



**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: THOMAS L. MARKL
- B. Mailing Address: NELSON LEGACY GROUP, 16508 NE 79<sup>TH</sup> ST, REDMOND, WA 98052
- C. Telephone Number: 425-881-7831
- D. Email Address: TOMMARKL@NELREM.COM
- E. Property Owner Name (if different than applicant): HOUGHTON LANE LLC; CENTRAL
- F. Mailing Address: SAME VALLEY ANNEX LLC; HOUGHTON GROUP LLC
- 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) 10601 - 10721 NE 68<sup>TH</sup> ST
- B. King County Tax Parcel number(s): SEE ATTACHMENT
- C. Describe improvements on property if any: HOUGHTON CENTER SHOPPING CENTER, BANK OF AMERICA BRANCH BUILDING, STARBUCKS BUILDING
- D. Attach a map of the site that includes adjacent street names. ATTACHED
- E. Current Zoning on the subject property: BC - COMMUNITY BUSINESS
- F. Current land use designation and permitted density shown on the City's land use map. C - COMMERCIAL

**III. REQUEST INFORMATION AND REASONS:**

## A. Description of Request:

REQUEST THAT THE ZONING CODE FOR THE LISTED PARCELS BE UPDATED  
TO BE CONSISTENT WITH THE CENTRAL HOUGHTON NEIGHBORHOOD PLAN  
AS APPROVED BY THE KIRKLAND CITY COUNCIL ON 15 NOVEMBER 2011

B. Description of the specific reasons for making the request: THROUGH ORDINANCE O-4329,

THE ZONING CODE CURRENTLY IN PLACE HAS NOT BEEN UPDATED  
TO REFLECT THE APPROVED CENTRAL HOUGHTON NEIGHBORHOOD PLAN.

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

THE MEMORANDUM OF ~~THE~~ INSTRUCTIONS OF APRIL 16, 2014 FROM THE PLANNING DEPARTMENT STATES: "A CITIZEN MAY REQUEST TO AMEND THE COMPREHENSIVE PLAN, ZONING MAP OR ZONING CODE FOR A SITE SPECIFIC PROPERTY." THIS IS SUCH A REQUEST, FURTHERMORE, THIS UPDATE TO THE ZONING CODE IS LONG OVERDUE.

**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: THOMAS L. MARKL  
 Property owner or Legal Representative? LEGAL REPRESENTATIVE  
 Date: 9 MAY 2014  
 Address: 16508 NE 79<sup>th</sup> ST, REDMOND, WA 98052  
 Telephone: 425-881-7831

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

PARCEL NUMBER

OWNER	ASSESSORS PARCEL NUMBER
Houghton Lane LLC	082505-9054 ✓
	788260-0270 ✓
Central Valley Annex LLC	788260-0274 ✓
	788260-0272 ✓
	788260-0273 ✓
	082505-9021 ✓
Houghton Group LLC	082505-9257 ✓







RECEIVED  
JUN 18 2014

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

**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: JEFF NOUWENS
- B. Mailing Address: PO Box 398
- C. Telephone Number: 425-739-0777
- D. Email Address: jsn777@juno.com
- 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.*

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**II. PROPERTY INFORMATION:**

- A. Address of proposal: (if vacant provide nearest street names) 108<sup>TH</sup> AVE NE + NE 68<sup>TH</sup> ST.
- B. King County Tax Parcel number(s): 0825059313
- C. Describe improvements on property if any: PARKING LOT
- D. Attach a map of the site that includes adjacent street names.
- E. Current Zoning on the subject property: BC
- F. Current land use designation and permitted density shown on the City's land use map. C

**III. REQUEST INFORMATION AND REASONS:**

A. Description of Request:

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

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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 REASON:

#### A. Description of Request:

I would ask that the zoning would be changed to add Residential Suites as an additional use for this parcel. With a 5 story height and 84 Residential Suites.

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

I'm making this request so this parcel can be used for its highest and best use to be able provide affordable housing which is badly needed in this community.

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

I would think this is a good way to utilize Citizen Amendment process as part of the Comprehensive Plan update. Since this request is specific to one parcel that is located across the street from the Met Market, Bartell Drugstore, Cleaners, PCC and small restaurants it would be ideal for residential suites do to its location. Being on the main bus line and oriented towards non car owners and students that ride bikes or walk, it would be beneficial to the neighborhood. Also this would give me the land owner a specific direction to moving in for the immediate future. This would also help the local workers that work in the neighborhood businesses to be able to live closer to work. The amount of time a commuter sits in traffic now for this area is 83 hours a year or a two week vacation spend on the road. The Seattle area traffic is the fourth worst in the nation now. The Northwest University needs inexpensive housing for their students right now. For anyone in the neighborhood that is paid \$10 to \$15 an hour could afford to live in a residential suite. Minimum lease 9 months for students and one year lease preferred. I've included two letters, one from the Northwest University and one from the Nelson Legacy Group. PCC employees would love to see this as well.



6700 108th Ave NE, Kirkland, WA  
98033

My Notes

Get the full view on [m.bing.com](http://m.bing.com) in the mobile app. Requires permission and login.



**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: JA Nouwens  
 Name – print: JEFFREY S NOUWENS  
 Property owner or Legal Representative? \_\_\_\_\_  
 Date: 6-19-2014  
 Address: PO Box 398 KIRKLAND WA 98083  
 Telephone: 425-739-0777

- 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

5520 108th Ave NE  
PO Box 579  
Kirkland, WA 98083-0579

Eric Shields  
Director, Kirkland Planning & Community Development  
eshields@kirklandwa.gov

425.889.4202  
Fax 425.889.5200  
joseph.castleberry@northwestu.edu

Dear Mr. Shields,

Springtime greetings! I am writing to express Northwest University's support, in principle, to the plan being proposed by Jeff Nouwens to build "residential suites" on the property adjacent to our office building at 6710 108th Avenue. As the next-door neighbors to the property where Mr. Nouwens proposes to build the facility, we expect no harmful effects to us or the rest of the community.

While we have made no formal agreement with Mr. Nouwens, there is some possibility that the university would have interest in utilizing or even leasing the proposed building to expand housing options for our students, especially third and fourth-year undergraduates, graduate students, and adult students who prefer to rent apartments in the community rather than live on campus. Residents would naturally become customers for the adjacent business of the Houghton Plaza.

The University respects and appreciates your wisdom in making decisions based on a careful consideration of all factors affecting our Kirkland communities in processing these kinds of proposals. For the record, we believe that the proposed residential suites will be a positive addition to our community.

Sincerely,



Joseph Castleberry, Ed. D.  
President

The logo for Nelson Legacy Group features the word "NELSON" in a large, bold, serif font. A thick, curved yellow and orange swoosh underline starts under the "N" and extends past the "N". Below "NELSON" is the text "LEGACY GROUP" in a smaller, bold, sans-serif font.

**NELSON**  
**LEGACY GROUP**

**HOUGHTON LANE LLC**  
16508 NE 79<sup>th</sup> Street  
Redmond, WA 98052  
(425) 881-7831 Fax: (425) 881-5063

June 18, 2014

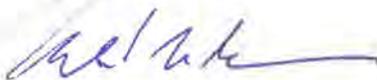
Eric Shields  
Director of Planning Department  
[eshields@kirkland.wa.gov](mailto:eshields@kirkland.wa.gov)

Dear Mr. Shields,

We write to you today to express our support, in principal, for the plan being proposed by Jeff Nouwens. It is our understanding that he intends to build mini-apartments across the street from our shopping center, Houghton Center, located at 10611 NE 68<sup>th</sup> Street. As neighbors to the proposed project, we do not expect any negative impacts to affect our property or the surrounding community if the City allows his project to proceed.

We believe that the proposed project would be consistent with both the needs of the community and the comprehensive plan. For the record, we believe the proposed mini-apartments would be a positive addition to the Houghton Neighborhood and a much better use of the property than the existing transient taco truck.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael M. Nelson".

Michael M. Nelson  
Managing Member

C.c.: Tom Markl, CEO Nelson Legacy Group





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

**I. CONTACT INFORMATION:**

- A. Applicant Name: Houghton Court Apartments, LLC & Houghton 2 LLC
- B. Mailing Address: PO Box 2545, Kirkland WA 98083
- C. Telephone Number: 425-822-3021
- D. Email Address: doug@waddellpropertiesinc.com
- 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) 6719 & 6705 106th AVE NE
- B. King County Tax Parcel number(s): 788260-0430 & 7882600432
- C. Describe improvements on property if any: Apartments
- D. Attach a map of the site that includes adjacent street names.
- E. Current Zoning on the subject property: RM 3.6
- F. Current land use designation and permitted density shown on the City's land use map. MDR - 12

**III. REQUEST INFORMATION AND REASONS:**

A. Description of Request:

Finish the zoning changes that were recommended by the Kirkland Planning Commission, the Central Houghton Advisory Committee and the property owners to allow up to five stories higher density residential

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

This is what was recommended after two years of study and public meetings (see attached).

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

This property is across the street from a Neighborhood Center with two groceries and a wide variety of other retail and services. It is steps from Google and other employment, on a bus line, and has significant frontage on the Cross Kirkland Corridor. When the Growth Management Act was put into place and as Andy Held of the Planning Commission stated, "this is exactly what should go on a property in this type of location".

Houghton is slowly but surely losing its variety of housing types with existing buildings being torn down and replaced with million dollar homes and condos. If we do not allow for some new developments such as this, we will not be able to offer housing to people who either choose not to or cant afford to buy. Our tenants tend to be workers in the area, staff from Northwest College, local empty nesters, divorcees wanting to live by their kids, grandparents, recent college graduates, young couple starting out and saving for a home and new workers moving into the area working for companies such as Google, Paccar and Microsoft.

**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: DOUG WADDELL - MANAGING MEMBER Houghton Court Apt's LLC  
Houghton 2, LLC

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

Date: 6/16/14

Address: PO Box 2545 KIRKLAND WA 98083

Telephone: 425 822 3021

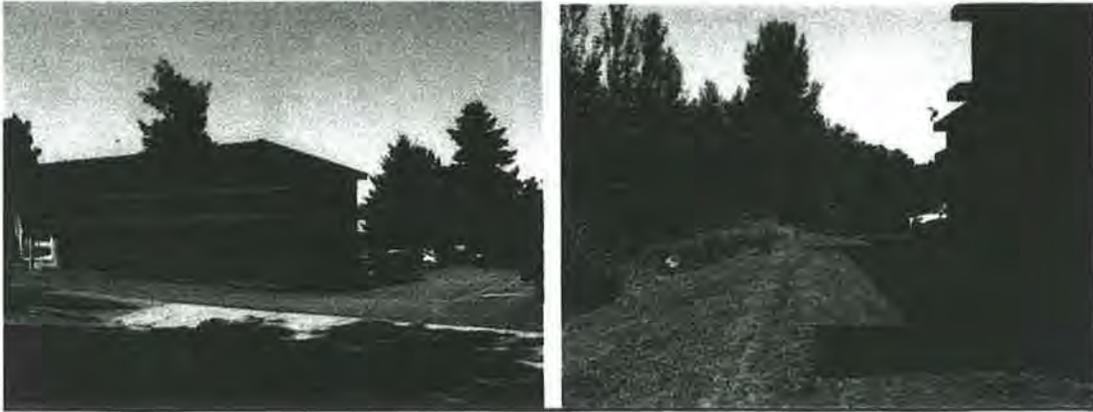
B. *If the applicant is neither the property owner nor a legal representative of the property owner, then the affected property owner must be notified as follows:*

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:**

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- Exhibit A for mailing document
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- Methods to Request Changes to Density Land Use Zoning Code Regs



**Area #2: Waddell Multi-Family Residential Properties (West Zone)**

- Presently zoned multifamily residential (RM 3.6)
- New Central Houghton Neighborhood Plan says that this area should be designated for higher intensity use (higher density residential). Height is not mentioned.
- This area is adjacent to the Cross Kirkland Trail.

**Planning Commission Direction:**

- Allow five stories (55 feet).
- Mixed use including residential (density determined by building envelope), retail and office allowed, but not required.
- Include an affordable housing requirement for residential development.
- Require design review and address:
  - Adjacency to Cross Kirkland Trail and Houghton Center.
  - Building modulation (step down on south side adjacent to residential)

***\*\*Attachment 8 contains 2 letters from Doug Waddell about this area.***

**Cross Kirkland Trail Photos**

## **Amendments to Goals & Policies relating to the Houghton/Everest Neighborhood Center in the new Central Houghton Plan**

### **COMMERCIAL**

#### ***Houghton/Everest Neighborhood Center***

The Houghton/Everest Neighborhood Center is defined as a "Neighborhood Center" commercial area in the Land Use Element of the Comprehensive Plan. It includes properties on the north and south sides of NE 68th Street in both the Central Houghton and Everest Neighborhoods.

***Goal CH-5: Promote a strong and vibrant Neighborhood Center with a mix of commercial and residential uses.***

***Policy CH-5.1: Coordinate with the Everest Neighborhood to develop a plan for the Houghton/Everest Neighborhood Center, which overlays properties along the NE 68th Street corridor in both the Everest and Central Houghton neighborhoods (see inset).***

This plan should promote a coordinated strategy for the Neighborhood Center while minimizing adverse impacts on surrounding residential areas. ~~The existing land use map designations will be used until the land use, zoning and development regulations for the entire Neighborhood Center are re-examined.~~

***Policy CH-5.2: Encourage a mix of uses within the Houghton/Everest Neighborhood Center that includes commercial development such as neighborhood-oriented shops, services, and offices, as well as multifamily residential use.***

A variety of uses, including retail, office and residential, should be combined in order to contribute to a vibrant mixed use Neighborhood Center.

***Policy CH-5.3: Implement transportation improvements that support the existing and planned land uses in the Neighborhood Center and adjoining neighborhoods.***

A review of transportation impacts should be done for all new development in the Neighborhood Center. Transportation system improvements should be designed to encourage traffic to use existing arterials and to include traffic calming devices on neighborhood streets. Alternate modes of transportation should also be encouraged.

***Policy CH-5.4: Expand the area designated for higher intensity use to properties west of Houghton Center and south of NE 68th Street.***

Land located west of the Houghton Center shopping area, directly east of the Cross Kirkland Corridor, has the potential to provide higher density residential use within walking distance of retail and business services.

The rail corridor provides a wide buffer between this area and the low density residential area to the west.

***Goal CH-6: Promote high quality design by establishing building, site, and pedestrian design standards that apply to commercial and multifamily development in the Houghton/Everest Neighborhood Center.***

***Policy CH-6.1: Establish design guidelines and regulations that apply to all new, expanded or remodeled commercial, multifamily or mixed use buildings in the Houghton/Everest Neighborhood Center.***

These design guidelines and regulations should support appropriate building scale and massing, produce buildings that exhibit high quality design with a sense of permanence, and incorporate site design which includes pedestrian features and amenities that contribute to the livability of the surrounding area. They should also strengthen the visual identity of the neighborhood center by addressing streetscape improvements and public views to the lake along NE 68<sup>th</sup> Street.

**Houghton Center:** The shopping center development located at the southwest corner of NE 68<sup>th</sup> Street and 108th Avenue NE (shown in yellow on the map) is known as the "Houghton Center." This large strip retail development sits on several parcels occupying approximately five acres. Redevelopment to a more cohesive, pedestrian-oriented concept may be feasible since a single owner controls the bulk of the site. In addition to its potential to serve the community through expanded neighborhood commercial uses, Houghton Center can contribute to the livability and vitality of the neighborhood by providing residents and visitors with a welcoming place to shop, congregate and relax.

***Goal CH-7: Support the transition of the Houghton Center into a pedestrian-oriented mixed use development, including retail, with office or residential and other compatible uses.***

***Policy CH-7.1: Promote a pedestrian-oriented development concept through standards for a coordinated master plan for Houghton Center including retail, with office and/or residential and other compatible uses.***

A master plan for the Houghton Center should provide for a complementary arrangement of facilities, pedestrian amenities, open spaces, and linkages, as well as





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 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: Robb A. Dibble
- B. Mailing Address: 1029 Market Street Kirkland, WA
- C. Telephone Number: 425-828-4200 x 222
- D. Email Address: robb@dibbleengineers.com
- E. Property Owner Name (if different than applicant): 1029 Market LLC
- F. Mailing Address: 1029 Market Street Kirkland
- G. Telephone Number: 425-828-4200
- H. Email Address: robb@dibbleengineers.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) 1029 Market Street
- B. King County Tax Parcel number(s): 388580-1885
- C. Describe improvements on property if any: OFFICE BUILDING, 4000 SF ONE STOREY w/ 13-PARKING STALLS
- D. Attach a map of the site that includes adjacent street names.
- E. Current Zoning on the subject property: Office/Multi-Family
- F. Current land use designation and permitted density shown on the City's land use map. OMF 10-14

**III. REQUEST INFORMATION AND REASONS:**

A. Description of Request:

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

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*500 ATTACHED*

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

**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: Robb A. Dibble  
 Property owner or Legal Representative? Robb A. Dibble  
 Date: 6-15-14  
 Address: 1029 Market Street, Kirkland  
 Telephone: 425-828-4200 X222

- 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.

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Dibble Engineers, Inc. /Kilburn Architects LLC

1029 Market Street

**Proposals specific to the Market Street Corridor (MSC)**

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Section III

- A. Description of Request
- B. Description of specific reasons for making the Request
- C. Based on the review, why the Request should be considered.

**DEI/KA Proposal #1 Property Line Setbacks**

- A. Along the Market Street property line, allow zero setback of office frontage for two or three stories along Market street corners with adjacent intersecting streets, to allow for new development to bring the buildings closer to the corridor frontage. Potentially requiring larger sidewalks improvements, or overhanging canopies, or entry plaza spaces at the fronts could be a consideration. Reduce commercial setbacks along alleys to support 2<sup>nd</sup> floor overhang of alley parking. Setbacks reduce building size and scale which reduce the development potential which is needed.
- B. This would allow for a more "Market Street Corridor" feel, which could and should be considered that includes overhanging canopies, awnings, and frontage supporting commercial use applications, will improve site floor area, create more professional office frontage, and will promote redevelopment.
- C. The Market street corridor is stuck in residences converted to offices with little development potential, based on the current zoning setbacks, FAR, etc. Improving larger scale vertical frontage on Market Street will create a more urban and commercial feel of the street by bringing office frontage, and businesses closer in. Overhanging canopies promote a walkable weather protection (similar to the Juanita Village Frontage with overhanging canopies on sidewalks). This will continue to promote Kirkland as a pedestrian friendly city.

**DEI/KA Proposal #2 Increase FAR**

- A. Allow for increased FAR to promote a larger scale (but, not out of scale) commercial development on the MSC zone than what is currently allowed.
- B. The existing FAR, in consideration of the average lot size, extremely limits the size of buildings that can be built along Market Street and limits the marketability of businesses to small and often transient business tenants. Changing zoning for increased development for larger building sizes will allow for redevelopment of offices buildings along Market Street. If the Vision is to get high quality business tenants, Kirkland needs to promote Class A office space. There is not much available, nor will it be built with large setbacks and only the ability for small scale development, as is currently prescribed.

- C. Promote local development along the MSC to bring businesses along this major route. Land densification promotes increased urban feel and land use.

**DEI/KA Proposal #3 Mixed Use Bonus height**

- A. Allow an increased building height with the inclusion of mixed use combination of multifamily over commercial space development. Specifically allowing, for example, increased building height to allow for three floors for combined sharing of a building parking and core use for densification by allowing a bigger building that combines housing and office.
- B. Target accomplishing the Vision 2035 by promoting urban densification along the MSC by allowing mixed use, for example, to go to a 35 feet height, which would allow increased density, shared parking of office for day uses, and living at night.
- C. This proposal meets both of Vision 2035 goals.

**DEI/KA Proposal #4 Eliminate Façade length limits**

- A. Eliminate the 50' façade maximum width requirement for building façade adjacent to residential. Propose that administrative or DRB design review allow for a reasonable vertical relief, such as a 2-4 foot setback of a minimum width of 5 feet to breakdown the overall façade length, therefore allowing for longer buildings widths.
- B. The current zoning promotes buildings along MSC to be a maximum 50x50 or 2500 SF times two levels for a maximum of 5,000 SF per building. This limitation prevents redevelopment.
- C. Increasing urbanization of larger buildings on these small lots allows for redevelopment.

**DEI/KA Proposal #5 Target SF size of buildings**

- A. Target an allowance for 10,000 - 12,000 SF floor plates for offices. This allows for a modest size business to occupy office spaces in this area.
- B. Target Vision 2035 to allow for construction of larger scale buildings, than is currently allowed, close to the street and improve densification of the corridors. Potentially require increased landscaping/tree screening on the residential sides.
- C. This supports the Vision 2035 goals.

**DEI/KA Proposal #6 Reduce development costs**

- A. Provide city sponsored incentive for improving commercial development along neglected MSC areas.
  - a. Potentially reduce permit fees, impact fees, or development fees by the City to spur development of vacant lots and/or “eyesores” along an important gateway to the City.
  - b. Potentially reduce frontage improvement costs by the COK taking on some of the responsibility for wider sidewalks, street trees/planter strips, or accessible curb radius’ at sidewalk corners that promote an intersection and makes pedestrian traffic accessible and safer.

- c. Potentially allow reduced traffic or water impact fees to promote development.
- d. Potentially deferring the COK fees over a 5-year cycle of operation.
- B. Promote development in areas, such as the MSC, that are not getting developed due to construction costs (and /or zoning and code limitations).
- C. Vision 2035 needs to promote development. Either it occurs organically, or there needs to be a catalyst. The City of Kirkland reaching out to stakeholders to promote development may be the encouragement needed. Once one or two sites along the MSC can show redevelopment works, then others will follow.

**DEI/KA Proposal #7 Reduce parking Requirements with inclusion of street and neighborhood parking**

- A. Allow for reduced parking required on-site and allow for street parking to be used in the parking calculation.
- B. The streets go unused in many areas along Market Street, since all the parking is required to be provided. Required parking in the MSC is hugely prohibitive for some medical and dental practice offices. The realization of short term client parking for these uses and other similar uses would promote this type of office space.
- C. This promotes high quality office for medical or dental uses, which are always severely handicapped by the parking requirement. We currently have under-utilized street parking and good transit routes along the MSC, and this will only be enhanced in the future.

**DEI/KA Proposal #8 Office Bonus height increase**

- A. Allow an increased building height for professional office use. Allow for a 50% area of the building footprint with a 10' height increase to promote office penthouses.
- B. Possibly with a third floor setback from residential so the neighboring residences do not sense the verticality, while still increasing the buildable office size and scale.
- C. Promotes Vision 2035 with larger buildings with a third floor footprint.

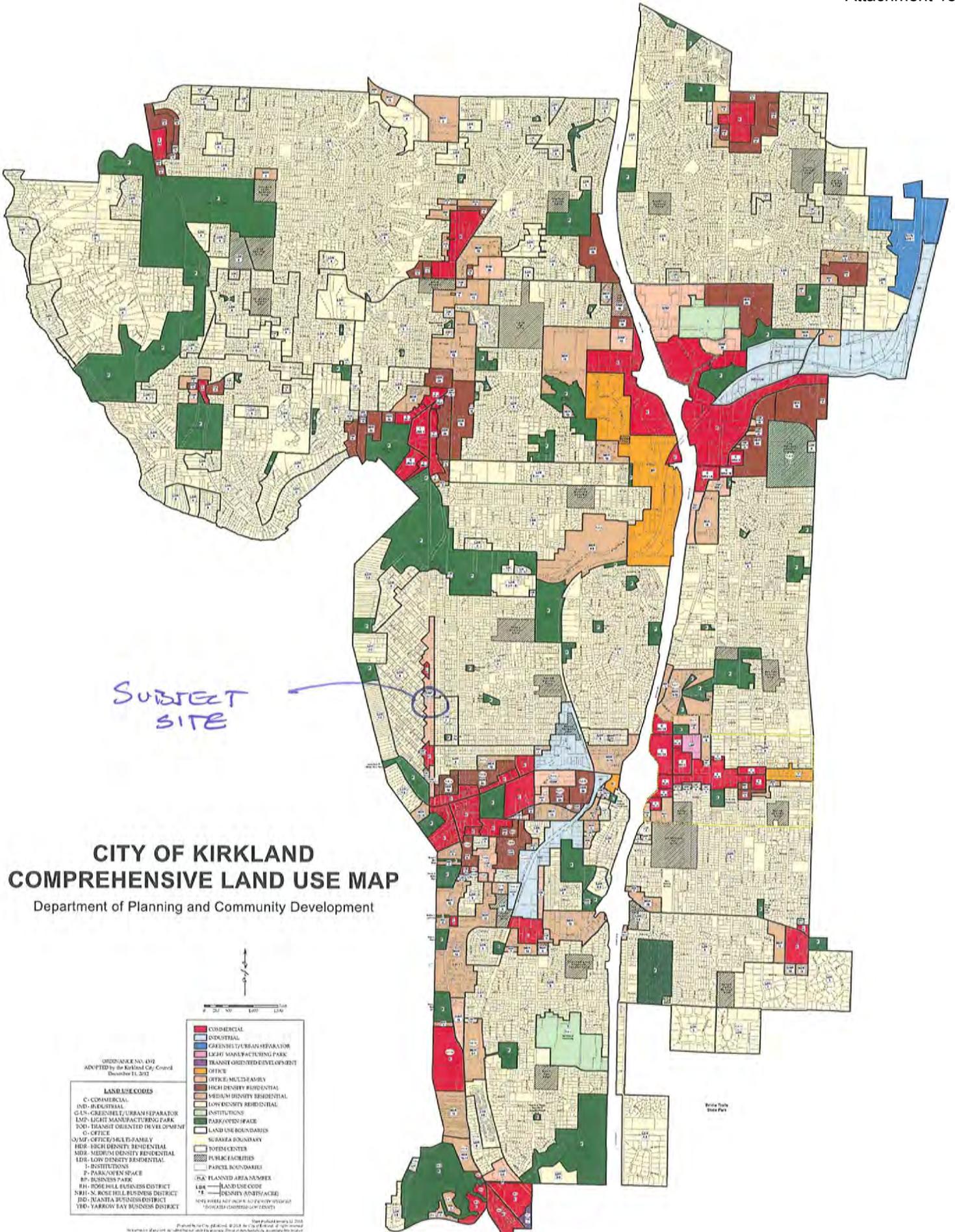
**DEI/KA Proposal #9 Alley angled in parking**

- A. Allow for direct alley angled parking in the building setback zone. Angled alley parking is efficient and is where cars can be efficiently parked instead of parking in front of or alongside buildings.
- B. Supports the parking in the rear of the building.
- C. Supports the Market Street Corridor feel, and minimizes the presence of cars.

**DEI/KA Proposal #10 Reduce Landscaping buffer requirements and screening**

- A. Allow for less landscape area of the lot, which coincides with larger buildings and more scale. Possibly require it to be on adjacent side yards to residential, but not on street frontage or alley frontage which are better utilized for building frontage, and alley parking.
- B. Promote urbanizing the MSC by mandating the landscaping where it is really needed at the residential adjacency and not the Market Street side corridor.

- C. Supports and promotes the landscaping requirement where it is truly needed, to buffer the residential neighbors.



SUBJECT SITE

**CITY OF KIRKLAND  
COMPREHENSIVE LAND USE MAP**  
Department of Planning and Community Development

ORDINANCE NO. 492  
ADOPTED by the Kirkland City Council  
December 11, 2012

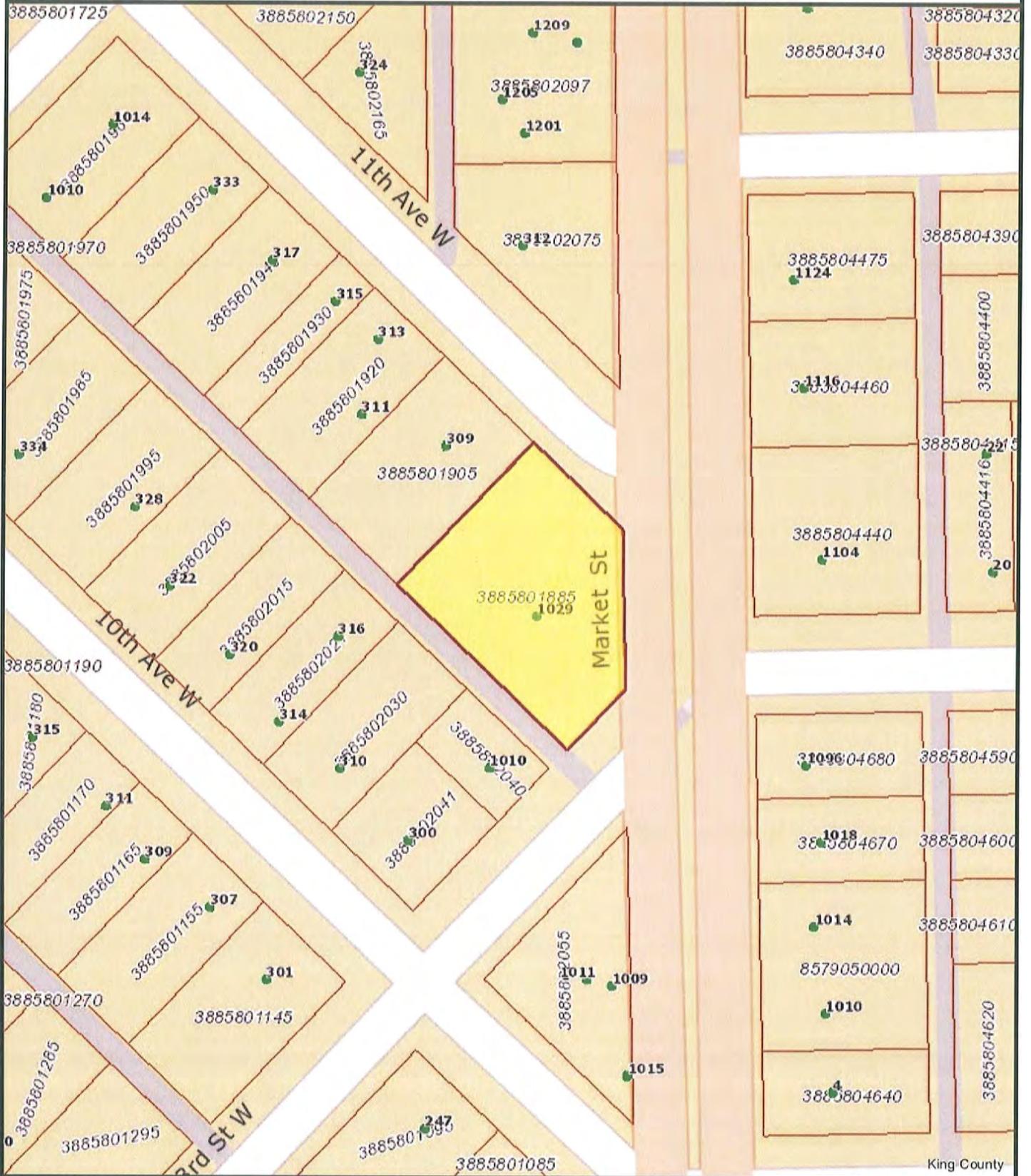
**LAND USE CODES**

- C- COMMERCIAL
- IND- INDUSTRIAL
- GAN- GREENBELT, URBAN REPAIR/REDEVELOPMENT
- LMD- LIGHT MANUFACTURING PARK
- TOD- TRANSIT ORIENTED DEVELOPMENT
- OF- OFFICE
- Q/MF- OFFICE/MULTI-FAMILY
- HR- HIGH DENSITY RESIDENTIAL
- MR- MEDIUM DENSITY RESIDENTIAL
- LD- LOW DENSITY RESIDENTIAL
- I- INSTITUTIONS
- P- PARK/OPEN SPACE
- BP- BUSINESS PARK
- BH- ROSE HILL BUSINESS DISTRICT
- SH- S. ROSE HILL BUSINESS DISTRICT
- JD- JUANITA BUSINESS DISTRICT
- YB- YARROW BAY BUSINESS DISTRICT

- RESIDENTIAL
- INDUSTRIAL
- GREENBELT/URBAN REPAIR/REDEVELOPMENT
- LIGHT MANUFACTURING PARK
- TRANSIT ORIENTED DEVELOPMENT
- OFFICE
- OFFICE/MULTI-FAMILY
- HIGH DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- LOW DENSITY RESIDENTIAL
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- LAND USE BOUNDARIES
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- TOWN CENTER
- PUBLIC FACILITIES
- PARCEL BOUNDARIES
- PLANNED AREA NUMBER
- LAND USE CODE
- DENSITY (NUMBER OF UNITS PER ACRE)
- NEW/RENEWAL NOT ADOPTED BY CITY COUNCIL
- INDICATE CHANGED LAND USE

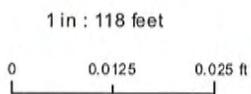
Map published January 11, 2013  
The City of Kirkland, WA 98033  
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# King County



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Date: 5/28/2014







**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: Kilbryn, A Lee
- B. Mailing Address: 207 8th Ave W
- C. Telephone Number: 425-822-4119
- D. Email Address: Kirklandpediatrics@outlook.com
- 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) 207 8th Ave W
- B. King County Tax Parcel number(s): 388590-0880
- 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: Office / Multi-Family
- F. Current land use designation and permitted density shown on the City's land use map. 0/MF 10-14

**III. REQUEST INFORMATION AND REASONS:**

A. Description of Request:

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

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*SEE ATTACHED*

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

**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: H. Lee Kilburn  
 Name – print: H. Lee Kilburn, MD  
 Property owner or Legal Representative?   
 Date: 6-20-14  
 Address: 207 8th Ave W Kirkland, Wa 98033  
 Telephone: 425-822-4119

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

Dibble Engineers, Inc. /Kilburn Architects LLC

1029 Market Street

**Proposals specific to the Market Street Corridor (MSC)**

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Section III

- A. Description of Request
- B. Description of specific reasons for making the Request
- C. Based on the review, why the Request should be considered.

**DEI/KA Proposal #1 Property Line Setbacks**

- A. Along the Market Street property line, allow zero setback of office frontage for two or three stories along Market street corners with adjacent intersecting streets, to allow for new development to bring the buildings closer to the corridor frontage. Potentially requiring larger sidewalks improvements, or overhanging canopies, or entry plaza spaces at the fronts could be a consideration. Reduce commercial setbacks along alleys to support 2<sup>nd</sup> floor overhang of alley parking. Setbacks reduce building size and scale which reduce the development potential which is needed.
- B. This would allow for a more “Market Street Corridor” feel, which could and should be considered that includes overhanging canopies, awnings, and frontage supporting commercial use applications, will improve site floor area, create more professional office frontage, and will promote redevelopment.
- C. The Market street corridor is stuck in residences converted to offices with little development potential, based on the current zoning setbacks, FAR, etc. Improving larger scale vertical frontage on Market Street will create a more urban and commercial feel of the street by bringing office frontage, and businesses closer in. Overhanging canopies promote a walkable weather protection (similar to the Juanita Village Frontage with overhanging canopies on sidewalks). This will continue to promote Kirkland as a pedestrian friendly city.

**DEI/KA Proposal #2 Increase FAR**

- A. Allow for increased FAR to promote a larger scale (but, not out of scale) commercial development on the MSC zone than what is currently allowed.
- B. The existing FAR, in consideration of the average lot size, extremely limits the size of buildings that can be built along Market Street and limits the marketability of businesses to small and often transient business tenants. Changing zoning for increased development for larger building sizes will allow for redevelopment of offices buildings along Market Street. If the Vision is to get high quality business tenants, Kirkland needs to promote Class A office space. There is not much available, nor will it be built with large setbacks and only the ability for small scale development, as is currently prescribed.

- C. Promote local development along the MSC to bring businesses along this major route. Land densification promotes increased urban feel and land use.

**DEI/KA Proposal #3 Mixed Use Bonus height**

- A. Allow an increased building height with the inclusion of mixed use combination of multifamily over commercial space development. Specifically allowing, for example, increased building height to allow for three floors for combined sharing of a building parking and core use for densification by allowing a bigger building that combines housing and office.
- B. Target accomplishing the Vision 2035 by promoting urban densification along the MSC by allowing mixed use, for example, to go to a 35 feet height, which would allow increased density, shared parking of office for day uses, and living at night.
- C. This proposal meets both of Vision 2035 goals.

**DEI/KA Proposal #4 Eliminate Façade length limits**

- A. Eliminate the 50' façade maximum width requirement for building façade adjacent to residential. Propose that administrative or DRB design review allow for a reasonable vertical relief, such as a 2-4 foot setback of a minimum width of 5 feet to breakdown the overall façade length, therefore allowing for longer buildings widths.
- B. The current zoning promotes buildings along MSC to be a maximum 50x50 or 2500 SF times two levels for a maximum of 5,000 SF per building. This limitation prevents redevelopment.
- C. Increasing urbanization of larger buildings on these small lots allows for redevelopment.

**DEI/KA Proposal #5 Target SF size of buildings**

- A. Target an allowance for 10,000 - 12,000 SF floor plates for offices. This allows for a modest size business to occupy office spaces in this area.
- B. Target Vision 2035 to allow for construction of larger scale buildings, than is currently allowed, close to the street and improve densification of the corridors. Potentially require increased landscaping/tree screening on the residential sides.
- C. This supports the Vision 2035 goals.

**DEI/KA Proposal #6 Reduce development costs**

- A. Provide city sponsored incentive for improving commercial development along neglected MSC areas.
  - a. Potentially reduce permit fees, impact fees, or development fees by the City to spur development of vacant lots and/or “eyesores” along an important gateway to the City.
  - b. Potentially reduce frontage improvement costs by the COK taking on some of the responsibility for wider sidewalks, street trees/planter strips, or accessible curb radius’ at sidewalk corners that promote an intersection and makes pedestrian traffic accessible and safer.

- c. Potentially allow reduced traffic or water impact fees to promote development.
- d. Potentially deferring the COK fees over a 5-year cycle of operation.
- B. Promote development in areas, such as the MSC, that are not getting developed due to construction costs (and /or zoning and code limitations).
- C. Vision 2035 needs to promote development. Either it occurs organically, or there needs to be a catalyst. The City of Kirkland reaching out to stakeholders to promote development may be the encouragement needed. Once one or two sites along the MSC can show redevelopment works, then others will follow.

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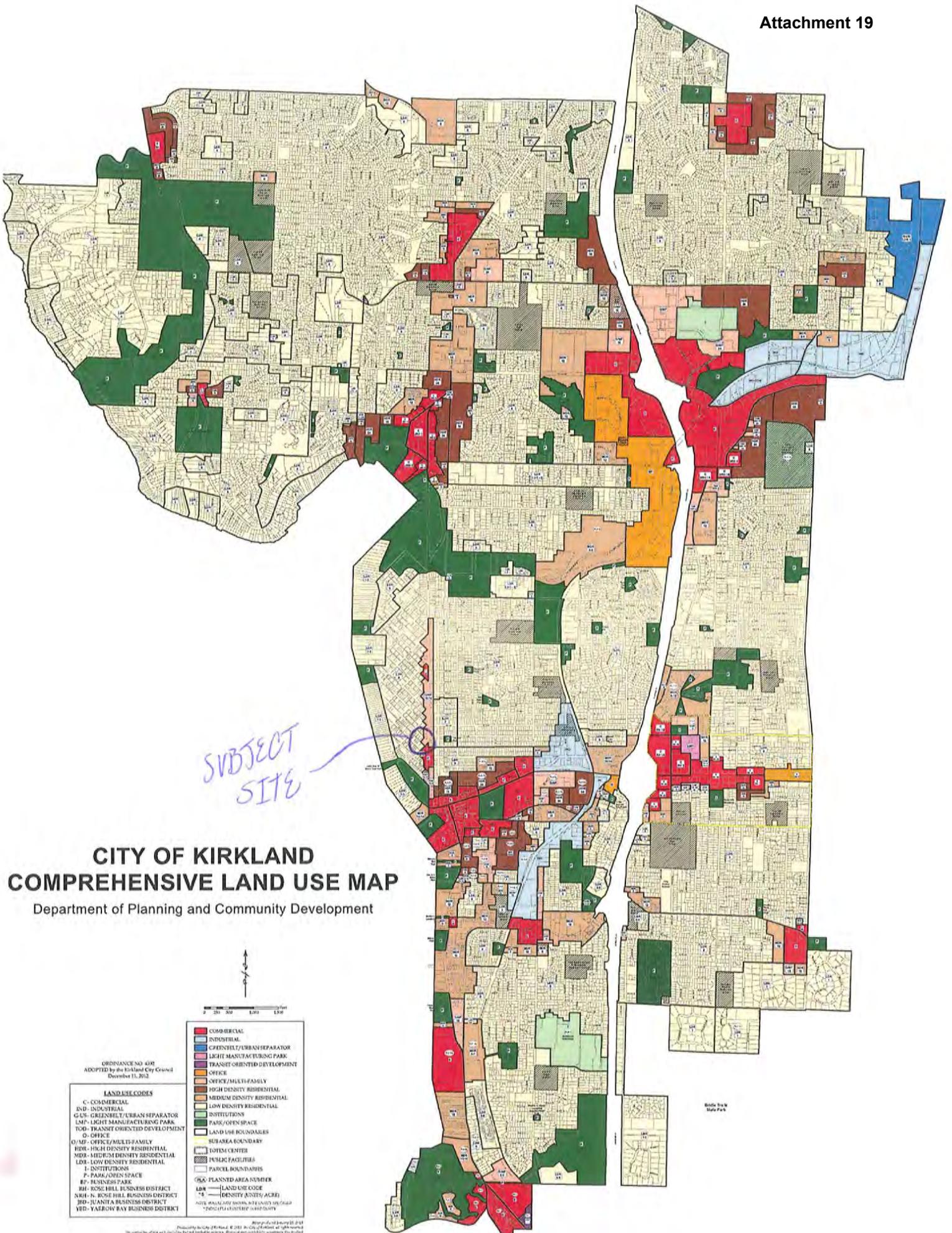
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- C. Supports the Market Street Corridor feel, and minimizes the presence of cars.

**DEI/KA Proposal #10 Reduce Landscaping buffer requirements and screening**

- A. Allow for less landscape area of the lot, which coincides with larger buildings and more scale. Possibly require it to be on adjacent side yards to residential, but not on street frontage or alley frontage which are better utilized for building frontage, and alley parking.
- B. Promote urbanizing the MSC by mandating the landscaping where it is really needed at the residential adjacency and not the Market Street side corridor.

- C. Supports and promotes the landscaping requirement where it is truly needed, to buffer the residential neighbors.



*SUBJECT SITE*

# CITY OF KIRKLAND COMPREHENSIVE LAND USE MAP

Department of Planning and Community Development

ORDINANCE NO. 4397  
ADOPTED by the Kirkland City Council  
December 11, 2012

**LAND USE CODES**

- C- COMMERCIAL
- IND- INDUSTRIAL
- GUS- GREENBELT/URBAN SEPARATOR
- LMP- LIGHT MANUFACTURING PARK
- TOO- TRANSIT ORIENTED DEVELOPMENT
- O- OFFICE
- OMF- OFFICE/MULTI-FAMILY
- HDR- HIGH DENSITY RESIDENTIAL
- MDR- MEDIUM DENSITY RESIDENTIAL
- LDR- LOW DENSITY RESIDENTIAL
- I- INSTITUTIONS
- P- PARK/OPEN SPACE
- BP- BUSINESS PARK
- RH- ROSE HILL BUSINESS DISTRICT
- NH- N. ROSE HILL BUSINESS DISTRICT
- JBD- JUANITA BUSINESS DISTRICT
- VED- VABROW BAY BUSINESS DISTRICT

- COMMERCIAL
- INDUSTRIAL
- GREENBELT/URBAN SEPARATOR
- LIGHT MANUFACTURING PARK
- TRANSIT ORIENTED DEVELOPMENT
- OFFICE
- OFFICE/MULTI-FAMILY
- HIGH DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- LOW DENSITY RESIDENTIAL
- INSTITUTIONS
- PARK/OPEN SPACE
- LAND USE BOUNDARIES
- SUB-AREA BOUNDARY
- TOWN CENTER
- PUBLIC FACILITIES
- PARCEL BOUNDARIES
- PLANNED AREA NUMBER
- LAND USE CODE
- DENSITY (UNITS/ACRE)

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RECEIVED

JUN 20 2014

AM PM  
PLANNING DEPARTMENT

**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: Jeff Hoerth  
 B. Mailing Address: 7027 NE 134th Street Kirkland WA 98034  
 C. Telephone Number: 206 353 1254  
 D. Email Address: jeffhoerth@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) 7830 NE 122nd Place  
 B. King County Tax Parcel number(s): 607 650 0302  
 C. Describe improvements on property if any: house + small shed  
 D. Attach a map of the site that includes adjacent street names.  
 E. Current Zoning on the subject property: Single Family though King County shows RSA 6  
 F. Current land use designation and permitted density shown on the City's land use map. Low density residential

### III. REQUEST INFORMATION AND REASONS

#### A. DESCRIPTION OF REQUEST:

Change zoning to Neighborhood Business.

#### B. DESCRIPTION OF SPECIFIC REASONS FOR REQUEST:

Parcel is located immediately next to a lot on which are located two cellular towers (King County parcel 6076500301). The towers have had an adverse impact on my ability to rent the property as a single residential dwelling and will negatively impact the appraised value of the property if and when I would sell the parcel. A 2004 Florida study of residential home values concluded an average 2% decrease in prices relative to proximity of a cell tower. ([www.freepatentsonline.com/article/Appraisal-Journal/171851340.html](http://www.freepatentsonline.com/article/Appraisal-Journal/171851340.html)). A more dramatic decrease of 21% was found in New Zealand by the same authors of the Florida study. A search on the Internet shows lawsuits across the country related to home values impacted by cell tower location.

The cell towers with adjoining utility buildings are intrusive and would not even meet the City of Kirkland standards listed as defined in goals 1a, d, e, and h, and 2b and c in policy statement 117.10 of Chapter 117 in Kirkland's zoning guidelines.

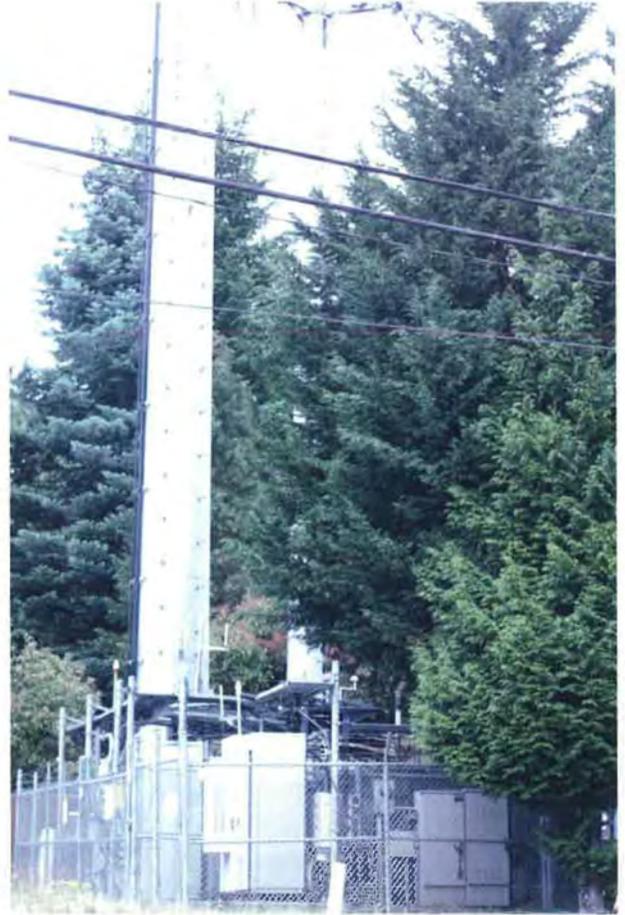
That said, with my parcel immediately bordering a commercially zoned property (cell towers, next to Shell gas station) just off Juanita Drive, and residential parcels designated medium and high residential, a Neighborhood Business designation would allow for the possibility of a small office building that could serve to buffer the commercial properties from current and future residential properties.

#### C. WHY CONSIDER THIS AS PART OF THE COMP PLAN UPDATE PROCESS:

The Comp Plan process is intended to lay the groundwork for future development. With the state sales tax funding mechanism helping to fund the annexation transition set to expire in a few years, selectively changing the designation of some parcels to a zoning code that can generate additional revenue for the City is arguably in the City's best interests. The state sales tax funding will expire before the next Comp Plan review so this would be an opportunity better explored now rather than later.



Cell towers on King County parcel 6076500301 adjacent to King County parcel 6076500302.



**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: \_\_\_\_\_

- 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





**CITY OF KIRKLAND**  
**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: GREG GRIFFIN - MERIT HOMES, INC  
 B. Mailing Address: 805 KIRKLAND AVE. SUITE 100, 98033  
 C. Telephone Number: 425 444 0309  
 D. Email Address: GREG@MERITHOMESINC.COM  
 E. Property Owner Name (if different than applicant): SAME  
 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) 8520 131<sup>ST</sup> AVE NE  
8519 132<sup>ND</sup> AVE NE  
 B. King County Tax Parcel number(s): 8635700025 • 8635500035  
 C. Describe improvements on property if any: OLD SF HOME EACH LOT.  
 D. Attach a map of the site that includes adjacent street names. -  
 E. Current Zoning on the subject property: RSX 7.2  
 F. Current land use designation and permitted density shown on the City's land use map. SF/6

received 6/20/14 4:35 pm  
 ARUGENI

**III. REQUEST INFORMATION AND REASONS:**

A. Description of Request:

*REQUESTING TO REZONE RSX 7.2 TO ADJACENT ZONING OF RHB.*

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

*SEE ATTACHED*

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

*SEE ATTACHED*

B



MERIT HOMES

13023 NE 70<sup>th</sup> Place, Kirkland, WA 98033  
 MeritHomesInc.com

6/9/14

RE: Citizen Amendment Request to Comprehensive Plan  
 Description of Specific Reasons

The previous comprehensive plan identified the delineation between RSX 7.2 and RH 8 zones. The four RH 8 properties fronting NE 85<sup>th</sup> St. Lying between 131<sup>st</sup> Ave NE and 132<sup>nd</sup> Ave NE inadvertently became distressed largely due inefficient size and lot dimension to attract investment into their redevelopment.

- A. Property ingress/egress distances from traffic corners are at absolute minimum, "C" curb traffic controls restrict and negatively effects all narrow depth lots between 131<sup>st</sup> Ave NE and 132<sup>nd</sup> Ave NE.
- B. Access has further been diminished by the desire to reduce the number of direct points of access to NE 85<sup>th</sup> Street.
- C. The 85<sup>th</sup> ROW improvements likely not envisioned in the previous comp plan have required additional property the RH 8 parcels thereby reducing the property depth further.
- D. Resulting in properties hamstrung by poor access and connectivity. There remains an inability to rectify problems due to the inefficient property dimension to promote both profitable and smart growth.
- E. Full disclosure. Merit Homes, Inc is in ownership position on both parcels seeking rezone to RH 8 and two of the four parcels adjacent to NE 85<sup>th</sup> St. We are close to an agreement to purchase the fifth parcel on 85th. There exist a real probability a rezone will result in a well-planned cohesive development consistent with our community goals.

'c'

**MERIT HOMES**13023 NE 70<sup>th</sup> Place, Kirkland, WA 98033  
MeritHomesInc.com

6/9/14

RE: Citizen Amendment Request to Comprehensive Plan  
Review consideration

Public interest and welfare:

- A. Provide for superior connectivity. Presently, Kirkland's "gateway" designated property on the corner of NE 85<sup>th</sup> and 132<sup>nd</sup> cannot be accessed by its own citizens east bound on NE 85<sup>th</sup>.
- B. Safer flow of traffic with the reduced vehicular access points on NE 85<sup>th</sup> St.
- C. Fostering a safer and superior pedestrian environment on 85<sup>th</sup>. Vehicular access further from traffic corners, parking sheltered by retail and office structures while actually establishing and maintaining a superior landscape buffer to the adjacent RSX zoning.
- D. Inadequate available parking for existing businesses would be resolved answering the call from neighborhoods groups for improved parking capacities for commercial entities.
- E. Increase services, lending to the goal of increased walkability of our community.
- F. Proposal will allow Smart and focused growth in an established RH 8 zoning. Zoning would allow a mixed use as well.
- G. It is estimated the properties abutting the subject rezone proposal once developed would employ 70-90 full time individuals. Presently, there exist 6 full time individuals.

'c'

**MERIT HOMES**13023 NE 70<sup>th</sup> Place, Kirkland, WA 98033  
MeritHomesInc.com

Conditions have changed:

Placing hindsight aside. It's difficult to imagine that the previous comprehensive plan would have envisioned a scenario where virtually no reinvestment in our RH 8 zone would have been the case. Today the existing building are stymied, redevelopment often not plausible, unable to meet present day planning and public works codes and policies. Still it is not getting any less difficult, nor less expensive to redevelop, to think that carrying forward with the status quo will somehow result in a positive result during the next comprehensive plan is most likely wishful thinking.

The city has taken to task the canvassing and engagement of the citizens and subsequently well documented community goals, our planning department must now step forward recognizing the very real short comings the present day RH8 parcels face and consider the rezoning of adjacent RSX parcels to aid in focused growth.

The citizens have spoken, it's now time to lead and our proposal is a very honest approach to what it may take to produce the outcome we as a community desire.

Thank you for your consideration

2

**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**

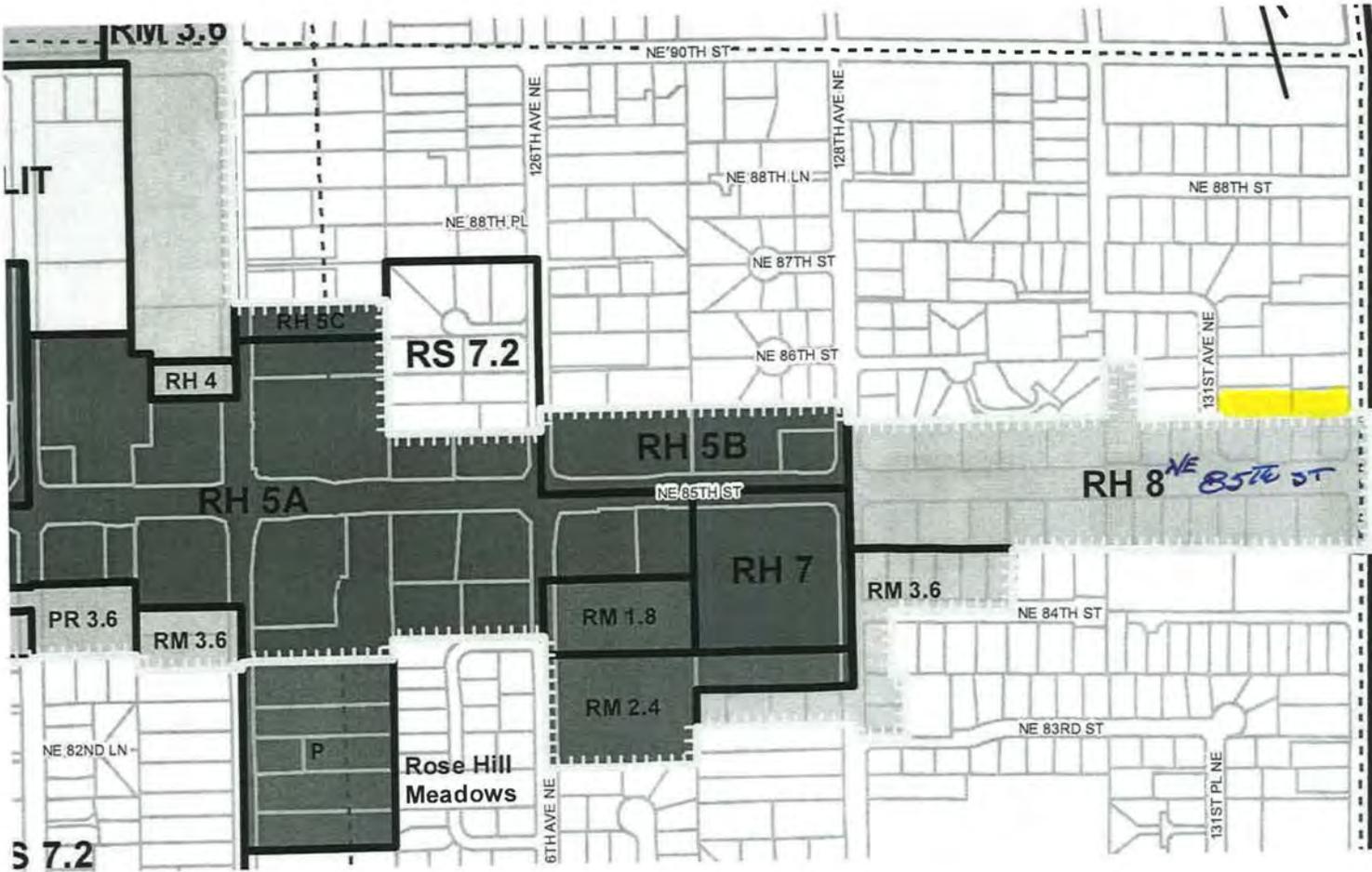
Name – sign: Greg Guffis  
 Name – print: GREG GUFFIS  
 Property owner or Legal Representative? YES  
 Date: 5/19/14  
 Address: 805 KIRKLAND AVE. SUITE 100. 98033  
 Telephone: 425 444 0309 / 444 9091

- 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.

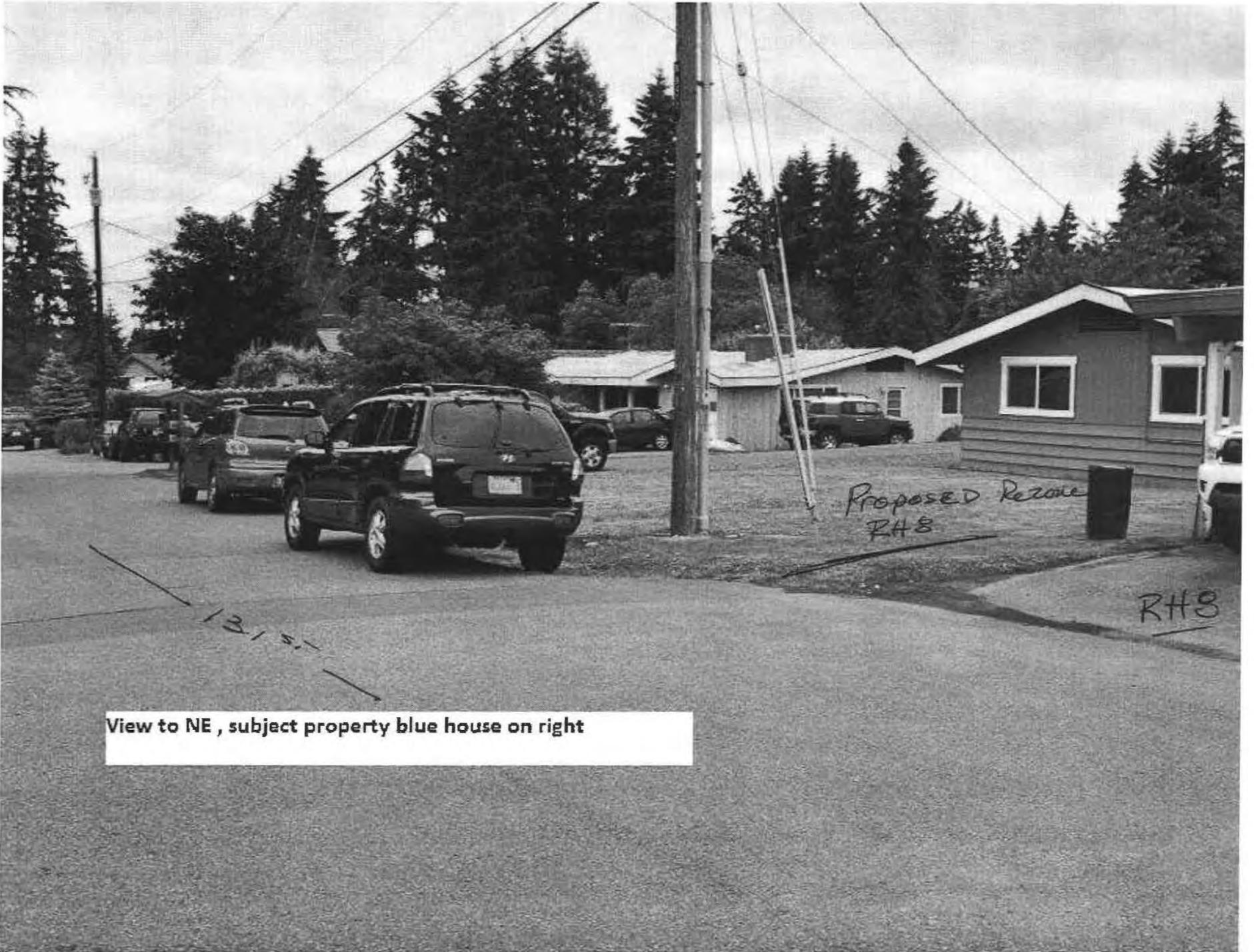
**Attachments:**

- 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



REDMOND  
Multi-Res.

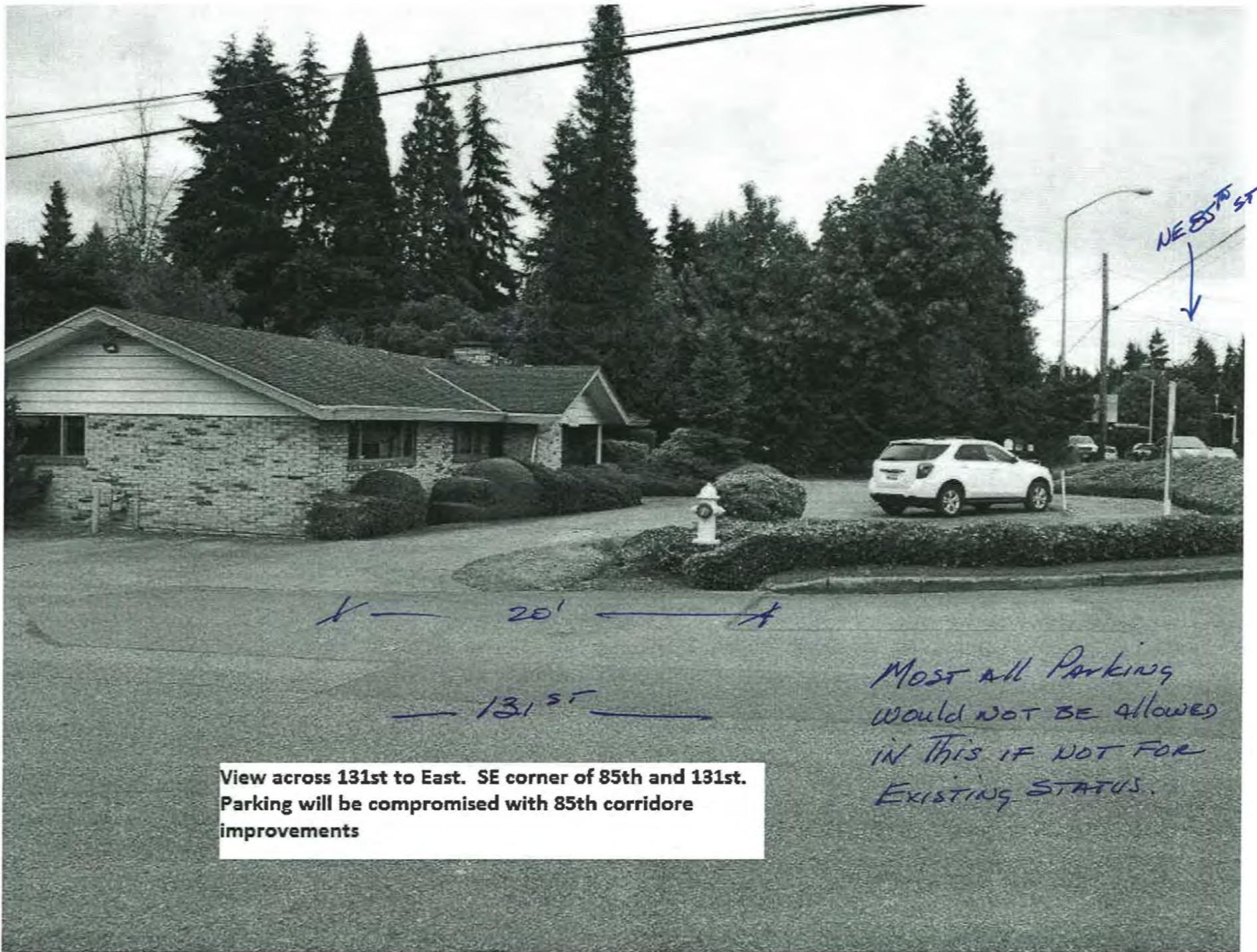
**F**



View to NE , subject property blue house on right

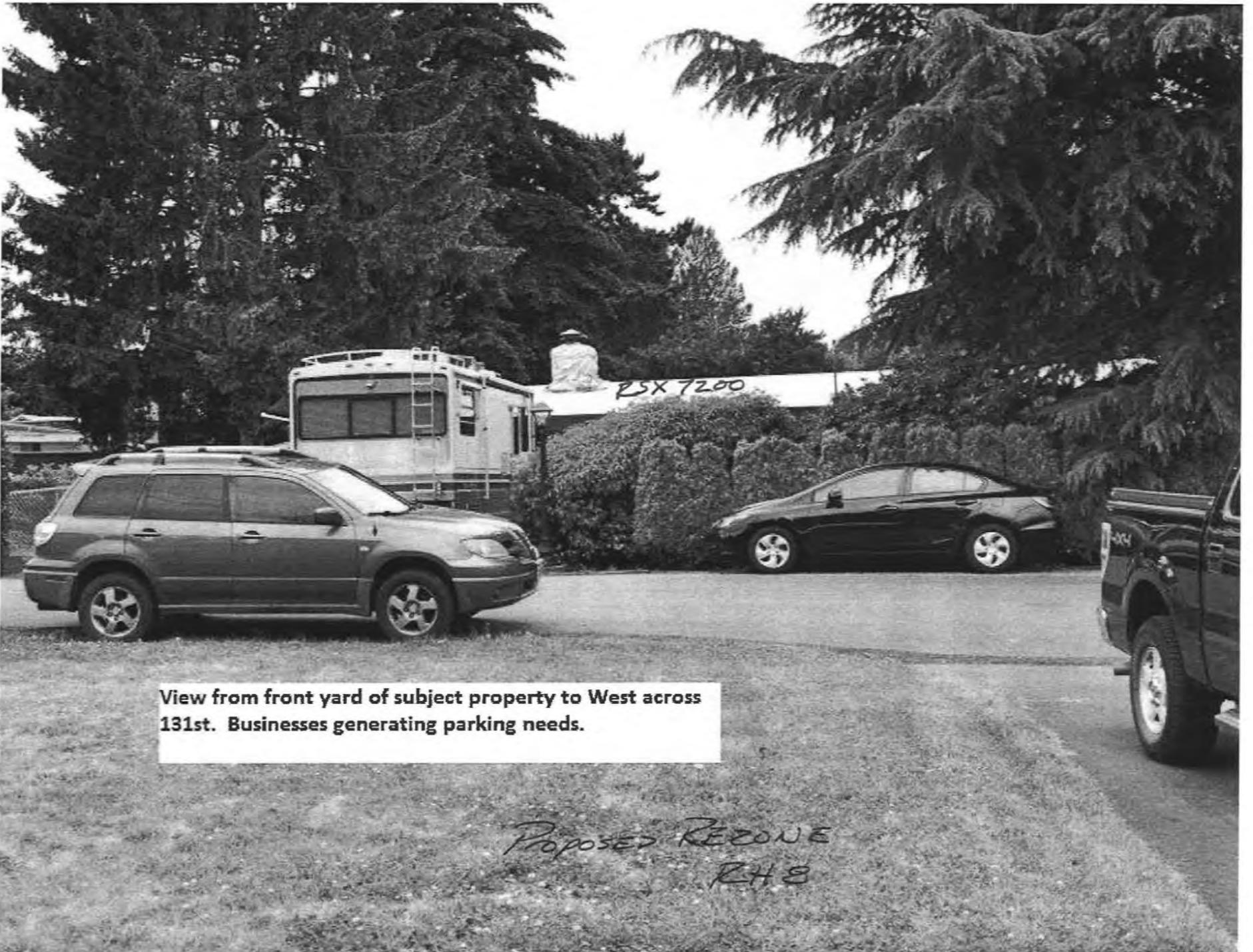


Employee parking on frontage along 85th. SW corner of 85th and 131st



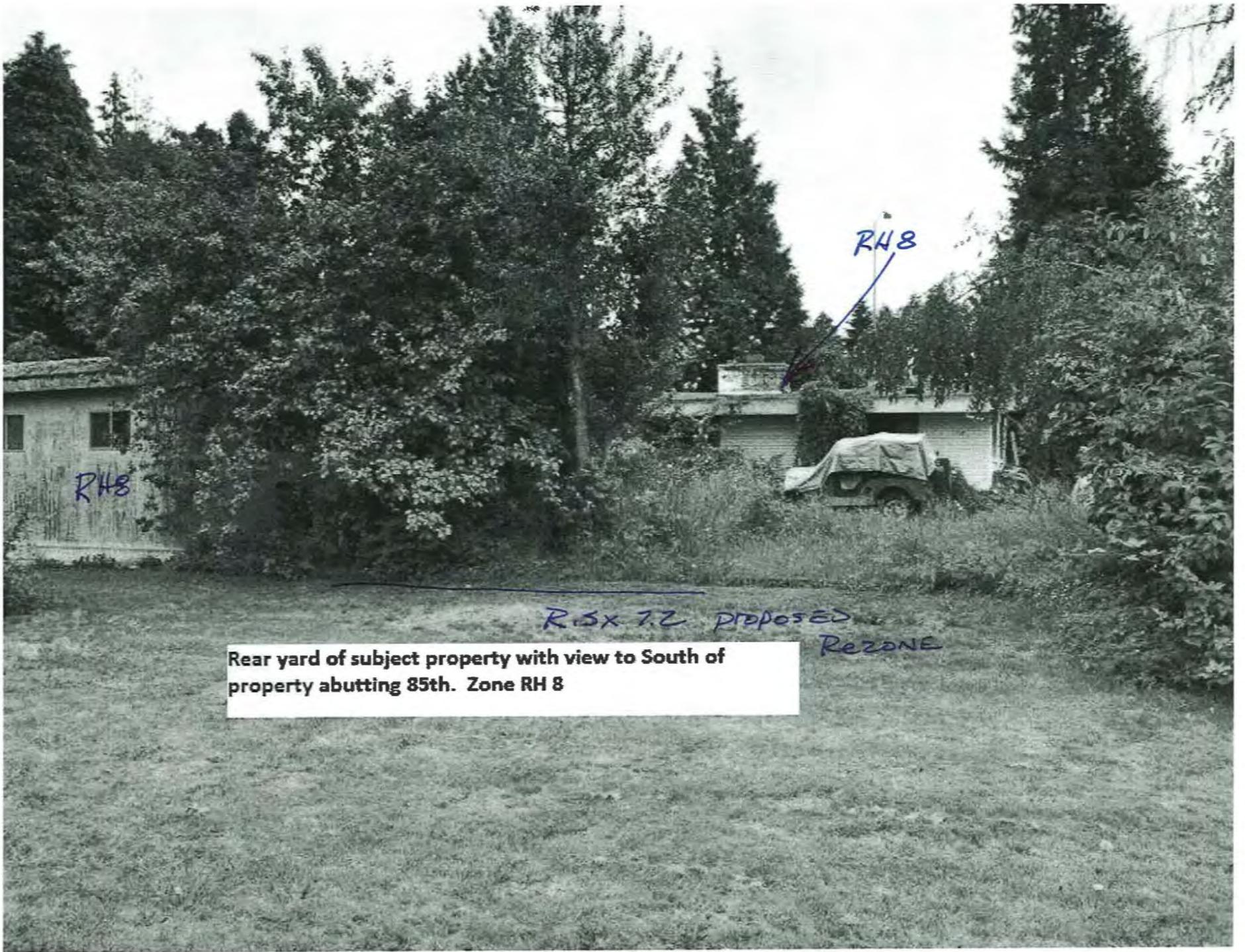
View across 131st to East. SE corner of 85th and 131st.  
Parking will be compromised with 85th corridor  
improvements

Most all Parking  
would NOT BE allowed  
in this if NOT FOR  
EXISTING STATUS.



**View from front yard of subject property to West across 131st. Businesses generating parking needs.**

*PROPOSED REZONE  
RHS*



Rear yard of subject property with view to South of property abutting 85th. Zone RH 8

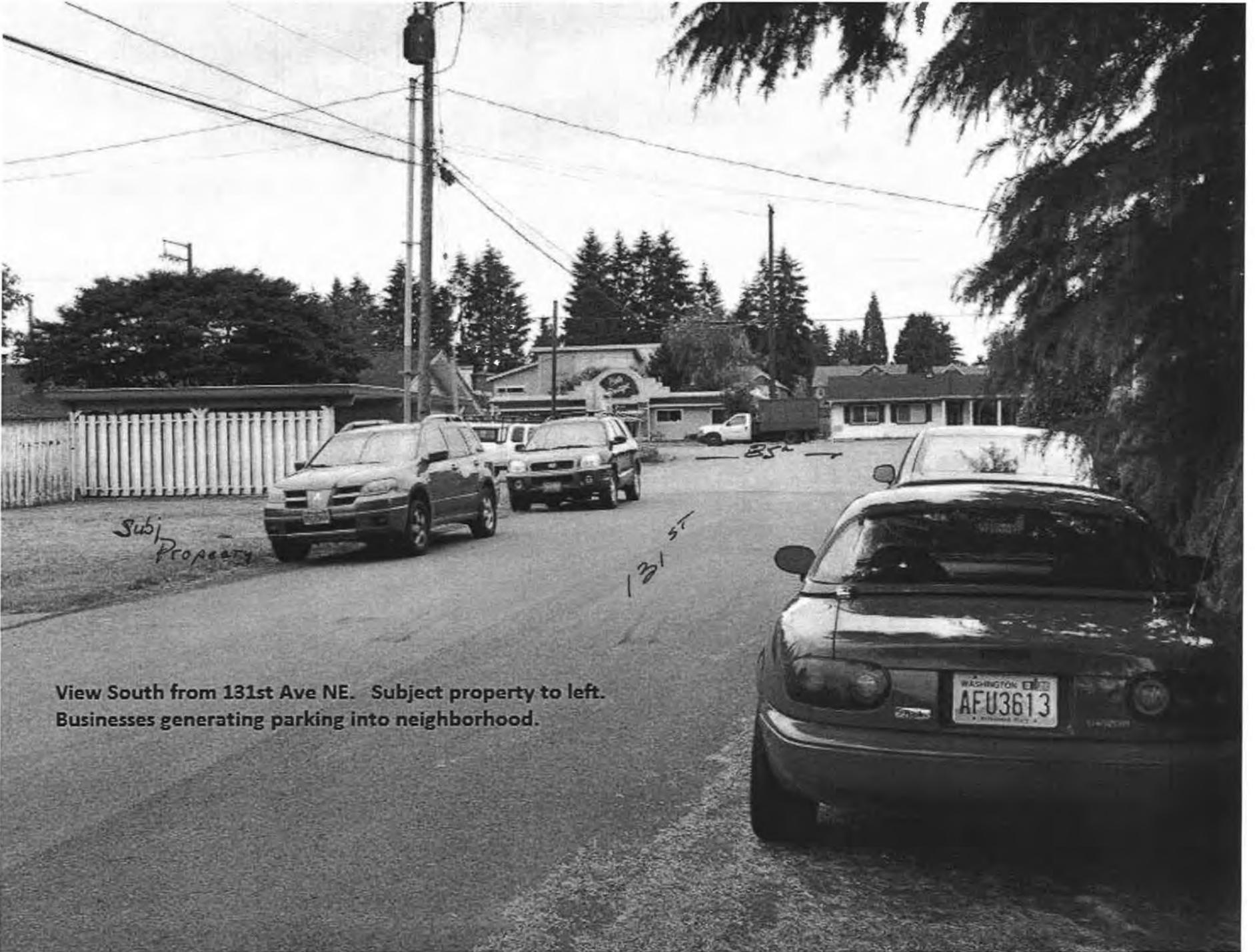
RISX 7.2 PROPOSED REZONE



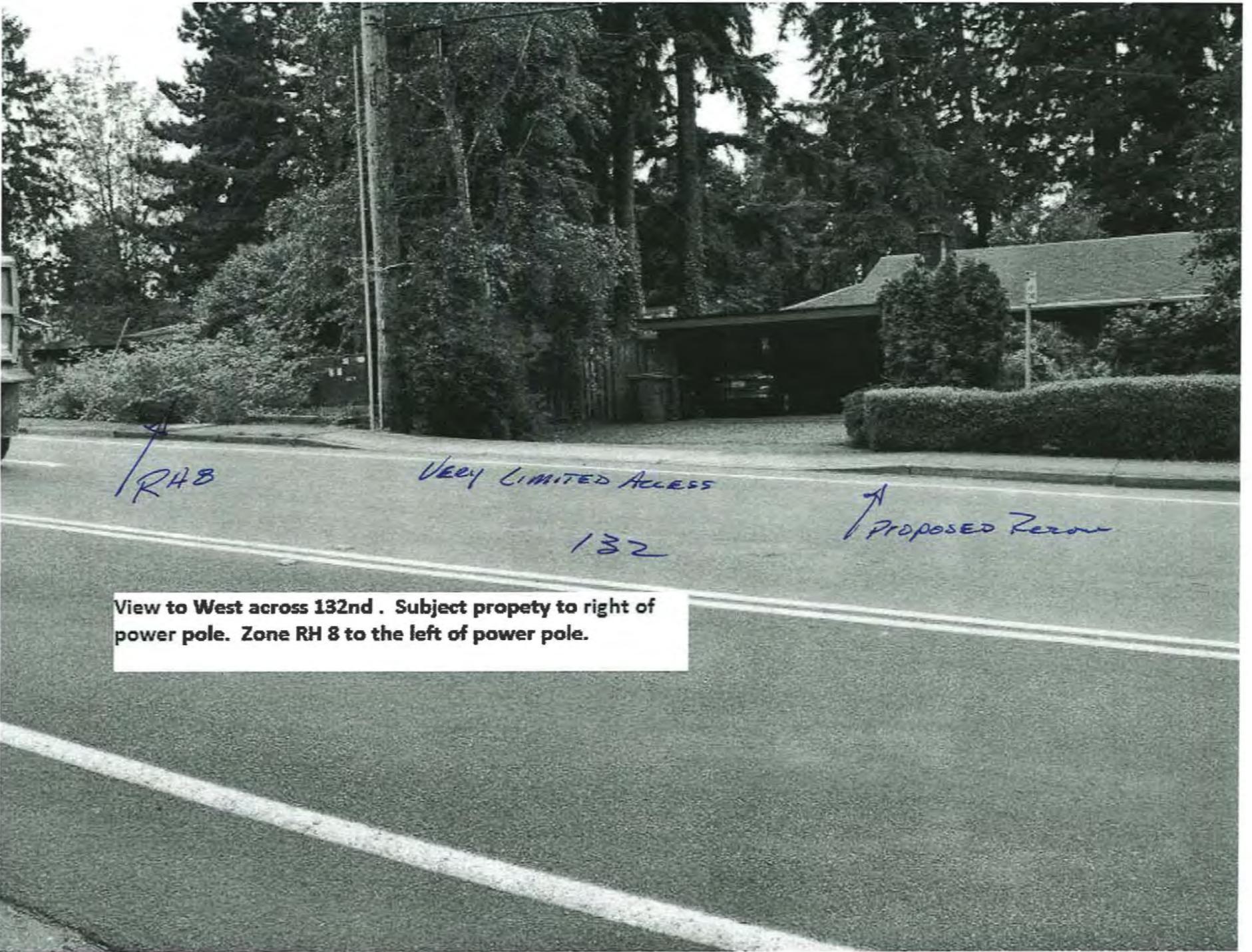
View East between properties. Subject property to right

RSX  
7.2

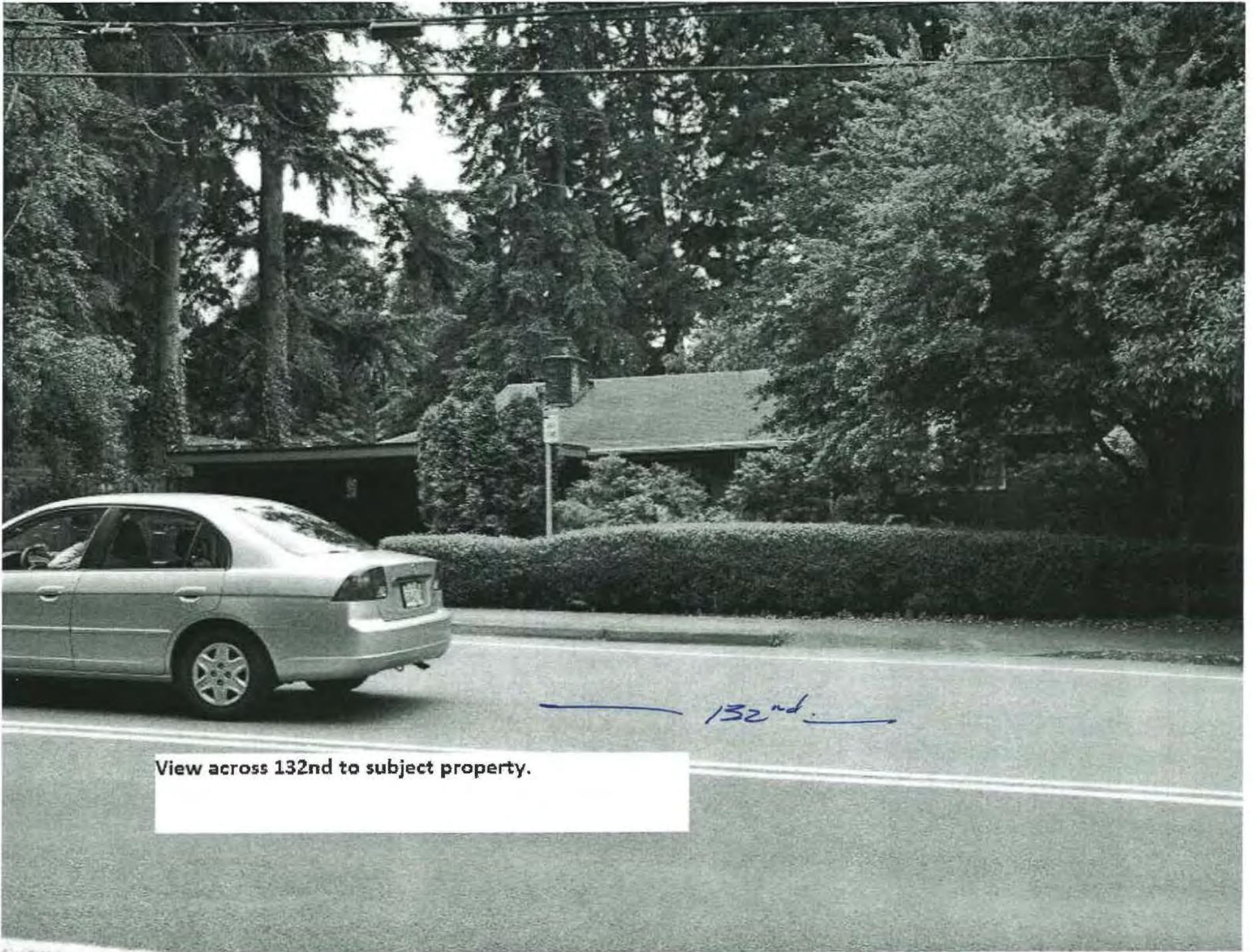
Proposed  
Rezone  
to R+8



**View South from 131st Ave NE. Subject property to left.  
Businesses generating parking into neighborhood.**



View to West across 132nd . Subject propety to right of power pole. Zone RH 8 to the left of power pole.



View across 132nd to subject property.