

From: [Suzanne Scallon](#)
To: [Amy Walen](#); [Byron Katsuyama](#); [Doreen Marchione](#); [Dave Asher](#); [Eric Shields](#); [Glenn Peterson](#); [Jeremy McMahan](#); [Jay Arnold](#); [Jon Pascal](#); [Kurt Triplett](#); [Mike Miller](#); [Penny Sweet](#); [Toby Nixon](#); [Teresa Swan](#); [Joan McBride](#); [Bob Sternoff](#); [C. Ray Allshouse](#); [Andrew Held](#)
Cc: [Suzanne Scallon](#)
Subject: Against Potala Village as designed
Date: Monday, April 30, 2012 8:55:10 AM

Good morning!

Although I have written many times and made my opinion heard to the Council, I understand that you are voting Tomorrow night on the Moratorium which is about to expire.

Again I would like to say that I am adamantly against Potala Village as designed as a high density living community. I stand in alliance with other concerned Kirkland residents that all share the same concerns as noted below.

Please do not let the developer have the chance to submit a building permit because your Planning Commission has not returned a recommendation to the Council. We do not want the developer to have a chance to be "vested" in this process. Please take immediate action to make this stop.

Residential Market" is the lowest impact commercial land use in Kirkland, behind Urban Center (e.g., Totem Lake), Commercial Center (e.g., Juanita Village), and Neighborhood Center (e.g., Houghton Market area). Note that none of these have ultra-high density residential.

Zoning should result in "a very small building/center" (says the Comp Plan).

The Comp Plan says that this zone should focus on pedestrian-oriented businesses, not those with high volume traffic impacts.

Zoning table is still missing controls on residential building scale.

Zoning table is still missing controls on residential building design.

Zoning table is still missing controls on residential building density. (Every parcel within nearly 1/2 mile is a maximum of 12 dwelling units per acre. There is no limit on the BN zoned property at Lake and 10th Ave. S.)

Zoning must ensure that buildings are integrated into the neighborhood

Zoning should restrict uses to those that are identified as acceptable in the "Residential Market" definition. Current Zoning Table allows uses including large schools rather than retail or service businesses for the neighborhood.

Traffic impacts on our major waterfront arterial are not addressed as required by the Comp Plan.

Zoning must ensure transition area between any intense uses and the surrounding family homes and low density condos.

Thank you for continuing to listen to your concerned citizens and upholding the integrity of Kirkland!
Suzanne Scallon
Marsh Commons Resident
10103 NE 66th Lane
425.922.7107

Jeremy McMahan

From: patrick barthe [patrickbarthe@msn.com]
Sent: Friday, March 30, 2012 11:21 AM
To: Amy Walen
Cc: Robin Jenkinson; Kurt Triplett; Eric Shields; Jeremy McMahan; Joan McBride; Penny Sweet; Doreen Marchione; Dave Asher; Bob Sternoff; Toby Nixon; Jay Arnold; Byron Katsuyama; Glenn Peterson; Jon Pascal; Andrew Held; C Ray Allshouse; Mike Miller; Patrick Barthe
Subject: Potala Development: Density and allowable businesses

Dear Mrs. Walen & City Officials:

I am writing with respect to the Residential Market / lowest intensity commercial designation as I hope you will thoroughly consider the ingress and egress issues clearly identified as limiting factors in the Comprehensive Plan.

First of all, it is very important to note that in the entire city (new and annexed) there are only two areas identified for this very low intensity use called residential market. Reading the comprehensive plan, and every neighborhood plan, these are specifically identified for this very "limited commercial" due to ingress and egress issues. No other property in the whole city mentions ingress and egress trouble. Just these two sites which are on the same block and both along the Boulevard bounded by the Lake to the west and a mostly residential side street.

The ingress and egress limit to development can only be achieved if both of the following are met.

The Land Use Chart needs to be changed regarding allowed businesses for BN. This is just for BN that have been identified as residential market and thus very low intensity. Vehicle-intensive businesses should be specifically noted as not allowed in the BN-Res Mkt for this reason. This is currently accomplished in the Comprehensive Plan, however the Land Use Chart allows things like drive thru businesses (auto intensive) and large churches or schools (also auto intensive). So that there does not continue to be a conflict between the CP and the zoning, the chart must be better aligned with the plan for this subset of BN properties.

The residential density MUST be capped to a reasonable level. You cannot provide for only "limited commercial" or "low intensity" or protect the issues around ingress and egress without a residential density cap. You just cannot hold the line on limited ingress and egress without this cap. This is exactly why all properties along the boulevard had their caps reduced in 1977.

Thank you for taking the time to understand my concerns as a resident of the neighborhood for over 10 years.

Patrick Barthe
Resident of 10+ Years at Park Bay Condos
10108 NE 68th Street
Kirkland, WA 98033

From: [Jack Arndt](#)
To: [Amy Walen](#); [Byron Katsuyama](#); [Doreen Marchione](#); [Dave Asher](#); [Eric Shields](#); [Glenn Peterson](#); [Jeremy McMahan](#); [Jay Arnold](#); jpasal@kirklandwa.gov; ktripett@kirklandwa.gov; [Mike Miller](#); [Penny Sweet](#); [Toby Nixon](#); [Teresa Swan](#); [Joan McBride](#); [Bob Sternoff](#); [C. Ray Allshouse](#); [Andrew Held](#)
Subject: BN - Residential Market
Date: Sunday, April 29, 2012 7:11:08 PM

To All Concern:

I am the President of View Pointe HOA, located on Lake Washington Blvd.NE. We represent 10 homeowners who voted many of you into office. We refer to the BN-Residential Market which many of our homeowners have voiced to having a complete review in passed e-mails on the BN.

We request that the moratorium continues and be entered in the public record in your meeting of May 1,2012.

Many of the issues have not been addressed, all issues must be addressed and dealt with clearly prior to moratorium being lifted. If the moratorium is lifted now, the Council hasn't taken any action or changed anything that in effect has a negative impact of the citizens of Kirkland.

We urge the Council to step up and make a good decision on the future of Kirkland and not to bend under the pressure/influence of developers. Keep the moratorium in place until a complete review has taken place on all the issues!!

Sincerely,

Jack Arndt
View Pointe Board President

From: Uwkkq@aol.com
To: [Jeremy McMahan](#)
Subject: BN Moratorium - Review Packet
Date: Monday, April 30, 2012 12:33:05 PM
Attachments: [ForCityCouncilMay12012\[1\].pdf](#)

Good Morning Mr. McMahan:

I am sending you a packet that was previously given to Planning Commission as it documents deliberate decisions made by Kirkland's Growth Management Subcommittee, former planning commissions and former City Councils. I hope that you might find it useful.

I did not go back and attach the documentation shown recently wherein the GM subcommittee and planning commission and Council had inserted housing into the Residential Markets and then deliberately removed it. That was sent on a recent occasion.

I am sending this email to every city council member and Kurt Triplett, Robin Jenkinson, Eric Shields, Jeremy McMahan. I am concerned if I send it all of the addressees in one "bulk" delivery that it will bounce. My comments and the attachments will be exactly the same in each email.

Thanks for your thoughtful consideration. Please extend the moratorium and help us get the zoning for Residential Markets that has been expected since 1995.

Please let me know if I can supply you with full documents or any other materials you find helpful.

Respectfully,
Karen Levenson

From: uwkkg@aol.com
To: [Joan McBride](#); [Doreen Marchione](#); [Penny Sweet](#); [Amy Walen](#); [Dave Asher](#); [Bob Sternoff](#); [Toby Nixon](#); [Kurt Triplett](#); [Robin Jenkinson](#)
Cc: [Eric Shields](#); [Jeremy McMahan](#); [Janet Jonson](#); [Kathi Anderson](#)
Subject: BN Moratorium Extension
Date: Wednesday, May 02, 2012 9:09:39 AM

Dear Mayor McBride, Deputy Mayor Marchione, City Councilmembers, City Manager and City Attorney:

Thank you for carefully weighing the pros and cons of whether to extend the BN moratorium. I found the council member arguments on each side to be thoughtful. Even when I did not agree with the perspective stated by some council members, I could still clearly follow the thought process. I am sure others also found the debate equally informative and balanced.

I am pleased, as are others, that the work that has been started will not be prematurely stopped and that any development, or developer, will not be able to vest until all the questions are asked and answered.

Thank you for providing the time for all questions to be reviewed and looked at in depth. A rush to the finish line would have resulted in insufficient time to work carefully and methodically.

Respectfully,
Karen Levenson

From: [One Neighborhood](#)
To: [Joan McBride](#); [Doreen Marchione](#); [Penny Sweet](#); [Amy Walen](#); [Dave Asher](#); [Bob Sternoff](#); [Toby Nixon](#); [Kurt Triplett](#); [Robin Jenkinson](#); [Eric Shields](#); [Jeremy McMahan](#)
Subject: BN Moratorium From Sharon & Arlyn Nelson on Behalf of "One Neighborhood Block"
Date: Monday, April 30, 2012 10:11:09 PM

The following is being submitted to you on behalf of Sharon and Arlyn Nelson and on behalf of the newly forming neighborhood group "One Neighborhood Block" which represents the interests of the Kirkland residents living between 10th Ave S (to the north) and NE 64th St (to the south) and between "the Boulevard and Lakeview Dr." This area is about half multifamily homes and the balance are low to medium density condominiums. This block has the only two "Residential Market - Commercial" properties in Kirkland.

=====

My name is Sharon Nelson and my husband, Arlyn, and I live at 6736 Lake Washington Blvd in Kirkland. We are speaking on behalf of "One Neighborhood Block" – a group of local neighbors deeply concerned about the direction the city may be taking with regard to the Comprehensive Plan and high-density/zoning issues. We're shocked as to what appears to be a devastating plan for our area.

Living on the 'Blvd', we *experience* what traffic has become with daily difficulty getting in and out of our driveway. At times, cars are at a virtual stand-still and we have even walked to town faster than the cars could drive! Guest parking is nearly impossible during summer months.

Our boulevard and parks are positive and unique attractions. Where can you go today to enjoy lake activities, views, walking, bicycling, jogging, etc. like we have here? So why would the city allow more cars and density in an already overloaded, high-traffic area?

One of our neighbors did their due-diligence before purchasing their home by asking the city about any future developing near them only to find out that now it could be directly opposite from what they were originally told. They feel betrayed by the city and are heart-sick and angry. We, too, experienced something similar and could now have a high-density building practically next door when we understood it was zoned for **Neighborhood Business**. Many of the homes/condos around us are worth well over a million dollars and risk losing value with this type of structure across the street or next door.

All due respect, but there appears to be a lack of 'vision' as to what our city should/could be. Kirkland has such great potential but any appropriate vision seems to be lacking. With our lake and park amenities, it could be so much more. Now, we face the possibility of ruining the waterfront and close-in areas by inappropriate development. We HAVE a GOOD master plan -just enforce it as you should with our Zoning Code?

Please consider our position. We are NOT against development and would LOVE to see Kirkland thrive, but put high-density in areas where appropriate. **Listen to your**

constituents, not developers who benefit from city mistakes.

The wrong decision now could be tragic for our city but may also set the stage for more negative uprisings. Now is the time for the city to LISTEN to their residents and LISTEN well.

In a nutshell, here are our concerns:

- "One Neighborhood Block" would like to establish "standing" for any future hearings and go on record with our concerns.
- Please extend the moratorium for an additional 6 months. We would be supportive of an earlier termination of the moratorium if the work of aligning the zoning of Residential Markets with the Comp Plan is achieved prior to that.
- The Comprehensive Plan of Kirkland clearly states that ALL development may only be approved if it is in compliance with that Plan.
- The zoning changes that are required by the Comprehensive Plan for Residential Market/Neighborhood Business are still not in place.

We want what is best for the city of Kirkland both now and for the future. Now is the time to set things right so we can go forward with proper guidelines.

Thank you

From: Uwkgg@aol.com
To: [Joan McBride](#); [Doreen Marchione](#); [Penny Sweet](#); [Amy Walen](#); [Dave Asher](#); [Bob Sternoff](#); [Toby Nixon](#); [Kurt Triplett](#); [Robin Jenkinson](#); [Eric Shields](#); [Jeremy McMahan](#); [Janet Jonson](#)
Subject: BN Reasonable size, scale & DENSITY: Need not be miniature, but cant be enormous
Date: Monday, April 30, 2012 12:38:46 PM

Hi all

Just a quick note to make sure that I am not confusing you. While it is felt by many that housing density was specifically removed from allowed uses, there seems to be other information that I believe has most locals OK with reasonable size, scale and density... just not enormous, out of scale buildings and not extremely high density. Reasonable size, reasonable scale, blend with neighborhood and reasonable density.

Please extend the moratorium and lets work at getting something that is appropriate built for the BN-Residential Market properties.

Thanks again,
Karen Levenson

From: [Sherman, Madeleine](#)
To: qwalen@kirklandwa.gov; [Doreen Marchione](#); [Eric Shields](#); [Mike Miller](#); [Teresa Swan](#); [Bob Sternoff](#); [Andrew Held](#); [Byron Katsuyama](#); [Dave Asher](#); [Glenn Peterson](#); [Jay Arnold](#); [Kurt Triplett](#); [Penny Sweet](#); [Joan McBride](#); [C. Ray Allshouse](#); tnbcon@kirklandwa.gov; [Jeremy McMahan](#); [Jon Pascal](#)
Cc: gramburns@msn.com; shirleysidis@comcast.net
Subject: BN Zones
Date: Sunday, April 29, 2012 6:51:57 PM

The purpose of this email is to request an extension on the moratorium on BN zones.

Our streets cannot support the increase in traffic that 143 units on Lake St and State St. will create. Please DO NOT DESTROY the charm and beauty of Kirkland. Unlimited density would be harmful to the beauty of our city where people of all ages can stroll along the lakes edge enjoying our beautiful location.

Madeleine Sherman

Madeleine Sherman

425-636-8163 (residence)
425 495-5897 (cell)

From: [Chuck Pilcher](#)
To: [Eric Shields](#)
Cc: [Amy Walen](#); [Byron Katsuyama](#); [Doreen Marchione](#); [Dave Asher](#); [Glenn Peterson](#); [Jeremy McMahan](#); [Jay Arnold](#); [Jon Pascal](#); [Kurt Triplett](#); [Mike Miller](#); [Penny Sweet](#); [Toby Nixon](#); [Teresa Swan](#); [Joan McBride](#); [Bob Sterhoff](#); [C Ray Allshouse](#); [Andrew Held](#)
Subject: BN Zoning History & Rationale
Date: Wednesday, May 02, 2012 4:02:22 PM

Eric,

For a year now we have been debating Kirkland Zoning Code Section 40 (BN Zones). During that time, I have never heard anyone explain the planning rationale that would intentionally place unlimited residential density in BN zones.

If unlimited residential density were a planning goal for our BN zones, it seems to me that more than one word in the Zoning Code would have addressed the issue. (The one word is "None" under the column "Minimum Lot Size" in Zoning table 40.10.100.)

You've been here throughout the period in question for any Zoning Code changes. Would you please explain to me the rationale used by the Planning Commission if it intentionally included unlimited residential density in a BN Zone? Those zones are clearly defined as a place for "Neighborhood Business," so why would the PC put ultra-high density "stacked dwelling units" right in the middle of single-family and medium-density residential neighborhoods?

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

From: [Chuck Pilcher](#)
To: [Eric Shields](#)
Cc: [Amy Walen](#); [Byron Katsuyama](#); [Doreen Marchione](#); [Dave Asher](#); [Glenn Peterson](#); [Jeremy McMahan](#); [Jay Arnold](#); [Jon Pascal](#); [Kurt Triplett](#); [Mike Miller](#); [Penny Sweet](#); [Toby Nixon](#); [Teresa Swan](#); [Joan McBride](#); [Bob Sternoff](#); [C. Ray Allshouse](#); [Andrew Held](#)
Subject: BN Zoning History & Rationale
Date: Wednesday, May 09, 2012 8:09:11 AM

Folks:

I still haven't heard back from a single person (except Janet Jonson acknowledging receipt) on this email from last week. But that doesn't surprise me one bit, because we all know that **there is no logical answer** to this. We've all been sitting on first base for a year. The City screwed up. Let's admit it and move on.

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

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You've been here throughout the period in question for any Zoning Code changes. Would you please explain to me the rationale used by the Planning Commission if it intentionally included unlimited residential density in a BN Zone? Those zones are clearly defined as a place for "Neighborhood Business," so why would the PC put ultra-high density "stacked dwelling units" right in the middle of single-family and medium-density residential neighborhoods?

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

From: [Laura Loomis](#)
To: [Amy Walen](#); [Byron Katsuyama](#); [Doreen Marchione](#); [Dave Asher](#); [Eric Shields](#); [Glenn Peterson](#); [Jeremy McMahan](#); [Jay Arnold](#); [Jon Pascal](#); [Kurt Triplett](#); [Mike Miller](#); [Nancy Cox](#); [Penny Sweet](#); [Toby Nixon](#); [Teresa Swan](#); [Joan McBride](#); [Bob Sternoff](#); [C Ray Allshouse](#); [Andrew Held](#)
Subject: BN ZONING MORATORIUM
Date: Friday, April 27, 2012 3:52:05 PM

April 27,2012

RE: BN Zoning Moratorium

Dear City Manager, City Council Members, Planning Department members, and Planning Commission members,

You were elected or appointed to protect, grow, and maintain our beautiful city and I want to commend you for doing a great job. A Comprehensive Plan was adopted to guide you in making development decisions now and in the future. You are the gatekeepers of this plan and are in charge of its upkeep and enforcement.

Currently, the BN Zones don't align with the Comprehensive plan and are being examined by the Planning Commission to ensure they do. We wish to establish standing to request an extension of the BN Zoning Moratorium for another six months to ensure there is time to align the current BN Zoning with the city's Comprehensive Plan. This plan clearly states that all city approvals and actions may only be given if they are fully supported by the Comprehensive Plan. This hasn't as yet been achieved. The City Council is the only body with the power and authority to ensure this happens.

We do support an early termination of the moratorium when alignment is achieved between the zoning of Residential Markets and the Comprehensive Plan. Here is a list of items that currently deviate from the Comprehensive Plan and must be addressed and resolved before a moratorium is lifted:

- A transition area between more intense uses and surrounding family residences and low density condominiums/apartments is missing in the current zoning and conflicts with the Comp. Plan.
- We want Zoning that limits Residential Market residential density to either zero, as indicated in the Land Use and Economic Development charters, or twelve units per acre as documented in the Neighborhood Plan. You don't put a whale in a rowboat or a huge development in a low density Neighborhood. Neither fits!
- The Comp. Plan discourages apartments in the neighborhood block that contains the two Residential Markets - this conflicts with the current Zoning.
- Still unresolved is zoning implementing Comp. Plan language that restricts traffic ingress and egress to Residential Market sites.
- Current zoning charts allow uses that are not compatible with neighborhood use - like large schools. Businesses that are acceptable in Neighborhood Markets should be defined.
- The current zoning does not meet the requirement of the Comp. Plan that buildings are integrated into the neighborhood and are residential in scale and design.
- The current zoning still allows for large vehicle intensive businesses with no limits. The Comp. Plan calls for a "very small building/center" and the lowest in hierarchy commercial - Residential Market.

These are common sense items and it makes sense to resolve them. You recently made a really good decision about parking in Kirkland. Another good decision is to take the time to ensure BN Zones and Commercial zoning matches the Comprehensive plan for our city. The Planning Commission is doing a great job with this and needs the time, direction and resources to complete their work. This will avoid lots of costly litigation, expensive studies and hearings and will give everyone a clear understanding of where and how developments may be constructed.

There currently exists a large group of concerned Kirkland citizens that want the BN Zones and Residential Markets to align with the Comprehensive Plan. These are residents that don't necessarily wish to attend City Council meetings, but are ready and willing to take this matter to the Hearings Board. We are confident however that you will put whales where they belong.

Best regards,

Charles and Laura Loomis
100 10th Avenue South
Kirkland, WA 98033

From: [Chuck Pilcher](#)
To: [Eric Shields](#)
Cc: [Amy Walen](#); [Byron Katsuyama](#); [Doreen Marchione](#); [Dave Asher](#); [Glenn Peterson](#); [Jeremy McMahan](#); [Jay Arnold](#); [Jon Pascal](#); [Kurt Triplett](#); [Mike Miller](#); [Penny Sweet](#); [Toby Nixon](#); [Teresa Swan](#); [Joan McBride](#); [Bob Sternoff](#); [C Ray Allshouse](#); [Andrew Held](#); [Robin Jenkinson](#); [Atis Freimanis](#); [Chuck Pilcher](#); [Shawn Greene](#); [Charles & Laura Loomis](#); [Chuck Greene](#); [Peter W. Powell](#); [Maureen Kelly](#); [Karen Levenson](#); [Robin Herberger](#); [Jack Rogers](#); [Cynthia Glaser](#); [Tom Grimm](#)
Subject: BN Zoning
Date: Wednesday, May 09, 2012 7:59:26 AM

Eric,

Please pass this note on to the Inova folks.

Thanks again for a very helpful meeting last night.

I woke up this morning thinking again of the Kidd Valley block in Lakeview. It is zoned PR 3.6 (Professional Office Residential). My "common language" understanding of this implies a much more purposeful and thoughtful land use for both office and residential than is stated for BN zones. It actually calls out the detail for the residential density on that block. AND IT MAKES SENSE, especially when one looks at the detail in PR Zoning Table 25.10.020 and the language of the Lakeview Neighborhood Plan.

If the same thought had been given to our BN zones in Moss Bay and South Rose Hill, we would not be in this mess. If we were to have the same Zoning Table language for our BN zone as Lakeview got for the much more commercial Kidd Valley Block, I'd be happy.

When is the City going to admit that this is just a simple unintentional human error that failed to bring the Zoning Code into compliance with the Comprehensive Plan? I'm sure we are all getting tired of making and hearing the same arguments over and over and over, but I see no way out of this mess for the City without such an admission. Then you can let the chips fall where they may. If it turns out that a plaintiff can prove damages in court, that is why we as a City have the equivalent of malpractice insurance.

You folks have got to do the right thing and own up to your mistakes. The sooner you do, the sooner we can put this fiasco in the rear view mirror.

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

From: [Jack Arndt](#)
To: [Amy Walen](#); [Byron Katsuyama](#); [Doreen Marchione](#); [Dave Asher](#); [Eric Shields](#); [Glenn Peterson](#); [Jeremy McMahan](#); [Jay Arnold](#); [Jon Pascal](#); [Kurt Triplett](#); [Mike Miller](#); [Penny Sweet](#); [Toby Nixon](#); [Teresa Swan](#); [Joan McBride](#); [Bob Sternoff](#); [C. Ray Allshouse](#); [Andrew Held](#); [Robin Jenkinson](#); [Paul Stewart](#)
Cc: [Bruce M. Pym](#); [stew.rogers](#); [celiapym@aol.com](#); [george.fouch](#); [blawler@sociuslaw.com](#); [mann@gendlermann.com](#)
Subject: BN-Zoning Response to City Council Recommendation - May 15,2012.
Date: Wednesday, May 16, 2012 2:57:45 PM

Mayor McBride, Deputy Mayor Marchione, Council Members Walen and Sweet.

It's too bad we have elected you as members of our city council who view your opinions over the expertise of your planning department, of other council members and the residents of Kirkland who have voiced their concerns clearly. You showed a lack of leadership and vision last night by making the recommendation to move away from a residential plan to a neighborhood/ business mixed use with a higher density level.

You were unable to ask the hard questions which is dealing with the traffic congestion, parking flow to Lake Washington Blvd, decrease property values and dealing with the negatives a plan with a higher density creates. You need solutions to these issues.

Mayor McBride, your action also showed a lack of leadership in how you ran the questions your planning department was asking, you should have reviewed the entire scope of the document versus answering questions as they came. Your direction resulted in making decisions in a vacuum and having your members back-tracking on previous answers. You cannot just make up zoning requirements as you go along, especially in areas which you have no expertise just your opinion. As Mr. Asher stated, the action taken last night "just screwed the residents of Kirkland".

The citizens are lucky to have Council Members Nixon, Sternoff, and Asher who were asking the hard questions, getting the facts and in the end supported the recommendation to move forward with a residential plan. A plan that supports the community voice, minimizing traffic issues, protecting individual property values and the long term vision/mission of Kirkland. I wish we had more leaders on our council who supported common sense and really understood all the complex issues before making a recommendation.

Mr. Shields, since this is your area of expertise, I hope with a 3 to 4 vote,(which was a recommendation only) the Planning Commission and Department exercise the leadership and authority in moving forward with a residential zoning plan as supported by Council Members Nixon, Sternoff, and Asher.

The decision made on the above reflects Kirkland's long term future and cannot be changed, let's make sure we take the time to think thru the issues. Which is in line with our mission statement and the citizens of Kirkland.

Sincerely,

Jack Arndt

Jeremy McMahan

From: Nancy Boehme [giles.nancy@comcast.net]
Sent: Sunday, April 01, 2012 6:40 PM
To: Robin Jenkinson; Kurt Triplett; Eric Shields; Jeremy McMahan; Joan McBride; Penny Sweet; Doreen Marchione; Amy Walen; Dave Asher; Bob Sternoff; Toby Nixon; Jay Arnold; Byron Katsuyama; Glenn Peterson; Jon Pascal; Andrew Held; C Ray Allshouse; Mike Miller
Subject: Commercial BN Zoning at Lake st and 10th Ave S.
Follow Up Flag: Follow up
Flag Status: Completed

To whom it may concern,

As a resident of Moss Bay for the past 20 years, I am shocked about the potential development of the property at 10th Ave S and Lake Street.

If you read the description of BN, it is supposed to be the lowest intensity commercial use in Kirkland. It should be “business”, not residential, should be built to a scale similar to the surrounding neighborhood as it says in the comprehensive plan. That scale is single family and medium-density residential in these areas.

Please, do what is right and enforce the guidelines of a BN property.

Thank you,
Nancy Boehme
135 10th Ave S
Kirkland WA 98033

Jeremy McMahan

From: LetterToKPC@aol.com
Sent: Wednesday, March 07, 2012 8:33 AM
To: Andrew Held; Byron Katsuyama; C Ray Allshouse; Eric Shields; George Pressley; Glenn Peterson; Jay Arnold; Jon Pascal; Karen Tennyson; Mike Miller; Tennysonkk@aol.com; Jeremy McMahan
Subject: Re: Richard B & Charles T To: J Arnold & KPC
Follow Up Flag: Follow up
Flag Status: Flagged

Two different citizen letters have been entered below in order to provide fewer emails to the commission
=====

Controlling appropriate density and usage is what zoning is for. "Unlimited" is not zoning but a failure of government.
Richard Bready

=====

Please disallow ANY ZONING REGULATIONS PROVIDING FOR UNLIMITED RESIDENTIAL DENSITY in Kirkland's residential neighborhoods including NEIGHBORHOOD BUSINESS ZONES or RESIDENTIAL MARKET areas.
Charles Telford

Mar 7, 2012

Jeremy McMahan

From: Tim Brewer [tugboattimbo@hotmail.com]
Sent: Friday, March 30, 2012 9:38 AM
To: Robin Jenkinson; Kurt Triplett; Eric Shields; Jeremy McMahan; Penny Sweet; Doreen Marchione; awalend@kirklandwa.gov; Dave Asher; Bob Sternoff; Toby Nixon; Jay Arnold; Byron Katsuyama; Glenn Peterson; Jon Pascal; Mike Miller; Andrew Held; C Ray Allshouse
Subject: Potala Village Project

Dear City of Kirkland Officials:

I am writing with respect to the Potala Village Project on Lake Washington Blvd in the Moss Bay/Lakeview neighborhoods. As a Kirkland resident, I take joy in my daily walks along Lake Washington Blvd from near downtown Kirkland to Carillon Point. I pass by the empty lot where the Rotary Club used to sell Christmas trees every year until this year and have noticed the project sign for Portala Village at Lk Wash Blvd & 10th Ave. S. Now that I have read the details of the Potala Village Project, I cannot fathom how it ever passed Kirkland City zoning, density and traffic ordinances. I have been keeping abreast of the meetings and City review of this Project and am pleased that this Project is getting a thorough review. The Project would not fit in with existing surrounding homes and low level, low density apartments. The neighborhood is a residential area of both single family homes and low density apartments. A mixed commercial/residential development of the size of the Potala Village Project does not belong in that location! Besides, the traffic that this project would generate during and after completion would make LK Washington Blvd a bigger traffic nightmare during morning, evening and weekend rush hours than it currently is! The traffic congestion that would be created by this Project would be horrendous and damage the scenic character of Lake Washington Blvd and the Kirkland waterfront! Kirkland has lots of empty apartments available and 1,000's of sq ft of retail and office space currently available without adding to the glut on the market. I notice this every day I walk...."for rent" signs and empty offices! This area of Lake Washington Blvd should be a residential area, NOT a commercial area... AND residential density should be capped at a reasonable level to minimize traffic problems along this key vehicle artery of Kirkland. So let's protect Kirkland's wonderful lakefront beauty and not add an unnecessary and out of place, high density multi-purpose building right on Lk Washington Blvd among single family homes and low density apartment buildings! I appreciate the opportunity to express my views as a Kirkland resident.

Sincerely,

Tim Brewer

Jeremy McMahan

From: Tim Brewer [tugboattimbo@hotmail.com]
Sent: Monday, January 30, 2012 9:00 AM
To: Jeremy McMahan
Subject: RE: Potala Village Project

Dear Mr. McMahan:

Thank you for your prompt reply and information provided. It is nice to know that the Potala Village project is under serious review and that the City of Kirkland recognizes the problem the Potala Village project presents in terms of scale, character and density along Lk Washington Blvd/Lake Street in the Moss Bay area.

Sincerely,
 Tim Brewer

From: JMcMahan@kirklandwa.gov
 To: tugboattimbo@hotmail.com
 CC: EShields@kirklandwa.gov; TSwan@kirklandwa.gov
 Subject: RE: Potala Village Project
 Date: Mon, 30 Jan 2012 16:42:04 +0000

Dear Mr. Brewer:

Thank you for sending your comments. I wanted to provide you with a brief update of the project and let you know about some upcoming meetings that may be of interest.

The site of the proposed Potala Village project is located in a Neighborhood Business (BN) zone. City Council has adopted a moratorium that precludes submittal of any development applications for properties in the BN zone (including the Potala Village site) for a period of six months while the City reevaluates the zoning. The City Council has directed the Planning Commission to study the zoning and the related policies of the Comprehensive Plan in terms of the allowed scale, character, and density. The Planning Commission will hold a series of meetings and make a recommendation to the City Council this spring. The Planning Commission's initial study session is coming up on February 9th (invitation attached). A more formal public hearing will occur later, likely in March.

I will forward your comments to the Planning Commission for their consideration. The best way to stay up to date on the potential code amendments and the project in general is to sign up for e-mail updates by clicking the project list serv link on the City's [Potala Village webpage](#). Don't hesitate to call me if you have any questions. Thank you again for your comments.

Jeremy McMahan
 Planning Supervisor
 City of Kirkland
jmcmahan@kirklandwa.gov
 425.587.3229

From: Tim Brewer [<mailto:tugboattimbo@hotmail.com>]
Sent: Saturday, January 28, 2012 1:52 PM
To: Teresa Swan; Eric Shields; Kurt Triplett
Subject: Potala Village Project

Dear City Officials:

As a Kirkland resident, I take joy in my daily walks along Lake Washington Blvd from near downtown Kirkland to Carillon Point. I have passed by the empty lot where the Rotary Club used to sell Christmas trees every year until this year and have noticed the project sign for Portala Village at Lk Wash Bvd & 10th Ave. S. Now that I have read the details of the Potala Village Project, I cannot fathom how it ever passed Kirkland City zoning, density and traffic ordinances. The Project would not fit in with existing surrounding homes and low level, low density apartments. Besides, the traffic that this project would generate during and after completion would make LK Washington Blvd a bigger traffic nightmare during morning, evening and weekend rush hours than it currently is! Kirkland has lots of empty apartments available and 1,000's of sq ft of retail and office space currently available without adding to the glut on the market. I see this every day I walk..."for rent" signs and empty offices! So let's protect Kirkland's wonderful lakefront beauty and not add an unnecessary and out of place, high density multi-purpose building right on Lk Washington Blvd among single family homes and low density apartment buildings! I appreciate the opportunity to express my views as a Kirkland resident.

Sincerely,

Tim Brewer

Jeremy McMahan

From: LetterToKPC@aol.com
Sent: Wednesday, March 07, 2012 11:03 AM
To: Andrew Held; Byron Katsuyama; C Ray Allshouse; Eric Shields; George Pressley; Glenn Peterson; Jay Arnold; Jon Pascal; Karen Tennyson; Mike Miller; Tennysonkk@aol.com; Jeremy McMahan
Subject: Re: J Milodragovich & Nathan Brooling To: J Arnold & KPC

Follow Up Flag: Follow up
Flag Status: Flagged

My husband and I are residents of Kirkland's Moss Bay neighborhood. We are very concerned about the 143-unit apartment complex currently proposed by Dargey Enterprises. While we are generally in favor of full beneficial use of property, we are concerned that the proposed development is unlike any other in the neighborhood in terms of size, scale and bulk. This neighborhood cannot absorb the impacts of a project of this scope — **especially a project this dense**. Neither the Comprehensive Plan nor the neighborhood's residents anticipated a building like the one proposed.

First, we are concerned with the bulk of the proposed building. It is at odds with the entirety of the surrounding neighborhood. This is not the downtown corridor; it's a residential area on Lake Street surrounded by single family lots and low density condos. Although the land use may be within the letter of the zoning code, it far exceeds the general scope of the existing neighborhood developments. To suddenly allow 143 new apartments at a density of 116 units per acre of land is completely at odds with the character of the surrounding neighborhood.

We are also concerned that the City has no knowledge of whether there are existing contamination issues on the parcels proposed for development. When I spoke with Teresa Swan and other planners at City Hall, nobody was able to answer whether there were contamination issues due to the current dry cleaning operation and/or the potential past filling station. Has the developer been required to provide such documentation? Will the City be able to monitor soil quality and pollutants issues during the construction?

We are also concerned about the effects of removing all of the existing vegetation on the parcels, the timing of which is likely to coincide with the wet season. This may lead to instable slopes, groundwater flow issues, and similar concerns. We are not convinced the developer has adequately examined the likely issues that will result from this development. Moreover, we do not believe the developer has adequately addressed the noise impacts on the surrounding neighborhood, both during the construction phase (i.e., dump trucks hauling material in and out of the site for some time) and once the project is complete. In addition, the combined total disruption to City – both its residents and its natural environment – from this development and the massive 520 project far exceeds any marginal gains.

Finally, as the parents of a small child, my husband and I are very concerned about the prospect of increased use of 10th Avenue South. Although the developer's traffic study claims that cars exiting the Potala development will be able to enter traffic to head south on Lake Street, we believe that in practice most cars will turn right, take an immediate right onto 10th Avenue South, and then cut over on Lakeview Drive, thereby bypassing the usual backup on Lake Street approaching Carillon Point. 10th Avenue S. is not a main arterial, is not designed to handle heavy traffic flows, and is an emergency through-way. During morning and afternoon hours, the resulting traffic diversion would put drivers directly in the path of Lakeview Elementary students walking to and from school. Many of the Lakeview Elementary students cross at the uncontrolled State/10th Avenue S. intersection, as well as at the stoplight on block to the south.

Thank you,

Janelle & Nathan Brooling

Jeremy McMahan

From: Barbara Canterbury [bjcanterbury@yahoo.com]
Sent: Monday, April 02, 2012 5:48 PM
To: Robin Jenkinson; Kurt Triplett; Eric Shields; Jeremy McMahan; Joan McBride; Penny Sweet; Doreen Marchione; Amy Walen; Dave Asher; Bob Sternoff; Toby Nixon; Jay Arnold; Byron Katsuyama; Glenn Peterson; Jon Pascal; Andrew Held; C Ray Allshouse; Mike Miller
Subject: Help the residents of Kirkland

Stop the building madness PLEASE!!
Kirkland needs a building density cap and build structures only if they are in proportion to the neighborhood.

Regards,

Barbara Canterbury
Canterbury Associates
Computer Training and Consulting
MOS Certified Word Expert
206 621-7012
bjcanterbury@yahoo.com
www.canterburyassociates.com

From: [Mark Miller \(STB\)](#)
To: [Amy Walen](#); [Byron Katsuyama](#); [Doreen Marchione](#); [Dave Asher](#); [Eric Shields](#); [Glenn Peterson](#); [Jeremy McMahan](#); [Jay Arnold](#); [Jon Pascal](#); [Kurt Triplett](#); [Mike Miller](#); [Penny Sweet](#); [Toby Nixon](#); [Teresa Swan](#); [Joan McBride](#); [Bob Sternoff](#); [C. Ray Allshouse](#); [Andrew Held](#)
Subject: Concern of increased high occupancy dwellings and congestion in Kirkland
Date: Monday, April 30, 2012 12:47:58 PM

To Council, Planning Commission, City Manager, City Attorney and Planning Director and others whom it may concern,

Over the last few years the congestion and traffic in Kirkland has increased significantly. In my opinion this is mostly due to the continued growth in high occupancy dwellings and allowance of smaller homes on smaller lots. The proposed high occupancy development on Lake Washington Blvd. (at Lake Street at 10th Avenue South.) is a perfect example of the type of dwelling the City is continuing to consider that will negatively impact (ruin might be a good word) the lifestyle Kirkland is known for and that many of us (the current residents) love very much.

Not being a planning expert or real estate person it is hard to know exactly what to ask for and I apologize if my language is not precise or correct for this issue. However, as a Resident of Kirkland, I ask that you take the appropriate actions to prevent ultra high density residential developments from being allowed and/or built in a residential use area – especially on Lk. Washington Blvd. which is already crowded – and construct planning guidance that only allows developments/uses that do not have such a negative impact on traffic flow, do not increase density/occupancy as much as the current development does and actually improves our beautiful Blvd. and City vs. detracts from it.

In summary huge/high occupancy developments just do not belong in residential neighborhoods, especially along Kirkland's signature boulevard, there are too many there already and it is incredibly crowded. Further growth should be limited to prevent negative environmental, lifestyle and traffic impacts. Thank you for taking the time to hear from a resident.

Mark Miller
Pierpointe Condominium Unit Owner

From: [Arzu Forough](#)
To: [Amy Walen](#); [Byron Katsuyama](#); [Doreen Marchione](#); [Dave Asher](#); [Eric Shields](#); [Glenn Peterson](#); [Jeremy McMahan](#); [Jay Arnold](#); [Jon Pascal](#); [Kurt Triplett](#); [Mike Miller](#); [Penny Sweet](#); [Toby Nixon](#); [Teresa Swan](#); [Joan McBride](#); [Bob Sternoff](#); [C. Ray Allshouse](#); [Andrew Held](#)
Subject: concerned Kirkland resident asking for your consideration
Date: Monday, April 30, 2012 8:52:18 AM

Honorable Kirkland City Council members,
My family and I are long time residents of Kirkland and and are extremely concerned about the adverse impact of the Portola project. I'm writing to ask you to please consider the following:

- "Residential Market" is the lowest impact commercial land use in Kirkland, behind Urban Center (e.g., Totem Lake), Commercial Center (e.g., Juanita Village), and Neighborhood Center (e.g., Houghton Market area). Please note none of these have **ultra-high density residential**.
- Zoning should result in "a **very small building/center**" (says the Comp Plan).
- The Comp Plan says that this zone should focus on **pedestrian-oriented businesses**, not those with high volume traffic impacts.
- Zoning table is still missing controls on residential building **scale**.
- Zoning table is still missing controls on residential building **design**.
- Zoning table is still missing controls on residential building **density**. (Every parcel within nearly 1/2 mile is a maximum of **12 dwelling units per acre**. There is **no limit** on the BN zoned property at Lake and 10th Ave. S.)
- Zoning must ensure that buildings are integrated into the neighborhood
- Zoning should restrict uses to those that are identified as acceptable in the "Residential Market" definition. Current Zoning Table allows uses including large schools rather than retail or service businesses for the neighborhood.
- Traffic impacts on our major waterfront arterial are not addressed as required by the Comp Plan.
- Zoning must ensure transition area between any intense uses and the surrounding family homes and low density condos.

Thank you very much for your consideration,
Arzu Forough
1610 2nd St.
Kirkland WA 98033

Help with insurance, Medicaid, and education:
<http://www.washingtonautismadvocacy.org/family/>

For timely reply post confidential insurance /Medicaid questions to:
<http://health.groups.yahoo.com/group/Washington-Autism-Advocacy/>

Autism News on Facebook:
<http://www.facebook.com/groups/45749564291/>

Jeremy McMahan

From: LetterToKPC@aol.com
Sent: Wednesday, March 07, 2012 11:14 AM
To: LetterToKPC@aol.com; Andrew Held; Byron Katsuyama; C Ray Allshouse; Eric Shields; George Pressley; Glenn Peterson; Jay Arnold; Jon Pascal; Karen Tennyson; Mike Miller; Tennysonkk@aol.com; Jeremy McMahan
Subject: From: 8 Kirkland Citizens To: J Arnold & KPC

Follow Up Flag: Follow up
Flag Status: Flagged

Attached is from the eight citizens below

=====

Dear City Staff,

We are single family residents living within several hundred feet of the proposed Potala Village development. This is to record our objection to the development as it has been proposed to date.

Please address the following in the EIS:

Scale/design:

Lower height.

A scale of two buildings vs. one large mass building.

Breaking up the façade with variation of scale and design elements.

Uses that require neighborhood retail/services.

Environmental:

The site has held a gas station and cleaners and is close to the lake and potential ground water. Ensure negative environmental impacts can be completely mitigated.

Traffic:

This development will add significant traffic and parking to Lake Washington Boulevard but more importantly to 10th Avenue South. Our single family neighborhood is serviced solely by 10th. Through traffic has been a habitual problem for years. "Cut-through" traffic has required speed bumps. Parking overflow from surrounding multifamily already impacts street use. Left turns out of this Project onto the Boulevard are problematic at best. If there is development that cannot be accessed easily by commercial frontage streets, parking and traffic will further burden 10th. Please require an accurate, honest and fair transportation study to address these impacts.

There are many better examples than Potala Village of more respectable neighborhood service/commercial developments throughout the Northwest stretching from Capitol Hill to Vancouver B.C.

Respectfully submitted,

Charles and Tyler Core
925 Second /Street South
Kirkland, WA 98033

Jeremy and Leah Meadows
931 Second Street South
Kirkland, WA 98033

Thatcher and Karen Mathewson
910 Second Street South

Kirkland, WA 98033

Wade and Barbara Binford
916 Second Street South
Kirkland, WA 98033

Jeremy McMahan

From: Steve Cullen [steve@cullens.org]
Sent: Thursday, March 15, 2012 11:39 AM
To: Jay Arnold; Mike Miller; C Ray Allshouse; Byron Katsuyama; George Pressley; Glenn Peterson; Karen Tennyson; tennysonkk@aol.com; Andrew Held; Jon Pascal; Eric Shields; Jeremy McMahan; ktriplett@kirlandwa.gov
Cc: Steve Cullen
Subject: BN-Residential Market

Follow Up Flag: Follow up
Flag Status: Flagged

I am sending this email to request that the subject of "BN-Residential Market" be part of the Planning Commission's agenda at its March 22nd meeting. I feel very strongly that this topic warrants additional review and discussion.

I've been following closely the developments associated with the proposed Potala project. Like many people in the general area, I appreciate and applaud the actions of the Planning Commission to date, notably the decision to have multiple buildings instead of one monolithic structure.

There remains a big concern about density...a situation where, on a proportional basis, those lots will have many times the number of units vis-à-vis everything around it. This is hugely out of keeping with the neighborhood and would change the character of the area forever. Everything else in the vicinity is limited to 12 units per acre, or less. I feel very strongly that this development should NOT have unlimited density.

The process will benefit from the continued attention of the Planning Commission, along with additional input from affected parties, before the matter goes to public hearing.

Regards,

Steve Cullen

Steve Cullen
Cell: 206-605-7232
Email: steve@cullens.org

Jeremy McMahan

From: Eric Shields
Sent: Tuesday, March 06, 2012 7:01 PM
To: Jeremy McMahan
Subject: FW: From: Steve Cullen To: J Arnold & KPC

Follow Up Flag: Follow up
Flag Status: Flagged

Not sure I sent you this one yet.

Eric Shields

From: LetterToKPC@aol.com [<mailto:LetterToKPC@aol.com>]
Sent: Tuesday, March 06, 2012 2:40 PM
To: Andrew Held; Byron Katsuyama; C Ray Allshouse; Eric Shields; George Pressley; Glenn Peterson; Jay Arnold; Jon Pascal; Karen Tennyson; Mike Miller; Tennysonkk@aol.com
Subject: From: Steve Cullen To: J Arnold & KPC

Steve Cullen
President, Highland House HOA
945 1st Street S, Unit 102
Kirkland, WA 98033

I am pleased to hear that you will be including the following in the review - Height, Bulk, Scale, Residential Density, Traffic, Parking, Wildlife, Environmental Remediation and Construction impacts. Many of these are items that I previously commented on.

It seems that Kirkland has a fiduciary duty to evaluate the proposal thoroughly to ensure that development that happens is done in a coordinated fashion, consistent with plans and is not piecemeal and haphazard yielding negative impact.

Compatibility with Neighborhood should include things from the Environmental checklist **a)** Properties to the north and south are medium density condos 12/acre max, **b)** properties to the East and West that are low density single family homes, **c)** 10 times the density of anything around, **d)** 10 times the physical size of anything around, **e)** less modulated than anything around, **f)** more impervious surface than anything around, **g)** shading impact on neighboring SFH, **h)** noise impact of nearly 50 eastern units on neighboring properties within 20 feet, **i)** light impact from nearly 50 eastern units on neighboring properties within 20 feet, **j)** public view obstruction from the west, east, and somewhat north and south, **k)** private view obstruction (as [SEPA protected](#)) from numerous residences more landward, **l)** impact on local parks.

Please note that the city maintains a document called City Profile. It states that densities are as high as 69 units per acre in CBD and the neighborhoods have densities as high as 19 per acre in Moss Bay This project is 116 per acre as proposed

In summary, the review of this project and its impacts are important to me and to many of the Kirkland residents, including many who use Lake Washington Blvd and Lake Street and may not live here.

Thank you for your time and for your commitment to providing a detailed consideration of all the impacts.

Sincerely,

Steve Cullen

Jeremy McMahan

From: Eric Shields
Sent: Monday, February 27, 2012 8:18 AM
To: Jeremy McMahan
Subject: FW: From: J Danforth @ Shumway To: J Arnold & KPC

Eric Shields

From: LetterToKPC@aol.com [<mailto:LetterToKPC@aol.com>]
Sent: Saturday, February 25, 2012 5:04 PM
To: LetterToKPC@aol.com; Andrew Held; Byron Katsuyama; C Ray Allshouse; Eric Shields; George Pressley; Glenn Peterson; Jay Arnold; Jon Pascal; Karen Tennyson; Mike Miller; Tennysonkk@aol.com
Subject: Re: From: J Danforth @ Shumway To: J Arnold & KPC

Apologies...

The comment meant to be that the density seems very HIGH and the unit size seems very SMALL.

In a message dated 2/25/2012 7:55:30 P.M. Eastern Standard Time, LetterToKPC@aol.com writes:

From: Jack Danforth [<mailto:jackdanforth@gmail.com>]
Sent: Wednesday, April 13, 2011 9:32 AM
To: Teresa Swan
Subject: Proposed Residential Development

Hi Teresa

I am a member of the Board of Shumway and have become aware of the possibility of a large residential development on the Michaels Dry Cleaner lot. The proposed density seems very low and the units size, as explained to me, is very small, suggesting that this will adversely impact the nature and character of our core downtown neighborhood. I would urge you to reconsider your support of this development!

Secondly, as a past Board member of the Kirkland Performance Center, I would also observe that adding a high density apartment complex so near KPC would greatly strain an already stressed parking situation!

Thanks Jack

--
Jack Danforth

219 5th Ave. S. Apt. F102
Kirkland, WA 98033
Phone: [425-576-9967](tel:425-576-9967)

Jeremy McMahan

From: jrogers407@comcast.net
Sent: Saturday, March 31, 2012 3:26 PM
To: Robin Jenkinson; ktriplett@kirklandwa.com; Eric Shields; Jeremy McMahan; Joan McBride; Penny Sweet; Doreen Marchione; Amy Walen; Dave Asher; Bob Sternoff; Toby Nixon; Jay Arnold; Byron Katsuyama; Glenn Peterson; Jon Pascal; Andrew Held; C Ray Allshouse

Dear council, commission members and city officials:

This missive to you is regarding the Potala project. While I desire not to be redundant, I am sure you have heard many of these entreaties before. This is my adopted city and I like it here. I wish to be fair and see the city prosper. I have to say, however that the scope and size of this project leaves me breathless. By any logical and reasonable measure this proposal does not fit this neighborhood. In researching the data I can see that this area is zoned as 12 units per acre (as a result of a previous lawsuit) and the comprehensive plan agrees. What is left to debate.? If there is such a thing as "spot zoning" this would appear to be it. I ask that you respect this city, its burgeoning traffic problems by making sure that Potala, if it is built, be consistent with this city's needs as opposed to a builder who will, no doubt, build and leave. Unlimited development should not be proposed, nevermind, allowed. Thank you for your consideration.

Katie J Davidson
1025 Lake St S.
Kirkland Wa 98033

Jeremy McMahan

From: Eric Shields
Sent: Tuesday, March 06, 2012 10:51 AM
To: Jeremy McMahan; Teresa Swan
Subject: FW: From: K Davidson To: J Arnold & KPC

Follow Up Flag: Follow up
Flag Status: Flagged

Eric Shields

From: LetterToKPC@aol.com [<mailto:LetterToKPC@aol.com>]

Sent: Tuesday, March 06, 2012 10:07 AM

To: Andrew Held; Byron Katsuyama; C Ray Allshouse; Eric Shields; George Pressley; Glenn Peterson; Jay Arnold; Jon Pascal; Karen Tennyson; Mike Miller; Tennysonkk@aol.com

Subject: From: K Davidson To: J Arnold & KPC

CONCERNS regarding building over leased and owned land and "fit" re: Size and Density

=====

I am requesting that the Planning Commission please review the BN designation for the Potala project. Allowing the project to proceed when one building occupies two pieces of land, one leased, looks like a potential problem for buyers down the road. Moreover, this project does not fit in this community of other-zoned homes and apartments.

Katie J Davidson

Jeremy McMahan

From: Ginnie DeForest [ginniedeforest@yahoo.com]
Sent: Thursday, March 15, 2012 10:56 AM
To: Jay Arnold; Mike Miller; C Ray Allshouse; Byron Katsuyama; George Pressley; Glenn Peterson; Karen Tennyson; Andrew Held; Jon Pascal; Eric Shields; Jeremy McMahan; Kurt Triplett
Cc: Karen Levenson
Subject: BN-Residential Market

Follow Up Flag: Follow up
Flag Status: Flagged

Please put this topic for discussion on your March 22 meeting agenda. My biggest concern is unlimited density- there should be a cap related to the building(s) in proportion to lot size

While I appreciate your work so far and the idea of making Potala Village break one huge building into 4 smaller ones, there is still more to be done to make this project or any other similar ones neighborhood friendly.

Thanks for you attention,
Virginia DeForest
945 1st St. So., #101
Kirkland 98033

Jeremy McMahan

From: Ginnie DeForest [ginniedeforest@yahoo.com]
Sent: Monday, April 02, 2012 3:29 PM
To: Robin Jenkinson; Kurt Triplett; Eric Shields; Jeremy McMahan; Joan McBride; Penny Sweet; Doreen Marchione; Amy Walen; Dave Asher; Bob Sternoff; Toby Nixon; Jay Arnold; Byron Katsuyama; Glenn Peterson; Andrew Held; C Ray Allshouse; Mike Miller
Subject: BN zoning for property at 10th Ave. S. and Lake Wshington Blvd

To City Council and Planning Commission

I understand you will be meeting tomorrow evening to study zoning issues relating to density and ingress/egress. I have concerns about both, and hope you will more clearly define this BN zone and make it conform to the language and intent expressed in the Comprehensive Plans for Moss Bay and Lakeview Neighborhoods which this property sits between.

A cap on residential density and limits to the type of businesses allowed in this zoning are badly needed. This would require changes to the Land Use Chart so that only low vehicle intensive businesses are allowed. This BN area should be identified as residential market and thus very low density.

After considering these issues, I hope you will make the above changes so that development will truly serve and blend with the neighborhood.

Thanks for your attention,
Virginia DeForest
945 1st St. So., #101
Kirkland 98033

From: [Peggy S.](#)
To: [Amy Walen](#); [Byron Katsuyama](#); [Doreen Marchione](#); [Dave Asher](#); [Eric Shields](#); [Glenn Peterson](#); [Jeremy McMahan](#); [Jay Arnold](#); [Jon Pascal](#); [Kurt Triplett](#); [Mike Miller](#); [Penny Sweet](#); [Toby Nixon](#); [Teresa Swan](#); [Joan McBride](#); [Bob Sternoff](#); [C. Ray Allshouse](#); [Andrew Held](#); [Robin Jenkinson](#)
Subject: Density Cap is Critical
Date: Sunday, May 13, 2012 8:34:29 PM

Hello Kirkland Officials,

I can not make the meeting Tuesday night, so I am writing to you to plead for a density cap...stop Potala Village once and for all so that Kirkland will continue to a beautiful lake-side city that offers an unmatched relaxed quality of life.

I feel that unlimited density is *inappropriate* for the vacant lot (Michael's Dry Cleaners) location, from both a traffic and neighborhood aesthetic standpoint.

Our Lake Washington boulevard area cannot support this increase in traffic not to mention that the character and charm of the waterfront boulevard will be changed forever.

As you know, our lake front area can barely with stand the current amount of traffic, this will only increase to the point that those of us living in the lake front area will suffer a significant decrease in quality of life. We have all chosen to live in Kirkland for it's charm and quality of life.

Thank you in advance for your consideration!

Cheers,

Peggy Schulz

From: [Laureen Miki](#)
To: [Amy Walen](#); [Byron Katsuyama](#); [Doreen Marchione](#); [Dave Asher](#); [Eric Shields](#); [Glenn Peterson](#); [Jeremy McMahan](#); [Jay Arnold](#); [Jon Pascal](#); [Kurt Triplett](#); [Mike Miller](#); [Penny Sweet](#); [Toby Nixon](#); [Teresa Swan](#); [Joan McBride](#); [Bob Sternoff](#); [C. Ray Allshouse](#); [Andrew Held](#); [Robin Jenkinson](#)
Subject: Density
Date: Sunday, May 13, 2012 5:19:51 PM

I know there's a meeting on Tuesday evening regarding whether or not to set density limits in downtown Kirkland.

There absolutely is a need to set limits. To not do so, is to change the charm of the city in unalterable ways. And the boulevard is already maxed out with traffic.

I know that more residents = more dollars, but a city retains its charm and is a destination for visitors BECAUSE city officials made the harder choice of saying "no" in order to retain character.

Thanks for listening.

Laureen Miki

From: [Robert Gemmell](#)
To: [Amy Walen](#); [Byron Katsuyama](#); [Doreen Marchione](#); [Dave Asher](#); [Eric Shields](#); [Glenn Peterson](#); [Jeremy McMahan](#); [Jay Arnold](#); [Jon Pascal](#); [Kurt Triplett](#); [Mike Miller](#); [Penny Sweet](#); [Toby Nixon](#); [Teresa Swan](#); [Joan McBride](#); [Bob Sternoff](#); [C. Ray Allshouse](#); [Andrew Held](#); [Robin Jenkinson](#)
Subject: Development density
Date: Monday, May 14, 2012 10:09:48 AM

Kirkland City Council, Kirkland Planning Commission and Kirkland City Administration:

Please put in place some firm limits on business and residential density for those areas designated for mixed use development. We live at 6424 Lake Wash. Bl. NE and a proposed business/residential project just north of us would greatly add to the congestion on this very busy thoroughfare.

Kirkland is a delightful area with a very pleasant mix of young apt. dwellers and we somewhat older ladies and gents. Let's not have another congested, impersonal Bellevue.

Thank you for your consideration.

Robert J. Gemmell
Phyllis P. Gemmell

From: [Robin Herberger](#)
To: [Amy Walen](#); [Byron Katsuyama](#); [Doreen Marchione](#); [Dave Asher](#); [Glenn Peterson](#); [Jeremy McMahan](#); [Jay Arnold](#); [Jon Pascal](#); [Kurt Triplett](#); [Mike Miller](#); [Penny Sweet](#); [Toby Nixon](#); [Teresa Swan](#); [Joan McBride](#); [Bob Sternoff](#); [C Ray Allshouse](#); [Andrew Held](#); [Robin Jenkinson](#)
Subject: DON'T BE DENSE
Date: Monday, May 14, 2012 4:44:52 PM

Dear City Officials:

So, let me get this straight. The City's response to over a year of listening to and reading about community outrage and activism, and meeting with the many constituents who are in opposition to the one-off, super high density, out-of-character-and-scale behemoth, traffic-jam inducing apartment/office complex in the middle of a residential area and along Kirkland's lakefront gateway to the City is . . . to put a HIGHER INTENSITY designation on the table for the BN zone on the Boulevard? Seriously? THAT'S the response. THAT'S something you will be considering Tuesday night? THAT'S an issue on which you want your political reputations judged, and think you will get re-elected?

Is this some ham-handed psychological ploy? Dangling a threat of the possibility of a grocery store or drug store or some other "Neighborhood Center" commercial enterprise in our faces, so that Lobsang Dargey's apartment/office complex will look better in comparison, and then we will thank our lucky stars that we'd have Potala Village for a neighbor instead of Rite-Aid or Applebee's or Potala Hooters?

Here is the nub of my gist, the take-away for the Council as it deliberates:

- 1) WE NEED A DENSITY CAP: A BN zone density cap in a residential area is essential. In your hearts and in your minds, you know this to be true, as most of you have said as much in your public comments: a) "In this case we have such a unique and extraordinary situation with this case which doesn't make any sense to me in the first place how this place was zoned. I truly believe that there was never an intention to allow for unlimited density in zoning this property. I don't believe the City intended to do it that way. I believe that this is what we discovered in this process." – Council member Penny Sweet b) "There are times when things don't look quite right, and this is one of those that needs to be look at." – Council member Bob Sternoff
- 2) TRAFFIC: Regarding traffic impacts, let's throw caution to the wind and use some common sense, shall we? I know that you know how horrendous traffic along the Boulevard can be. I know, that you know, that we know, that you know how horrendous traffic along the Boulevard can be. Also that traffic studies can be manipulated to support a bogus argument. Common sense, AND LIVING IN KIRKLAND FOR PETE'S SAKE, tell you that imposing the "Village on the Corner" with 143 households, an office complex, and 316 parking stalls with ONE DRIVEWAY onto Lake St. S/LWB will cause tremendous traffic and safety problems for the

community and for visitors. Not only will the community suffer, but many potential visitors will come to think that it's just not worth the hassle to get to downtown Kirkland if it takes them a half hour to get from Carillon Point to all the shops and restaurants.

- 3) Enact the LOWEST INTENSITY COMMERCIAL USE for Residential Market, which is what the BN site on the Boulevard is zoned for. Why would you re-do the Comprehensive Plan instead of enacting changes that have already been looked at and seriously considered? Why would you even contemplate such a blatant surrender of your duty to protect Kirkland's quality of life to accommodate one developer, and not simply oversee the smaller change of enacting the proper use of a Residential Market? There is an obvious imbalance between the two "choices."
- 4) Is it worth turning yourselves into pretzels or Cirque du Soleil contortionists to serve the purpose and interest of one developer at the expense of the common good of the community and its visitors?

If you are seriously considering UPZONING this BN site to a "Neighborhood Center," you will be poking a sharp stick in the eye of the community, and there will be consequences – political consequences for every Council member who votes for such an outrageous, perverted use of those properties. If you approve unlimited density and Potala Village on the BN zone goes up, Lobsang Dargey would then own the building (for a year or two), but in the mind of the community YOU would own the decision to put it there. And when people sit, and sit, and sit in their cars doing the Boulevard Crawl past Kirkland Aqua or Potala Village or Potala Hooters, who do you think they will blame – some developer most have never heard of, or those who made the decision for the City?

However, despite what appear to be "all odds," I remain hopeful that Council members will weigh the options carefully and respectfully, and make the right decision for the City and for the people you represent. Please do the right thing, and vote to cap residential density for BN zones in residential neighborhoods – and cap it at 12-25 units per acre, which is historical and compatible with its surroundings. Thank you.

Robin Herberger
6401 Lake Washington Blvd., NE
Kirkland, WA

From: [Claudi Wilson](#)
To: [Amy Walen](#); [Byron Katsuyama](#); [Doreen Marchione](#); [Dave Asher](#); [Eric Shields](#); [Glenn Peterson](#); [Jeremy McMahan](#); [Jay Arnold](#); [Jon Pascal](#); [Kurt Triplett](#); [Mike Miller](#); [Penny Sweet](#); [Toby Nixon](#); [Teresa Swan](#); [Joan McBride](#); [Bob Sternoff](#); [C. Ray Allshouse](#); [Andrew Held](#)
Subject: extend moratorium
Date: Monday, April 30, 2012 12:19:32 PM

PLEASE extend the 6 month moratorium of BN zoned properties.
As a 32 year resident of Kirkland, I am afraid the proposed high density apartment building Potala would adversely change the look and feel of Kirkland's lakefront boulevard forever. I am concerned about the high density, the accompanying traffic congestion and the total lack of design quality. This proposed building does not belong in Kirkland!

thank you for your attention
Claudi Wilson

From: [Claudi Wilson](#)
To: [Amy Walen](#); [Byron Katsuyama](#); [Doreen Marchione](#); [Dave Asher](#); [Eric Shields](#); [Glenn Peterson](#); [Jeremy McMahan](#); [Jay Arnold](#); [Jon Pascal](#); [Kurt Triplett](#); [Mike Miller](#); [Penny Sweet](#); [Toby Nixon](#); [Teresa Swan](#); [Joan McBride](#); [Bob Sternoff](#); [C. Ray Allshouse](#); [Andrew Held](#)
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From: [Ginnie DeForest](#)
To: [Amy Walen](#); [Byron Katsuyama](#); [Doreen Marchione](#); [Dave Asher](#); [Eric Shields](#); [Glenn Peterson](#); [Jeremy McMahan](#); [Jay Arnold](#); [Jon Pascal](#); [Kurt Triplett](#); [Mike Miller](#); [Penny Sweet](#); [Toby Nixon](#); [Teresa Swan](#); [Joan McBride](#); [Bob Sternoff](#); [C. Ray Allshouse](#); [Andrew Held](#)
Subject: Extend the moratorium on BN zoning and correct certain zoning deficiencies
Date: Monday, April 30, 2012 11:59:02 AM
Attachments: [Potala Zoning, To City Council and Staff.4-1-2012.doc](#)

I strongly urge you to extend the zoning moratorium in order to take time to address inconsistencies between the zoning and the Comprehensive Plan.

Attached is testimony I hope to give at the May1 public hearing. It includes a list of issues that need to be addressed to make the zoning conform to the Comprehensive Plan.

To City Council and Staff
From Ginnie DeForest
945 1st St. So., #101
Kirkland 98033
ginniedeforest@yahoo.com
425-739-0730

I plan to be at the May 1st public hearing and to speak if possible. However, if not, please consider this in lieu of testimony to establish my standing as a concerned citizen on the issues surrounding the Potala development in my neighborhood and the definition and zoning for Residential Market/Neighborhood Business.

My overall concern is that zoning and development permits should conform to the Comprehensive Plan, a document which is usually arrived at with great effort by elected officials, staff and citizens and represents the community vision underlying development. There are many issues where currently the zoning does not live up to the Comprehensive Plan. It will take time to resolve these inconsistencies and therefore I STRONGLY URGE THAT YOU EXTEND THE MORATORIUM on BN ZONING so this important work can be done and done right.

The following are points that need attention. Please read and address them in your work.

- “Residential Market “ is/should be the lowest impact commercial land use in Kirkland, lower than Urban Center (e.g. Totem Lake), Commercial Center (e.g. Juanita Village) and Neighborhood Center (e.g. Houghton Market area), none of which have high density residential.
- Zoning should result in “a very small building/center” according to the Comprehensive Plan.
- The Comprehensive Plan says that this zone should focus on pedestrian-oriented businesses, not those with high volume traffic impacts.
- The zoning table is still missing controls on residential building design.
- The zoning table is still missing controls on residential building density. Every parcel within nearly a ½ mile is a maximum of 12 dwelling units per acre. There is no such limit on the BN zoned property at Lake and 10th Ave. So.
- Zoning should ensure that buildings are integrated into the neighborhood.
- Zoning should restrict uses to those that are identified as acceptable in the “Residential Market” definition. The current Zoning Table allows some large uses rather than retail or service businesses for the neighborhood.
- Traffic impacts are not addressed as required by the Comprehensive Plan including limits to ingress and egress to minimize those impacts.
- Zoning should ensure transition area between any intense uses and the surrounding family homes and low density condos.

Thank you for your consideration and attention to these issues.

From: [Ginnie DeForest](#)
To: [Amy Walen](#); [Byron Katsuyama](#); [Doreen Marchione](#); [Dave Asher](#); [Eric Shields](#); [Glenn Peterson](#); [Jeremy McMahan](#); [Jay Arnold](#); [Jon Pascal](#); [Kurt Triplett](#); [Mike Miller](#); [Penny Sweet](#); [Toby Nixon](#); [Teresa Swan](#); [Joan McBride](#); [Bob Sternoff](#); [C. Ray Allshouse](#); [Andrew Held](#)
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- Zoning should ensure transition area between any intense uses and the surrounding family homes and low density condos.

Thank you for your consideration and attention to these issues.

From: [Linda Kollack](#)
To: [Amy Walen](#); [Byron Katsuyama](#); [Doreen Marchione](#); [Dave Asher](#); [Eric Shields](#); [Glenn Peterson](#); [Jeremy McMahan](#); [Jay Arnold](#); [Jon Pascal](#); [Kurt Triplett](#); [Mike Miller](#); [Penny Sweet](#); [Toby Nixon](#); [Teresa Swan](#); [Joan McBride](#); [Bob Sternoff](#); [C. Ray Allshouse](#); [Andrew Held](#)
Subject: Extend the moratorium!
Date: Monday, April 30, 2012 11:52:17 AM

Dear City Council:

It is imperative that you control the density of the downtown Kirkland area. I have looked at buying a residence/ condo along Lake Washington Blvd, but I will look elsewhere if the city continues to allow unlimited density. The streets are already full with traffic and congestion and even worse on a nice day. Parking is impossible for residents and businesses.

My daughter is a resident in the core Kirkland area and on a nice day, it's already difficult to get to her house.

Please preserve the beauty and integrity of Lake Washington Blvd and what space is left in the business and residential core of Kirkland. You would be preserving a cherished way of life. As a lifelong resident of the eastside, I implore you to restrict unlimited growth and density in that area.

Regards,

Linda Kollack

Sent from my iPad
Linda Kollack - Travel Advisor
Stellar Travel - A Virtuoso Agency
425-747-1900 | 800-445-3265 | 425-586-4519
linda@stellartravel.com

From: [Linda Kollack](#)
To: [Amy Walen](#); [Byron Katsuyama](#); [Doreen Marchione](#); [Dave Asher](#); [Eric Shields](#); [Glenn Peterson](#); [Jeremy McMahan](#); [Jay Arnold](#); [Jon Pascal](#); [Kurt Triplett](#); [Mike Miller](#); [Penny Sweet](#); [Toby Nixon](#); [Teresa Swan](#); [Joan McBride](#); [Bob Sternoff](#); [C. Ray Allshouse](#); [Andrew Held](#)
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linda@stellartravel.com

From: [Mark Miller \(STB\)](#)
To: [Amy Walen](#); [Byron Katsuyama](#); [Doreen Marchione](#); [Dave Asher](#); [Eric Shields](#); [Glenn Peterson](#); [Jeremy McMahan](#); [Jay Arnold](#); [Jon Pascal](#); [Kurt Triplett](#); [Mike Miller](#); [Penny Sweet](#); [Toby Nixon](#); [Teresa Swan](#); [Joan McBride](#); [Bob Sternoff](#); [C. Ray Allshouse](#); [Andrew Held](#); [Robin Jenkinson](#)
Subject: Feedback re: Potala Village Development
Date: Tuesday, May 15, 2012 1:35:09 PM

To Whom It May Concern,

It is my understanding that the Council is being asked if they would like a Density limit on/and to consider UPZONING the area at 10th Avenue and Lake Street in Kirkland at a meeting tonight. Unfortunately I am unable to attend in person to express my concerns over this so wanted to express this via e-mail instead.

The boulevard is already far too crowded and we need lower/residential density limits – **not** higher limits. Please vote and/or take other appropriate actions to prevent high density residential or commercial developments from being built on Lake Washington and thereby increasing the already bad traffic and ruining the quality of life on Lake Washington Blvd. and in Kirkland.

Thank you for your time,

Mark Miller

Jeremy McMahan

From: Janet Jonson
Sent: Friday, February 17, 2012 12:28 PM
To: City Council
Cc: Kurt Triplett; Eric Shields; Paul Stewart; Jeremy McMahan
Subject: FW: Finn Hill Neighborhood Alliance letter re: BNA zoning
Attachments: FHNA ltr to Kirkland Plan Comm re BNA (Feb 16 2012).pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Council: Please find attached a letter from Finn Hill Neighborhood Association President Scott Morris addressed to the Planning Commission and cc'd the City Council regarding residential density limits in particular the Holmes Point and Inglewood Village commercial areas. Mr. Morris has been informed that his correspondence will be forwarded to you and that the topic will be discussed at the Planning Commission meeting on March 8th. Thank you.

JJ

Janet Jonson
City Manager's Office
City of Kirkland
123 5th Avenue
Kirkland, WA 98033
425-587-3007
425-587-3019 fax
jjonson@kirklandwa.gov

From: Scott Morris [<mailto:Scott.Morris@trilogy-international.com>]
Sent: Thursday, February 16, 2012 1:41 PM
To: Planning Commissioners
Cc: City Council; Kurt Triplett; Eric Shields; Jeremy McMahan; Paul Stewart
Subject: Finn Hill Neighborhood Alliance letter re: BNA zoning

Dear Planning Commissioners:

Attached please find a letter from the Finn Hill Neighborhood Alliance requesting that the Commission recommend to the City Council that it re-establish residential density limits with respect to the BNA zones covering the Holmes Point and Inglewood commercial areas on Finn Hill.

Please do not hesitate to contact me if you have any questions.

Scott Morris
Finn Hill Neighborhood Alliance - President
(formerly Denny Creek Neighborhood Alliance)

Web: www.finnhillalliance.org
Post: PO Box 682, Kirkland WA 98083
Mobile: 206-972-9493



February 16, 2012

Planning Commissioners
Planning Department
City of Kirkland
123 Fifth Avenue
Kirkland WA 98033-6189

RE: Finn Hill Commercial Code Amendments to BNA Zones

Dear Planning Commissioners:

On behalf of the Finn Hill Neighborhood Alliance (FHNA), we ask for your support in implementing needed zoning amendments to the Holmes Point and Inglewood Village commercial areas within the Finn Hill neighborhood. Prior to annexation, King County had established residential density limits of 8 to 16 units an acre for the properties zoned as Neighborhood Business. When annexation occurred, the City created a new Neighborhood Business Annexation zone (BNA) that was similar to King County's zoning, but included no residential density limit.

We request that the Planning Commission recommend that the City Council re-establish the residential density limits, or implement a similar mechanism to reduce the allowed density of residential development, until such time that a neighborhood plan or other significant community planning effort is undertaken to solicit proper community feedback on the long-term vision for our neighborhood commercial centers. Without such a public conversation, we feel that any changes to the commercial zones are premature – which include the removal of residential density limits at the time of annexation.

Please do not hesitate to contact me at 206.972.9493 or by email at scottkmorris@comcast.net if you would like to discuss our request further.

Respectfully,
Finn Hill Neighborhood Alliance

Scott Morris, President

cc: City Council
Kurt Triplett
Eric Shields
Jeremy McMahan
Paul Stewart

Jeremy McMahan

From: Teresa Swan
Sent: Wednesday, February 08, 2012 11:27 AM
To: Jeremy McMahan
Subject: FW: Potala project corner Lk WA Blvd & 10th Ave S.

Follow Up Flag: Follow up
Flag Status: Flagged

Jeremy

Here is comment email on Potala Village. Please forward onto the Planning Commission. I have responded to the email and sent you a copy.

Teresa

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

From: jkfoster756@frontier.com [<mailto:jkfoster756@frontier.com>]
Sent: Tuesday, February 07, 2012 3:45 PM
To: Teresa Swan; Eric Shields; Kurt Triplett
Subject: Potala project corner Lk WA Blvd & 10th Ave S.

Please reconsider this project as it is way too DENSE. It will cause all kinds of problems with traffic, parking and the environment in general. Why allow this density when all neighboring developments much smaller??

Please put me down as a very concerned neighbor who would like to be a "party of record".

Thank you.

Joan Foster
756 State St. S. #A
Kirkland, WA 98033

Jeremy McMahan

From: jkfoster756@frontier.com
Sent: Thursday, March 15, 2012 2:22 PM
To: Jay Arnold; Mike Miller; Byron Katsuyama; George Pressley; Glenn Peterson; Karen Tennyson; Andrew Held; Jon Pascal; Eric Shields; Jeremy McMahan; Kurt Triplett
Cc: uwkkg@aol.com
Subject: BN - Residential Market discussion for March 12th Meeting.....

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Friends of Kirkland,

As a concerned citizen living in the neighborhood of 10th St & Lake WA Blvd., I truly appreciate the progress the Planning commission has made on this property. It was great to scale back one huge building to four smaller ones on this property.

I am still concerned regarding the density. It's needs to be in keeping with the neighborhood. Properties previously evaluated for development were limited to 12 units per acre. Higher density would ruin the neighborhood in regards to traffic, parking, and the general feel and look of the area.

We need to keep Kirkland small scale and attractive. No high rises and density needed. Larger cities such as Bellevue are where people should think of moving or buying property if that is what they desire. We need to keep Kirkland different and unique and maintain the look and feel of a friendly small town on the lake.

Thank you for your attention to this matter.

Joan Foster
756 State St. #A
Kirkland, WA 98033

Jeremy McMahan

From: jkfoster756@frontier.com
Sent: Thursday, March 29, 2012 1:30 PM
To: Robin Jenkinson; Kurt Triplett; Eric Shields; Jeremy McMahan; Jmcbridge@kirklandwa.gov; Penny Sweet; Doreen Marchione; Amy Walen; Dave Asher; Bob Sternoff; Toby Nixon; Jay Arnold; Bkatsuy@kirklandwa.gov; Glenn Peterson; Jon Pascal; Andrew Held; Caalshouse@kirklandwa.gov; Mike Miller
Cc: uwkkg@aol.com
Subject: Density development of property at Lk Wa Blvd & 10th St...

Dear Friends:

Lake Washington Blvd. is like the front entry to our community from the south and west. It is a lovely drive along the lake for residents and visitors alike. We would like to keep it that way. Having a very large high density building at the corner of Lk WA Blvd & 10th St. would be very distracting and cause a lot of problems for the neighborhood.

The problem is not some retail business and new residents, it is the scope of the development. It is way out of scale from the other apts. and condos in that location. There is already much traffic on Lk WA Blvd and that density would definitely increase the congestion. The project needs to sit back some from the street to be landscaped similar to the other buildings in the area. Having four buildings spaced with open areas is much better than the one huge building but please keep the density in line with other complexes in that neighborhood.

The goal should be to keep Kirkland a beautiful, liveable, non-congested city for new and old residents alike.

Thanks for your attention to this matter.

Joan Foster
756 State St. #A
Kirkland, WA 98033

Jeremy McMahan

From: Atis Freimanis [atisfreimanis@yahoo.com]
Sent: Wednesday, March 28, 2012 7:53 PM
To: Jay Arnold; Byron Katsuyama; Glenn Peterson; Jon Pascal; Andrew Held; C Ray Allshouse; Mike Miller
Cc: Eric Shields; Jeremy McMahan
Subject: Affordable housing can be hindered by unlimited density

Members of the Planning Commission,

It is my understanding that some planning commission members are contemplating unlimited density as a means to promote affordable housing. Unfortunately, the more likely outcome is that having no density caps will tend to have the exact opposite effect.

If as a developer I am granted unlimited density, my only motivator is "**whatever the market will bear**". This provides no mechanism to make (small) dwellings less expensive than other dwellings in the same area. If I can charge high rents I most assuredly will.

On the other hand, if my ability to gain increased density depends directly on providing affordable housing, I have a clear incentive to do so.

For example, a developer who can build at 12 units per acre will have a clear profit incentive to add 3 more units per acre of affordable housing if he is allowed to expand from 12 units to 18 units provided 3 of the additional units are explicitly for affordable housing.

Only a mechanism that mandates affordable housing guarantees affordable housing. Otherwise market pressures will always drift towards "whatever the market will bear"

There are effective ways to promote affordable housing, however removing density caps is not one of them.

Respectfully,

Atis Freimanis
10108 NE 68th St #4
Kirkland WA 98033

Jeremy McMahan

From: Atis Freimanis [atisfreimanis@yahoo.com]
Sent: Thursday, March 08, 2012 4:50 PM
To: Jeremy McMahan
Subject: RE: Planning Commission Meeting - March 8th at 7:00 pm
Attachments: Guidelimes_for_BN_Zones_in_Residential_Areas.pptx; revisions matrix1
_with_neighbor_comments.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Jeremy,

I mistakenly sent you an early version that does not reflect 60% max lot coverage which we will be providing examples of from other cities. Other than that one change in both documents, the presentation is the same (see attached)

My apologies for any confusion this might create.

Atis

--- On Fri, 3/9/12, Jeremy McMahan <JMcmahan@kirklandwa.gov> wrote:

From: Jeremy McMahan <JMcmahan@kirklandwa.gov>
Subject: RE: Planning Commission Meeting - March 8th at 7:00 pm
To: "Atis Freimanis" <atisfreimanis@yahoo.com>
Date: Friday, March 9, 2012, 12:06 AM

Done. See you tonight.

Jeremy McMahan

Planning Supervisor

City of Kirkland

jmcmahan@kirklandwa.gov

425.587.3229

From: Atis Freimanis [mailto:atisfreimanis@yahoo.com]
Sent: Thursday, March 08, 2012 3:56 PM
To: Jeremy McMahan
Subject: RE: Planning Commission Meeting - March 8th at 7:00 pm

Jeremy,

Attached are the PowerPoint slides and updated MS Word document reflecting neighbor recommendations in purple. If you are able to forward these to the planning commission prior to tonight's meeting it would help as a reference when I speak during the public comment period and during their deliberations.

Thanks in advance for your efforts to host the debate.

Atis Freimanis

--- On **Mon, 3/5/12**, **Jeremy McMahan** <JMcMahan@kirklandwa.gov> wrote:

From: Jeremy McMahan <JMcMahan@kirklandwa.gov>
Subject: RE: Planning Commission Meeting - March 8th at 7:00 pm
To: "Atis Freimanis" <atisfreimanis@yahoo.com>
Date: Monday, March 5, 2012, 7:57 PM

Hi Atis – below is the conversion table of densities from the Comprehensive Plan Land Use Element. I think you will find this helpful to translate units/acre to units/square foot.

I am attaching my Word document of the development standards matrix for your use. Let me know if you run into any additional questions.

Table LU-3 below provides a range of residential densities described in the Comprehensive Plan with comparable zoning classifications.

**Table LU-3
Residential Densities and Comparable Zones**

General Residential Densities	Residential Densities as Specified in Comprehensive Plan in Units per Net Acres (d/a)	Comparable Zoning Classification
GREENBELT/URBAN SEPARATOR	Up to 1 d/a	RSA – 1
LOW DENSITY	Up to 1 d/a	RS – 35,000, RSX – 35,000
	Up to 3 d/a	RS – 12,500, RSX – 12,500
	4 – 5 d/a	RS – 8,500, RSX – 8,500, RS – 7,200, RSX – 7,200, RSA – 4
	6 d/a	RS – 7,200, RSX – 7,200, RSA – 6
	7 d/a	RS – 6,300
	8 – 9 d/a	RS – 5,000, RSX – 5,000, RSA – 8
MEDIUM DENSITY	8 – 9 d/a	RM – 5,000, RMA – 5,000
	10 – 14 d/a	RM – 3,600, RMA – 3,600
HIGH DENSITY	15 – 18 d/a	RM – 2,400, RMA – 2,400
	19 – 24 d/a	RM – 1,800, RMA – 1,800

Higher unit per acre counts may occur within each classification if developed under the City’s PUD, innovative or affordable housing programs.

Jeremy McMahan

Planning Supervisor

City of Kirkland

jmcmahan@kirklandwa.gov

425.587.3229

From: Atis Freimanis [<mailto:atisfreimanis@yahoo.com>]
Sent: Monday, March 05, 2012 11:09 AM
To: Jeremy McMahan
Subject: Re: Planning Commission Meeting - March 8th at 7:00 pm

Jeremy,

Thank you for the information. I am working on inputs that would reflect additional recommendations.

Can you provide a mapping of how your alternate formula for calculating density limits maps to existing densities of properties surrounding the BN family of zones? (eg. 12 units per acre = 1/xxxx sq ft. etc.) I am trying to relate density limit recommendations in reference to surrounding properties for all BN family of zones

Also, can you provide a table to map your Medium density 1/3600 sq ft. and High density (1/2,400, 1/1,800, 1/900) numbers map to current units/acre which some people are more familiar with.

Lastly, is it possible to get a copy of the Table 2 attachment "development standards for Neighborhood Business family of zones" in its raw format (Excel? Powerpoint?) so that I might more easily add recommendations in Green to supplement the existing Red (PC) and Blue (staff) recommendations.

Thanks in advance for your assistance.

Atis Freimanis

--- On Fri, 3/2/12, Jeremy McMahan <JMcMahan@kirklandwa.gov> wrote:

From: Jeremy McMahan <JMcMahan@kirklandwa.gov>
Subject: Planning Commission Meeting - March 8th at 7:00 pm
To: "lobsang@pathamerica.com" <lobsang@pathamerica.com>, "Lin, Edward C. (Eddie) (Perkins Coie)" <ELin@perkinscoie.com>, "Wilson, Kristine (Perkins Coie)" <KRWilson@perkinscoie.com>, "Uwkkkg@aol.com" <Uwkkkg@aol.com>, "atisfreimanis@yahoo.com" <atisfreimanis@yahoo.com>, "Chuck Pilcher" <chuck@bourlandweb.com>
Date: Friday, March 2, 2012, 9:56 PM

Greetings,

The Planning Commission packet for next Thursday's meeting has just been posted online. Please feel free to call if you have any questions.

Agenda Items:

1. Commercial Codes KZC Amendments, File No. ZON11-00042
2. 2012 Miscellaneous Zoning Code Amendments, File No. ZON12-00002
3. Proposed 2012-2014 Planning Work Program, File No. MIS09-00010

The Agenda and Meeting Packets are available [here](#).

Jeremy McMahan

Planning Supervisor

City of Kirkland

jmcmahan@kirklandwa.gov

425.587.3229

**Kirkland Residents Key Concerns
Regarding Zoning Regulations for
Commercial Zones in Residential
Neighborhoods**

- - -

March 8th , 2012

Commercial means commercial

- - -

In cases where residential is a primary objective, properties should be rezoned residential and built as residential

- - -

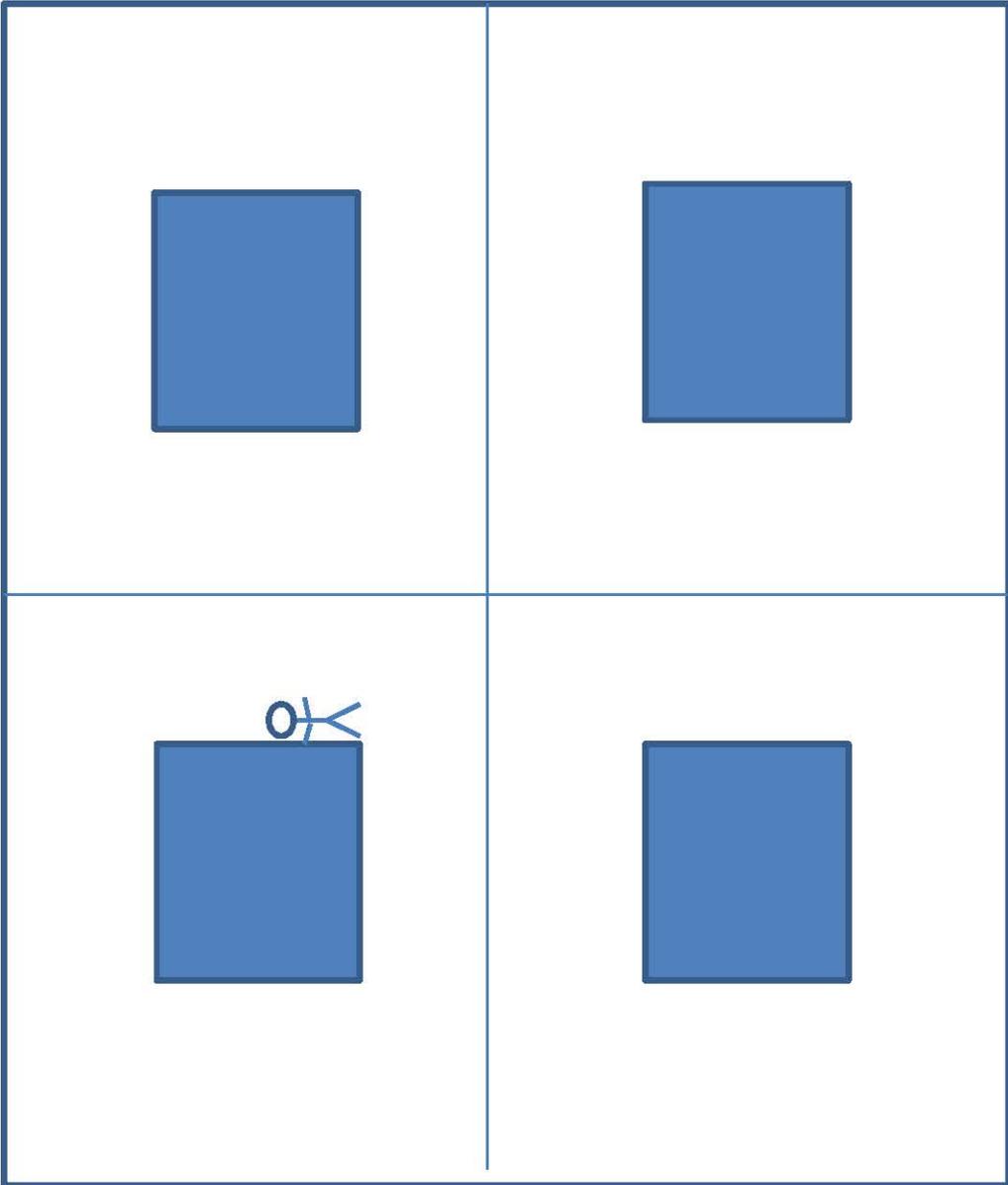
It is unacceptable to use commercial properties as a means to game the system and build what are effectively residential developments

Objective #1: Primary use of commercial zones MUST be commercial.

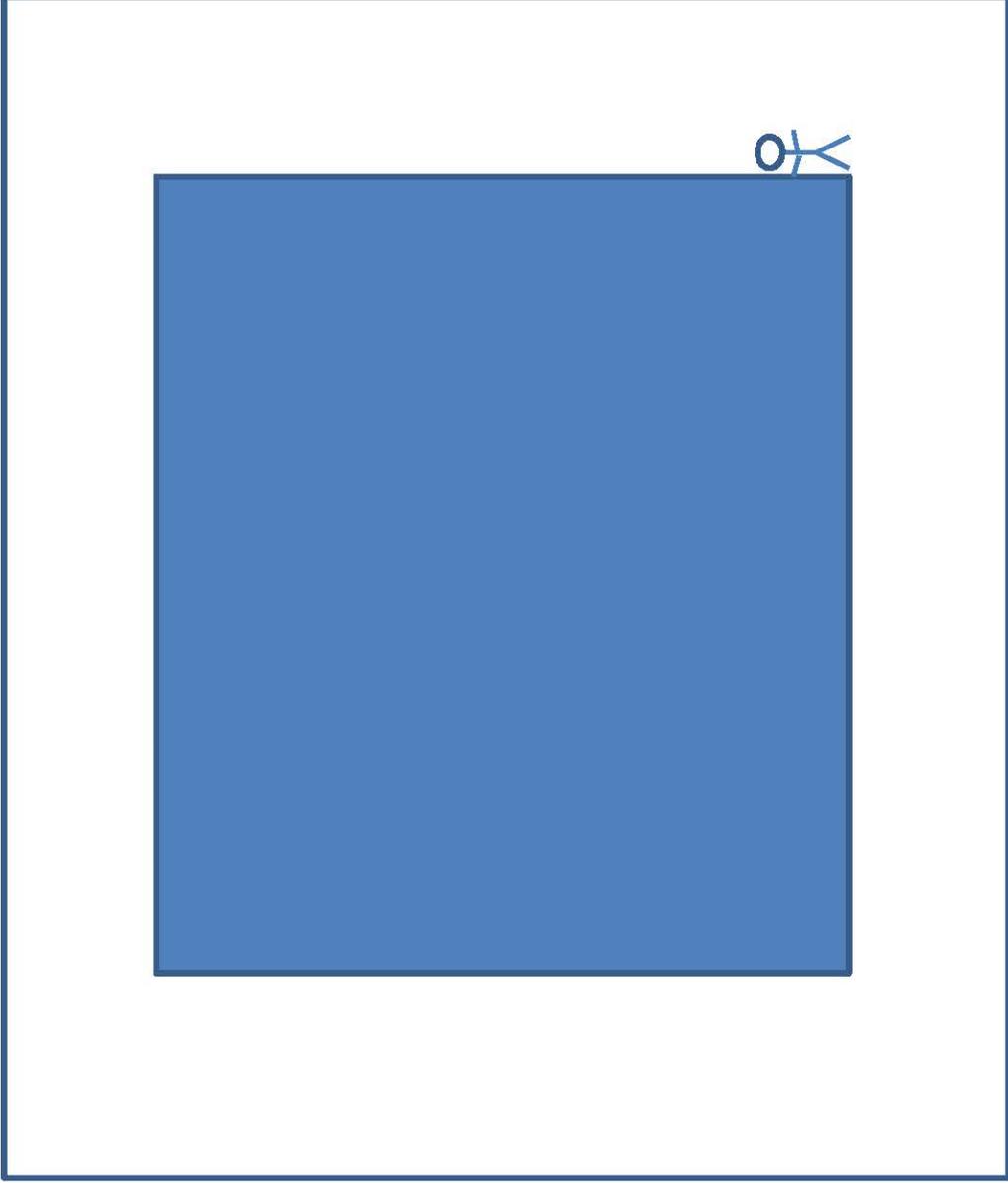
Guideline: Minimum 51% (better 60%) of the entire project must be commercial

Measure of Success: Casual observer will perceive the development to be commercial, not residential

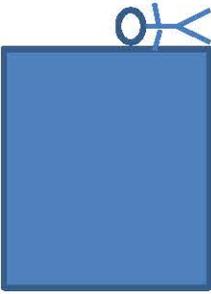
Issue #2: In cases where zero lot line adjustments are allowed, use of setbacks and height limits alone allows a virtually unlimited building size that is out of proportion with the neighborhood



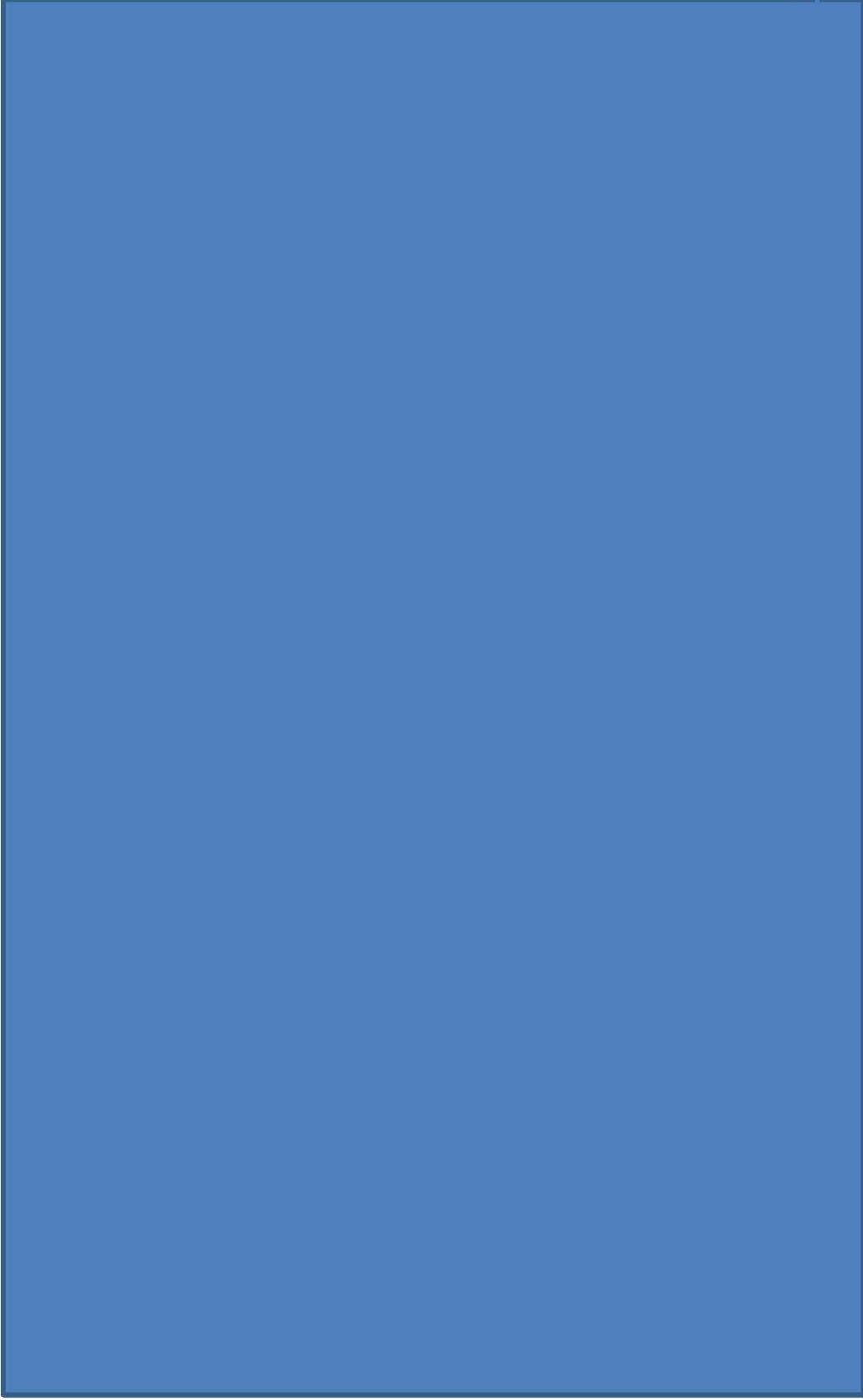
This example represents four 10x10 buildings with 10 ft. setbacks – 400 sq ft total



Removing the lot lines allows a single structure more than twice the area (900 sq ft)



Using only setbacks allows virtually unlimited building size as overall area grows – bad idea!



Unlimited building sizes quickly become out of character with the neighborhood

Objective #2: Ensure buildings are in proportion with neighborhoods

Guideline: Single building volume (bulk) not to exceed largest neighboring structure

Measure of Success: No individual building exceeds largest neighboring structure
160,000 cubic feet maximum

Objective #3: Ensure densities are in proportion with neighborhoods

Guideline: Maximum 1.5 times lowest zoned surrounding density

Measure of Success: Project density is not out of scale with surrounding properties

Use of only setbacks, height, building envelope etc. to control density is insufficient

- - -

A value of “none” for BN zone density limits is NOT acceptable

Development Standards for Neighborhood Business Family of Zones

(key differences between zones are **bolded**, *Planning Commission recommendations from 2/23 are shown in red, staff recommendations are shown in blue neighbors in purple*)

	BN (current)	BN (amendments)	BN (1) (current)	BN (1) (amendments)	BNA (current)	BNA (amendments)	MSC 2 (current)	MSC 2 (amendments)	Options (examples used in other zones)
Residential Density	None	No change 1.5 times lowest zoned surrounding density (1/2400)	None	No change 1.5 times lowest zoned surrounding density (1/2400)	None	Revert to prior County max (1 unit/2,400 sf rather than 16 units/acre) 1.5 times lowest zoned surrounding density (1/2400)	None	No change	<ul style="list-style-type: none"> None Medium density (1 unit per 3,600 sf) High density (1/2,400¹, 1/1,800, 1/900²)
Minimum Commercial Floor Area	75% of ground floor	Minimum commercial frontage Minimum 51% of entire project	75% of ground floor	Minimum commercial frontage Minimum 51% of entire project	75% of ground floor	Residential square feet not to exceed 50% of the site's total square feet of floor area Minimum 51% of entire project	75% of ground floor	Minimum commercial frontage	<ul style="list-style-type: none"> No change Minimum commercial FAR Maximum residential FAR as percentage of commercial provided Minimum commercial frontage
Residential on Ground Floor of Structure	Prohibited	Prohibited, allow lobby Revisit for residential behind minimum comm. frontage	Prohibited	Prohibited, allow lobby Revisit for residential behind minimum comm. frontage	Prohibited	Allow, subject to 50% requirement above	Prohibited	Allow behind commercial frontage	<ul style="list-style-type: none"> No change Allow subject to commercial requirements
Commercial Orientation	Toward arterial or sidewalk	<ul style="list-style-type: none"> Toward arterial or sidewalk Minimum 13' ground floor height Specify commercial floor to be at grade with street/sidewalk 	Toward arterial or sidewalk	<ul style="list-style-type: none"> Toward arterial or sidewalk Minimum 13' ground floor height Specify commercial floor to be at grade with street/sidewalk 	Toward arterial or sidewalk	<ul style="list-style-type: none"> Toward arterial or sidewalk Minimum 13' ground floor height Specify commercial floor to be at grade with street/sidewalk 	Toward arterial or sidewalk	<ul style="list-style-type: none"> Toward arterial or sidewalk Minimum 13' ground floor height Specify commercial floor to be at grade with street/sidewalk 	<ul style="list-style-type: none"> No change Minimum 13' ground floor height Specify commercial floor to be at grade with street/sidewalk
Maximum Floor Area Ratio (FAR)	None	No change	<ul style="list-style-type: none"> No change Maximum x% (similar to single family bulk limits) 						

¹ Similar to King County NB zone

² King County density adopted for BC.1 & BC.2 zones

Maximum Height	30'	30' above ABE Max 3 stories above street	30'	30' above ABE Max 3 stories above street	35'	No change	30'	No change	No change	<ul style="list-style-type: none"> No change Measure from street level (like CBD) Cap # of stories Lower
Maximum Lot Coverage	80%	No change 60%	80%	No change 60%	80%	No change	80%	No change	No change	<ul style="list-style-type: none"> No change 60% (similar to medium density zones) 70% (similar to office zones)

	BN (current)	BN (amendments)	BN (1) (current)	BN (1) (amendments)	BNA (current)	BNA (amendments)	MSC 2 (current)	MSC 2 (amendments)	Options (examples used in other zones)
Required Yards¹	20' front ² 10' side & rear	<ul style="list-style-type: none"> 10' for ground floor commercial story No change to front for 2nd & 3rd stories Additional 5' per story where adjoining residential 10' side & rear for all uses 	20' front 10' side & rear	<ul style="list-style-type: none"> 10' for ground floor commercial story No change to front for 2nd & 3rd stories Additional 5' per story where adjoining residential 10' side & rear for all uses 	10' front 10' side & rear	No change to front 10' side & rear for all uses	20' front 10' side & rear	No change	<ul style="list-style-type: none"> No change 0' (similar to ped. oriented business districts) 10' (similar to BNA) Reduce for ground floor only (similar to CBD 3 & 7) Make office and retail consistent Increase
Land Use Buffer	Retail=15' adjoining SF or MF Office=15' adjoining SF, 5' adjoining MF	15' for all commercial uses adjoining residential	Retail=20' adjoining SF, 15' adjoining MF Office=20' adjoining SF, 5' adjoining MF ³	15' for all commercial uses adjoining residential	Retail=15' adjoining SF or MF Office=15' adjoining SF, 5' adjoining MF	15' for all commercial uses adjoining residential	Retail=15' adjoining SF or MF Office=15' adjoining SF, 5' adjoining MF	15' for all commercial uses adjoining residential	<ul style="list-style-type: none"> No change Make Retail & Office buffers consistent to allow change in use of tenant spaces <ul style="list-style-type: none"> Increase office to 15' Decrease retail to 5'
Maximum Retail/Restaurant Store Size	10,000 s.f. per establishment	5,000-9,000 (find examples of neighborhood services) 4,000 per establishment	10,000 s.f. per establishment	No change	10,000 s.f. per establishment, excludes grocery, drug, hardware...	No change	4,000 s.f. per establishment	No change	<ul style="list-style-type: none"> No change 4,000 s.f. (similar to MSC 2 zone) 3,000 s.f. (similar to RM zone) <p>Examples:</p> <ul style="list-style-type: none"> Totem Lake Rite Aid = 11,000 s.f. Brown Bag Cafe = 4,900 s.f. Super 24 = 3,100 s.f. Spud's = 1,500 s.f.
Use Limitations	Use Zone Charts	Prohibit non-pedestrian oriented uses	Use Zone Charts	No change	Use Zone Charts	No change	Limited in Use Zone Charts	No change	<ul style="list-style-type: none"> No change Prohibit non-pedestrian oriented⁴ <ul style="list-style-type: none"> Vehicle service station Drive-thru Limit office uses

¹ Note that office has 5' minimum side (15' combined)
² Required yard along Lake St S or LWB increased 2' for each 1' that the structure exceeds 25' (applies to RM along Boulevard as well)
³ 20' landscaped berm/topographic change required by (1) suffix
⁴ These uses are prohibited in the MSC 2 zone

	BN (current)	BN (amendments)	BN (1) (current)	BN (1) (amendments)	BNA (current)	BNA (amendments)	MSC 2 (current)	MSC 2 (amendments)	Options (examples used in other zones)
Maximum Building Length¹	None	Determine if addressed through design guidelines or regulations	None	Determine if addressed through design guidelines or regulations	None	Determine if addressed through design guidelines or regulations	See design guidelines	No change	<ul style="list-style-type: none"> No change Maximum 120' Maximum 70' Maximum 50'
Maximum Building Size	None	Determine if addressed through design guidelines or regulations Max building volume not to exceed largest surrounding building- 160,000 cubic feet	None	Determine if addressed through design guidelines or regulations Max building volume not to exceed largest surrounding building – 160,000 cubic feet	None	Determine if addressed through design guidelines or regulations	See design guidelines	No change	<ul style="list-style-type: none"> No change Select a desirable size (this type of regulation is not currently in use in Kirkland)
Review Process	None	Design Review, bring back Design Guidelines/regulations for MSC 2 for consideration	Process IIA	Design Review, bring back Design Guidelines/regulations for MSC 2 for consideration Incorporate Comp Plan criteria into special regulations	None	Design Review, bring back Design Guidelines/regulations for MSC 2 for consideration	Administrative Design Review	No change	<ul style="list-style-type: none"> None Zoning Permit (with established standards & criteria) <ul style="list-style-type: none"> Process I Process IIA Process IIB Design Review (with established guidelines/regulations) <ul style="list-style-type: none"> Administrative Design Review Board

¹ Used in Design Regulations. Depending on Business District, regulations may require full building separation, a significant modulation break, or change in building definition and materials

Development Standards for Neighborhood Business Family of Zones

*(key differences between zones are **bolded**, Planning Commission recommendations from 2/23 are shown in red, staff recommendations are shown in blue neighbors in purple)*

	BN (current)	BN (amendments)	BN (1) (current)	BN (1) (amendments)	BNA (current)	BNA (amendments)	MSC 2 (current)	MSC 2 (amendments)	Options (examples used in other zones)
Residential Density	None	No change 1.5 times lowest zoned surrounding density (1/2400)	None	No change 1.5 times lowest zoned surrounding density (1/2400)	None	Revert to prior County max (1 unit/2,400 sf rather than 16 units/acre) 1.5 times lowest zoned surrounding density (1/2400)	None	No change	<ul style="list-style-type: none"> • None • Medium density (1 unit per 3,600 sf) • High density (1/2,400¹, 1/1,800, 1/900²)
Minimum Commercial Floor Area	75% of ground floor	Minimum commercial frontage Minimum 51% of entire project	75% of ground floor	Minimum commercial frontage Minimum 51% of entire project	75% of ground floor	Residential square feet not to exceed 50% of the site's total square feet of floor area Minimum 51% of entire project	75% of ground floor	Minimum commercial frontage	<ul style="list-style-type: none"> • No change • Minimum commercial FAR • Maximum residential FAR as percentage of commercial provided • Minimum commercial frontage
Residential on Ground Floor of Structure	Prohibited	Prohibited, allow lobby Revisit for residential behind minimum comm. frontage	Prohibited	Prohibited, allow lobby Revisit for residential behind minimum comm. frontage	Prohibited	Allow, subject to 50% requirement above	Prohibited	Allow behind commercial frontage	<ul style="list-style-type: none"> • No change • Allow subject to commercial requirements
Commercial Orientation	Toward arterial or sidewalk	<ul style="list-style-type: none"> • Toward arterial or sidewalk • Minimum 13' ground floor height • Specify commercial floor to be at grade with street/sidewalk 	Toward arterial or sidewalk	<ul style="list-style-type: none"> • Toward arterial or sidewalk • Minimum 13' ground floor height • Specify commercial floor to be at grade with street/sidewalk 	Toward arterial or sidewalk	<ul style="list-style-type: none"> • Toward arterial or sidewalk • Minimum 13' ground floor height • Specify commercial floor to be at grade with street/sidewalk 	Toward arterial or sidewalk	<ul style="list-style-type: none"> • Toward arterial or sidewalk • Minimum 13' ground floor height • Specify commercial floor to be at grade with street/sidewalk 	<ul style="list-style-type: none"> • No change • Minimum 13' ground floor height • Specify commercial floor to be at grade with street/sidewalk
Maximum Floor Area Ratio (FAR)	None	No change	<ul style="list-style-type: none"> • No change • Maximum x% (similar to single family bulk limits) 						

¹ Similar to King County NB zone

² King County density adopted for BC 1 & BC 2 zones

Maximum Height	30'	30' above ABE Max 3 stories above street	30'	30' above ABE Max 3 stories above street	35'	No change	30'	No change	No change	<ul style="list-style-type: none"> No change Measure from street level (like CBD) Cap # of stories Lower
Maximum Lot Coverage	80%	No change 60%	80%	No change 60%	80%	No change	80%	No change	No change	<ul style="list-style-type: none"> No change 60% (similar to medium density zones) 70% (similar to office zones)

Development Standards for Neighborhood Business Family of Zones (cont.)

	BN (current)	BN (amendments)	BN (1) (current)	BN (1) (amendments)	BNA (current)	BNA (amendments)	MSC 2 (current)	MSC 2 (amendments)	Options (examples used in other zones)
Required Yards³	20' front ⁴ 10' side & rear	<ul style="list-style-type: none"> 10' for ground floor commercial story No change to front for 2nd & 3rd stories Additional 5' per story where adjoining residential 10' side & rear for all uses 	20' front 10' side & rear	<ul style="list-style-type: none"> 10' for ground floor commercial story No change to front for 2nd & 3rd stories Additional 5' per story where adjoining residential 10' side & rear for all uses 	10' front 10' side & rear	No change to front 10' side & rear for all uses	20' front 10' side & rear	No change	<ul style="list-style-type: none"> No change 0' (similar to ped. oriented business districts) 10' (similar to BNA) Reduce for ground floor only (similar to CBD 3 & 7) Make office and retail consistent Increase
Land Use Buffer	Retail= 15' adjoining SF or MF Office= 15' adjoining SF, 5' adjoining MF	15' for all commercial uses adjoining residential	Retail= 20' adjoining SF, 15' adjoining MF Office= 20' adjoining SF, 5' adjoining MF ⁵	15' for all commercial uses adjoining residential	Retail= 15' adjoining SF or MF Office= 15' adjoining SF, 5' adjoining MF	15' for all commercial uses adjoining residential	Retail= 15' adjoining SF or MF Office= 15' adjoining SF, 5' adjoining MF	15' for all commercial uses adjoining residential	<ul style="list-style-type: none"> No change Make Retail & Office buffers consistent to allow change in use of tenant spaces <ul style="list-style-type: none"> Increase office to 15' Decrease retail to 5'
Maximum Retail/Restaurant Store Size	10,000 s.f. per establishment	5,000-9,000 (find examples of neighborhood services) 4,000 per establishment	10,000 s.f. per establishment	No change	10,000 s.f. per establishment, excludes grocery, drug, hardware...	No change	4,000 s.f. per establishment	No change	<ul style="list-style-type: none"> No change 4,000 s.f. (similar to MSC 2 zone) 3,000 s.f. (similar to RM zone) <p><i>Examples:</i></p> <ul style="list-style-type: none"> Totem Lake Rite Aid = 11,000 s.f. Brown Bag Café = 4,900 s.f. Super 24 = 3,100 s.f. Spud's = 1,500 s.f.
Use Limitations	Use Zone Charts	Prohibit non-pedestrian oriented uses	Use Zone Charts	No change	Use Zone Charts	No change	Limited in Use Zone Charts	No change	<ul style="list-style-type: none"> No change Prohibit non-pedestrian oriented⁶ <ul style="list-style-type: none"> Vehicle service station Drive-thru Limit office uses

³ Note that office has 5' minimum side (15' combined)

⁴ Required yard along Lake St S or LWB increased 2' for each 1' that the structure exceeds 25' (applies to RM along Boulevard as well)

⁵ 20' landscaped berm/topographic change required by (1) suffix

⁶ These uses are prohibited in the MSC 2 zone

Development Standards for Neighborhood Business Family of Zones (cont.)

	BN (current)	BN (amendments)	BN (1) (current)	BN (1) (amendments)	BNA (current)	BNA (amendments)	MSC 2 (current)	MSC 2 (amendments)	Options (examples used in other zones)
Maximum Building Length⁷	None	Determine if addressed through design guidelines or regulations	None	Determine if addressed through design guidelines or regulations	None	Determine if addressed through design guidelines or regulations	See design guidelines	No change	<ul style="list-style-type: none"> • No change • Maximum 120' • Maximum 70' • Maximum 50'
Maximum Building Size	None	Determine if addressed through design guidelines or regulations Max building volume not to exceed largest surrounding building-160,000 cubic feet	None	Determine if addressed through design guidelines or regulations Max building volume not to exceed largest surrounding building – 160,000 cubic feet	None	Determine if addressed through design guidelines or regulations	See design guidelines	No change	<ul style="list-style-type: none"> • No change • Select a desirable size (this type of regulation is not currently in use in Kirkland)
Review Process	None	Design Review, bring back Design Guidelines/regulations for MSC 2 for consideration	Process IIA	Design Review, bring back Design Guidelines/regulations for MSC 2 for consideration Incorporate Comp Plan criteria into special regulations	None	Design Review, bring back Design Guidelines/regulations for MSC 2 for consideration	Administrative Design Review	No change	<ul style="list-style-type: none"> • None • Zoning Permit (with established standards & criteria) <ul style="list-style-type: none"> ○ Process I ○ Process IIA ○ Process IIB • Design Review (with established guidelines/regulations) <ul style="list-style-type: none"> ○ Administrative ○ Design Review Board

⁷ Used in Design Regulations. Depending on Business District, regulations may require full building separation, a significant modulation break, or change in building definition and materials

Ground Floor Commercial Development Standards for Community Business (BC) Family of Zones

	BC (current)	BC (amendments)	BCX (current)	BCX (amendments)	BC 1 (current)	BC 1 (amendments)	BC 2 (current)	BC 2 (amendments)	Options
Minimum Commercial Floor Area	75% of ground floor	defer	75% of ground floor	Minimum commercial FAR of 20% for new mixed use	75% of ground floor	Minimum commercial FAR of 20% for new mixed use	75% of ground floor	Minimum commercial FAR of 20% for new mixed use	<ul style="list-style-type: none"> No change Minimum commercial FAR Maximum residential FAR as percentage of commercial provided Minimum commercial frontage
Residential on Ground Floor of Structure	Prohibited	defer	Prohibited	Allowed, but must have intervening commercial frontage along street	Prohibited	Allowed, but must have intervening commercial frontage along street	Prohibited	Allowed, but must have intervening commercial frontage along street	<ul style="list-style-type: none"> No change Allow subject to commercial requirements
Commercial Orientation	Toward arterial or sidewalk	defer	Toward arterial or sidewalk	<ul style="list-style-type: none"> Toward arterial or sidewalk Minimum 13' ground floor height Specify commercial floor to be at grade with street/sidewalk 	Toward arterial or sidewalk	<ul style="list-style-type: none"> Toward arterial or sidewalk Minimum 13' ground floor height Specify commercial floor to be at grade with street/sidewalk 	Toward arterial or sidewalk	<ul style="list-style-type: none"> Toward arterial or sidewalk Minimum 13' ground floor height Specify commercial floor to be at grade with street/sidewalk 	<ul style="list-style-type: none"> No change Minimum ground floor height (13'-15') Specify commercial floor to be at grade with street/sidewalk