

**From:** [Janet Jonson](#) on behalf of [Joan McBride](#)  
**To:** [Kurt Triplett](#); [Eric Shields](#); [Jeremy McMahan](#); [Teresa Swan](#); [Kathi Anderson](#); [Cheri Aldred](#)  
**Cc:** [Janet Jonson](#)  
**Subject:** FW:  
**Date:** Tuesday, May 15, 2012 4:10:28 PM

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**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](mailto:jjonson@kirklandwa.gov)

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**From:** [Claudi Wilson \[mailto:claudi.wilson@yahoo.com\]](mailto:claudi.wilson@yahoo.com)

**Sent:** Sunday, May 13, 2012 4:04 PM

**To:** Amy Walen; Doreen Marchione; Dave Asher; Penny Sweet; Toby Nixon; Joan McBride; Bob Sternoff

**Subject:**

We absolutely need to have a density cap in place. Lake Washington Blvd. cannot accommodate any more traffic congestion. We are going to loss the quality of life that makes Kirkland such a great place to live.

Claudi Wilson

over 32 year Kirkl and resi dent

**From:** [Eric Shields](#)  
**To:** [Jeremy McMahan](#); [Teresa Swan](#)  
**Subject:** FW: BN: Just in.. Letter from Attorney Brian Lawler  
**Date:** Wednesday, May 16, 2012 8:32:33 AM

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Eric Shields

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

From: uwkkg@aol.com [<mailto:uwkkg@aol.com>]  
Sent: Tuesday, May 15, 2012 8:31 PM  
To: uwkkg@aol.com; Joan McBride; Doreen Marchione; Penny Sweet; Amy Walen; Dave Asher; Bob Sternoff; Toby Nixon; Kurt Triplett; Robin Jenkinson; Eric Shields  
Subject: Re: BN: Just in.. Letter from Attorney Brian Lawler

Bad

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

From: uwkkg <uwkkg@aol.com>  
To: Uwkkg <Uwkkg@aol.com>; jmcbride <jmcbride@kirklandwa.gov>; dmarchione <dmarchione@kirklandwa.gov>; psweet <psweet@kirklandwa.gov>; awalen <awalen@kirklandwa.gov>; dasher <dasher@kirklandwa.gov>; bsternoff <bsternoff@kirklandwa.gov>; tnixon <tnixon@kirklandwa.gov>; ktriplett <ktriplett@kirklandwa.gov>; rjenkinson <rjenkinson@kirklandwa.gov>; eshields <eshields@kirklandwa.gov>  
Sent: Tue, May 15, 2012 8:19 pm  
Subject: Re: BN: Just in.. Letter from Attorney Brian Lawler

At this moment the newly introduced Neighborhood center is 100% out of line and contrary to the direction that GMA planning is supposed to take. There were years of study that went into residential rakes...

How in the world do you justify overturning years of study in a brief 10 minute discussion

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From: Uwkkg <Uwkkg@aol.com>  
To: jmcbride <jmcbride@kirklandwa.gov>; dmarchione <dmarchione@kirklandwa.gov>; psweet <psweet@kirklandwa.gov>; awalen <awalen@kirklandwa.gov>; dasher <dasher@kirklandwa.gov>; bsternoff <bsternoff@kirklandwa.gov>; tnixon <tnixon@kirklandwa.gov>; ktriplett <ktriplett@kirklandwa.gov>; rjenkinson <rjenkinson@kirklandwa.gov>; eshields <eshields@kirklandwa.gov>  
Cc: uwkkg <uwkkg@aol.com>  
Sent: Tue, May 15, 2012 1:21 pm  
Subject: BN: Just in.. Letter from Attorney Brian Lawler

Honorable Mayor, Deputy Mayor and Council members:

Sorry for the late delivery of this letter. Once the City Council packet gets published, our attorney Brian Lawler, needs time to review the materials, consider the facts, and get comments to you.

Please know that the large number of neighbors and other citizens working with Mr. Lawler all want development to take place on the corner of Lake St S and 10th Ave S.

We just want the city to get what the GMA planning process (and involvement of all stakeholders) determined would be appropriate.

Karen Levenson

**From:** [Eric Shields](#)  
**To:** [Jeremy McMahan](#); [Teresa Swan](#)  
**Subject:** FW: Comment on the Potala Village project  
**Date:** Monday, May 21, 2012 8:25:28 AM

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FYI. This letter is addressed to the Potala "project" but perhaps it should be forwarded to the PC regarding its discussion on regulations.

Eric Shields

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

From: Jeffrey J. Early [<mailto:jeffrey@jeffreyearly.com>]  
Sent: Sunday, May 20, 2012 7:45 PM  
To: Eric Shields  
Subject: Comment on the Potala Village project

Eric Shields,

I am writing to voice my opinion in favor of Kirkland taking on higher density with the Potala Village project. Increased density and mixed use development increases walkability and livability, while density restrictions only serve to drive up costs (as demand for housing outstrips supply) and restrict transportation choices. Yes, the character of Kirkland will continue to change as it always has, but this is a favorable direction.

My only reservation is that the City of Kirkland is falling behind in its support of a diverse set of transportation options. Wider sidewalks, more separated bike lanes, and higher capacity transit are needed now more than ever. These choices are essentially to a livable, sustainable city in the coming decades.

Thanks for listening,  
Jeffrey J. Early, PhD  
Kirkland Resident

**From:** [Janet Jonson](#)  
**To:** [City Council](#)  
**Cc:** [Kurt Triplett](#); [Marilynne Beard](#); [Eric Shields](#); [Jeremy McMahan](#); [Teresa Swan](#)  
**Subject:** FW: Density drama plays on.  
**Date:** Thursday, May 17, 2012 8:43:17 AM

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Council: Mr. Style has been informed we have received his correspondence and is fully aware that it will be forwarded to Council and staff. 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](mailto:jjonson@kirklandwa.gov)

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**From:** RLSTYLE@aol.com [mailto:RLSTYLE@aol.com]  
**Sent:** Wednesday, May 16, 2012 9:47 PM  
**To:** kirklandviews@gmail.com; editor@kirklandreporter.com; editor@eastsidesun.com; City Council  
**Cc:** Uwkkg@aol.com; chuck@bourlandweb.com; jrogers407@comcast.net; bettyknutson@frontier.com  
**Subject:** Density drama plays on.

Tuesday's density drama on NB zoning.

The Council was supposed to answer questions from the Planning Commission as to what to do with the BN zoning on Lake Street/Lake Washington Blvd, NE. A few Councilmembers knew what they wanted and how to get their point across.

Councilmember Walen didn't know how to express herself. She was trying to be political correct. In doing so, she babbled and could not convince fellow Councilmember much less the public as to what she wanted. One had to guess where's she coming from.

Councilmember Sternoff knew what he was talking about but failed to influence other female Councilmembers that what he had to say had meaning. The vote to change the commercial zoning on Lake Street was a 4 to 3 decision with all the female Councilmembers voting the same way. It suggests there were clandestine phone calls made between Councilmembers and maybe staff trying to influence decisions. So much for Councilmember Nixon's favorite subject: transparency.

As one who deals with Growth Management Act (GMA), Sternoff might as well said nothing. He consistently fails to hold other Councilmember accountable for not implementing elements of the GMA that would help prevent degradation of our quality of life.

Mayor McBride is good at degrading our quality of life. She went on a rampage stating

that she loved density, the same density that has created the traffic jams we now live with and will get worse if she succeeds. As someone who is supposed to protect our quality of life, she is a dismal failure. She has help.

Councilmember Sweet said that she has experienced traffic jams getting to downtown Kirkland where her business is located. No wonder she doesn't want the Concurrency Provision of the GMA to reduce the number of cars in downtown. Some planners say what's one more car on the already crowded highway? The GMA addresses that problem and demands that transportation Level of Service not be degraded and improvements made over a 6 year period through the Capital Improvement Plan. Evidently Councilmember Sweet doesn't care about the quality of life for the rest of us as long as she's allowed to be part of that traffic jam. Evidently she loves it and doesn't want it to go away.

Councilmember Nixon had a prepared comment. At least it included a provision that neighborhood commercial should be acceptable to the existent neighborhood and be consistent with what's already been built. He should be reminded that zoning was created in Ohio in the early 1900's to protect family homes. We need it now more than ever.

Councilmember Asher also needed to be firm about what the Planning Commission should consider. He should have reinforced the City Mission statement that requires each Councilmember preserve and not degrade our quality of life.

Councilmember Marchione echoed Councilmember Walen's babble. Both of them think that the City's need are more important than citizen's needs.

Much of the zoning discussion revolved around the term Mixed Use and where is it appropriate? Again, supporting it equally throughout all neighborhoods is nonsense. Houghton enjoys horses. Are we to require all neighborhoods to zone for horses? Are all neighborhoods required to accommodate industry, manufacturing, and affordable housing?

That's a bunch of bull. The Council cannot even support what it takes to make Totem Lake a viable business district. Mixed use is fine provided it's compatible with existing land uses and acceptable to the neighborhood. The City of Kirkland already has mixed uses within its boundaries and doesn't need to degrade the quality of life in neighborhoods throughout the entire city to get it.

Robert L. Style  
6735 Lake Washington Blvd, NE  
Kirkland, WA 98033  
425-827-0216



**From:** [Janet Jonson](#) on behalf of [Joan McBride](#)  
**To:** [Teresa Swan](#); [Jeremy McMahan](#); [Kathi Anderson](#); [Cheri Aldred](#)  
**Subject:** FW: Just in.. Letter from Attorney Brian Lawler  
**Date:** Tuesday, May 15, 2012 1:33:37 PM  
**Attachments:** [LettertoCityofKirkland\(May15,2012\).pdf](#)

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**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](mailto:jjonson@kirklandwa.gov)

---

**From:** [Uwkkkg@aol.com](mailto:Uwkkkg@aol.com) [mailto:[Uwkkkg@aol.com](mailto:Uwkkkg@aol.com)]  
**Sent:** Tuesday, May 15, 2012 1:22 PM  
**To:** Joan McBride; Doreen Marchione; Penny Sweet; Amy Walen; Dave Asher; Bob Sternoff; Toby Nixon; Kurt Triplett; Robin Jenkinson; Eric Shields  
**Cc:** [uwkkkg@aol.com](mailto:uwkkkg@aol.com)  
**Subject:** BN: Just in.. Letter from Attorney Brian Lawler

Honorable Mayor, Deputy Mayor and Council members:

Sorry for the late delivery of this letter. Once the City Council packet gets published, our attorney Brian Lawler, needs time to review the materials, consider the facts, and get comments to you.

Please know that the large number of neighbors and other citizens working with Mr. Lawler all want development to take place on the corner of Lake St S and 10th Ave S.

We just want the city to get what the GMA planning process (and involvement of all stakeholders) determined would be appropriate.

Karen Levenson



May 15, 2012

**BY ELECTRONIC MAIL**

City of Kirkland  
City Council Members  
123 5th Avenue  
Kirkland, WA 98033

Re: Kirkland BZ Zoning

Dear Mayor McBride, Deputy Mayor Marchione, and Honorable Council Members:

I write to you again on behalf numerous neighbors and citizens of Kirkland on the BN Zone planning process.

The goal of these citizens has been a straightforward and genuine interest in achieving the goal of the Comprehensive Plan in a manner that will provide for development of parcels identified for BN-Residential Market Commercial in a manner that is compatible with both the City's Plan and with the neighborhood character as required by your Plan. The focus of my clients is simply a zoning text alignment issue and not a project specific issue.

In contrast, a certain developer, proposing "Potala Village" or "Kirkland Aqua," on a BN-Residential Market site, through a support team, advocates for specific decisions which seem project specific. We refer here to the newly revised, but still massively scaled, project specific renditions from the developer. This behavior is disingenuous. When the developer claims that its proposal is no larger than what is currently in the area, of course the local residents, whose structures are built to 30% lot coverage, are going to point out that the developer's proposal with 80% lot coverage is simply not a fair comparison. When existing projects that are three stories tall are claimed by the developer to be four stories tall, citizens roll their eyes and react angrily to such misstatements. For planning purposes, we ask that you not rely on pictures and illustrations that misrepresent the current neighborhood.

Let me clearly state the position of my clients. A project, even if built with the same residential density as the surrounding properties, will likely be a bit bigger than the surrounding properties as it will also include some businesses providing neighborhood goods and services as

City of Kirkland  
May 15, 2012  
Page 2

is understood by the usual and customary meaning of "Neighborhood Business" and as are approved uses in the Comprehensive Plan.

It is essential that the zoning text for Residential Market—Commercial be articulated as instructed by the Implementing Strategies Chapter of the Comprehensive Plan. It is also imperative that the zoning text carry out the provisions of the Comprehensive Plan that require compatibility, transition zones, and respect of privacy and impacts to adjoining lower density uses.

It is a bit shocking to my clients to see staff's new inquiry about potentially changing this well-studied area (with documented vehicular ingress and egress challenges) to the higher intensity commercial designation of "Neighborhood Center." This would not only create greater incompatibilities, it would be ill-conceived and has not been subject to the same in-depth review as was the Residential Market designation and its assigned locations.

On behalf of my clients I encourage you to do the right thing for Kirkland. We join the applicant's attorney in asking you to focus on the zoning text work that is in front of you (to fully implement the Residential Market commercial designation). We ask you to avoid the "cart before the horse" approach of the developer's support and advocacy team, which put forward spurious renditions and misleading comparisons in the hope of eliciting decisions that are made to accommodate a project rather than the normal, GMA mandated process which first determines the Comprehensive Plan, then articulates the plan through development regulations, and only then evaluates a project when the other pieces are intact.

Thank you for all of the work you have done to date on behalf of the citizens of Kirkland. We encourage you to continue to look out for the well being of Kirkland's neighborhoods, and we encourage you to ignore the tactics and false representations of some representatives of the developer.

Very truly yours,



*for* Brian E. Lawler

cc: City Manager, Kurt Triplett (*via email*)  
City Attorney, Robin Jenkinson (*via email*)  
Planning Director, Eric Shields (*via email*)  
City Planning Commission (*via email*)

**From:** [Eric Shields](#)  
**To:** [Jeremy McMahan](#); [Teresa Swan](#)  
**Subject:** FW: Neighborhood Ctr never requested by planning commission  
**Date:** Wednesday, May 16, 2012 8:33:51 AM

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Eric Shields

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

From: uwkkg@aol.com [<mailto:uwkkg@aol.com>]  
Sent: Tuesday, May 15, 2012 9:32 PM  
To: uwkkg@aol.com; Joan McBride; Doreen Marchione; Penny Sweet; Amy Walen; Dave Asher; Bob Sternoff; Toby Nixon; Kurt Triplett; Robin Jenkinson; Eric Shields  
Subject: Re: Neighborhood Ctr never requested by planning commission

This seems very odd

Idea of replacing Residential market with NEIGHBORHHOD Center just surfaced in the Council packet on Friday at 5pm... It was not requested by the Planning commission who unanimously (on tape) felt Residential Market was the proper designation. The City Council never requested this change (on tape). All of a sudden this change is introduced by staff on Friday afternoon.... they don't alert the Listserv folks until

24 hours in advance .... The "parties of record" are not noticed... the "interested parties" are not noticed.

There are process requirements and please show us how they were followed... We contend that they were not.

Ms Sweet mentions a developer who may believe something about his property and what he was told but hundreds of neighbors were told otherwise about that property and the restrictions on the development when they bought and decided to add to development of their place.

Miscarriage of justice and favoring one owner vs long time owners...

Hundreds of them.. May it work out well for each of you... It did not work out for those of us that asked similar questions as the developer.

Some of you just turned against us in favor of someone who admits to receiving restrictions on development through his architect at the beginning.

Karen Levenson

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

From: uwkkg <uwkkg@aol.com>  
To: uwkkg <uwkkg@aol.com>; jmcbride <jmcbride@kirklandwa.gov>; dmarchione <dmarchione@kirklandwa.gov>; psweet <psweet@kirklandwa.gov>; awalen <awalen@kirklandwa.gov>; dasher <dasher@kirklandwa.gov>; bsternoff <bsternoff@kirklandwa.gov>; tnixon <tnixon@kirklandwa.gov>; ktriplett <ktriplett@kirklandwa.gov>; rjenkinson <rjenkinson@kirklandwa.gov>; eshields <eshields@kirklandwa.gov>  
Sent: Tue, May 15, 2012 8:39 pm  
Subject: Neighborhood Ctr never requested by planning commission

For the record planning commission was unanimous in supporting Res Mkt ... The idea of neighborhood center did not come from them or from council ... It was just introduced in council packet from staff on Friday!!! What the.....?????

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

From: uwkkg <uwkkg@aol.com>  
To: uwkkg <uwkkg@aol.com>; jmcbride <jmcbride@kirklandwa.gov>; dmarchione <dmarchione@kirklandwa.gov>; psweet <psweet@kirklandwa.gov>; awalen <awalen@kirklandwa.gov>; dasher <dasher@kirklandwa.gov>; bsternoff <bsternoff@kirklandwa.gov>; tnixon <tnixon@kirklandwa.gov>; ktriplett <ktriplett@kirklandwa.gov>; rjenkinson <rjenkinson@kirklandwa.gov>; eshields <eshields@kirklandwa.gov>  
Sent: Tue, May 15, 2012 8:36 pm  
Subject: Re: BN: Just in.. Letter from Attorney Brian Lawler

Totally against the directional imperative of GMA... You cannot change a comp plan designation for a project...

By the way .. The developer has admitted that he was told 12 per -acre ...

Why in the world do you change a comp plan designation in a 10 minute discussion....??? Try to explain this to the GMHB ... Where is the process???

And BTW ... The city did not send notice before yesterday!!!!

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

From: uwkkg <uwkkg@aol.com>  
To: Uwkkkg <Uwkkkg@aol.com>; jmcbride <jmcbride@kirklandwa.gov>; dmarchione <dmarchione@kirklandwa.gov>; psweet <psweet@kirklandwa.gov>; awalen <awalen@kirklandwa.gov>; dasher <dasher@kirklandwa.gov>; bsternoff <bsternoff@kirklandwa.gov>; tnixon <tnixon@kirklandwa.gov>; ktriplett <ktriplett@kirklandwa.gov>; rjenkinson <rjenkinson@kirklandwa.gov>; eshields <eshields@kirklandwa.gov>  
Sent: Tue, May 15, 2012 8:19 pm  
Subject: Re: BN: Just in.. Letter from Attorney Brian Lawler

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How in the world do you justify overturning years of study in a brief 10 minute discussion

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Cc: uwkkg <uwkkg@aol.com>  
Sent: Tue, May 15, 2012 1:21 pm  
Subject: BN: Just in.. Letter from Attorney Brian Lawler

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Karen Levenson

**From:** [Eric Shields](#)  
**To:** [Jeremy McMahan](#); [Teresa Swan](#)  
**Subject:** FW: Neighborhood Ctr never requested by planning commission  
**Date:** Wednesday, May 16, 2012 8:32:50 AM

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Eric Shields

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

From: uwkkg@aol.com [<mailto:uwkkg@aol.com>]  
Sent: Tuesday, May 15, 2012 8:40 PM  
To: uwkkg@aol.com; Joan McBride; Doreen Marchione; Penny Sweet; Amy Walen; Dave Asher; Bob Sternoff; Toby Nixon; Kurt Triplett; Robin Jenkinson; Eric Shields  
Subject: Neighborhood Ctr never requested by planning commission

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Karen Levenson

**From:** [Eric Shields](#)  
**To:** [Jeremy McMahan](#); [Teresa Swan](#)  
**Subject:** FW: Parking for our parks  
**Date:** Monday, May 14, 2012 8:59:33 AM

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[Eric Shields](#)

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**From:** Chuck Pilcher [mailto:[chuck@bourlandweb.com](mailto:chuck@bourlandweb.com)]  
**Sent:** Sunday, May 13, 2012 4:17 PM  
**To:** City Council; Eric Shields; Deborah Munkberg; Jon Pascal; Andrew Held; Jay Arnold  
**Cc:** Karen Levenson  
**Subject:** Parking for our parks

Re: Potala Village

It's Sunday, but it isn't even summer yet. Here's a photo of what the parking situation is for Houghton Beach Park, soon to be Doris Cooper Park at Houghton Beach, God rest her soul.

Any day the sun is out, especially after school is out, cars park up NE 58th, 59th, 60th and 62nd Streets all the way to the BNSF tracks, and even further into the side street at the top of NE 62nd St. not visible in the attached photo. We're not complaining, just pointing out that a LOT of cars use side streets to access our beaches on sunny days.

And it will get worse if we add the overflow from Potala onto streets like 10th Avenue South for those visiting Marsh Park and Brink Park.

Oh, BTW, all the parking along LWB is already full, or people wouldn't be willing to climb the steep hill back to their car 3 blocks away from their destination.

Houston, we have a problem. Don't make it worse.

Chuck Pilcher  
[chuck@bourlandweb.com](mailto:chuck@bourlandweb.com)  
206-915-8593

**PHOTO: NE 62nd STREET, 4:15 PM, MAY 13, 2012.**



**From:** [Janet Jonson](#)  
**To:** [City Council](#)  
**Cc:** [Kurt Triplett](#); [Eric Shields](#); [Jeremy McMahan](#); [Teresa Swan](#); [Kathi Anderson](#); [Cheri Aldred](#)  
**Subject:** FW: Please extend the Moratorium on BN zones  
**Date:** Tuesday, May 01, 2012 4:07:22 PM

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Council: Mr. Freimanis is aware that his correspondence has been received, forwarded to Council and staff, and will become part of the public hearing item # 9.a. on tonight's agenda. 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](mailto:jjonson@kirklandwa.gov)

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**From:** Atis Freimanis [mailto:[atisfreimanis@yahoo.com](mailto:atisfreimanis@yahoo.com)]  
**Sent:** Tuesday, May 01, 2012 3:53 PM  
**To:** City Council  
**Subject:** Please extend the Moratorium on BN zones

Dear council members,

I am writing to urge you to extend the current moratorium on BN zones based on the fact that the work to realign the zoning to match the comprehensive plan has not yet completed.

The purpose of the moratorium was to take a step back and consider whether or not the current definitions that apply to these zones are consistent with the comprehensive plan and indeed in the best interests of the city. To date no chnges have been made, so by definition, the work is not complete. I am requesting that the moratorium be extended for another 6 months, with the understanding that it can be revoked at any time once the BN zones have been brought into accordance with the Comprehensive Plan.

The below list outlines some of the missiing items:

- still missing zoning that will create a lowest in hierarchy commercial "Res Mkt"
- still missing zoning that will result in "A VERY SMALL BUILDING/Center,"
- still missing zoning that focuses businesses on local pedestrian traffic as the ZONING still allows for vehicle intensive businesses including large schools, large businesses, etc without limits
- still missng zoning that provides for building that is residential in scale
- still missing zoning that provides for building that is residential in design
- still missing zoning that will ensure that buildings are integrated into the neighborhood
- still missing zoning that restricts uses to those that are identified as acceptable uses in the Residential Market definition (current zoning charts allow many uses that are not neighborhood serving retail or serive businesses. Many of the businesses allowed in zoning

chart (like large schools) would bring hundreds of cars to the site and likely would be most concentrated during rush hour.

- still missing zoning that will implement the Comp Plan language that will restrict traffic ingress and egress to the Residential Market sites
- still missing zoning that limits the Residential Market density to either zero (as indicated in the Land Use and Economic Development chapters) or 12 per acre as documented in the neighborhood plan
- still missing zoning that discourages apartments in the neighborhood block that contains the two residential markets
- still missing zoning that ensures transition area between more intense uses and the surrounding family homes and low density condos
- still missing zoning that provides for compatible uses

I am writing this letter to establish standing for any current or future proceedings related to BN zones in the city of Kirkland. Given that I live directly adjacent to one of these BN zones, I would be directly and negatively impacted by any development that is inconsistent with the Comprehensive Plan.

Please extend the moratorium to allow sufficient time for the planning commission to align the zoning with what is outlined in the Comprehensive Plan.

Respectfully,

Atis Freimanis  
10108 NE 68th St Apt 4  
Kirkland WA, 98033

**From:** [Eric Shields](#)  
**To:** [Teresa Swan](#); [Jeremy McMahan](#)  
**Subject:** FW: Portola and BN zoning  
**Date:** Thursday, May 03, 2012 9:17:58 AM

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[Eric Shields](#)

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**From:** shirley-at-home@comcast.net [mailto:shirley-at-home@comcast.net]  
**Sent:** Wednesday, May 02, 2012 8:48 AM  
**To:** Eric Shields  
**Subject:** Portola and BN zoning

Good Morning Eric,  
I was pleased to read that the City Council approved extension of the moratorium. Attendees made some good points in their presentations. One consideration became very clear in their comments, as well as in the information provided by the legal counsel for Portola.

Some of the zoning that now exists was put into place without benefit of an overall plan and/or with taking into consideration long term planning goals for the City. Clearly maintaining property values, ensuring a positive community environment, and having an infrastructure to support and sustain the City are key values of Kirkland residents. Just because there was an oversight or omission in designating zoning at some previous point in time does not mean that the City, and the residents, cannot make positive changes to that zoning.

The Portola project threatens all the values that make Kirkland a unique and special community. Moreover, having lived in the Bridle Trails area for 15 years before moving to downtown Kirkland, I was equally concerned about the BN zoning near 70th and 132nd. The increasingly congested traffic in that area was one reason I moved 10 years ago. If a "Portola-type" project developed on that parcel, the effect would be as devastating as the proposed Portola project.

While we all recognize that growth and development will happen, I urge the Planning Commission and the Council to ensure that changes in the zoning have the potential to positively impact the community in terms of property values, life style, and infrastructure.

Thank you,  
Shirley Miller

**From:** [Eric Shields](#)  
**To:** [Teresa Swan](#); [Jeremy McMahan](#)  
**Subject:** FW: Potala Village: Parking and Driveways  
**Date:** Friday, May 18, 2012 8:14:38 AM  
**Attachments:** [image001.png](#)

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[Eric Shields](#)

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**From:** Chuck Pilcher [mailto:chuck@bourlandweb.com]  
**Sent:** Thursday, May 17, 2012 5:49 PM  
**To:** David Godfrey  
**Cc:** Eric Shields; Rob Jammerman; Kurt Triplett; Jay Arnold; Jon Pascal  
**Subject:** Potala Village: Parking and Driveways

David,

As you may know, I am on the leadership team for over 500 Kirkland residents interested in mitigating the impact of the Potala Village project proposed for Lake Street and 10th Avenue South. This morning I did a walking assessment of the driveways and parking (ingress/egress) issues that currently exist on Lake Street & Lake Washington Boulevard, to ascertain the potential impact of adding a 316 car parking garage to the boulevard. I'm sure you are aware that such a garage would be the second largest single garage in Kirkland, with only the Library garage being bigger at 420 spaces. (Correct me if I'm wrong.) And for comparison, 316 vehicles is about the capacity of the west lot at Totem Lake Shopping Center.

What I found this morning is in the chart below. Estimates have been used when actual counts were not feasible, and they may be higher or lower than actuals.

Along LWB & Lake Street between Carillon Point and 4th Avenue South

- There are a total of 42 residential driveways that enter LWB/Lake St., 18 on the East side and 24 on the West (waterfront) side.
- There are a total of 663 residential parking spaces using those 42 driveways, 263 on the East side and 400 on the West (waterfront) side.
- The average East side driveway handles 14.6 cars each.
- The average West side driveway handles 16.7 cars each.
- The maximum is ~ 56 cars coming out of Pleasant Bay Apartments adjacent to Potala Village on the East side.

Potala will have 316 cars using a single driveway:

- If completed as planned, 32.2% of all residential traffic accessing the Boulevard will be the result of Potala Village.
- This is an additional 47.6% of the current residential vehicular access onto both the East and West sides of Lake Street/LWB.
- This is an additional 120% of the current traffic on just the East side of LWB/Lake St., more than double the current usage.
- All of this additional usage will be via a single Potala driveway near 10th Avenue South.

- So, while currently 42 residential driveways now handle 663 cars (about 15 per access point), a single residential driveway is proposed to handle 316 cars, nearly 20 times the average volume of existing access points.

In view of the Pre-Submittal work that your department did on Potala in December, 2009, and December, 2010 (cases PRE09-00072 & PRE10-00062). At the first meeting the applicant was told that, because driveways onto Arterial type streets should be limited wherever possible, Public Works recommends that all access be via 10th St. So. That apparently was not feasible for several reasons we both acknowledge, so at the second meeting, there were no driveway restrictions mentioned, apparently because the applicant further refined the design of the project that satisfied the Transportation Engineer to allow access onto Lake Street So.

Given that current residents along the boulevard cannot get out of their driveways during rush hour, this looks to me like a recipe for road rage.

I'd be interested in your thoughts, now that this has become such a controversy between the citizens, the Council and the Planning Commission.

Chuck Pilcher

[chuck@bourlandweb.com](mailto:chuck@bourlandweb.com)

206-915-8593

Parking and Driveway Count - Lake Washington Boulevard & Lake Street, from Carillon Point to 4th Avenue So					
Driveway Address	Name	# of Parking Stalls	Driveway Address	Name	# of Parking Stalls
<b>East Side of Street</b>			<b>West Side of Street</b>		
	1 Carillon Point	-15		Pebble Beach	22
	(Apt./Condo)	32	6207		2
	(Home)	3	6209/11		-2
6216		1	6215		-2
6314		-2		Shorehouse	44
	Sunset Shores	24	6333	Wash. Shores II	-30
6424		-20	6363	Pierpointe	6
6440		-12	6401	Wash. Shores I	-30
	Marsh Commons	NA	6413		1
6620		-16		Bayshore	30
6714		-9	6427		2
6736		-15	6501	Marsh Place	12
	Pleasant Bay	-56	6721/1025		9
?	(Apt./Condo)	4	1015		2
820/26/32		13	1011		2
818		-6		Waterford	-12
?	(Apt./Condo)	11	925	Waters Edge	-15
410	Sundown Apts.	-24	905	Waters Edge	-15
			827	Sunset	30
			807		30
			733		-40
			515		-30
				? (Apt. Bldg.)	10
				? (Home)	2
<b>Total</b>		<b>263</b>	<b>Total</b>		<b>400</b>

**From:** [Janet Jonson](#)  
**To:** [City Council](#)  
**Cc:** [Kurt Triplett](#); [Eric Shields](#); [Jeremy McMahan](#); [Teresa Swan](#)  
**Subject:** FW: Proposed Potala Village Project  
**Date:** Wednesday, May 02, 2012 2:54:18 PM

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Council: Forwarding this email per request from Pamela and Robert Miller. 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](mailto:jjonson@kirklandwa.gov)

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**From:** pamiller [<mailto:pamiller@blarg.net>]  
**Sent:** Wednesday, May 02, 2012 12:42 PM  
**To:** Teresa Swan  
**Cc:** Eric Shields; Kurt Triplett  
**Subject:** Proposed Potala Village Project

We wish to voice our objections to the development of Potala Village. The negative impact of such a mega development should be obvious. The zoning density is way beyond even Kirkland's own guidelines. Traffic is impossible already without it.

Please relay this message to all members of Kirkland City Council on our behalf.

Thank you,

Pamela and Robert Miller  
4546 Lake Washington Blvd NE  
Kirkland, Washington 98033 7627  
[pamiller@blarg.net](mailto:pamiller@blarg.net)

**From:** [Janet Jonson](#)  
**To:** [Eric Shields](#); [Jeremy McMahan](#); [Teresa Swan](#)  
**Subject:** FW: Public Hearing Comments BN Zoning  
**Date:** Tuesday, May 01, 2012 2:45:46 PM

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Fyi.

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](mailto:jjonson@kirklandwa.gov)

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**From:** Lori Isch [<mailto:lori.isch@usa.net>]  
**Sent:** Tuesday, May 01, 2012 12:38 PM  
**To:** Janet Jonson  
**Subject:** RE: Public Hearing Comments BN Zoning

Thank you. Please update my email for the City Council record with the Note:

Note: I am a member of the One Block Neighborhood, and I would appreciate my comments being considered in context as resident who shares the block with the proposed development.

I've update my email below.

Thanks!  
Lori Isch

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

**Received:** 03:47 PM PDT, 04/30/2012  
**From:** Joan McBride <[JMcBride@kirklandwa.gov](mailto:JMcBride@kirklandwa.gov)>  
**To:** "'lori.isch@usa.net'" <[lori.isch@usa.net](mailto:lori.isch@usa.net)>  
**Subject:** RE: Public Hearing Comments BN Zoning

Thank you for your correspondence to the Kirkland City Council, Planning Commission, and staff. As you know, the public hearing on the moratorium is item # 9.a. on the May 1st Council meeting agenda. Thank you again.

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](mailto:jjonson@kirklandwa.gov)

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**From:** Lori Isch [<mailto:lori.isch@usa.net>]

**Sent:** Sunday, April 29, 2012 7:16 PM

**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:** Public Hearing Comments BN Zoning

Please consider these comments and enter them into the public record for the hearing on extending BN Moratorium.

Note: I am a member of the One Block Neighborhood, and I would appreciate my comments being considered in context as resident who shares the block with the proposed development. Personally, I am very concerned about the already maxed-out traffic flow along Lake Washington Boulevard. I have seen no plans as to how to mitigate and increase the traffic volume expected with a high density development. I don't understand how any area can have no density limits, this seems to be a big gap with the previous planning. Also, it does not seem that this gap was brought to the forefront during the recent and extensive planning meetings/process for the updated Lakeview Neighborhood Plan. So, the moratorium should be extended to address these gaps in the zoning and the planning process.

**REQUEST:**

During the past 6 months, Council, Planning, City Staff and the public have been engaged in much discussion about the lack of zoning to fully implement the Comprehensive Plan for the Residential Market Commercial designation. These Residential Market properties were identified and given a definition long before any project was proposed and was approved by Ordinance in 1995 and several times since.

I want to express great appreciation for the examination of the issues by the planning commission and also the Council's expressed interest in making sure that Kirkland develops the way we intend it to. To this end, since City Council has not had the chance to actually vote in any zoning text changes that would finally implement the Plan, it would seem that the only appropriate course of action would be to extend the moratorium (likely for 6 months with an earlier removal of moratorium if the zoning use charts are appropriately updated prior).

Rather than repeating arguments that you've already heard, I will simply list the areas of the Comprehensive Plan that are not yet implemented:

- still missing zoning that will create a lowest in hierarchy commercial "Residential Market"
- still missing zoning that will result in "A VERY SMALL BUILDING/Center,"

- still missing zoning that focuses businesses on local pedestrian traffic as the ZONING still allows for vehicle intensive businesses including large schools, large businesses, etc without limits
- still missing zoning that provides for building that is residential in scale
- still missing zoning that provides for building that is residential in design
- still missing zoning that will ensure that buildings are integrated into the neighborhood
- still missing zoning that restricts uses to those that are identified as acceptable uses in the Residential Market definition (current zoning charts allow many uses that are not neighborhood serving retail or service businesses. Many of the businesses allowed in zoning chart (like large schools) would bring hundreds of cars to the site and likely would be most concentrated during rush hour.
- still missing zoning that will implement the Comp Plan language that will restrict traffic ingress and egress to the Residential Market sites
- still missing zoning that limits the Residential Market density to either zero (as indicated in the Land Use and Economic Development chapters) or 12 per acre as documented in the neighborhood plan
- still missing zoning that discourages apartments in the neighborhood block that contains the two residential markets
- still missing zoning that ensures transition area between more intense uses and the surrounding family homes and low density condos
- still missing zoning that provides for compatible uses

I am asking you not remove the moratorium until these issues are addressed and are built into the new zoning text.

**Lori Isch, Lakeview Neighborhood Association**

10116 NE 64<sup>th</sup> Street

[lori.isch@usa.net](mailto:lori.isch@usa.net)

**From:** [Eric Shields](#)  
**To:** [Jeremy McMahan](#); [Teresa Swan](#)  
**Subject:** FW: re  
**Date:** Wednesday, May 23, 2012 8:43:53 AM

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Eric Shields

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

From: Robert Gemmell [<mailto:rjgemmell5@gmail.com>]  
Sent: Wednesday, May 23, 2012 8:37 AM  
To: Planning Commissioners  
Subject: re

Kirkland Planning Commission:

My wife and I would like you to carefully consider the Potala development application. The proposed, commercial ventures are too broad, and there is virtually no market research study to support them. The current very small businesses on the site are marginally successful and at least two prior small restaurants have failed there - even with adequate parking. There is no reason to think adding more small business to the site would be successful - particularly, with questionable parking availability.

The proposed high density residential compound is far too large and inappropriate for the site. Lake Wash. Bl. NE is only a two lane street - it is the only non-freeway thoroughfare connecting Bellevue with Juanita and other communities north of Kirkland, and is already badly congested mornings and late afternoons. Adding another large source of traffic at a major congestion point is just not sensible.

Adding busses is no answer - they already avoid the street because of congestion, and to try and add them back at this late date to serve Potala is not sensible.

Last, at the recent City Council meeting there was reference to an "implied contract" with the developer. There is a zoning designation for the site, not a contract, and that designation does not give a developer unlimited rights as to types, sizes and number of commercial enterprises, nor does it give him unlimited rights as to size and density of the residences. Those decisions are left to you, the Planning Commission. You and your consultants can far better judge a development appropriate for the site in question. Please exercise your good judgement and approve a development more appropriate for the site - one that the community can support.

I once chaired a joint City/County Advisory commission in Sonoma Valley, CA, whose task was to review residential and commercial developments and recommend changes where appropriate. On occasion, we too had a governing board attempt to unduly affect our decisions, so I can appreciate your challenge. There are just occasions, however, where you have to ignore such interference and do what you know is right. Please consider what is right for the proposed Potala development site.

Thank you for your consideration.

Robert & Phyllis Gemmell  
6424 Lake Wash. Bl. NE, #11  
Kirkland

**From:** [Janet Jonson](#)  
**To:** [City Council](#)  
**Cc:** [Kurt Triplett](#); [Eric Shields](#); [Jeremy McMahan](#); [Teresa Swan](#)  
**Subject:** FW: Slides from last night's council meeting  
**Date:** Wednesday, May 16, 2012 1:30:38 PM  
**Attachments:** [Setbacks\\_alone\\_not\\_sufficient.pptx](#)

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Council: Mr. Freimanis is aware that we have received his email and will forward it along with the attachment to Council and staff. 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](mailto:jjonson@kirklandwa.gov)

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**From:** Atis Freimanis [mailto:[atisfreimanis@yahoo.com](mailto:atisfreimanis@yahoo.com)]  
**Sent:** Wednesday, May 16, 2012 8:54 AM  
**To:** City Council  
**Subject:** Slides from last night's council meeting

Dear city council,

Attached are the slides I presented during the "items from the audience" section of last night's council meeting. Note the input in purple (Slides 10-12) reflecting how to assign density proportional to surrounding properties. This allows the same mechanism to be used in both high and low density areas, since the BNx zone density is mapped to whatever surrounds it.

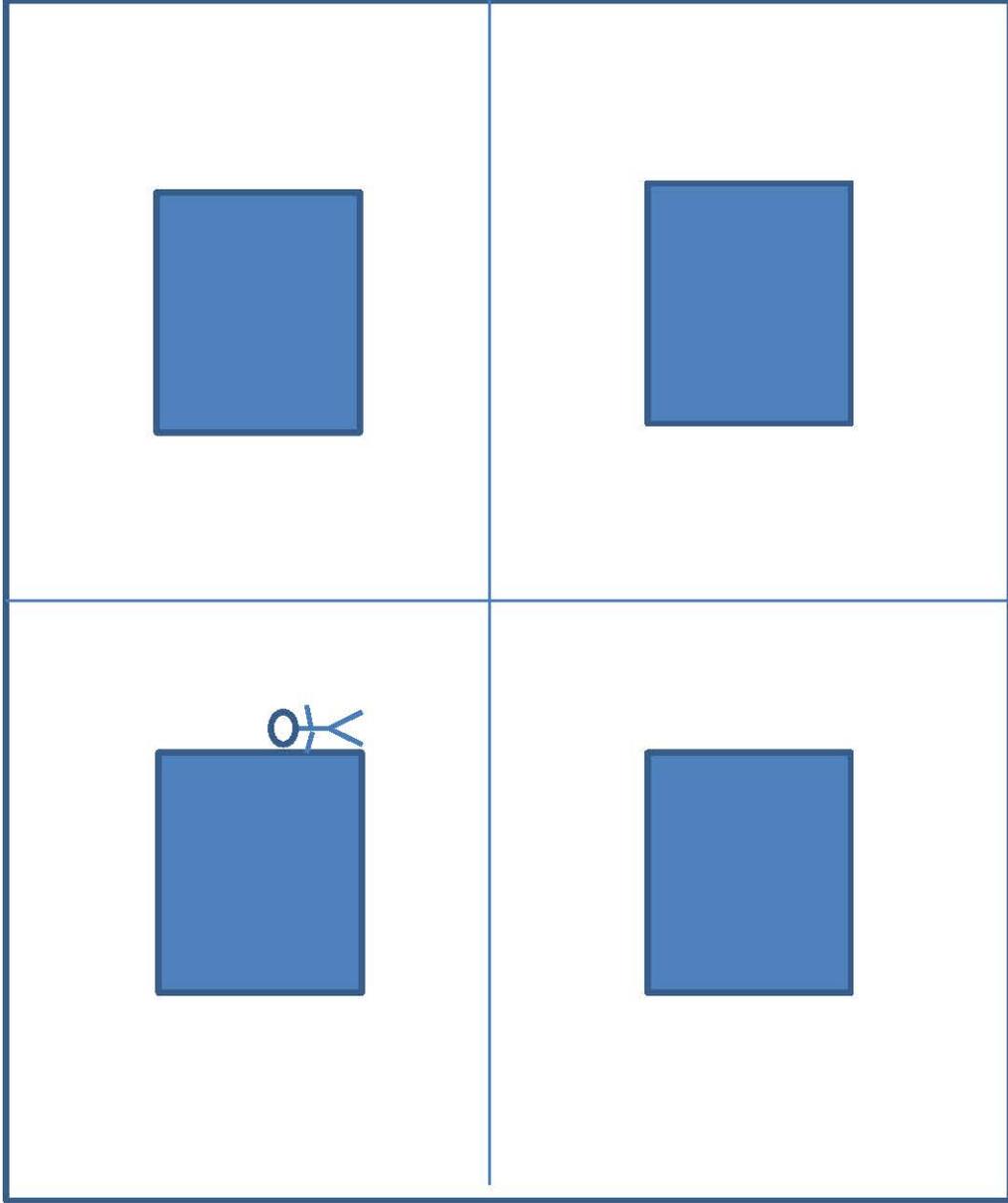
Atis Freimanis  
10108 NE 68th St. Unit 4  
Kirkland WA 98033

# **Problems with using only setbacks to limit density**

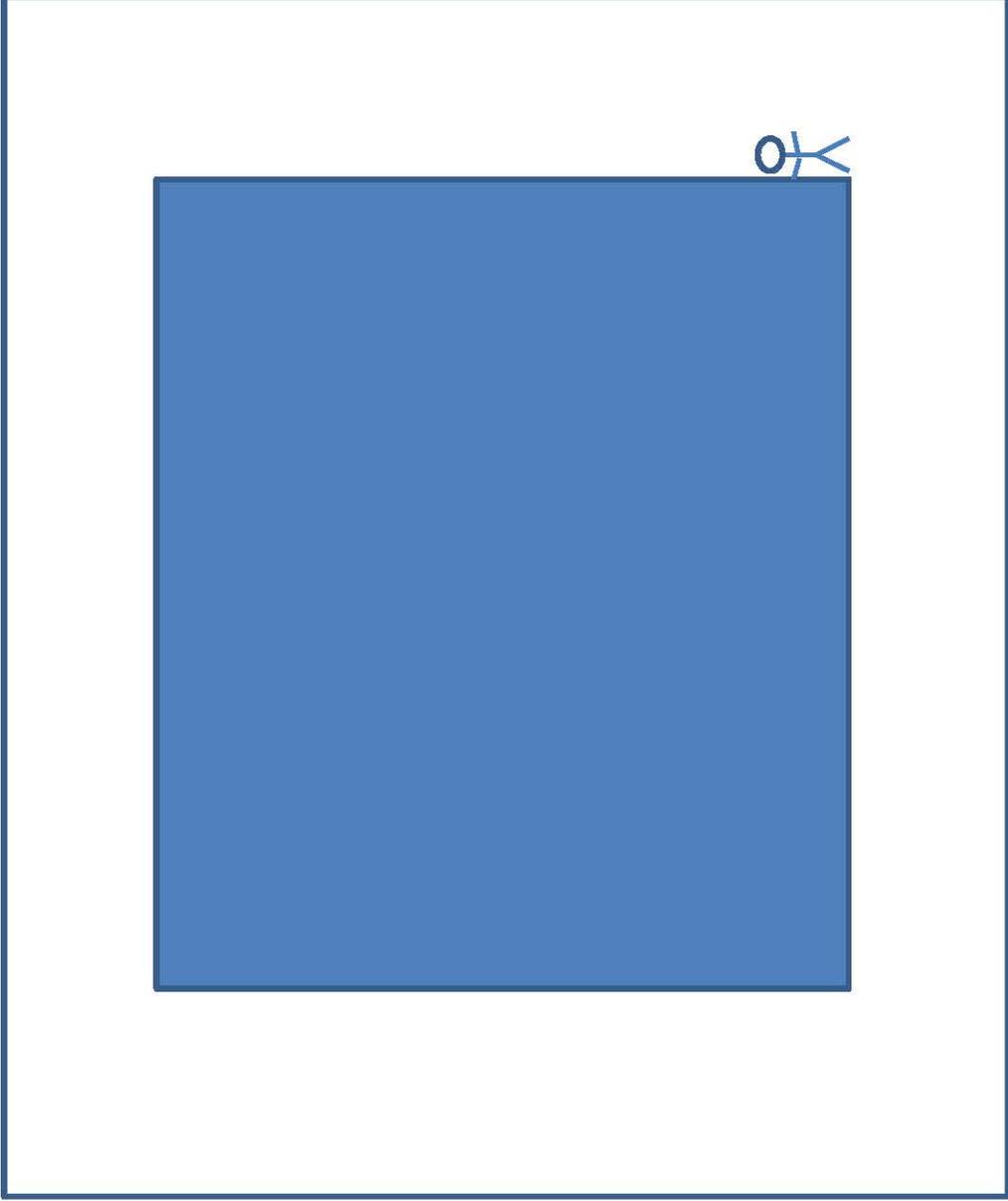
**- - -**

**May 15<sup>th</sup> , 2012**

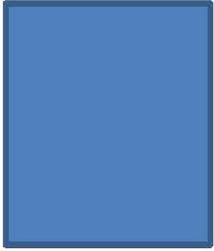
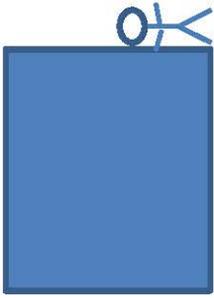
**Issue:** In cases where zero lot line adjustments are allowed, use of setbacks and height limits alone allows a virtually unlimited building size that is out of proportion with the neighborhood



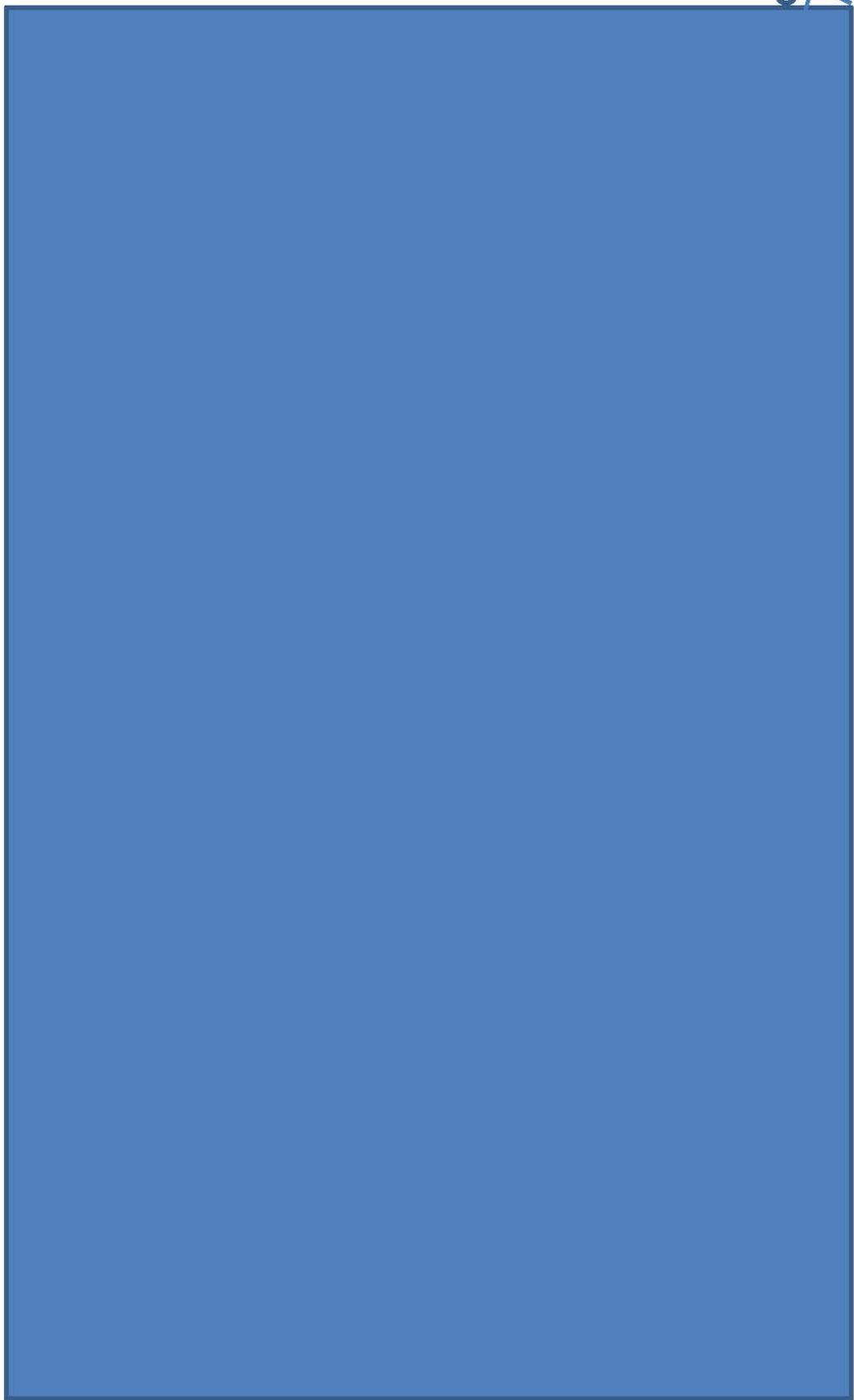
This example represents four 10x10 buildings with 10 ft. setbacks – 400 sq ft total



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:** 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:** 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 zone density limits is NOT acceptable since setbacks alone cannot effectively limit density**

## 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)
<b>Residential Density</b>	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"> <li>• None</li> <li>• Medium density (1 unit per 3,600 sf)</li> <li>• High density (1/2,400<sup>1</sup>, 1/1,800, 1/900<sup>2</sup>)</li> </ul>
<b>Minimum Commercial Floor Area</b>	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"> <li>• No change</li> <li>• Minimum commercial FAR</li> <li>• Maximum residential FAR as percentage of commercial provided</li> <li>• Minimum commercial frontage</li> </ul>
<b>Residential on Ground Floor of Structure</b>	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"> <li>• No change</li> <li>• Allow subject to commercial requirements</li> </ul>
<b>Commercial Orientation</b>	Toward arterial or sidewalk	<ul style="list-style-type: none"> <li>• Toward arterial or sidewalk</li> <li>• Minimum 13' ground floor height</li> <li>• Specify commercial floor to be at grade with street/sidewalk</li> </ul>	Toward arterial or sidewalk	<ul style="list-style-type: none"> <li>• Toward arterial or sidewalk</li> <li>• Minimum 13' ground floor height</li> <li>• Specify commercial floor to be at grade with street/sidewalk</li> </ul>	Toward arterial or sidewalk	<ul style="list-style-type: none"> <li>• Toward arterial or sidewalk</li> <li>• Minimum 13' ground floor height</li> <li>• Specify commercial floor to be at grade with street/sidewalk</li> </ul>	Toward arterial or sidewalk	<ul style="list-style-type: none"> <li>• Toward arterial or sidewalk</li> <li>• Minimum 13' ground floor height</li> <li>• Specify commercial floor to be at grade with street/sidewalk</li> </ul>	<ul style="list-style-type: none"> <li>• No change</li> <li>• Minimum 13' ground floor height</li> <li>• Specify commercial floor to be at grade with street/sidewalk</li> </ul>
<b>Maximum Floor Area Ratio (FAR)</b>	None	No change	<ul style="list-style-type: none"> <li>• No change</li> <li>• Maximum x% (similar to single family bulk limits)</li> </ul>						

<sup>1</sup> Similar to King County NB zone

<sup>2</sup> King County density adopted for BC.1 & BC.2 zones

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

	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)
<b>Required Yards<sup>1</sup></b>	20' front <sup>2</sup> 10' side & rear	<ul style="list-style-type: none"> <li>10' for ground floor commercial story</li> <li>No change to front for 2<sup>nd</sup> &amp; 3<sup>rd</sup> stories</li> <li>Additional 5' per story where adjoining residential</li> <li>10' side &amp; rear for all uses</li> </ul>	20' front 10' side & rear	<ul style="list-style-type: none"> <li>10' for ground floor commercial story</li> <li>No change to front for 2<sup>nd</sup> &amp; 3<sup>rd</sup> stories</li> <li>Additional 5' per story where adjoining residential</li> <li>10' side &amp; rear for all uses</li> </ul>	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"> <li>No change</li> <li>0' (similar to ped. oriented business districts)</li> <li>10' (similar to BNA)</li> <li>Reduce for ground floor only (similar to CBD 3 &amp; 7)</li> <li>Make office and retail consistent</li> <li>Increase</li> </ul>
<b>Land Use Buffer</b>	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 <sup>3</sup>	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"> <li>No change</li> <li>Make Retail &amp; Office buffers consistent to allow change in use of tenant spaces <ul style="list-style-type: none"> <li>Increase office to 15'</li> <li>Decrease retail to 5'</li> </ul> </li> </ul>
<b>Maximum Retail/Restaurant Store Size</b>	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"> <li>No change</li> <li>4,000 s.f. (similar to MSC 2 zone)</li> <li>3,000 s.f. (similar to RM zone)</li> </ul> <p>Examples:</p> <ul style="list-style-type: none"> <li>Totem Lake Rite Aid = 11,000 s.f.</li> <li>Brown Bag Cafe = 4,900 s.f.</li> <li>Super 24 = 3,100 s.f.</li> <li>Spuds = 1,500 s.f.</li> </ul>
<b>Use Limitations</b>	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"> <li>No change</li> <li>Prohibit non-pedestrian oriented<sup>4</sup> <ul style="list-style-type: none"> <li>Vehicle service station</li> <li>Drive-thru</li> </ul> </li> <li>Limit office uses</li> </ul>

<sup>1</sup> Note that office has 5' minimum side (15' combined)  
<sup>2</sup> 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)  
<sup>3</sup> 20' landscaped berm/topographic change required by (1) suffix  
<sup>4</sup> 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)
<b>Maximum Building Length<sup>1</sup></b>	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"> <li>No change</li> <li>Maximum 120'</li> <li>Maximum 70'</li> <li>Maximum 50'</li> </ul>
<b>Maximum Building Size</b>	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"> <li>No change</li> <li>Select a desirable size (this type of regulation is not currently in use in Kirkland)</li> </ul>
<b>Review Process</b>	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"> <li>None</li> <li>Zoning Permit (with established standards &amp; criteria) <ul style="list-style-type: none"> <li>Process I</li> <li>Process IIA</li> <li>Process IIB</li> </ul> </li> <li>Design Review (with established guidelines/regulations) <ul style="list-style-type: none"> <li>Administrative</li> <li>Design Review Board</li> </ul> </li> </ul>

<sup>1</sup> 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

**From:** [uwkkg@aol.com](mailto:uwkkg@aol.com)  
**To:** [Joan McBride](#); [Doreen Marchione](#); [Penny Sweet](#); [Amy Walen](#); [Dave Asher](#); [Bob Sternoff](#); [Toby Nixon](#); [Kurt Triplett](#); [Eric Shields](#); [Jeremy McMahan](#); [Robin Jenkinson](#)  
**Subject:** Fwd: TONIGHT - BN Development and views - Need speaker  
**Date:** Tuesday, May 01, 2012 5:42:25 PM

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Good evening council members:

I am sorry to be writing at this late hour, however a family medical emergency has necessitated my attention over the last couple of days.

I did want to enter into the record for tonight a list of those whom my comments over the past year are representing and also a quick comment about a subject that we've mostly avoided, views.

First, as I've said during this process, I've been asked to speak to you on behalf of several HOAs and neighbors and in the past I've provided some of the HOA names where they've met as a board or as membership and approved this representation. While these are listed in other records, a quick overview is Shumway, Water's Edge, Marsh Properties, The Park, Highland House, etc. A more complete list was provided at an earlier meeting and I'm currently a bit pressed for time. Additionally I've been asked to state that my comments are supported by "STOP" (the group where the initials stand for Support The Ordinances & Plan), similarly the newly forming group of neighbors that is calling themselves "One Neighborhood Block" (those residing in the one block bounded on the north and south by 10th S & NE 64th, and east and west by Lakeview Dr and Lake Washington Blvd/Lake St S). I also join with other neighbors in all the comments they will make tonight regarding request for extension of the moratorium in order to finally fully implement the Comprehensive Plan's Residential Market - Commercial as required by the plan and the implementation needs outlined in the implementation chapter of CP. Also the specifics of their comments are shared by me and those I represent. I will not further elaborate here as they are generally already on record from past meetings and emails.

On the subject of views, I just want to take a quick moment so that our perspective is on the record in case we all need to refer to it later. We've talked very little about preservation of views since compared to the mis-match between the intended Residential Market-Commercial and the potential for an overuse/abuse of unmodified zoning text... well the view issue is so far down the list it has hardly gotten any mention.

Views are a tremendous tremendous value to our entire city. Our views give Kirkland the positive identity that make our housing, our restaurants, our merchants successful. Our views add to our property values and thus benefit our tax base.

Regardless of whether you are on the side of protecting "private" views, or not, a massive structure that maximizes every inch of it's building footprint and encompasses 3 full lots without relief between properties will by its enormous nature block public views. Public views from the side streets will lose much of their lake and city orientation. Pedestrians along Lake St S will lose their uphill territorial views.

For the record, all the previously mentioned individuals and

organizations wish to put this concern into the record.

We also believe that there are some areas in the comprehensive plan where public views seem to be protected and we wonder if they are protected for some they should likely be given equal protection through the city. This may take further investigation but for now bears mentioning. Additionally, we feel that SEPA has view protection that extends into the realm of development of the BN-Residential Markets and should be thoroughly investigated.

Mostly let's right size the project and many of these other issues probably take care of themselves.

Thank you,

Karen Levenson

Direct: (206) 621-8869  
mann@gendlermann.com

March 15, 2012

Jay Arnold, Chair  
Planning Commissioners  
City of Kirkland  
123 Fifth Ave.  
Kirkland, WA 98033

Re: *Zoning to Implement the Residential Market Designation*

Dear Mr. Triplett; Chairman Arnold and Planning Commissioners:

I write again on behalf of Support The Ordinances and Plan (“STOP”) regarding your ongoing efforts to adopt zoning consistent with the City’s Residential Market Comprehensive Plan designation. The purpose of this letter is to express concern about what we see as premature planning for a Public Hearing.

While a review of your activities for BN-Residential Markets shows some positive progress toward better alignment between the zoning text and Comprehensive Plan, there is considerable work ahead, certainly more than can be accomplished by early April, unless the commission spends additional focused time on the task in March.

STOP is pleased by your recent decision to break one monster building into four smaller buildings beginning at ground level. This was a good step in the process of eliminating any proposal to severely overbuild property within the Residential Market designation. STOP applauds also the decision to preclude building below street level as well as the Design Review requirements. What is problematic, however, is that the proposed zoning still allows a building of excess size, bulk, mass and density of anything around. There is nothing that we can find in your new proposed zoning that comes close to restricting building size to “an individual store or very small building/center focused on local pedestrian traffic” as required by the Comprehensive Plan. Far from limiting the size of new buildings to “very small” or even “small” the proposal does not even restrict building to the same size as surrounding buildings. A true calculation of the newest setbacks between buildings (those presented as a rough approximation at your last meeting) provides a resulting mass that is still much larger than its closest comparative property. It is unclear how you are anticipating that the City Council, or Growth Management Board will receive the initial couple steps as a sincere attempt to approach the requirement for a “very small” building.

Jay Arnold, Chair  
Kirkland Planning Commission  
March 15, 2012  
Page 2

One of the greatest concerns for STOP is density, and the potential for unlimited density. Not only does the proposed "unlimited" density fly in the face of the Comprehensive Plan text indicating "12 units per acre south of 7th Ave S," it also contradicts the text restricting the subject property to "Limited Commercial" due to problems with vehicular ingress and egress. A choice for unlimited density also seems to be inappropriate spot zoning. This is based on the fact that all the parcels south of 7th were reduced in their development ability in 1977 by city action and then the neighbor lawsuit settled in 1979. The down zone severely impacted all property owners to the extent that most lost half of their development rights. The subject properties were part of the rezone and have, on prior occasions, been reviewed for potential development and limited to 12 dwellings per acre. While we understand the economic pressures on cities, the idea that Kirkland would choose one property to provide unlimited density while the surrounding are left in their disadvantaged status is unpopular, at best, and is seen by my clients as a favor to the most recent potential developer.

Additionally, as we look to the first words of the Zone Use Chart it states "BN - Neighborhood Business." Across the state many other cities provide for similar commercial use and there appears to be a fairly consistent definition provided wherein these commercial zones provide small, neighbor-oriented goods and services, with business is the primary use. Where residential is allowed it appears generally in the range of 8 to 18 dwellings per acre. Here, again the unlimited density seems in conflict and to date we do not see any text in the proposed new chart that would provide for a minimum percentage commercial as you are doing in the BNA zones. This would allow a developer to essentially game the system and provide minimal retail in order to essentially build an unlimited residential building.

A further issue with "Neighborhood business" is that generally these small commercial zones fit within their neighborhoods with similar lot coverage. The review of similar sized cities in Washington revealed that most allow lot coverage between 40-60%. As the other properties along the east side of Lake St S and all of 10th Ave S is 50%-60% lot coverage, the current choice of 80% for the subject property would seem to not fit within the context of CP required "integration" into the neighborhood.

In closing, STOP applauds the hard work that you have been putting into the BN zones. They ask that you put another review session on your March 22nd calendar which Planning Department has agreed would be done pursuant to your request. STOP fears that going forward with so much wording that remains clearly incongruent with the plan and that would be unlikely to be seen as implementing wording by the City Council or the Growth Management Hearings Board.

Jay Arnold, Chair  
Kirkland Planning Commission  
March 15, 2012  
Page 3

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

Very truly yours,

GENDLER & MANN, LLP

A handwritten signature in black ink, appearing to read "David S. Mann", with a long horizontal flourish extending to the right.

David S. Mann

Enclosures

cc: Kurt Triplett, City Manager  
Planning Department  
City Attorney

## Jeremy McMahan

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**From:** One Neighborhood [one.neighborhood.block@gmail.com]  
**Sent:** Tuesday, April 17, 2012 8:16 AM  
**To:** Kurt Triplett; Robin Jenkinson; Eric Shields; Jeremy McMahan; Joan McBride; Doreen Marchione; Penny Sweet; Amy Walen; Dave Asher; Bob Sternoff; Toby Nixon; Jay Arnold; Mike Miller; Andrew Held; Glenn Peterson; Byron Katsuyama; Jon Pascal; C Ray Allshouse  
**Subject:** BN-Residential Mkts in "One Neighborhood Block"

Dear Kirkland Officials:

I am writing on behalf of a newly forming neighborhood group. We are calling ourselves "One Neighborhood Block." We are neighbors living within the one block in Kirkland that is bounded by 10th St S on the North and NE 64th St to the South. Both are identified as neighborhood streets in the Comprehensive Plan and they truly exemplify this with nice low to medium density single family homes with a few small condos. It is the Comprehensive Plan's protection against cut through traffic spilling over into these neighborhood streets that keeps our kids safe and also retains our neighborhood character.

"One Neighborhood Block" is also home to the city's only two Residential Market - Commercial properties. One happens to be at the north end of our block and the other is at the south end. The Comprehensive Plan is very clear on the size, and scale of buildings in our neighborhood block, including listing the size of any commercial development as "VERY SMALL BUILDING."

VERY IMPORTANT PARAGRAPHS in the comprehensive plan provide specific direction on development of apartments and the density for any multifamily development in our block.

I direct your attention to Kirkland's Comprehensive Plan which we intend to defend rigorously in order to protect our "One Neighborhood Block."

*"Although there is some multifamily housing, almost half of the area is developed as single-family residential. Most structures are older but many are well maintained. **Apartment encroachment in single-family areas usually leads to a decay of the existing structures...**In order to minimize this encroachment and forestall a premature decay of the single-family areas, standards should be adopted to allow a transition from low density to higher densities.*

**Medium-density residential developments should be permitted ONLY** if sufficient land areas available to separate such development from adjacent single-family uses.

**Medium-density residential development** should not significantly increase traffic volumes on streets or portions of streets where predominantly single-family homes exist.

**Setbacks should be sufficiently large** to allow landscaping which would visually separate medium-density residential developments from adjacent single-family homes.

Sincerely,  
Cynthia Glaser, On Behalf of "One Neighborhood Block"

## Jeremy McMahan

---

**From:** One Neighborhood [one.neighborhood.block@gmail.com]  
**Sent:** Tuesday, April 17, 2012 10:57 AM  
**To:** Kurt Triplett; Robin Jenkinson; Eric Shields; Jeremy McMahan; Joan McBride; Doreen Marchione; Penny Sweet; Amy Walen; Dave Asher; Bob Sternoff; Toby Nixon; Jay Arnold; Mike Miller; Andrew Held; Glenn Peterson; Byron Katsuyama; Jon Pascal; C Ray Allshouse  
**Cc:** lauraloomis@charlesloomis.com  
**Subject:** Re: BN-Residential Mkts in "One Neighborhood Block"

On Tue, Apr 17, 2012 at 11:15 AM, One Neighborhood <[one.neighborhood.block@gmail.com](mailto:one.neighborhood.block@gmail.com)> wrote:  
Dear Kirkland Officials:

I am writing on behalf of a newly forming neighborhood group. We are calling ourselves "One Neighborhood Block." We are neighbors living within the one block in Kirkland that is bounded by 10th St S on the North and NE 64th St to the South. Both are identified as neighborhood streets in the Comprehensive Plan and they truly exemplify this with nice low to medium density single family homes with a few small condos. It is the Comprehensive Plan's protection against cut through traffic spilling over into these neighborhood streets that keeps our kids safe and also retains our neighborhood character.

"One Neighborhood Block" is also home to the city's only two Residential Market - Commercial properties. One happens to be at the north end of our block and the other is at the south end. The Comprehensive Plan is very clear on the size, and scale of buildings in our neighborhood block, including listing the size of any commercial development as "VERY SMALL BUILDING."

VERY IMPORTANT PARAGRAPHS in the comprehensive plan provide specific direction on development of apartments and the density for any multifamily development in our block.

I direct your attention to Kirkland's Comprehensive Plan which we intend to defend rigorously in order to protect our "One Neighborhood Block."

*"Although there is some multifamily housing, almost half of the area is developed as single-family residential. Most structures are older but many are well maintained. **Apartment encroachment in single-family areas usually leads to a decay of the existing structures...**In order to minimize this encroachment and forestall a premature decay of the single-family areas, standards should be adopted to allow a transition from low density to higher densities.*

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**Medium-density residential development should not significantly increase traffic volumes on streets or portions of streets where predominantly single-family homes exist.**

**Setbacks should be sufficiently large to allow landscaping which would visually separate medium-density residential developments from adjacent single-family homes.**

Sincerely,  
Cynthia Glaser, On Behalf of "One Neighborhood Block"

## Jeremy McMahan

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**From:** One Neighborhood [one.neighborhood.block@gmail.com]  
**Sent:** Tuesday, April 17, 2012 11:44 AM  
**To:** Kurt Triplett; Robin Jenkinson; Eric Shields; Jeremy McMahan; Joan McBride; Doreen Marchione; Penny Sweet; Amy Walen; Dave Asher; Bob Sternoff; Toby Nixon; Jay Arnold; Mike Miller; Andrew Held; Glenn Peterson; Byron Katsuyama; Jon Pascal; C Ray Allshouse  
**Subject:** From C Glaser re: BN-Res Mkt - On behalf of "One Neighborhood Block"

Dear Kirkland Officials:

I am writing on behalf of a newly forming neighborhood group. We are calling ourselves "One Neighborhood Block." We are neighbors living within the one block in Kirkland that is bounded by 10th St S on the North and NE 64th St to the South. Both are identified as neighborhood streets in the Comprehensive Plan and they truly exemplify this with nice low to medium density single family homes with a few small condos. It is the Comprehensive Plan's protection against cut through traffic spilling over into these neighborhood streets that keeps our kids safe and also retains our neighborhood character.

"One Neighborhood Block" is also home to the city's only two Residential Market - Commercial properties. One happens to be at the north end of our block and the other is at the south end. The Comprehensive Plan is very clear on the size, and scale of buildings in our neighborhood block, including listing the size of any commercial development as "VERY SMALL BUILDING."

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**Setbacks should be sufficiently large** to allow landscaping which would visually separate medium-density residential developments from adjacent single-family homes.

Sincerely,  
Cynthia Glaser, On Behalf of "One Neighborhood Block"

## Jeremy McMahan

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**From:** Grimm, Tom [Grimm@ryanlaw.com]  
**Sent:** Saturday, March 31, 2012 5:03 PM  
**To:** C Ray Allshouse; Mike Miller; 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  
**Cc:** Gari Grimm (gmgrimm@gmail.com); dknapp3140@aol.com; Marilyn Poskitt (mposkitt@earthlink.net); JNC2nd@yahoo.com  
**Subject:** BN Zones

Council and Planning Commission Members,

In advance of your joint session this coming Tuesday and after a lot of thought on the BN Zone review, I have come to the conclusion that the task before you is quite simple. The Comprehensive Plan for Moss Bay neighborhood has a maximum density of 12 dwelling units per acre, and the BN zone classification is not in synch with the Plan. However, any project will have to be in conformity with the Comprehensive Plan, so the density requirement in the Plan is also a requirement for the zoning. I think that the Council no need, and even less desire, to revisit all the thinking that went into the Comprehensive Plan, and the task becomes easy: clarify the requirements by adding the Plan's residential density requirement also to the BN zone criteria.

The lack of the residential density statement in the BN zone classification is merely an oversight and the current limit to 12/A can be clearly stated with a few words.

The Council is correct to not want to engage in a long process that would require re-thinking all the issues that went into the decisions on the Comprehensive Plan: traffic, noise, impact on neighbors, consistency of the gateway to the downtown core, environmental concerns, and the general quality of life that makes living in this city special. My comments in this regard are addressed to both of the Kirkland BN zones and those in the newly annexed areas (BNA).

As very near (across the street from the BN zone in Moss Bay) neighbors, my wife Gari and I and all of our fellow owners in Waterford East condominium request that you harmonize the BN zone wording to the current Moss Bay Comprehensive Plan, to preserve and protect Kirkland as we love it. This will clarify that development of the BN zones must be consistent with the character of the surrounding properties and avoid a spot zone in a primarily residential neighborhood.

**Tom**

**Thomas H. Grimm**  
**1003 Lake St. So. #201**  
**Kirkland, WA 98033**

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in them. If you have received this communication in error, please notify this firm immediately by reply to this communication or by calling toll free 800-458-5973 or if International collect at (206) 464-4224.

## Jeremy McMahan

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**From:** LetterToKPC@aol.com  
**Sent:** Wednesday, March 07, 2012 11:10 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: Thomas Grimm To: J Arnold and KPC

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Thomas H. Grimm**  
Ryan, Swanson & Cleveland, PLLC  
1201 Third Avenue, Suite 3400 | Seattle WA 98101-3034

My wife Gari and I live across Lake St. from the proposed 143-unit apartment building under the above number. This email is to register our opposition to the project.

We have lived at 1003 Lake St. So. For 10 years. During that time we have seen the traffic patterns along Lake Street and coming down 10<sup>th</sup> get more and more clogged, especially on nice days when everyone wants to travel along the lake. Our driveway enters onto Lake Street, and it can take several minutes, as things are now, to actually either turn right to proceed south or to cross both lanes of traffic, until someone courteous enough stops to let us through. The problem is exacerbated by the constriction of lanes in downtown that has been put in place. If 143 or more cars are coming and going out this proposed build each day, getting in and out of our property, already a problem, will become downright impossible. And that is after the construction is finished and all of the large trucks and workers' rigs are gone. Thus, our first objection is that the traffic is horrible now and will become unbearable with the construction and operation of the project.

Along with the traffic comes the inevitable safety problem of even more people crossing Lake Street. The amount of traffic now puts people at risk, as is recognized by the existing crossing flags. Traffic comes to a halt when someone crosses. More foot traffic will make for vehicles trying to get down Lake Street being even more slow and increase the likelihood of more accidents, just because of the number of encounters.

Would you want to put up with this prospect? Of course not. So please do not inflict it on us.

Our second objection is to how this will change the character of the neighborhood. It is a mixed use project. Our neighborhood density is now fairly light for an area zoned multiple. This project is proposed for very high density, which portends more traffic, more people on crowded sidewalks, more cars, more noise and more problems, just because there would be so many people living so close to one another. The small businesses in place now are adjuncts to the neighborhood. Their impact is minimal, and they operate in a low impact way. They are good neighbors. But what of the several businesses and the people trying to access them if the project goes through? This will be one more exacerbation of the traffic problems.

People do not want to live in beehives, and the low-density owners especially do not want to put up with the aggravations and deleterious effect on lifestyle that comes with high density nearby. These can also affect property values, as potential buyers will be confronted with the monstrosity across the street. Is the City willing to pay us for the diminution in value to our properties it will create by allowing a building or set of buildings that will change our neighborhood and highly intense use? It seems to me that the City will cause an invasion of noise, pollution, and other nuisances onto our property and will be in fact condemning part of our use.

I am sure that I speak not just for ourselves but also for the 5 other families in our building, Waterford East. Likely you will hear from them personally as well expressing their opposition.

**Thomas H. Grimm**

## Jeremy McMahan

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**From:** Eric Shields  
**Sent:** Tuesday, March 06, 2012 3:08 PM  
**To:** Jeremy McMahan  
**Subject:** FW: From: Duston Harvey To: J Arnold & KPC

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Apologies if I sent this to you already.

Eric Shields

---

**From:** [LetterToKPC@aol.com](mailto:LetterToKPC@aol.com) [<mailto:LetterToKPC@aol.com>]  
**Sent:** Tuesday, March 06, 2012 12:34 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](mailto:Tennysonkk@aol.com)  
**Subject:** From: Duston Harvey To: J Arnold & KPC

Re: BN Density in or adjacent to neighborhoods - Residential Market

(Central Houghton Resident)

March 6, 2012

Duston Harvey

There's no excuse for this developer-friendly loophole in Kirkland zoning rules and it should be closed immediately

**From:** [Chuck Pilcher](#)  
**To:** [Joan McBride](#); [Penny Sweet](#); [Doreen Marchione](#); [Amy Walen](#); [Dave Asher](#); [Bob Sternoff](#); [Toby Nixon](#); [Doreen Marchione](#)  
**Cc:** [Teresa Swan](#); [Eric Shields](#); [Jeremy McMahan](#); [Robin Jenkinson](#); [Kurt Triplett](#)  
**Subject:** Hearing on BN Extension & EIS Scoping meeting  
**Date:** Thursday, April 26, 2012 9:56:47 PM

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Dear Council Members:

I think you'll agree that I am pretty well connected on the issue of the Lake St. BN zoned property. However, the only notice I received about the EIS Scoping "informational meeting" on May 8 was the forward from Kari Page to me of an email from Teresa Swan (see below). An email to 3 people, two names I don't recognize and one of whom doesn't even live here any more, is not the sort of transparency I would expect on an issue of this magnitude. My understanding has also been that a Scoping HEARING is required, not a Scoping "Informational Meeting." The citizens will want significant input into the scoping process. Perhaps you are planning for an actual "hearing" at a later date. If not, this may be a procedural error.

Further, I was unaware until tonight that the Council will hold the official "Hearing" on extension of the BN zoning moratorium on May 1. Karen Levenson mentioned it in an email, and even she heard of it in a rather round about way. If some sort of official "Notice" was sent to the ListServ subscribers, I do not recall receiving it. For that matter, I can't recall receiving a single message via the Potala Village ListServ in 2012. I think that when you hold a hearing, there is supposed to be adequate "notice" of that hearing. If I didn't receive any notice, it's unlikely that anyone else did.

In case I can't get to the Council meeting on Tuesday (because of a competing meeting), I fully expect you to extend the moratorium on BN zones. The rationale is clear:

- You passed a moratorium in November
- You instructed the Planning Commission to provide input to you
- The PC worked on the issue, but presented nothing to the Council for a vote, just some "ideas."
- The Zoning Table thus remains officially identical to what it was in November.
- The PC has thus not finished its work, nor has the Council achieved the goals of the moratorium.
- Allowing the moratorium to expire would be an acceptance of the status quo and an insult to a year's worth of hard work by concerned citizens like myself, and over 500 others who have asked you to "do the right thing." You would be saying "Yes" to a huge box of unlimited density apartments and unlimited traffic on our signature boulevard for future generations of Kirkland residents.
- **The moratorium MUST be extended.**

Chuck Pilcher  
[chuck@bourlandweb.com](mailto:chuck@bourlandweb.com)  
206-915-8593

Begin forwarded message:

**From:** Kari Page <[KPage@kirklandwa.gov](mailto:KPage@kirklandwa.gov)>  
**Subject:** FW: Potala Village Environmental Impact Statement  
**Date:** April 20, 2012 5:08:28 PM PDT  
**To:** Chuck Pilcher <[chuck@bourlandweb.com](mailto:chuck@bourlandweb.com)>, "[lori.isch@usa.net](mailto:lori.isch@usa.net)" <[lori.isch@usa.net](mailto:lori.isch@usa.net)>  
**Cc:** Teresa Swan <[TSwan@kirklandwa.gov](mailto:TSwan@kirklandwa.gov)>

Thanks Teresa.

Steve Jackson is no longer the neighborhood chair for Lakeview. I'm forwarding this onto the Lakeview group.

**Kari Page**

Neighborhood Outreach Coordinator  
City of Kirkland  
City Manager's Office/Public Works Department  
Office: 425-587-3011  
Cell: 425-736-6477  
Email: [kpage@kirklandwa.gov](mailto:kpage@kirklandwa.gov)

[Neighborhood E-Bulletins](#) | [Kirkland on Twitter](#) | [Capital Projects](#) | [Neighborhood Services](#)

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**From:** Teresa Swan  
**Sent:** Wednesday, April 18, 2012 3:58 PM  
**To:** [MSAILOR@COMCAST.NET](mailto:MSAILOR@COMCAST.NET); [donjwinters@comcast.net](mailto:donjwinters@comcast.net); [brokerjax@yahoo.com](mailto:brokerjax@yahoo.com)  
**Cc:** Kari Page  
**Subject:** Potala Village Environmental Impact Statement

Hello Michele, Don and Steve:

I wanted to make you aware that Lobsang Dargey, the applicant for the Potala Village proposal, has decided to move forward with the Environmental Impact Statement (EIS) required by the City to study significant probable impacts under the State Environmental Policy Act (SEPA). He placed the EIS on hold last October 2011.

The EIS will study the proposal that the applicant submitted for his shoreline Substantial Development permit that is still pending. Issues to be analyzed are height, bulk and mass of the proposal, traffic, residential density, environmental remediation of the on-site contamination, potential eagle siting and construction impacts.

A consulting team has been selected to prepare the document under the direction of the City. The applicant pays for preparation of the EIS, but has no involvement with the consultants.

We will hold an informational meeting on the EIS on **Tuesday May 8, 2012 in the Peter Kirk Room at City Hall with an open house starting 6:30pm and a presentation at 7pm.**

Over the process of the EIS we will provide updated information about the EIS at the Potala Village web site:

<http://www.kirklandwa.gov/depart/Planning/Development/Potala.htm?>

The public can sign up for the listserv on the Potala Village webpage to receive updates about the project, the EIS, the BN building moratorium and the current study by the Planning Commission on the BN zoning.

If you have any questions, please contact me.

Sincerely,

Teresa Swan  
Teresa Swan  
Senior Planner  
(425) 587-3258 Fax (425) 587-3232  
[tswan@kirklandwa.gov](mailto:tswan@kirklandwa.gov)  
City of Kirkland  
123-5th Ave  
Kirkland, WA 98033  
Mondays-Thursday 8:30am to 5:00pm

## Jeremy McMahan

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**From:** Eric Shields  
**Sent:** Monday, February 27, 2012 8:20 AM  
**To:** Teresa Swan; Jeremy McMahan  
**Subject:** FW: From: R Herberger To: J Arnold & KPC

Eric Shields

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**From:** [LetterToKPC@aol.com](mailto:LetterToKPC@aol.com) [<mailto:LetterToKPC@aol.com>]  
**Sent:** Saturday, February 25, 2012 5:08 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](mailto:Tennysonkk@aol.com)  
**Subject:** From: R Herberger To: J Arnold & KPC

Robin Herberger, 6401 Lake Washington Blvd., NE, #403, Kirkland, WA 98033  
425-828-9668, [Mediaworks1@frontier.com](mailto:Mediaworks1@frontier.com)

**I live about three blocks from the proposed Potala Village site, and will be directly, adversely and irrevocably impacted by this major construction proposal that is before you and the City of Kirkland, if it is approved.**

To me, the significant impacts of this proposal would seem obvious to anyone without a vested economic interest in its being imposed on our community.

It is my contention that the proposed, 143-unit, 316-stall parking garage, 5-story complex called Potala Village does not provide "the widest range of beneficial uses of the environment without degradation."

- *Height, bulk and scale*
  - The proposed design is, obviously, monstrously out-of-scale with the surrounding area. It is an out-of-place behemoth.
  - I'm sure others can offer valuable comments with professional, architectural expertise. But sometimes, you just have to take a step back, look at what's in front of you, tap into your common sense and say, "This just doesn't make sense."
- *Residential density*
  - The parcel of land of the proposed site is zoned "Neighborhood Business (NB), which is to accommodate 12 to 14 units per acre. The proposal for Potala Village is 100 units per acre, or almost 9 times the allowable density.
  - Creating 143 new households on this relatively small amount of land in an already well-populated area is radically out of proportion and will significantly impact the quality of life for existing residents.
  - The Growth Management Act always gets thrown in the faces of opponents to every proposed new development. But the key to me is the word "management." I understand Kirkland is going to grow, but the point of the GMA is to manage it. Sometimes it feels like cities are in league with developers, and use the GMA as a battering ram to destroy legitimate objections and hand over the keys to the city, no matter the reasonable objections.

- *Traffic and parking*
  - The environment will be degraded significantly from the impacts of all those additional cars, including emissions.
  - Such a sudden increase in traffic imposes increased hazard risks to motorists and pedestrians, alike.
  - The entrance and exit for the Potala Village garage are both on Lake Street, which imposes a major new impediment to traffic flow, and increasing the likelihood of more collisions.
  - Potala Village, which proposes office space as well as residential, will cause a significant scramble for street parking, since the garage will in all probability not be able to accommodate all residents and their visitors, and office workers and visitors.

Please listen to the people. Listen to the community. We care about our city. We respect it as our home and as a beautiful environment to share with all who come here.

I hope that in the end, the wishes of the people of Kirkland outweigh the greed of outside developers who want to make a quick buck at our expense. Just because they can, doesn't mean they should.

Please find a way to minimize the impact of the proposed Potala Village. If the City is determined to approve construction, please significantly decrease the number of rental units allowable – 143 is beyond any reasonable proportion for the size and location of the site.

This is a financial investment opportunity for Lobsang Dargey. He does not have to live with the **undesirable and unintended consequences** of his action. We do.

I hope the City of Kirkland says "NO" to the Village of Potala as proposed.

Thank you for the opportunity to offer my comments.

Sincerely,

Robin Herberger

## Jeremy McMahan

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**From:** Robin Herberger [mediaworks1@frontier.com]  
**Sent:** Saturday, March 31, 2012 2:37 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:** Unlimited problems with unlimited density in Kirkland neighborhoods

Dear City Officials:

If the City limits density by unit count for an entire neighborhood, an absolute or formulaic exception should not be made for a Residential Market-BN property that appears in its midst. An unlimited residential density designation for property that is zoned to accommodate small, neighborhood businesses does not make city-planning sense. Who among you knew that an unlimited density zone existed within a residential neighborhood in which every other property is limited to 12 or 24 units/acre?

Residential density for BN zoned properties located in residential neighborhoods must be capped to a reasonable level that is compatible with its surroundings.

I am in total agreement with COUNCIL MEMBER PENNY SWEET'S belief about the BN-zoned property on Lake Street, as she stated at the November 15, 2011 City Council meeting, that "There was never an intention to allow for unlimited density in zoning this property."

IF YOU BELIEVE THAT LAW SHOULD NOT BE BASED ON UNINTENDED CONSEQUENCES - you need to codify, with a correction to the zoning code, a residential density cap on BN zoned properties located in residential neighborhoods. It is my view that this would be a "correction" and not a "change."

IF YOU BELIEVE IN THE ISSUE OF FAIRNESS, as former, highly-respected COUNCIL MEMBER JESSICA GREENWAY does, as she expressed her view at the same November 15 meeting about the BN-zoned property on Lake Street, "This particular property allows unlimited units per acre, when other properties in the area are limited to 12 and 24 units per acre. That just doesn't seem fair or correct to me." - you need to codify, with a CORRECTION to the zoning code, a residential cap on BN zoned properties located in residential neighborhoods.

Unlimited density prohibits the maintenance of the high quality of community life in Kirkland (for both residents and visitors), and will cause major traffic and ingress/egress hazards if a single driveway is meant to handle hundreds of cars per day in a residential neighborhood. The prospect of unlimited residential density in a BN/Residential Market zone was never given a proper public hearing.

Thank you for your time, energy, and contemplation in working to resolve this issue.

Sincerely,

Robin Herberger  
6401 Lake Washington Blvd., NE, #403  
Kirkland, WA 98033

## Jeremy McMahan

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**From:** Robin Herberger [mediaworks1@frontier.com]  
**Sent:** Sunday, April 01, 2012 12:49 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:** WANTED: Reasonable BN Zone - Must be compatible with surroundings

Dear City Officials:

When it comes to residential development, Council Member Bob Sternoff is an expert, with a trained eye for properties and project development, and a long and distinguished career in the industry. When he looks at the project that is being proposed for the BN zone on Lake Street and says, as he did at the City Council meeting on November 15, 2011, "There are times when things don't look quite right, and this is one of those that needs to be looked at," I believe the City needs to avail itself of his expertise and consider that if it doesn't look quite right, perhaps it isn't, and steps need to be taken to make it right.

The developer's attorney claims that the proposed project sited on the Lake Street BN zone is being unfairly singled out. I agree. It is singularly unfair to the community to attempt to impose an aberrant, out-of-scale village on the corner at Lake and 10th; and it is singularly unfair to neighbors who were forced to abide by a zoning code that a property holder next door to them is not.

You all know that what makes Kirkland's waterfront community and boulevard so special for residents and visitors is that it is a harmonious blend of single family and reasonably sized multi-dwelling homes, parks with lots of open space, and small, neighborhood-focused businesses. Allowing a patchwork of purchased-and-leased properties to be stitched together to create one giant, anomalous BN property on which the City says it will permit as many residential units as a developer can physically cram into it is not good city planning and needs to be corrected. Such a huge project is clearly out of sync with its surroundings. And I ask you: are you certain that every square foot of those combined properties is right and truly BN zoned?

I implore you to use your common sense in determining the requirements for BN zones in residential neighborhoods - look at the single family homes and the 12-24 unit/acre condos and apartments in the Moss Bay and Lakeview neighborhoods, and compare the current residential environment of these neighborhoods with the UNIQUELY massive, UNIQUELY residentially-dense project that is being proposed for insertion into this community. SUCH UNBALANCED JUXTAPOSITION DOES NOT EXIST IN ANY KIRKLAND NEIGHBORHOOD. Why are the Moss Bay/Lakeview communities singled out for such an experiment?

This is not an issue of neighbors disapproving of a particular development project - although they may. The issue is that officials need to determine the best use of BN zones in residential areas for the common good of the City and its residents, clarify reasonable parameters, and set guidelines for a common sense, workable, zoning code that is compatible within a geographic area.

Surely, preserving neighborhood architectural and residential scale and character, and compatibility with surrounding structures, is something that City officials would want to ensure for their constituents - constituents who voted them into office to serve the needs of the community and to act out of allegiance to the common good of that electorate. I am hopeful you agree that demand for rights and fairness is not exclusive to developers and their attorneys.

Thank you for taking public comments into consideration as you deliberate.

Sincerely,

Robin Herberger  
6401 Lake Washington Blvd., NE, #403  
Kirkland, WA 98033

## Jeremy McMahan

---

**From:** Robin Herberger [mediaworks1@frontier.com]  
**Sent:** Monday, April 02, 2012 4:18 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:** A ROSE IS A ROSE IS A ROSE . . .

. . . EVEN IF YOU CALL IT A MONKEY

Dear City Officials:

As you deliberate the requirements for BN zones and consider the BN zone on Lake Street S, I ask in what sense is a proposed 143-unit residential structure (for that is the only plan of record) a neighborhood business? It seems to me that either a proposed project should identify with the zone in which it is proposed, or the zone for which it is proposed should be changed.

What is being proposed is not a Commercial endeavor. Obviously, what is being proposed is primarily a multi-family dwelling. The Kirkland Zoning Code has an accommodation for this type of structure, which I believe is called Multi-Family Residential. I would recommend a zoning change before any such structure gets the go-ahead. The stipulations for a Multi-Family Residential project would be compatible with the proposed multi-unit dwelling, including a requirement for 200 s.f./unit of open space to provide residents with an unconfined, more enjoyable living experience.

What is proposed for the BN zone on Lake Street is a deviation in this city. It relates to its surroundings like chalk and cheese. People do not expect a great hovering stack of apartments or condos where small, local businesses are supposed to be - are zoned to be. Council Member Dave Asher gets it. He understands the shock that the community experienced when it found out what was going on. As he explained in his comments at the November 15, 2011 City Council meeting, "It caused the community to inhale (gasp!)." Yes, it did. We're still gasping.

Thank you all for the time and attention you have paid to this issue and for coming together to find a resolution that will, hopefully, be in the best interest of residents, the city, and everyone who loves it. And thank you for involving the public in the process. One of the reasons Council Member Asher approved of the moratorium was because he thought it was "a prudent path for us to take to make sure our community develops the way we want it to develop." He rightfully acknowledges that the people of Kirkland have a right to participate to influence, to help steer public policy. We want to develop from the inside, out. Not from imposition. Because the decision you ultimately make on this issue will have a profound effect on the lives of many people in the community you serve.

Sincerely,

Robin Herberger  
6401 Lake Washington Blvd., NE, #403  
Kirkland, WA 98033

**From:** [Rodney](#)  
**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:** High Density and the Traffic Nightmare  
**Date:** Monday, May 14, 2012 9:05:12 AM

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Dear Council Members, Managers and Directors,

I am a resident of Kirkland, more specifically I live at 6436 Lake Washington Blvd. A few months ago I learned of a new high density apartment project being planned for Lake Washington Blvd, but I did not track all the details because I figured there was no way it would be allowed given our already crazy traffic situation. Unfortunately, it appears that I was wrong. Neighbors have recently informed me that high density projects are still being considered for the area.

I know that Kirkland has some monstrosities downtown, but another one situated in the middle of the boulevard will “distort” the community and simply create another dense, cluttered and less desirable place to live. As a former resident of Redmond, I relocated to Kirkland when I saw what was happening to its communities. Downtown Redmond is now a collection of shoebox-like buildings which with time will look more and more undesirable. Unfortunately, the residents and representatives were sold a “bill of goods” by developers with deep pockets and now they must deal with the implications...or like myself, just move from the area. In fact, if traffic gets much worse here on the boulevard, my plan would be to turn my residence into a rental property.

Traffic and parking are the major issues! The boulevard is already a mess on most days. The traffic extends from downtown to almost Carillon Point. Similarly, the lack of parking is a perpetual nightmare. In fact, I often find visitors parking on our property because they are frustrated that they can not find a legitimate spot to leave their cars.

Respectfully,

Rodney Vieira  
6436 Lake Washington Blvd NE, Kirkland, WA 98033  
(425) 503 6600

## Jeremy McMahan

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**From:** Teresa Swan  
**Sent:** Tuesday, February 14, 2012 1:56 PM  
**To:** Jeremy McMahan  
**Subject:** FW: Potala Village project

Jeremy:

Another comment email. I sent her a response and provided her with a link to the Potala Village web page.

Teresa

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**From:** Lori Isch [<mailto:lori.isch@usa.net>]  
**Sent:** Monday, February 13, 2012 6:02 PM  
**To:** Teresa Swan  
**Subject:** Potala Village project

Add me to the list of very concerned neighbors. There is no way this building is only 30 ft high – I would love to see something on that lot, but this is much too large.  
Thank you!

**Lori Isch**  
425.444.7321 cell  
[lori.isch@usa.net](mailto:lori.isch@usa.net)

## Jeremy McMahan

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**From:** mkelly@windermere.com  
**Sent:** Sunday, April 01, 2012 8:47 PM  
**To:** Kelly Maureen  
**Subject:** BN Zone Comments

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

To our Kirkland City and Citizen Representatives:

I am addressing the location specifically at Lake Washington Blvd & 10th Ave *because* of the current development proposal *or* future development proposals on this site. This is not a developer specific complaint, although it is nearly impossible to separate the zoning issue from the current development proposal because of the disproportionate (to the neighborhood) size of said proposal.

The problem as I see it, is twofold:

1) Perceived developer profit margin. The sale records indicate that the developer grossly overpaid for 2 of the parcels and thinks he must build 120-143 tiny units to compensate - hogwash! What the developer applicant is proposing is essentially one massive building to cover 3 parcels (2 owned by Potala and 1 large vacant parcel supposedly leased from an elderly land owner). Evidence reveals he was aware of zoning conflicts. If the developer paid twice the market value for two of the three parcels, that's his problem - *not* the City's.

2) City mistakes and oversights. If the City made mistakes along the way, they need to man-up and respect their neighborhood citizens, if in no other way than to provide *proper* notice of proposed zoning changes, i.e. unlimited density. This was never done.

The "reasonable solution" for the City to require of any developer would be to build something that fits in with, and enhances, the neighborhood rather than squashing the rest of the neighbors and further burdening roads that cannot handle the existing traffic. It *is* that simple.

I respect and thank you for the time and commitment you all continue to make to our City. I know you care or you wouldn't have undertaken this difficult job.

But I'm tired of the traffic. I'm tired of the zoning 'mistakes' that are irrevocably shaping our city's future. As a Kirkland realtor and hesitant activist, I don't want to hear another person tell me that Kirkland is getting "seedy".

Respectfully,

Maureen Kelly  
6201 Lake Washington Blvd NE #102  
Kirkland, WA 98033

## Jeremy McMahan

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**From:** LetterToKPC@aol.com  
**Sent:** Wednesday, March 07, 2012 7:14 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: B Knutson To: J Arnold & KPC  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I wish to go on record as being opposed to the current Potala Village plan due to the density, height and tremendous traffic congestion it will cause.

Betty Knutson

## Jeremy McMahan

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**From:** Kris Kocis [kriskocis@yahoo.com]  
**Sent:** Sunday, April 01, 2012 12:22 PM  
**To:** Jeremy McMahan  
**Subject:** Fw: Ingress and Egress

--- On Sun, 4/1/12, Kris Kocis <[kriskocis@yahoo.com](mailto:kriskocis@yahoo.com)> wrote:

> From: Kris Kocis <[kriskocis@yahoo.com](mailto:kriskocis@yahoo.com)>  
> Subject: Fw: Ingress and Egress  
> To: [Eshields@kirklandwa.gov](mailto:Eshields@kirklandwa.gov)  
> Date: Sunday, April 1, 2012, 12:20 PM

> --- On Sun, 4/1/12, Kris Kocis <[kriskocis@yahoo.com](mailto:kriskocis@yahoo.com)>  
> wrote:

> > From: Kris Kocis <[kriskocis@yahoo.com](mailto:kriskocis@yahoo.com)>  
> > Subject: Fw: Ingress and Egress  
> > To: [KTriplet@kirklandwa.gov](mailto:KTriplet@kirklandwa.gov)  
> > Date: Sunday, April 1, 2012, 12:15 PM

> > --- On Sun, 4/1/12, Kris Kocis <[kriskocis@yahoo.com](mailto:kriskocis@yahoo.com)>  
> > wrote:

> > > From: Kris Kocis <[kriskocis@yahoo.com](mailto:kriskocis@yahoo.com)>  
> > > Subject: Ingress and Egress  
> > > To: [Bjenkinson@kirklandwa.gov](mailto:Bjenkinson@kirklandwa.gov)  
> > > Date: Sunday, April 1, 2012, 12:12 PM

> > > 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.  
> > >  
> > > 1) 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



**From:** [Chuck Pilcher](#)  
**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](#); [Doreen Marchione](#); [Andrew Held](#); [C. Ray Allshouse](#); [Mike Miller](#)  
**Subject:** Lakeview Neighborhood Plan  
**Date:** Wednesday, April 25, 2012 4:47:44 PM  
**Attachments:** [PastedGraphic-10.tiff](#)  
[PastedGraphic-5.tiff](#)  
[PastedGraphic-4.tiff](#)  
[PastedGraphic-6.tiff](#)  
[PastedGraphic-7.tiff](#)  
[PastedGraphic-8.tiff](#)  
[PastedGraphic-9.tiff](#)

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Dear Council and Planning Commission Members:

Last year the City completed a revision of the Lakeview Neighborhood Plan. It includes actual language very much like what STOP asserts is intended by the Moss Bay Neighborhood Plan, but which was never correctly codified in Zoning.

Read the language below. It's almost as if someone said "We screwed up in Moss Bay. Let's do a better job in Lakeview."

I pasted Policy L-4.3 out of order at the top, because it is the most significant item in the Lakeview plan related to our issues with the BN zoned Residential Market piece on 10th in Moss Bay. Otherwise, these are all excerpted sequentially from the Lakeview Neighborhood Plan.

This matter is by no means drawing to a close, and will not until you folks choose to preserve and protect our waterfront boulevard as intended by every Comp Plan produced by the City in its history. Please do SOMETHING that would make Doris Cooper PROUD rather than turn over in her grave.

Chuck Pilcher  
[chuck@bourlandweb.com](mailto:chuck@bourlandweb.com)  
206-915-8593





