



## MEMORANDUM

**Date:** July 3, 2014

**To:** Planning Commission

**From:** Angela Ruggeri, Senior Planner  
Teresa Swan, Senior Planner  
Dorian Collins, Senior Planner  
Paul Stewart, Deputy Director  
Eric Shields, Director

This memo addresses the following Comprehensive Plan Update topics:

- Citizen Amendment Requests (CAR)s, **File No. CAM13-00465, #14**

### **I. RECOMMENDATION**

Review the citizen amendment requests (Attachments 1-31) and the staff recommendation for each request, and provide a recommendation to the City Council on which requests should be studied as part of the update to the Comprehensive Plan (CP), deferred to a future work program, or not considered.

There is a short turn around on the review of the CARs because of the time constraints on completing the CP Update and the work ahead to be completed. To expedite the process, the Planning Commission is scheduled to consider the CAR applications on July 10, 2014 and the City Council is scheduled to consider the applications on July 15, 2014. Staff and the Planning Commission will present **the Planning Commission's recommendations** to the City Council at the July 15 meeting.

### **II. BACKGROUND DISCUSSION**

The Comprehensive Plan (CP) Update, done approximately every eight years under the mandate of the Growth Management Act, is a complete review of the general chapter elements of the Plan for consistency with state law and regional growth policies. As part of looking at the adopted land use plan to address our assigned growth targets, the CP Update is an opportune time to look at potential **changes to the City's planned land use and densities and at development regulations that do not reflect adopted goals and policies.** Thus, it is a **logical time to consider Citizen Amendment Requests (CARs)**. Outside of the CP update process, these requests are accepted every other year under the Private Amendment process outlined in Chapter 160 of the Kirkland Zoning Code.

Since the CP Update only occurs every eight years, staff thinks that we should generally be **more inclusive on the CARs** that are studied. This is the time to give the public an opportunity to make changes to their zoning to improve the development potential of their property or to ask for changes in their neighborhood.

However, the constraining factors to consider in deciding how many of the CARs to study are the **state deadline** for completing the CP Update, staffing, and Planning Commission time to review the update. The deadline for adoption is **June 30, 2015**. We can go past that date as long as we can demonstrate to the State that we are making progress in the update. Staff is striving to have the CP Update done by the summer of 2015 which means having the **Draft Plan** done by **February 2015**. This gives us **six months** to complete the following:

- Revise **14 element chapters and update maps and tables**. Preliminary drafts of two elements will be complete by the July 10, 2014 meeting (Land Use and Economic Development). Several of the chapters left to revise will go more quickly, while others will require considerable staff work to prepare.
- Revise the **Totem Lake Business District Plan**.
- Prepare a **Draft and Final EIS and a Planned Action EIS for Totem Lake** (funding just approved by the City Council).
- Consider the **MRM Private Amendment Request** as part of the Moss Bay/Downtown review during the CP Update process as directed by City Council.
- Make a limited number of amendments to the **existing neighborhood plans**. These amendments are an outcome of the eight neighborhood meetings over the past six months.
- Draft two new brief **neighborhood plans** (Finn Hill and Kingsgate) and incorporate North Juanita into the existing Juanita Neighborhood Plan.
- Study the selected **CARs**.
- Conduct **public outreach and engagement** on the plan update and EIS process.

### **III. TOPICS TO CONSIDER IN EVALUATING THE REQUESTS**

Many of the requests have merit, but as discussed above, the City has limited staff resources and a time constraint which make it difficult to consider them all as part of the CP Update.

Staff approached its recommendation on each request by considering the following Comprehensive Plan **topics** and then organizing the CARS into groups based on these topics (see Section IV for description of the requests and a full analysis):

- One of the main focuses of the CP Update is to revise the **Totem Lake Business District Plan** to encourage redevelopment and to relook at appropriate uses and standards for the designated Urban Center.
- Another focus is to look at the **Light Industrial Technology areas**. The City completed the Heartland LIT study as a starting point for that discussion.
- Regional growth policies in Vision 2040 and Countywide Planning Policies support transit oriented, walkable, denser development. The Growth Alternatives in the EIS will look at targeting growth in **light industrial areas**, at **business districts** and along **transit corridors** and the **Cross Kirkland Corridor** to improve use of transit, promote walkable neighborhoods and reduce the need for automobile travel.

- Several of the CARS address **increased density** by proposing rezones from single family to multifamily. The CARS that are along or have direct access to a transit corridor are recommended to be studied.
- CARS that **proposed density not consistent with the surrounding pattern of development and zoning** are not recommended to be studied now but in some cases the City may want to study them with a future work program.

Other factors to be considered are whether:

- The City has already addressed the issues in the request within the past two years in another CP or Zoning Code Amendment process;
- The request involves encroachment into sensitive areas specifically addressed by the neighborhood plan for the area;
- The request involves a change to the general regulations in the Zoning Code, but not to the CP and so is not an appropriate part of the CP Update process; or
- The request should be considered with the neighborhood plan update rather than the CP update.

#### **IV. STAFF RECOMMENDATION**

Staff is recommending that all requests be included in this current CP update with the exception of the following nine requests:

- **Map #4 (Attachment 4) – Rairdon/RC 124<sup>th</sup> LLC:** Rezone parcel from TL 9B (multifamily residential) to TL 7 (Industrial Commercial) – site involves wetlands, streams and steep slopes specifically addressed in the neighborhood plan.
- **Map #15 and #16 (Attachments 18 & 19) – Dibble and Kilburn:** Requires changes to the zoning regulations along the Market Street Corridor, but not changes to the CP. The requested zoning changes could be considered as a separate work task following the Comprehensive Plan Update.
- **Map #19 (Attachment 20) – Hoerth:** Change designation from RSA6 (residential) to BNA (commercial). Defer consideration to future work on Finn Hill Neighborhood Plan.
- **Map #26 (Attachment 23) – Levenson:** Amend development regulations in BN/BN(1) (Neighborhood Business), BNA (Neighborhood Business Annexation) and MSC2(Market Street Corridor 2) zones. The City studied these commercial zones in 2013.
- **Map #9 (Attachment 24) – Waddell/Watermark:** Change affordable housing requirement. This is outside the scope of the Plan Update and not a change that the City would consider given its affordable housing targets
- **Map #17 (Attachment 27) – Isbister/Bennett:** Rezone from RS 7.2 to RS 6.3 (smaller residential lot size). Defer issue to future Market Neighborhood Plan update.
- **Map #20 (Attachment 29) – Healy:** Rezone from RSA4 to RSA6 (increase residential density from 4 units/acre to 6 units/acre). Defer consideration to future work on Finn Hill Neighborhood Plan.
- **Map #25 (Attachment 31) – Shenoy:** Rezone from RS 8.5 to RS 7.2 (increase residential density). Defer to future Everest Neighborhood Plan update.

**V. ANALYSIS**

The staff analysis and recommendation are based on the Comprehensive Plan topics to be considered as explained in Section III. The requests have been grouped into the following topic areas for purposes of analysis and discussion:

- A. Totem Lake Business District Plan Update
- B. Light Industrial Technology Study
- C. Business Districts and Densification along Transit Corridors
- D. Moss Bay/Downtown
- E. Single family to Multifamily Infill

See Attachment 32 for a **complete summary chart** of the requests and Attachment 33 for a **map** showing the location of the requests.

Note that not all requests recommended for consideration with the Comprehensive Plan update may be ultimately recommended for approval. Recommendations on the substance of the requests will occur following completion of the EIS and further staff analysis.

**A. Totem Lake Business District** (see Attachments 1-6, Attachment 32 - chart summary and Attachment 33 - map)

<b>Map # Neighborhood Attachment #</b>	<b>Application</b>	<b>Plan Update Topic</b>	<b>Discussion</b>	<b>Recommendation</b>
Map #1  Totem Lake Attachment 1	<b>Evergreen Healthcare Site: 12040 NE 128<sup>th</sup> St.</b> Rezone parcel from TL1B (MF) to TL3A (institutional zone) so it can be part of master site plan & have same development standards	Yes Totem Lake Business District Plan update	Timely to consider as part of update to the plan. Applicant requested change with Private Amendment Process (2013) but told to wait until this update process.	<b>Yes</b> – consider with Plan update
Map #2 Totem Lake  Attachment 2	<b>Brian and Susan Morris Site: 13250 NE 126<sup>th</sup> Place</b> Rezone vacant parcel from TL 7 (industrial) to RMA 3.6 or greater density (multifamily)	Yes Totem Lake Business District Plan update	Land use in Totem Lake industrial/commercial areas is a topic under discussion by the Planning Commission. This site lies within one of these areas.	<b>Yes</b> – consider with Plan update
Map #3 Totem Lake  Attachment 3	<b>Greg Rairdon/RC 124<sup>th</sup> LLC Site: 12601 132<sup>nd</sup> Place NE</b> Rezone parcel from TL 9A (industrial) to TL 7 (Industrial/Commercial)	Yes Totem Lake Business District Plan update	Land use in Totem Lake industrial/commercial areas, as well as the auto uses in the NE 124 <sup>th</sup> Street area are topics under discussion by the Planning Commission. This request	<b>Yes</b> – consider with Plan update

			is related to these discussions.	
Map #4 Totem Lake  Attachment 4	<b>Greg Rairdon/RC 124<sup>th</sup> LLC</b> <b>Site: 130XX 132<sup>nd</sup> Place NE (Vacant)</b> Rezone parcel from TL 9B (multifamily residential) to TL 7 (Industrial/Commercial)	Yes Totem Lake Business District Plan update	The site contains steep slopes, wetlands and streams. The Comprehensive Plan adopted in 2002, contains extensive text (see Attachment 36) which describes conditions under which development could occur on the site. The Plan supports residential use, lower lot coverage, retention of watercourses in a natural state, requirements for a slope stability analysis and other measures. The site was rezoned to TL 9B in December, 2008, implementing the Comprehensive Plan policies, and requiring development to be reviewed through a public hearing process. Conditions have not changed to merit re-visiting appropriate land use for the site.	<b>No</b> – do not consider with Plan update
Map #5 Totem Lake  Attachment 5	<b>TJ Woosley - Totem Commercial Center</b> <b>Site: 12700-12704 NE 124<sup>th</sup> Street</b> Request that allowable height be increased, and the range of uses be expanded in the TL 7 zone.	Yes Totem Lake Business District Plan update	Land use in Totem Lake industrial/commercial areas is a topic under discussion by the Planning Commission. This site lies within one of these areas.	<b>Yes</b> – consider with Plan update
Map #6 Totem Lake  Attachment 6	<b>Diana Suzuki – Astronics Corporation</b> <b>Site: North of 12950 Willows Rd NE (Vacant)</b> Request that allowable height be increased in the TL 7 zone.	Yes Totem Lake Business District Plan update	Land use in Totem Lake industrial/commercial areas is a topic under discussion by the Planning Commission. This site lies within one of these areas.	<b>Yes</b> – consider with Plan update

**B. Light Industrial Technology (LIT) Study** (see Attachments 1-14, Attachment 32-summary chart and Attachment 33-map)

<b>Map # Neighborhood Attachment #</b>	<b>Application</b>	<b>Plan Update Topic</b>	<b>Discussion</b>	<b>Recommendation</b>
Map #10 Norkirk LIT  Attachment 7	<b>Lynn Booth</b> <b>Site: area wide request</b> Provide buffer between residents on 8 <sup>th</sup> & 9 <sup>th</sup> and LIT zone using apartments or office (also requested no commercial access on alley which has been forwarded to Public Works Dept. for signage consideration)	Yes Light Industrial Study	Request falls within EIS Growth Alternative study concerning uses in LIT zones and <b>City's</b> discussion on future plans for LIT zones	<b>Yes</b> – consider with Plan Update
Map #10 Norkirk LIT  Attachment 8	<b>Chris Dammann</b> <b>Site: area wide request</b> Change area west of 8 <sup>th</sup> St and north of 7 <sup>th</sup> Ave from LIT to Residential	Yes Light Industrial Study	Same as first #10 request	<b>Yes</b> – consider with Plan Update
Map #10 Norkirk LIT  Attachment 9	<b>Susan McCarron</b> <b>Site: area wide request</b> Rezone area to the south side of 8 <sup>th</sup> Ave and 9 <sup>th</sup> Ave from LIT to Residential	Yes Light Industrial Study	Same as first #10 request	<b>Yes</b> – consider with Plan Update
Map #10 Norkirk LIT  Attachment 10	<b>Christy Reichhelm</b> <b>Site: area wide request</b> Rezone 8 <sup>th</sup> Ave and south side of 9 <sup>th</sup> from LIT to Residential (also requested restriction on commercial use of alley which has been forwarded to the Public Works Dept. for signage consideration)	Yes Light Industrial Study	Same as first #10 request	<b>Yes</b> – consider with Plan Update
Map #10 Norkirk LIT  Attachment 11	<b>Xu and Jie Zhou</b> <b>Site: area wide request</b> Rezone Norkirk LIT on 8 <sup>th</sup> and 9 <sup>th</sup> to Residential	Yes Light Industrial Study	Same as first #10 request	<b>Yes</b> – consider with Plan Update
Map #10 Norkirk LIT Everest LIT  Attachment 12	<b>Kylie Hansen &amp; Kris Vandenberg</b> <b>Site: area wide request</b> Preserve current zoning that excludes residential & retail, but add low-density residential work loft as allowed use	Yes Light Industrial Study	Same as first #10 request	<b>Yes</b> – consider with Plan Update
Map #11 Norkirk LIT  Attachment 13	<b>Robert Hendsch</b> <b>Site: 642 9<sup>th</sup> Ave</b> Rezone parcel from RS7200 (residential) to LIT/mixed use	Yes Light Industrial Study	Same as first #10 request	<b>Yes</b> – consider with Plan Update

Map #21 NE 85 <sup>th</sup> St. Corridor  Attachment 14	<b>Jag Basra</b> <b>Site: 8626 122<sup>nd</sup> Ave NE</b> Change zoning/land use designation from LIT/Light Manufacturing Park to RH5A or RH3/Commercial	Yes Light Industrial Study	Same as first #10 request	<b>Yes</b> – consider with Plan Update
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**C. Business Districts and Transit Corridors/Cross Kirkland Corridor** (see Attachments 15-23, Attachment 32 - chart summary and Attachment 33 - map)

<b>Map # Neighborhood Attachment #</b>	<b>Application</b>	<b>Plan Update Topic</b>	<b>Discussion</b>	<b>Recommendation</b>
Map #12 Central Houghton  Attachment 15	<b>Thomas Markl/Nelson Legacy Group</b> <b>Site: Houghton Shopping Center</b> Zoning Code Amendments for Commercial Business (BC) zone to have regulations reflect Plan Goals CH-6 and CH-7 and related policies	Yes Business District Study and Consistency between CP & regulations	Consideration of amendments would be a follow-up from Central Houghton Neighborhood Plan & is within the scope of EIS Growth Alternative study concerning business districts	<b>Yes</b> – consider with Plan Update
Map #13 Central Houghton  Attachment 16	<b>Jeff Nouwens</b> <b>Site: 108<sup>th</sup> Ave/NE 68<sup>th</sup> St (parking lot east of shopping center)</b> Zoning Code Amendments to BC zone to permit residential suites (structure with single room living units with shared kitchen and/or bathroom facilities)	Yes Business District Study	Request is within the scope of EIS Growth Alternative study concerning business districts	<b>Yes</b> – consider with Plan Update
Map #14 Central Houghton  Attachment 17	<b>Houghton Court Apartments/Doug Waddell</b> <b>Site: 6719 &amp; 6705-106<sup>th</sup> Ave NE</b> Zoning Code Amendments to allow 5 stories and higher density to reflect existing Plan Policy CH 5.4	Yes Business District Study and Consistency between CP & regulations	Consideration of amendments would be a follow-up from Central Houghton Neighborhood Plan & within the scope of EIS Growth Alternative study concerning business districts	<b>Yes</b> – consider with Plan Update
Map #15 Market Street  Attachment 18	<b>Robb Dibble</b> <b>Site: 1029 Market Street</b> Zoning Code Amendments and potential Neighborhood Plan Amendments to reduce front yard setback requirement to 0', reduce setbacks along alley to allow 2 <sup>nd</sup> floor overhang for alley	No	Request does not require changes to the CP, only changes to the Zoning Code.	<b>No</b> – consider as a future work program item.

	parking, increase floor area ratio (meant lot coverage?), mixed use bonus height & eliminate façade length limits for office use			
Map #16 Market Street Attachment 19	<b>H. Lee Kilburn</b> <b>Site: 207-8<sup>th</sup> Ave West</b> Same as #15 above	No	Same as #15	Same as # 15
Map #19 Finn Hill Attachment 20	<b>Jeff Hoerth</b> <b>Site: 7830 NE 122<sup>nd</sup></b> <b>Place</b> Change the zoning/land use designation from RSA6/ residential to BNA/commercial annexation	No	Site is adjacent to BNA zone to the west & two large commercial cell tower facilities	<b>No</b> –defer to update of Finn Hill Neighborhood Plan
Map #22 North Rose Hill Attachment 21	<b>Greg Griffis</b> <b>Site: 8520 131<sup>st</sup> Ave NE &amp; 8519-132<sup>nd</sup> Ave NE</b> Change zoning/land use designation from RSX 7.2/ residential to Rose Hill Business District 8/office	Yes Business District Study	Request is within the scope of EIS Growth Alternative study concerning business districts.	<b>Yes</b> – consider with Plan Update
Map #23 North Rose Hill Attachment 22	<b>Jim Walen/PLB Real Estate</b> <b>Site: 11680 Slater Ave</b> Allow commercial use in North Rose Hill (NRH) 5 zone/office	Yes Business District Study	Request is within the scope of EIS Growth Alternative study concerning business districts. This site is located within the Totem Lake Urban Growth Center	<b>Yes</b> – consider with Plan Update
Map #26 Moss Bay, South Rose Hill, Market and Finn Hill Attachment 23	<b>Karen Levenson</b> <b>Site: Area wide in BN, BNA, BN(1) &amp; MSC2 zones</b> Amend the development regulations in the BN/BN(1)/neighborhood business, BNA/neighborhood business annexation and MSC2/Market Street Corridor 2 zones	Not within scope of the Business District Study	In 2013, the City studied these commercial zones with two separate work program projects and amended the Zoning Code regulations with Ordinances 4399 and 4413. The request raises similar issues considered as part of the discussion around the two ordinances.	<b>No</b> – considered within the past two years

**D. Moss Bay/Downtown** (see Attachment 24, Attachment 32 - chart summary and Attachment 33 - map)

Map Neighborhood Attachment #	Application	Plan Update Topic	Discussion	Recommendation
Map #9 Moss Bay  Attachment 24	<b>Doug Waddell/Watermark East</b> <b>Site: 220-6<sup>th</sup> Street</b> Amend Zoning Code PLA 5C to <u>not</u> require common recreational open space for residential use consistent with the CDB.  Amend Chapter 112 Affordable Housing to change affordable housing requirement from 50% of medium income to 80% of medium income	Yes Business District Study	For the common recreational open space request (not required in the CBD), could consider moving the boundary of the CBD east to include part or all of PLA5.  For the affordable housing request, this is not within scope of the Plan Update & a change that the City would not consider given its affordable housing targets.	<b>Yes</b> – consider including some or all of PLA 5 in the Central Business District. This would remove the common recreational open space requirement for residential uses.  <b>No</b> – do not consider the affordable housing request.

**E. Single family to Multifamily Infill** (see Attachment 25-31, Attachment 32 - chart summary and Attachment 33 - map)

Map # Neighborhood Attachment	Application	Plan Update Topic	Discussion	Recommendation
Map #7 Moss Bay  Attachment 25	<b>Francine and Jason Nelson</b> <b>Site: 202 &amp; 208 2<sup>nd</sup> St S.</b> Rezone from Planned Area (PLA) 6C/residential to PLA 6A/multifamily	Yes Densification along transit corridors	PLA6C is a small single family area surrounded on three sides by multifamily and one side by the CBD. It is a block from the transit route on State Street and a few blocks from the Downtown transit center. This is an area that staff has thought over the years should be rezoned to be consistent with surrounding zoning. We received two requests for this change (see #8 below).	<b>Yes</b> – consider with Plan Update
Map #8 Moss Bay Attachment 26	<b>Tom Cruikshank</b> <b>Site: 207 &amp; 211-3<sup>rd</sup> St S.</b> Same as #7	Same as #7	Same as #7	<b>Yes</b> – consider with Plan Update

<p>Map #17 Market Street  Attachment 27</p>	<p><b>Kerry Isbister and Vicki Bennett</b> <b>Site: 340-11<sup>th</sup> Ave West</b> Rezone from RS 7.2 to RS 6.3 (to smaller residential lot size)</p>	<p>Somewhat Densification along transit corridor</p>	<p>The entire single family area in the Market Neighborhood is RS 7.2 with no existing RS 6.3 zoning. When both the Market and Norkirk Neighborhood Plans were updated in 2006, the City did create a RS 6.3 area in Norkirk to match existing non-conforming lot sizes. The smaller lot size was not discussed for the Market Neighborhood. It may be appropriate in the future to consider increasing the density along the west side of the Market Street Corridor since it is adjacent to the transit corridor along Market Street, but this task would take considerable public outreach.</p>	<p><b>No</b> – defer issue to future Market Street Neighborhood Plan update. Could also be considered as a future work item to consider rezoning some areas from RS 7.2 and RS 8.5 to RS 6.3 on a city-wide basis. Given the time involved to fully explore this issue, staff recommends deferring this item.</p>
<p>Map #18 Juanita  Attachment 28</p>	<p><b>Victoria Newland</b> <b>Site: 12625 100<sup>th</sup> Ave NE</b> Rezone from RSX 7.2 (single family) to multifamily</p>	<p>Yes Densification along transit corridor</p>	<p>The property is surrounded by multifamily to the south and west and a public park to the north. Parcel abuts 100<sup>th</sup> Ave which is a transit corridor. It would make sense to consider this request.</p>	<p><b>Yes</b> – consider with Plan Update.</p>
<p>Map #20 Finn Hill  Attachment 29</p>	<p><b>Kevin Healy</b> <b>Site: 8506 NE 129<sup>th</sup> Place</b> Rezone from RSA4 to RSA6 (increase residential density from 4 units per acre to 6 units per acre)</p>	<p>No</p>	<p>The property is surrounded by RSA4 zoning. As part of the Plan Update, the City will prepare an initial Fill Hill Neighborhood Plan. However, studying the overall land uses and densities for possible changes is beyond the scope of what can be done with the deadline for completion of the Plan Update.</p>	<p><b>No</b> – defer for consideration with future work on the Finn Hill Neighborhood Plan</p>
<p>Map #24 South Rose Hill  Attachment 30</p>	<p><b>Kurt Geibel</b> <b>Site: 12809 NE 84<sup>th</sup> Street</b> Rezone from RSX 7.2 (single family) to multifamily</p>	<p>Yes Densification near transit corridor</p>	<p>Single family lot has multifamily on three sides (north south and west) and single family on one</p>	<p><b>Yes</b> – consider with Plan update.</p>

			side (east). The parcel is several blocks from NE 85 <sup>th</sup> Street which is a transit corridor. It may make sense to make the north-south line of multifamily zone straight and include this lot. Staff does not recommend expanding the study area beyond this one lot.	
Map #25 Everest  Attachment 31	<b>Arvind &amp; Janet Shenoy Site: 7830-115<sup>th</sup> Place NE</b> Rezone from RS 8.5 to RS 7.2 (increase residential density)	No	Single family lot is surrounded by lots zoned at RS 8.5 and is located next to the freeway. There are no RS 7.2 zones in the vicinity of the property. The request does not address any of the Plan Update topics, and it is not near a transit corridor. The request would require time for public outreach and discussion with the Everest neighborhood.	<b>No</b> – should defer consideration to the next full update of the Everest Neighborhood Plan.

**VI. NEXT STEPS**

On July 15, 2014, the City Council is scheduled to make a decision on which CARs will be studied as part of the Comprehensive Plan Update. The Planning Commission will hold study sessions on the selected CARs in the fall of 2014 and early winter 2015. A public hearing will be held by the Planning Commission on the Draft Plan, including the CARs, in early spring 2015.

Also starting in the fall of 2014, the City will prepare a Draft EIS on the CP update that will include an environmental analysis of the CARs. A Final EIS will be prepared based on comments on the Draft EIS. Once the Final EIS is issued, the City Council will consider the Final Draft Plan, including the CARs. The Council is expected to make a decision on the Plan, including the CARs in the summer of 2015.

**VII. NOTIFYING THE PUBLIC**

A webpage was created to post information related to the CARs to inform citizens about the requests received. Additionally, a listserv email was sent on May 1, 2014 introducing the topics of the Citizen Amendment Requests and another listserv was sent on June 12 which included more information on the requests. A listserv notice was sent on July 2 giving the upcoming dates of the Planning Commission and City Council meetings. A prompt was also posted to the ideas forum site as a means to further inform and engage the citizens.

Attachments:

1. Evergreen Healthcare Application
2. Brian & Susan Morris Application
3. Rairdon Application – 12601 132<sup>nd</sup> PI NE
4. Rairdon Application – 13000 132<sup>nd</sup> PI NE
5. Woosley Application
6. Astronics Application
7. Booth Application
8. Dammann Application
9. McCarron Application
10. Reichhelm Application
11. Zhou Application
12. Hansen/Vandenberge Application
13. Hendsch Application
14. Basra Application
15. Markl/Nelson Legacy Group Application
16. Nouwens Application
17. Houghton Court Apartments/Waddell Application
18. Dibble Application
19. Kilburn Application
20. Hoerth Application
21. Griffis/Merit Homes Application
22. Walen Application
23. Levenson & Neighbors Application
24. Waddell/Watermark East Application
25. Nelson Application
26. Cruikshank Application
27. Isbister/Bennett Application
28. Newland Application
29. Healy Application
30. Geibel application
31. Shenoy Application
32. Summary Chart of all applications by neighborhood
33. Map showing the locations of each application
34. CAR Application information sheet
35. Comment letters received
36. Comprehensive Plan text



**CITY OF KIRKLAND**  
**PLANNING AND COMMUNITY DEVELOPMENT**  
 123 Fifth Avenue, Kirkland, WA 98033  
[www.kirklandwa.gov](http://www.kirklandwa.gov) ~ 425.587.3225

**APPLICATION FOR 2014 CITIZEN AMENDMENT LAND USE REQUESTS TO THE  
 COMPREHENSIVE PLAN, ZONING CODE AND ZONING MAP**

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

**I. CONTACT INFORMATION:**

- A. Applicant Name: King County Public Hospital District No. 2 DBA EvergreenHealth \_\_\_\_\_.
- B. Mailing Address: 12040 NE 128<sup>th</sup> Street, MS # 95, Kirkland, WA 98034 \_\_\_\_\_.
- C. Telephone Number: 425-899-3742 \_\_\_\_\_.
- D. Email Address: [tmheim@evergreenhealth.com](mailto:tmheim@evergreenhealth.com) \_\_\_\_\_.
- E. Property Owner Name (if different than applicant): Same \_\_\_\_\_.
- F. Mailing Address: Same \_\_\_\_\_.
- G. Telephone Number: Same \_\_\_\_\_.
- H. Email Address: Same \_\_\_\_\_.

*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 representing the property owner, then the property owner must be notified in writing with a copy of the letter provided to the City.*

*A link to the Planning Commission packet containing the staff report will be sent by email unless you request to the project planner that you want copies mailed to you.*

**II. PROPERTY INFORMATION:**

- A. Address of proposal: (if vacant provide nearest street names) EvergreenHealth Administrative Services Building, 13014 120<sup>th</sup> Ave NE, Kirkland, WA 98034 \_\_\_\_\_.
- B. King County Tax Parcel number(s): 2826059206 \_\_\_\_\_.
- C. Describe improvements on property if any: 2 story medical office building and parking lot.
- D. Attach a map of the site that includes adjacent street names.
- E. Current Zoning on the subject property: TL1B \_\_\_\_\_.
- F. Current land use designation and permitted density shown on the City's land use map.  
 High Density Residential \_\_\_\_\_.

### III. REQUEST INFORMATION AND REASONS:

#### A. Description of Request:

Referenced property is currently zoned TL1B and this proposal is for it to be added into defined Evergreen campus boundaries and that it and adjacent existing campus properties north of NE 130<sup>th</sup> Lane be zoned alike to allow highest and best use. Current zoning of other Evergreen owned parcels north of NE 130<sup>th</sup> Lane are TL3D and the parcel referenced for this proposal is requested to be changed to TL3D from its current TL1B.

#### B. Description of the specific reasons for making the request:

Property is contiguous and adjacent to existing main campus and was purchased a few years ago but is not currently within the campus master plan or Comp Plan. Along with other Evergreen owned properties north of NE 130<sup>th</sup> Lane it would be consistent for this parcel to be part of defined Evergreen campus. Similarly, it would be consistent for this parcel to be zoned like the other Evergreen parcels north of NE 130<sup>th</sup> Lane for building height and other zoning conditions.

#### C. Based on the above review consideration, explain why the request should be considered as part of the Comprehensive Plan Update process.

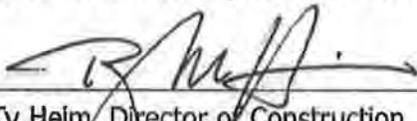
1. The proposal demonstrates a strong potential to serve the public interest by implementing specifically identified goals and policies of the Comprehensive Plan: Proposal is consistent with definition and spirit of major medical center campus and allows better planning of future campus facilities in support of public health, welfare and emergency preparedness.
2. 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: EvergreenHealth is willing to extend its current 10 year master plan to allow appropriate review and consideration in cooperation with City's Neighborhood and Comprehensive Plan processes.
3. The proposal would correct an inconsistency within or make a clarification to a provision of the current Comprehensive Plan: Current definition and delineation of the EvergreenHealth campus within the Comprehensive Plan is incomplete since this project property was purchased by EvergreenHealth and is now acting integrally with other campus buildings. Further, zoning for the property would be more consistent if zoned like the adjacent Evergreen properties north of NE 130<sup>th</sup> Lane—TL3D.

**IV. PROPERTY OWNER'S SIGNATURE OR SERVICE OF AFFIDAVIT:**

- A. *If the applicant is the property owner, or is a legal representative of the property owner, then the property owner must sign below.*

**ORIGINAL SIGNATURES ONLY/ NO COPIES**

Name – sign: \_\_\_\_\_



Name – print: Ty Helm, Director of Construction \_\_\_\_\_

Property owner or Legal Representative? Legal Representative

Date: May 12, 2014

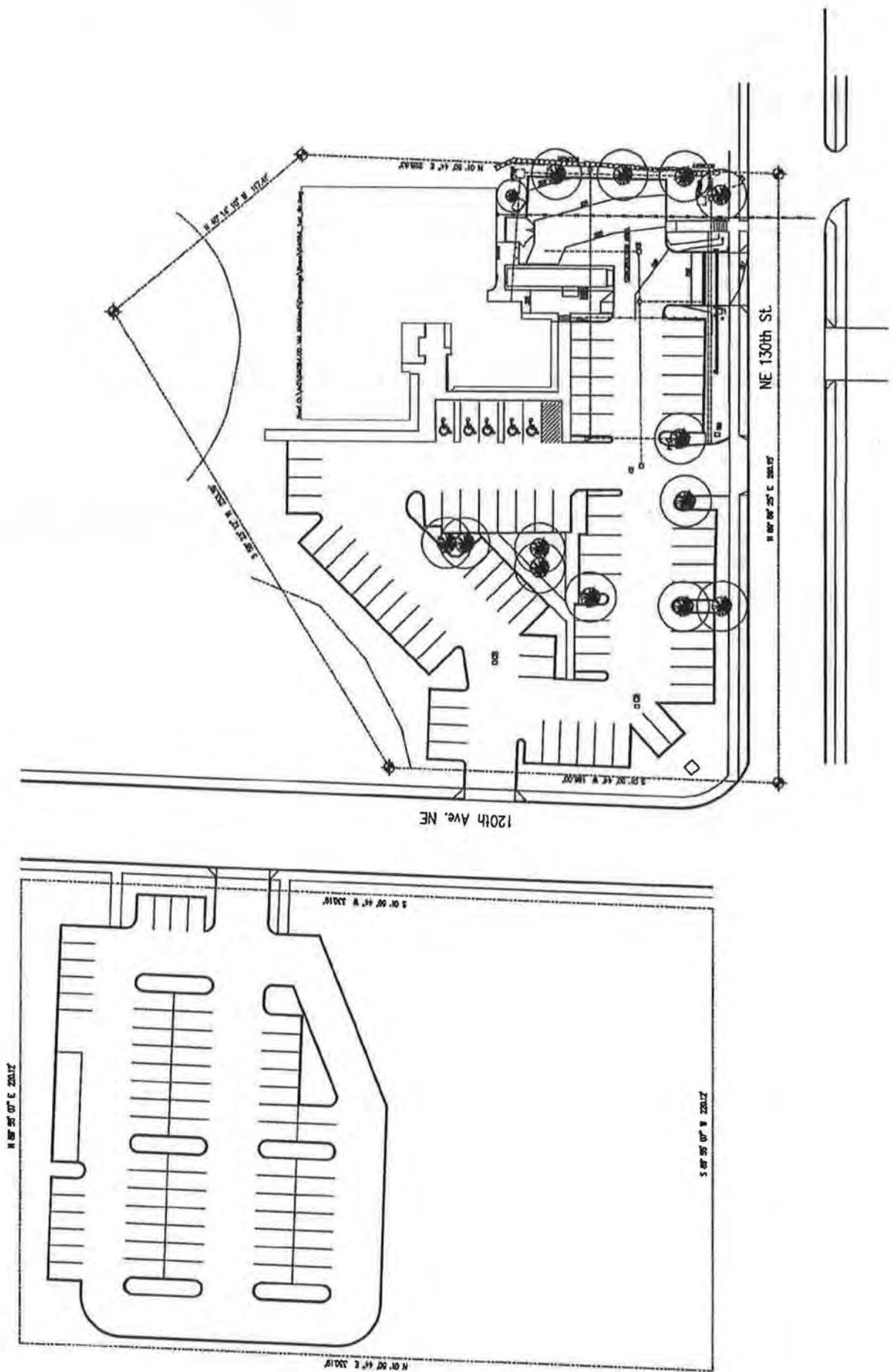
Address: 12040 NE 128<sup>th</sup> Street, MS # 95, Kirkland, WA 98034

Telephone: 425-899-3742

- B. *If the applicant is neither the property owner nor a legal representative of the property owner, then the affected property owner must be notified as follows:*
1. Send or hand-deliver a copy of this completed application to all affected property owners (Exhibit A or Exhibit B); and
  2. Complete the attached Affidavit of Service that confirms that a copy of the completed application form has been provided to all property owners. Submit the Affidavit of Service along with Exhibit A and/or Exhibit B with the application form and fee.

**Attachments:**

- Affidavit of Service
- Exhibit A for mailing document
- Exhibit B for hand delivering document





June 18, 2013

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

Re: Extension of EvergreenHealth Campus Master Plan

Dear Eric:

I am writing on behalf of King County Public Hospital District No. 2 d/b/a EvergreenHealth. This letter constitutes the formal request of EvergreenHealth to extend its 2003 Campus Master Plan ("**Master Plan**") for a period of up to three years.

In the time period of 2001-2003, much work was performed to develop the Master Plan, which was approved by Kirkland City Council Resolution No. 4397 on August 5, 2003 ("**Resolution**"). The Resolution incorporated by reference and adopted the City of Kirkland ("**City**") Hearing Examiner Findings, Conclusions and Recommendation dated July 9, 2003 ("**Recommendation**"). The Recommendation provided in Section 17 for an effective period of up to 10 years from the Resolution date, which, if no major changes have been made to Zoning or other regulations pertaining to EvergreenHealth, shall be extended upon request to the Planning Director.

In furtherance of our discussions, this will confirm that there have been no major changes to Zoning or other regulations pertaining to EvergreenHealth. You have indicated that to extend the Master Plan would be of assistance to the City as that would avoid overlapping our Master Plan review with the City's Comprehensive Plan Revision Review timeline.

An extension would also facilitate incorporating the EvergreenHealth Administrative Services Building ("**ASB**"), formerly known as the Virginia Mason Clinic, into the Campus. We were pursuing a Private Amendment Request ("**PAR**") for that purpose but last March the Planning Commission thought it might be more efficient to accomplish that through the Comp Plan Revision process. Again, we were (or are) willing to do either, so long as it would be without prejudice to any other provision or rights currently enjoyed by EvergreenHealth in the Master Plan. We would, however, like to make sure that the ASB is not lost in the Comp Plan Review Process so if you or one of your team could let us know exactly what needs to be done to assure that, we would appreciate it.

[evergreenhealth.com](http://evergreenhealth.com)

12040 NE 128th Street  
Kirkland, WA 98034-3098

Phone 425.899.1000 Fax 425.899.1999



We trust that our willingness to extend the Master Plan as you have suggested will not have any negative consequences for EvergreenHealth, and insofar as we are aware at this time, we have no major projects on the horizon for at least the next two years which would fall outside of the current Master Plan. Given the rapid pace of change in healthcare today, I suppose that could change but we do not at present anticipate such.

If there is anything else you need from us in order to provide this administrative determination, please advise. Otherwise, we look forward to receipt of your letter granting the extension.

In advance, thank you.

Very truly yours,

EvergreenHealth



Ty M. Heim, Director of Construction

TMH/me

cc: Jon Regala, Sr. Planner  
Joan Lieberman-Brill, AICP, Sr. Planner  
Chrissy C. Yamada, Sr. VP/CFO  
James S. Fitzgerald, District General Counsel  
David B. Johnston, Counsel



CITY OF KIRKLAND  
 Planning and Community Development Department  
 123 Fifth Avenue, Kirkland, WA 98033 425.587.3225  
 www.kirklandwa.gov

---

## MEMORANDUM

**Date:** July 11, 2013  
**To:** Eric R. Shields, AICP, Planning Director  
**From:** Jon Regala, Senior Planner  
**File No.:** IIB-03-21  
**Subject:** EVERGREENHEALTH MASTER PLAN EXTENSION

### BACKGROUND

On August 5, 2003, the City Council approved the Master Plan for EvergreenHealth with a lapse of approval date of August 5, 2013. One of the conditions of approval for the Master Plan allows the Planning Director to extend the Master Plan expiration date if major changes have not been made to zoning or other regulations pertaining to the EvergreenHealth campus.

EvergreenHealth has requested a three year extension to the lapse of approval date for the Master Plan thereby extending it to August 5, 2016 (see Attachment 1). This extension should allow enough time for the City to complete the Comprehensive Plan update process in which the Virginia Mason Clinic property, now owned by EvergreenHealth, will be considered for a potential rezone to become part of the Evergreen Health campus. The Comprehensive Plan update process is anticipated to finish sometime in 2015.

### RECOMMENDATION

No major changes have been made to the Hospital campus zoning (TL 3A to 3D) since the adoption of their Master Plan in 2003. Therefore, I recommend approving the EvergreenHealth's request to extend the Master Plan lapse of approval date to August 5, 2016.

### ATTACHMENT

1. EvergreenHealth Extension Letter dated June 18, 2013

I concur       I do not concur

Comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Eric R. Shields, AICP  
 Planning Director

7/12/2013  
 Date



June 18, 2013

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

Re: Extension of EvergreenHealth Campus Master Plan

Dear Eric:

I am writing on behalf of King County Public Hospital District No. 2 d/b/a EvergreenHealth. This letter constitutes the formal request of EvergreenHealth to extend its 2003 Campus Master Plan ("Master Plan") for a period of up to three years.

In the time period of 2001-2003, much work was performed to develop the Master Plan, which was approved by Kirkland City Council Resolution No. 4397 on August 5, 2003 ("Resolution"). The Resolution incorporated by reference and adopted the City of Kirkland ("City") Hearing Examiner Findings, Conclusions and Recommendation dated July 9, 2003 ("Recommendation"). The Recommendation provided in Section 17 for an effective period of up to 10 years from the Resolution date, which, if no major changes have been made to Zoning or other regulations pertaining to EvergreenHealth, shall be extended upon request to the Planning Director.

In furtherance of our discussions, this will confirm that there have been no major changes to Zoning or other regulations pertaining to EvergreenHealth. You have indicated that to extend the Master Plan would be of assistance to the City as that would avoid overlapping our Master Plan review with the City's Comprehensive Plan Revision Review timeline.

An extension would also facilitate incorporating the EvergreenHealth Administrative Services Building ("ASB"), formerly known as the Virginia Mason Clinic, into the Campus. We were pursuing a Private Amendment Request ("PAR") for that purpose but last March the Planning Commission thought it might be more efficient to accomplish that through the Comp Plan Revision process. Again, we were (or are) willing to do either, so long as it would be without prejudice to any other provision or rights currently enjoyed by EvergreenHealth in the Master Plan. We would, however, like to make sure that the ASB is not lost in the Comp Plan Review Process so if you or one of your team could let us know exactly what needs to be done to assure that, we would appreciate it.

[evergreenhealth.com](http://evergreenhealth.com)

12040 NE 128th Street  
Kirkland, WA 98034-3098

Phone  
425-899-1000

Fax  
425-899-1999

## TOTEM LAKE URBAN CENTER

### **Evergreen Hospital/Transit Center**

- Revised Totem Lake Neighborhood Plan adopted January 15, 2002
- Ordinance 3862 adopted October 15, 2002 rezoning the Evergreen Hospital campus to match Neighborhood Plan. Increased and set maximum limits for:
  - Building height
  - Building area
  - Lot coverage
  - Trip generation
- Included in O-3862 was an incentive to increase lot coverage (up to 85%) and building height (up to 150') if a transit center is constructed on the Hospital campus
- Evergreen Hospital Master Plan approved August 5, 2003
  - Transit Center was proposed in order to construct 150' tall bed tower.
  - Process IIB – Hearing Examiner (public hearing) recommendation to the City Council
  - Subsequent building designs are subject to Design Review Board review based on design guidelines adopted with the Master Plan. The design guidelines were required to be consistent with neighborhood plan policies.
- Phase I – DRB approved May 4, 2004. Project Complete October 3, 2008
  - Emergency Department - Two levels of emergency room services and surgical rooms approximately 70,850 square feet in size with 3 levels of underground parking. Projected 140 employees.
  - Bed Tower - 9 stories with 3 levels of underground parking. Approximate 238, 070 square feet. It will be used for hospital functions and ancillary and medical support. It will contain 192 patient care beds and possible expansion for 96 more. Projected 800 employees.
- Phase II – DRB approved July 29, 2004. Project Complete December 4, 2008
  - Gateway Center Office/Transit Center - Phase 1 is a 5 story office building and transit center (Total 77,520 square feet) with 2 levels of parking garage. Phase 2 is a 5 story office building total 77,520 square feet. Projected 200 employees.
  - 2003 – Soon after Master Plan approval, Evergreen Healthcare, Sound Transit, King County METRO, and the City of Kirkland Public Works begin discussions on preliminary design of the transit center to be constructed in connection with the Gateway Center. Also, Evergreen Healthcare and Sound Transit begin process in creating an agreement and schedule to cover land use, design, construction, maintenance, and cost allocation for each agency.
  - January 2005 - Sound Transit and Evergreen Healthcare sign a term sheet identifying roles and responsibilities in constructing the transit center on the Hospital campus.
  - June 2006 – Building Permit issued Evergreen Healthcare to construct Gateway Center/Transit Center
  - September 2006 – Sound Transit and Evergreen Hospital sign final transit center easement and purchase agreement

### **Totem Lake Mall**

- March 2004 - Design Review Board (DRB). The new owners met with the DRB to preliminarily discuss design concerns with redevelopment of the Mall property. Information from this meeting will be incorporated into a more formal application when the owners decide to apply for the Design Response Conference. This will be a public meeting.
- April 2004 - Totem Lake Action Team. The new Mall owners, DDR, met with the Totem Lake Action Team to discuss concerns and new opportunities associated with the redevelopment of the Totem Lake Mall.
- August 2004 - TL2 adopted. Zoning for the Totem Lake Mall property was adopted by the City Council on August 3, 2004, Ordinance 3956.
- May 2005 - City Council. At the City Council's May 17, 2005 study session, the new Mall owners, DDR, formally presented their proposal for redeveloping Totem Lake Mall to the City Council.
- September 2005 - Design Review Board (DRB). The DRB held the public meeting for the Totem Lake Mall Conceptual Master Plan on September 12, 2005. The Conceptual Master Plan will be the document which will contain the design guidelines on which future development of the Mall will be based. The DRB provided feedback to the Mall owner on additional changes. The DRB continued the public meeting to the November 7, 2005 DRB regular meeting date. View the draft Conceptual Master Plan.

At their September 20, 2005 Council meeting, the City Council reviewed the proposed MoU which outlines the general terms of the City's financial participation to the Mall redevelopment project.

Prior to making a decision on the MoU, the City Council requested that City staff provide additional information regarding the economics and legal aspects of the City's participation. The City Council will be revisiting the MoU at their October 18, 2005 meeting. View City Staff memo on MoU. (PDF-490kb)

- October 2005 - City Council. At their October 18, 2005 meeting, the City Council approved the Memorandum of Understanding (MoU) (with revisions). Approval of the MoU gives direction for the City to move forward in creating a Development Agreement for the redevelopment for the Mall. View the City Staff memo (PDF - 888kb).
- November 2005 - Design Review Board (DRB) At their November 7, 2005 meeting, the DRB approved, with conditions, the **Conceptual Master Plan** for the Totem Lake Mall.



**CITY OF KIRKLAND**  
**PLANNING AND COMMUNITY DEVELOPMENT**  
 123 Fifth Avenue, Kirkland, WA 98033  
 ~ 425.587.3225

**APPLICATION FOR 2014 CITIZEN AMENDMENT LAND USE REQUESTS TO THE  
 COMPREHENSIVE PLAN, ZONING CODE AND ZONING MAP**

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

**I. CONTACT INFORMATION:**

- A. Applicant Name: BRIAN + SUSAN MORRIS
- B. Mailing Address: 15214 55TH DR. S.E. EVERETT, 98208
- C. Telephone Number: 425-623-5203
- D. Email Address: morrisnet@msn.com
- E. Property Owner Name (if different than applicant): \_\_\_\_\_
- F. Mailing Address: E-MAIL COMMUNICATION IS BEST
- G. Telephone Number: AS WE TRAVEL
- H. Email Address: morrisnet@msn.com

*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 representing the property owner, then the property owner must be notified in writing with a copy of the letter provided to the City.*

*A link to the Planning Commission packet containing the staff report will be sent by email unless you request to the project planner that you want copies mailed to you,*

**II. PROPERTY INFORMATION:**

*EMAIL REQUESTED!*

- A. Address of proposal: (if vacant provide nearest street names) 13250 NE PL.
- B. King County Tax Parcel number(s): 2726059007
- C. Describe improvements on property if any: VACANT LAND
- D. Attach a map of the site that includes adjacent street names.
- E. Current Zoning on the subject property: TL7, INDUSTRIAL
- F. Current land use designation and permitted density shown on the City's land use map. INDUSTRIAL

**III. REQUEST INFORMATION AND REASONS:**

## A. Description of Request:

RE-ZONE TO RMA 3.6 OR HIGHER WITH 40'  
HEIGHT ALLOWED DUE TO PROPERTY ON SLOPE.

## B. Description of the specific reasons for making the request:

PROPERTY IS BETTER SUITED FOR MULTIFAMILY  
DEVELOPMENT TO BE COMPATIBLE WITH PROPERTY  
TO WEST HAVING RMA 3.6 CURRENTLY.

## C. Based on the above review consideration, explain why the request should be considered as part of the Comprehensive Plan Update process.

We also feel the following are good reasons for this requested zone change:

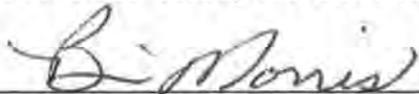
- Kirkland ever growing need for affordable housing
- Current adjacent property to North is being re-zoned to a higher density housing.
- Hill side property would allow for multi-story building without blocking anyones view.
- Close proximity to New Cross Kirkland Corridor for commuting, exercise, Regional Metro Transit, Shopping, Hospital, Inerstate Freeway and Schools.

**IV. PROPERTY OWNER'S SIGNATURE OR SERVICE OF AFFIDAVIT:**

A. *If the applicant is the property owner, or is a legal representative of the property owner, then the property owner must sign below.*

**ORIGINAL SIGNATURES ONLY/ NO COPIES**

Name – sign: \_\_\_\_\_



Name – print: \_\_\_\_\_

BRIAN MORRIS

Property owner or Legal Representative? \_\_\_\_\_

OWNER

Date: \_\_\_\_\_

6/10/14

Address: \_\_\_\_\_

15214 55TH DR. S.E. EVERETT, WA, 98208

Telephone: \_\_\_\_\_

425-623-5203

B. *If the applicant is neither the property owner nor a legal representative of the property owner, then the affected property owner must be notified as follows:*

1. Send or hand-deliver a copy of this completed application to all affected property owners (Exhibit A or Exhibit B); and
2. Complete the attached Affidavit of Service that confirms that a copy of the completed application form has been provided to all property owners. Submit the Affidavit of Service along with Exhibit A and/or Exhibit B with the application form and fee.

**Attachments:**

- Affidavit of Service
- Exhibit A for mailing document
- Exhibit B for hand delivering document



# City of Kirkland Property Information Report

Date: November 19, 2013

Information Provided by King County Assessor's Office	
Parcel (PIN):	2726059007
Lot Size(sq. ft.):	95,337
Year Built:	
Present Use:	316
Building Size (gross sq. ft.):	0
Land value:	\$858000.000000
Improvement value:	\$0.000000
Grid:	K0
Fire Sprinklers:	
Quarter Section-Section-Township-Range:	NW-S27-T26-R5
Information Provided by the City of Kirkland	
Site Address:	
Zoning:	TL 7, Industrial
Neighborhood:	Totem Lake
Located Within Houghton Community Council Disapproval Jurisdiction:	No
Seattle City Light Easement:	No
Design District:	Totem Lake Neighborhood
Overlay:	
Sewer District - verify that you are a current customer of:	Northshore Utility District
Water District - verify that you are a current customer of:	City of Kirkland
Methane Abatement Area:	
Wind Exposure:	
Information Provided by the City of Kirkland regarding MAPPED Environmental Areas	
Drainage Basin:	Kingsgate Slope, NA
Is this property within 125 feet of wetland shown on GIS?	Yes
Is this property within 100 feet of a stream shown on GIS?	No <i>potentially yes</i>
Is this property within shoreline jurisdiction and within 250 feet of a wetland shown on GIS?	No
Shoreline Environment:	NA
Landslide:	High
Seismic:	No
Floodplain:	No
Bald Eagle Protection Area:	No

Produced by the City of Kirkland. © 2013 City of Kirkland, all rights reserved. No warranties of any sort, including but not limited to accuracy, fitness, or merchantability, accompany this product.

The information above is from the City of Kirkland's geographic information system (GIS), which has been developed from a wide variety of sources including King County Department of Assessments property records. For the property described in this report, a site visit or more detailed technical review by city staff may reveal conditions not shown in the city GIS.



# GIS MAPPING PORTAL ~ City of Kirkland, Washington ~ Department of Information Technology



### Legend

- Contours 10F
- City Limits
- Grid
- QQ Grid
- Railroad
- Streets
- Parcels
- Buildings
- Parks
- Schools
- z\_Image09**
- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3

1: 4,888



### Notes

Enter Map Description

0.2 0 0.08 0.15 Miles

NAD\_1983\_StatePlane\_Washington\_North\_FIPS\_4601\_Feet  
Produced by the City of Kirkland. © 2013 City of Kirkland, Washington, all rights reserved.

No warranties of any sort, including but not limited to accuracy, fitness or merchantability, accompany this product.

THIS MAP IS NOT TO BE USED FOR NAVIGATION





# Johns Monroe Mitsunaga Koloušková P.L.L.C.

Robert D. Johns • Michael P. Monroe • Darrell S. Mitsunaga • Duana T. Koloušková

Ms. Angela Ruggeri  
City of Kirkland  
Planning and Community Development  
123 Fifth Avenue  
Kirkland, WA 98033

May 12, 2014

Re: **APPLICATION FOR 2014 CITIZEN AMENDMENT LAND USE REQUESTS TO THE  
COMPREHENSIVE PLAN, ZONING CODE AND ZONING MAP**  
12601 132<sup>nd</sup> Place NE  
TPN 2826059128

## I. CONTACT INFORMATION:

- A. Applicant Name: Trisna Tanus  
Johns Monroe Mitsunaga Koloušková
- B. Mailing Address: 1601 114<sup>th</sup> Ave. SE, Suite 110, Bellevue, WA 98004
- C. Telephone Number: 425-467-9967
- D. Email Address: Tanus@jmmlaw.com
- E. Property Owner Name: Greg Rairdon
- F. Mailing Address: PO Box 2879, Kirkland, WA 98083
- G. Telephone Number: 425-821-1777
- H. Email Address: grairdon@rairdon.com

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 representing the property owner, then the property owner must be notified in writing with a copy of the letter provided to the City.

## II. PROPERTY INFORMATION:

- A. Address of proposal: 12601 132<sup>nd</sup> Place NE
- B. King County Tax Parcel number(s): 2826059128
- C. Describe improvements on property if any: 1-story, 10,376 square foot warehouse office and light manufacturing/industrial building
- D. Attach a map of the site that includes adjacent street names: Attached as Exhibit 1
- E. Current Zoning on the subject property: TL 9A
- F. Current land-use designation and permitted density shown on the City's land use map: Industrial

**III. REQUEST INFORMATION AND REASONS:**

A. Description of Request:

The subject property is currently zoned TL 9A and has a land use designation of Industrial and we would like to see the City rezone the property to allow for higher utility, for example, to the TL 7 zone.

B. Description of the specific reasons for making the request:

We would like the property to have a higher utility, as provided in the TL 7 zone.

C. Based on the above review consideration, explain why the request should be considered as part of the Comprehensive Plan Update process.

We believe a rezone to the TL 7 is merited because of the inherent utility of the property, presently and for the long-term. The TL 7 zone is also consistent with the surrounding area's land use patterns, density and intensity. Moreover, rezoning the subject property to the TL 7 would serve the City's interest in fostering sustained, committed economic growth.

**IV. PROPERTY OWNER'S SIGNATURE OR SERVICE OF AFFIDAVIT:**

A. *If the applicant is the property owner, or is a legal representative of the property owner, then the property owner must sign below.*

ORIGINAL SIGNATURES ONLY/ NO COPIES

Name – sign: 

Name – print: Trisna Tanus

Property Owner or Legal Representative? Legal Representative

Date: May 12, 2014

Address: 1601 – 114th Ave SE, Suite 110, Bellevue, WA 98004

Telephone: 425-467-9967

B. *If the applicant is neither the property owner nor a legal representative of the property owner, then the affected property owner must be notified as follows:*  
(Not Applicable)

Sincerely,



Trisna Tanus

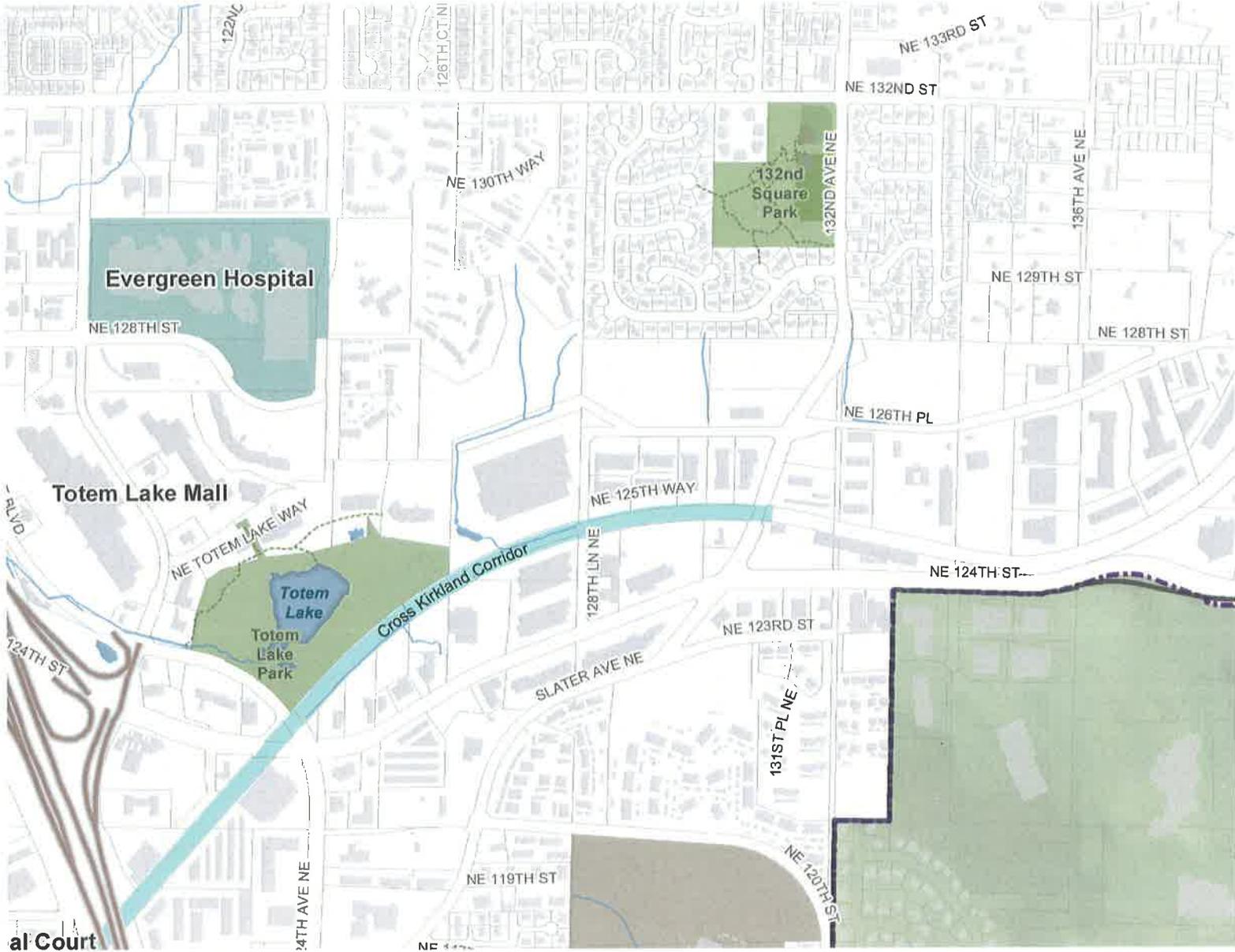
Direct Tel: (425) 467-9967

Email: tanus@jmmmlaw.com

cc: Client

1833-1 Application for Rezone 12601 132nd Pl NE 05-12-2014 dot

EXHIBIT 1







# Johns Monroe Mitsunaga Koloušková P L L C

Robert D. Johns • Michael P. Monroe • Darrell S. Mitsunaga • Duana T. Koloušková

RECEIVED

MAY 13 2014

May 12, 2014

Ms. Angela Ruggeri

City of Kirkland

Planning and Community Development \_\_\_\_\_ AM \_\_\_\_\_ PM

123 Fifth Avenue

Kirkland, WA 98033

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

Re: **APPLICATION FOR 2014 CITIZEN AMENDMENT LAND USE REQUESTS TO THE COMPREHENSIVE PLAN, ZONING CODE AND ZONING MAP**  
13000 132<sup>nd</sup> Place NE  
TPN 2826059004

## I. CONTACT INFORMATION:

- A. Applicant Name: Trisna Tanus  
Johns Monroe Mitsunaga Kolouskova
- B. Mailing Address: 1601 – 114<sup>th</sup> Ave. SE, Suite 110, Bellevue, WA 98004
- C. Telephone Number: 425-467-9967
- D. Email Address: Tanus@jmmlaw.com
- E. Property Owner Name: Greg Rairdon
- F. Mailing Address: PO Box 2879, Kirkland, WA 98083
- G. Telephone Number: 425-821-1777
- H. Email Address: grairdon@rairdon.com

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 representing the property owner, then the property owner must be notified in writing with a copy of the letter provided to the City.

## II. PROPERTY INFORMATION:

- A. Address of proposal: 13000 - 132<sup>nd</sup> Place NE
- B. King County Tax Parcel number(s): 2826059004
- C. Describe improvements on property if any: None/Vacant Land
- D. Attach a map of the site that includes adjacent street names: Attached as Exhibit 1
- E. Current Zoning on the subject property: TL 9B
- F. Current land use designation and permitted density shown on the City's land use map: MDR 8-9

**III. REQUEST INFORMATION AND REASONS:**

A. Description of Request:

The subject property is currently zoned TL 9B and designated as MDR 8-9. We would like to see the City rezone the property to allow for higher utility, for example, to the TL 7 zone.

B. Description of the specific reasons for making the request:

We would like the property to have a higher utility, as provided in the TL 7 zone.

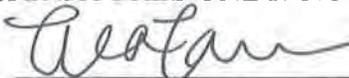
C. Based on the above review consideration, explain why the request should be considered as part of the Comprehensive Plan Update process.

We believe a rezone to the TL 7 is merited because of the inherent utility of the property, presently and for the long-term. The TL 7 zone is also consistent with the surrounding area's land use patterns, density and intensity. King County's parcel data indicates the property's highest and best use as Commercial Service. Moreover, rezoning the subject property to the TL 7 would serve the City's interest in fostering sustained, committed economic growth.

**IV. PROPERTY OWNER'S SIGNATURE OR SERVICE OF AFFIDAVIT:**

A. *If the applicant is the property owner, or is a legal representative of the property owner, then the property owner must sign below.*

**ORIGINAL SIGNATURES ONLY/ NO COPIES**

Name – sign:   
Name – print: Trisna Tanus  
Property Owner or Legal Representative? Legal Representative  
Date: May 12, 2014  
Address: 1601 114<sup>th</sup> Ave SE, Suite 110, Bellevue, WA 98004  
Telephone: 425-467-9967

B. *If the applicant is neither the property owner nor a legal representative of the property owner, then the affected property owner must be notified as follows:*  
(Not Applicable)

Sincerely,



Trisna Tanus

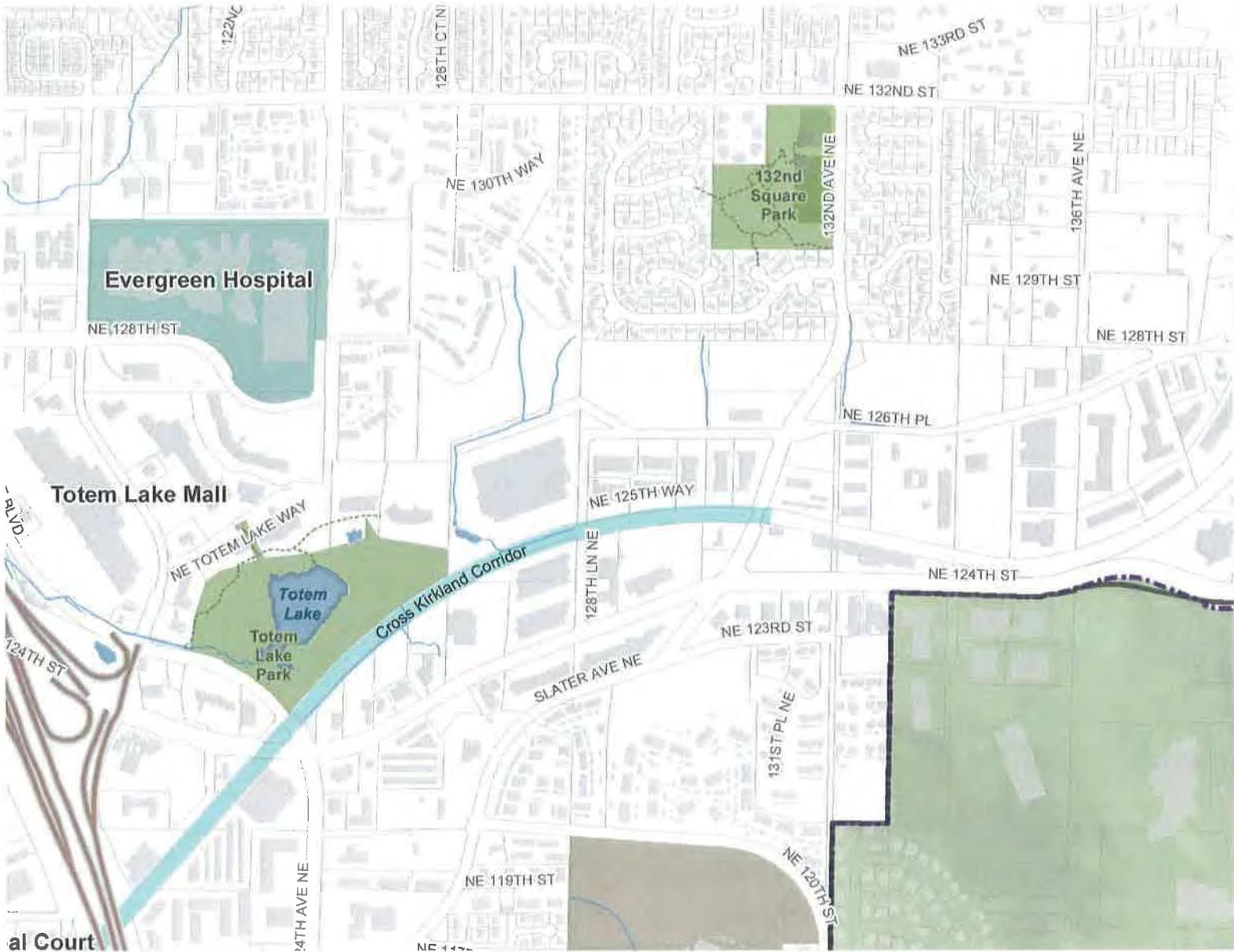
Direct Tel: (425) 467-9967

Email: tanus@jmmlaw.com

cc: Client

1833-1 Application for Rezone 13000 132nd PINE 05-12-2014 dot

EXHIBIT 1







RECEIVED

JUN 20 2014

CITY OF KIRKLAND
PLANNING AND COMMUNITY DEVELOPMENT
123 Fifth Avenue, Kirkland, WA 98033
www.kirklandwa.gov ~ 425.587.3225
AM
PLANNING DEPARTMENT
BY

APPLICATION FOR 2014 CITIZEN AMENDMENT LAND USE REQUESTS TO THE COMPREHENSIVE PLAN, ZONING CODE AND ZONING MAP

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

I. CONTACT INFORMATION:

- A. Applicant Name: T.J. Woosley - mgr. Totem Commercial Center, LLC
B. Mailing Address: P.O. Box 3325, Bellevue, WA 98009
C. Telephone Number: 425-455-5730
D. Email Address: tj@woosleyproperties.com
E. Property Owner Name (if different than applicant): Totem Commercial Center
F. Mailing Address:
G. Telephone Number: Same
H. Email Address:

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 representing the property owner, then the property owner must be notified in writing with a copy of the letter provided to the City.

A link to the Planning Commission packet containing the staff report will be sent by email unless you request to the project planner that you want copies mailed to you.

II. PROPERTY INFORMATION:

- A. Address of proposal: (if vacant provide nearest street names) 12700-12704 NE 124th St.
B. King County Tax Parcel number(s): 282605-9039-09, 282605-9059-04
C. Describe improvements on property if any: Metal warehouse buildings with some retail street exposure businesses. Total approx. \$7,000,000.
D. Attach a map of the site that includes adjacent street names.
E. Current Zoning on the subject property: TL7a
F. Current land use designation and permitted density shown on the City's land use map. Ind/comm.





# City of Kirkland Property Information Report

Date: June 20,2014

<b>Information Provided by King County Assessor's Office</b>	
<b>Parcel (PIN):</b> 2826059039	
<b>Lot Size(sq.ft.):</b> 119772	
<b>Year Built:</b> 1972	
<b>Present Use:</b> 246	
<b>Building Size(gross sq.ft.):</b> 87880	
<b>Land value:</b> \$2,634,900.00	
<b>Improvement value:</b> \$2,870,100.00	
<b>Grid:</b> J1	
<b>Quarter Section-Section-Township-Range:</b> SE-S28-T26-R5	

<b>Information Provided by the City of Kirkland</b>	
<b>Site Address:</b> 12700 NE 124TH ST	
<b>Zoning:</b> TL 7,Industrial	<b>Neighborhood:</b> Totem Lake
<b>Located Within Houghton Community Council Disapproval Jurisdiction:</b> No	
<b>Seattle City Light Easement:</b> No	
<b>Design District:</b> Totem Lake Neighborhood	
<b>Overlay:</b>	
<b>Sewer District - verify that you are a current customer of:</b> Northshore Utility District	
<b>Water District - verify that you are a current customer of:</b> City of Kirkland	

<b>Wind Exposure:</b> B	
<b>Information Provided by the City of Kirkland regarding MAPPED Environmental Areas</b>	
<b>Drainage Basin:</b> Juanita Creek,Primary Basin	
<b>Is this property within 125 feet of wetland shown on GIS?</b> No	
<b>Is this property within 100 feet of a stream shown on GIS?</b> No	
<b>Is this property within shoreline jurisdiction and within 250 feet of a wetland shown on GIS?</b> No	
<b>Shoreline Environment:</b> NA	
<b>Landslide:</b> NA	
<b>Seismic:</b> Yes	
<b>Floodplain:</b> No	
<b>Bald Eagle Protection Area:</b> No	

Produced by the City of Kirkland. © 2013 City of Kirkland, all rights reserved. No warranties of any sort, including but not limited to accuracy, fitness, or merchantability, accompany this product.

The information above is from the City of Kirkland's geographic information system (GIS), which has been developed from a wide variety of sources including King County Department of Assessments property records. For the property described in this report, a site visit or more detailed technical review by city staff may reveal conditions not shown in the city GIS.

**IV. PROPERTY OWNER'S SIGNATURE OR SERVICE OF AFFIDAVIT:**

- A. *If the applicant is the property owner, or is a legal representative of the property owner, then the property owner must sign below.*

**ORIGINAL SIGNATURES ONLY/ NO COPIES**

Name – sign:



Name – print:

T.J. Wasley

Property owner or Legal Representative?

Legal Rep / owner

Date:

6/19/14

Address:

PO Box 3325 Belleme WA 98007

Telephone:

425-455-5730

- B. *If the applicant is neither the property owner nor a legal representative of the property owner, then the affected property owner must be notified as follows:*
1. Send or hand-deliver a copy of this completed application to all affected property owners (Exhibit A or Exhibit B); and
  2. Complete the attached Affidavit of Service that confirms that a copy of the completed application form has been provided to all property owners. Submit the Affidavit of Service along with Exhibit A and/or Exhibit B with the application form and fee.

**Attachments:**

- Affidavit of Service (OCD-06AB)
- Exhibit A for mailing document
- Exhibit B for hand delivering document
- Methods to Request Changes to Density Land Use Zoning Code Regs

**III. REQUEST INFORMATION AND REASONS:**

A. Description of Request:

*See Attached page*

B. Description of the specific reasons for making the request:

C. Based on the above review consideration, explain why the request should be considered as part of the Comprehensive Plan Update process.

### III. REQUEST INFORMATION AND REASONS

#### A. Description of Request:

Expand the allowed building heights and permitted uses in the TL7-A zoning district. The new urban height(s) should be at least 80 feet, and perhaps as tall as those allowed in the zoning districts at or near Evergreen Healthcare. Permitted Uses should be expanded to include residential uses. All existing Permitted Uses should remain as allowed

#### B. Description of the specific reasons for making the request:

Increasing the allowed heights and permitted uses will position this area for future redevelopment as an integral part of the Totem Lake Urban Center. The increased intensity of land use(s) would:

1. Support creating a better interface with the Cross-Kirkland Corridor.
2. Support increased multi-modal (bike, pedestrian, transit) ridership.
3. Increase Kirkland's capacity to provide housing.
4. Increase Kirkland's capacity to accommodate more jobs, and
5. Provide for a competitive regulatory climate for redevelopment in Totem Lake. Currently, other jurisdictions already allow much greater heights and flexibility in permitted uses. For example, Redmond allows 8 stories in its downtown, and 12 stories in the Overlake Village neighborhood, Bellevue allows up to 150 feet for buildings in a transit oriented development in the Bel-Red Corridor, and Issaquah has upzoned its "Central Issaquah" downtown to allow over 10 stories in some areas.

While near the geographic center of the Totem Lake Urban Center, adjacent to the Cross Kirkland Corridor, adjacent to N.E. 124<sup>th</sup> Avenue N.E. and near the Totem Lake Park, properties in the TL 7A zoning district are currently prohibited from being redeveloped at urban densities due to the severe height restriction of 45 feet, along with a prohibition on residential uses.

#### C. Based on the above review consideration, explain why the request should be considered as part of the Comprehensive Plan Update process.

Foremost, the current height limitation, along with the restrictions on permitted uses, is inconsistent with the area's designation as an Urban Center. The Comprehensive Plan Update is the appropriate process to correct this inconsistency and position the area for urban levels of land uses. In addition, the City of Kirkland's current (and proposed) Comprehensive Plan Land Use and Economic policies support the urbanization of the Totem Lake Neighborhood, which the above request would allow.

Overall, the requested changes to the TL7-A would "Promote a compact, efficient, and sustainable land use pattern in Kirkland that: Supports a multimodal transportation system that efficiently moves people and goods; Minimizes energy use, green house gas emissions, and service costs; Conserves land, water, and natural resources; and Provides sufficient land area and development intensity to accommodate Kirkland's share of the regionally adopted population and employment targets."\*

\* Kirkland Comprehensive Plan GROWTH MANAGEMENT Policy LU-1.5 Goal LU-2



**CITY OF KIRKLAND**  
**PLANNING AND COMMUNITY DEVELOPMENT**  
 123 Fifth Avenue, Kirkland, WA 98033  
[www.kirklandwa.gov](http://www.kirklandwa.gov) ~ 425.587.3225

**APPLICATION FOR 2014 CITIZEN AMENDMENT LAND USE REQUESTS TO THE  
 COMPREHENSIVE PLAN, ZONING CODE AND ZONING MAP**

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

**I. CONTACT INFORMATION:**

- A. Applicant Name: Diana J. Suzuki
- B. Mailing Address: 12950 Willows Rd NE
- C. Telephone Number: 425-895-4337
- D. Email Address: diana.suzuki@astronics.com
- E. Property Owner Name (if different than applicant): Astronics Corporation
- F. Mailing Address: 12950 Willows Rd NE
- G. Telephone Number: 425-895-4337
- H. Email Address: diana.suzuki@astronics.com

*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 representing the property owner, then the property owner must be notified in writing with a copy of the letter provided to the City.*

*A link to the Planning Commission packet containing the staff report will be sent by email unless you request to the project planner that you want copies mailed to you.*

**II. PROPERTY INFORMATION:**

- A. Address of proposal: (if vacant provide nearest street names) Willows Road
- B. King County Tax Parcel number(s): 222605-9027-09
- C. Describe improvements on property if any: Please see attached
- D. Attach a map of the site that includes adjacent street names.
- E. Current Zoning on the subject property: IL7
- F. Current land use designation and permitted density shown on the City's land use map. Zoning IL7 - Industrial

**III. REQUEST INFORMATION AND REASONS:**

A. Description of Request:

PLEASE see attached  
\_\_\_\_\_  
\_\_\_\_\_

B. Description of the specific reasons for making the request:

PLEASE see attached  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

C. Based on the above review consideration, explain why the request should be considered as part of the Comprehensive Plan Update process.

PLEASE see attached

**IV. PROPERTY OWNER'S SIGNATURE OR SERVICE OF AFFIDAVIT:**

- A. *If the applicant is the property owner, or is a legal representative of the property owner, then the property owner must sign below.*

**ORIGINAL SIGNATURES ONLY/ NO COPIES**

Name – sign:

Name – print:

Property owner or Legal Representative?

Date:

Address:

Telephone:

*Diana J. Suzuki VP*  
*Diana J. Suzuki, VP Finance & Admin*  
*Legal Representative*  
*6-17-2014*  
*12950 Willows Rd NE*  
*425-895-4337*

- B. *If the applicant is neither the property owner nor a legal representative of the property owner, then the affected property owner must be notified as follows:*
1. Send or hand-deliver a copy of this completed application to all affected property owners (Exhibit A or Exhibit B); and
  2. Complete the attached Affidavit of Service that confirms that a copy of the completed application form has been provided to all property owners. Submit the Affidavit of Service along with Exhibit A and/or Exhibit B with the application form and fee.

**Attachments:**

- Affidavit of Service (OCD-06AB)
- Exhibit A for mailing document
- Exhibit B for hand delivering document
- Methods to Request Changes to Density Land Use Zoning Code Regs

June 16, 2014

Astronics Advanced Electronic Systems, Corp. Attachment 1

City of Kirkland Planning and Community Development

Application for 2014 Citizen amendment Land use requests to the comprehensive plan, zoning code and zoning map

## II Property Information

C. Build a 130,000+ SF building with adequate parking for 600 – 700 employees on property currently owned and adjacent to the existing facility.

## III. Request for Information and Reasons:

A. Description of the Request: In order to build the maximum size building on the existing vacant property and give AES the most options to manage cost of the new facility, AES requests the maximum building height be increased to 75 feet.

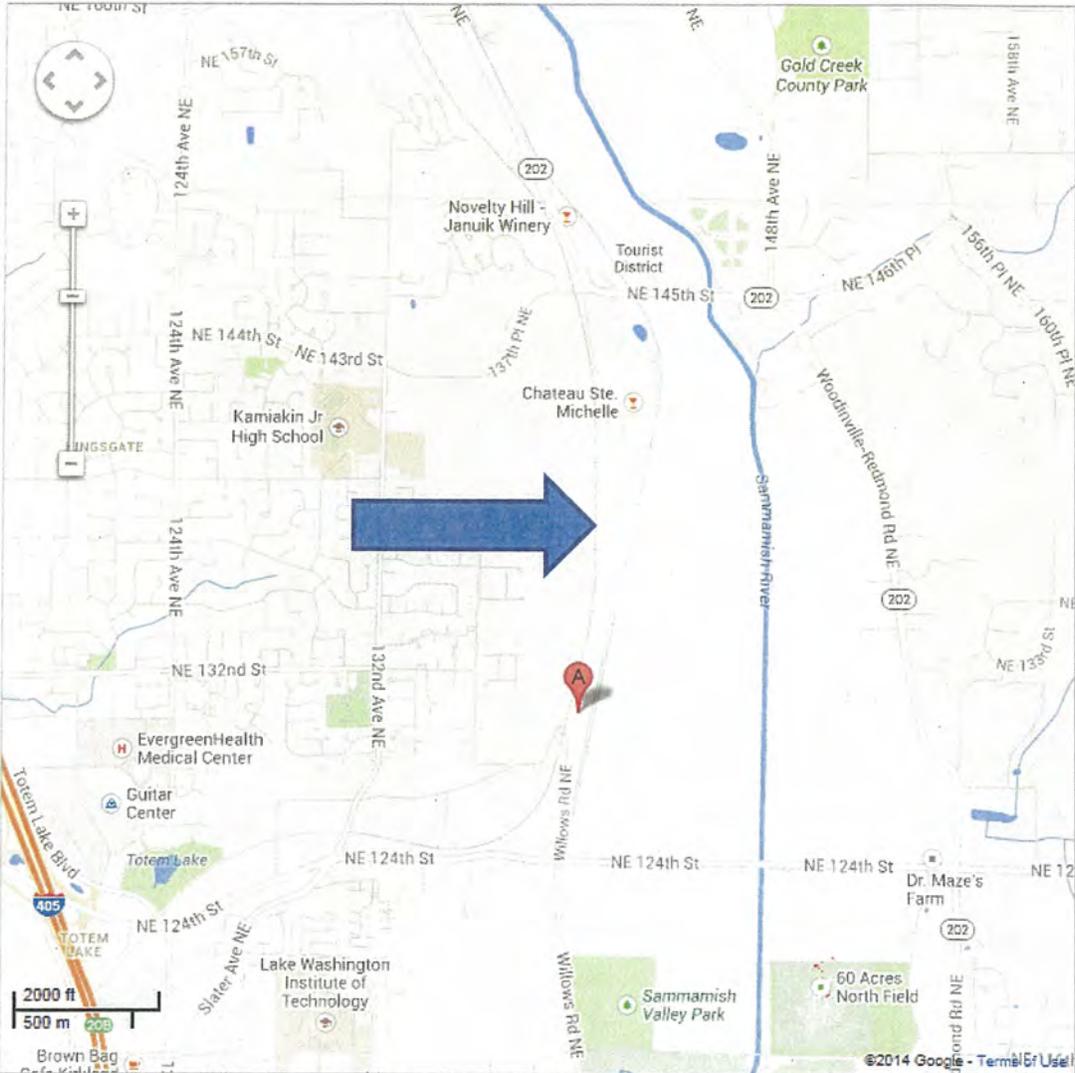
B. Description of the specific reasons for making the request: AES purchased the vacant property at the same time the existing building was purchased with the specific goal of expanding operations with a new building when the business increased to support the investment. AES moved into the current facility on 1/2/2013 and business has grown so rapidly we have been forced to lease 25,000 SF of office and lab space. This is in addition to space currently under lease (approximately 13,000 SF) to support storage of inventory, equipment and shipping of our products. Unfortunately the closest site we could find with appropriate office and lab space was in Redmond. To eliminate the leased space it is now time to start the permitting process and build a new building. Key benefits to building on the existing property are:

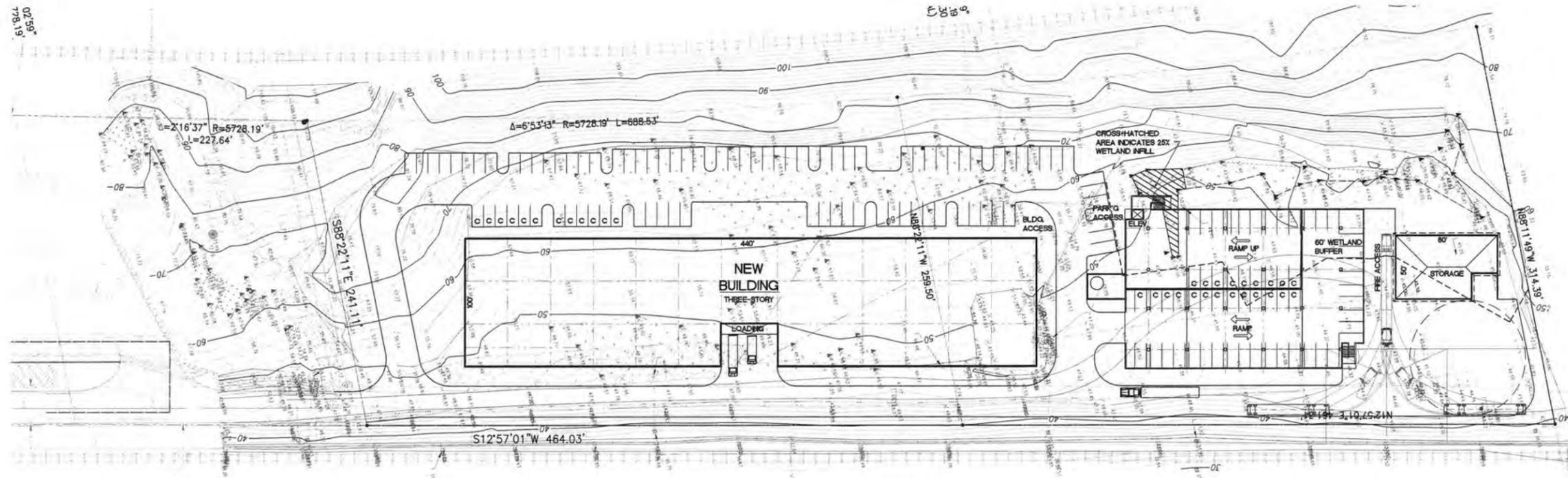
- Cost of leasing facilities is much more expensive than owning the buildings
- Eliminate commuting time lost between facilities
- Ease of direct employee contact by maintaining close proximity
- Reduce commuting pollution and cars on the roads
- Duplication of facility costs that comes with remote facilities
- AES products are FAA approved and can only be produced in approved facilities, therefore having our employees in closer proximity reduces the costs of supporting multiple facilities that would require FAA approvals and ongoing audits.
- The property is at the base of the Kingsgate slope with a large elevation change. The use of the average building height calculation will restrict the site's maximum building height.

C. The request to increase the maximum building height to 75 feet will give AES the most options to build the largest, most cost effective building and keep jobs in Kirkland.



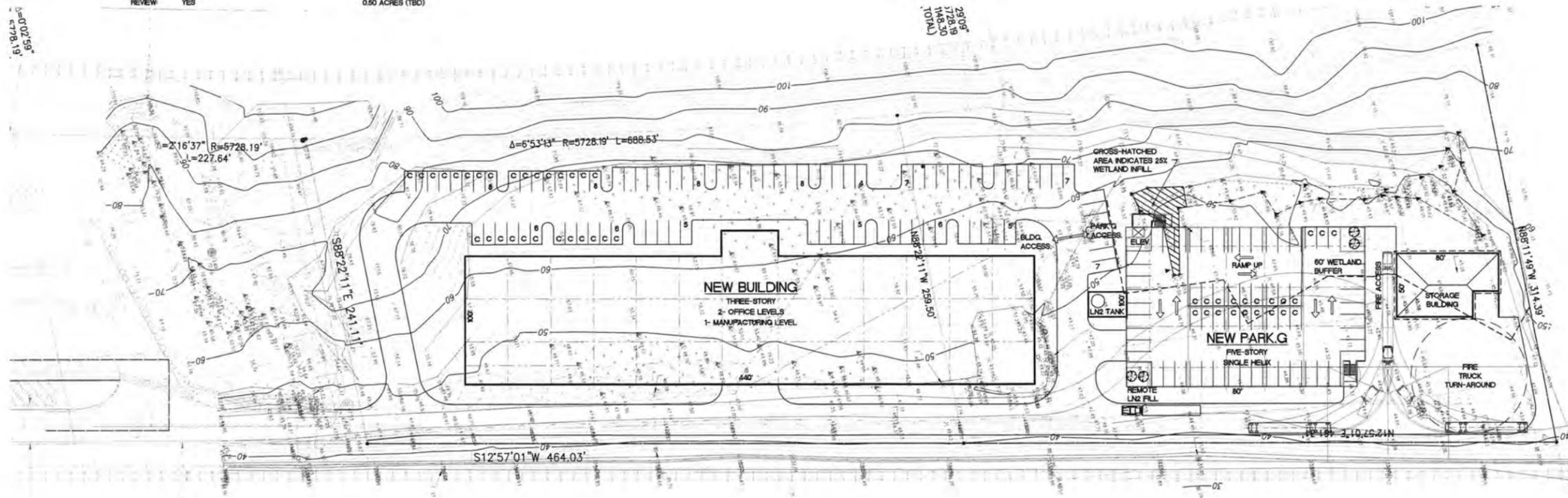
- Map displays location of Astronics AES, at 12950 Willows Road NE, Kirkland 98034 (A)
- Also displays vacant "North Lot" between 12950 Willows Road and the Chateau Ste. Michelle winery





<b>ZONING:</b> ZONE: TL-7 MIN. LOT SETBACKS: FRONT 10' SIDE 0' LOT COVERAGE: 80% HEIGHT: 45' ABOVE AVG. BLDG. ELEVATION CURRENTLY SEEKING 65' HEIGHT LIMIT DESIGN REVIEW: YES	<b>SITE AREA:</b> LOT 'D': 12,466 S.F. 2.58 ACRES LOT 'E': 128,595 S.F. 2.85 ACRES TOTAL AREA: 241,061 S.F. 5.53 ACRES ASSUMED WETLAND AREA: 21,780 S.F. 0.50 ACRES (TBD)	<b>BUILDING AREA:</b> FIRST: 44,000 S.F. SECOND: 44,900 S.F. THIRD: 44,000 S.F. TOTAL AREA: 132,900 S.F.	<b>PARKING PROVIDED:</b> PL-1: 19,965 S.F. 65 STALLS PL-2: 23,000 S.F. 65 PL-3: 23,000 S.F. 65 PL-4: 23,000 S.F. 65 PL-5: 17,490 S.F. 47 TOTAL AREA: 106,455 S.F. 299 STALLS SURFACE STALLS: 74 STALLS TOTAL PARKING STALLS: 340 STALLS - 1 / 300 Q.S.F.	<b>REQUIRED PARKING:</b> OFFICE: 1 / 300 Q.S.F. 88,900 / 300 = 296 STALLS MANUF.: 1 / 1000 Q.S.F. 44,000 / 1000 = 44 STALLS TOTAL PARKING REQ'D: 340 SURPLUS STALLS: 0
--	---	--	--	--

1 SCHEMATIC SITE / BLDG. - LOWER LEVEL  
1" = 40'



2 SCHEMATIC SITE / BLDG. PLAN - UPPER LEVEL  
1" = 40'

**ASTRONICS**  
CORPORATION

**CRAFT**  
architects

2505 Third Avenue  
Suite 324  
Seattle, WA 98121

206.720.7001 phone  
206.720.2949 fax

www.craftarchitects.com

**ASTRONICS**  
North Building  
12950 Willows Road  
Kirkland, Washington

CONSULTANT

Submittal/Revisions

Sheet Title SCHEMATIC SITE PLAN

Date 05/23/14

Design:

Drawn:

Project No: 13-668

Approved:

Building No:

Sheet No: **SS-4**

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JUN 13 2014

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



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[www.kirklandwa.gov](http://www.kirklandwa.gov) ~ 425.587.3225

**APPLICATION FOR 2014 CITIZEN AMENDMENT LAND USE REQUESTS TO THE COMPREHENSIVE PLAN, ZONING CODE AND ZONING MAP**

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

**I. CONTACT INFORMATION:**

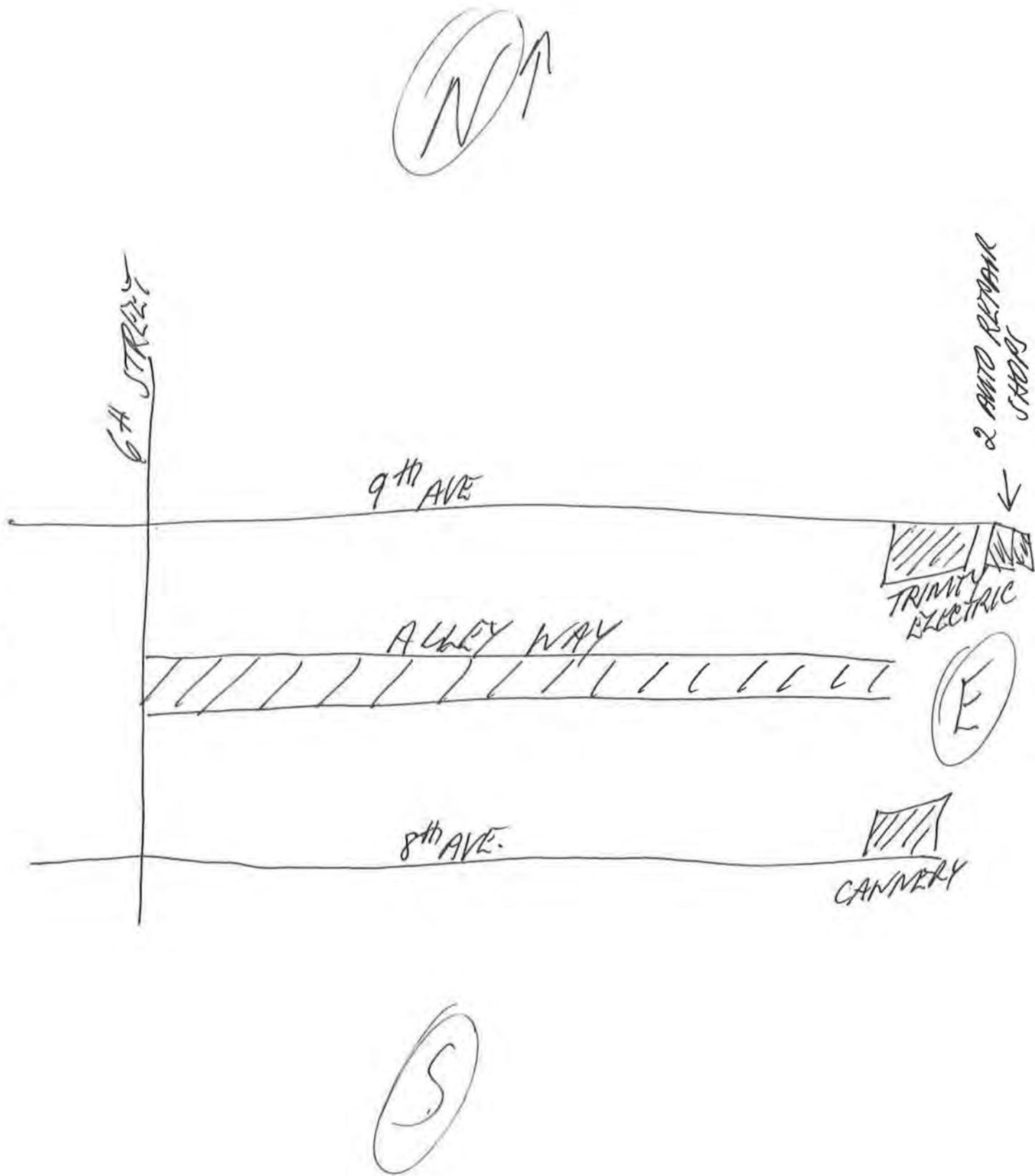
- A. Applicant Name: LYNN BOOTH
- B. Mailing Address: BOX 2218 KIRKLAND, WA 98083
- C. Telephone Number: 425-629-3397
- D. Email Address: LYNN.BOOOTH1@COMCAST.NET
- E. Property Owner Name (if different than applicant): \_\_\_\_\_
- F. Mailing Address: \_\_\_\_\_
- G. Telephone Number: \_\_\_\_\_
- H. Email Address: \_\_\_\_\_

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 representing the property owner, then the property owner must be notified in writing with a copy of the letter provided to the City.

A link to the Planning Commission packet containing the staff report will be sent by email unless you request to the project planner that you want copies mailed to you.

**II. PROPERTY INFORMATION:**

- A. Address of proposal: (if vacant provide nearest street names) MARKIRK ALLEY EAST OFF 6<sup>TH</sup> STREET BETWEEN 8<sup>TH</sup> & 19<sup>TH</sup> AVENUES
- B. King County Tax Parcel number(s): \_\_\_\_\_
- C. Describe improvements on property if any: \_\_\_\_\_
- D. Attach a map of the site that includes adjacent street names.
- E. Current Zoning on the subject property: \_\_\_\_\_
- F. Current land use designation and permitted density shown on the City's land use map. \_\_\_\_\_



**III. REQUEST INFORMATION AND REASONS:****A. Description of Request:**

RESTRICT USE TO RESIDENTS ON ALLEY, NO COMMERCIAL  
AS HAVE ACCESS TO 8<sup>TH</sup> & 9<sup>TH</sup> AVENUES.

**B. Description of the specific reasons for making the request:**

WANT FROM TRAFFIC RESTRICTS OPENING WINDOWS IN SUMMER,  
HEAVY COMMERCIAL TRAFFIC FROM BUSINESSES AT EAST END 2<sup>ND</sup> FLIGHT  
ALLEY, AS NO REGULAR MAINTENANCE. BUSINESSES HAS ACCESS TO  
STREETS, BUT DO NOT USE THIS.

**C. Based on the above review consideration, explain why the request should be considered as part of the Comprehensive Plan Update process.**

BOTH BUSINESSES AT EAST END OF ALLEY PARK UP FOR SALE (CANNERY ON 8<sup>TH</sup> AVE. AND TRINITY ELECTRIC ON 9<sup>TH</sup> AVENUE). I BELIEVE SAME OWNER OF TRINITY BUILDING ALSO OWNS THE TWO AUTO SHOPS ON EAST SIDE OF TRINITY, SO A POSSIBLE SALE COULD INCLUDE ALL FOUR ADJOINING BUILDINGS IN ORDER TO SET UP A LARGE BUSINESS, OFFICE OR APARTMENTS, SO BEST TIME TO DEAL WITH ALLEY IS NOW, BEFORE ANY SALE AND POTENTIAL HUGE INCREASE IN ALLEY TRAFFIC. ALSO, MANY VEHICLES COME INTO ALLEY OFF 6<sup>TH</sup> ST. & THEN HAVE TO LEAVE DOWN ALLEY AS THE TWO BUSINESSES (CANNERY & TRINITY) HAVE BLOCKED OFF ACCESS TO 8<sup>TH</sup> & 9<sup>TH</sup> AVENUES. ~~THE~~ 6<sup>TH</sup> STREET IS A HEAVILY USED SCHOOL ROUTE & THE ALLEY HAS CHILDREN, ELDERLY PEOPLE & PETS AND ONLY THE PEOPLE THAT NEED TO ACCESS THEIR GARAGES NEED TO USE THE ALLEY AS THE BUSINESSES HAVE EXITS TO 8<sup>TH</sup> & 9<sup>TH</sup> AVE., THOUGH THEY CHOOSE TO BLOCK THESE OFF. A SIGN AT THE 6<sup>TH</sup> ST. ENTRANCE WOULD ALSO HELP.

"RESIDENTS ONLY,  
DEAD END"

OTHER ALLEY RESIDENTS ARE AWARE OF AND SUPPORT THIS.

**IV. PROPERTY OWNER'S SIGNATURE OR SERVICE OF AFFIDAVIT:**

- A. *If the applicant is the property owner, or is a legal representative of the property owner, then the property owner must sign below.*

**ORIGINAL SIGNATURES ONLY/ NO COPIES**

Name – sign: Booth  
 Name – print: LYNN BOOTH  
 Property owner or Legal Representative? OWNER  
 Date: JUNE 12/14  
 Address: 630 5<sup>TH</sup> AVENUE, KIRKLAND 98033  
 Telephone: 425-629-3397

- B. *If the applicant is neither the property owner nor a legal representative of the property owner, then the affected property owner must be notified as follows:*
1. Send or hand-deliver a copy of this completed application to all affected property owners (Exhibit A or Exhibit B); and
  2. Complete the attached Affidavit of Service that confirms that a copy of the completed application form has been provided to all property owners. Submit the Affidavit of Service along with Exhibit A and/or Exhibit B with the application form and fee.

**Attachments:**

- Affidavit of Service (OCD-06AB)
- Exhibit A for mailing document
- Exhibit B for hand delivering document
- Methods to Request Changes to Density Land Use Zoning Code Regs



RECEIVED

JUN 13 2014

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

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**PLANNING AND COMMUNITY DEVELOPMENT**  
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**APPLICATION FOR 2014 CITIZEN AMENDMENT LAND USE REQUESTS TO THE COMPREHENSIVE PLAN, ZONING CODE AND ZONING MAP**

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

**I. CONTACT INFORMATION:**

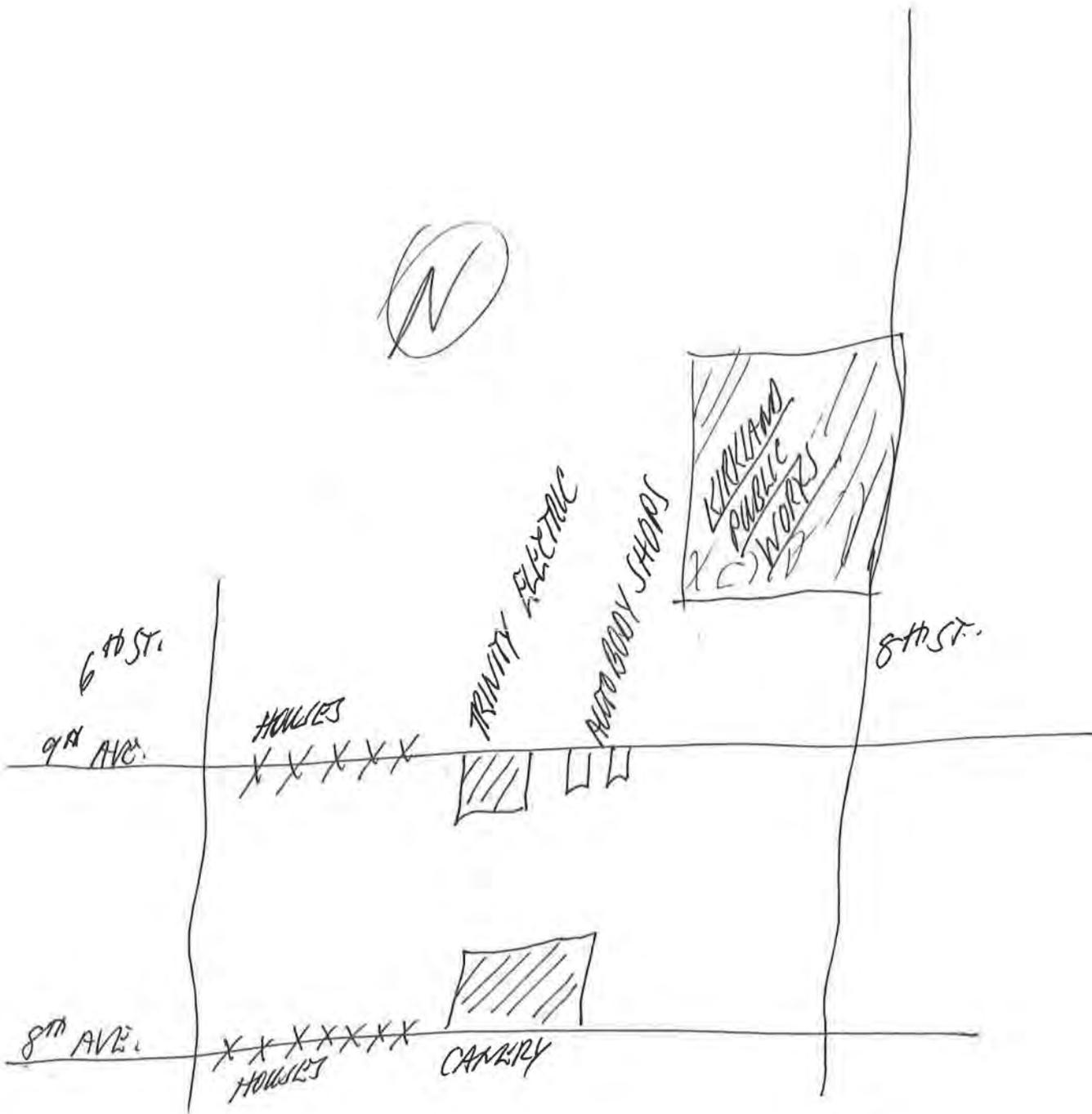
- A. Applicant Name: LYNN BOOTH
- B. Mailing Address: BOX 2218 KIRKLAND, WA, 98083
- C. Telephone Number: 425-629-3397
- D. Email Address: LYNN.BOOOTH1@COMCAST.NET
- E. Property Owner Name (if different than applicant): \_\_\_\_\_
- F. Mailing Address: \_\_\_\_\_
- G. Telephone Number: \_\_\_\_\_
- H. Email Address: \_\_\_\_\_

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 representing the property owner, then the property owner must be notified in writing with a copy of the letter provided to the City.

A link to the Planning Commission packet containing the staff report will be sent by email unless you request to the project planner that you want copies mailed to you.

**II. PROPERTY INFORMATION:**

- A. Address of proposal (if vacant provide nearest street names): NORRICK LIT BETWEEN 8th AND 9th AVENUES
- B. King County Tax Parcel number(s): \_\_\_\_\_
- C. Describe improvements on property if any: \_\_\_\_\_
- D. Attach a map of the site that includes adjacent street names.
- E. Current zoning on the subject property: \_\_\_\_\_
- F. Current land use designation and permitted density shown on the City's land use map. \_\_\_\_\_



**III. REQUEST INFORMATION AND REASONS:**

## A. Description of Request:

PROVIDE A FUTURE BUFFER BETWEEN RESIDENTS ON 8<sup>TH</sup> AND 9<sup>TH</sup> AVENUES AND THE LIT ZONE USING OFFICES OR APARTMENTS

## B. Description of the specific reasons for making the request:

THE PROPERTIES ON BOTH 8<sup>TH</sup> AND 9<sup>TH</sup> AVENUES IN THE NORKIRK LIT ZONE NEXT TO RESIDENTS HOUSES ARE UP FOR SALE AND IF DEVELOPED INTO OFFICES OR APARTMENTS COULD PROVIDE A BUFFER WHERE THERE IS NONE NOW.

## C. Based on the above review consideration, explain why the request should be considered as part of the Comprehensive Plan Update process.

NO BUFFER NOW EXISTS BETWEEN THE RESIDENTS AND BUSINESSES IN THE NORKIRK LIT ZONE ON 8<sup>TH</sup> AND 9<sup>TH</sup> AVENUES. THE BUSINESSES IN THE LIT THAT ARE NEXT TO THE HOUSES (THE CANNERY ON 8<sup>TH</sup> AVENUE AND TRINITY ELECTRIC ON 9<sup>TH</sup> AVENUE) ARE NOW UP FOR SALE. I UNDERSTAND THE OWNER OF THE TRINITY BUILDING ALSO OWNS THE TWO AUTO BODY SHOPS ON THE EAST SIDE OF TRINITY, SO THESE MAY ALSO BE SOLD, AND WITH THE CANNERY + TRINITY BUILDING MAKE UP A VERY LARGE PIECE OF PROPERTY. OFFICES OR APARTMENTS OF UP TO 4 STORIES WOULD PROVIDE A BUFFER FOR BOTH RESIDENTS AND BUSINESS AND PROVIDE TWO THINGS KIRKLAND NEEDS, HOUSING AND OFFICE SPACE. THIS IS SUPPORTED BY THE NORKIRK ACTION COMMITTEE.

**IV. PROPERTY OWNER'S SIGNATURE OR SERVICE OF AFFIDAVIT:**

- A. *If the applicant is the property owner, or is a legal representative of the property owner, then the property owner must sign below.*

**ORIGINAL SIGNATURES ONLY/ NO COPIES**

Name – sign: LBooth  
 Name – print: LYNN BOOTH  
 Property owner or Legal Representative? OWNER  
 Date: JUNE 12/14  
 Address: 630 8th AVENUE KIRKLAND, WA 98033  
 Telephone: 425-629-3397

- B. *If the applicant is neither the property owner nor a legal representative of the property owner, then the affected property owner must be notified as follows:*
1. Send or hand-deliver a copy of this completed application to all affected property owners (Exhibit A or Exhibit B); and
  2. Complete the attached Affidavit of Service that confirms that a copy of the completed application form has been provided to all property owners. Submit the Affidavit of Service along with Exhibit A and/or Exhibit B with the application form and fee.

**Attachments:**

- Affidavit of Service (OCD-06AB)
- Exhibit A for mailing document
- Exhibit B for hand delivering document
- Methods to Request Changes to Density Land Use Zoning Code Regs

Date	June 19, 2014
To:	City of Kirkland Planning and Community Development
From:	Chris Dammann 626 8 <sup>th</sup> Ave Kirkland, WA 98033 (425) 241-6329
Subject:	2014 Citizen Amendment requests related to Kirkland 2035 Comprehensive Plan Update, Land Use, Zoning Regulations and Zoning Map  This request addresses the following topic: Change the zoning of current LIT portion west of 8 <sup>th</sup> street and north of 7 <sup>th</sup> avenue from Light Industrial to Residential over the long term.

Considerations of this proposal for change in Zoning and Land Use	Proposal demonstrates a strong potential to serve the public interest by improving safety, traffic flow and preserving neighborhood character. <i>And</i> Conditions have changed since the current zoning was established
---	--

## 1. Contact Information

A. Applicant Name:	Chris Dammann
B. Mailing Address:	626 8 <sup>th</sup> Ave, Kirkland WA 98033
C. Telephone Number:	425-241-6329
D. Email Address:	chdammann@hotmail.com
E. Property Owner Name:	NA
F. Mailing Address:	
G. Telephone Number:	
H. Email Address:	

II. Property Information:

Address of Proposal:	Area west of 8 <sup>th</sup> street / west portion of the NorKirk LIT Zone						
King County Tax Parcel Numbers:	<b>Parcel number</b>	<b>Taxpayer name</b>	<b>Parcel address</b>	<b>Jurisdiction</b>	<b>Zip code</b>	<b>Appraised value</b>	<b>Assessor's report</b>
	3885805255	KIRKLAND CITY OF	915 8TH ST	KIRKLAND	98033		<a href="#">Report</a>
	3885805275	KIRKLAND CITY OF	#Error	KIRKLAND			<a href="#">Report</a>
	3885805500	KIRKLAND CITY OF	#Error	KIRKLAND			<a href="#">Report</a>
	3885805530	MILLER RISHER LLC	815 8TH ST	KIRKLAND	98033	298300	<a href="#">Report</a>
	3885805550	MILLER RISHER LLC	815 8TH ST	KIRKLAND	98033	894300	<a href="#">Report</a>
	3885805570	CASADY COMMERCIAL BUILDING	723 9TH AVE	KIRKLAND	98033	1397000	<a href="#">Report</a>
	3885805590	HAWES BRUCE M	639 9TH AVE	KIRKLAND	98033	675300	<a href="#">Report</a>
	3885805610	BAHR ROLAND J+DARLENE J	635 9TH AVE	KIRKLAND	98033	393900	<a href="#">Report</a>
	3885805760	TN 720 LLC	720 8TH AVE	KIRKLAND	98033	620900	<a href="#">Report</a>
	3885805765	POUND THAD+GAIL	640 8TH AVE	KIRKLAND	98033	796100	<a href="#">Report</a>
	3885807305	RFS INC	672 7TH AVE	KIRKLAND	98033	894700	<a href="#">Report</a>
	3885807343	KIRKVIEW DEVELOPMENT LLC	#Error	KIRKLAND		407000	<a href="#">Report</a>
	3885807345	GHAFGHAZI SHAHRAM	701 8TH AVE	KIRKLAND	98033	408000	<a href="#">Report</a>
	3886901400	KAHN PROPERTIES LLC	715 8TH AVE	KIRKLAND	98033	1135700	<a href="#">Report</a>
	3886903145	JESSEN FAMILY LIMITED LIABI	1005 8TH ST	KIRKLAND	98033	1133300	<a href="#">Report</a>
	3886903405	KC HOUSING AUTHORITY	1129 8TH ST	KIRKLAND	98033		
Describe Improvements on Property if Any:	NA						

Attach a map of the site that includes adjacent street names:



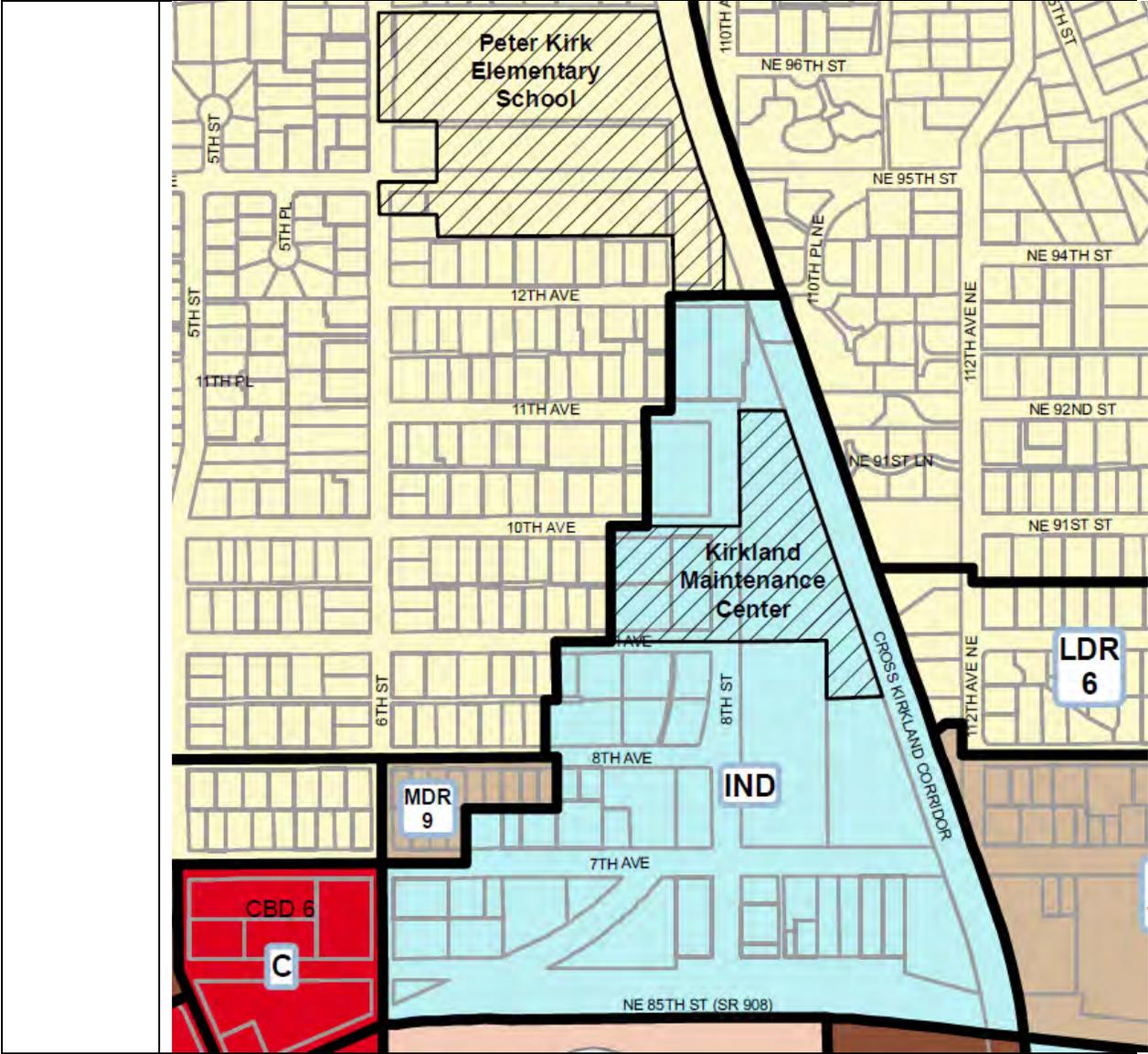
MAP1

Current zoning on the subject property:

Light Industrial

Current land use designation and permitted density shown on the City's land use map

Industrial – see map snipped from the Kirkland's Land Use map below



III. Request Information and Reasons:

<p>A. Description of requests:</p>	<p>Re-zoning of all parcels adjacent to 8<sup>th</sup>, 9<sup>th</sup>, 10<sup>th</sup> and 11<sup>th</sup> avenue from LIT to low density residential (see MAP1, in yellow). The area east of 8<sup>th</sup> street could remain LIT. Currently, the NorKirk LIT Zone sits right up against single family residences with no buffer.</p>
<p>B. Description of the specific reasons for making the request:</p>	<p>I suggest the re-zoning of all parcels adjacent to 8<sup>th</sup>, 9<sup>th</sup>, 10<sup>th</sup> and 11<sup>th</sup> avenue from LIT to low density residential (see MAP1). The area east of 8<sup>th</sup> street could remain LIT. This zoning would preserve the character of this Norkirk neighborhood which consists of single family homes. There are no multi-family homes on the 8<sup>th</sup>, 9<sup>th</sup>, 10<sup>th</sup> and 11<sup>th</sup> avenues. The LIT zone really intrudes into the residential area especially in the block between 8<sup>th</sup> and 9<sup>th</sup> avenue (see MAP). Those businesses use 8<sup>th</sup> and 9<sup>th</sup> avenue as access routes.</p>

	<p>By re-zoning, commercial traffic would be reduced especially on 8<sup>th</sup> and 9<sup>th</sup> avenues as this zoning would establish 8<sup>th</sup> street as the main access route for the businesses on 8<sup>th</sup> street. This would certainly improve the quality of life for the residents but more importantly it would dramatically improve the safety in this area.</p> <p>This re-zoning would also eliminate the need to install an adequate buffer between single family homes and industrial buildings. 8<sup>th</sup> street would provide a “natural” separation of residential and LIT zones.</p> <p>The Norkirk LIT zone is being referred to by many as “the ugly part of Kirkland”. Restoring the residential character of the area west of 8<sup>th</sup> street would make Norkirk and Kirkland more attractive. It also addresses the need for new housing close to downtown Kirkland. While low density will generate a limited amount of new units, those houses would have very high valuations that would benefit Kirkland through property and excise taxes. Further, there is a high demand for single family homes but almost no additional parcels are available. All new constructions close to downtown are multi-family homes or apartments.</p> <p>Several industrial buildings are for sale now, so this would be a good opportunity to implement a zone change.</p> <p>I want to add that an exception should be made for the Cannery on 8<sup>th</sup> avenue. To my knowledge all neighbors would support a plan for non-residential use if the historic character of the building would be preserved.</p>
<p>1. Based on the above review, consideration, explain why the request should be considered as part of the Comprehensive Plan Update process.</p>	<p>Overall this request would improve safety, make Kirkland more attractive, provide new housing and preserves the character of Norkirk.</p> <p>1-The Norkirk neighborhood has changed substantially since the initial zoning plan and LIT were established. Now the area surrounding the LIT is packed with single family homes. In fact, single family homes are directly adjacent to industrial buildings on 8<sup>th</sup> and 9<sup>th</sup> avenues.</p> <p>2-Traffic situation has to be addressed to ensure safety of residents and their children.</p> <p>3- Several industrial buildings are for sale now, so this would be a good opportunity to implement a zone change.</p> <p>4-This proposal affects the entire Norkirk neighborhood and addresses may goals that are outlined in the Comprehensive Plan for Kirkland.</p>

