Original Message-----

From: christy monahan [mailto:christymonahan@gmail.com]  
Sent: Tuesday, March 04, 2014 3:21 PM  
To: PlanningInfo  
Subject: MRM request for change to Comprehensive Plan

To: Planning Commissioners  
From: Christy Monahan

I am a resident of Kirkland and appreciate the work you do to balance growth and livability. I am very concerned about the request from MRM to change the Comprehensive Plan and allow an 8 story apartment building on property zoned for office and retail development. I feel strongly that we need to keep the integrity of the Comprehensive Plan and leave the zoning as it is. I hope you will agree with this and deny the to request to change the plan.

Thank you,  
Christy Monahan  
303 2nd Street South B5  
Kirkland WA 98033

## Angela Ruggeri

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**From:** Eric Shields  
**Sent:** Friday, February 28, 2014 8:45 AM  
**To:** Angela Ruggeri  
**Subject:** FW: MRM requested change to Kirkland's Comprehensive Plan

Eric Shields

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**From:** Linda Hendrickson [mailto:lindajsh@comcast.net]  
**Sent:** Friday, February 28, 2014 8:26 AM  
**To:** Planning Commissioners  
**Subject:** FW: MRM requested change to Kirkland's Comprehensive Plan

*Please disregard my earlier incomplete message below. I mistakenly sent it before finishing it.*

My husband and I have lived in Kirkland since 2001, the first 5 years in a condo complex on Lake Washington Boulevard and the last 7+ in a single family home in the Norkirk neighborhood. We have watched parts of Kirkland develop and others stagnate. I understand that the economy has had serious negative impacts on development in Kirkland and how important it is to manage growth and consider impacts on roads, traffic, parking, neighborhoods, etc.

Having served as an elected public official in another city, I know that you can't please everyone all of the time and I thank you all for your volunteer service to our city. While I am not well informed regarding the MRM request, I am very bothered by a recent mailing we received from Davidson, Serles & Associates that purports to be interested only in "saving the business district for business". My recollection is that this entity is the same organization that litigated to block redevelopment of Parkplace in 2011, while in their mailing making it sound like that was a good proposal and MRM's isn't. Further, I'm offended that this group doesn't disclose that it's likely some of their opposition is due to their ownership of the building east of Parkplace which would be impacted by loss of views.

In your deliberations and decision, I hope you will continue to focus on what's good for continuing to support redevelopment of tired areas in Kirkland, most notably Parkplace, rather than the seemingly self-centered interests of adjacent property owners. Thank you again for your service.

Linda Hendrickson

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**From:** Linda Hendrickson [mailto:lindajsh@comcast.net]  
**Sent:** Friday, February 28, 2014 7:45 AM  
**To:** 'planningcommissioners@kirklandwa.gov'  
**Subject:** MRM requested change to Kirkland's Comprehensive Plan

I am not fully informed regarding the MRM requ

## Angela Ruggeri

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**From:** Angela Ruggeri  
**Sent:** Monday, March 17, 2014 2:30 PM  
**To:** Planning Commissioners  
**Subject:** FW: MRM rezone to 8 stories - ok with retail and traffic mitigations

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**From:** Owen Paulus [mailto:owen\_paulus@hotmail.com]  
**Sent:** Thursday, March 13, 2014 8:19 PM  
**To:** Angela Ruggeri  
**Subject:** MRM rezone to 8 stories - ok with retail and traffic mitigations

Hi,

I just heard about the possible rezone at 434 in park place. I think that a change to 8 stories should require retail space be included on the ground floor. It may also require additional traffic mitigations. I also think it should require pedestrian accommodations to enable easy, safe access to park place from Kirkland way.

Thanks,  
Owen Paulus  
Everest

Sent from Windows Mail

## Angela Ruggeri

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**From:** Eric Shields  
**Sent:** Monday, March 10, 2014 8:33 AM  
**To:** Angela Ruggeri  
**Subject:** FW: MRM Re-zoning request - Old True Value Hardware Site  
**Attachments:** MRM approval\_001.pdf

Eric Shields

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**From:** Greg LaCombe [mailto:[greg@wl-cpa.com](mailto:greg@wl-cpa.com)]  
**Sent:** Saturday, March 08, 2014 9:50 AM  
**To:** Planning Commissioners; [awhalen@kirklandwa.gov](mailto:awhalen@kirklandwa.gov); Eric Shields; [ktripplett@kirklandwa.gov](mailto:ktripplett@kirklandwa.gov)  
**Subject:** MRM Re-zoning request - Old True Value Hardware Site

Dear Planning Commission, Amy, Eric, and Kurt - Attached please find my letter of support for the MRM re-zoning request.

Please don't hesitate to contact me if any questions.

Thanks – Greg LaCombe

**Gregory N. LaCombe, CPA, MS (Tax)**  
**Williamson & LaCombe, CPA's, PS** | 3927 Lake Washington Blvd NE | Kirkland, WA 98033  
Direct: (425) 250-0260 | Fax: (425) 822-6570 | Mobile: (206) 409-9153 | General: (425) 822-1996  
[greg@wl-cpa.com](mailto:greg@wl-cpa.com) | [www.wl-cpa.com](http://www.wl-cpa.com)

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## Angela Ruggeri

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**From:** Doug Waddell <doug@waddellpropertiesinc.com>  
**Sent:** Saturday, March 08, 2014 10:24 AM  
**To:** Angela Ruggeri  
**Subject:** MRM-PAR

Angela, Eric and Kurt – As you know, I manage and own several multi-family properties very close to the proposed PAR and others just a few blocks away. This development, if approved, would be in direct competition with me and arguably no one has more to lose than me. That being said, I see no reason multi-family should not be allowed on this site especially considering what has been approved next door. In addition, in my and I am guessing most people's minds, this property is part of Park Place and similar height and setback standards should apply here.

In addition, I have reviewed some of the public benefits they offering to provide and feel that they are more than adequate.

I only wish I could be part of this exciting development...

Doug Waddell

## Angela Ruggeri

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**From:** Eric Shields  
**Sent:** Wednesday, February 26, 2014 9:01 AM  
**To:** Planning Commissioners; Angela Ruggeri  
**Subject:** FW: my mistake MRM PAR

Eric Shields

-----Original Message-----

**From:** Vera Taylor [mailto:verataylorassoc@comcast.net]  
**Sent:** Tuesday, February 25, 2014 6:49 PM  
**To:** Eric Shields  
**Subject:** my mistake

Hi,

I wrote to you earlier today in the belief that the new building was closer to the water on Kirkland Way. Please disregard my earlier protest. I don't really care how tall a building is in the Park Place shopping mall. He needs a lot of renewal and I was disappointed in the past when it didn't come to fruition. Is this the same developer who lost so much money the first time?

Vera Taylor  
Resident

## Angela Ruggeri

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**From:** Eric Shields  
**Sent:** Monday, March 10, 2014 8:27 AM  
**To:** Angela Ruggeri  
**Subject:** FW: New apartment building

Eric Shields

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**From:** Luciellen Camelia [mailto:luciellenc@yahoo.com]  
**Sent:** Sunday, March 09, 2014 2:28 PM  
**To:** Planning Commissioners  
**Subject:** New apartment building

Hello,

Please add my vote to **not** allow another apartment building. There are plenty of apartments around, while there is little room for businesses to grow.

Luciellen Camelia  
1224 Market St.

## Angela Ruggeri

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**From:** Eric Shields  
**Sent:** Monday, March 03, 2014 9:17 AM  
**To:** Angela Ruggeri  
**Subject:** FW: No 8 story apartment buildings in downtown Kirkland

Eric Shields

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**From:** Bruce Aker [mailto:bruce.aker@frontier.com]  
**Sent:** Monday, March 03, 2014 8:44 AM  
**To:** Planning Commissioners  
**Subject:** No 8 story apartment buildings in downtown Kirkland

To whom it may concern,

A large, dark blue number 8 is centered on the page. It is a simple, bold, sans-serif font.

No 8 story apartment buildings in downtown Kirkland.

Bruce Aker

## Angela Ruggeri

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**From:** Rafael Villavicencio <rafaelvillavicencio3@gmail.com>  
**Sent:** Thursday, March 13, 2014 5:31 PM  
**To:** Angela Ruggeri  
**Cc:** Anna Rising  
**Subject:** No to 8 Story Building

Hi Angela,

Please do not allow 8 story buildings in Kirkland. We don't want Kirkland to be another Bellevue.

Thank you,

Ralph & Guia Villavicencio

Sent from my iPhone

## Angela Ruggeri

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**From:** Eric Shields  
**Sent:** Tuesday, March 18, 2014 8:21 AM  
**To:** Angela Ruggeri  
**Subject:** FW: NO to 8 story buildings

[Eric Shields](#)

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**From:** Hae Sue Park [mailto:haesuepark@hotmail.com]  
**Sent:** Monday, March 17, 2014 10:15 PM  
**To:** Planning Commissioners  
**Subject:** NO to 8 story buildings

To whom it may concern,

Kirkland has been my beloved home for 17 years now having moved here from New York City. The beauty and charm of Kirkland will be destroyed if this 8 story building gets built.

Please deny MRM's request to build this monstrosity.

Thank you,

Hae Sue Park & Pete Ada  
Highlands family

## Angela Ruggeri

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**From:** Angela Ruggeri  
**Sent:** Thursday, March 13, 2014 1:25 PM  
**To:** Joe Razore  
**Subject:** FW: No To Eight Stories

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**From:** Mark Hickling [mailto:hicklingontheroad@hotmail.com]  
**Sent:** Thursday, March 13, 2014 1:22 PM  
**To:** Angela Ruggeri  
**Subject:** No To Eight Stories

It bothers me that the City Council is even considering approving construction of this eight-story corporate pile in Kirkland -- a city known for its breathing space and smart approach to density.

I will be at the public meeting this evening and I will be watching closely to see where elected officials stand on this issue. I will share word about the meeting and the positions of elected officials with friends.

We want a smart, creative, balanced Kirkland and must work hard to keep development sensible, without ruining the character of our town.

This can be done.

An inspirational example: Carmel-by-the-Sea

Mark Hickling  
1935 Second St.  
Kirkland, WA

## Angela Ruggeri

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**From:** Eric Shields  
**Sent:** Tuesday, March 11, 2014 8:13 AM  
**To:** Angela Ruggeri  
**Subject:** FW: NO to new 8 story apt building

[Eric Shields](#)

---

**From:** Sara Taniguchi [mailto:sara@taniguchi.com]  
**Sent:** Monday, March 10, 2014 7:49 PM  
**To:** Planning Commissioners  
**Subject:** NO to new 8 story apt building

Please do not allow the developer to turn the CBD into an 8 story apartment building. There have already been so many new apt and condo buildings, and these have been tastefully limited in stature, consistent with the overall look and feel of downtown Kirkland. People come here because they do not like the feel of downtown Bellevue. Lets try harder to keep Kirkland a balanced mix of living and working space for all. Let's limit the congestion and maintain the peaceful, playful nature of our little city.

Thanks,  
Sara Taniguchi, resident

## Angela Ruggeri

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**From:** Angela Ruggeri  
**Sent:** Wednesday, February 26, 2014 5:12 PM  
**To:** Planning Commissioners; Eric Shields  
**Subject:** FW: Opinion on MRM's proposal of 434 Kirkland Way (tl;dr - go for it)

**From:** Joshua McAdams [mailto:joshua.mcadams@gmail.com]  
**Sent:** Tuesday, February 25, 2014 8:53 PM  
**To:** Angela Ruggeri; Dorian Collins; Eric Shields; Janice Coogan; Joan Lieberman-Brill; Jon Regala; Paul Stewart; Teresa Swan  
**Subject:** Opinion on MRM's proposal of 434 Kirkland Way (tl;dr - go for it)

Hi everyone with a Sr.-looking title at the planning commission,

I just received a mailer from "Davidson, Serles & Associates" encouraging me to email you and encourage you to not allow MRM's proposal. Instead, I'd like to ask that you seriously consider the proposal. I for one think that denser housing is better for the environment and that having more residents living close to the retail areas would be a win for local businesses and residents.

They are asking for an exception, so if it isn't approved, fair enough. But please do know that there are some of us in the area that don't mind "tall" eight story buildings.

Thanks for your time,  
Josh McAdams  
Norkirk

## Angela Ruggeri

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**From:** Eric Shields  
**Sent:** Friday, March 07, 2014 11:07 AM  
**To:** Angela Ruggeri; Paul Stewart  
**Subject:** FW: Parkplace

Eric Shields

-----Original Message-----

From: Chuck Pilcher [mailto:chuck@bourlandweb.com]  
Sent: Friday, March 07, 2014 9:55 AM  
To: Kurt Triplett; Eric Shields  
Cc: City Council; Kathy Feek  
Subject: Parkplace

Folks

Very encouraging news on Parkplace. Thanks for your hard work.

I do hope retail (like keeping the QFC), residential and office will be a major factor in the area, but scaled back considerably. I also hope MRM doesn't get that parcel up to 8 stories. That's just asking for us to be like Bellevue. It would be fantastic in Totem Lake, where the freeway access and roads around the area better support the traffic in and out.

The more I think of it, the more I believe we should further reconsider our concept of "Downtown." I'm unclear on its current actual Land Use designation, but know it's not an "urban center." I believe it should be dropped down a notch or two to a waterfront-oriented "activity center" or "business district." Even now it really functions more like a great big "neighborhood center", but one that attracts a lot of people from outside as well. I've been trying to get together with the Chamber to hear their thoughts on this idea.

Let's keep pushing on growth in Totem Lake. And on that note, I was disappointed (and disagree with) the Council's conclusions on the issue of moving City Hall. I think the symbolism alone of the move speaks volumes, and is well worth what I interpret to be only a \$10 million delta between keeping it where it is and moving it. Biggest challenge would be pacifying the (very few) immediate neighbors who would not understand that residences where City Hall now stands would be less disruptive with less traffic than the current situation. And a few views would be affected. But we've got a good precedent for not protecting views.

I always appreciate the opportunity to share my thoughts with you. Thanks.

Chuck Pilcher  
chuck@bourlandweb.com  
206-915-8593

## Angela Ruggeri

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**From:** Richard Gode <rgrogedog528@gmail.com>  
**Sent:** Thursday, March 13, 2014 5:05 PM  
**To:** Angela Ruggeri  
**Subject:** Parkplace development

An eight story building anywhere in Kirkland will change the entire image of our fair city from a user friendly people oriented town to the beginning of a high rise commercial concrete urban city like Bellevue. We are opposed to such a change.....Richard and Nancy Gode

## Angela Ruggeri

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**From:** Tibet Giray <trustg@comcast.net>  
**Sent:** Thursday, March 13, 2014 2:59 PM  
**To:** Angela Ruggeri  
**Subject:** Permit No. ZON11-00006

Dear Ms. Ruggeri,

Please be advised that as a resident of Kirkland, I strongly oppose the request by MRM Kirkland, LLC to amend the CBD 5 zoning to allow 8 stories building height and more intensive residential use. I urge the Kirkland Planning Commission to reject this request. Thank you.

Tibet Giray  
434 – 3<sup>rd</sup> Lane S.  
Kirkland, WA 98033

Email: trustg@comcast.net

## Angela Ruggeri

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**From:** Dave Garland <dgarland@comcast.net>  
**Sent:** Sunday, March 09, 2014 2:38 PM  
**To:** Angela Ruggeri  
**Subject:** Permit Number ZON11--00006-Comment to Planning Commission and City Council

PLEASE SEND A COPY OF THIS EMAIL TO THE MEMBERS OF THE PLANNING COMMISSION AND CITY COUNCIL

Dear members of the City Planning Commission and City Council,

For the last several years I have watched the City Planning Staff, Planning Commission and City Council spend hundreds of hours reviewing the requested changes to the Park Place Development in CBD 5A and now CBD 5 to increase building height and add population to the downtown area under the City Planner's intent to increase city tax revenue in spite of all obstacles such as increased traffic, population density, parking problems and pollution which decrease the quality of life in our beautiful city.

Back in 2010, powerful developer interest convinced the Planner's that raising the building heights in Park Place will create a beautiful regional mall if they will just give them the opportunity to increase the building heights to allow the developer to pack thousands of office workers into the upper floors which would become a very profitable project for Touchstone (the lead developer). The Planner's saw the opportunity to increase the revenue base for Kirkland and rejected every reason from Kirkland's citizens not proceed.

Here we are in 2014, and the Planning Department's recommendation for downtown Kirkland's Park Place has gone nowhere, fortunately, not because of a reconsideration for maintaining a high quality of life where traffic, population density, parking and pollution is livable and controlled, but because of the economy. Touchstone could not fill the city's required commercial retail space so they have sold their interest and moved on to other projects in other cities rather than Kirkland and economic wisdom indicates that Park Place will never fulfill the level of commercial retail space for the project. **Thank God for small favors!**

Once again a developer has come forward to want to build an eight story building next door in CBD5 (434 Kirkland Way) and pack the upper floors with people and once again the City Planner's, seeing the opportunity to increase city tax revenue, will reject the people's concerns of increased traffic, population density, parking programs and pollution in favor of the developer. If the project were to be approved, the city would allow a 8-story building in the middle of all smaller, lower buildings, some only one to two stories in height, creating a huge monolith among the reasonably designed architecture of downtown Kirkland. This project does not make sense for downtown Kirkland!

I am requesting that the Planning Commission and City Council side with the people's concerns for maintaining the high quality of life in downtown Kirkland and reject the re-zoning of CBD5 to allow for 8 stories in this area.

Thank you for your consideration.

Respectfully Submitted,

Dave Garland  
President  
555 HOA  
555 Kirkland Way  
Kirkland WA 98033



## Angela Ruggeri

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**From:** Paul Stewart  
**Sent:** Wednesday, February 26, 2014 9:56 AM  
**To:** Angela Ruggeri  
**Subject:** FW: Please deny MRM's request of an 8-story apartment

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**From:** Sharon Z [mailto:zhous55@hotmail.com]  
**Sent:** Wednesday, February 26, 2014 9:52 AM  
**To:** Planning Commissioners  
**Subject:** Please deny MRM's request of an 8-story apartment

Dear Planning Commissioner;

I am writing to request that you consider to keep the current vision of the Comp Plan and deny MRM's request. Kirkland doesn't need an 8-story apartment in the downtown area.

Downtown Kirkland has had many new houses, condos and apartments in recent years and it has already getting too crowded. We don't need another big building.

Downtown Kirkland is one of the most beautiful place in the state because of its waterfront parks and the small town feel of shops and downtown area. With more big buildings coming in, the small beach town feel that attacked so many people, like me will be ruined.

What we need is more business - office buildings so people can find jobs near by and property taxes can be lower. We should learn a lesson from the Sammamish where residents pay very higher property taxes due to lack of businesses to support the schools, & etc.

Sharon Zhou

## Angela Ruggeri

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**From:** Eric Shields  
**Sent:** Thursday, March 13, 2014 7:59 AM  
**To:** Angela Ruggeri  
**Subject:** FW: Please no height increase

Eric Shields

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**From:** June Real [mailto:junie.boots@hotmail.com]  
**Sent:** Wednesday, March 12, 2014 9:27 PM  
**To:** Planning Commissioners  
**Subject:** Please no height increase

In the event there will be many speakers at the meeting tomorrow evening, I would like to take this opportunity, to NOT allow any height increase, in the Central Business District. As noted we have in that area, the QFC, a very busy well attended Senior Center with Youth Center adjoined, other shops and a well attended children's park. Very busy Pancake House. Before coming to Kirkland 15 years ago I lived in Redmond, and the changes to that city, because of the vast amount of large apartment buildings, the heavy impact of traffic has changed that city, beyond belief - traffic wise. Kirkland is unique in that it has CHARM, which no doubt will be lost, and will not be regained, once it has gone through drastic overbuilding. If there is any doubt please take a look at downtown Redmond, it is one very busy traffic in both directions. We will lose all the charm we have. THINK people - think.

Sincerely, June Real

702 Kirkland Way #11      Phone: 739-6720

## Angela Ruggeri

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**From:** Eric Shields  
**Sent:** Monday, March 03, 2014 8:30 AM  
**To:** Angela Ruggeri  
**Subject:** FW: Please preserve our city, and stop 8-story buildings from going up

Eric Shields

**From:** Vanessa Howell [mailto:vanessa@vanessalh.com]  
**Sent:** Friday, February 28, 2014 8:43 PM  
**To:** Planning Commissioners  
**Subject:** Please preserve our city, and stop 8-story buildings from going up

Hi there,

I'm writing you in regards to the recent proposal by MRM to build an 8-story apartment building at 434 Kirkland Way.

I love Kirkland. Our city has a unique character that is charming, intimate and welcoming. A vibrant city center with many local businesses, walkable streets and abundant free space to relax.

It was with some concern that I read about the proposal to put an 8-story building at 434 Kirkland Way. I think high rise buildings will significantly detract from our city's culture, and turn it into a city of barren office towers and isolating high rise apartment buildings.

I urge you to deny the request for an 8 story building, at this location or any location in Kirkland.

Preserve our city's vibrant, small town intimate character. I know this is something we all cherish.

With regards,  
Vanessa

## Angela Ruggeri

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**From:** Eric Shields  
**Sent:** Friday, March 14, 2014 4:40 PM  
**To:** Angela Ruggeri  
**Subject:** FW: Proposed 8-story bldg. in Kirkland

Eric Shields

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**From:** Kathy Frank [mailto:frogspk@frontier.com]  
**Sent:** Friday, March 14, 2014 3:49 PM  
**To:** Planning Commissioners  
**Subject:** Proposed 8-story bldg. in Kirkland

Commissioners,

I am writing to let you know that we strongly oppose the proposed 8-story apartment building at 434 Kirkland Way, currently a Microsoft facility. We've lived here 28 years and seen Kirkland grow a lot, and we've already been discouraged by some of the changes we've seen and by the proposal for a major expansion of Parkplace. The last thing we want to see is an 8-story apartment building that will just be an eyesore and take us farther down that road toward looking like downtown Bellevue!! Kirkland has a lot of charm, and those of us who call it home want to keep it that way. Big money talks, however, and we feel our voices will hardly be heard in comparison.

Please don't let this be approved. Listen to us just this once. Isn't that what your job is? I came once and spoke up at a meeting against the proposed increase in height limits for Parkplace, but, like the others there against the plan (including an architect who talked about the drawbacks of the plan), I was ignored. We don't trust you anymore to make decisions based on the desires of the homeowners and residents of Kirkland, and that's a terrible shame.

Kathy & Paul Frank  
1850 3rd Street  
Kirkland

## Angela Ruggeri

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**From:** Eric Shields  
**Sent:** Monday, March 10, 2014 8:42 AM  
**To:** Angela Ruggeri  
**Subject:** FW: proposed apartment building

Eric Shields

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**From:** Pat Ranieri [mailto:yourhome@patranieri.com]  
**Sent:** Friday, March 07, 2014 6:17 PM  
**To:** Planning Commissioners  
**Subject:** proposed apartment building

Dear Commission Members,

We moved from Seattle to Kirkland three years ago precisely because of its “village” feel, low buildings, walkability, and a fairly well designated center. We were never interested in living in Bellevue because of its high rise buildings.

When we moved to Kirkland, we did know about the proposed designs for Park Place, and we were comfortable with that because it offered amenities for the community as a whole. However, we would hate to see a developer allowed to build an eight story building on the proposed site. It is not needed and would then open the door to further high rise development. Then, as they say, “there goes the neighborhood!”

Thank you for your consideration,

Pat and Giovanni Ranieri

## Angela Ruggeri

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**From:** Eric Shields  
**Sent:** Wednesday, March 05, 2014 8:46 AM  
**To:** Angela Ruggeri  
**Subject:** FW: Re MRm request to build EIGHT story apartment building.

Eric Shields

**From:** vcaunt@aol.com [mailto:vcaunt@aol.com]  
**Sent:** Tuesday, March 04, 2014 10:43 PM  
**To:** PlanningCommissioners@kirklandwa.gov.  
**Subject:** Re MRm request to build EIGHT story apartment building.

Members of the Kirkland Planning Commission,

We have owned a home in Kirkland for the past ten years. We bought here because of the uniqueness of this city. Since we have been here, our property taxes have soared and our ability to navigate the city has been greatly diminished. Finding parking, if you choose to drive into town, has become increasingly frustrating.

I am writing in regards to the eight story building that is proposed on the property at 434 Kirkland Way.

It seems the planning commission is more concerned about building a tax base, while totally disregarding how it affects the lifestyle of those of us living the the downtown area.

Parkplace, new condos along Lk. Wash. Blvd. and 85th, will you only stop this insanity when there is gridlock each and everyday?

Perhaps looking at traffic flow and solving our already existing congestion issues might be the prudent place to start rather than building building building and then ending up with an unsolvable situation.

Totem Lake could certainly use some updating, so perhaps your desire for expansion should focus on that part of the city. Eight stories there would definitely fit in with the existing hospital and various other tall buildings in the area.

I am for making downtown Kirkland better, but erecting high rises will only destroy what we now have. Most of us moved here because Kirkland was special.

Disappointed is an understatement on how I feel about this Planning Commission decisions. My advise to all of you, is look past today. Once these tall building start popping up, there is no going back.

Virginia Caunt

## Angela Ruggeri

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**From:** CP Grosenick <cpg.iii@frontier.com>  
**Sent:** Thursday, March 13, 2014 6:41 AM  
**To:** Angela Ruggeri  
**Subject:** Rezone Downtown-MRM

Hello Angela:

As a 20 + year resident of Kirkland it's been interesting to witness the continuing development of the downtown core including Parkplace area plans. Most of the development has been tastefully done making our fair city very livable for the most part.

One of our most profound changes is the continued erosion of the city's ability to withstand the pressure from developers to modify zoning rules. These changes are usually at the expense of Kirkland residents and existing businesses. We've experienced our own issues with housing developers allowed to bend the zoning codes on the property immediately to our west, a number of years ago.

We need those currently in charge of approving developments around town to be stewards of Kirkland residents' desire to limit and stop the erosion of existing zoning laws that only benefit developers. Please take these thoughts into consideration during this time as the MRM development is being debated.

If you wish to discuss further please feel free to call me.

Sincerely yours,

CP & Martha Grosenick  
1917 3rd Street  
Kirkland, WA 98033

206-719-3505

## Angela Ruggeri

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**From:** Lynn Geib <lynngeib.art@gmail.com>  
**Sent:** Thursday, March 13, 2014 2:38 PM  
**To:** Angela Ruggeri  
**Subject:** rezone of 434 Kirkland Way

To the City of Kirkland,

I object to the rezone of 434 Kirkland Way to allow 8 stories. I object to allowing 8 stories anywhere in downtown Kirkland. It would totally change the small-town, intimate, community character of central Kirkland. The city needs to write zoning codes in a way that does not allow developers to push the city around in order to achieve Kirkland's goals. Say NO to 8 story development in central Kirkland. Five stories is enough, 6 if they provide plenty of public benefits. NO HIGHER!!!

Thank you,

Lynn Geib

Kirkland homeowner since 1986

## Angela Ruggeri

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**From:** Angela Ruggeri  
**Sent:** Thursday, March 13, 2014 3:55 PM  
**To:** Planning Commissioners  
**Subject:** FW: REZONE TO 8 STORIES DOWNTOWN

-----Original Message-----

From: Bob Routt [mailto:[ibrunning26@gmail.com](mailto:ibrunning26@gmail.com)]  
Sent: Thursday, March 13, 2014 1:41 PM  
To: Angela Ruggeri  
Cc: Robert Routt  
Subject: REZONE TO 8 STORIES DOWNTOWN

I am a lifelong Houghton/Kirkland resident, and I vote YES to the proposal. Kirkland cannot expect to create and maintain a strong village-like central zone if it does not increase the density of both residential and commercial areas. As long as the commercial areas stay as far away from the heart of the village as the east side of Park Place, I am 100% in favor.

I am tired of walking to the village core and watching business after business fail. We are not going to attract the desired walking traffic if few people live and/or work close enough to walk there in a reasonable time.

It seems this has been Kirkland's desire which is born out by the changes in zoning, yet every time something meeting the new zoning tries to get approved it gets sidetracked by a relatively few organized, loud and persistent people that want things to stay the same.

Our council needs to grow a backbone and lead, not continue to be bullied into rescinding or compromising the goals they have set for the village center.

Sincerely,  
Bob Routt

## Angela Ruggeri

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**From:** Mark Schiller <schiller.mark@gmail.com>  
**Sent:** Thursday, March 13, 2014 1:29 PM  
**To:** Angela Ruggeri  
**Subject:** Rezone to allow 8-story building south of Park Place

Dear Ms. Ruggeri,

Please say it ain't so. Why allow increased height and increased density? We as a community don't have to do this. We can choose to maintain a lower-profile downtown area. I live in Kirkland because it is NOT Bellevue. If you allow 8-story buildings, what's next? Fifteen stories? Twenty stories? It's a slippery slope and you have the power to keep Kirkland from slipping.

Mark Schiller  
809 9th Avenue South  
Kirkland, WA 98033  
425.827.2968  
[schiller.mark@gmail.com](mailto:schiller.mark@gmail.com)

## Angela Ruggeri

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**From:** Eric Shields  
**Sent:** Friday, February 28, 2014 8:37 AM  
**To:** Angela Ruggeri  
**Subject:** FW: Say NO to MRM's 8-story apartment complex proposal

Eric Shields

**From:** Bernice Jing Ye [mailto:bernice.ye@gmail.com]  
**Sent:** Friday, February 28, 2014 12:12 AM  
**To:** Planning Commissioners  
**Subject:** Say NO to MRM's 8-story apartment complex proposal

Hi Dear Planning Committee,

I would like to petition that the City of Kirkland to reject the MRM's proposal for a 8-story apartment complex.

This proposed the plan will not only block the view of beautiful kirkland skylight and lake washington, it will also bring huge density, parking and traffic issues right off 405, which makes anyone to go in and out of kirkland very difficult.

Please take this very seriously and reject the MRM's new plan. The original plan will bring benefits to residents here and the new plan will be destructive.

Thanks!  
-Bernice

## Angela Ruggeri

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**From:** Angela Ruggeri  
**Sent:** Monday, March 17, 2014 2:31 PM  
**To:** Planning Commissioners  
**Subject:** FW: Size Matters – 8 is WAY too big

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**From:** Robin Herberger [mailto:mediaworks1@frontier.com]

**Sent:** Thursday, March 13, 2014 6:19 PM

**To:** Angela Ruggeri

**Subject:** Size Matters – 8 is WAY too big

Angela,

I strongly urge the City to give a resounding “NO!” to MRM’s request for an amendment to the City’s zoning height restriction. I’m sick of the pillage and plunder of Kirkland by greedy developers, and a City administration that bends over backwards for these guys. Of course, 8 stories is too high at this location! Anyone who’s not going to benefit financially or has two brain cells to rub together knows that.

What is the point of a city having zoning restrictions when every time a developer comes along and wants to exceed them, they get an amendment to do whatever they want, Kirkland citizens be damned.

I’m probably spitting into the wind, but I hope the City of Kirkland listens to the people who actually live here – not to developers swooping in for a financial kill – and says NO! to granting MRM an amendment to the current zoning code that was established by the City for a reason. Please abide by your own rules.

Robin Herberger  
Kirkland, WA

## Angela Ruggeri

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**From:** Cindy Springer <springer.cindy@gmail.com>  
**Sent:** Tuesday, March 11, 2014 7:42 PM  
**To:** Planning Commissioners  
**Cc:** Angela Ruggeri  
**Subject:** Stop MRM Development

Dear Planning Commissioners,

As a resident of Kirkland for ten years and a native Washingtonian, I am writing to protest the allowance of the eight story MRM building in downtown Kirkland. Please do not approve this project in its current 8 story request.

The surrounding streets in the area cannot bear any more traffic. I live on 6th St behind this area and the traffic is backed up from 520 to Central Way during rush hour. It's also backed up along State street from 520/Lakeview Drive and along Lake Washington Blvd into downtown Kirkland. Aren't you ever on those roads during peak traffic times? I invite you to come sit in my yard and experience firsthand the traffic gridlock including the honking horns and irate drivers. I invite you to try to hold a conversation while standing in front of my house or better yet, try to pull out of my driveway between 4 pm and 6:30 pm. Get out of your office and come see for yourself.

Are you not aware of the current gridlock on all of these major streets or are you so eager to have the tax revenue this building would bring that you are turning a blind eye? All of these roads are two lane roads. There is no way to make the streets bear any more traffic.

Developments like MRM diminish the character of Kirkland which is what makes Kirkland so desirable. If you allow this development you will forever change what has always been the best part of Kirkland, the small town feel. Please DO NOT allow MRM to put 8 stories in that location. Stick to the current regulations. Too much sky in downtown Kirkland has been given up in the name of development and revenue.

Please consider the long term impact this development will have and if you allow it you may as well merge Kirkland with Bellevue and change its name.

I thank you for your time and consideration.

Best regards,

Cindy Springer

121 6th Court

Kirkland

206-499-0866



## Angela Ruggeri

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**From:** John Sherwood Jr. <jsherwoodjr@prklaw.com>  
**Sent:** Sunday, March 09, 2014 1:40 PM  
**To:** Angela Ruggeri  
**Subject:** Support for MRM PAR request

Dear Ms. Ruggeri,

I've been a resident of Kirkland for 17 years and feel that we should be a city that promotes the development of our downtown area so we can continue to be unique yet still compete with neighboring cities. Adding more density or residential units to the downtown area with mixed retail benefits the City of Kirkland, through increased taxes collected by the City and a customer base to support those businesses (rather than having residents shop in other cities). That seems to be the way successful cities are heading and we could use the housing opportunities for many of the tech employees we have flocking to our city. We'd rather have them live here and support our small business than drive here and then leave.

The project is also in line with other developments nearby and is not inconsistent with the office buildings behind it and the mixed use buildings to the south.

I ask that you APPROVE the MRM PAR request.

Sincerely,

John F. Sherwood, Jr.  
Dir: (425) 990-4029

## Angela Ruggeri

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**From:** Eric Shields  
**Sent:** Monday, March 03, 2014 8:26 AM  
**To:** Angela Ruggeri  
**Subject:** FW: Undeliverable: MRM development

Eric Shields

-----Original Message-----

**From:** Frank Monahan [mailto:frank.c.monahan@gmail.com]  
**Sent:** Sunday, March 02, 2014 12:44 PM  
**To:** Planning Commissioners  
**Subject:** Fwd: Undeliverable: MRM development

>

>

> I urge you to turn down the request for 8 stories on the property in Parkplace. We don't need more hi-rise living space we need a strong business core. The 3 story variance was because of the total comprehensive busy development that went along with the original developers plan. Lets not sell out to the first thing tat comes along.

>

## Angela Ruggeri

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**From:** Doug Engle <Doug.Engle@EsCRail.org>  
**Sent:** Thursday, March 13, 2014 8:22 AM  
**To:** Angela Ruggeri  
**Subject:** Yes, to more building height in Kirkland

After watching the horrible impact the city had on the proposed Park Place re-development, let's let the height happen and move the city forward.

As real estate becomes more costly as it has all along the Eastside, developers must go up in order to make the effort worth while.

The city took a creative tiered building approach with open spaces at Park Place and turned it into an ugly group of boxes.

Please don't do it again.

Doug Engle  
832 Lake St S.  
mobile: +1.425.891.4223

## Angela Ruggeri

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**From:** Paul Stewart  
**Sent:** Wednesday, February 05, 2014 8:38 AM  
**To:** Angela Ruggeri  
**Cc:** Eric Shields  
**Subject:** FW: Zoning amendment requests in downtown Kirkland

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**From:** Mike Mathers [mailto:mmathers@allenedmonds.com]  
**Sent:** Wednesday, February 05, 2014 8:34 AM  
**To:** Planning Commissioners  
**Subject:** HNA: Zoning amendment requests in downtown Kirkland

The property owner of the old True Value Hardware/Bungee Studios/Halo building (now Microsoft) next to the Pancake House in downtown Kirkland has applied for two zoning amendments:

- An increase to 8 stories (instead of 5)
- To allow residential (it's currently zoned retail and office)

Another bad idea! Already bad traffic on south street (side) and parking for QFC getting worse. Also, five stories is plenty high!

Stop the massive building!!

Mike

**Mike Mathers**  
Wholesale Representative  
mmathers@allenedmonds.com  
t +1 206 790-9493

**Allen Edmonds Corporation**  
201 East Seven Hills Road, P.O. Box 998 | Port Washington, WI 53074 USA  
AllenEdmonds.com



## Angela Ruggeri

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**From:** Sherri Lynn <laboogiedragon@yahoo.com>  
**Sent:** Thursday, March 13, 2014 1:58 PM  
**To:** Angela Ruggeri  
**Subject:** Zoning change in Kirkland, CBD 5

To Whom It May Concern,

I would like to express my opposition to zoning changes proposed by MRM Development to Central Business District 5 increasing height limitations to 8 stories. I feel that this would dramatically change the character of our city. We do not want to look or feel like downtown Bellevue or Seattle. Kirkland has had a different look & feel throughout its history & as a resident of 30+ years, I would like Kirkland to continue to retain its character. I am quite certain that my neighbors in the Everest Neighborhood share my views & concerns.

Please consider the will of the people as well as obvious revenue that the proposed project for this area would obviously generate for the City's coffers.

Thank you for hearing our concerns,

Sherri Lynn

## Angela Ruggeri

---

**From:** Maureen Manley <momanley@earthlink.net>  
**Sent:** Thursday, March 13, 2014 9:32 AM  
**To:** Angela Ruggeri  
**Subject:** Zoning for new buildings in Kirkland

To whom it may concern,

I have been a resident of Kirkland for over 20 years. I've experienced huge growth in the city since my arrival here. As growth and change are natural and have their benefits, it also must be managed! The traffic in Kirkland has already become unmanageable! The idea of adding 8 story office buildings is ludicrous! It's not only a traffic issue it's also would be a glaring depletions on the culture, essences and soul of our city. Please note this 20+yr residence of Kirkland stands against the addition of these buildings.

Sincerely,

*Maureen Manley, MA*



[www.MaureenManley.com](http://www.MaureenManley.com)  
[Find Spirit In Motion on Facebook](#)

## Angela Ruggeri

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**From:** Carol Lynn <doulacarol@gmail.com>  
**Sent:** Thursday, March 13, 2014 8:53 AM  
**To:** Angela Ruggeri  
**Subject:** Zoning in Central Business District 5 (CBD5)

I cannot attend the meeting concerning the change in zoning this evening, but want to express my concern. Thirty years ago, I moved to a waterfront community where I could walk to the downtown with my kids, buy a used book and some ice cream cones and sit on the beach and chat with my neighbors. Now I can't see the water as I drive by, the stores I could afford are gone, Parkplace has become a sort of ghost town compared to the fun place it used to be. The hardware store is gone, replaced by offices, now even the skyline will be gone and it won't matter because the traffic will be so bad that shopping at QFC or going to Starbucks won't be possible because of the congestion. The views of the mountains are obscured by the tall buildings, and the places we can enjoy on sunny days are all succumbing to shadowy spots beneath tall buildings. If we are to allow bullying by corporations that have money, we will sacrifice what we have left of our city. I am 67 years old, and there was a time that people older than me regretted the progress of new neighborhoods taking over, my own home being part of this, so to put things in perspective I am just one more voice wishing for the old days....but can we stop somewhere before we lose everything?  
Please, please, carefully consider what we stand to lose.

Thank you,  
Carol Lynn  
11723 NE 100th Place

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[DoulaCarol@gmail.com](mailto:DoulaCarol@gmail.com)

[www.DoulaCarol.org](http://www.DoulaCarol.org)

(425) 822-0633

(425) 241-6963

"Women are carriers of life. We hold the fruit of our loving beneath our hearts. For too long we have lost touch with the fullness of the mystery due to modern technological culture." Susun Weed

ERIC C. EVANS

2472 173<sup>rd</sup> Place NE, Redmond, WA 98052 Tel. 425.429.8168

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March 13, 2013

Kirkland Planning Commission  
**CITY OF KIRKLAND**  
123 Fifth Avenue  
Kirkland, WA 98033

RE: MRM Private Amendment Request (PAR)  
City of Kirkland File #ZON11-00006/SEP13-00554

Dear Kirkland Planning Commission Members,

Please accept this letter of support for the MRM Private Amendment Request. For the past 25 years, I have been developing market rate and affordable housing throughout the Pacific Northwest. In addition, I have had the pleasure of developing both market rate and affordable communities in Kirkland. From the South Kirkland Park & Ride with its 185 market rate residences, 6,000 square feet of commercial and 58 affordable residences to the Francis Village Community in Totem Lake, I can personally attest to the need for additional affordable and market rate housing options in Kirkland.

I can also personally attest that these opportunities would not have been possible without the support and leadership of the City of Kirkland to include a mix of housing and commercial opportunities within the City. These efforts in addition to being consistent with a wide variety of Comprehensive Goals and Policies and the Vision of the City of Kirkland, the City's actions are working to bring a diversity of housing and commercial opportunities that will strengthen our economic base and enable more of Kirkland's residents and its employment base the opportunity to enjoy the quality of life that is uniquely Kirkland.

I firmly believe that the MRM Private Amendment Request represents another unique opportunity to further vision of the City by providing additional housing supply in a tight market that can help sustain and compliment the growing retail and economic base downtown with little or no impact to the surrounding community.

Kirkland has been and continues to be a great place for me and the firms with which I have done business. One of the reasons for this is that the City has demonstrated a keen insight in seizing opportunities. Be it the Kirkland Cross Border Trail, or the South Kirkland Park & Ride, the City has proven to be quite nimble in adapting to new ideas that will make the City and the quality of life for its residents more dynamic, more livable, more Kirkland.

We are blessed with a strong economic base, finding creative ways to support that economic base with housing options close to jobs, great schools and vibrant retail is something that Kirkland has a proven track record accomplishing and I encourage you to help support that inventory with your recommendation today.

As a participant in the City's recent ARCH Housing workshop, I was asked what Cities can do to make housing more affordable to all. Your actions today can help bring about more housing options for our community and help ease some of the pressure and provide a great opportunity at the heart of Kirkland.

I appreciate your consideration, support and continued leadership.

Sincerely,

A handwritten signature in black ink, appearing to read "Eric C. Evans". The signature is stylized with a large, looping initial "E" and a long, thin tail extending downwards.

Eric C. Evans

Given to PC at 4/24/2014 mtg.



719 Second Avenue, Suite 1150  
Seattle, WA 98104-1728  
206-623-9372  
vnf.com

April 23, 2014

**VIA EMAIL**

Kirkland Planning Commission  
City of Kirkland  
123 Fifth Avenue  
Kirkland, WA 98033

Re: MRM Private Amendment Request (PAR)  
File No. SEP13-00554/ZON11-00006

Honorable Planning Commission Members:

I am writing on behalf of Davidson, Serles and Associates, owner of the Emerald Building at 520 Kirkland Way.

The recent request by MRM to indefinitely continue is Private Amendment Request (PAR) must be denied. Either MRM should withdraw its PAR or the Planning Commission should recommend its denial.

PARs are governed by Kirkland Municipal Code Chapter 140.20. A key factor in whether to consider a PAR is whether the private request to amend the City's Comprehensive Plan should be scheduled in the current year in advance of the overall update to the Comprehensive Plan. It would be contrary to this code section to continue a PAR so that it can be considered during the 2015 Comprehensive Plan amendment process. If MRM wants its proposal considered in 2015 it should withdraw the PAR.

PARs must be processed as a Type IV review under KMC Chapter 160. Under KMC 160.85.5, the City Council does not have the authority to "continue" a PAR. It must approve, modify and approve, or disapprove. MRM's request for an indefinite continuance is contrary to this code provision.

MRM has asked for a continuance to allow time for greater certainty concerning Park Place. However, there is no basis to assume that Park Place issues will be resolved during the 2015 Comprehensive Plan amendment process.

The Planning Commission and members of the public have put extensive time and effort into reviewing the current PAR. It would be unfair to the Planning Commission and to the public to indefinitely continue this process. The Planning Commission has already lost one member who began review of this PAR. A continuance could result in more Planning Commission members leaving prior to a final recommendation. Future hearings will inevitably be needed if a continuance is granted. Under these circumstances the PAR should simply be denied and MRM can reapply in the future.

It is time for the Planning Commission and the City Council to act. If MRM fears the likely result, it should withdraw its application.

Very truly yours,



Brent Carson

BC:jes

Attachments

cc: Client  
Ms. Angela Ruggeri

## Angela Ruggeri

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**From:** Ken Davidson <Ken@kirklandlaw.com>  
**Sent:** Tuesday, April 22, 2014 5:27 PM  
**To:** Jon Pascal; Mike Miller; Glenn Peterson; Colleen Cullen; elabiberte@kirklandwa.gov; C Ray Allshouse; Carter Bagg  
**Cc:** Angela Ruggeri; Brent Carson (brc@vnf.com)  
**Subject:** MRM PAR File No. ZON 11-00006  
**Attachments:** VIEW 1.1 - EXIST.jpg; VIEW 1.2 - BLDG 5.jpg; VIEW 1.3 - BLDG 7.jpg; VIEW 2.1 - EXIST.jpg; VIEW 2.2 - BLDG 5.jpg; VIEW 2.3 - BLDG 7.jpg

Dear Commissioners,

After your hearing on the MRM PAR, the planning commission handled the requested change in use with the consensus being to recommend denial, but did not have time to decide on the requested change in height and appeared to be willing to consider a lesser alternative such as a change to a 6 or 7 story height. In anticipation, that a 7 story height would be discussed at the hearing on April 24, we had the attached exhibits prepared to provide other vantage points for looking at the impacts of changes in heights. We felt that cross-section presented by the applicant looking at the possible building from the south and comparing it only to the neighboring Emerald Building was misleading and did not consider the larger environment. Using a model we had developed for the Parkplace PAR, we developed the attached perspectives to show how redevelopment of an office building at 434 Kirkland Way would relate to its larger surroundings.

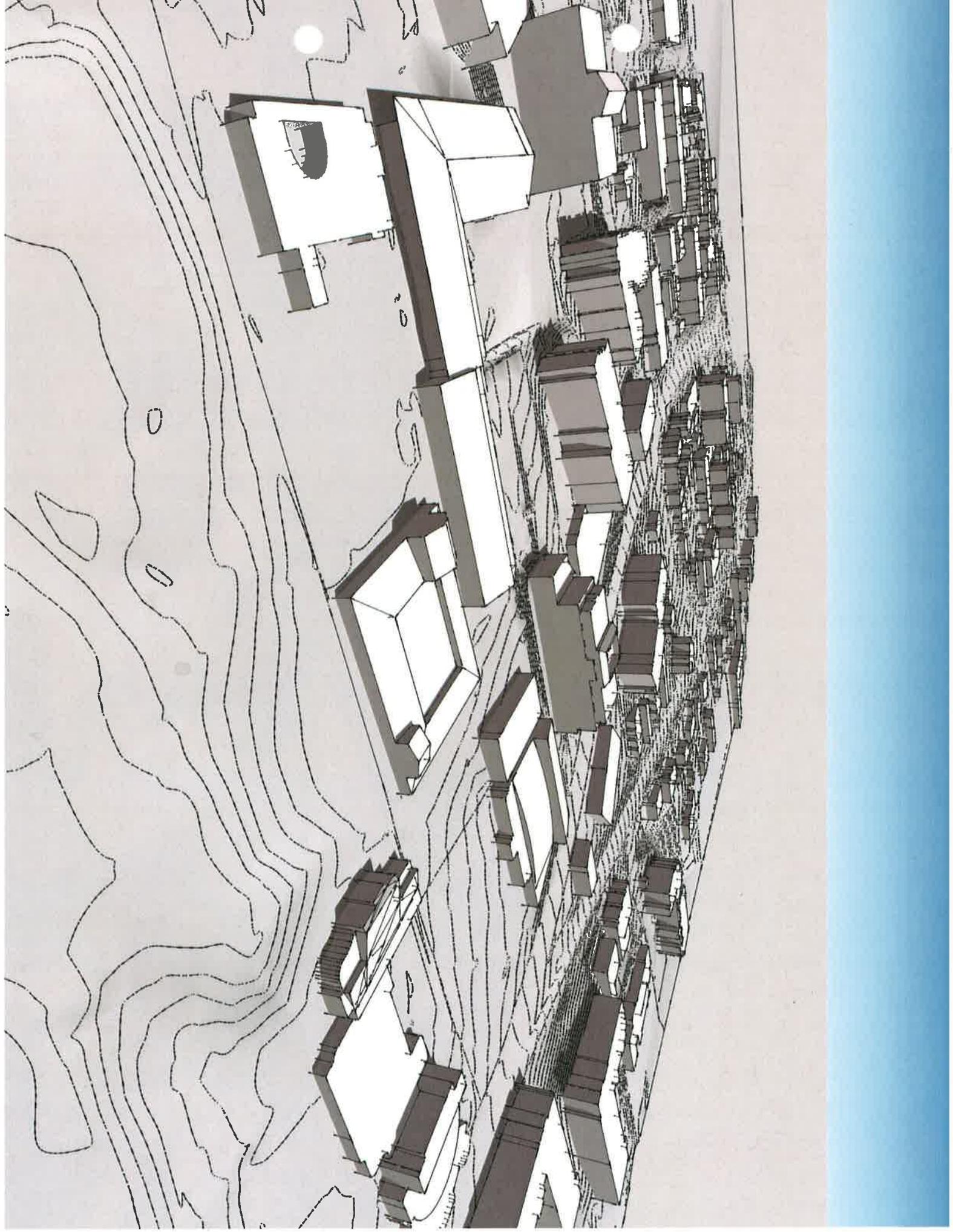
View 1.1 shows the existing condition in the area with topographic lines illustrating the slope of the area as Kirkland Way and Central Way rise up toward the east. View 1.2 shows the zoning envelope for an office building at 434 Kirkland Way under current zoning and 1.3 shows what it would be if the height were increased to 7 stories. View 2.1 shows the existing view of a pedestrian standing at the entrance area of the Kirkland Public Library looking to the east. View 2.2 shows what the same view would be with an office building built within the existing zoning envelope at 434 Kirkland Way and View 2.3 shows it with one built within a 7 story envelope.

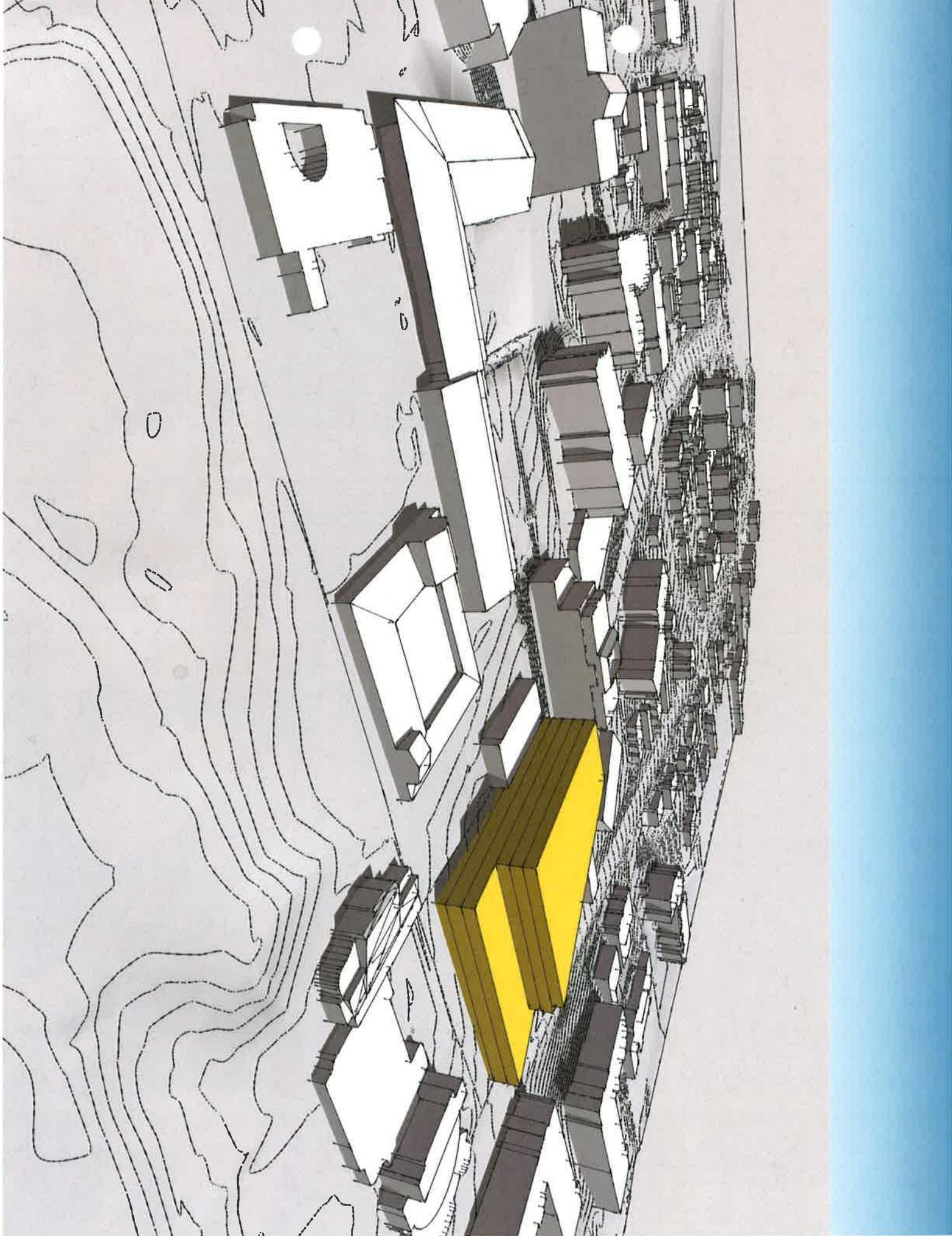
These views demonstrate that an office building developed under current zoning will fit with its environment. Under current conditions, buildings follow the topography up the hill and as one stands at the library or other points in the west part of downtown and looks east, one has the sense of that topography and the horizon in the distance. However, a 7 story building at 434 would be badly out of scale with the buildings around it. It would create a wall-like effect and move the horizon closer for pedestrians in the park, at the library or at other points along Kirkland Way.

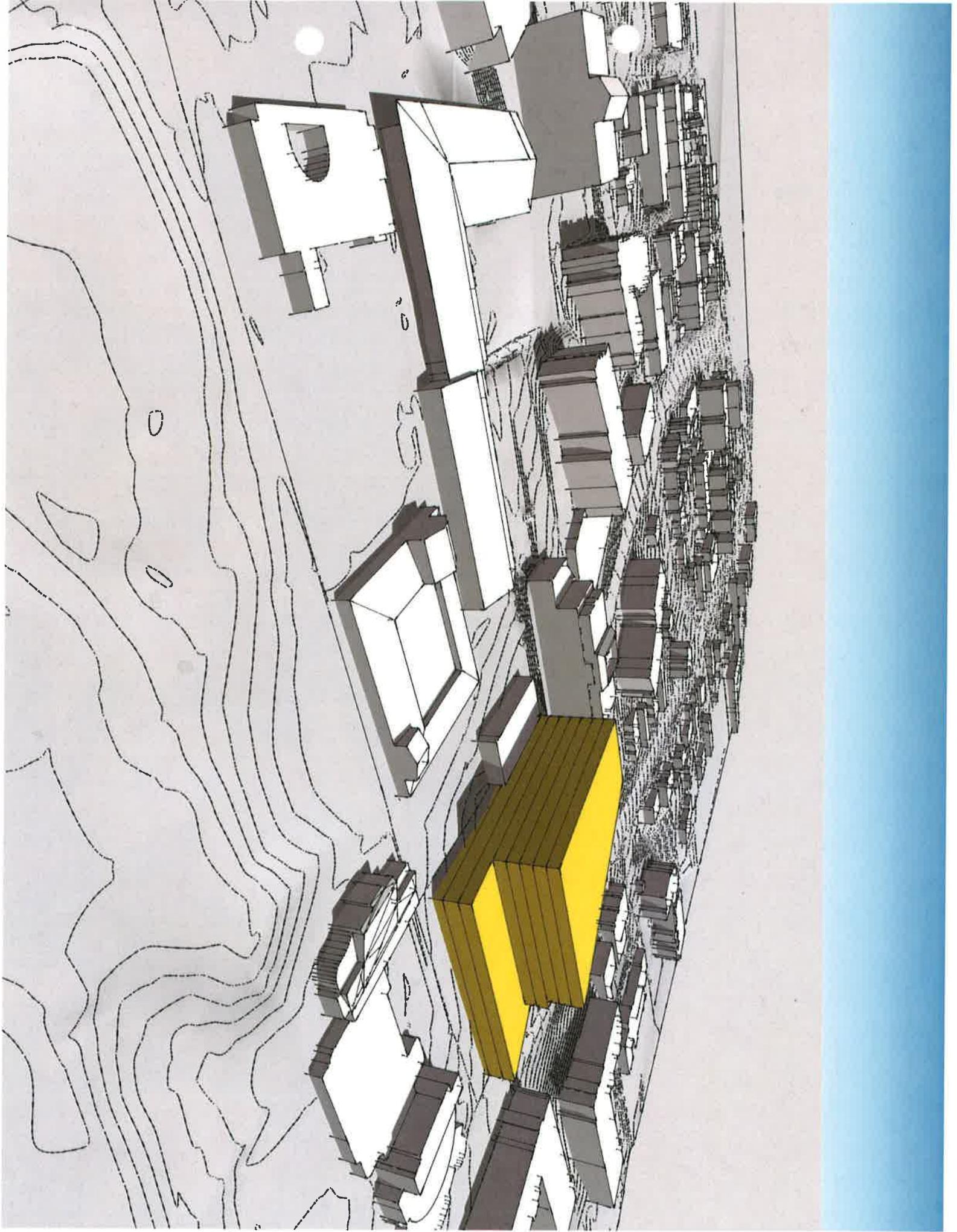
MRM's sole justification for increasing heights on its property is that its property may abut an 8-story building in Parkplace which was referred to as Building E in Touchstone's presentation of its redevelopment plans to the Planning Commission and Design Review Board. It should be remembered that Building E was in the second phase of Touchstone's proposed redevelopment and would have been the last building constructed. As you know, Touchstone abandoned its redevelopment effort and sold its interest to its partner, Prudential. Various news accounts have disclosed that Prudential has a new development partner and that there will be a new direction for Parkplace which will involve a smaller, scaled-down project. The center-piece of the Touchstone proposal was a 300,000 square foot, regional shopping center and it asked for a height increase to 8 stories to allow it to build the 1.2 million sq. ft. of office it said was needed to support the retail project. The City accepted the trade-off, but included in zoning code a required ratio of 1 square foot of retail for 4 square feet of office. The concept of a regional shopping center has never materialized and most likely never will. In 6 years Touchstone never identified a single major new tenant for its retail center. The Bravern—the last regional shopping center built in the area—is struggling with 20% vacancy. E-commerce has taken a bite out of brick-and-mortar retail. Parkplace has and will likely continue to serve as a neighborhood shopping center and have far less than 300,000 square feet of retail. As such, its retail component will likely be in the 100,00 to 150,000 square foot range. Its corresponding office component will then be in the 400,000 to 600,000 square foot range, which could be accomplished without ever building what was designed as the 8-story Building E. If there is no reasonable expectation that Building E will be built, there is no justification for allowing a height increase on the MRM property.

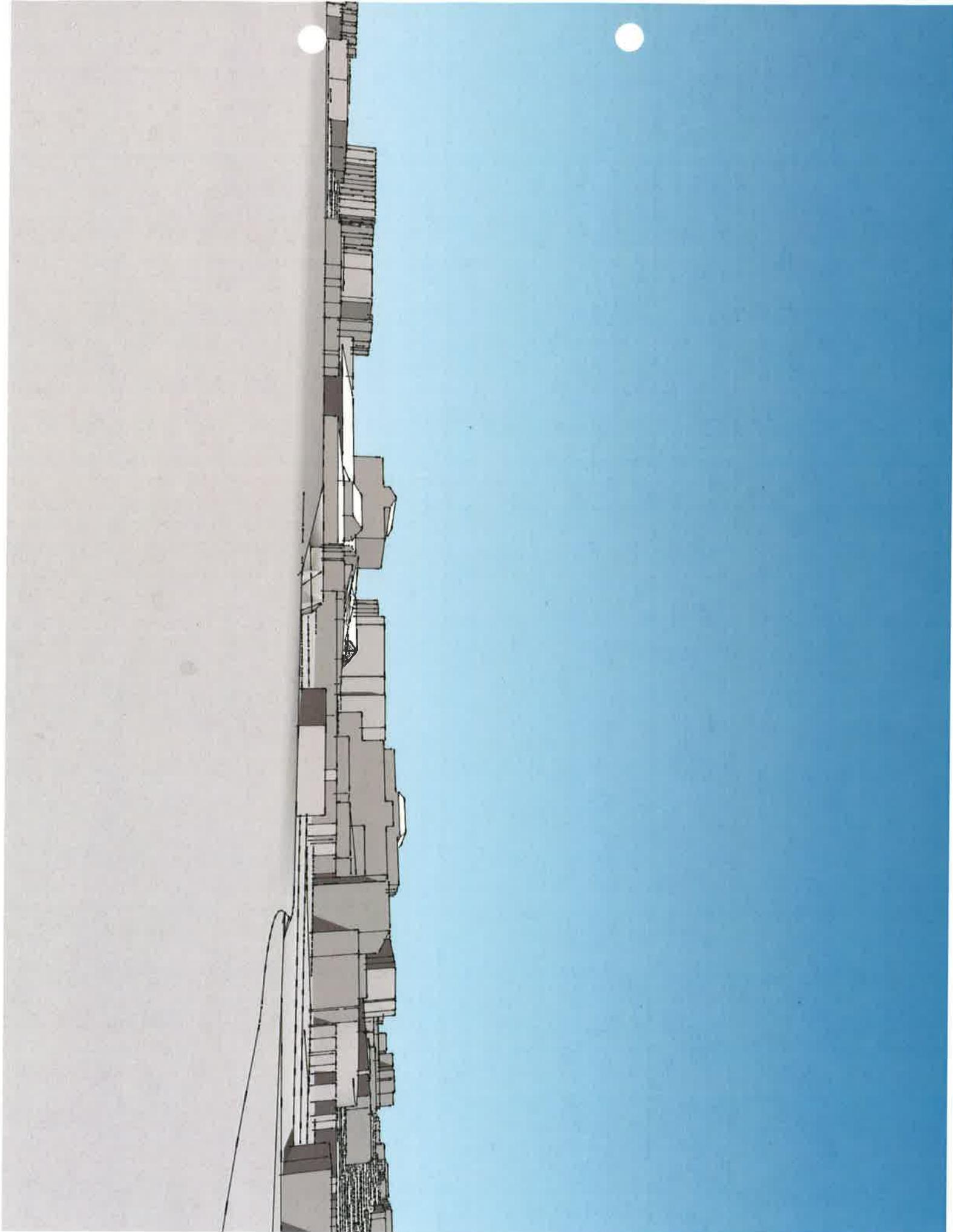
MRM has suddenly asked to table its PAR offering that the Planning Commission may struggle less with this PAR if it had more information about the new direction of Parkplace. In reality, MRM may simply feel like the party who realizes on the first day of trial that the judge does not appear convinced his case has merit. Under court rules such a party could move for a voluntary dismissal to avoid further cost and the effect of an adverse ruling. However, the party could not continue the trial indefinitely in hopes new evidence would emerge or the judge would retire. In this case, MRM could withdraw its PAR. If it does not, then the Planning Commission should complete the public process it has been undertaking for the last year and a half on this PAR. There has been a great deal of time spent by neighbors and other members of the public in responding to the PAR and time of the staff and Commission in reviewing the facts and issues. It is unlikely any new information about Parkplace's future will arise in the near future, which would change the outcome. Already one commissioner who began this process has left the Commission because his term expired and if the future of Parkplace is not known for two years, the terms of three more commissioners who have heard this case will have expired. The Commission should conclude this public process by deciding that the applicant has not presented compelling reasons for modifying the Comp Plan for CBD 5 and recommend denial of the PAR. Thank you for considering this email and attachments.—Ken Davidson

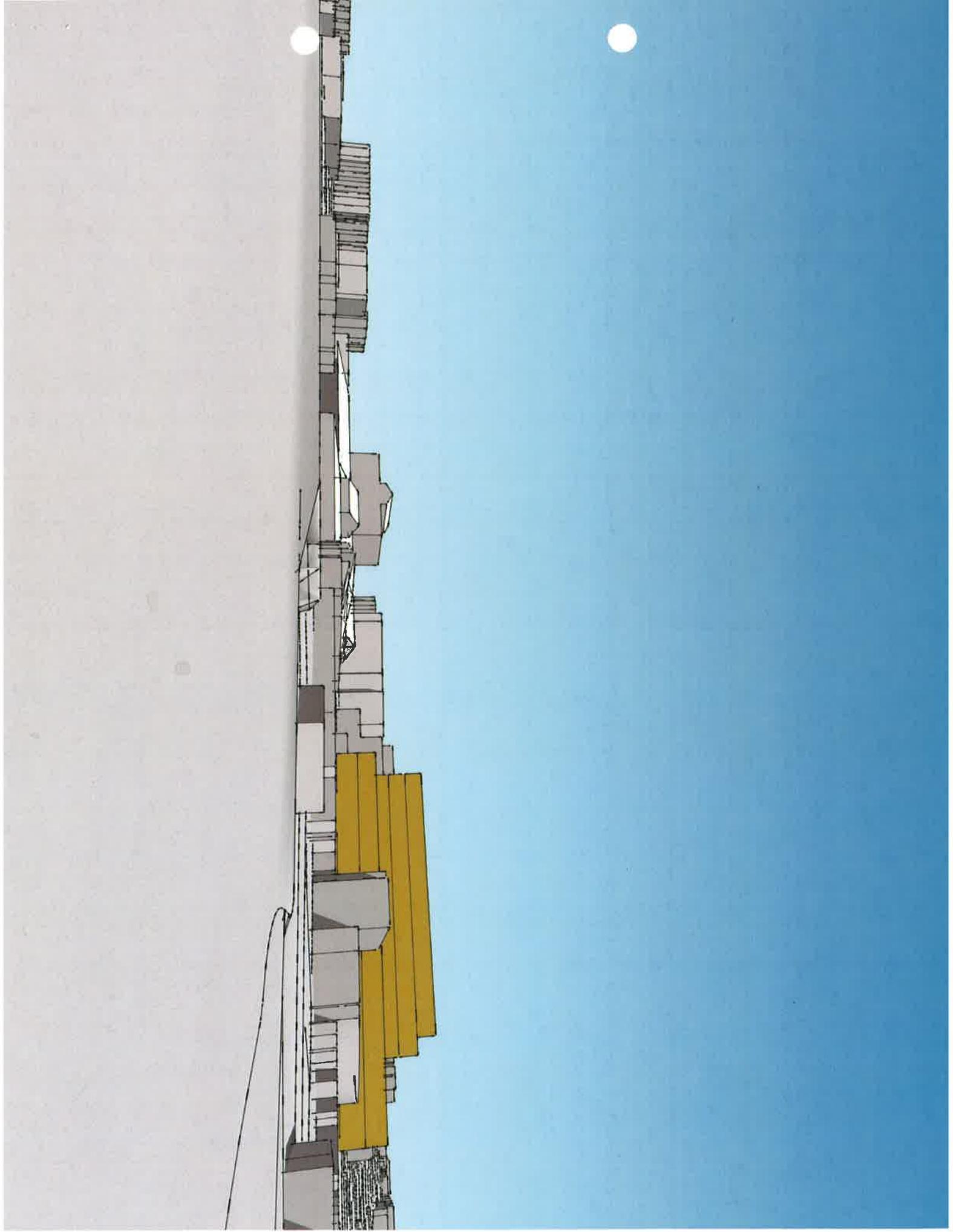
Kenneth H. Davidson | Attorney  
Davidson & Kilpatric, PLLC  
520 Kirkland Way Suite 400  
PO Box 817  
Kirkland, WA 98083  
425.822.2228  
ken@kirklandlaw.com

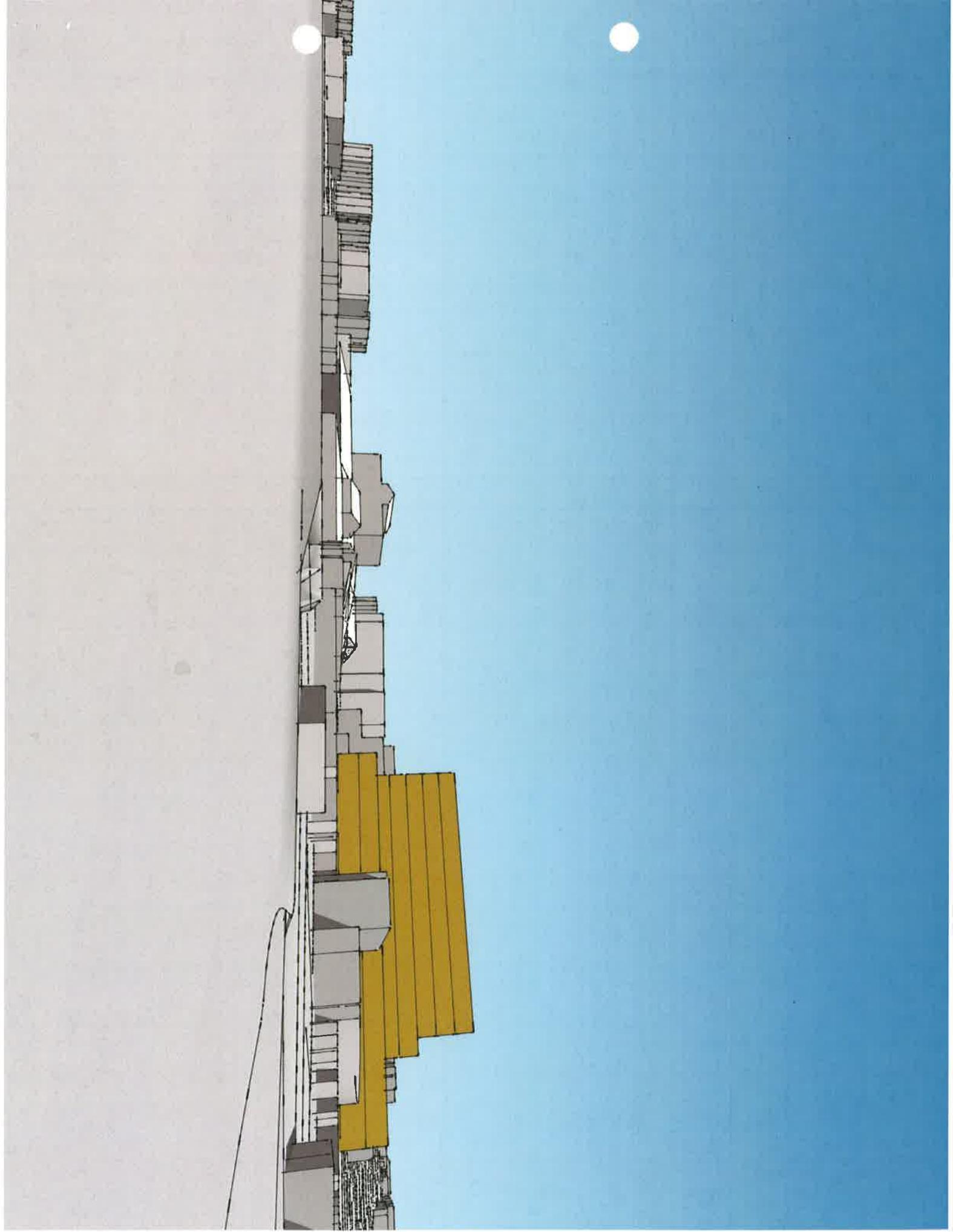












[Print](#)[Close](#)

From: **Judy Williams** (williams.ray@comcast.net)  
Sent: Thu 3/13/14 1:26 PM  
To: **Jeanne Large** (jeannemlarge2010@hotmail.com)

**From:** [Judy Williams](#)  
**Sent:** Thursday, March 13, 2014 11:05 AM  
**To:** [Paul Stewart](#)  
**Cc:** [Penny Sweet](#)  
**Subject:** Comments from Ray and Judy Williams on the proposed MRM development of an 8-story apartment building. at Parkplace.

Good morning, Mr. Stewart:

We have not been able to successfully email the Kirkland Planning Commissioners regarding the MRM proposal for an 8 story apartment in Parkplace, and staff advised that we might send our comments to you and you would see that it reached the Planning Commissioners before tonight's meeting.

Dear Planning Commissioners:

My wife and I plan to attend the meeting this evening, but we thought it might be helpful to provide you our comments and concerns before the meeting. We urge the Planning Commissioners to ensure that any approved variations from code and/or the Comprehensive Plan should not come free of costs to the developers. Parkplace offered significant offsetting benefits to the City and residents when it requested variations. That seems to us to be the route the City should take with all developers, including MRM, who request a variation to the City's vision. It is not the City's job to make the developers more financially profitable. Rather, it is the City's responsibility to promote and protect its comprehensive vision and to carefully negotiate with developers a fair quid pro quo that provides the City and its residents with innovative and substantial offsetting benefits when full compliance is not possible. We would not want variations to code to become a cheap coin in this realm.

We are also hoping to see at this meeting the proposed design of the MRM building to assess whether the people opposed to the MRM proposal have fairly represented actual MRM design plans.

Thank you for your consideration of our concerns.

Ray & Judy Williams  
225 4th Ave, A-204  
Kirkland, WA 98033  
(425) 889-5044

Planning Commissioners,

We are writing to protest the allowance of the eight story MRM building in downtown Kirkland. Please do not approve this project in its current 8 story form.

Developments like MRM diminish the character of Kirkland which is what makes Kirkland so desirable. If you allow this development you will forever change what has always been the best part of Kirkland, the small town feel. Please DO NOT allow MRM to put 8 stories in that location. Stick to the current regulations. Too much sky in downtown Kirkland has been given up in the name of development and revenue.

How does an 8 story building in this development benefit the residents of Kirkland? There are no benefits but the loss of our town's character, the added traffic on overloaded roads and the additional costs for updated firefighting equipment will be ours to bear when the development is done.

We asked neighbors to come to this meeting and their response was, "It won't make a difference." They are resigned to big money winning out every time, just like it did with the Portsmouth building. (An ugly scar on our town's face.)

Please consider the long term impact this development will have. If you allow it, you may as well merge Kirkland with Bellevue and adopt its name.

I thank you for your time and consideration.

Larry and Cindy Springer  
121 6th Ct. Kirkland, WA 98033  
206-499-0866  
larryspringer52@gmail.com

April 12, 2014

City of Kirkland

Planning Department

Kirkland WA

re: Permit No.ZON11-0006

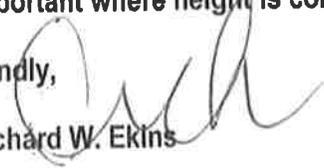
As the owner of Kirkland Hardware Company, we occupied this site for 28 years. Our address then was 425 Kirkland Avenue. Our Mayor at the time, and quite a few WW II babies, used the word "ambience" and "height limits" to describe their destiny of our small city. Now, huge, empty buses oppose the large car traffic in our city

We certainly did not want to be anything like Bellevue. Enough people felt the same way and PRESTO we now approach the 100,000 level of dwellers. They all like to shop near where they live. The narrow streets give evidence to our early colloquialism. Fixation on ambience has resulted in a disheveled Central District.

Central Kirkland needs to develop. It also needs to maintain open space. Only way is up! A mere eight stories seems inadequate for the needs of the mini-sized Central Area, with that little-used, ill-kept park in the middle.

I am in favor of a really glamorous eight or twelve story building to offset the nearby blight of the City-owned areas. Also allow at least sixty percent for residences, please. Height should only be a minor consideration. Previous nearby developments did not consider obstructed view when they built in past years. But open space is quite important where height is contemplated. New buildings: Better height than width!

Fondly,

  
Richard W. Ekins

Former—Former---Former

530 2<sup>nd</sup> Ave, # 309

Kirkland, WA 98033

425 827 3765

RECEIVED  
APR 14 2014  
PLANNING DEPARTMENT PM  
BY \_\_\_\_\_

RECEIVED

APR 18 2014

AM PM  
PLANNING DEPARTMENT  
BY \_\_\_\_\_

16 April 2014

Kirkland Planning Department

123 5<sup>th</sup> Avenue

Kirkland, WA 98033

SUBJECT: MRM PAR

I oppose allowing MRM more intensive development beyond current CBD zoning. Allowing eight stories and more residential use in an area that is zoned retail/commercial use with a 5 story limit isn't in the community's best interest.

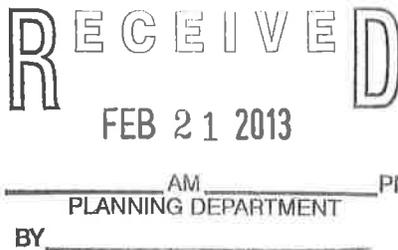
When Kirkland approved the Touchstone PAR project, adjoining property owners piled onto the PAR process/window asking for more intensive development just because they saw the opening. It took an economic recession to halt oversized development in downtown Kirkland. Until now.

The Touchstone PAR project isn't going to be built in the ParkPlace site; there is talk of lower building height in exchange for less retail/commercial use. Giving what's going on at ParkPlace, the MRM PAR is not a good fit. We have enough new construction residential use projects in the downtown core and with ParkPlace going more residential use, we don't need residential use at the MRM site. And we certainly don't need an 8 story building in that location which would be totally out of scale relative to surrounding properties and possibly oversized to ParkPlace when it gets developed. This is our chance to do something nice for Kirkland, please keep the bigger picture in mind. I'd like to think City Hall and Kirkland City Council members are there to ensure the Comprehensive Plan and zoning codes actually mean something. It does to me; it's why I chose to live here in 2004; it's why I moved my business here in 2005.

Glenda Schmidt

225 4<sup>th</sup> Avenue, B402

Kirkland, WA 98033



February 20, 2013

Angela Ruggeri  
Senior Planner  
Planning and Community Development  
123 Fifth Avenue  
Kirkland, WA 98033-6189

Re: MRM Kirkland LLC Private Amendment Request

Dear Ms. Ruggeri:

I am writing on behalf of my client, Davidson, Serles and Associates, owner of the Emerald Building at 520 Kirkland Way, in response to the City's decision to begin review of the Private Amendment Request by MRM Kirkland LLC (MRM). MRM has requested a change to the Moss Bay Neighborhood Plan and to the CBD 5 land use zoning regulations to allow an increase in height limits to eight stories and to allow its property to be used primarily for apartments.

As you and the Planning Commission begin review of this Private Amendment Request, we ask that you first carefully consider the existing city policies and code provisions that MRM is seeking to change.

In addressing MRM's private request to allow primary multifamily use on its property, recall that MRM's property, and my client's property, are located in the East Core Frame of the Moss Bay Neighborhood Plan. That Neighborhood Plan notes that:

*Because [the East Core Frame] provides the best opportunities in the Downtown for creating a strong employment base, redevelopment for office use should be emphasized.... Limited residential use should be allowed as a complementary use. (XV.D-8)*

This Neighborhood Plan policy, directed at limiting residential development in the East Frame, is consistent with the overall Vision Statement from Kirkland's existing Comprehensive Plan:

*Kirkland in 2022 is an attractive, vibrant, and inviting place to live, work and visit.*

The surge in apartment construction in Kirkland and passage of the City's park levy puts Kirkland on course to be a great place to live and play, but the City is lagging in obtaining its Vision to also be an attractive place to work.

The Neighborhood Plan policies for creating a strong employment base in the East Core Frame are also consistent with several policies in the City's existing Comprehensive Plan including:

*Policy LU-2.3: Ensure an adequate supply of housing units and commercial floor space to meet the required growth targets through efficient use of land.*

*Policy LU-3.2: Encourage residential development within commercial areas [but noting that] Residential use should not displace existing or potential commercial use.*

*Policy LU-5.2: Maintain and strengthen existing commercial areas by focusing economic development within them and establishing development guidelines.*

*Policy LU-6.2: Encourage and support locations for businesses providing primary jobs in Kirkland.*

*Policy ED-1.5: Encourage clusters of complementary businesses.*

*Policy ED-3.1: Promote economic success within Kirkland's commercial areas.*

*Policy ED-3.3: Encourage infill and redevelopment of existing commercial areas consistent with the role of each commercial area.*

Consistent with these established Comprehensive Plan and Neighborhood Plan policies, the City's zoning code prohibits primary use multifamily development in CBD 5.<sup>1</sup>

With regard to MRM's request to allow development of an eight story multifamily structure on its property, recall that height limits were established in the Moss Bay Neighborhood Plan by dividing downtown into several Design Districts. In Design District 5, in which MRM and my client's property is located, the Neighborhood Plan limits height to between two and five stories. In only one Design District in the CBD, District 5-A (Park Place), are building heights allowed to exceed five stories. A unique set of circumstances led to greater height limits for Park Place as noted in the plan:

*This property [Park Place] is distinguished from the remainder of Design District 5 by the following factors: it is a large parcel under common ownership; it is topographically distinct based on previous excavation to a level that is generally*

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<sup>1</sup> Except for properties fronting on Second Avenue.

*lower than Central Way and abutting properties to the south and east; it has frontage on Central Way; and it contains a mix of uses not found on other office or residential only properties in District 5. . . . .*

*Heights of up to eight stories are appropriate as an incentive to create a network of public open spaces around which is organized a dynamic retail destination.*

Indeed, Park Place's promise of a large destination retail center with grand public spaces provided the justification for a height increase, but MRM offers no public benefit to justify its requested height increase.

As you and the Planning Commission evaluate MRM's private request you should also be prepared to address several important policy questions including:

- Does the City need more multifamily zoned property?
- Does this City have sufficient zoning for multifamily uses in the City as a whole and in the CBD?
- Is the City on target for achieving its GMA goals for development of multi-family units?
- Is the City on target for achieving its GMA goals for employment in the City?
- Can the City afford to lose property now zoned for Class A office?
- Does this City have sufficient zoning for Class A office development in the City as a whole and in the CBD?
- Would MRM's request adversely affect the City's ability to retain and attract high-wage jobs to the City?
- What areas of the City should be built to eight stories or higher?
- What are the adverse consequences to existing properties and to the overall built-environment from allowing eight-story or higher development?

We previously suggested that the questions listed above would best be considered in the broader context of the overall update to the City's Comprehensive Plan. That Comprehensive Plan Update has now begun and will be completed by December 2014. We again ask you to consider folding this private amendment request into the overall policy considerations for the Comprehensive Plan update.

Should you choose to move forward with MRM's private amendment request we still believe that data and analyses being developed for the Comprehensive Plan Update should be used when considering MRM's private request and when answering the policy questions noted above. According to Paul Stewart's January 29, 2013 memorandum to Kurt Triplett prepared for the City Council's Retreat Discussion for the GMA Comprehensive Plan Update, staff has

already begun data collection and mapping work for the Comprehensive Plan Update. Those analyses will address the City's existing capacity to meet the latest Growth Management Act targets for residents and employment by the year 2031. Mr. Steward indicated that by July of 2013 the staff will produce a capacity analysis and a Housing Needs Assessment. As noted in Mr. Stewart's memo: "If the analysis shows that we need additional capacity then the Comprehensive Plan update will need to address where and how we plan for the anticipated growth."

The capacity analysis and Housing Needs Assessment that staff is currently preparing will provide critical information to evaluate MRM's private request. If review of the MRM private request does not await the completion of these analyses, other sources of data will have to be developed by staff to evaluate MRM's private request. We will also need to file public disclosure requests with the City to obtain information from City records so that we can prepare our own land use capacity analysis and to provide the Planning Commission and City Council with our analysis of MRM's private request. The use of separate data and alternative analyses to review MRM's private request as compared with the assessments that are now being completed to make policy decisions during the current Comprehensive Plan Update could lead to faulty and inconsistent evaluations. It would be more accurate and efficient if the City used the same set of data being developed for the Comprehensive Plan Update when considering MRM's private request.

A final issue for your consideration is to determine what study area the City will use to evaluate MRM's private request. Although MRM has requested that its property alone in CBD 5 be allowed to develop multifamily uses as a primary use and that its property alone be given a special height increase to eight stories, the City has the authority to expand the study area when considering MRM's private request.

We recommend that the City study the entire East Core Frame area to evaluate whether the City should abandon the established policy that "the best opportunity in the Downtown for creating a strong employment base" in in the East Core Frame and whether the City should disturb the current success of CBD 5 as a Class A Office employment center. Because abandoning that policy for one property owner opens the door to changing it for all of the East Core Frame, the broader geographic area should be studied. By broadening the study area the City can properly consider the policy choices and evaluate the public benefits and impacts of its actions.

With regard to MRM's private request to increase height, the City should study increasing height limits throughout the CBD. MRM has chosen to use the City's allowance of eight story development at Park Place as a precedent to expand the height of development on its property to eight stories. As you know, my client previously argued during the Park Place process that others would use the Park Place eight story height approval as precedent. MRM is the first to do this. While my client is opposed to raising height limits throughout the CBD, if MRM's argument succeeds, other property owners in the CBD will surely follow suit. For that reason, we recommend that the City take a broader look at height limits in the entirety of the CBD when considering this MRM's private request.

I appreciate your giving me the opportunity to provide these early comments and look forward to participating during your review of MRM's private request.

Very truly yours,



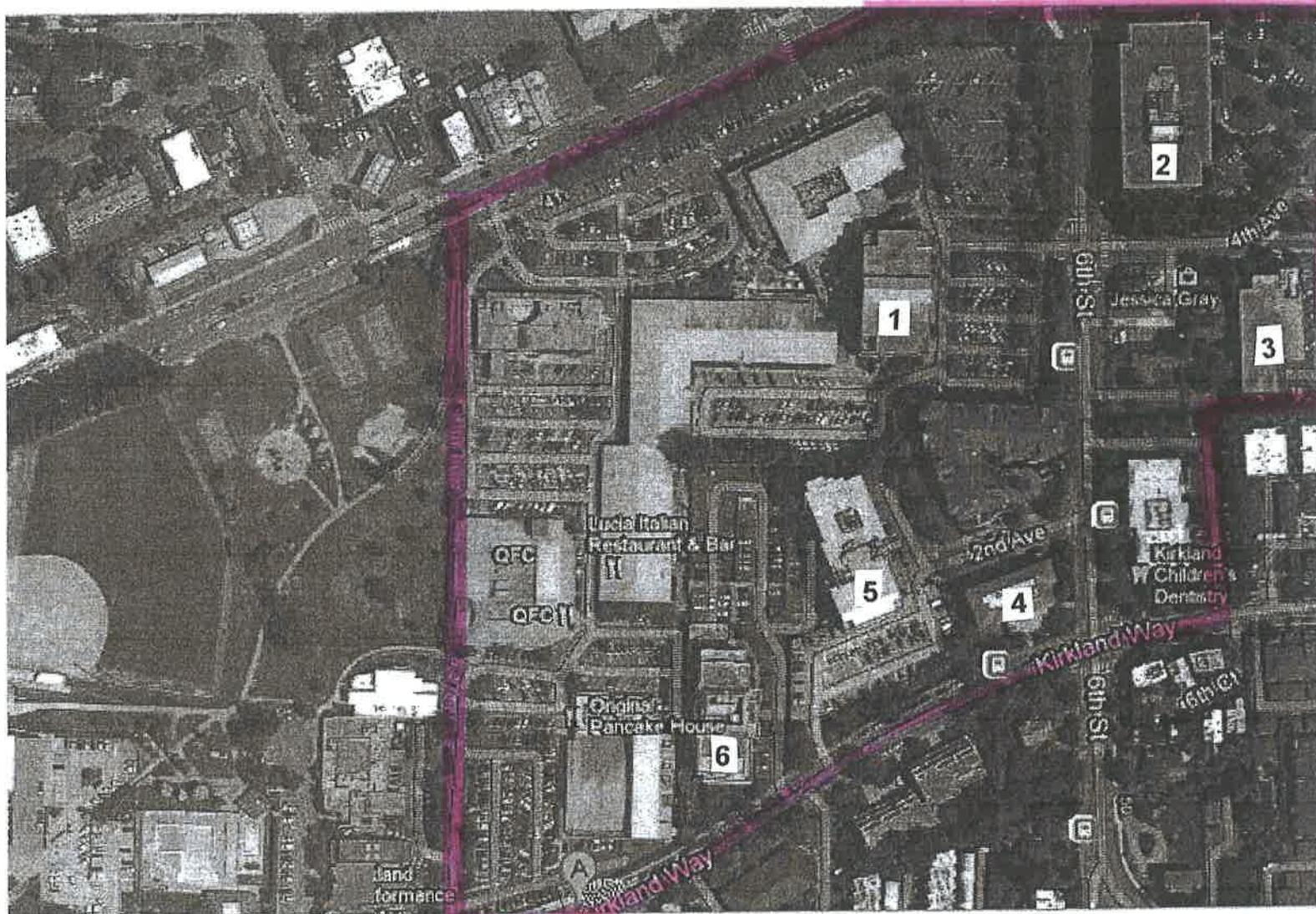
Brent Carson

BC:kl

cc: Client  
Planning Commission

Handed out by  
Ken Davidson at 2/28/13  
PC mtg.

**KIRKLAND DOWNTOWN CLASS A OFFICE ZONE**



Buildings

1. Parkplace
2. Central Way Plaza
3. Kirkland Central Office
4. 570 Kirkland Way
5. Continental Plaza
6. Emerald Building

National Tenants

- Google
- IBM
- Nokia
- Brocade Communication
- Charles Schwab
- Wells Fargo Mortgage
- BDO Siedman
- Microsoft

Local Tenants with High Paying Jobs

- Accountants
- Aeronautical Engineers
- Financial planners
- Lawyers
- Medical providers
- Mortgage brokers
- Real estate brokers
- Software companies
- Technology companies

**VanNess  
Feldman  
GordonDerr**

ATTORNEYS AT LAW

SEATTLE, WA • WASHINGTON, DC

Millennium Tower  
719 Second Avenue, Suite 1150  
Seattle, Washington 98104-1723  
(206) 623-4986 F  
(206) 623-9372 P

September 13, 2013

Mr. Eric R. Shields, AICP  
Planning Director  
City of Kirkland  
123 Fifth Avenue  
Kirkland, WA 98033-6189

RECEIVED  
SEP 16 2013  
AM  
PLANNING DEPARTMENT PM  
BY \_\_\_\_\_

Re: Office Uses in the CBD-5 Zone

Dear Mr. Shields:

I am writing on behalf of my client, Davidson, Serles and Associates, owner of the Emerald Building at 520 Kirkland Way, to express my opposition to MRM's proposal to eliminate the City's long-standing land use policies and code provisions that restrict multifamily use in CBD-5 and the 5-story height restriction in the zone. I understand that MRM's proposal is being considered as part of the Comprehensive Plan updates currently under consideration and has, in fact, been appropriately broadened to evaluate the impact of such policies on the CBD-5 zone as a whole.

Currently, most of the CBD zones allow both office and residential uses. The CBD-5 zone is unique because it limits the scale and location of residential uses and focuses on office development. In fact, Kirkland's Comprehensive Plan specifically recognized that the East Core Frame provides the best opportunities in the downtown for creating a strong employment base and encourages emphasizing office uses.

There are several existing Comprehensive Plan policies and excerpts that speak to the importance of protecting existing and potential commercial uses against residential conversion pressures as well as existing policies that recognize the synergistic benefits of clustering uses:

***Policy LU-3.2: Encourage residential development within commercial areas.***

*"...Residential use should not displace existing or potential commercial use...."*

***Policy LU-5.2: Maintain and strengthen existing commercial areas by focusing economic development within them and establishing development guidelines.***

*"...Concentration also allows businesses to benefit from proximity to each other..."*

*Policy ED-1.5: Encourage clusters of complementary businesses.*

*Policy ED-2.4: Consider the economic effects on businesses and the economic benefit to the community when making land use decisions.*

*Policy ED-3.1: Promote economic success within Kirkland's commercial areas.*

*Policy ED-3.3: Encourage infill and redevelopment of existing commercial areas consistent with the role of each commercial area.*

My client supports the City's existing policies. Specifically, my client supports policies that promote development of office uses in the CBD-5 zone and recognize the benefits associated with concentrated clusters of such uses.

However, as **Exhibit A** illustrates, despite policies and regulations that allow office uses in most of Kirkland's CBD, residential development dominates the downtown. **Exhibit B** quantifies this trend by examining the size of residential and office developments that have occurred in Kirkland's CBD since 1990. Residential development is outpacing office development at a ratio of nearly 5:1.

The majority of the CBD allows developers to choose between residential, commercial and/or office uses. The attached graphics clearly demonstrate that when developers are given a choice, they choose residential development the vast majority of the time.

Office development, organized in a downtown office core, is an important factor in making Kirkland a place to live *and* work. A concentrated office core is essential to attract the investment of quality companies and tenants in to the downtown. Without a designated office zone, downtown Kirkland risks losing employment opportunities and the benefits associated with such opportunities. A policy decision to eliminate the multifamily use restrictions in the CBD-5 zone is a policy decision to eliminate Class-A offices and the high-wage employers such offices attract from downtown Kirkland.

Please review the attached graphics and consider the economic implications of allowing residential development in the CBD-5 zone.

Very truly yours,

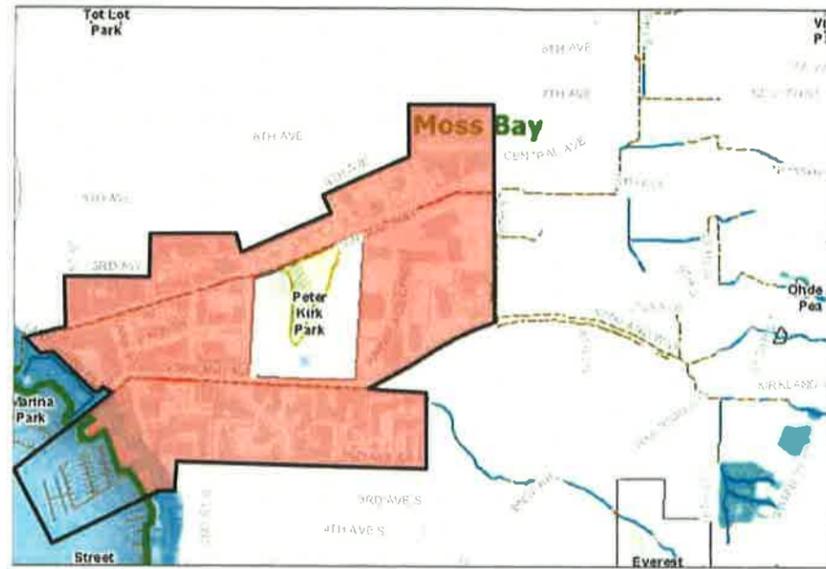


Brent Carson

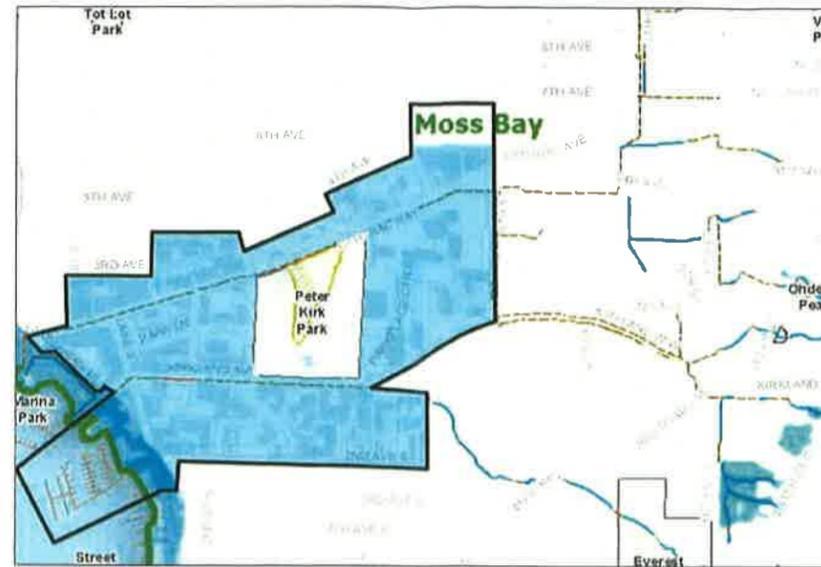
cc: Angela Ruggieri

# EXHIBIT A

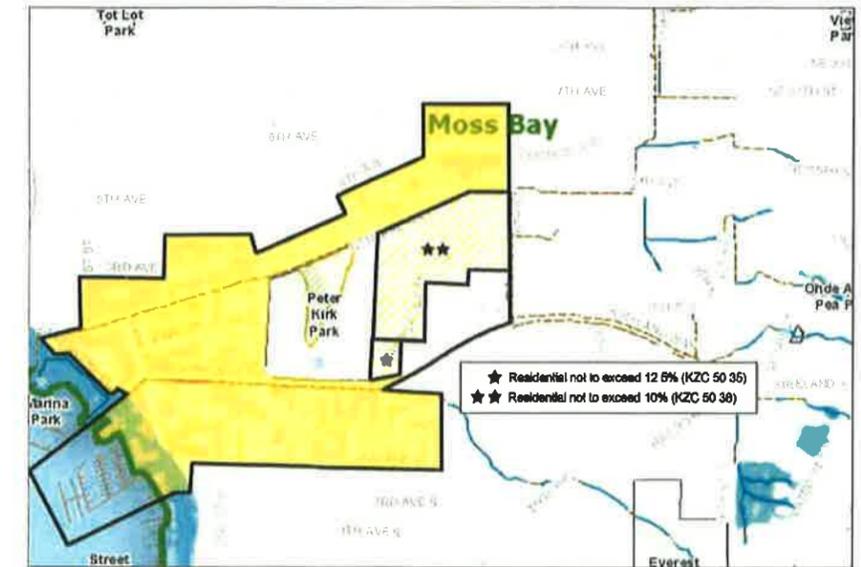
## Allowed Uses in Kirkland CBD



Commercial uses allowed

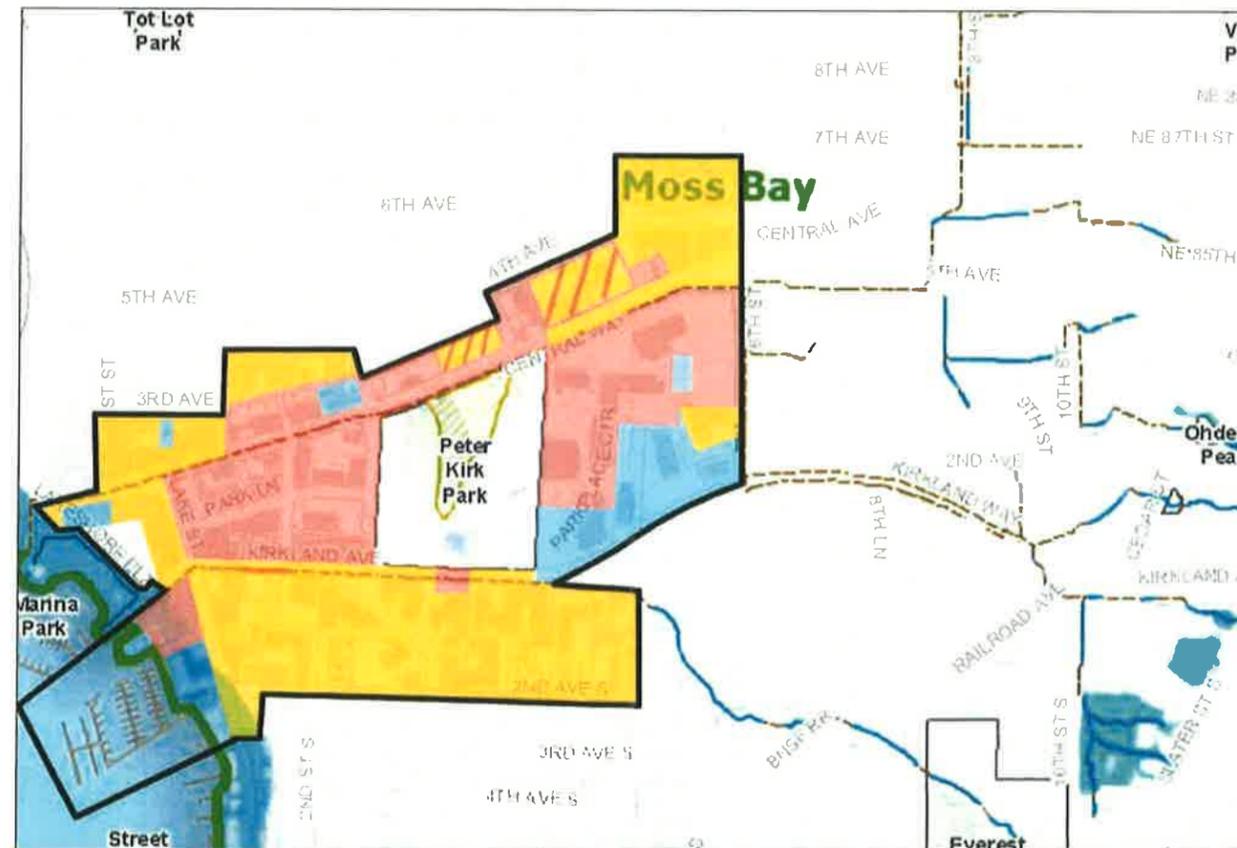


Office uses allowed



Residential uses allowed

## Dominant Development Types in Kirkland CBD



Commercial development

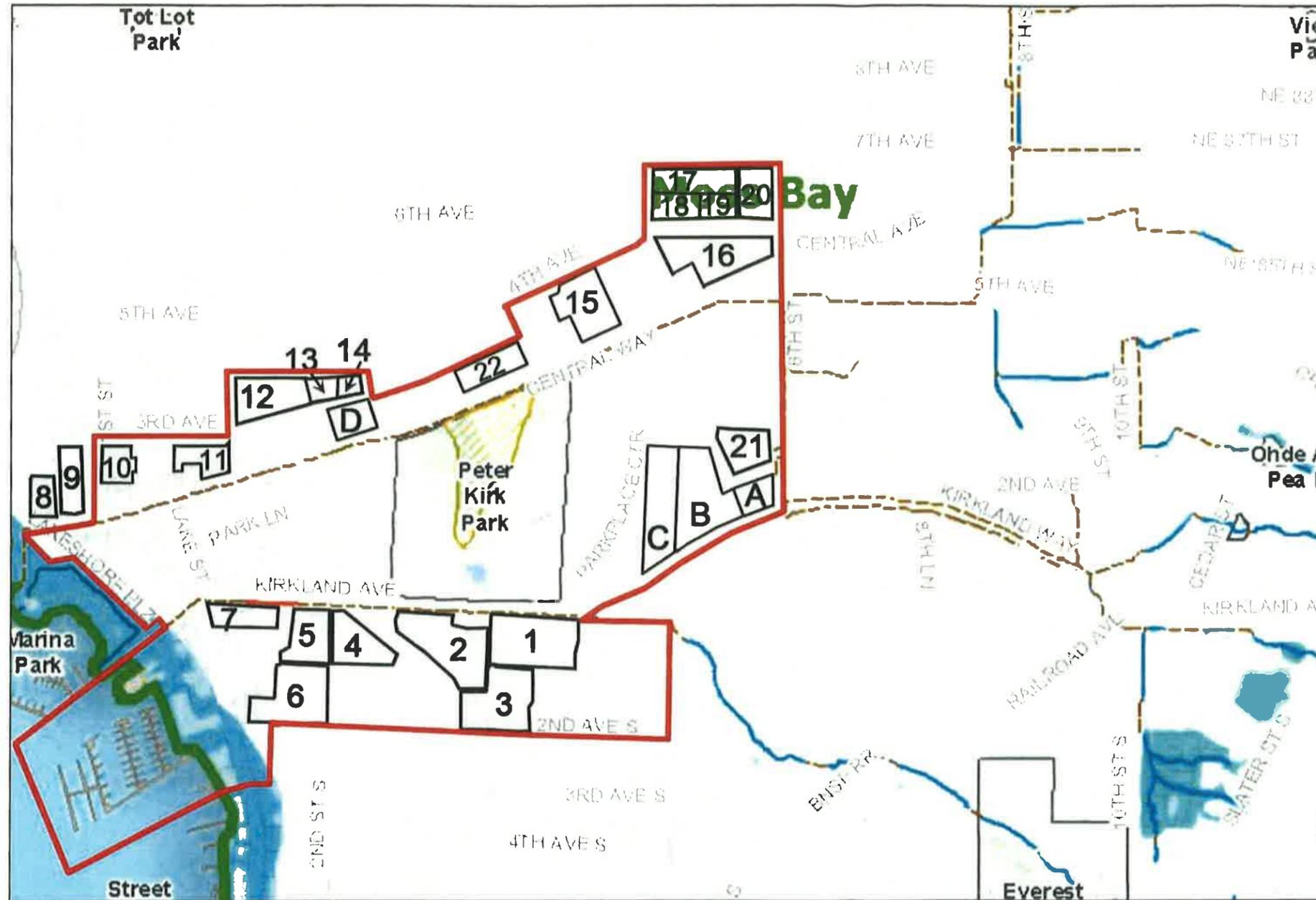
Office development

Residential development

Proposed Residential

# EXHIBIT B

# Residential and Office Development in Downtown Kirkland (CBD) Since 1990



## LEGEND

RESIDENTIAL			
	Project Name	Year Built	Lot Size (sf)
1	Boulevard	2006	72,000
2	Plaza on State	1995	72,314
3	128 on State	2007	65,397
4	Kirkland Central	2005	41,526
5	Merrill Gardens	2008	35,432
6	Portsmith	1997	71,626
7	Merrill Gardens	2010	28,269
8	Tiara Lago	1998	10,686
9	Westwater	2002	22,950
10	Water View	2000	22,459
11	Marina Heights	1996	25,198
12	Brezza	1997	39,760
13	255 4 <sup>th</sup> Ave	1990	13,852
14	Park 34	1998	9,297
15	450 Central Way	Proposed	48,475
16	Tera	2000	67,403
17	Soho	2000	38,500
18	602 Fifth Street	1996	16,500
19	520 Sixth Ave	1998	22,007
20	Park Avenue	1997	33,007
21	Watermark	1997	35,428
22	324 Central Way	Proposed	27,459
Residential Subtotal:			819,545

OFFICE			
	Project Name	Year Built	Lot Size (sf)
A	570 Kirkland Way	1990	18,064
B	Continental Plaza	1990	73,180
C	Emerald Building	1995	59,375
D	Opus Bank	2000	19,951
Office Subtotal:			170,570

February 27 2014

City of Kirkland Planning Commission  
123 Fifth Avenue  
Kirkland, WA 98033-6189

Re: MRM's Private Amendment Request

Dear Planning Commissioners:

I appreciate the opportunity to comment on MRM's Private Amendment Request (PAR). MRM's PAR proposes to:

- 1) eliminate the office preference and residential use limitations in the CBD-5 zone;  
and
- 2) Increase the height limit from 5-stories to 8-stories.

MRM's proposal would be detrimental to Kirkland's downtown. Below are two key reasons why the PAR should be denied.

### **TRADING JOB CAPACITY FOR HOUSING CAPACITY IS INCONSISTENT WITH KIRKLAND'S NEEDS**

MRM's proposal would eliminate the long-standing preference for office uses in the CBD-5 zone and remove prohibitions against predominantly residential development. MRM's proposal reverses an established policy of emphasizing office development in the East Core Frame of Kirkland's downtown protecting existing and potential commercial uses from displacement by residential uses. CBD-5 is the one remaining area in downtown Kirkland where strong policies preserve land for office use. MRM's plans to build a condominium project at this location are inconsistent with Kirkland's needs. MRM has presented no compelling reason to reverse or revise Kirkland's well established policies and regulations to focus office use in CBD-5.

In the Development Capacity Analysis released on February 6, 2014, the Planning and Community Development Department concludes the City has more excess housing capacity (1,155 units) than excess job capacity (509 units). According to the SEIS, **the MRM proposal would reduce the employment capacity of the MRM site by 800 jobs**. Based on the city's land capacity analysis, those 800 jobs could be the difference between having the capacity to meet employment targets or not.

The City's Development Capacity Analysis summary shows higher employment capacity projections for Totem Lake when King County's alternative methodology for Urban Centers is used. However, the alternative methodology relies on flawed assumptions that lead to an artificially inflated job capacity projection for Totem Lake. The assumption that properties currently at less than 25% of the

allowed development intensity will redevelop does not account for real influences, like the significant profitability of existing businesses, that factor into redevelopment decisions. Under the alternative methodology, profitable car dealerships that appear “underdeveloped” on paper are considered redevelopable and have been incorrectly included in the inflated employment capacity potential of the area, despite the fact that it is highly unlikely that these successful car dealerships will be turning into office towers.

Even if one was to accept the extremely inflated employment projections for Totem Lake, eliminating 800 downtown office jobs would be a mistake. As has been communicated to the Planning Commission in correspondence from others, downtown Kirkland and Totem Lake attract different types of tenants. In a November 6, 2013, *Puget Sound Business Journal* article, Jeff Chaney of Kidder Mathews cited the lack of high-quality office space available for lease in Kirkland, especially in downtown. Job capacity in Totem Lake and employment capacity in downtown are not interchangeable.

With the capacity analysis showing a greater need for jobs than housing units and market experts recognizing the need for high-quality office space in downtown, it doesn't make sense to approve a PAR that swaps quality office space and employment capacity for additional multi-family residential units.

#### **ALLOWING 8-STORY BUILDINGS IN THE CBD-5 ZONE IS INAPPROPRIATE**

The SEIS acknowledges that development of new buildings up to 100-feet tall would significantly change the character of the site and potentially create a significant contrast with surrounding development, but those impacts are minimized with claims of compatibility with the heights approved for Park Place. MRM's proposal should be evaluated based on its compatibility with *existing* downtown development.

There are no development proposals approved or under review for the Park Place property. Due to several factors, the commitment of a major office tenant will be required before any development occurs at Park Place. In a November 6, 2013, *Puget Sound Business Journal* article, Kurt Triplet noted that development in Park Place stalled because – aside from Google – there were no office tenants large enough to launch construction. Moreover, with a required office-to-retail ratio of 4:1, any major office tenant at Park Place must be accompanied by a major retail development. Attracting a major retailer into downtown Kirkland, with its traffic congestion and access limitations, will also be a significant challenge. The recent sale of Touchstone's interest in the property back to Prudential makes the future of the Park Place project even more uncertain.

To justify increased height on the MRM property based on compatibility with the *potential* building height of Park Place is premature and misleading. There are no indications that the market will support maximum build-out of Park Place. Nor is it fair to assume the same height increases approved for Park Place – which were allowed only in exchange for significant public benefits (such as open space and provisions to ensure the project resulted in a significant concentration of retail) – are appropriate for the MRM property where the height increase does not produce a benefit for anyone other than the property owner. The Planning Commission was very clear during the Park Place hearings that the increases in height being granted would not set precedence for other areas in the CBD. Despite the bold assertion in the SEIS that “statements made during the prior Parkplace hearings . . . are not determinative of . . . present consideration of the MRM project,” the City will face a political firestorm should current appointed Commissioners and elected officials ignore the prior assurances given to the community. To grant MRM's height amendment request would be irresponsible and inconsistent with previous commitments.

For the reasons discussed above, I encourage the Planning Commission to recommend denial of MRM's amendment request. MRM's proposal is contrary to the employment needs of the City and incompatible with the character of Kirkland's downtown.

Very truly yours,



Brent Carson

BC:kmc

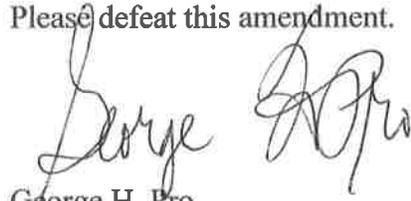
March 1, 2014

Kirkland Planning Dept.  
123 5<sup>th</sup> Ave.  
Kirkland WA 98033

Gentlemen:

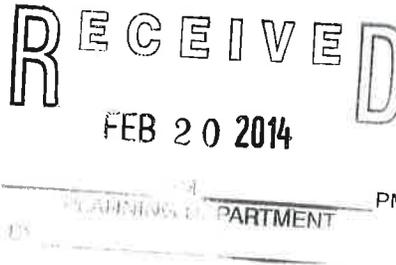
I am firmly against the proposed amendment to allow 8 stories rather than 5 stories in the CBD5 zoning area. 8-story buildings would destroy Kirkland's small-town charm and compromise the view of the water for many.

Please defeat this amendment.

A handwritten signature in black ink, appearing to read "George H. Pro". The signature is written in a cursive style with a large initial "G".

George H. Pro  
120 6<sup>th</sup> Court  
Kirkland WA 98033

February 19, 2014



**VIA US MAIL**

Kirkland Planning Commission  
123 – 5<sup>th</sup> Avenue  
Kirkland, WA 98034

**Re: MRM Private Amendment Request**

Dear Commissioners:

I am a partner in the accounting firm of Hersman Serles Almond, PLLC which occupies the third floor of the Emerald Building. I have no financial interest in the Emerald Building, but have considerable interest in the success and future of our accounting firm. Our firm is benefitted by the synergy and growth of the business community around us. Thus, we would welcome the development of an office building at 434 Kirkland Way, even if it might impair our view. Additional office space will mean more business in Kirkland and more business opportunity for our firm.

On the other hand, I have been disappointed by the amount of Kirkland's central business district which has been built out as large condominium and apartment projects. The little salons and coffee and food outlets on the first floor of these multi-family projects will not drive the Kirkland economy or add the high paying jobs Kirkland needs. More Class A office buildings in the central business district will attract the kinds of companies which will bring high paying jobs and business opportunities to firms like ours need.

If Kirkland permits an apartment building next to us, I may seek to move our firm. Our clients may wonder whether we are a business-oriented firm if our offices look into apartment decks with plastic chairs and barbecues. People expect business-oriented firms to be located in respected business districts. I believe CBD-5 is a respected business district, but Kirkland runs serious risk of damaging that reputation by a zoning change which introduces apartments into this business district. If anything, Kirkland should be doing more to encourage development of more Class A office buildings in its downtown business districts.

I served on the Board of Directors of the Kirkland Chamber of Commerce when it worked with the City to identify an economic model for Kirkland which focused on attracting companies that provide high paying jobs. That model was worked into Kirkland's Comprehensive Plan, including the designation of the East Core of the downtown as the employment center where those desired

companies could locate. As a business person, I find that this model has been working and I would urge you not to change the Comp. Plan for CBD-5. Please deny the MRM private amendment request.

Sincerely,  
Hersman Serles Almond, PLLC

A handwritten signature in blue ink, appearing to read "Cordell L. Almond".

Cordell L. Almond  
Certified Public Accountant

CLA: kd



# SHINSTROM & NORMAN INC.

INSURANCE BROKERS

February 20, 2014

RICHARD W. SHINSTROM, RET.  
ROBERT G. NORMAN  
MARK C. SHINSTROM  
SCOTT A. SHINSTROM  
MIKAL F. NORMAN, C.P.C.U.  
STEVEN L. SHINSTROM

Kirkland Planning Commission  
123 – 5<sup>th</sup> Avenue  
Kirkland, WA 98034

RECEIVED

FEB 21 2014

**Re: MRM Private Amendment Request**

\_\_\_\_\_AM \_\_\_\_\_PM  
PLANNING DEPARTMENT  
BY \_\_\_\_\_

Dear Commissioners:

I am an insurance agent and the third generation of my family involved in running the Shinstrom and Norman Insurance Agency. I write to urge you to keep the current vision in the Comp Plan for CBD-5 and deny the MRM private amendment request. As a businessman, I have been dismayed to see that most of the redevelopment of our downtown business district has been large multi-family projects. Over the last 25 years, I've watched construction of just 4 office buildings in the CBD and some 20 apartment and condo projects go up. I enjoy both working and living in Kirkland and fully support the vision of our community being one where folks can both live and work. But in the CBD, the balance of places to live and work is becoming badly out of balance. There are few remaining places in the CBD for the office buildings we need to provide business and job growth. We need to encourage more commercial growth in our downtown business district, not more residential growth.

It's no secret that business attracts more business. Businesses tend to cluster and locate where there are other businesses. The Class A office buildings in CBD-5 and across 6<sup>th</sup> have succeeded in attracting high quality businesses to Kirkland. The synergy of this business center needs to be expanded, not diminished. The vision of CBD-5 as the employment center for Kirkland has worked well and there is no need to modify that vision. Kirkland should keep the vision and should be doing all it can to build upon the success of this business area.

I hope the Planning Commission already sees the weakness of MRM's request that heights on its property should be increased by 3 stories, because Parkplace was allowed a 3-story increase. As I recall, Parkplace offered the City a regional shopping center and public spaces connecting to the park in exchange for the additional 3 stories. MRM and the other properties in CBD-5 cannot begin to offer the kind of public benefits

Parkplace offered. If you adopt MRM's argument, then surely you must grant a 3 story increase in height to our property at 525 Kirkland Way and to any other property abutting CBD-5 whenever it is requested. Indeed, granting their request would set a precedent for increasing heights on properties throughout the downtown. The current relationship between heights of buildings on the south and north side of Kirkland Way is balanced and appropriate and there is no reason to change it.

From my perspective as a businessman and life-long resident, I urge you to turn down this private amendment request and leave the Comp Plan language for this area in place.

Sincerely yours,



Scott Shinstrom



CBRE, Inc.  
Brokerage Services

10885 NE 4th Street  
Suite 500  
Bellevue, WA 98004-5579

+1 425 455 8500 Tel  
+1 425 462 6966 Fax

February 12, 2014

Kirkland City Planning Commission  
Kirkland City Hall  
123 Fifth Avenue  
Kirkland, WA 98033

www.cbre.com

RECEIVED

FEB 14 2014

AM PM  
PLANNING DEPARTMENT  
BY \_\_\_\_\_

Re: Comp. Plan Changes to CBD-5

Dear Commissioners,

I am a Kirkland native and a leasing broker who has been focused on leasing office space on the Eastside for the last 19 years. Kirkland enjoys a good reputation in the office market which has resulted in national and strong regional companies leasing offices in Kirkland. Two clusters of Class A office buildings—one around Parkplace and the other along Lake Washington Boulevard from Plaza at Yarrow Bay to Lake Washington Park Building—drive Kirkland's office market helping attract good companies. Companies are drawn to these areas because of the quality of the buildings and their proximity to the lake, restaurants and shops. The synergy of these clusters of office and commercial development is critical and frankly, more office development would help Kirkland compete with its peers in Bellevue and Seattle for a larger share of the market place. As Kirkland considers a change to CBD5 and revising the Comprehensive Plan, the Planning Commission should consider how to protect and enhance the niche of the Kirkland office market which has brought in the kinds of jobs Kirkland desires.

The original vision in the Comprehensive Plan of the East Core being the employment zone for the downtown was a good one and it has worked. There could be negative impact to tenants if apartments or condos are built breaking up the synergy noted above and blocking view corridors of current office buildings. Kirkland really needs to build on its reputation in the office market by adding more Class A office buildings in the downtown- not Totem lake which is considered by leasing brokers to be a secondary office market, and its growth potential is in the retail, automotive and light industrial sectors. Kirkland's best opportunity to attract good employers needing office space will be in its downtown and therefore care needs to be taken to facilitate good office projects on these sites so that Kirkland can attract good employers and remain competitive in the Class A office market.

I hope the foregoing may be helpful to the Planning Commission in understanding the dynamics of the office market and the success Kirkland has achieved, and will hopefully continue to achieve, in that market.

Sincerely,

Jeff Jochums

February 20, 2014

RECEIVED  
FEB 21 2014

VIA US MAIL

AM PM  
PLANNING DEPARTMENT  
BY \_\_\_\_\_

Kirkland Planning Commission  
123 – 5<sup>th</sup> Avenue  
Kirkland, WA 98034

**Re: MRM Private Amendment Request**

Dear Commissioners:

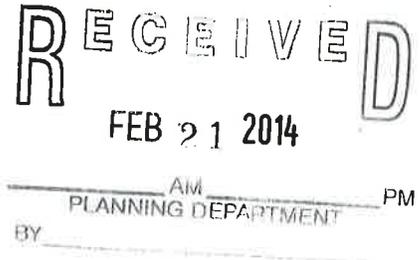
I live at 13831-133<sup>rd</sup> Pl. N.E., Kirkland, WA 98033. and am writing to urge that you deny the MRM private amendment request. Downtown Kirkland does not need an 8-story apartment project. The sense of human scale and openness is what makes downtown Kirkland so appealing. There is no reason to change that appeal. Kirkland does not need to add height to accommodate growth. There was significant opposition among our residents about granting Parkplace 3 additional stories, but at least the proponents could point to the promise of a regional shopping center and open spaces as reason for changing the height limits. There is no similar good reason for height increases for the properties now under consideration. Nor is there good reason for converting commercially zoned land to residential.

The Comprehensive Plan for our neighborhood has worked well. Please turn down this unnecessary change to it.

Sincerely yours,

*Antoine A. Espacio*

February 20, 2014



**VIA US MAIL**

Kirkland Planning Commission  
123 – 5<sup>th</sup> Avenue  
Kirkland, WA 98034

**Re: MRM Private Amendment Request**

Dear Commissioners:

I live at 11002 122nd Lane NE, Kirkland, and am writing to urge you to deny the MRM private amendment request. Downtown Kirkland does not need an 8-story apartment project. The sense of human scale and openness is what makes downtown Kirkland so appealing. There is no reason to change that appeal. Kirkland does not need to add height to accommodate growth. There was significant opposition among our residents about granting Parkplace 3 additional stories, but at least the proponents could point to the promise of a regional shopping center and open spaces as reason for changing the height limits. There is no similar good reason for height increases for the properties now under consideration. Nor is there good reason for converting commercially zoned land to residential.

The Comprehensive Plan for our neighborhood has worked well. Please turn down this unnecessary change to it.

Sincerely yours,

*Spurie Hardwick*

February 20, 2014

**VIA US MAIL**

Kirkland Planning Commission  
123 – 5<sup>th</sup> Avenue  
Kirkland, WA 98034

RECEIVED

FEB 21 2014

AM \_\_\_\_\_ PM  
PLANNING DEPARTMENT  
BY \_\_\_\_\_

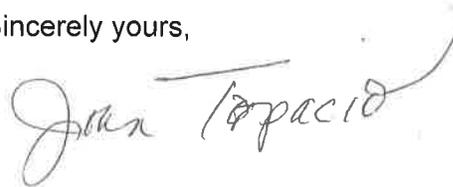
**Re: MRM Private Amendment Request**

Dear Commissioners:

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The Comprehensive Plan for our neighborhood has worked well. Please turn down this unnecessary change to it.

Sincerely yours,



February 20, 2014

RECEIVED

FEB 21 2014

AM \_\_\_\_\_ PM  
PLANNING DEPARTMENT

BY \_\_\_\_\_

**VIA US MAIL**

Kirkland Planning Commission  
123 – 5<sup>th</sup> Avenue  
Kirkland, WA 98034

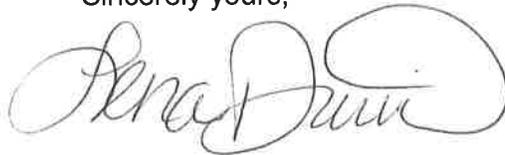
**Re: MRM Private Amendment Request**

Dear Commissioners:

I live at 5014-112<sup>th</sup> AVE NE Kirkland 98033, and am writing to urge you to deny the MRM private amendment request. Downtown Kirkland does not need an 8-story apartment project. The sense of human scale and openness is what makes downtown Kirkland so appealing. There is no reason to change that appeal. Kirkland does not need to add height to accommodate growth. There was significant opposition among our residents about granting Parkplace 3 additional stories, but at least the proponents could point to the promise of a regional shopping center and open spaces as reason for changing the height limits. There is no similar good reason for height increases for the properties now under consideration. Nor is there good reason for converting commercially zoned land to residential.

The Comprehensive Plan for our neighborhood has worked well. Please turn down this unnecessary change to it.

Sincerely yours,



February 20, 2014

VIA US MAIL

Kirkland Planning Commission  
123 – 5<sup>th</sup> Avenue  
Kirkland, WA 98034

RECEIVED  
FEB 21 2014  
\_\_\_\_ AM \_\_\_\_ PM  
PLANNING DEPARTMENT  
BY \_\_\_\_\_

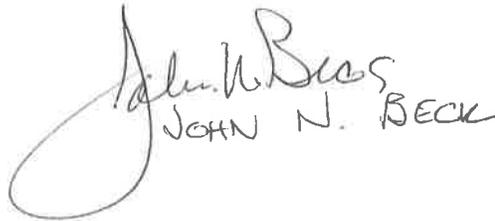
**Re: MRM Private Amendment Request**

Dear Commissioners:

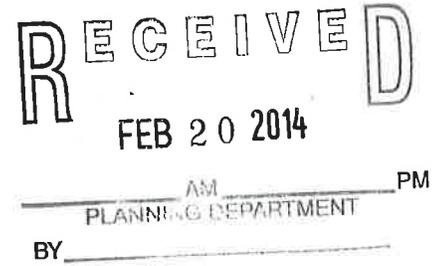
I live at (612) NE 175<sup>th</sup> St, KENMORE, WA, and am writing to urge that you deny the MRM private amendment request. Downtown Kirkland does not need an 8-story apartment project. The sense of human scale and openness is what makes downtown Kirkland so appealing. There is no reason to change that appeal. Kirkland does not need to add height to accommodate growth. There was significant opposition among our residents about granting Parkplace 3 additional stories, but at least the proponents could point to the promise of a regional shopping center and open spaces as reason for changing the height limits. There is no similar good reason for height increases for the properties now under consideration. Nor is there good reason for converting commercially zoned land to residential.

The Comprehensive Plan for our neighborhood has worked well. Please turn down this unnecessary change to it.

Sincerely yours,

  
JOHN N. BECK

February 18, 2014



Kirkland Planning Commission  
Kirkland City Hall  
123 – 5<sup>th</sup> Avenue  
Kirkland, WA 98033

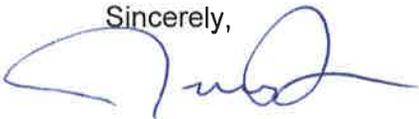
**Re: Letter Dated February 12, 2014**

Dear Commissioners,

Last week, I wrote a letter regarding Kirkland's Comprehensive Plan and potential changes to the CBD-5 zoning dated February 12, 2014. As a commercial real estate broker, I represent many clients and need to remain neutral in this matter. Accordingly I hereby retract my letter of February 12, 2014 and ask that the Kirkland Planning Commission remove it from public circulation.

I apologize for any confusion or inconvenience I have caused by writing the subject letter and hope that the commissioners will use other means in their deliberations regarding this issue.

Sincerely,



Jeff Jochums

(425) 822-2228

**DAVIDSON SERLES & ASSOCIATES**

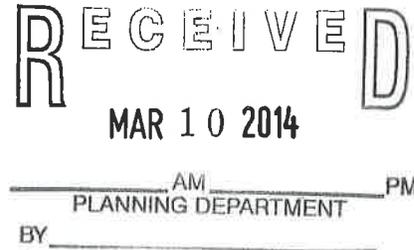
520 KIRKLAND WAY, SUITE 400  
P.O. BOX 817  
KIRKLAND, WASHINGTON 98083-0817

FAX (425) 827-8725

March 10, 2014

**VIA US MAIL**

Kirkland Planning Commission  
Kirkland City Hall  
123 – 5<sup>th</sup> Avenue  
Kirkland, WA 98033



*Re: MRM Private Amendment Request  
ZON11-00006*

Dear Commissioners,

Enclosed please find the letter of Dorothy J. Corrigan addressed to the Planning Commission, but sent to our mailbox. Please consider her letter and enter it in your record for the MRM Private Amendment Request.

Sincerely yours,

A handwritten signature in blue ink, appearing to read "K. H. Davidson".

Kenneth H. Davidson

KHD:aal

Enclosure

KHD\1748.22\PLANNING COMMISSION.LET.03.10.2014.doc

RECEIVED

MAR 10 2014

AM \_\_\_\_\_ PM  
PLANNING DEPARTMENT  
BY \_\_\_\_\_

Merrill Gardner of  
Kirkland 309

147 Main St. S.  
Kirkland, WA. 98033

Davidson, Series & Assoc. ✓  
P.O. BOX 817  
Kirkland, WA. 98083-0817

Regarding an 8-story  
apartment bldg. down  
town  
proposition!

We are desperately in need of many more small  
businesses, more varieties, such as groceries, drug stores,  
convenience items! These obviously would help the  
economy - not more huge apartments to bolster the wealthy  
builders and rent apartments with annual rent  
increases legalized!

Please keep what is left for those living near who  
could walk to what is needed!

Dorothy J. Corrigan 309

Some building - new address!

March 6, 2014

Kirkland Planning Commission  
123 Fifth Avenue  
Kirkland, WA 98033

Re: MRM Private Amendment Request (PAR)

Dear Commissioners:

**INTRODUCTION**

Thank you for your consideration of the MRM Private Amendment Request (PAR). The PAR includes two separate proposals. The first is to increase allowed height on the MRM property to eight stories, from the currently allowed five. The second is to add residential as an allowed primary use, in addition to the currently allowed office, on the property.

The following conclusions from the City's EIS support approval of the requests:

- If approved, the overall land use pattern of the CBD would not change significantly or adversely.
- These requests are consistent with the Growth Management Act, Vision 2040 and the Countywide Planning Policies.
- These requests are consistent with the City's Comprehensive Plan Vision Statement and Framework Goals (FG-3, 4, 8, 10, 14).
- These requests are consistent with all of the City's Comprehensive Plan Goals and Policies (LU-1, LU-1.3, LU-1.4, LU-3.1, LU-3.3, LU-3.6, LU-4.4, LU-5.1, LU-5.3, H-2, H-2.4, ED-1, ED-1.1, ED-1.5, ED-1.6, ED-2.4, ED-3.1, ED-3.3, ED-3.5, Policy T-2.1), subject to revision to the specific policies (a) limiting height and (b) restricting residential use on the MRM property.
- Because Parkplace will continue to be the largest employment location in the neighborhood, and because most of the City's future job growth will occur in Totem Center, the City's designated Urban Center, rather than in the CBD, it is not necessary to "land bank" the MRM property for potential future office development.
- Additional housing on the MRM property will help the City to meet its GMA-mandated housing target.

- Residential traffic impacts are lower than office.

### **PUBLIC BENEFITS**

In addition, if the PAR is approved as proposed, MRM has committed to provide significant public benefits, above and beyond what the Land Use Code would otherwise require:

- Affordable workforce housing (currently not required in CBD).
- Built to equivalent of LEED-Silver (to the best of our knowledge, no completed building to date in CBD has been required to be constructed to this standard).
- Minimum 9000 square feet anchor retailer (not currently required by Land Use Code).
- Public art, minimum \$10,000 in value (not currently required by Land Use Code).
- Public open space (not currently required by Land Use Code).
- Enhanced public access to PAC, Teen Center, Peter Kirk Park and Park Place (not currently required by Land Use Code).
- More detailed design guidelines than those currently in place in City Code.

### **CODE FACTORS TO CONSIDER**

As the Commission knows, KZC 140.25 sets forth five factors for the City to take into consideration in approving an amendment to the Comprehensive Plan. The MRM PAR is consistent with each of these factors.

#### **The effect upon the physical, natural, economic, and/or social environments.**

As to the physical and natural environment, the MRM PAR would have negligible effect. The MRM property is already improved with a commercial building and surface parking. The existing Comprehensive Plan authorizes redevelopment to an urban density. Allowing three additional floors of urban density will not significantly affect the physical or natural environments. In addition, the commitment of MRM to construct according to LEED Silver will minimize any impacts on the physical and natural environment.

As for economics, the EIS concluded that there would be minimal job loss or gain in the MRM proposal, and observed that (a) Parkplace will continue to be the largest employment location in the neighborhood and (b) most of the City's future job growth will still occur in Totem Center, the City's designated Urban Center.

As for the social environment, the MRM PAR will add the possibility of additional residential development to the downtown core. It is well-established that housing in the downtown contributes to the vitality of the neighborhood, to a “24/7” environment, and supports retail establishments.

**The Compatibility with and Impact on Adjacent Land Uses and Surrounding Neighborhoods.**

As the SEIS indicates (p. 3-15), “adding a predominantly residential building with ground floor retail would introduce a new use adjacent to the current and planned commercial office and retail uses to the north and east, but would be similar in a mixed use character to the mix of uses to the south.” The SEIS continues:

The MRM Residential alternative would continue a trend of mixed use residential development occurring in the CBD in zones that also permit office use. Alternative 2a would not itself create a new trend or serve as a precedent for mixed use residential development, and it would be consistent with the land use pattern in Downtown. Adding a mixed use development south of Parkplace could dampen further office development in the vicinity, though most of CBD-5 is already in office use. Parkplace would continue to be the primary office center in the CBD in any event, notwithstanding future rezones or development of individual small sites for residential use.

As the SEIS demonstrates, the MRM PAR is compatible with adjacent land uses and surrounding neighborhoods, and will not itself serve as a precedent for mixed use residential development.

**The adequacy of and impact on public facilities and services, including utilities, roads, public transportation, parks, recreation, and schools.**

Here too, the SEIS answers these questions. Residential traffic impacts are lower than for office, and all intersections in the CBD meet adopted Level of Service Standards. While development of the MRM site will increase demand on parks and schools, the proposal will not result in significant impacts. Water and sewer facilities may need to be upgraded, but with those upgrades there will be no significant adverse impacts.

**The quantity and location of land planned for the proposed land use type and density.**

The MRM site is currently 1.7 acres in size. It is a small portion of the CBD as a whole. It is located in the CBD-5 zone classification. As the SEIS indicates, CBD-5 is currently developed primarily with offices, but also includes residential uses. If this PAR is approved, the MRM site may be developed with mixed-use residential development. The SEIS states (p.3-15) that this relatively small portion of CBD-5 is unlikely to have precedential impacts upon the rest

of CBD-5, particularly since most of the CBD is developed with office, and because the Parkplace site would continue to be the primary office center in the CBD in any event.

**The effect, if any, upon other aspects of the Comprehensive Plan.**

This factor is fully evaluated in the SEIS at pp. 3-23 through 3-31. The SEIS concludes that the MRM PAR is consistent with all Comprehensive Plan policies, with the exception of four policies that would need to be revised to accommodate residential use and increased height on the MRM property. SEIS, p. 3-32. Other than revisions to these specific policies, the proposal will have no effect on the Comprehensive Plan.

In addition to the factors listed in KZC 140.25, the Code identifies five requirements that must be met for an amendment to be approved. KZC 140.30. The MRM PAR meets all of those requirements as well.

**The amendment must be consistent with the Growth Management Act.**

The SEIS concludes that the MRM PAR is consistent with the Growth Management Act. SEIS at pp.3-18 to 3-19.

**The amendment must be consistent with the countywide planning policies.**

The SEIS concludes that the MRM PAR is consistent with the countywide planning policies. SEIS at 3-21 to 3-22.

**The amendment must not be in conflict with other goals, policies, and provisions of the Kirkland Comprehensive Plan.**

As indicated above, the SEIS reviewed all pertinent portions of the Comprehensive Plan. SEIS at 3-23 through 3-31. It concluded that the MRM PAR is fully consistent with the Comprehensive Plan, with the exception of those specific provisions proposed to be amended in order to accommodate the proposed residential use and increased height on the MRM property.

**The amendment will result in long-term benefits to the community as a whole, and is in the best interest of the community.**

MRM has proposed specific public benefits that will result in long term benefits to the community as a whole, including affordable housing, improved access, LEED Silver construction, and the other benefits listed above.

**When applicable, the proposed amendment must be consistent with the Shoreline Management Act and the City's adopted shoreline master program.**

This criterion is not applicable to the MRM property.

As demonstrated, then, the MRM PAR meets all applicable requirements for approval.

### **PRESERVATION OF FUTURE OFFICE LAND INVENTORY**

One of the issues that has been raised as the MRM PAR has been considered by the Planning Commission relates to the issue of the extent to which it is important to deny the right to build housing, in order to preserve the opportunity to develop land in the future for offices. It is acknowledged there is not currently a demand for office, but some assert that the MRM property should be “land banked,” so to speak, and kept undeveloped, so that at some point in the future it will be available for office.

The rationale for this view is that the Comprehensive Plan states that CBD 5 should “emphasize” office development.

This Comprehensive Plan provision, though, when the zoning code was adopted, did not mandate only office development in the zone. Rather, a panoply of non-office uses were allowed, including restaurant, entertainment and cultural facility, hotels and motels, retail, private lodges, churches, schools, assisted living facilities, and residential in certain locations. KZC 50.35.

In this light, it is not correct to state that the City’s policy is to “preserve” CBD-5 for office development. The City’s zoning code allows many more uses than office.

Nonetheless, the question remains whether, although the City allows restaurants, churches, school, and assisted living facilities, it should continue to disallow residential as a primary use in a building.

As the City’s SEIS demonstrates, the primary office center in the CBD will be the Parkplace site. Its office capacity is many times the potential capacity of the MRM site. And as Joe Razore from MRM will testify, any anchor office tenant considering the MRM site will most likely immediately gravitate to Parkplace, because Parkplace has the expansion potential that the MRM site does not. Parkplace will in essence act as a “vacuum,” absorbing whatever anchor tenant office demand exists or develops in the future in the CBD. It will be many years before Parkplace’s available square footage is fully absorbed, and the attention of an anchor tenant shifts to the MRM site.

There is some suggestion that Parkplace may seek to amend its current approved plan to add housing as an additional potential use. But even if it were to do so, that would not change the calculus. Parkplace will continue to provide substantial office capacity that will leave little to no office demand for the MRM site.

In this light, it makes no sense, and would be unfair, to require the MRM site to remain undeveloped for years into the future, in order to preserve a potential future office inventory that may never be needed.

Kirkland Planning Commission

March 6, 2014

Page 6 of 6

Rather, it is respectfully requested that the Planning Commission recommend approval of the MRM PAR, and allow for the possibility of affordable housing, public benefits, retail, and construction jobs, rather than stasis and stagnation.

Sincerely,

A handwritten signature in blue ink, appearing to read "G. Richard Hill". The signature is written in a cursive style with a large initial "G" and "H".

G. Richard Hill

GRH:lde