



## CITIZEN AMENDMENT REQUESTS

The City is updating its Comprehensive Plan, the guiding policy document to direct growth and development in Kirkland over the next 20 years. As part of the Plan update process, the City will consider **Citizen Amendment Requests**.

**REQUESTS:** Anyone from the public may submit a Citizen Amendment Request to propose property-specific changes to land use and/or development regulations. For those interested in submitting a request, an **application form** must be provided to the Kirkland Planning Department that includes the specific change requested and why the change should be made. Application forms are available on the City's K2035 web page (see below). The application must be submitted no later than **Friday June 20, 2014** by mail or email to **Angela Ruggeri** at [aruggeri@kirklandwa.gov](mailto:aruggeri@kirklandwa.gov), **123 5<sup>th</sup> Ave, Kirkland, WA 98003**.

**REVIEW PROCESS:** Sometime this summer 2014, the **Planning Commission** will review the requests at a public meeting to decide which requests will be included for further study as part of the Comprehensive Plan Update. In making the selection, the Commission will consider the merits of the requests, and if they can be reviewed within the timeframe of the Plan Update and with the City's available resources. The Commission will then consider the selected requests at study sessions in the fall 2014 and hold a public hearing in the winter 2015. The Commission will make a recommendation on the requests following the hearing and the **City Council** will make the final decision in the summer 2015 as part of adoption of the Plan Update. In addition, the City will analyze the impacts of the selected requests in the **Environmental Impact Statement** that will be prepared for the Plan Update.

**PUBLIC INPUT:** If you are interested in following up on a request and/or providing comments, sign up for the listserv at the City's Kirkland 2035 web site (see below) where notices will be sent when the Planning Commission will consider the requests. The Citizen Amendment Request page on the K2035 web page contains a list of the requests that have been submitted to date. Verbal comments may be provided to the Planning Commission at their public meeting this summer 2014 to select the requests and at the study sessions and public hearing this fall 2014 to study the selected requests. Written comments may be provided to the Planning Commission in care of **Angela Ruggeri, Kirkland Planning Department, [aruggeri@kirklandwa.gov](mailto:aruggeri@kirklandwa.gov), 123 5<sup>th</sup> Ave, Kirkland, WA 98003**. For more information on the review process or the requests, contact Angela Ruggeri at the email address above or at 425-587-3256.

At the upcoming City hosted neighborhood meetings in May and June, 2014, staff will provide information on the requests that have been submitted to date.

For more information on citizen amendment requests, obtain an application form, join the listserv to receive future information or learn more about the upcoming neighborhood meetings, to go: [www.kirklandwa.gov/Community/Kirkland2035.htm](http://www.kirklandwa.gov/Community/Kirkland2035.htm) or email your thoughts to [Kirkland2035@kirklandwa.gov](mailto:Kirkland2035@kirklandwa.gov).

# ENVIRONMENTAL IMPACT STATEMENT - NOTICE OF ACCEPTING SCOPING COMMENTS

The City of Kirkland proposes to update its **Comprehensive Plan** in accordance with the requirements of the Growth Management Act (GMA). This update will address projected population, housing and employment growth to the new horizon year of 2035. The City will prepare an Environment Impact Statement (EIS) document to assess any significant impacts that could result from amendments to the Comprehensive Plan and development regulations, including those related to the selected citizen amendment request, integration of the recently annexed area into the plan, and updated and new City master plans and neighborhood plans.

In addition to studying the existing plan and its planned future growth, the two preliminary alternatives will be studied assessing the potential impacts of distributing future growth to targeted areas of the city, such as Totem Lake, industrial and commercial areas, and along transit routes and the Cross Kirkland Corridor to improve use of transit, promote walkable neighborhoods and reduce the need for automobile travel. The alternatives will be refined based on community input after the scoping comment period ends.

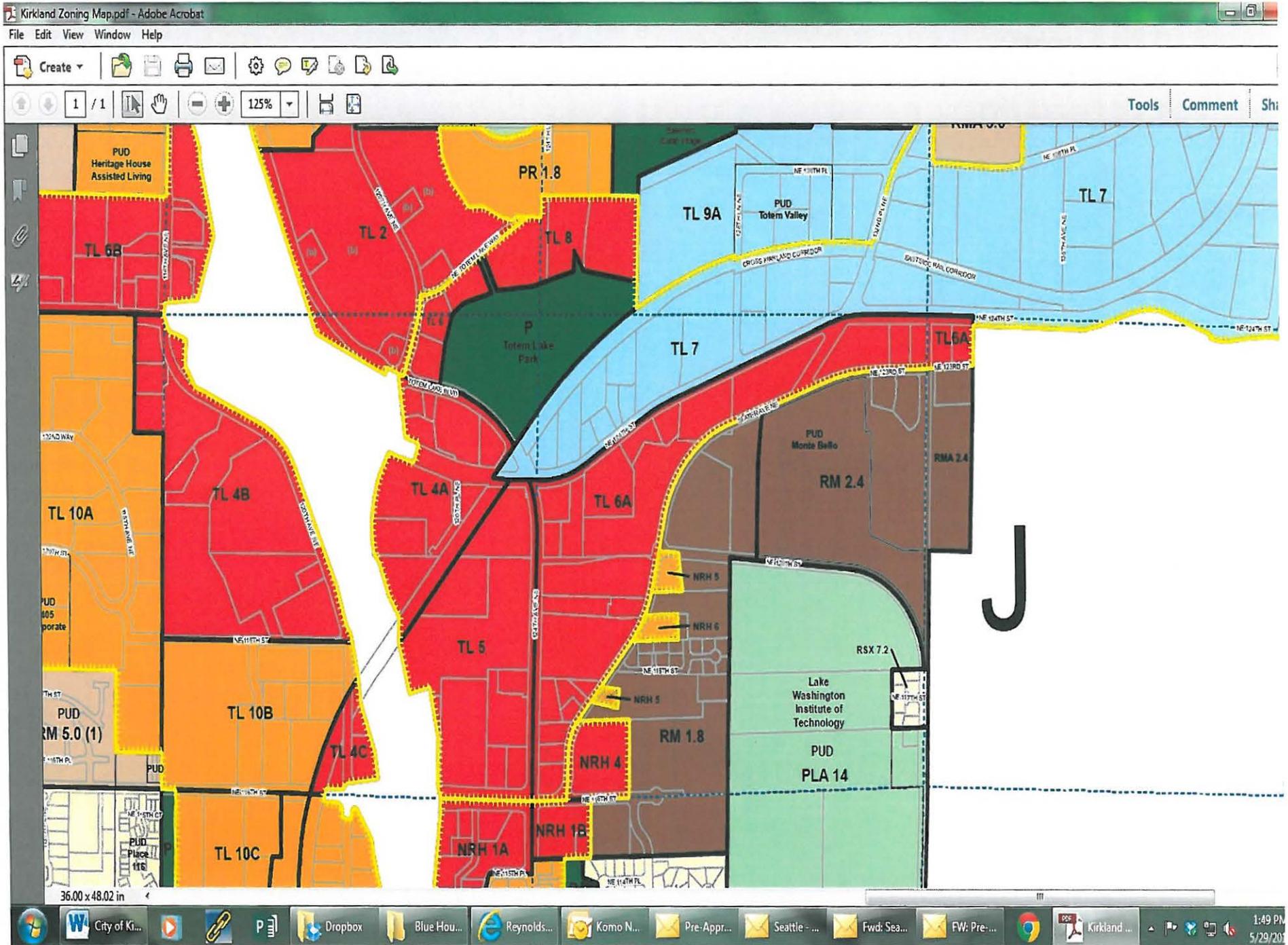
The City has preliminarily identified the following **topic areas** for analysis in the EIS:

- land use patterns/density/intensity
- transportation
- housing and employment growth
- economic development
- environment
- public services, parks and schools
- utilities
- capital facilities (transportation, public safety, water, sewer, stormwater)
- relationship to plans and policies
- selected citizen amendment requests

As part of the SCOPING PROCESS, you have an opportunity to provide **comments** on what additional environmental issues should be addressed in the EIS. Deadline for comments is **Friday June 20, 2014**. Submit your comments by email or mail to **Teresa Swan, Kirkland Planning Department, [tswan@kirklandwa.gov](mailto:tswan@kirklandwa.gov), 123 5<sup>th</sup> Ave, Kirkland WA 98033, 425-587-3258**.

For more information on the EIS, go to: [www.kirklandwa.gov/Community/Kirkland2035/Comprehensive\\_Plan\\_Update.htm](http://www.kirklandwa.gov/Community/Kirkland2035/Comprehensive_Plan_Update.htm) or email your thoughts to [Kirkland2035@kirklandwa.gov](mailto:Kirkland2035@kirklandwa.gov).





# Ridgewood Homeowners Condominium Association

June 19, 2014

Re: Property: 11680 Slater Avenue NE  
Kirkland, WA 98034

To Whom It May Concern:

We support Ford and Hyundai of Kirkland's current renovations on our neighboring property at 11680 Slater Ave NE. They have improved the safety and appearance of the property.

We would have no problem with rezoning the property for automotive storage.

We look forward to working with Ford Hyundai of Kirkland to improve our neighborhood and city.

Please feel free to contact me with any questions:  
Ph: 425.820.2407 or by email: joanblt@gmail.com

Sincerely,



Joan Bollet, President  
Ridgewood Village Homeowners  
Condominium Association

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

**MEMORANDUM**

**Date:** April 16, 2014

**To:** Interested Parties

**From:** Planning Department

**Subject: 2014 CITIZEN AMENDMENT REQUESTS RELATED TO KIRKLAND 2035  
COMPREHENSIVE PLAN UPDATE, LAND USE, ZONING REGULATIONS AND  
ZONING MAP**

With the review of the Kirkland 2035 Comprehensive Plan update, the City will be considering changes

to its existing Plan goals and policies, land use and/or related zoning. The Department of Planning and

Community Development is accepting applications as part of the Plan Update for an individual wanting

to change the Comprehensive Plan, Zoning Map or zoning regulations pertaining to a specific property.

For information about the 2035 Comprehensive Plan update process visit

<http://www.kirklandwa.gov/Community/Kirkland2035.htm>

**I. HOW TO APPLY AND WHAT IS THE DEADLINE FOR SUBMITTING A REQUEST?**

If you would like to submit a Citizen Amendment Request, please read the following information.

Application request forms need to be submitted no later than **5:00 p.m. on Friday June 20, 2014** to

Angela Ruggeri at the Kirkland Department of Planning and Community Development at 123 5<sup>th</sup> Avenue, Kirkland WA 98003 or by email at [aruggeri@kirklandwa.gov](mailto:aruggeri@kirklandwa.gov). For questions or more information, contact Angela Ruggeri by email or at 425-587-3256. There is no fee for the request.

**II. WHO MAY PROPOSE AN AMENDMENT?**

Any individual, property owner, neighborhood organization, or other group may propose to amend the

Comprehensive Plan, Zoning Map or development regulations pertaining to a specific property.

If the

property owner or property owner's representative is not making the request, then the property owner

must be notified of the request in writing (see attached Affidavit of Service).

**III. WHAT IS AN APPROPRIATE AMENDMENT REQUEST PROPOSAL?**

A citizen may request to amend the Comprehensive Plan, Zoning Map or Zoning Code for a site specific

property. A request that involves a significant major policy change in a neighborhood may be deferred

to a future update to the applicable neighborhood plan or Comprehensive Plan update.

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**IV. WHAT WILL BE THE REVIEW PROCESS TO CONSIDER AMENDMENT REQUESTS?**

The table below describes the general review process the City will use to decide which requests will be included for further study as part of the Comprehensive Plan Update. Please note that time frame is subject to change:

**Deadline and Review Process Time Frame**

Deadline for submittal of citizen amendment requests June 20, 2014

Planning Commission will make recommendation on which requests to study and then City Council will make final decision

July-August 2014

Planning Commission will study citizen amendment requests Sept-Dec 2014

Planning Commission will hold public hearing on the requests as part of Draft Plan and then make recommendation to the City Council

Jan 2015

Preparation of Environmental Impact Statement including the requests Aug 2014-May 2015

City Council will make final decision on requests as part of adoption of the Plan Update

July 2015

The staff report in the Planning Commission packet for each meeting can be viewed at [http://www.kirklandwa.gov/depart/planning/Planning\\_Commission.htm](http://www.kirklandwa.gov/depart/planning/Planning_Commission.htm).

**V. WHAT CONSIDERATIONS WILL BE USED TO REVIEW THE CITIZEN AMENDMENT REQUESTS?**

The City will consider the following in evaluating whether to study the request as part of the Plan Update:

Update:

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

- One or more of the following:

- Proposal corrects an inconsistency within or makes a clarification to a provision of the Comprehensive Plan; or

- Proposal demonstrates a strong potential to serve the public interest by implementing Specifically identified goals and policies of the Comprehensive Plan; or

- Proposal shows a substantial relation to public health, safety, or welfare; or

- Conditions have substantially changed since the property was given its current zoning.

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**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: Jim Walen

B. Mailing Address: 11800 124<sup>th</sup> Ave NE Kirkland, WA 98034

C. Telephone Number: 503-880-3673

- D. Email Address: JimWalen@aol.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) 11680 Slater Ave Kirkland WA 98034  
 B. King County Tax Parcel number(s): 282605-9113-08  
 C. Describe improvements on property if any: Removed invasive plant species, decommissioned and filled water well on property that posed a potential fall risk. Removed dangerous structures on the brink of collapse, removed 650 gallon underground oil tank remaining from the 1950's. Also removed trash, and generally improved appearance.  
 D. Attach a map of the site that includes adjacent street names.  
 E. Current Zoning on the subject property: Office  
 F. Current land use designation and permitted density shown on the City's land use map.

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## **III. REQUEST INFORMATION AND REASONS:**

- A. Description of Request:  
 Request that site be zoned for commercial use
- B. Description of the specific reasons for making the request:  
 . The property is in close proximity to many commercial spaces, and it would make sense for fluidity to continue these spaces into the area in question. The current commercial zoning has allowed the property to be used as a for-profit business for 30+ years. In order for the new ownership to use the space in a profitable way the zoning needs to be changed. All surrounding residents are happy with the current improvements and are supportive of the change. Ford Hyundai of Kirkland strives to improve our neighborhood, and our business, so that we may continue to give back to the community and improve our city as a whole.

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

The current use and intended use are virtually the same. New zoning will allow the property to fit into and even enhance the vitality and character of the neighborhood.

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**ORIGINAL SIGNATURES ONLY/ NO COPIES**Name – sign: Name – print: James Water

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

Date: 6/18/14Address: 11800 124th Ave NE Kirkland WA 98034Telephone: 425.821.6611

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**  
 123 Fifth Avenue, Kirkland, WA 98033  
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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: Karen Levenson and neighbors of BN, BN(1), BNA & MSC2 zones
- B. Mailing Address: 95 Blue Rock Court, Danville, CA 94526 (Kirkland Address 6620 LWB #101)
- C. Telephone Number: 415-218-4452
- D. Email Address: uwkkg@aol.com
- E. Property Owner Name (if different than applicant): Multiple - This is not a site specific
- F. Mailing Address: request, but a request for changing
- G. Telephone Number: zoning / developmental regulations for
- H. Email Address: all BN, BNA, BN(1) and MSC2 zones

*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. \* See notes below*

*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) Multiple - This is not site specific
- B. King County Tax Parcel number(s): Multiple - This is not site specific
- C. Describe improvements on property if any: Various - This is not site specific
- D. Attach a map of the site that includes adjacent street names.
- E. Current Zoning on the subject property: BN, BN(1), BNA, MSC2 (BN family - Neighborhood Business)
- F. Current land use designation and permitted density shown on the City's land use map. Commercial - Residential Market & Others, 48 units / acre (some allow bonus for affordable units)

**Commercial - Residential Market & Others, 48 units / acre (some allow bonus for affordable units)**  
**See city files.**

III. REQUEST INFORMATION AND REASONS:

A. Description of Request: See accompanying email.

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B. Description of the specific reasons for making the request: See accompanying email.

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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.

The zoning development regulations determined are not considered adequate to provide for the neighborhood serving business and limited residential uses of the Neighborhood Business designation. There are still some things left in the zoning that don't belong there - like the provision for large schools. Some of the neighborhoods impacted by the change of zoning did not even know they were being considered and they tried to rally for densities of 24 but were too late. Then they were given the density bonus if affordable units were provided. They had no time to respond to that and prepare. There was also so much attention paid to the density number that a number of the items spelled out in the attached letter were merely overlooked in order to get a number voted upon and the density question put to rest.

While this is a Comprehensive Plan Review, as Eric Shields has stated, it is also the opportunity to make sure that the zoning properly implements the comprehensive plan. We feel that the zoning that was recently written does not fully implement the intent of the Comprehensive Plan. There are still too many ways that a developer can create mostly housing in a property that has been set aside to primarily provide neighborhood serving businesses so that all citizens have grocery stores or other necessary services within about a mile or less (and can walk to them rather than having to drive).

## 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: \* See notes below.

P.S. City notes state there will be no fee for these requests during Comp Plan 2035 Update

-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

None of the 4 stated attachments (above) were in the link provided by city staff.

Furthermore, this is not a site specific request. It is a request covering all Neighborhood Business Family of zones BN, BNA, BN(1) and MSC2.

We will be happy to work with staff and make sure to identify all the property owners and all owners of properties within 300 feet to notify them as soon as the planning commission decides to take up study of these zones per our request.

Our request was submitted on April 15, 2014 and was already submitted to the Planning Commission at that time. We were told that they didn't have time to discuss it and it would be discussed at a later meeting. We considered it accepted and "in process" since we were not told we needed to resubmit. Just yesterday we got the request to resubmit by filling out this form. There was insufficient time provided to us in order to identify all the properties, all the owners, and make the notices. Had we been informed of this when our input went to Planning Commission in April, we would have had more than sufficient time.

We believe that proper notice of property owners and those within 300 feet is an obligation. We will happily participate in providing these notices so that any property owner whose property is being studied will not be taken by surprise. Likewise the surrounding properties will be informed.

**Angela Ruggeri**

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**From:** uwkkg@aol.com  
**Sent:** Friday, June 20, 2014 4:18 PM  
**To:** Angela Ruggeri; Eric Shields; Robin Jenkinson; Kurt Triplett  
**Cc:** Amy Walen; Penny Sweet; Doreen Marchione; Shelley Kloba; Toby Nixon; Dave Asher; Jay Arnold; Karen; neighboringproperties@gmail.com  
**Subject:** Citizen Amendment Request K2035 Application  
**Attachments:** Citizen Amendment Request K2035 Application.pdf

Planning Commission will consider items from the visioning process and neighborhood meeting input

[http://www.kirklandwa.gov/Assets/Boards+and+Commissions/Boards+and+Commissions+PDFs/Tra  
nsportation+Commission/Comprehensive+Plan+Update.pdf](http://www.kirklandwa.gov/Assets/Boards+and+Commissions/Boards+and+Commissions+PDFs/Tra+nsportation+Commission/Comprehensive+Plan+Update.pdf)

Also:

"V. Site Specific Requests for Land Use Changes The Plan Update process is a logical time to review site specific requests for land use changes. We have accepted these requests with past GMA Updates. The process would be less formal than the Private Amendment Request (PAR) process as outlined in Chapter 140 of the Kirkland Zoning Code (KZC) for amending the Comprehensive Plan. We would accept requests in writing and the Planning Commission would review them based on their merits of meeting the new vision statement and guiding principles and the goals of the Comprehensive Plan, and the estimated time and resources it will take to review the request. The formal criteria in the Zoning Code for reviewing PARs would not need to be used."

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On Apr 15, 2014, at 7:53 AM, "[uwkkg@aol.com](mailto:uwkkg@aol.com)" <[uwkkg@aol.com](mailto:uwkkg@aol.com)> wrote:  
 Part of Comp Plan process is creating the implementing zoning. We feel that the current zoning for BN, BN(1), BNA and MSC2 (Neighborhood Business Family of zones) does not appropriately implement the Goals and Policies of the Comp Plan as it exists and needs to be modified. Citizens have therefore suggested the zoning text that they believe should be implmented with the current CP update. There are items still left in the Neighborhood Business Zoning that are too big for the zoning (large schools and other listed uses). There is insufficient protection from a developer who might want to build mostly residential and not provide for the principal use of the site being that which provides a neighborhood with a grocery store or other walkable goods and services. There is insufficient protection for common open space that implements the "community gathering spaces."

Begin forwarded message:

**From:** Eric Shields <[EShields@kirklandwa.gov](mailto:EShields@kirklandwa.gov)>  
**Date:** June 19, 2014, 9:27:27 AM PDT  
**To:** "'[uwkkg@aol.com](mailto:uwkkg@aol.com)'" <[uwkkg@aol.com](mailto:uwkkg@aol.com)>  
**Subject:** RE: Kirkland 2035 Citizen Amendment

Karen,

This is a brief message to get back to you quickly. If you are interested in submitting a CAR, we ask that you submit it on the form on our web page. Here's a link: <http://www.kirklandwa.gov/Assets/Planning/Planning+PDFs/Applications+and+Forms/Citizen+Amendment+Request+K2035+Application.pdf>. Keep in mind that we're focusing on amendments to the Comprehensive Plan, not zoning – unless the zoning does not adequately implement the Comprehensive Plan.

Eric Shields

**From:** [uwkkg@aol.com](mailto:uwkkg@aol.com) [<mailto:uwkkg@aol.com>]  
**Sent:** Thursday, June 19, 2014 9:17 AM  
**To:** Eric Shields; Angela Ruggeri; Janice Coogan; Kurt Triplett; Robin Jenkinson  
**Cc:** Amy Walen; Penny Sweet; Doreen Marchione; Shelley Kloba; Toby Nixon; Dave Asher; Jay Arnold; [neighboringproperties@gmail.com](mailto:neighboringproperties@gmail.com); [uwkkg@aol.com](mailto:uwkkg@aol.com)  
**Subject:** Kirkland 2035 Citizen Amendment

Somehow this did not get listed as one of the citizen proposed changes to zoning for the upcoming Comprehensive Plan & Zoning. These are amendment requests for the BN, BN(1), BNA and MSC2 zones so that they are developed as the small neighborhood markets envisioned in the Comprehensive Plan. The zoning decided by a past council at the time of great pressure by a developer is considered still too incompatible with the Comp Plan and the surrounding areas. Additionally there are too many ways to distort the zoning adopted and get a project that is almost all housing on a site that was supposed to be neighborhood serving businesses that encourage locals to walk to the store or the other provided services.

Eric, can you make sure this gets to the right place so that it is considered? I know that you acknowledged it previously, but when I saw the items listed for consideration, this did not appear... not sure why.

Karen Levenson

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

**From:** Eric Shields <[EShields@kirklandwa.gov](mailto:EShields@kirklandwa.gov)>  
**To:** City Council <[CityCouncil@kirklandwa.gov](mailto:CityCouncil@kirklandwa.gov)>  
**Cc:** '[uwkkg@aol.com](mailto:uwkkg@aol.com)' <[uwkkg@aol.com](mailto:uwkkg@aol.com)>; Kurt Triplett <[KTriplett@kirklandwa.gov](mailto:KTriplett@kirklandwa.gov)>; Paul Stewart <[PStewart@kirklandwa.gov](mailto:PStewart@kirklandwa.gov)>; Jeremy McMahan <[JMcMahan@kirklandwa.gov](mailto:JMcMahan@kirklandwa.gov)>; Teresa Swan <[TSwan@kirklandwa.gov](mailto:TSwan@kirklandwa.gov)>; Janice Coogan <[JCoogan@kirklandwa.gov](mailto:JCoogan@kirklandwa.gov)>  
**Sent:** Wed, Apr 16, 2014 8:21 am  
**Subject:** RE: For Comp Plan Update BN, BNA, MSC2

Council members:

This is the email sent to me earlier that Ms. Levenson asked me to forward to

you in her email message yesterday.

Eric Shields

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

From: [uwkkg@aol.com](mailto:uwkkg@aol.com) [<mailto:uwkkg@aol.com>]

Sent: Friday, March 14, 2014 5:07 PM

To: Eric Shields; Robin Jenkinson; Kurt Triplett

Cc: Karen; [neighboringproperties@gmail.com](mailto:neighboringproperties@gmail.com)

Subject: For Comp Plan Update BN, BNA, MSC2

Sorry, earlier send was missing this document

Numerous citizens from the neighborhood business zone are submitting the following as they would like to see these changes in the update. You will receive more information and more specifics on requestors as we go through the process. Thank you for the outreach seeking to gain neighbor input on their plans.

Sincerely,

Karen Levenson and other citizens of the BN, BN(1), BNA and MSC2 neighborhoods

BN, BN(1), BNA, MSC2

Section 40.08 - GENERAL REGULATIONS

The following regulations apply to all uses in this zone unless otherwise noted:

1. Refer to Chapter 1 KZC to determine what other provisions of this code may

apply to the subject property.

2. If any portion of a structure is adjoining a low density USE, then either:

a. The height of that portion of the structure shall not exceed 15 feet above

average building elevation, or

b. The maximum horizontal facade shall not exceed 50 feet in width.

See KZC 115.30, Distance Between Structures/Adjacency to Institutional Use,

for further details.

3. Some development standards or design regulations may be modified as part

of the design review process. See Chapters 92 and 142 KZC for requirements.

4. The following commercial frontage requirements shall apply to all development that includes dwelling units or assisted living uses:

a. The street level floor of all buildings shall be limited to one or more of

the following uses: Retail; Restaurant or Tavern; Entertainment, Cultural and/or

Recreational Facility; or Office. These uses shall be oriented toward fronting

arterial and collector streets and have a minimum depth of 20 feet and an average depth of at least 30 feet (as measured from the face of the building along the street).

ONLY The Design Review Board Or CITY COUNCIL may approve a minor reduction in

the depth requirements if the applicant demonstrates that the requirement is not

feasible given the configuration of existing or proposed improvements and that

the design of the commercial frontage will maximize visual interest. The Design

Review Board (or Planning Director Or CITY COUNCIL WILL REQUIRE frontage

requirement where the property abuts residential zones that create an effective

transition between uses.

b. The commercial floor shall be a minimum of 13 feet in height. In the BN

zone, the height of the structure may exceed the maximum height of structure by

three feet for a three-story building with the required 13-foot commercial floor.

c. Other uses allowed in this zone and parking shall not be located on the

street level floor unless an intervening commercial frontage is provided between

the street and those other uses or parking subject to the standards above.

Lobbies for residential or assisted living uses may be allowed within the commercial frontage provided they do not exceed 20 percent of the building's linear commercial frontage along the street.

d. Buildings will be limited to three stories and any "split-level" design will

count as the next higher number of stories.

e. As the principal purpose of the BN, BN(1), BNA and MSC2 zones is to provide

neighborhood serving businesses, the square footage of residential uses may not

exceed the square footage of the total commercial uses (restaurants, taverns,

retail or offices). Parking is considered separately from the definition of commercial uses and does not count toward sq footage of commercial use.

f. Zoning density for the residential units should be the same as the adjacent

residential or multifamily density since by allowing the same square footage commercial as that which is allowed for residential, you are approximately doubling the intensity of use at the site.

g. Design review is required and nothing is allowed on the BN, BNA, BN(1), or

MSC2 roofs that is not allowed on the surrounding residential or multifamily rooftops. (Items, size and screening)

5. May also be regulated under the Shoreline Master Program; refer to Chapter

83 KZC.

6. Surface parking areas shall not be located between the street and building. Parking areas located to the side of the building are allowed; provided, that the parking area and vehicular access occupies less than 15 percent of the property frontage and design techniques adequately minimize the visibility of the parking.

7. Where Landscape Category B is specified, the width of the required landscape strip shall be 20 feet for properties within the BN, BNA, BN(1) and

MSC2 neighborhoods. All other provisions of Chapter 95 KZC shall apply.

8. In the BNA zone, developments may elect to provide affordable housing units as defined in Chapter 5 KZC subject to the voluntary use provisions of

Chapter 112 KZC. (OR NOT.... Neighborhood will provide further guidance as Comp

Plan update continues). Not allowable in other zones BN, BN(1) or MSC2.

9. Development on corner lots will use the lower volume street for driveway access as is currently provided by Kirkland zoning code. Any request for modification or variance must be submitted with the phase I or any earlier review and must provide expert calculations and industry support that clearly

articulate that the access requested will provide for more safety (more gaps),

(less conflict points), etc. The director of Public Works may approve such variance or modification only if these and other provisions of the zoning code

are met and must provide notice to the surrounding neighborhood with the opportunity for a public hearing and ability to appeal the decision.

40.10.10-40.10.70, 40.10.90

Required yards on all sides shall be a minimum of 15 feet except that the front

yard will be a minimum of 20 feet (30 feet on Lake Washington Blvd/Lake St).

Corner properties will be developed with each yard that faces a street having

the improved appearance of a front yard so that no side of the building appears

to be a "side."

Hours of operation for restaurant, tavern, retail or office uses will be restricted to be compatible with residential uses on-site and in the neighborhood. Taverns must go through a special neighborhood permit process.

All commercial uses are limited to 9am - 5pm for compatibility and to allow parking to be a shared use.

40.10.80 No vehicle Service stations except in BNA (further clarification of whether this neighborhood desires this use should be solicited during the Comp Plan Process).

Maximum lot coverage irrespective of use is 70%

Height 30feet above ABE for all uses except that, if necessary for a 3 story building, an additional 3 feet of height may be allowed to provide that ground floor commercial will be 13 feet.

Include the other special regulations of 40.10.90

Tandem Parking is not allowed and any decrease in parking from the currently allowed (2013) requires notice and support of the surrounding residential community, to be demonstrated at a public hearing in front of the City Council

Karen Levenson

On Behalf of Neighbors surrounding BN, BNA, BN(1) and MSC2 zones





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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: Watermark East, LLC - Doug Waddell
- 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) 220 6th Street
- B. King County Tax Parcel number(s): 123890-0115
- C. Describe improvements on property if any: Small house/office
- D. Attach a map of the site that includes adjacent street names.
- E. Current Zoning on the subject property: PLA 5C
- F. Current land use designation and permitted density shown on the City's land use map. OFFICE/MF - UNLIMITED

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

Adjust the new, existing requirement for affordable housing from 10% of the units at 50% of the median income to 10% at 80% of the median income

---

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

50% of the median income is too punitive and unfeasible financially (even with the tax break) especially in the downtown core locations where the difference between market and this area is at an unworkable level, and this is for the life of the property.

---

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

I am completely in favor of providing affordable units but not at the 50% level especially in this location where the delta is so high. The most recent project built (and only recent one) in Totem Lake was at 80% - and their delta is much lower. Many other cities are at the 80% level some like I think Bellevue have none at all. In an area like downtown Kirkland where the average income can exceed \$100,000, 80% of King County's median income still serves the intended purposes and makes it somewhat possible to accomplish. In areas with lower rent like Totem Lake 50% MIGHT work but so far there hasn't been any there either. Literally across the street from this property there is zero requirement. At the 50% level I estimate it discounts the rents by over a third, at the 50% level almost 60%!! This barely covers the annual expenses not to mention the debt etc. Expenses only (no debt) run at over \$7,000 per year per unit and tend to climb at a higher % than the increase in the rent that could be achieved tying it to a % King County's median income. At the 80% level the average discount today would be about \$575 per unit per month, at the 50% level, \$1,100. It just simply does not work in this location. In other terms, at the 80% level I figure this is a loss in value of \$155,000 per unit, at the 50% level about \$255,000.

I was at the table with other developers, ARCH, City staff, the Mayor and a few Council Members when this was just being discussed and vetted. I supported it then as I do now however the 50% level was not mentioned. In this location, 80% is plenty, serves the purpose well and is more realistic.

**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 Woodell - Managing member / Watermark East LLC

Property owner or Legal Representative? OWNER

Date: 6/16/14

Address: PO Box 2545 Kirkland WA 98053

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:**

- 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

220 6th street by: Address Search Find Intersection Zoom to Advanced tools Basemaps Print

Search results  
Selected parcel(s)  
 New selection Export Clear  
 Add to selection  
 Selected parcels: 1

Parcel number	Address
X 1238900115	220 6TH ST 98033

Map layers 0 30 60ft



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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: Watermark East, LLC - Doug Waddell
- 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) 220 6th Street
- B. King County Tax Parcel number(s): 123890-0115
- C. Describe improvements on property if any: Small house/office
- D. Attach a map of the site that includes adjacent street names.
- E. Current Zoning on the subject property: PLA 5C
- F. Current land use designation and permitted density shown on the City's land use map. OFFICE/MF - UNLIMITED

**III. REQUEST INFORMATION AND REASONS:**

A. Description of Request:

Change the Open Space requirement to be consistent with the same requirement in other higher density downtown locations

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

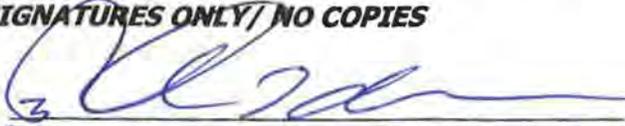
This requirement as it is currently written is not possible/practical for this type of development particularly with the size and dimensions of the property. The requirement here should be the same as other nearby properties with similar planned uses and density

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

The current requirement requires a large square footage for open space and with minimum dimensions of 40 feet by 40 feet, For a higher density infill location with dimensions of only 100 by 150 this eliminates a significant portion of the property and its development potential. This requirement was just not well thought out for the type of development that the property is zoned for.

**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 WOODSELL - MANAGING MEMBER - WASSERMERE ESTATES LLC

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

Date: 6/14/14Address: PO Box 2545 Kirkland WA 98083Telephone: 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:**

- 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



Attachment 24.b



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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: Jason D. and Francine E. Nelson  
 B. Mailing Address: P.O. Box 383 Kirkland, Wa. 98083  
 C. Telephone Number: 425-359-9999  
 D. Email Address: france.nelson@comcast.net  
 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) 202 & 208 2nd St. S. Kirkland, Wa. 98033  
 B. King County Tax Parcel number(s): 187500-0095-06 and 187500-0090-01  
 C. Describe improvements on property if any: NONE  
 D. Attach a map of the site that includes adjacent street names.  
 E. Current Zoning on the subject property: Plabc  
 F. Current land use designation and permitted density shown on the City's land use map. Plabc (single family residence)

**III. REQUEST INFORMATION AND REASONS:**

## A. Description of Request:

We would like to change our zoning from Pla6c to Pla6A  
(multi-family)

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

(low and fixed income housing stock)  
The vision obviously doesn't exist anymore in our  
neighborhood with the recent sale of a 1940 teardown  
home at a sale price of \$719,000<sup>00</sup>.

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

Dear City of Kirkland,

The reason we believe a consideration for review of our property is important as part of the Kirkland Comprehensive plan Update process is because all of the houses around us and including ours are old 1940 teardowns sitting on expensive land and this land need to be zoned Multi-family just like the Condos in front and to the sides of us. I am referring to the condos across the street on 2<sup>nd</sup> Street South and the condos kiddie corner from us on 2<sup>nd</sup> and 2<sup>nd</sup> (Portsmith) (see map). There is also a 4 plex behind us. The home directly next to us (Tax parcel # 187500-0085) just sold for 719,000 no more than a few months ago and it is also a 1940 teardown.

If we don't change this zoning, people will start knocking these houses down and building million dollar houses like they have started to do with a couple houses in the block down the street on 2<sup>nd</sup> Street S.

We were told that the current vision for this area is low and fixed income housing stock close to downtown. The vision obviously doesn't exist anymore as the recent sale of the house directly next to us just sold for \$719,000 as mentioned above. These homes are not low and fixed income in any way in the state they are in right now. No one can afford to buy a 719,000 house that is less than 1,000 square feet and built in 1940 and most are in very poor shape. If you allow our block to change to multi-family, we will be able to build multi-family units that will allow more families to be able to own a home in that area. Kirkland is also required to provide density to provide future growth and allowing us to build condos or multi-family homes here will do that.

The neighbor directly behind us currently has a 4 plex and is also putting his application in to change the zoning. His name is Tom Cruikshank.

Please consider this change to our Northwest block of that area.

Sincerely,



Jason and Francine Nelson  
P.O. Box 383  
Kirkland, Wa. 98083  
425-359-9999

**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: Jason D. Nelson Francine Nelson  
 Name – print: Jason D. and Francine E. Nelson  
 Property owner or Legal Representative? property owner  
 Date: 6-13-14  
 Address: P.O. Box 383 Kirkland, Wa 98083  
 Telephone: 425-359-9999

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.

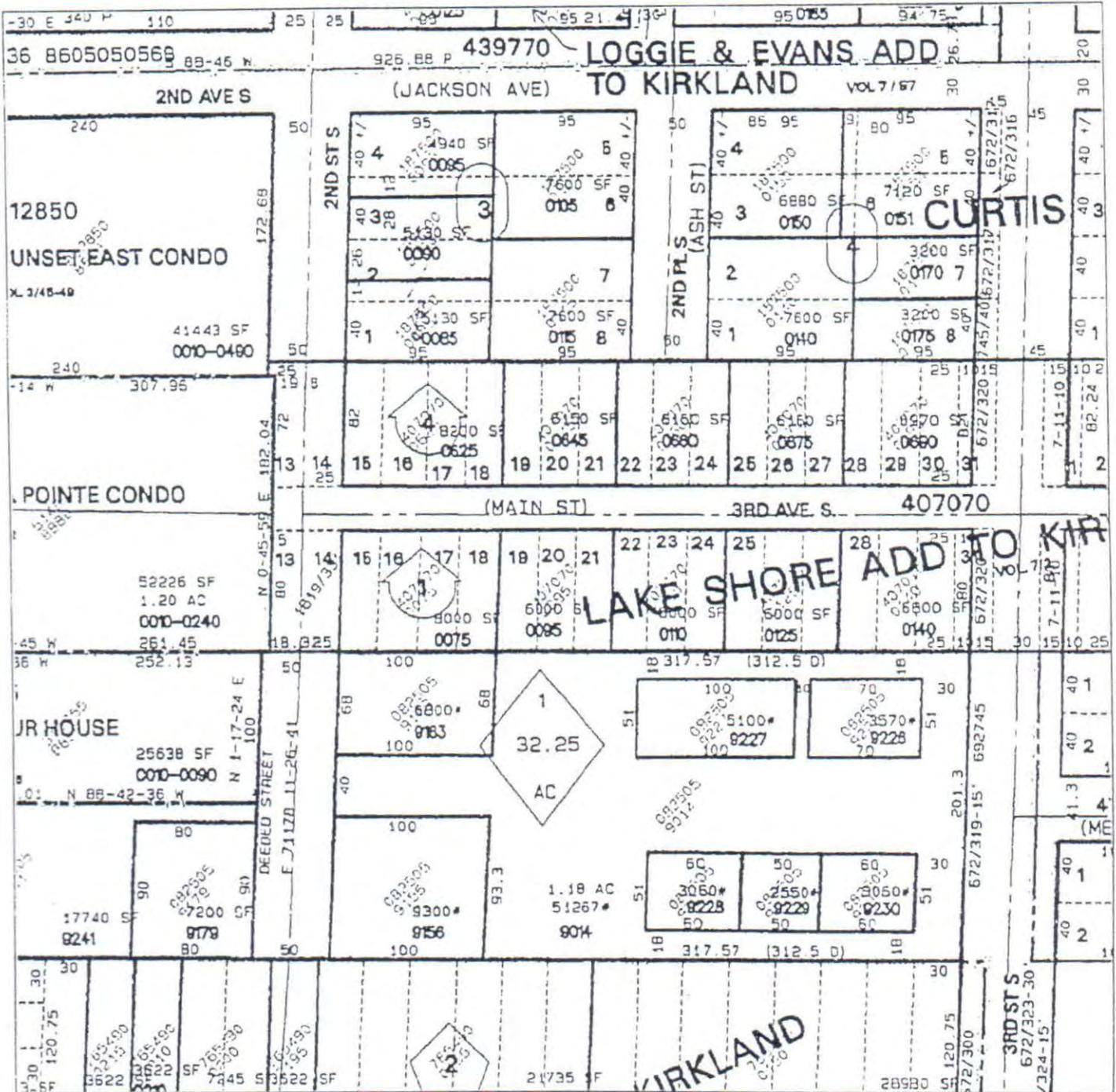
**Attachments:**

- 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

Jason D. and Francine Nelson  
Tax Parcel #'s 187500-0095-06  
187500-0090-01

THIS SKETCH IS PROVIDED, WITHOUT CHARGE, FOR YOUR INFORMATION. IT IS NOT INTENDED TO SHOW ALL MATTERS RELATED TO THE PROPERTY INCLUDING, BUT NOT LIMITED TO, AREA, DIMENSIONS, EASEMENTS, ENCROACHMENTS OR LOCATIONS OF BOUNDARIES. IT IS NOT A PART OF, NOR DOES IT MODIFY, THE COMMITMENT OR POLICY TO WHICH IT IS ATTACHED. THE COMPANY ASSUMES NO LIABILITY FOR ANY MATTER RELATED TO THIS SKETCH, UNLESS SUCH COVERAGE IS SPECIFICALLY PROVIDED BY THE COVERED RISKS OF THE POLICY. REFERENCE SHOULD BE MADE TO AN ACCURATE SURVEY FOR FURTHER INFORMATION.

SECTION: 08 TOWNSHIP: 25N RANGE: 05E





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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: Tom Cruikshank  
 B. Mailing Address: 12205 NE 65<sup>th</sup> St Kirkland WA 98033  
 C. Telephone Number: 425-828-6710 cell (425) 765-7775  
 D. Email Address: CRUIKSHANK81@COMCAST.NET  
 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) 207 + 211 3<sup>rd</sup> St So.  
 B. King County Tax Parcel number(s) (211) 1875000105 (207) 187500115  
 C. Describe improvements on property if any: 207 - 900 sq ft house  
211 - 4plex  
 D. Attach a map of the site that includes adjacent street names.  
 E. Current Zoning on the subject property: PLA 6C - Simile Family  
 F. Current land use designation and permitted density shown on the City's land use map.  
PLA 6C

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

Rezone to PLABA - High Density

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

to provide more affordable multi-family dwellings to keep within Kirkland's vision of a diverse population within walking distance and meeting the growth goals of the CMA.

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

- 1) The current plan states that Subarea C should be "preserve for housing stock, close to downtown for low & fixed income people". The current real estate market has priced these people out of the market. A house recently sold for \$719,000. A better way to keep that area from being developed into multi-million dollar homes is to rezone to high density. This would provide a more affordable housing stock to more people and keep up with the growth management act of providing more density for growth within Kirkland city limits. This common sense zoning would bring more people within walking and shopping to support downtown business. Kirkland should get ahead and rezone while it is still 900-1200 sq 1940's tear downs in the area rather than million dollar megahomes. I know the Nelsons who own 2 properties (202 & 208 2nd st so) and myself (207 & 211 3rd st so) would support the northwest corner block of the area. Sincerely, Tom & Deanna Cruikshank

**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: Tam Craykshank  
 Name – print: Tam Craykshank  
 Property owner or Legal Representative? OWNER  
 Date: 6/12/14  
 Address: 17205 NE 65th Kirkland WA 98033  
 Telephone: 425-828-6710

- 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

**XV.D. MOSS BAY NEIGHBORHOOD  
4. PERIMETER AREAS**

- (1) The hours of operation should be limited if noise or other adverse conditions would impact nearby residential uses.
- (2) Structures should generally be limited to one story in height in order to preserve the visual character of this residential neighborhood. Two-story structures may be permitted if their overall bulk is limited.
- (3) Parking should be visually screened from adjacent residential uses. Driveways are not to be located adjacent to residential uses.
- (4) Appropriate landscaping should be required to visually integrate office buildings with the residential character of the surrounding area.
- (5) Free-standing signs should not be allowed.

***Land use in Subarea C discussed.***

Subarea C located west of State Street and south of the Downtown contains a pocket of single-family homes which should be maintained as low-density residential. This will help preserve the housing stock of dwelling units close to the Downtown for low- and fixed-income people.

***High-density residential uses to be permitted in Subarea D with improvements to public facilities.***

Subarea D is roughly bounded on the west by properties fronting on State Street, on the east by the railroad, on the north by the Downtown, and on the south by the midblock between 6th Avenue and 5th Avenue South (see Figure MB-2). The subarea is a residential area between a mixture of commercial and residential uses to the west and industrial activities to the east. There are single-family and multifamily units of varied densities intermingled. The area has been long designated for multifamily use and has been going through a period of transition.

Subarea D is designated for medium-density residential (up to 12 dwelling units per acre). The future development potential for Subarea D is considerable, given the amount of vacant or undeveloped land, particularly in the northern third of the subarea. Because of its close proximity to existing high-density residential development, residential densities up to 24 dwelling units per acre may be appropriate. The area, however, now lacks adequate public facilities, such as sewers, water, sidewalks, and streets to support higher densities. Until these facilities are adequately upgraded, development should be limited to medium density (12 dwelling units per acre). In addition, multifamily development should be regulated to ensure compatibility with existing single-family homes within and bordering this area.

***Natural constraints exist in northeast corner of Subarea D.***

Natural constraints including potentially unstable slopes and the presence of Everest Creek may also require the limitation of development potential in the northeast corner of Subarea D, although an increase to higher density may be feasible if these constraints are adequately addressed.

***Subarea E to be limited to single-family residential.***

Subarea E, located north of 7th Avenue South and south of Subarea D is developed almost exclusively with detached single-family homes. Although this area is surrounded by higher-density development, it remains viable for single-family development. Consequently, future development should be limited to single-family residential.

***Subarea F is appropriate for medium-density (12 dwelling units per acre) residential development.***

Subarea F is developed in medium- to high-density residential development. Due to the nearness of this

Exhibit (2) two

March 15, 2014

City of Kirkland  
Planning & Development Department

Dear Planning Dept.,

My Husband and I have proudly owned three homes in Kirkland for about ten years. We are hoping to downsize into one of those residences and move to your beautiful city from Snohomish now that our girls are graduating from college.

We have two homes on 2<sup>nd</sup> Street South (202 & 208) that are surrounded by condominiums and a 4 flex just behind it and also a home at 822 2<sup>nd</sup> Avenue with condominiums located right next door.

We would appreciate it if the City Planning Department could look at the possibility of rezoning one or both of these locations to allow the possible construction of either new luxury multi-residence townhomes or modern condominium structures rather than the 1940 tear down homes that sit there now. This change would be a more desirable multi-residence complex and could fit into the growing Kirkland neighborhood.

Our other neighbors with similar views would greatly appreciate this amendment and opportunity as well.

Thank you for your consideration.

France and Jason Nelson  
425-359-9999



# City of Kirkland Property Information Report

Date: June 13, 2014

<b>Information Provided by King County Assessor's Office:</b>		
<b>Parcel (PIN):</b> 1875000105		
<b>Lot Size(sq. ft.):</b> 7,600		
<b>Year Built:</b> 1966		
<b>Present Use:</b> 5		
<b>Building Size (gross sq. ft.):</b> 4,261		
<b>Land value:</b> \$494000.000000		
<b>Improvement value:</b> \$164000.000000		
<b>Grid:</b> E4		
<b>Fire Sprinklers:</b> N		
<b>Quarter Section-Section-Township-Range:</b> 11W-S8-T2N-R5		
<b>Information Provided by the City of Kirkland:</b>		
<b>Site Address:</b> 211 3RD ST S, UNIT C		
<b>Zoning:</b> PLA 6C, Low Density Residential		<b>Neighborhood:</b> Moss Bay
<b>Located Within Houghton Community Council:</b> No		<b>Disapproval Jurisdiction:</b> No
<b>Seattle City Light Easement:</b> No		
<b>Design District:</b>		
<b>Overlay:</b>		
<b>Sewer District - verify that you are a current customer of:</b> City of Kirkland		
<b>Water District - verify that you are a current customer of:</b> City of Kirkland		
<b>Methane Abatement Area:</b>		
<b>Wind Exposure:</b> C		
<b>Information Provided by the City of Kirkland regarding APPD Environmental Areas</b>		
<b>Drainage Basin:</b> Moss Bay, Secondary 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 200 feet of a wetland shown on GIS?</b> No		
<b>Shoreline Environment:</b> NA		
<b>Landslide:</b> NA		
<b>Seismic:</b> No		
<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, are made by the City of Kirkland.

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 Public Works' 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.



# City of Kirkland Property Information Report

Date: June 13, 2014

<b>Information Provided by King County Assessor's Office</b>		
<b>Parcel (PIN):</b> 1875000115		
<b>Lot Size(sq. ft.):</b> 7,600		
<b>Year Built:</b> 1948		
<b>Present Use:</b> 2		
<b>Building Size (gross sq. ft.):</b>		
<b>Land value:</b> \$494000.000000		
<b>Improvement value:</b> \$1000.000000		
<b>Grid:</b> E4		
<b>Fire Sprinklers:</b>		
<b>Quarter Section-Section-Township-Range:</b> 1W-58-T25-R5		
<b>Information Provided by the City of Kirkland</b>		
<b>Site Address:</b> 207 3RD ST S		
<b>Zoning:</b> PLA 6C,Low Density Residential		<b>Neighborhood:</b> Moss Bay
<b>Located Within Houghton Community Council Disapproval Jurisdiction:</b> No		
<b>Seattle City Light Easement:</b> No		
<b>Design District:</b>		
<b>Overlay:</b>		
<b>Sewer District - verify that you are a current customer of:</b> City of Kirkland		
<b>Water District - verify that you are a current customer of:</b> City of Kirkland		
<b>Methane Abatement Area:</b>		
<b>Wind Exposure:</b> C		
<b>Information Provided by the City of Kirkland regarding MAPPED Environmental Areas</b>		
<b>Drainage Basin:</b> Moss Bay,Secondary 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 200 feet of a wetland shown on GIS?</b> No		
<b>Shoreline Environment:</b> NA		
<b>Landslide:</b> NA		
<b>Seismic:</b> No		
<b>Floodplain:</b> No		
<b>Bald Eagle Protection Area:</b> No		

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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 Assessment's 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.

