



## **MEMORANDUM**

**Date:** September 1, 2009

**To:** Planning Commission

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

**Subject:** **LAKEVIEW AND HOUGHTON NEIGHBORHOOD PLAN UPDATE  
PLANNING WORK PROGRAM OPTIONS, FILES ZON07-00032 and ZON09-00016**

## **STAFF RECOMMENDATION**

This fall staff will be starting the Lakeview and Central Houghton neighborhood plan updates and would like input from the Planning Commission on the best approach for the planning process. Staff has attached a preliminary work program with project objectives and a timeline, a list of issues, and letters from interested parties we have received to date commenting on issues they would like us to study.

Specifically staff would like your input on the following:

- *As a city, what do we want to achieve by updating the neighborhood plan? How can we best explore what are the neighborhood residents' expectations with the update?*
- *What will be the role of the Houghton Community Council in the development of the neighborhood plans? Should there be a joint public hearing at the end of the process?*
- *Shall an Advisory Committee be formed? If yes, what should its role be? Who should be on the committee? At what point in the process should they be involved?*
- *The two neighborhood plans do not currently have vision statements for the future growth of the neighborhoods. What is the best approach to seek out community values to write these vision statements?*

## **BACKGROUND**

1985 was the last major neighborhood plan update for both neighborhoods. Since then, the general sections of the Comprehensive Plan have been updated several times making both neighborhood plans' goals and policies out of date. In addition, several institutional and commercial uses have undergone redevelopment in these areas such as NW University, the Lake Washington School District Administration offices, and Carillon Point. These sections of the plan also need updating.

The current Lakeview and Central Houghton Neighborhood Plans within the Comprehensive Plan are available on the City's website at [http://kirklandcode.ecitygov.net/CK\\_comp\\_Search.html](http://kirklandcode.ecitygov.net/CK_comp_Search.html)

At the Planning Commission retreat in 2008, the Commission discussed lessons learned from the last neighborhood plan updates involving the Market/Norkirk/Highlands neighborhoods and ways to improve and streamline the process for the next neighborhood plan update. Now would be a good time to revisit those suggestions listed below before designing the public process for the Lakeview and Central Houghton neighborhood plan updates:

- Encourage the neighborhood to read and understand the existing neighborhood plan early in the process and to maybe take a stronger role in leading the process and writing the plan.
- Start with visioning.
- Identify and focus on key issues (land use, density, traffic).
- Simplify the plans by only including policies that are unique to the neighborhood while having a template of standard text that refers to policies covered elsewhere in the Comprehensive Plan.
- Don't let individual zoning amendments drive the process; consider them later after the basic framework is in place.
- When forming an advisory group make sure the majority of participants are from the neighborhood.
- Have staff undertake some up front work on background information and general plan content.
- Defer city-wide issues to other efforts (e.g. Non-motorized Transportation Plan, Parks Plan etc.).

Both neighborhoods are located within the jurisdiction of the Houghton Community Council. Staff will initially discuss the two plans together in study sessions with the Planning Commission. These combined neighborhood study sessions will also occur with the Houghton Community Council. As the plans develop, we will branch off into separate public participation processes for each neighborhood. During previous work program discussions, the Planning Commission recommended that the Houghton Community Council take a stronger role in the process if they would like to. Staff will be discussing the Houghton Community Council's role with them at their meeting on September 28.

Staff recently met with both neighborhood association chairs (Lisa McConnell from Central Houghton and Steve Jackson with Lakeview) to discuss the upcoming neighborhood plan updates and to listen to their suggestions for the process. Staff came away from those discussions with the impression that the associations do not have the resources to take a strong independent role to lead the update process and would need staff's support to conduct the community involvement process. They suggested it would be best to set up a schedule of public meetings by subject area, so people could choose which meetings to attend based on their interest. They agreed to help get the word out about the plan update to their residents and suggested that staff provide information at the Hought Down picnic to inform people about the upcoming planning process. Staff prepared a handout to be available at the picnic which was held on September 7<sup>th</sup>.

Another idea that has been discussed separate from the Lakeview and Houghton update processes, is to participate in the KAN Neighborhood University and to have a dialogue about what the expectations are of a neighborhood plan both from the neighborhoods' and the City's perspectives.

## **PRELIMINARY ISSUES**

In preparation for the process discussion, staff has prepared a list of preliminary issues that we are currently aware of for each neighborhood (see Attachment 1). Additional issues will unfold as we begin the public participation process.

## **PLANNING PROCESS OPTIONS**

Attachment 2 is a preliminary draft work program, project objectives, key milestones and timeline for the neighborhood plan updates.

Below are some initial thoughts and questions that staff would like direction on so that we can finalize the work programs for each neighborhood plan update.

1. Form advisory groups for each neighborhood- Each advisory committee could be comprised of: the neighborhood association chair, 5 to 10 residents, 2 members of the Houghton Community Council, 2 Planning Commissioners, representatives of the business community, and staff.

Two options for the role of the advisory committees:

- a. The advisory committees could lead a series of open houses or meetings to discuss key issues and form draft policies to be written by staff. Staff could facilitate these meetings. Or
- b. Staff could take a stronger lead in the community meeting process. Staff would then go to the advisory committees at the end of the process to inform them of what we heard from the community and present draft policies for the advisory committees' comments.

The first advisory committee meeting would be a bus tour of the neighborhoods. This would be followed by meetings to discuss issues by subject area and then a meeting to discuss draft policies and a recommendation to the Planning Commission.

It should be clear that the Advisory Committee's role will be to make recommendations to the Planning Commission and Houghton Community Council. Then the Planning Commission and Houghton Community Council will in turn make their recommendations to the City Council.

2. Conduct public workshops/open houses- In late October an open house could be held to kick off the neighborhood planning process followed by a series of meetings by subject area (vision, land use changes, housing, and transportation). Staff or the Advisory Committee could lead these meetings.

A visioning process should be conducted for each neighborhood to determine existing and future community values and future growth for each area before discussing the private amendment requests. The majority of both neighborhoods are largely developed so it may not be necessary to spend too much time on an elaborate visioning process.

3. Staff takes a first cut at drafting a plan- Another option is for staff to take the lead in doing some up front work on writing the plan; then gain public input on specific policies at the public meetings.

4. Public notice- Staff prepared a flyer for distribution at the Hought Down introducing the neighborhood plan update for both neighborhoods. The flyer informed the attendees about the neighborhood plan updates, staff contacts information, and the website address. Staff has set up a project webpage on the Planning Department website and an electronic list service. *See section below regarding public participation techniques to be used in the process.*

## **PUBLIC NOTIFICATION PROCESS**

Consistent with our standard operating procedures and Zoning Code regulations for long range planning projects, the following public notification techniques will be used to inform the public about the ongoing neighborhood plan update process:

- Inform and coordinate with the neighborhood associations during the process
- Create a webpage on the Planning Department website
- Create an electronic list service for announcements (initially will use the neighborhood coordinators list serv to get the word out about the project specific list serv).
- Conduct public meetings, hearings, open houses, or workshops on visioning and study issues
- Conduct a web based opinion survey (*new*)
- Install notice boards at key places within neighborhood
- Mail post cards to property owners to notify about list serve, webpage, potential code amendments
- Distribute flyers at neighborhood association meetings, at grocery stores or neighborhood kiosks (e.g. Houghton Neighborhood notice boards) etc..
- City Update article describing process
- Cable TV announcements of public meetings and city webpage

## ATTACHMENTS

1. Preliminary key issues
2. Draft work program
3. Letters from interested parties for Lakeview Neighborhood
  - a. August 12, 2009 letter from Hamid Kermanshahi, 4558 Lake Washington Blvd N.E., Kirkland, WA 98033
  - b. August 23, 2009 letter from Donald McCale, 4604 Lake Washington Blvd N.E., Kirkland WA 98033
  - c. Plaza at Yarrow Bay Private amendment request from Keith Maehlum, Hal Real Estate Investments, Inc., 2025 First Avenue, Suite 700 Plaza at Yarrow Bay application for comprehensive plan amendment in PLA 3A
  - d. January 20, 2009 letter from Mayor James Lauinger regarding Mackle letter
  - e. December 29, 2008 letter from Sally and Terry Mackle, 4500 Lake Washington Blvd N.E., Kirkland WA 98033
  - f. October 29, 2007 letter from Mark Bertoldi, the Northwood Group
  - g. April 28, 2006 letter from H.Douglas Waddell, P.O. Box 2545 Kirkland, WA 98083
4. Letters from interested parties for Central Houghton Neighborhood
  - a. April 16, 2005 letter from Don Gerstmar, 10610 NE 46<sup>th</sup> Street, Kirkland, WA 98033
  - b. December 1, 2006 application from Mark & Diane Blakeley, 10929 NE 60<sup>th</sup> Street, Kirkland, WA 98033
  - c. December 12, 2006 application from Mohammad & Kiimberlee Shakeri, 6025 112<sup>th</sup> Avenue NE, Kirkland, WA 98033

d. February 14, 2007 letter from Dale and Bonnie Cleveland, 6535 111<sup>th</sup> Avenue NE, Kirkland, WA 98033

Cc: Project Files  
ZON07-00032  
ZON09-00016



**HOUGHTON AND LAKEVIEW NEIGHBORHOOD PLAN UPDATE*****Issues Scoping***

September 2009

**Central Houghton Neighborhood Potential Issues**Land Use

- Update plan text to reflect new development and changes in general Comprehensive Plan policies.
- Lake Washington School District future plans for schools in the area
- NW College expansion plans
- Houghton Shopping Center
- Explore affordable housing and small lot opportunities
- Update historic structures inventory
- Address requests for potential land use changes

Transportation

- Transportation management
- Pedestrian and bicycle connections and safety
- Neighborhood role in dealing with the regional issues related to the railroad right-of-way.

**Lakeview Neighborhood Potential Issues**Land Use

- Update plan text to reflect new development and changes in general Comprehensive Plan policies.
- Consider Plaza at Yarrow Bay private amendment request to increase retail uses in PLA 2 and PLA 3 A and B.
- Consider several property owners requests to increase density on Yarrow Slope from RS 12.5 to RS 8.5 zoning
- Look for opportunities for mixed use commercial/residential land use changes
- Explore affordable housing and small lot opportunities
- Compare existing plan text with recent land use decisions for consistency (e.g. Yarrow Bay Marina and Carillon Point)
- Review plan for consistency with Shoreline SMP update
- Update historic structures inventory

Transportation

- Highway 520 expansion plans
- Traffic problems and assess speed limits in neighborhood; expand number of crosswalks with flags
- Lake Washington Blvd: increase pedestrian safety, increase lake access
- Identify new pedestrian and bicycle access opportunities through neighborhood
- Neighborhood role in dealing with the regional issues related to the railroad right-of-way.

Natural Environment

- Research where wetland or stream restoration projects are needed



**LAKEVIEW AND CENTRAL NEIGHBORHOOD PLAN UPDATES*****Preliminary Work Program****9/1/2009*

Project Purpose To update the Lakeview and Central Houghton Neighborhood Plans to reflect changes in the neighborhoods since the plans were last updated in 1985 and for consistency with the vision, framework goals, and other elements of the Comprehensive Plan.

Project Objectives

- Discuss with residents what a neighborhood plan is and find out what their neighborhood plan expectations are. *This discussion could also be held separately at the next KAN Neighborhood University event.*
- Create new vision statements and new goals and policies for the neighborhoods that reflect the community's values. *An Advisory Committee could help in this process.*
- Identify and study key issues including requests from property owners for land use changes.
- Consider a new simpler format for the neighborhood plans that eliminates redundancies in policies with the city wide general Comprehensive Plan policies.
- Implement the neighborhood plan policies with code amendments and changes to the Zoning Map.

Key Milestones

PC and HCC study sessions to approve process/consider appointment of advisory committee representatives	September 2009
Kick off public meeting	Late October 2009
Establish advisory committees for each neighborhood (appointed by the Planning Commission)	November 2009
Conduct public advisory committee meetings	November 2009 to February 2010
PC and HCC study sessions to review draft goals, policies, and potential code amendments	March to May 2010
Advisory committees review draft plans	June 2010
Public open house to review draft plans	July 2010
SEPA Addendum and CTED 60 Day Review	September 2010
Public hearing before PC and HCC (possible joint hearing)	October 2010
Staff revises plan per PC and HCC direction	October 2010
City Council study session to discuss PC recommendation	November 2010
City Council adopts plan and code amendments by ordinance	December 2010
HCC approves final plan	January 2010



**HAMID KERMANSHAHI**

4558 Lake Washington Blvd NE

Kirkland, WA 98033

206-227-6956

fax: 425-454-8610

tonykermani@gmail.com

**RECEIVED**

**AUG 17 2009**

August 12, 2009

City of Kirkland  
123 Fifth Ave  
Kirkland, WA 98033

AM PM  
**PLANNING DEPARTMENT**  
BY

Dear Friends: City Council, Planning Commission, Houghton Community Council

RE: Neighborhood Review for the Lakeview area

It is our understanding that the city of Kirkland is finally was considering the review of the Lakeview area this year. Well, it's about time now. After 30 years of over looking of this area which is the gateway of our beloved city of Kirkland, it came to realization that we need to do something about this neighborhood. I am all for changing the zoning from 12,500 to a reasonable 8500. I am also for more speed limits and crosswalks.

Together we could enhance the look of the entire area by building newer housing along the blvd. It is only make sense that in this economy we could create opportunity and jobs which is desperately needed for our community.

Please add me on your mailing or e-mail list to receive notice about the review.

Sincerely,



Hamid Kermanshahi



CC: Council  
 Dave  
 Marilyne  
 Eric  
 Paul  
 Nancy C.

City of Kirkland  
 123 Fifth Ave  
 Kirkland, WA 98033

RECEIVED

AUG 13 2009

City Council  
 Planning Commission  
 Houghton Community Council

CITY OF KIRKLAND  
 CITY MANAGER'S OFFICE

Re: Neighborhood Review for the Lakeview area.

It is my understanding that the city was considering doing the review of the Lakeview area this year but may be postponing the review again.

One of the purposes of a neighborhood review is to look at the current zoning to see if it makes sense today. Our area was zoned at least 30 years ago and there has been no review since that time, even though most neighborhoods get a zoning review at least every 10 to 20 years.

During the review we can:

1. Address several problems in the area, one being traffic and speed limits.
2. Get more crosswalks and flags.
3. Lake access along the boulevard.
4. Change the zoning from 12,500 to 8,500 a more reasonable city density.
5. Look at opportunity to enhance business and mixed use presents in the area.

The result of a review may be good for the entire area. One outcome may be some newer housing along the blvd. enhancing the look of the area and beautifying the Gateway to Kirkland. There may be other positive outcomes as well.

Please add me to your mailing list to receive notices about the review.

Thank you,



Donald McCale  
 4604 Lake Washington Blvd. N.E.  
 Kirkland, Washington 98033  
 (425) 827-0094



RECEIVED  
SEP 12 2008  
AM PM  
PLANNING DEPARTMENT  
BY \_\_\_\_\_

September 11, 2008

Mr. Paul Stewart  
City of Kirkland  
123 Fifth Avenue  
Kirkland, WA 98033

Re: Plaza at Yarrow Bay Office Campus  
Comprehensive Plan – Private Amendment Request

Dear Mr. Stewart,

In April 2007 we submitted a Private Amendment Request (“PAR”) to the City for the Plaza at Yarrow Bay Office Campus (“PYB”). At the June 2007 City Council Meeting, Council deferred the review of this PAR to the Lakeview Neighborhood Plan update project which was scheduled to begin in 2008. This approach was recommended by Staff and supported by the applicant provided that the Neighborhood Plan was started during 2008.

It has now come to our attention that the Lakeview Neighborhood Plan update project may be postponed indefinitely due to City budget constraints. As a result, we like to reactivate our original request and have the PAR be processed as a separate project and no longer tied to the review of the Lakeview Neighborhood. It is our hope that this process could begin in early 2009.

Please call me at 206-839-9867 or email me at [kmaehlum@halrealestate.com](mailto:kmaehlum@halrealestate.com) if you have any questions.

Respectfully,



Keith Maehlum

***The Plaza at Yarrow Bay, Inc.***  
2025 First Avenue • Suite 700 • Seattle, WA 98121  
Telephone: (206) 448-5080 • Facsimile: (206) 448-5075

20N07-00018



**CITY OF KIRKLAND  
PLANNING AND COMMUNITY DEVELOPMENT**  
123 Fifth Avenue, Kirkland, WA 98033 425.587.3225  
www.ci.kirkland.wa.us

**APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT**

*Directions: You may use this form or answer questions on separate pages.*

Applicant Name HAL Real Estate Investments Inc.  
 Address 2025 First Avenue, Suite 700 Seattle, WA 98121  
 Telephone 206-448-5080 contact: Keith Macellum 206-839-9867  
 Property owner (if different than the applicant)  
 Property Owner Name The Plaza at Yarrow Bay, Inc.  
 Address (same as above)  
 Telephone \_\_\_\_\_

*Note: If the applicant is the property owner, or is representing the property owner, then the property owner must sign the last page. If the applicant is neither the property owner nor representing the property owner, then the affected property owner must be notified. Send or hand deliver a copy of this completed application to all affected property owners. fill out the attached Affidavit of service that this has been done.*

A. Description of Proposal:

Add permitted uses, revise some land use regulations such as minimum lot size, setbacks and the like, allow minor increases in building area per code (as opposed to per original approval), allow shared-use parking

B. Description, address, and map of property affected by the proposal:

(see attached)  
10210, 10220 and 10230 NE Points Drive  
3927 and 3933 Lake Washington Blvd

C. Description of the specific reasons for making the proposal:

Existing conditions have changed since last Comprehensive Plan update, including Linkback Office Park becoming an office condominium instead of redeveloping as a large office building previously approved.

D. Description of how the proposed amendment relates to the following criteria:

1. The City has the resources, including staff and budget, necessary to review the proposal.

The City is the best judge of whether it has the necessary resources.

- 2. The proposal demonstrates a strong potential to serve the public interest by implementing specifically identified goals and policies of the Comprehensive Plan.

*The proposal is generally consistent with the Comprehensive Plan except for allowing limited commercial activities in the northwest quadrant of the Lake Wash Blvd/SR 520 interchange beyond those allowed*

- 3. The public interest would best be served by considering the proposal in the current year, rather than delaying consideration to a later neighborhood plan review or plan amendment process

*The proposal would allow more environmentally/pedestrian oriented development to activate a community neighborhood center*

- 4. The proposal is located in a neighborhood for which a neighborhood plan has not been recently adopted (generally not within two years).

*The last review of the Lakeview Comprehensive Plan was 1985.*

- 5. The proposal is located in a neighborhood for which a neighborhood plan will not be reviewed in the near future (generally not in the next two years).

*The Lakeview area was originally scheduled for 2009 but may be delayed for many years because of annexation work load.*

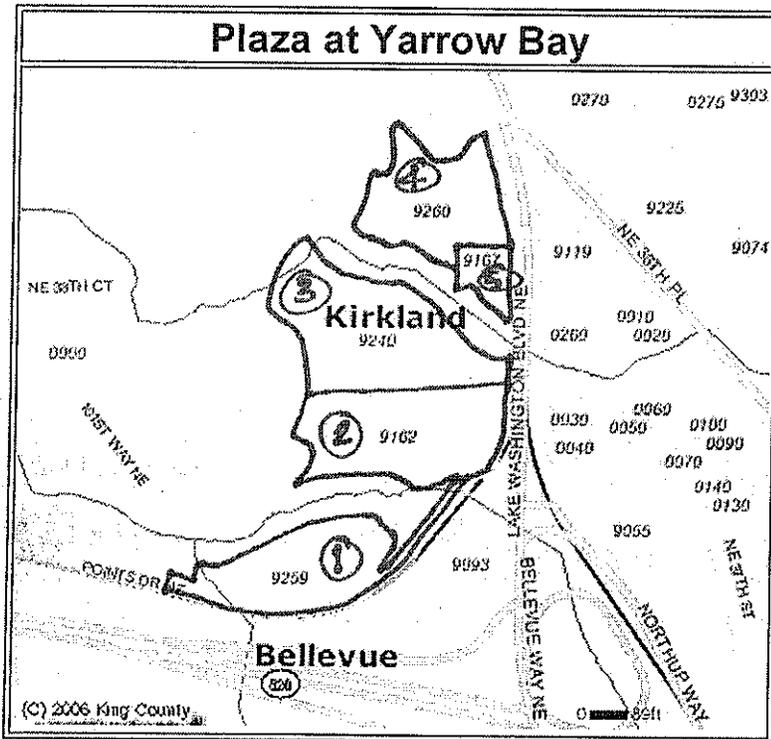
- 6. The proposal would correct an inconsistency within or make a clarification to a provision of the Comprehensive Plan.

*The proposal would generally be consistent with the Comprehensive Plan but should be clarified to include the requested changes.*

E. Property owner signature.

*Note: If the applicant is the property owner, or is representing the property owner, then the property owner must sign the last page. If the applicant is neither the property owner nor representing the property owner, then the affected property owner must be notified. Send or hand deliver a copy of this completed application to all affected property owners. fill out the attached Affidavit of service that this has been done.*

Name -- sign: Dana Belant President, The Plaza at Yarrow Bay, Inc.  
 Name -- print: [Signature]  
 Address: HAL Real Estate Investments Inc.  
2025 First Avenue, Suite 700 Seattle, WA 98121  
 Telephone: 206-448-5080



PARCEL NOS.

- ① 2025059259
- ② 2025059162
- ③ 2025059240
- ④ 2025059260
- ⑤ 2025059167



January 20, 2009

Sally and Terry Mackle  
4500 Lake Washington Blvd  
Kirkland, WA 98033

Dear Mr. and Mrs. Mackle:

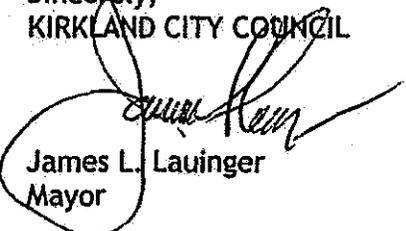
Thank you for your letter requesting the City initiate a review of the Lakeview Neighborhood Plan this year. In April 2008 the City Council adopted the Planning Work Program (attached) which called for an update to the Lakeview and Central Houghton neighborhood plans to begin in 2008. However as a result of staffing levels, budget constraints and efforts on other long range tasks, the Planning Department and Planning Commission were unable to begin the update to the neighborhood plans last year.

Each year City staff puts together the Planning Work Program which identifies the schedule, staffing and priorities for the major long range planning projects. The Planning Work Program is reviewed by the Planning Commission with a recommendation from the Commission to the City Council. The Planning Commission will be reviewing the proposed 2009-2011 Work Program at their retreat on February 12, 2009. The Commission then meets with the City Council at a joint meeting to present their recommendation. The joint meeting is currently scheduled for March 17, 2009. Following the joint meeting, the Council will consider and adopt the work program at a regular meeting.

The City has a strong interest in updating neighborhood plans. As you noted, the City faces a significant gap between city expenses and projected revenue. As a result, the City was unable to provide specific funding for neighborhood plans in the 2009-2010 budget. As the Planning Commission and City Council review the work program, we will need to look at a number of important projects that merit attention and decide how to balance these priorities with available staffing.

A copy of your letter will be transmitted to the Planning Commission for their consideration as part of their discussion on the work program. We certainly understand your interest and will keep this in mind when we also review the work program as recommended by the Planning Commission. I would encourage you to follow this process. If you would like more information, or to find out the status of the work program, please contact Paul Stewart, Deputy Planning Director, at 425-587-3227 or [pstewart@ci.kirkland.wa.us](mailto:pstewart@ci.kirkland.wa.us). The Planning Commission packets can also be accessed at the City's website at [http://www.ci.kirkland.wa.us/depart/Planning/Planning Commission.htm](http://www.ci.kirkland.wa.us/depart/Planning/Planning%20Commission.htm).

Sincerely,  
KIRKLAND CITY COUNCIL



James L. Lauinger  
Mayor

Attachment

cc: Paul Stewart, Deputy Planning Director



4500 Lake Washington Blvd  
Kirkland, WA 98033  
December 27, 2008

**RECEIVED**

DEC 29 2008

CITY OF KIRKLAND  
CITY MANAGER'S OFFICE

Kirkland City Council  
Kirkland, WA

Dear Council Members,

We are writing to request that you put a review of the Neighborhood Plan as an important priority in your yearly budget for Planning and Community Development Department.

We spoke with Eric Shields three years ago at which time he indicated that the Lakeview neighborhood plan would be up for review this coming year. However, because of budget cuts there is a possibility this will be put off.

We had looked forward to being able to sub-divide our almost ½ acre lot if a review would downsize the too large lot size for this area. We believe the hillside of the Blvd has one of the largest lot sizes in the city, a probable remnant of the original property size of decades ago. So it seems reasonable to review this area and bring it up to the intent of the County's Growth Management Act.

There is another reason for our request. Parts of the Lakeview planning area are showing signs of stress. The area of LWB, directly across from the Villagio Apartments, is beginning to look seedy and unkempt. The homes are older and not well maintained, the sidewalks are covered with leaves and debris that is not picked up. One of the major reasons for this is that some of the homes are now rentals and it is well-known fact that rentals are the beginning of a downward spiral in a neighborhood. Having experienced some of the clientele in these rentals, we can certainly vouch for this fact. Loud, late night parties with college-aged people both in and outside the homes have been common over the past several years. Another residence has cars coming and going all day long. This is certainly not the image that Kirkland wants to present along its chief gateway street.

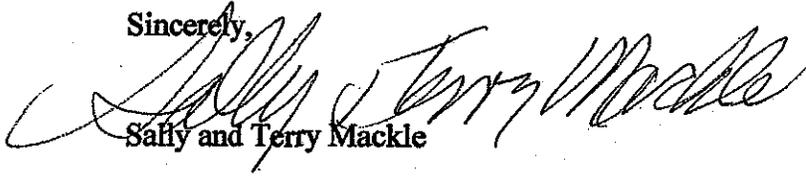
Allowing for smaller lots in this area would help the existing property owners sell their property and allow the new owners to put in new, more desirable homes. The lot size in this area is one of the largest in the city and makes upkeep difficult for homeowners. Often, they choose to neglect this.

Kirkland City Council  
Page two

We were going to file a private amendment request to reduce the size of our lot but have discovered that the deadline for next year is past. That is why the Neighborhood Review for Lakeview is important. According to Mr. Shields, it has been years since this part of the city has had a review.

We respectfully request that a review go forward this year.

Sincerely,

A handwritten signature in cursive script, appearing to read "Sally and Terry Mackle".

Sally and Terry Mackle

cc: Eric Shields

RECEIVED

NOV 01 2007

October 29, 2007

City of Kirkland  
123 Fifth Ave.  
Kirkland, WA 98033

AM PM  
PLANNING DEPARTMENT

RE: Kirkland Area Rezone

BY \_\_\_\_\_

Dear Ms. Janice Soloff,

I wanted to take the time to thank you for the pleasant phone conversation we had last week concerning the rezones in the Kirkland. Your insights and updates were extremely informative and this letter addresses some of the issues we discussed.

I. General Information

A. Description

The Northwood Group is in the process of acquiring the property located 6713 Lakeview Dr NE, Kirkland, WA 98033. It has come to our attention that over a half of all properties surrounding this estate holds more units per square feet than the current zoning (RM 3.6) permits.

B. Goal of the Proposal

The Northwood Group proposes to rezone 10.07 acres from the current zoning of RM 3.6 (3,600 Sqft per unit) to RM 1.8 (1,800 Sqft per unit).

C. Location

The area is located between lake Washington Boulevard and Lakeview Drive, north of NE 64<sup>th</sup> Street, located in the Lakeview neighborhood.

D. Motive

The Northwood Group believes that by rezoning the highlighted area “will correct a zone classification or zone boundary that was inappropriate when established” (section 130.45, page 4.a).

E. Approach

Due to the fact this maybe a topic that reflects from the Lakeview comprehensive plan, The Northwood Group is looking to approach this matter in the form of a “nonproject, quasijudicial rezone”

II. All properties in the proposed rezone area (please refer to attached map)

A. Properties 1-14

Property 1

- 1.) Tax parcel # 2649500045
- 2.) Size .24 acres = 43,560 Sqft
- 3.) 6 units
- 4.) Property 1 has one unit for every 1,742.4 Sqft.

Property 2

- 1.) Tax parcel # 0825059094
- 2.) Size 1.62 acres = 70,567.2
- 3.) 39 units
- 4.) Property 2 has one unit for every 1,809.4 Sqft

Property 3

- 1.) Tax parcel # 2649500020
- 2.) Size .12 acres = 5,227.2 Sqft
- 3.) One single family unit
- 4.) Property 3 has one unit for every 5,227.2 Sqft

Property 4

- 1.) Address, 10116 NE 64TH ST, 98033
- 2.) Size .17 acres = 7,405.2 Sqft
- 3.) 2 units
- 4.) Property 4 has one unit for every 3,702.6 Sqft

Property 5

- 1.) Address, 6505 LAKEVIEW DR NE, 98033 (Retirement facility)
- 2.) Size 1.14 acres = 49,658.4 Sqft
- 3.) 66 units
- 4.) Property 5 has one unit for every 752 Sqft

Property 6

- 1.) Address, 6424 LAKE WASHINGTON BLVD, 98033
- 2.) Size .85 acres = 37,026 Sqft
- 3.) 10 units
- 4.) Property 6 has one unit for every 3,702.6 Sqft

Property 7

- 1.) Address, 6436 LAKE WASHINGTON BLVD NE, 98033

- 2.) Size .56 acres = 23,086.8 Sqft
- 3.) 7 units
- 4.) Property 7 has one unit for every 3,484.8 Sqft

Property 8

- 1.) Address, 6627 LAKEVIEW DR 98033
- 2.) Size .71 acres = 30,927.6 Sqft
- 3.) 16 units
- 4.) Property 8 has one unit for every 1,932.9 Sqft

Property 9

- 1.) Address, 6620 LAKE WASHINGTON BLVD, 98033
- 2.) Size .5 acres = 21,780 Sqft
- 3.) 9 units
- 4.) Property 9 has one unit for every 2,420 Sqft

Property 10

- 1.) Address, 6736 LAKE WASHINGTON BLVD, 98033
- 2.) Size .68 acres = 29,620.8
- 3.) 12 units
- 4.) Property 10 has one unit for every 2,468.4 Sqft

Property 11

- 1.) Address, 6714 LAKE WASHINGTON BLVD NE, 98033
- 2.) Size .66 acres = 28,749.6 Sqft
- 3.) 6 units
- 4.) Property 11 has one unit for every 4,791.6 Sqft

Property 12

- 1.) Tax parcel # 0825059219
- 2.) Size .19 = 8,276.4 Sqft
- 3.) 2 units
- 4.) Property 12 has one unit for every 4,138.2 Sqft

Property 13

- 1.) Tax parcel # 4151800005
- 2.) Size .33 = 14,374.8 Sqft
- 3.) 1 unit
- 4.) Property 13 has one unit for every 14,374 Sqft

Property 14

- 1.) PLEASANT BAY APARTMENTS
- 2.) Size 2.3 acres = 100,188 Sqft
- 3.) 56 units
- 4.) Property 14 has one unit for every 1,789.07 Sqft

B. Conclusion

The area located between Lake Washington Blvd and Lakeview Dr, north of NE 64<sup>th</sup> Street, roughly totals up 10.07 acres (466,092 Sqft), and collectively has approximately 233 units. This concludes (when comparing total size to total units), that the highlighted area allows one unit for every 1,882.6 Sqft.

Based on the total calculations above, we have found a significant difference between the actual units per square feet (1,882.6), compared to what the current zoning allows (R.M 3,600).

III. Significant social features

A. Street System

The proposed site is bordered by two major arterials (please see attached page, 3), Lake Washington Blvd NE and Lakeview Dr. Both, Lake Washington Blvd and Lakeview Dr, provides a “gateway” to two major state roadways (SR-520 and I-405).

We feel that the traffic impact will be insignificant, due to the fact that the proposed area already (on average) has one unit for every 1,882.6 Sqft.

It is our goal to bring to your attention a few points on why this portion of the Lakeview neighborhood should be rezoned to RM 1,800. I truly thank you for the time and consideration and please review the attachments that clearly support our argument. If you have any questions feel free to contact us and we will look forward to hearing from you.

P.S

Please review all attachments:

- 1.) The comprehensive Lakeview Neighborhood map.
- 2.) A map showing all properties that have unit densities that reach well beyond what is allowed under the present zoning designation.

3.) A map showing the Lakeview Circulation and the major arterials surrounding this particular area.

Best regards,

Mark Bertoldi  
The Northwood Group  
360-654-4491  
425-213-3871

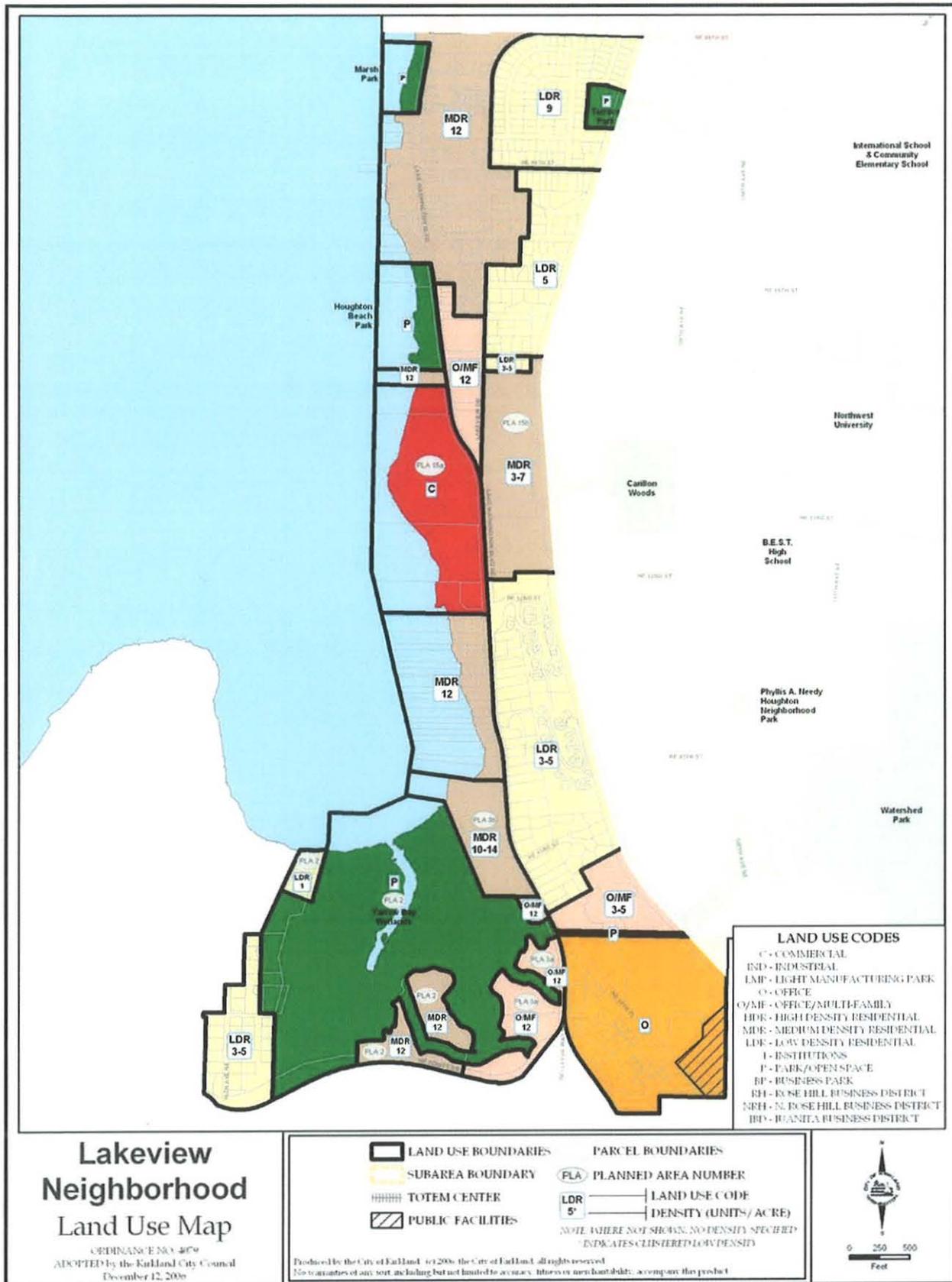
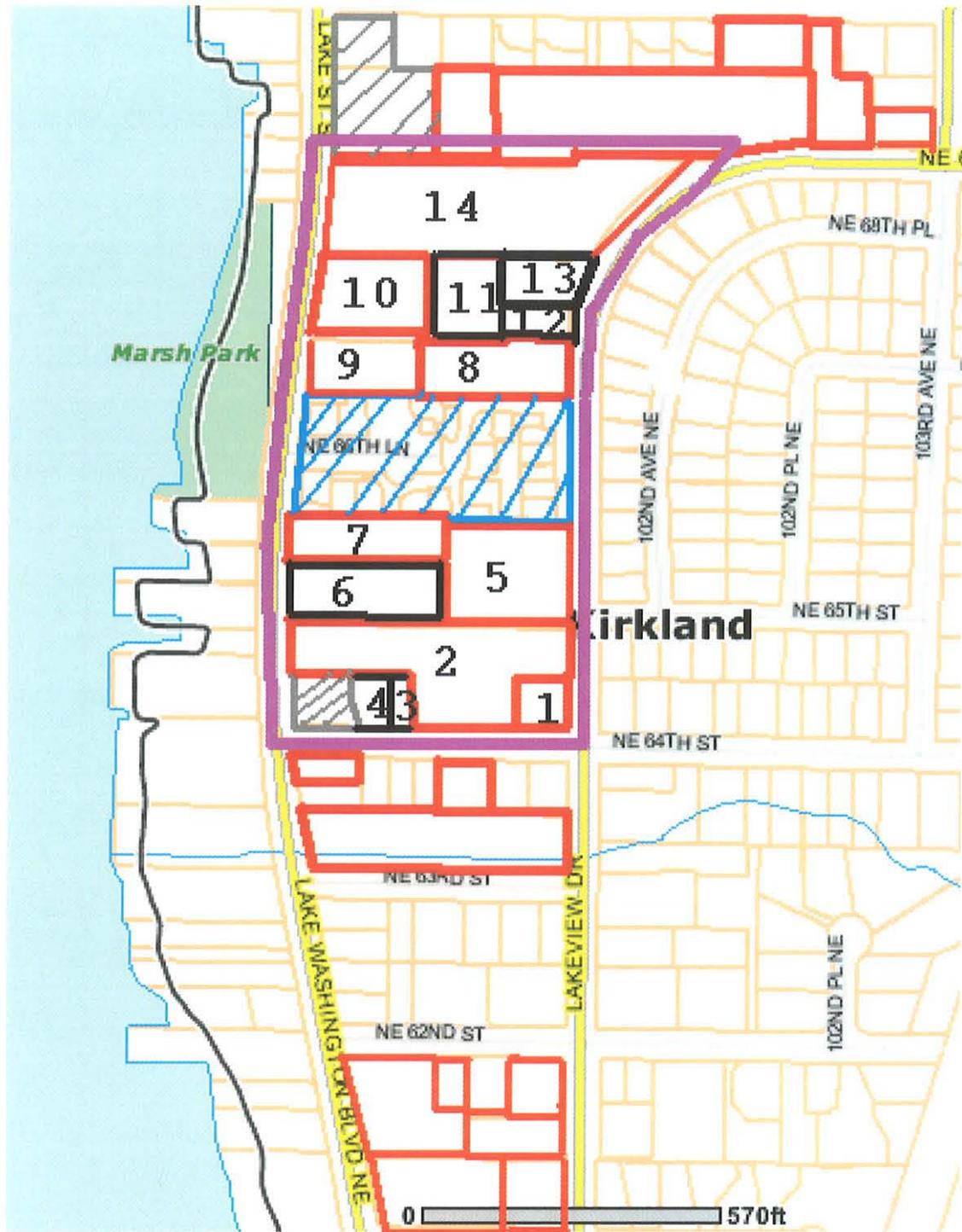


Figure L-1: Lakeview Land Use



-Proposed area for rezone

-The black outline shows all parcels that comply with the current zoning

-The red outline shows all properties that hold more units than the current zoning allows.

////-PUD

////-Commercial or Neighborhood Business





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

April 28, 2006

Houghton Community Council  
123 5<sup>th</sup> Ave.  
Kirkland, WA 98033

Dear Council Members:

This letter is to follow up on my presentation at your April 24<sup>th</sup> meeting and to thank you for listening and having dialogue about non-conforming use codes within Houghton and specifically the RM3.6 zone that 30 years ago was changed from RM1.8. This does not include any of the buildings built over the water which are a separate zoning, I believe WD 1. As mentioned, over time, there are probably a couple hundred units that will be eliminated once the existing structures run their useful and economic life. The current non-conforming use code allows those buildings to be rebuilt at the same density only if they are destroyed by fire or I believe natural forces. If you tear it down to re-build, most of these will result in just half the units being built. I believe that this part of the code should be studied along with the new neighborhood plan for some of the following reasons.

- What may have made sense 30 years ago does not necessarily make sense today. RM1.8 (24 units per acre) is not very dense for these types of locations and going backwards is not consistent with the goals of Growth Management.
- When properties have reached their useful life, are torn down and rebuilt with cutting the density in half of what they have been for decades, this will cause larger and less affordable residences to be re-built in their place versus if they were allowed to be rebuilt at the same density. Lower density usually means larger and more expensive residences. Again, going backwards.
- With re-writing the code, if desired, there could be incentives written in to allow a small percentage of affordable units to be added on top of the 24 per acre that was originally allowed.
- In reality, and to the public, you would not be increasing traffic, population or density from what is already there, only preserving it. For instance if there has been 12 units on a particular site for 30 plus years, you could re-build it at 12 units. The intent is if it was legally built at the time it was built density wise, it could be re-built at that same density. In addition, it would have to meet all of the current building and environmental codes.

After meeting with the council I spoke with the planning department. If the Houghton Community Council and the City were to complete such a study and conclude some changes should be made, depending on the desired changes, a re-zone might not be necessary. Other ways to handle such changes could be through a zoning code amendment or simply by amending the Nonconformance section. Thank you again for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'H. Douglas Waddell', with a long horizontal flourish extending to the right.

H. Douglas Waddell  
President

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APR 16 2005

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

April 16, 2005

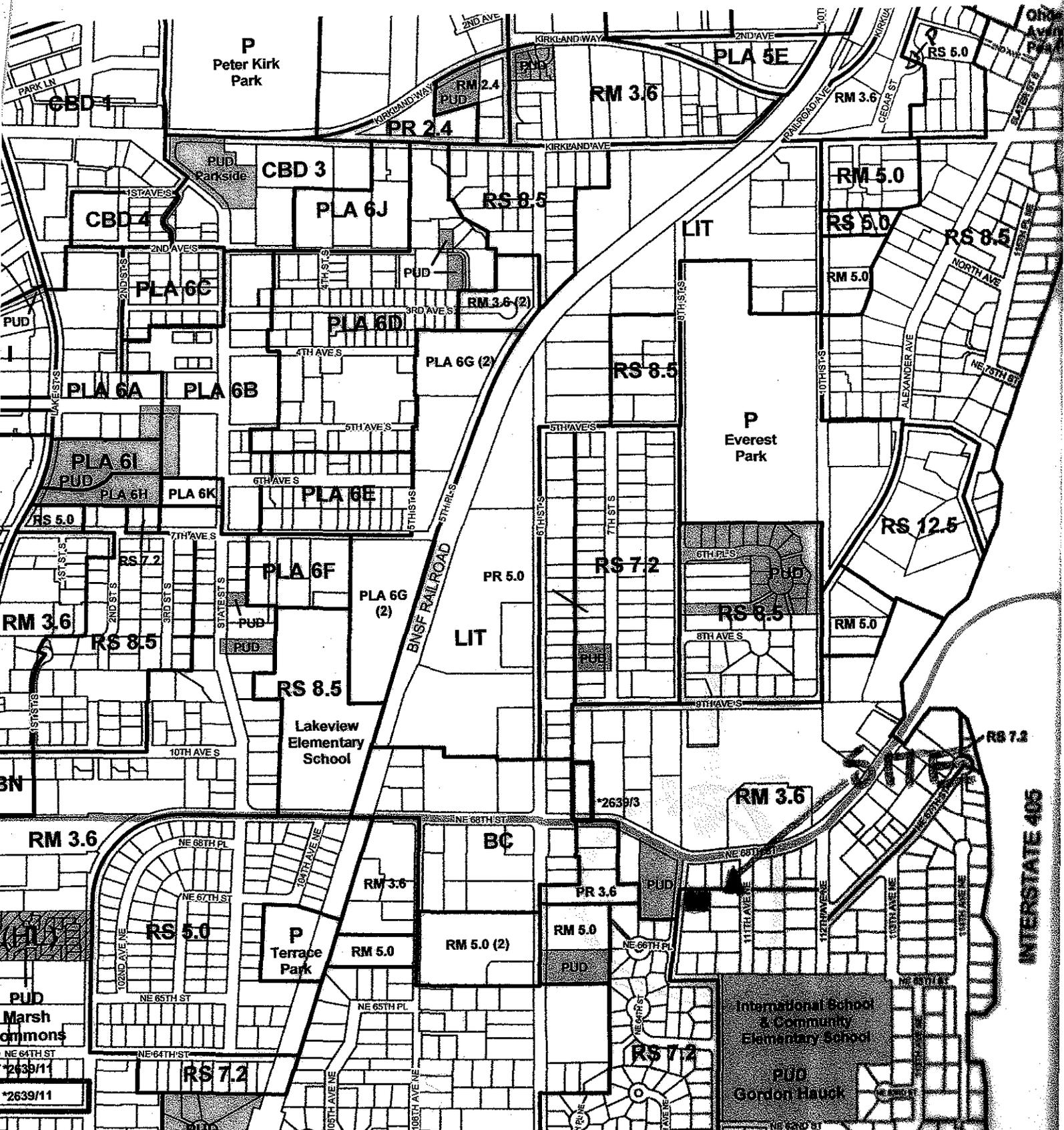
Dear Sirs:

I own the investment property at 6616 110<sup>th</sup> Ave. N.E. The property to the north and the property to the west are zone medium density, multi-family, R— 3.6. I would like to have my property rezoned so that I could rebuild a multi-family structure. If you require further information I will be happy to provide it, thank you.

Sincerely,



Don Gerstmar





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

**CITY OF KIRKLAND  
PLANNING AND COMMUNITY DEVELOPMENT**  
123 Fifth Avenue, Kirkland, WA 98033 425.587.3225  
www.ci.kirkland.wa.us

**APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT**

*Directions: You may use this form or answer questions on separate pages.*

Applicant Name Mark & Diane Blakeley  
Address 10929 NE 60<sup>th</sup> ST  
Telephone 206-850-6756  
Property owner (if different than the applicant)  
Property Owner Name \_\_\_\_\_  
Address \_\_\_\_\_  
Telephone \_\_\_\_\_

*Note: If the applicant is the property owner, or is representing the property owner, then the property owner must sign the last page. If the applicant is neither the property owner nor representing the property owner, then the affected property owner must be notified. Send or hand deliver a copy of this completed application to all affected property owners. fill out the attached Affidavit of service that this has been done.*

A. Description of Proposal:

We are requesting our lot and possibly surrounding property be rezoned from low density RS-8.5 to RS 7.2.

B. Description, address, and map of property affected by the proposal:

14,000 sq ft lot at 10929 NE 60<sup>th</sup> ST.

C. Description of the specific reasons for making the proposal:

Allows for the potential split of the property. The existing home occupies the eastern most 7,000 sq ft. The west side of the lot is vacant.

D. Description of how the proposed amendment relates to the following criteria:

- 1. The City has the resources, including staff and budget, necessary to review the proposal.

We would like this reviewed as part of the Lakeview and Houghton neighborhood plan review.

- 2. The proposal demonstrates a strong potential to serve the public interest by implementing specifically identified goals and policies of the Comprehensive Plan.

*The proposal supports the city's need to increase the number of low density home sites as outlined in the land use section of the Kirkland comprehensive plan. The city is expected to grow by over 9,000 people in the next 15 years.*

- 3. The public interest would best be served by considering the proposal in the current year, rather than delaying consideration to a later neighborhood plan review or plan amendment process

*We would like this reviewed in the 2007-2008 Lakeside/Houghton planning cycle. We believe the community would benefit from the additional*

- 4. The proposal is located in a neighborhood for which a neighborhood plan has *low density* not been recently adopted (generally not within two years). *building site and tax income.*

*As noted above, we'd like this included in the 2007/2008 planning review*

- 5. The proposal is located in a neighborhood for which a neighborhood plan will not be reviewed in the near future (generally not in the next two years).

- 6. The proposal would correct an inconsistency within or make a clarification to a provision of the Comprehensive Plan.

*One note, there are two lots directly across the street that have been rezoned to R57.2. The addresses are 10818 and 10820 NE 60<sup>th</sup> ST.*

E. Property owner signature.

*Note: If the applicant is the property owner, or is representing the property owner, then the property owner must sign the last page. If the applicant is neither the property owner nor representing the property owner, then the affected property owner must be notified. Send or hand deliver a copy of this completed application to all affected property owners. fill out the attached Affidavit of service that this has been done.*

Name - sign: Mark Blakeley

Name - print: Mark Blakeley

Address: 10929 NE 60<sup>th</sup> ST  
Kirkland Wa

Telephone: 206-850-6756

ATTACHMENT 4.B



Mark & Diane Blakeley  
 10929 NE 60th St

RECORDED  
 DEC - 1 2006  
 PLANNING DEPARTMENT  
 BY \_\_\_\_\_





**CITY OF KIRKLAND  
PLANNING AND COMMUNITY DEVELOPMENT**  
123 Fifth Avenue, Kirkland, WA 98033 425.587.3225  
www.ci.kirkland.wa.us

**APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT**

*Directions: You may use this form or answer questions on separate pages.*

Applicant Name Mohammad + Kimberlee Shakeri  
Address 6025 112th Ave NE  
Telephone (425) 822-8473  
Property owner (if different than the applicant)  
Property Owner Name \_\_\_\_\_  
Address \_\_\_\_\_  
Telephone \_\_\_\_\_

*Note: If the applicant is the property owner, or is representing the property owner, then the property owner must sign the last page. If the applicant is neither the property owner nor representing the property owner, then the affected property owner must be notified. Send or hand deliver a copy of this completed application to all affected property owners. fill out the attached Affidavit of service that this has been done.*

A. Description of Proposal:  
Propose rezone of 14,810 sq. ft. from <sup>RS</sup> 8.5 to RS 7.2 for future construction.

B. Description, address, and map of property affected by the proposal:  
10701 NE 52nd st. Kirkland, WA 98033

C. Description of the specific reasons for making the proposal:  
The existing lot size is 600 sq. ft. short of using the current subdivison variance. process.

D. Description of how the proposed amendment relates to the following criteria:  
1. The City has the resources, including staff and budget, necessary to review the proposal.  
The city will need to evaluate their staffing and we will pay the appropriate fees.

- 2. The proposal demonstrates a strong potential to serve the public interest by implementing specifically identified goals and policies of the Comprehensive Plan.

The public would be served by the improvement of the property and the beautification of the Houghton Neighborhood with two new housing units.

- 3. The public interest would best be served by considering the proposal in the current year, rather than delaying consideration to a later neighborhood plan review or plan amendment process

Based on the activity in the housing market in the Kirkland area it shows that more housing is needed currently.

- 4. The proposal is located in a neighborhood for which a neighborhood plan has not been recently adopted (generally not within two years).

The city has not considered re-zoning in Houghton in the last two years.

- 5. The proposal is located in a neighborhood for which a neighborhood plan will not be reviewed in the near future (generally not in the next two years).

The Houghton area is currently up for consideration of changes to the comprehensive neighborhood plan.

- 6. The proposal would correct an inconsistency within or make a clarification to a provision of the Comprehensive Plan.

n/a

E. Property owner signature.

*Note: If the applicant is the property owner, or is representing the property owner, then the property owner must sign the last page. If the applicant is neither the property owner nor representing the property owner, then the affected property owner must be notified. Send or hand deliver a copy of this completed application to all affected property owners. fill out the attached Affidavit of service that this has been done.*

Name – sign: Mohammad Shakeri, Kimberlee Shakeri

Name – print: Mohammad Shakeri

Address: 6025 112th Ave. NE  
Kirkland, WA 98033

Telephone: (425) 822-8473 or (425) 443-2152

ATTACHMENT 4.C



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Parcel Viewer

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One Parcel Found:

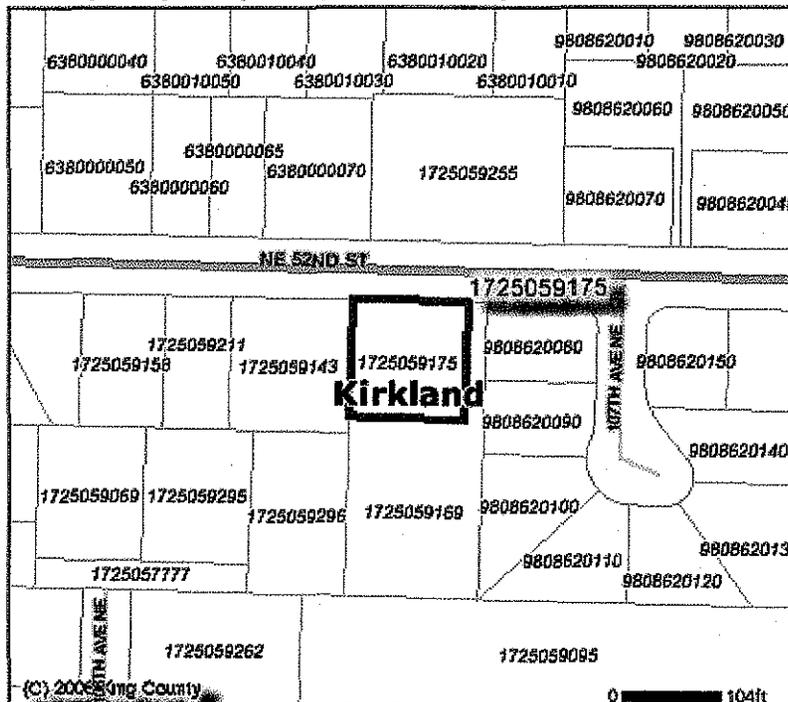
Parcel Number	Address
1725059175	10701 NE 52ND ST

Search Menu

1 Parcels Found:

Record 1

Parcel Number 1725059175  
 Address 10701 NE 52ND ST  
 Zipcode 98033  
 Taxpayer SHAKERI MOHAMMAD+KIMBI  
 Property Report Available  
 Districts Report Available  
 DDES Permits Available



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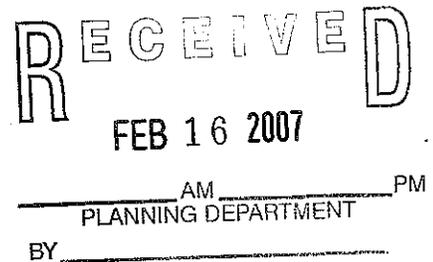
The details.



*Dale and Bonnie Cleveland - 6535 111<sup>th</sup> Avenue NE, Kirkland, Washington 98033  
(425) 822-4925, Home - (425) 765-5332, Cell*

February 14, 2007

Mr. Eric Shields, Director  
City of Kirkland Planning Commission  
123 Fifth Avenue  
Kirkland, WA 98033



**Re: Tax Parcel Number: 1692400040 (formerly within the Houghton city limits)**

Dear City of Kirkland Planning Commission,

We are writing to formally request a re-zone of our property located at 6535 111<sup>th</sup> Ave. NE, Kirkland, Washington 98033. We purchased the property in 1968, which at the time of purchase, was zoned Commercial. As you will see from the attached parcel map, we are surrounded by properties zoned at a higher density than what our property is zoned.

We believe that the highest and best use for our property would be either a division of the lot to accommodate two houses, or an upscale multi-family use of some sort -- Perhaps a duplex, tri-plex, or four-plex condominium type of zoning. In fact, as you will see from the attached map, a similar sized property (Parcel number: 1692400031) to the northwest of our property, is currently zoned and used as an 8-plex apartment or condominium. The parcel directly to the north of us, which was recently sub-platted, will upgrade the neighborhood with new sidewalks, curbs, gutters, etc. If our property was also re-zoned, the improvements made via new sidewalks, curbs, and gutters would further enhance the use, safety, and look of the neighborhood.

Due to the low density traffic counts on 111<sup>th</sup> Avenue and neighboring streets, we believe that the impact to the streets that a re-zone would create would be minimal and easily handled by the existing streets. We further believe that a re-zone would be in keeping with the trends towards newer construction in our neighborhood and would be a wonderful addition to the area.

Please submit our request to the necessary people, committees, etc., and feel free to contact us should you require any further information from us. Thank you for your consideration-and we look forward to hearing from you soon.

Sincerely,

*Dale K. Cleveland  
Bonnie K. Cleveland*

**Dale and Bonnie Cleveland**  
6535 111<sup>th</sup> Ave. NE  
Kirkland, WA 98033

(425) 822-4925  
Dale's cell (425) 765-5332

*P.S. We would also like  
you to consider the  
provision for a 7200 Sq. Ft  
lot and a 5,000 Sq. foot lot  
as proposed in the Northern  
and Market Neighborhoods.*

