

From: [Robin Herberger](#)
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: Oh, What a Tangled Web He Weaves
Date: Sunday, May 06, 2012 5:27:55 PM
Attachments: [BN Zone letter - 5.6.12.docx](#)

Dear City Officials,

Attached is a letter regarding the BN zone issue and the presentation given at last Tuesday night's City Council meeting by Justin Stewart on behalf of Lobsang Dargey.

Robin Herberger
Kirkland, WA
mediaworks1@frontier.com

March 6, 2012

RE: BN zone on Lake Street S/10th Avenue South

Dear City Officials:

Once again, at the City Council meeting last Tuesday evening, Justin Stewart trotted out the slide-show of his condo journey down Lake Street S/Lake Washington Boulevard. He and Lobsang Dargey - with the sanction of Dargey's lawyer Duana Kolouskova one must assume, as she is in attendance during presentations - are attempting to make the point that their proposed Potala Village project (or is it Kirkland Aqua?) is no worse than any other residential building that already exists along the Boulevard. The only point Stewart keeps making, however, is how deceitful the Dargey team continues to be with the Council, the Planning Commission, other City officials, and City residents.

1. Dargey/Stewart condo comparison is deceitful with regard to STREET PRESENCE

Stewart features condos such as Lake View Manor (725 1st Street S) in his slide-show in an attempt to imply that other residential buildings have an equal or even more imposing presence on the Boulevard than he posits Potala Village would have. Lake View Manor and several others ARE BUILT ON TOP OF A HILL, not at Boulevard street level. A five-year-old is taller than I am . . . if she's sitting on her father's shoulders!

2. Dargey/Stewart condo comparison is deceitful with regard to TRAFFIC ACCESS ON THE BOULEVARD

Potala Village has a single driveway onto Lake St/LWB to accommodate traffic from cars in 316 parking stalls. As you can see from the addresses in the chart below of condos featured in Stewart's presentation, some of these driveways are not even located on Lake St S/Lake Washington Blvd. While a building may front Lake St S/LWB, entrances and driveways are on 5th Avenue S, 1st Street S, and NE 62nd St. The Waterford East driveway across the street from the Potala site does, indeed, have Boulevard access, FOR 6 UNITS. The Waters Edge Condominium driveway next to it has Boulevard access, FOR 12 UNITS. By what standard of measurement is Potala on a par with the condos put forth by Stewart in his presentation with regard to traffic impacts on Lake Street S/LWB?

3. Dargey/Stewart condo comparison is deceitful with regard to DENSITY

Dargey proposes 143 units for Potala Village - an anomaly in the neighborhood. As you are aware, NO OTHER RESIDENTIAL COMPLEX ALONG THE BOULEVARD COMES CLOSE TO 143 UNITS. Yet Stewart and Dargey try to convince the City that their project is not out of sync with existing residences by offering photographic “evidence?” The unit comparison below shows how the condominiums Justin Stewart showed the Council stack up against Potala’s 143 units.

NOTE: POTALA VILLAGE UNITS (PVUs) – What if all condos in Kirkland were built to the Potala Village Standard of Density (PVSOD)?

The **Potala Village Standard of Density**, based on 143 units per 1.2 acres, is 11.9 units/.1 acre. Using that calculation, I have assigned each condo with a **Potala Village Unit (PVU)** equivalency. So, if the Shumway Condominiums were built at Potala’s density, for example, it would have 359 residential units on its 3.22 acres, rather than its 72 units, etc. I ask that you consider the concept of “fairness” to the community as you consider these equivalencies. **This is why a residential density cap, compatible with surrounding buildings, is necessary in an amended BN zoning code.**

| CONDOMINIUM | NO. OF UNITS / POTALA VILLAGE UNITS (PVUs) /ACRES |
|--|---|
| SHUMWAY CONDOMINIUM 215 – 5 th Avenue S | 72 units / 359 PVUs (8 buildings, only 2 of which front Lake Street S) 3.22 acres |
| LAKE VIEW MANOR CONDOMINIUMS 725 – 1 st Street S | 11 units / 106 PVUs .89 acre |
| KELSEY STATE CONDOMINIUM 735 – 1 st Street S | 12 units / 115 PVUs .97 acre |
| ALPHA REACH CONDOMINIUMS 816 Lake Street S. | 8 units / 79 PVUs .64 acre |
| WATERS EDGE CONDOMINIUM 905 Lake Street S | 13 units / 241 PVUs (2 buildings) 2.35 acres |
| WATERFORD EAST CONDOMINIUM 1003 Lake Street S | 6 units / 100 PVUs .84 acre |
| WESTWIND CONDOMINIUM 10115 NE 62 nd St | 11 units / 104 PVUs .88 acre |

143 UNITS WOULD HAVE BEEN GIVEN THE GREEN LIGHT WITHOUT THE MORATORIUM

Please do correct me if I am wrong, but the only plan Dargey has filed with the City is for 143 units of apartments and 316 parking stalls. Despite making presentations before Council members, Commissioners, and Kirkland neighborhood associations in attempts to obtain public support, with two different exterior drawings – no floor plans, elevation levels, number/size of units, etc. – THE ONLY PLANS THAT HAVE BEEN FILED WITH THE CITY, AND WHAT WOULD HAVE BEEN GIVEN THE GO-AHEAD FOR PERMITTING IF COUNCIL MEMBERS HAD NOT VOTED TO EXTEND THE BN MORATORIUM, WOULD HAVE BEEN FOR 143 UNITS. If this information is false, I request that someone from the City contact me with a correction.

What's in a name?

Also, please correct me if I am wrong about the name, but despite Dargey and Stewart now calling it Aqua Kirkland, the name of the proposed project is still Potala Village, isn't it? Why do they identify it as Aqua Kirkland on drawings and in presentations? Which is it? Shouldn't the City and residents have clarification?

What's good for the goose, is off limits for the gander

I find it rather galling when the Dargey entourage chastises Kirkland residents for talking specifically about the Potala Village project at the BN zone hearing, when it is: 1) the only project proposed on one of only two BN zones in Kirkland; 2) the only BN zone with a proposed construction project for the site, and 3) the only BN zone on Lake Washington Blvd . . . while they show up to talk ONLY about the Potala Village project, with project specific visual aids, and attorneys in tow retained to work on the Potala Village project, specifically. And, in point of fact, the vast majority of speakers Tuesday night did NOT mention Potala by name.

Why are Justin Stewart, Lobsang Dargey and attorney Duana Kolouskova allowed to make these false presentations without a challenge from City officials? Next time they crank up the old Power Point and present this slide-show, I hope that someone from the Council or Planning Commission questions them directly about the points that I've called to your attention. Council members, Planning Commissioners, others who work on this issue on behalf of the City, and Kirkland residents deserve to be presented with facts, not a tangled web of self-serving, bald-faced deceptions from a developer and his minions who want to change Kirkland's lakefront cityscape for the worse and forever, make their money and move on, and leave the community to live with what they have wrought.

Sincerely,

Robin Herberger

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

STOP ("Support the Ordinances & Plans")

On behalf of concerned citizens, we hereby present this petition to the Planning Commission of the City of Kirkland.

We remain concerned that the absence of a density cap on residential development in commercial zones (Neighborhood Business/Residential Market) insufficiently manages development in these zones as directed in Kirkland's Comprehensive Plan.

Our research shows that almost every other similar sized city in the State of Washington has placed a density cap on such properties, not only to protect neighborhoods from excessive and incompatible residential development but also to assure that the result of such zoning is accomplished, namely to provide for true "neighborhood businesses."

The list is sorted alphabetically by first name of signer. Email addresses have been redacted but are available upon demonstration of need. Comments are included.

We have also included a pdf of both the most recent petition specifically addressing density caps and the original petition (November, 2011) to the City Council, which includes additional signatures.

Altogether, contained herein are the names of **over 500 citizens** to date who are asking the City of Kirkland to make development of our commercial zones, specifically Neighborhood Business/Residential Market, compatible with the surrounding neighborhood.

Kirkland Resident's Petition to Restrict Unlimited Residential Density

| | |
|---------------------------------|--|
| Petition summary and background | The City of Kirkland is in the process of considering changes to certain Zoning Regulations (BN) which currently allows for new construction of UNLIMITED RESIDENTIAL DENSITY TO EXIST IN OR ADJACENT TO KIRKLAND'S RESIDENTIAL NEIGHBORHOODS. |
| Action petitioned for | We, the undersigned, are concerned citizens who urge our leaders to act now to DISALLOW ANY ZONING REGULATIONS PROVIDING FOR UNLIMITED RESIDENTIAL DENSITY IN KIRKLAND'S RESIDENTIAL NEIGHBORHOODS INCLUDING NEIGHBORHOOD BUSINESS ZONES OR RESIDENTIAL MARKET AREAS. |

| Name | Comments | Signature Reference # |
|---------------------------------|--|-----------------------|
| 1 Agustina Reisman | | 311 |
| 2 Alan F Nelson | President - Kingsgate V Homeowners Association | 80 |
| 3 Alton Eugene Paap | | 326 |
| 4 Amber Blomquist | | 180 |
| 5 Andrea Braund | Bad Idea! | 42 |
| 6 Andrea Mosa | | 174 |
| 7 Andrew McAllister | I have seen what high density has done to small quite towns before. It becomes a nightmare to even go to the stores for a quick message, | 248 |
| 8 Andy Allred | | 244 |
| 9 Angelique Reiss | Kirkland already has the highest density on the Eastside. Our city should certainly not allow more density than King County would allow, on Finn Hill or in any other neighborhood. Please protect the integrity of our neighborhoods and our quality of life. | 2 |
| 10 Anne Gauthier | I oppose Unlimited Density!!!! Keep our city quaint and small. | 159 |
| 11 Anne Miller | | 217 |
| 12 Arlyn P Nelson | | 138 |
| 13 As an Individual, and as HOA | On behalf of our HOA Board and the homeowners association we strongly oppose unlimited or incompatible densities being dumped into neighborhoods or next to them. Giant apartment buildings with unlimited tiny units are not "Neighborhood Businesses." All the other cites seem to have density caps on this type of commercial zone. these run from 8 units per acre to 18. How are we missing the meaning of the words, Neighborhood Business? | 86 |
| 14 Astrid M. Traff | Totally agains this. | 73 |
| 15 Audrey Style | | 186 |
| 16 Barbara Canterbury | | 141 |
| 17 Barbara Hughes | | 23 |
| 18 Barbara Knapp | | 131 |
| 19 barry bloch | | 60 |
| 20 Barry D. Gustafson | | 142 |
| 21 Ben Garner | No Brainer! Stop Potala! This should not a be a decision citizens have to step into stop. | 116 |
| 22 Bertha M Roche(Biff) | The traffic on Lake Street is horrendus now----The developement is way tt dence | 327 |
| 23 Beth Billington | | 257 |
| 24 Beth McCaslin | | 267 |
| 25 Betty Knutson | | 198 |
| 26 bill & Jonell Boyeson | We are saddened to see the city of Kirkland try to undermine our neighborhoods! If we | 302 |
| 27 Bill McNeill | I oppose the Portola Village project as being out of scale with the neighborhood. If allowed this high density development will adversely impact traffic flow on already grid-locked Lake Washington Boulevard. The Planning Commission should shelve this in favor of a much lower density development consistent with the neighborhood. | 208 |

| Name | Comments | Signature Reference # |
|--------------------------|---|--------------------------|
| 28 Bonnie Berry | Please review this matter and establish reasonable unit caps for commercial property in residential neighborhoods or adjacent to residential neighborhoods | 121 |
| 29 Bradford Leibbrand | | 96 |
| 30 Brenda Freeling | | 190 |
| 31 Brenda Poskitt | | 231 |
| 32 Bridgett Arnadeck | | 237 |
| 33 Bruce Pym | The Potala location is simply not appropriate for large commercial or multi-family residential facilities. Please fix the zoning! | 167 |
| 34 C Best | | 210 |
| 35 Carol Davidek-Waller | A common sense fix. | 22 |
| 36 Carol Genova | | 283 |
| 37 Carol Leibbrand | I am very opposed to unlimited residential density! | 95 |
| 38 Carol W. Rogers | Potala would be a disaster for Kirkland. The traffic now is horrendous and would be unbelievable if this change in density goes through. | 196 |
| 39 Carrie Goodrich | | 301 |
| 40 Casey Sibert | | 140 |
| 41 Catherine Ferrera | | 59 |
| 42 Catherine Murphey | | 287 |
| 43 Celia Pym | | 213 |
| 44 Chantelle Phillips | No unlimited density!!! | 130 |
| 45 Charles A. Pilcher | | 1 |
| 46 Charles Greene | I strongly opppose Unlimited Density in Restidetal Zones in Kirkland neighborhoods. | 52 |
| 47 Charles Loomis | | 78 |
| 48 Charles Telford | PLEASE DISALLOW ANY ZONING REGULATIONS PROVIDING FOR UNLIMITED RESIDENTIAL DENSITY IN KIRKLAND'S RESIDENTIAL NEIGHBORHOODS INCLUDING NEIGHBORHOOD BUSINESS ZONES OR RESIDENTIAL MARKET AREAS. | 262 |
| 49 Charlotte Kanemori | | 89 |
| 50 Chelle Nelson | Do not allow unlimited residential density zoning!! It will destroy Kirkland. | 293 |
| 51 Cheryl Johnson | | 221 |
| 52 Chris Latta | | 223 |
| 53 Christian T. Bratlien | This is not the type of residential developement that enhances our city scape. | 94 |
| 54 Christine Leibbrand | | 97 |
| 55 Christophe Loisey | | 279 |
| 56 christopher hall | | 149 |
| 57 Chuck Mitchell | Growth along the water front needs to handled in a responsible manner. | 165 |
| 58 Cindy Springer | This zoning is ruining the village character of Kirkland. Please do not allow more condo and apartment structures. Let's remain unique. | 209 |

| Name | Comments | Signature Reference # |
|-----------------------|---|--------------------------|
| 59 Claire Cahill | I own a condo on Lk WA Blvd, and this would add to the traffic, and a smaller scale project would be a better fit into the neighborhood. | 297 |
| 60 Claudi Wilson | | 51 |
| 61 Colleen Hines | | 41 |
| 62 Constance L Winter | | 235 |
| 63 Cynthia Nuebel | | 105 |
| 64 cynthia smith | Kirkland's zoning codes, the issuance of building permits, and the enforcement of codes by the city are often inconsistent with the comprehensive plan. The city needs to take action to create a consistent set of codes that align with the comprehensive plan. Further, their conduct of permitting and enforcement should align with the codes and plan. | 65 |
| 65 Dan R. Wentzel | | 234 |
| 66 Daniel Martinec | Dear city officials, I was quite disturbed when I found out about the possibility of building such an unbecoming project as the Potala Village in my neighborhood. If this project is approved, downtown Kirkland will lose much of its beauty and uniqueness. The quality of living will go down for all of us living here or just visiting. No matter how nature friendly the project is presented on its website, the massive rise of the density in the area will have many consequences. There will be more traffic which will make it less attractive to be around and do activities such as running, walking, and biking. I am afraid that it is worse than just having this inappropriate building in my neighborhood. Allowing such a construction might open door for shifting the character of the downtown Kirkland from a scenic little town to a business center. Of all the people I talked about this none would want that. There is many business centers around such as in Bellevue, Redmond and Seattle. I hope you will use your senses and power to protect the beauty and uniqueness of Kirkland which could never be retrieved if lost by allowing here an unfitting project as the Potala Village. Sincerely, --Daniel Martinec 5535 Lk Wa Blvd NE #205, 98033 Kirkland, cell phone # (425)533-5911 | 154 |
| 67 Darrel Spayth | | 101 |
| 68 Dave Moyer | Unlimited density? Is this a serious proposal? It's not a good idea. | 309 |
| 69 David Banks | | 320 |
| 70 David Crosby | Please stop Potala! | 324 |
| 71 David Swanson | | 74 |
| 72 Dayna Hall | | 144 |
| 73 Deanna Wheeler | | 110 |
| 74 Deb Oroszlan | | 166 |
| 75 Debbie Halvorson | | 62 |
| 76 Debbie Marrs | | 232 |
| 77 Debbie Rippeteau | | 265 |
| 78 Deborah Dunn | | 85 |

| Name | Comments | Signature Reference # |
|------------------------------|--|--------------------------|
| 79 Delaine Peterson | | 285 |
| 80 Dione Godfrey | My home is directly across the street from this project. The impact of this density and number of cars will profoundly effect my lifestyle, ability to resell my home and the beauty of Lake Washington Blvd and Lake Street. | 24 |
| 81 Dirk Mosa | | 173 |
| 82 Donald Poskitt | | 230 |
| 83 Donna Davidson | | 5 |
| 84 donna smith | I am against this project in downtown Kirkland | 239 |
| 85 Doris Cosley | | 151 |
| 86 Dr. Cynthia Morrow-Hattal | | 46 |
| 87 Duston Harvey | There's no excuse for this developer-friendly loophole in Kirkland zoning rules and it should be closed immediately. | 238 |
| 88 elena camerini | | 16 |
| 89 Elizabeth szabo | While I realize that Kirkland desires increased tax revenues, and desires to increase business opportunities, I strongly oppose very high density building in areas approximating residential neighborhoods. There are significant access and infrastructure limitations that likely would require large costs to mitigate, and the overall effect on our communities due to a huge increase in population and automobiles will have a detrimental effect on the quality of life in Kirkland. Try to drive through Redmond nowadays (which is not limited by the lake, as Kirkland is) and then try to envision Kirkland with similar traffic demands. I plead with the council to represent the citizens of Kirkland rather than business interests. We elect our representatives in the hopes that they will work for the people of our town, and not be influenced by corporations and moneyed lobbyists. PLEASE allow Kirkland to remain our TOWN. Thanks. | 158 |
| 90 Emily Brooks Staples | | 264 |
| 91 Erika Somm | | 300 |
| 92 Essie Swanson | | 28 |
| 93 Eunice Chaffey | I don't believe there should be unlimited residential density in Kirkland's residential neighborhoods. | 88 |
| 94 gail cottle | This proposed change to Zoning must not be approved. Our streets cannot handle the impact of unlimited density and over-development of our residential, business, and market communities. The traffic today cannot handle what has already be done. City council need to take a firm stand and tighten the current zoning regulations rather than allowing any changes that would furthur impact our streets and public services. | 53 |
| 95 Gail M. Griffin | I am against the development as planned due to size of project. The traffic and parking on Lake St S is already bad. especially during good weather. | 318 |
| 96 Garrett McGowan | While I support high density residential planning over suburban sprawl, there needs to be a more balanced approach than 'unlimited' residential units in commercial zones. | 118 |
| 97 Gary Hattal | | 29 |

| Name | Comments | Signature Reference # |
|--------------------------|---|--------------------------|
| 98 Gary Selke | In addition to this property being too dense, we should also come together as a community to stop the housing project at the South Kirkland Park and ride (Imagine Housing, a nonprofit affordable housing developer active on the Eastside). Kirkland is slowly being destroyed! | 31 |
| 99 Gayle M. Bond | | 191 |
| 100 George E. Lamb | The traffic study says that the development will cause "intolerable delays" on Lake Street. Is this what the council wants? | 175 |
| 101 georgine foster | unlimited residential density in this BN zone is out of character with the neighborhood. 'Neighborhood Business' should be developed to serve the 'neighborhood' (not the developer) | 30 |
| 102 Gigi Forbes | Please revise the density to what is reasonable for the neighborhood. | 189 |
| 103 GILES LARSEN | STOP POTALA! | 274 |
| 104 GINGER RUSS | | 306 |
| 105 Glen W. Holden | | 157 |
| 106 Gloria E. Largent | | 139 |
| 107 Gloria F Wentzel | | 233 |
| 108 Heather Bradford | | 39 |
| 109 Heather Montpas | | 75 |
| 110 Heidi Bright | The Boulevard and Lake View and State Street already back-up to waits to get through Downtown to the West and East of Market neighborhoods over 30-40 minutes to go 2 miles. This is insane! | 178 |
| 111 Heidi Donovan | | 83 |
| 112 Heike Grodecki | | 171 |
| 113 Helen Roller | Please be reasonable and revise the current unlimited capacity laws for commercial zones. We need to maintain Kirkland as the desirable smaller city that it is, while it still has any character left! | 14 |
| 114 Hugh Levenson | SIZE, SCALE, DENSITY, COMPATIBILITY with the surrounding single family homes and low intensity condos, REQUIRED COMMON SPACE 200 sq ft per unit All are still not being adequately addressed by planning commission and it is your charge to use these tools to fully implement the Comprehensive Plan decisions of the past 16 yrs that define a Very Small Building and Lowest Intensity commercial use "Residential Market." Please take the work ahead seriously. Limiting density is essential and most of the other issues become mostly resolved when you do that. | 68 |
| 115 Irma Crosby | This is not right! | 325 |
| 116 Jack & Christy Arndt | This project is way out of line for the scope, size and traffic it will create. Lake Washington Blvd. down to downtown Kirkland is already a traffic congestion issue at peak traffic.. Any project put on this siite should confirm to the surrounding homes, apartments, condo's in both look and feel. of the area and traffic generated must be taken into account.. | 172 |
| 117 .Jacqueline Dern | | 125 |

| Name | Comments | Signature Reference # |
|----------------------------|--|--------------------------|
| 118 Jacqueline LePage | | 281 |
| 119 James Badgley | | 177 |
| 120 James J. Eagan | | 117 |
| 121 James K Anderson | | 240 |
| 122 James N. Clapp II | Please block this project's path around the zoning limits for our neighborhood. Thank you, James N. Clapp II 1003 Lake St. S # 202 Kirkland, WA 98033 | 317 |
| 123 jan conrad | | 280 |
| 124 Jan Granston | | 58 |
| 125 Janice Denney | Bob and Audrey Styles have been friends of ours for over 25 years and their property (directly across the street on the water side) is in serious jeopardy if the city of Kirkland changes the zoning. What are they thinking? The City is not thinking about the existing residences plus the traffic would be a detriment to business as well as to the residents. went we visit them, it's very difficult to find parking as it is. dents. | 218 |
| 126 Jason Dodson | | 32 |
| 127 Jeff Hellinger | | 288 |
| 128 Jeff Lyon | Kirkland is already too crowded. It's long past time for the Council to start thinking about the needs of the citizens, rather than the greed of the developers. | 17 |
| 129 Jennifer Loy | | 84 |
| 130 Jerald Miller | | 215 |
| 131 Jerry Forell | Limit MF density to no more than 16/acre. | 55 |
| 132 Jill Brooks Stinogel | I am glad this has been discovered, but dismayed at what may be happening already in Kirkland. This is not a case of nimby, but commonsense limits to keep our communities liveable. Thank you. | 71 |
| 133 Jim and Jean Wix | | 106 |
| 134 Jim Carroll | | 250 |
| 135 Jim Hughes | | 38 |
| 136 Jim Teague | | 43 |
| 137 Joan Foster | | 179 |
| 138 Joan Lindell | | 161 |
| 139 Joan Loveless | | 87 |
| 140 Joe & Lynn Drazich | Please advise us of any public meetings on this subject. TU, Joe Drazich | 47 |
| 141 John and Beth McCaslin | This zoning regulation WOULD BE AN ABSOLUTE TRAVESTY to the image, culture, and ultimately, economic health of Kirkland! KIRKLAND IS (AND WILL CONTINUE TO BE) THE "SAUSALITO" OF THE NORTHWEST: a vibrant and energetic upscale ARTS, DINING, AND RETAIL-BOUTIQUE nucleus of the Eastside, WITH ITS (BY FAR) BEST PUBLIC BEACH ACCESS! Overcrowding Kirkland's compact downtown area to the point of GRIDLOCK, which Portala PLUS any of the proposed high-density developments would surely EXACERBATE, would DESTROY the aforementioned advantages Kirkland enjoys. | 228 |

| Name | Comments | Signature Reference # |
|-------------------|--|--------------------------|
| 142 John Flynn | This proposal goes against everything that has been established for this area over the past 30 years. I am amazed that it is even being given serious thought by the planning commission. | 36 |
| 143 John Harper | | 126 |
| 144 John McCaslin | This zoning regulation WOULD BE AN ABSOLUTE TRAVESTY to the image, culture, and ultimately, economic health of Kirkland! KIRKLAND IS (AND WILL CONTINUE TO BE) THE "SAUSALITO" OF THE NORTHWEST: a vibrant and energetic upscale ARTS, DINING, AND RETAIL-BOUTIQUE nucleus of the Eastside, WITH ITS (BY FAR) BEST PUBLIC BEACH ACCESS! Overcrowding Kirkland's compact downtown area to the point of GRIDLOCK, which Portola PLUS any of the proposed high-density developments would surely EXACERBATE, would DESTROY the aforementioned advantages Kirkland enjoys. | 268 |
| 145 John Murray | | 254 |
| 146 John W Rogers | This density is far too great for the surrounding residential area. There may be an area where this is appropriate, but this is clearly incongruent. | 112 |
| 147 Joyce Benezra | This project would cause traffic problems overwhelming. | 258 |
| 148 Joyce Hardy | Please reduce the unlimited number of units. | 44 |
| 149 Judy Gee | | 147 |
| 150 Julia Brewer | | 291 |
| 151 Kara Weinand | | 150 |

| Name | Comments | Signature Reference # |
|----------------------|---|--------------------------|
| 152 Karen Levenson | Densities being proposed for some of these projects are more than 50% higher than most downtown densities. If folks wanted to live in a high intensity area they would have chosen CBD or the areas planned for high intensity. Allowing high intensity on parcels planned for very small buildings and low intensity would be irresponsible of the commission and council and will just drag out this process and make it MORE COSTLY. The established neighborhoods have Comprehensive Plans approved by Growth Management Board. The zoning must be written to avoid having profit seeking developers prey on neighborhoods by building monster sized boxes with hundreds tiny dwellings.....some with nearly no windows and facing the shady side of the building. How is this "a very small 'Residential Market' to provide goods and services to the neighbors?" While there are those who enjoy the "bustle" of living downtown, the low/med density neighborhoods have residents who choose areas of less stress and intensity. I believe that the detrimental effects of higher density are well documented... Poorer mental and physical health, extreme loss of privacy and feeling unable to unwind, lowered ability to achieve academically (likely because of all the distractions), greater likelihood of aberrant behavior. Those that moved to low/med density areas selected out of downtown life as they believed their well-being was better suited to lower intensity areas. They have protected the character and intensity of their areas through multiple Ordinances (strongest city laws). Please listen to the petition signers and all who have contacted the city opposing these horrific unintended density increases. | 11 |
| 153 Karen Nishihara | | 6 |
| 154 Karen Story | Unlimited density is not the way to manage growth - it just makes traffic and other problems worse. | 3 |
| 155 Karen Todd | This development is out of scale for the residential area of Kirkland. | 295 |
| 156 Kate Johnsen | Please preserve the community that we all moved here to enjoy. | 61 |
| 157 kate prinsloo | | 10 |
| 158 Kathleen Dier | | 284 |
| 159 Kathryn Grey | | 277 |
| 160 kathryn Straub | | 236 |
| 161 Kathy Feek | Need ombudsman board to mediate existing property owners' rights, both in commercial and residential issues | 289 |
| 162 Kathy Iverson | | 82 |
| 163 Kathy LePenske | | 176 |
| 164 Katie J Davidson | By signing this petition I am requesting that the Planning Commission please review the BN designation for the Potala project. Allowing the project to proceed when one building occupies two pieces of land, one leased, looks like a potential problem for buyers down the road. Moreover, this project does not fit in this community of other-zoned homes and apartments. | 113 |

| Name | Comments | Signature Reference # |
|---------------------------|---|--------------------------|
| 165 Kay Breslin | Potala is much too dense for our neighborhood, and will increase the traffic unbelievably! | 319 |
| 166 Kay Plimpton | Potala is much too dense for our neighborhood, and will increase the traffic unbelievably! | 252 |
| 167 Kellie A Rogers | I AM OPPOSED TO THE POTALA PROJECT ON THE BASIS THAT THE ZONING OF THIS PARCEL OF LAND IS INAPPROPRIATE AND INCONSISTENT WITH ADJACENT PROPERTIES AND IS INJURIOUS TO SURROUNDING PROPERTIES | 115 |
| 168 Kendal Larive | | 222 |
| 169 Kenneth Dwight Krossa | | 124 |
| 170 Kenneth Lin | | 120 |
| 171 Kenneth R Gustin | | 48 |
| 172 Kevin Poskitt | | 328 |
| 173 Kim Pilcher | | 247 |
| 174 Krista Schimpf | | 298 |
| 175 Larry Granston | | 56 |
| 176 Laura Loomis | Please put a cap on density for Commercial Property located in Neighborhoods that matches the density of the surrounding neighborhoods. | 76 |
| 177 Laura Paslay | | 241 |
| 178 Laura Polt | I am vehemently against changing the zoning laws to unlimited density in Kirkland's residential neighborhoods. | 260 |
| 179 Laureen Miki | preserving Kirklands charm means not allowing careless zoning practices. There should be a cap on density | 294 |
| 180 Laurie Hope | | 152 |
| 181 Lee Obrzut/Dan Ling | | 99 |
| 182 Linda Carrigan | I've lived in Kirkland for over 28 years. I've walked along the waterfront for years. It is so congested these days. I find it not as enjoyable anymore. And there is so much crime. While walking today a gal stopped her car at the stop sign. She screamed over to me that the guy in the car behind her was a pimp. And he did something to her while she was walking. I've had more strange guys come up to me while I'm walking. Some new guy last week. I've seen obvious drug deals going on in plain site. You are only asking for more of this by adding that many more people into the area. This type of person loves crowds because they can hide easier. You are only asking for trouble. Concerned condo owner of Kirkland.... | 40 |
| 183 Linda L. Fairweather | | 63 |
| 184 Linda M. Donlin | I do not think I even need to comment as to why this should not happen. | 169 |
| 185 Linda M. Donlin | Pretty obvious why I am signing this petition. | 170 |
| 186 Lisa Izutsu | | 108 |
| 187 Lisa Mushel | traveling through Kirkland is difficult enough without this additional traffic! | 275 |
| 188 Lori Isch | I am 100% behind this petition. Residential density has a major factor on our quality of life and value of our residences. | 200 |

| Name | Comments | Signature Reference # |
|-------------------------|--|--------------------------|
| 189 Lyle Dillon | This overdevelopment in our community has got to stop. It's all about tax money to the Kirkland council and not about our quality of life in our community. DO NOT ALLOW THIS TO CONTINUE. Thank you. | 316 |
| 190 Lynn B. Mares | | 128 |
| 191 Lynn Butzberger | | 33 |
| 192 Mala Virani | please restrict unlimited residential density and apply common sense zoning standards consistent with existing construction in the rest of Kirkland | 211 |
| 193 Maria Antuzzi | | 168 |
| 194 marianne griffith | This zoning i dea is terrible. We in the new annexation area were always concerned about this kind of activity- and thats why I voted no. I made a choice to live where I live, and Kirkland should not have the right to abruptly change our neighborhood lifestyle. | 26 |
| 195 Marilyn Carroll | | 249 |
| 196 Marilyn Poskitt | | 229 |
| 197 Mark & Betty Taylor | As Kirkland residents we believe it is essential to prevent high-density developments that are incompatible with their immediate neighborhoods. Neighborhood business zones MUST adhere to similar residential density limits as their surrounding residential neighborhoods. | 67 |
| 198 mark hurst | | 20 |
| 199 Mark Reisman | | 312 |
| 200 Martin Heilstedt | Unlimited residential density is bad policy and bad for the long term health of Kirkland as a livable community. | 15 |
| 201 Marvin H. Scott | Stop trying to cram so many people into little spaces, especially in what should be neighborhoods | 136 |
| 202 Mary Berg | | 7 |
| 203 Matt M | | 253 |
| 204 matt peterson | | 90 |
| 205 Matthew Hoover | I am strongly Against Unlimited Residential Density to exist in or adjacent to Kirkland's Residential Neighborhoods. | 220 |
| 206 Maureen Harris | Some of our streets don't even look normal anymore example corner of NE 97th St and 124th Ave NE. One house on a lot is replaced by 8. They are facing the back, front and sides of each other. These are expensive homes and they look so unattractive. Go west on NE 97th to the end of the block and you'll see a 6,000 square foot atrocity that doesn't remotely fit in scale with any house around. Continue north on Slater and you see more examples are zoning and planning out of control in this city!! | 270 |
| 207 Maureen Kelly | | 35 |
| 208 Mayuna Shah | | 34 |
| 209 Melany Greenberg | | 45 |
| 210 Melissa Matkin | | 266 |
| 211 Melissa P Miller | Please disallow ANY zoning regulatins that provide for unlimited residential density in Kirkland's residential neighborhoods! | 193 |
| 212 michael aauthier | | 164 |

| Name | Comments | Signature Reference # |
|-------------------------------|---|-----------------------|
| 213 Michael J Phillips | Please listen to us. We are concerned citizens. | 129 |
| 214 Michael Mayfield | | 245 |
| 215 Michael Nuebel | | 323 |
| 216 Michael Servais | | 313 |
| 217 Michelle Leibbrand | | 98 |
| 218 Michelle Newhouse | It is terrible for legislators to ruin a beautiful town so that they can benefit from additional property taxes. This is an extremely irresponsible project and should not be passed. Lake Street already suffers from traffic congestion. How does the planning committee plan to increase infrastructure to accommodate these additional residents/cars? | 69 |
| 219 Mona Wolf | I support this petition | 4 |
| 220 Monica Figueroa | | 81 |
| 221 Morton Latta | | 224 |
| 222 Myra Vargas | It is critical that the city retain the power to limit density next to or near residential areas. Also to keep the traffic moving easily. | 100 |
| 223 nada donnelly | | 204 |
| 224 nancy bick | PLEASE LIMIT RESIDENTIAL DENSITY IN COMMERCIAL DESIGNATIONS TO SAVE OUR PROPERTIES AND OUR SCHOOLS! | 203 |
| 225 Nancy Boehme | STOP POTALA! | 273 |
| 226 Nancy Gode | rational solution to density and travel issues! | 66 |
| 227 nancy griswold | The proposed density of Portola will have a significant negative impact to quality of life in Kirkland on several levels. As a resident who lives near this site, I am deeply concerned about the increase of vehicle and pedestrian traffic in the area. As it is, I have waited for more than 10 minutes at a time to safely drive out of my condo to avoid cars, walkers, joggers & cyclists. Please ensure a positive future in Kirkland by modifying the scope and scale of the project. | 143 |
| 228 Nanette Bergdahl | | 133 |
| 229 Nicholas Blomquist | | 181 |
| 230 Nick Pallis | | 183 |
| 231 Noel S. Schuurman | | 322 |
| 232 Norman & Suzanne Metcalfe | Way too much density! | 37 |
| 233 Oldrich Tichy | | 102 |
| 234 Pamela R Miller | Stop allowing unlimited residential density in Kirkland residential neighborhoods! | 187 |
| 235 Patricia D Rogers | I am hereby petitioning the City of Kirkland to reduce density limits and reduce lot coverage from 40%-60% on zoning regulation designated BN. Properties should be individually and not in conjunction with other or adjacent parcels. A design review should be necessary to determine appropriate architectural style, size of building, materials and neighborhood consequence. | 109 |
| 236 Patricia Smith | | 201 |
| 237 Patrick Barthe | | 185 |

| Name | Comments | Signature Reference # |
|------------------------------|--|-----------------------|
| 238 Patty Tucker | | 199 |
| 239 Paul Nelson | | 93 |
| 240 paula_veazey@comcast.net | | 9 |
| 241 Pete Robertson | | 192 |
| 242 Priscilla Wageman | | 18 |
| 243 Rachel Foster | Unlimited residential density is a huge mistake for Kirkland. | 292 |
| 244 Ravi Khanna | | 114 |
| 245 ray benezra | I think this is going to cause a huge density problem on Lake Washington Blvd. Traffic is already bad. | 259 |
| 246 Ray Benezra | It would add more traffic and congestion to an already terrible situation | 261 |
| 247 Rboert Forgrave | | 92 |
| 248 Rebecca Hirt | | 127 |
| 249 Rich Bergdahl | | 134 |
| 250 Richard Bready | Controlling appropriate density and usage is what zoning is for. "Unlimited" is not zoning but a failure of government. | 271 |
| 251 Richard Chan | | 50 |
| 252 Richard Gode | | 329 |
| 253 Richard Satre | the planned development scale is inappropriate for this neighborhood, or anywhere else in Kirkland | 123 |
| 254 Rob Tavis | | 296 |
| 255 Robert & Phyllis Gemmell | Disallow any zoning regulations providing for unlimited residential density in Kirkland's residential neighborhoods including neighborhood business zones or residential market areas. | 182 |
| 256 robert bienkowski | | 242 |
| 257 Robert E Miller | Please stop allowing zoning resolutions providing for unlimited density in residential neighborhoods. | 188 |
| 258 Robert J Bowman | | 225 |
| 259 Robert L. Style | | 278 |
| 260 Robert Michael Stinogel | | 160 |
| 261 Robert W Larzelere | | 212 |
| 262 Rochelle Nelson | Please preserve Kirkland's quality of life by disallowing these zoning regulations. Congestion is already maxed out on Lake Washington Blvd and most other main arterials. | 148 |
| 263 Rod Roadifer | | 57 |
| 264 Rodney Vieira | I am specifically concerned about the Potala Village project! Traffic is already insane during the Spring, Summer and Fall months. I often walk downtown because its faster than driving due to the bumper to bumper traffic. | 314 |
| 265 Ruth Norwood | | 54 |
| 266 Sandra Andersen | There should be definite restrictions in the density allowed in any residential neighborhood including neighborhood business zones or residential market areas. The proposal for a high density apartment house in the Lakeview neighborhood shows the lack of support the city of Kirkland has for the individual property owner. | 122 |
| 267 Sandy Anderson | Stop the madness | 216 |

| Name | Comments | Signature Reference # |
|-------------------------|--|-----------------------|
| 268 santiago ramos | | 79 |
| 269 Scott Baker | | 243 |
| 270 Scott Tucker | I do not live near a commercial or business zone but I still want this to help preserve the current character of kirkland | 308 |
| 271 Sebastian Weber | | 286 |
| 272 Shannon McCullough | | 135 |
| 273 Sharon J Nelson | | 137 |
| 274 Sharon Plotkin | Quality of life in Kirkland depends on smart and responsible city planning. | 104 |
| 275 shauna miller | | 269 |
| 276 Shawn Greene | | 282 |
| 277 Sofia Celic-Li | | 107 |
| 278 Stephanie Hurst | | 19 |
| 279 Stephanie Lecovin | | 12 |
| 280 steve harris | Lake Wash. Blvd is very congested now during peak drive times. This is out of proportion to the neighborhood | 64 |
| 281 Steven Corey | This will be a traffic nightmare. | 155 |
| 282 Steven Dunn | | 91 |
| 283 Steven Wolf | | 263 |
| 284 Stuart Mcleod | I support reviewing the density codes for development next to single family residences. | 194 |
| 285 Susan Hamilton | | 227 |
| 286 Susan Pickrell | | 197 |
| 287 Susan teague | | 13 |
| 288 Susan Thornes | If the city leaders can't understand the importance of limiting density in our neighborhoods, then we need new leaders. | 25 |
| 289 Suzanne Grogan | | 255 |
| 290 Suzanne Scallon | I completely agree with this petition. The city needs to get this under control and standardized to 12 units per acre in all areas of Kirkland so this does not happen again! | 195 |
| 291 Sydne Rataushk | | 72 |
| 292 Tara Katie Griffith | This unlimited residential is a terrible idea and destroys existing neighborhoods. The King County Zoning worked just fine. I live in an annexation area completely oppose this idea. | 27 |
| 293 Tawny McLeod | | 132 |
| 294 Teague Pilcher | | 246 |
| 295 Teresa Anderson | Please make zoning make sense and don't allow huge blocky blights in the middle of an attractive neighborhood or business district. Let's make Kirkland a better place to live, shop, and recreate, not a hodge-podge. Thank you for your hard work and consideration on this issue. | 214 |
| 296 Terry Voss | | 321 |
| 297 Theodore Garman | | 103 |
| 298 Thomas D. Gant | Similar issues along Juanita Dr near Goat Hill. | 145 |
| 299 Thomas Norwood | | 21 |

| Name | Comments | Signature Reference # |
|--------------------------|--|--------------------------|
| 300 Thomas Shilling | | 256 |
| 301 Tiffany Greene | | 119 |
| 302 Tim Rayburn | | 310 |
| 303 timothy russ | | 305 |
| 304 Trevor Parkinson | | 156 |
| 305 troy RUSS | | 307 |
| 306 Ty Pauls | | 303 |
| 307 Vafa Voss Fouroohi | | 304 |
| 308 valerie burmester | | 163 |
| 309 Valerie Eliasen | I do not agree with more dense residences being added to Kirkland. This degrades the quality and community enjoyed here. | 226 |
| 310 Vashti Key | So happy you are doing this. My son, Peter Powell, has been to all the meetings but I am in Calif. | 315 |
| 311 Verl Wheeler | | 111 |
| 312 Vicki Kaiser | Kirkland council is already considering charging for downtown parking during the day because businesses claim lack of parking deters customers. There is no bigger deterrence than gridlocked traffic--143 apartments with 1.5 cars each will shut down lake washington blvd during rush hour, weekends and most sunny days. Kirkland restaurants and businesses will lose big time and the quality of life will decline. Who wants to walk along the lake and breathe in idling car fumes? The council needs to protect the beauty and uniqueness of Kirkland -- there are plenty of big box, strip mall, car centric communities in the world. If the people of Kirkland desired to live in one of those, we'd live in Renton. | 299 |
| 313 Virginia P. DeForest | It is not reasonable to allow large buildings and high density development in residential neighborhoods. | 70 |
| 314 William Gauthier | appropriate growth | 162 |
| 315 Willis Pete Veazey | | 8 |
| 316 Zita Gustin | | 49 |

Kirkland Resident's Petition to Restrict Unlimited Residential Density

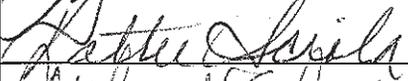
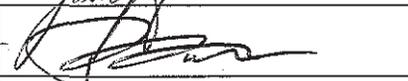
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| Printed Name | Signature | Address | Date |
|-------------------|-----------|--|--------|
| Marion Tilley | | 129 3rd Ave PH 702 Hazel | 3/2/12 |
| Nick Zorich | | 129 3rd Ave PH 702 Kirkland WA | 3/2/12 |
| Melody Zorich | | 136 Central Way #1303 Kirkland WA | 3/2/12 |
| MARTHA APPLEQUIST | | 12810 SE 22ND Pl, Bellevue 98005 | 3/5/12 |
| Paul Isenburg | | 12832 NE 84th St Kirkland 98033 | 3-6-12 |
| Trish England | | 10920 Forbes Creek Dr Kirkland 98033 | 3/7/12 |
| Steve Tedrow | | 1121 NE 37th Ct Bellevue WA 98004 | 3/7/12 |
| Michelle Rice | | 6205 70th St NE Marysville WA 98270 | 3/7/12 |
| William Flegstad | | 3933 LeWahl Blvd NE Kirkland WA | 3/7/12 |
| Janeen McLaughlin | | 17430 71st 129th St. Red WA 98059 | 3/7/12 |

425
452 5497

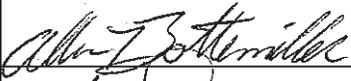
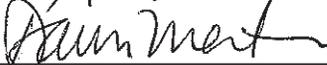
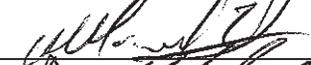
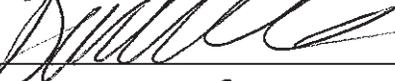
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| Printed Name | Signature | Address | Date |
|-------------------|---|----------------------------------|--------|
| Jerin Eilers |  | 7329 129th Ave NE - Kirkland | 3-4-12 |
| Patricia A Scioka |  | 6029 128th Ave NE Kirkland | 3-4-12 |
| Caroline Eclipse |  | 11831 NE 73rd St #124 98033 | 3/4/12 |
| Elizabeth Brown |  | 6829 117th Ave NE 98033 | 3-4-12 |
| Jeff Walker |  | 5821 125th Lane NE 98033 | 3-4-12 |
| Byrd Middlebrook |  | 18419 N.E. 72nd St 98033 | 3-4-12 |
| Jolene Hoover |  | 750 state st S #D Kirkland 98033 | 3-4-12 |
| JREOR BENNETT |  | 750 state st #D Kirkland 98033 | 3-4-12 |
| K ROBERTSON |  | 13109 111R PINE KIRKLAND 98033 | 3-5-12 |
| Jonna Gudjonsson |  | 720 Kirkland Circle #303 | 303 |
| | | | |

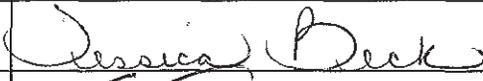
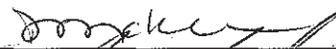
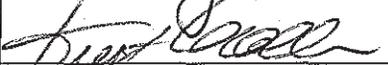
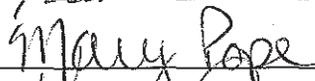
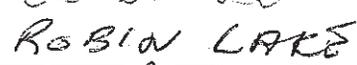
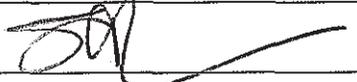
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| Printed Name | Signature | Address | Date |
|-------------------------------|---|---|--------|
| Allan Bottemiller |  | 10108 NE 60th St. #2 Kirkland, WA 98033 | 3/1/12 |
| SUSAN THORNES |  | 10106 NE 38th St. Kirkland 98033 | 3/1/12 |
| Roberta Foger |  | 2405 NE 212 Central Way | 3/1/12 |
| Dawn Mertens |  | 18020 NE 103rd Ct Redmond, WA 98052 | 3/1/12 |
| Karen Anderson |  | 4420 416th PL NE 98007 | 3/1/12 |
| Michael Hayes |  | 14517 127th Ln NE | 3/1/12 |
| Dawn Cathy Pool |  | 1545 20th PL 1055 3rd St Kirkland | 3/1/12 |
| Jenny Callero |  | 11713 NE 141st PL | 3/1/12 |
| Nicole Sheldon |  | 6383 Lake Wash. Blvd | 3/1/12 |
| HAL BARBER |  | 733 Lake St S #204 | 3/1/12 |

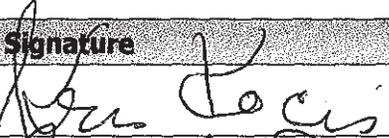
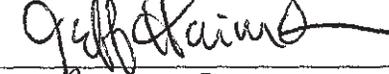
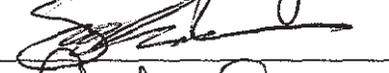
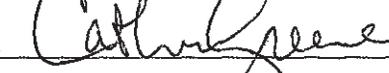
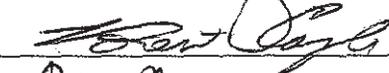
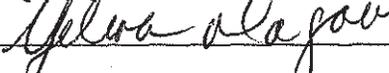
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| Printed Name | Signature | Address | Date |
|--------------------|--|--|----------|
| JESSICA BECK |  | 10108 NE 68 th ST. #2 KIRKLAND, WA ⁹⁸⁰³³ | 3-1-12 |
| EMANUEL COOPER |  | 9840 NE 128 th ST. Kirkland ⁹⁸⁰³⁴ | 3-1-2012 |
| Debbie McKee |  | 4627 LK WASH BLVD NE KIRK ⁹⁸⁰³³ | 3-1-2012 |
| Debbie Groat |  | 122 Kirkland. AVENUE, Kirkland | 3-1-2012 |
| TEO JAKALA |  | 10108 NE 68 th STR. #4, KIRKLAND, WA ⁹⁸⁰³³ | 3-1-2012 |
| KURT CORNINE |  | 12832 NE 70 th PL Kirkland | 3/1/2012 |
| Mary Pope |  | 7 Bridlewood Circle, Kirkland ⁹⁸⁰³³ | 3/4/12 |
| Kym Shelley |  | 12311 NE 73 PL Kirkland ⁹⁸⁰³³ | 3/4/12 |
| CAROL JANE WATKINS |  | 12019 NE 73 PL Kirkland | 3/4/12 |
| ROB LAKES |  | " " " " " " | 3/4/12 |
| SN CORDOVA |  | 6918-117 th DR NE KIRK | 3/4/12 |

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| Printed Name | Signature | Address | Date |
|------------------|---|-----------------------------------|--------|
| KRIS KOCIS |  | 6401 Lk Wash Blvd NE | 3-3-12 |
| ROBIN HERBERGER |  | 6401 Lake Wash Blvd NE #403 | 3-3-12 |
| JEFF HEIMAN |  | 6401 Lake Wash Blvd NE #203 | 3-3-12 |
| ROBB OWSEY |  | 6401 Lake Wash Blvd #204 | 3-3-12 |
| Said Amush |  | 6401 Lake Washington Blvd Apt 207 | 3-3-12 |
| Catherine Greene |  | 6401 Lake Wash Blvd Apt 205 | 3-3-12 |
| Brent Coyle |  | 6401 LAKE WASH. BLVD NE #307 | 3-3-12 |
| Cynthia Conner |  | 6401 LK WA BLVD. NE # 307 | 3/3/12 |
| Mo. Manuchehri |  | 6401 Lake Wash Blvd #303 | 3/3/12 |
| Orlby White |  | 6401 LK WA Blvd NE #402 | 3/3/12 |
| Yelena Dagaev |  | 6401 LK WA Blvd NE #301 | 3/3/12 |

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| Printed Name | Signature | Address | Date |
|---------------------|------------------------|-----------------------------------|----------|
| Norman Lozovsky | <i>Norman Lozovsky</i> | 6401 Lake Wash Blvd NE #308 | 3/3/2012 |
| Janet Lozovsky | <i>Janet Lozovsky</i> | 6401 Lake Wash Blvd NE #308 | 3/3/12 |
| Dawn Kennedy | <i>Dawn Kennedy</i> | 6401 Lake WA Blvd NE #405 | 3/3/12 |
| Sally Watchie | <i>Sally Watchie</i> | 6401 Lake WA Blvd NE #309 | 3/3/12 |
| Hailie Chen | <i>Hailie Chen</i> | 6401 LA WA Blvd NE #306 | 3/3/12 |
| Dori Thompson | <i>Dori Thompson</i> | 6401 LA WA Blvd NE #407 | 3/3/12 |
| Brian Egan | <i>Brian Egan</i> | 6401 LK WA Blvd NE #200 | 3/4/12 |
| Oliver Tichy | <i>Oliver Tichy</i> | 6401 LK WA Blvd NE #302 | 3/4/12 |
| Nancy Wibbins | <i>Nancy Wibbins</i> | 6401 Lake Washington Blvd NE #404 | 3/04/12 |
| Kris Whitely | <i>Kris Whitely</i> | 6401 Lake Washington Blvd NE #400 | 3-6-12 |
| Catherine Herberger | CATHERINE M. HERBERGER | 6401 Lake Washington Blvd NE #400 | 3-8-12 |

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| Printed Name | Signature | Address | Date |
|---------------|--|-------------------|--------|
| RICK LAVALLEY |  | 219 MAIN ST # 242 | 3/6/12 |
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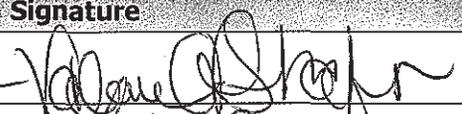
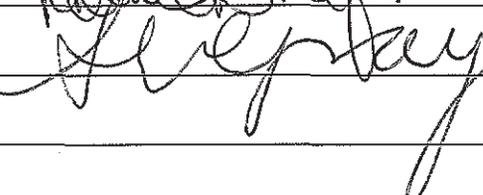
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| Action petitioned for | We, the undersigned, are concerned citizens who urge our leaders to act now to <u>DISALLOW ANY ZONING REGULATIONS PROVIDING FOR UNLIMITED RESIDENTIAL DENSITY IN KIRKLAND'S RESIDENTIAL NEIGHBORHOODS INCLUDING NEIGHBORHOOD BUSINESS ZONES OR RESIDENTIAL MARKET AREAS.</u> |

| Printed Name | Signature | Address | Date |
|---------------------|-----------|---------------------------------------|----------|
| DEBBIE LORDOVA | | 6918-117 th Dr NE Kirkland | 3.4.12 |
| Judy Brookaw | | 12831 N.E. 61 st Kirkland | 3-4-12 |
| William R. Brokaw | | 12831 NE 61 st " | 3-4-12 |
| Siobhan Rusk | | 7502 117 th ave ne Kirk WA | 3/4/12 |
| Ben Nelson | | 11914 NE 67 th PL, 98033 | 3/4/12 |
| KRISTI WALKER | | 12610 NE 68 th PL 98033 | 3-4-12 |
| Doug Love | | 7823 126 th AV, NE 98033 | 3-4-2012 |
| Michael LANKEROVICH | | 6515-127 Ln. NE 98033 | 3-4-2012 |
| DAVID BERKEY | | 7518-128 th PL NE 98033 | 3-4-12 |
| David Barnett | | 7004 122 nd ave NE 98033 | 3-4-12 |
| Neal Brand | | 12256 NE 73 rd St 98033 | 3-4-12 |

Kirkland Resident's Petition to Restrict Unlimited Residential Density

| | |
|---------------------------------|---|
| Petition summary and background | The City of Kirkland is in the process of considering changes to certain Zoning Regulations (BN) which currently allows for new construction of <u>UNLIMITED RESIDENTIAL DENSITY TO EXIST IN OR ADJACENT TO KIRKLAND'S RESIDENTIAL NEIGHBORHOODS.</u> |
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| Printed Name | Signature | Address | Date |
|-------------------|--|-------------------------|--------|
| VALERIE A. SWARTZ |  | 12618 100th LN. NE #246 | 3-5-12 |
| Anita Gray |  | 10108 NE 68th St #13 | 3-6-12 |
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Kirkland Resident's Petition to Restrict Unlimited Residential Density

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|---------------------------------|--|
| Petition summary and background | The City of Kirkland is in the process of considering changes to certain Zoning Regulations (BN) which currently allows for new construction of <u>UNLIMITED RESIDENTIAL DENSITY TO EXIST IN OR ADJACENT TO KIRKLAND'S RESIDENTIAL NEIGHBORHOODS.</u> |
| Action petitioned for | We, the undersigned, are concerned citizens who urge our leaders to act now to <u>DISALLOW ANY ZONING REGULATIONS PROVIDING FOR UNLIMITED RESIDENTIAL DENSITY IN KIRKLAND'S RESIDENTIAL NEIGHBORHOODS.</u> |

| Printed Name | Signature | Address | Date |
|-----------------|------------------------|---------------------------|--------|
| Lora Pilcher | <i>Lora M Pilcher</i> | 101 State St Kirkland | 3/4/12 |
| BARBARA PILCHER | <i>Barbara Pilcher</i> | 10127 NE 62nd St Kirkland | 3/4/12 |
| Glen More | <i>Glen More</i> | 10129 NE 62nd St | 3/5/12 |
| Vivian more | <i>Vivian More</i> | 10129 NE 62 St. Kirkland | 3/5/12 |
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The Petition

The city of Kirkland is in the process of considering changes to certain Zoning Regulations (BN) which currently allows for new construction of UNLIMITED RESIDENTIAL DENSITY TO EXIST IN OR ADJACENT TO KIRKLAND'S RESIDENTIAL NEIGHBORHOODS.

We, the undersigned, are concerned citizens who urge our leaders to act now to DISALLOW ANY ZONING REGULATIONS PROVIDING FOR UNLIMITED RESIDENTIAL DENSITY IN KIRKLAND'S RESIDENTIAL NEIGHBORHOODS INCLUDING NEIGHBORHOOD BUSINESS ZONES OR RESIDENTIAL MARKET AREAS.

1

Name: Charles A. Plicher on Mar 3, 2012

Comments:

2

Name: Angelique Reiss on Mar 3, 2012

Comments: Kirkland already has the highest density on the Eastside. Our city should certainly not allow more density than King County would allow, on Finn Hill or in any other neighborhood. Please protect the integrity of our neighborhoods and our quality of life.

3

Name: Karen Story on Mar 3, 2012

Comments: Unlimited density is not the way to manage growth - it just makes traffic and other problems worse.

4

Name: Mona Wolf on Mar 3, 2012

Comments: I support this petition

5

Name: Donna Davidson on Mar 3, 2012

Comments:

6

Name: *Anonymous* on Mar 3, 2012

Comments:

7

Name: Mary Berg on Mar 3, 2012

Comments:

8

Name: Willis Pete Veazey on Mar 3, 2012

Comments:

9

Name: Paula_veazey@comcast.net on Mar 3, 2012

Comments:

10

Name: Kate Prinsloo on Mar 3, 2012

Comments:

11

Name: Karen Levenson on Mar 3, 2012**Comments:** Densities being proposed for some of these projects are more than 50% higher than most downtown densities. If folks wanted to live in a high intensity area they would have chosen CBD or the areas planned for high intensity.

Allowing high intensity on parcels planned for very small buildings and low intensity would be irresponsible of the commission and council and will just drag out this process and make it MORE COSTLY.

The established neighborhoods have Comprehensive Plans approved by Growth Management Board. The zoning must be written to avoid having profit seeking developers prey on neighborhoods by building monster sized boxes with hundreds tiny dwellings....some with nearly no windows and facing the shady side of the building. How is this "a very small 'Residential Market' to provide goods and services to the neighbors?"

While there are those who enjoy the "bustle" of living downtown, the low/med density neighborhoods have residents who choose areas of less stress and intensity. I believe that the detrimental effects of higher density are well documented... Poorer mental and physical health, extreme loss of privacy and feeling unable to unwind, lowered ability to achieve academically (likely because of all the distractions), greater likelihood of aberrant behavior.

Those that moved to low/med density areas selected out of downtown life as they believed their well-being was better suited to lower intensity areas. They have protected the character and intensity of their areas through multiple Ordinances (strongest city laws). Please listen to the petition signers and all who have contacted the city opposing these horrific unintended density increases.

12

Name: Stephanie Lecovin on Mar 3, 2012**Comments:**

13

Name: Susan Teague on Mar 3, 2012**Comments:**

14

Name: Helen Roller on Mar 3, 2012**Comments:** Please be reasonable and revise the current unlimited capacity laws for commercial zones. We need to maintain Kirkland as the desirable smaller city that it is, while it still has any character left!

15

Name: Martin Heilstedt on Mar 3, 2012**Comments:** Unlimited residential density is bad policy and bad for the long term health of Kirkland as a livable community.

16

Name: Anonymous on Mar 3, 2012**Comments:**

17

Name: Anonymous on Mar 3, 2012**Comments:** Kirkland is already too crowded. It's long past time for the Council to start thinking about the needs of the citizens, rather than the greed of the developers.

18

Name: Priscilla Wageman on Mar 3, 2012**Comments:**

19

Name: Anonymous on Mar 3, 2012
Comments:

20

Name: Anonymous on Mar 3, 2012
Comments:

21

Name: Thomas Norwood on Mar 3, 2012
Comments:

22

Name: Carol Davidek-Waller on Mar 3, 2012
Comments: A common sense fix.

23

Name: Barbara Hughes on Mar 3, 2012
Comments:

24

Name: Dione Godfrey on Mar 3, 2012
Comments: My home is directly across the street from this project. The impact of this density and number of cars will profoundly effect my lifestyle, ability to resell my home and the beauty of Lake Washington Blvd and Lake Street.

25

Name: Susan Thornes on Mar 3, 2012
Comments: If the city leaders can't understand the importance of limiting density in our neighborhoods, then we need new leaders.

26

Name: Marianne Griffith on Mar 3, 2012
Comments: This zoning i dea is terrible. We in the new annexation area were always concerned about this kind of activity- and thats why I voted no. I made a choice to live where I live, and Kirkland should not have the right to abruptly change our neighborhood lifestyle.

27

Name: Anonymous on Mar 3, 2012
Comments: This unlimited residential is a terrible idea and destroys existing neighborhoods. The King County Zoning worked just fine. I live in an annexation area completely oppose this idea.

28

Name: Essie Swanson on Mar 3, 2012
Comments:

29

Name: Gary Hattal on Mar 3, 2012
Comments:

30

Name: Anonymous on Mar 3, 2012
Comments: unlimited residential density in this BN zone is out of character with the neighborhood. 'Neighborhood Business' should be developed to serve the 'neighborhood' (not the developer)

31

Name: Gary Selke on Mar 3, 2012

Comments: In addition to this property being too dense, we should also come together as a community to stop the housing project at the South Kirkland Park and ride (Imagine Housing, a nonprofit affordable housing developer active on the Eastside). Kirkland is slowly being destroyed!

32

Name: Jason Dodson on Mar 3, 2012

Comments:

33

Name: *Anonymous* on Mar 4, 2012

Comments:

34

Name: Mayuna Shah on Mar 4, 2012

Comments:

35

Name: Maureen Kelly on Mar 4, 2012

Comments:

36

Name: *Anonymous* on Mar 4, 2012

Comments: This proposal goes against everything that has been established for this area over the past 30 years. I am amazed that it is even being given serious thought by the planning commission.

37

Name: Norman & Suzanne Metcalfe on Mar 4, 2012

Comments: Way too much density!

38

Name: Jim Hughes on Mar 4, 2012

Comments:

39

Name: Heather Bradford on Mar 4, 2012

Comments:

40

Name: Linda Carrigan on Mar 4, 2012

Comments: I've lived in Kirkland for over 28 years. I've walked along the waterfront for years. It is so congested these days. I find it not as enjoyable anymore. And there is so much crime. While walking today a gal stopped her car at the stop sign. She screamed over to me that the guy in the car behind her was a pimp. And he did something to her while she was walking. I've had more strange guys come up to me while I'm walking. Some new guy last week. I've seen obvious drug deals going on in plain site. You are only asking for more of this by adding that many more people into the area. This type of person loves crowds because they can hide easier. You are only asking for trouble. Concerned condo owner of Kirkland....

41

Name: Colleen Hines on Mar 4, 2012

Comments:

42

Name: Andrea Braund on Mar 4, 2012

Comments: Bad Ideal

43

Name: Jim Teague on Mar 4, 2012

Comments:

44

Name: Joyce Hardy on Mar 4, 2012

Comments: Please reduce the unlimited number of units.

45

Name: Melany Greenberg on Mar 4, 2012

Comments:

48

Name: Dr. Cynthia Morrow-Hattal on Mar 4, 2012

Comments:

47

Name: Joe & Lynn Drazich on Mar 4, 2012

Comments: Please advise us of any public meetings on this subject. TU, Joe Drazich

48

Name: Kenneth R Gustin on Mar 4, 2012

Comments:

49

Name: Zita Gustin on Mar 4, 2012

Comments:

50

Name: Richard Chan on Mar 4, 2012

Comments:

51

Name: Claudi Wilson on Mar 4, 2012

Comments:

52

Name: Charles Greene on Mar 4, 2012

Comments: I strongly oppose Unlimited Density in Residential Zones in Kirkland neighborhoods.

53

Name: Gail Cottle on Mar 4, 2012

Comments: This proposed change to Zoning must not be approved. Our streets cannot handle the impact of unlimited density and over-development of our residential, business, and market communities. The traffic today cannot handle what has already be done. City council need to take a firm stand and tighten the current zoning regulations rather than allowing any changes that would further impact our streets and public services.

54

Name: Ruth Norwood on Mar 4, 2012

Comments:

55

Name: Jerry Forell on Mar 4, 2012

Comments: Limit MF density to no more than 16/acre.

56

Name: Larry Granston on Mar 4, 2012

Comments:

57

Name: Rod Roadifer on Mar 4, 2012**Comments:**

58

Name: Jan Granston on Mar 4, 2012**Comments:**

59

Name: Catherine Ferrera on Mar 4, 2012**Comments:**

60

Name: Barry Bloch on Mar 4, 2012**Comments:**

61

Name: *Anonymous* on Mar 4, 2012**Comments:** Please preserve the community that we all moved here to enjoy.

62

Name: Debbie Halvorson on Mar 4, 2012**Comments:**

63

Name: Linda L. Fairweather on Mar 4, 2012**Comments:**

64

Name: Steve Harris on Mar 4, 2012**Comments:** Lake Wash. Blvd is very congested now during peak drive times. This is out of proportion to the neighborhood

65

Name: Cynthia Smith on Mar 4, 2012**Comments:** Kirkland's zoning codes, the issuance of building permits, and the enforcement of codes by the city are often inconsistent with the comprehensive plan. The city needs to take action to create a consistent set of codes that align with the comprehensive plan. Further, their conduct of permitting and enforcement should align with the codes and plan.

66

Name: Nancy Gode on Mar 4, 2012**Comments:** Rational solution to density and travel issues!

67

Name: Mark & Betty Taylor on Mar 4, 2012**Comments:** As Kirkland residents we believe it is essential to prevent high-density developments that are incompatible with their immediate neighborhoods. Neighborhood business zones MUST adhere to similar residential density limits as their surrounding residential neighborhoods.

68

Name: Hugh Levenson on Mar 4, 2012

Comments: SIZE, SCALE, DENSITY, COMPATIBILITY with the surrounding single family homes and low intensity condos, REQUIRED COMMON SPACE 200 sq ft per unit

All are still not being adequately addressed by planning commission and it is your charge to use these tools to fully implement the Comprehensive Plan decisions of the past 16 yrs that define a Very Small Building and Lowest Intensity commercial use "Residential Market." Please take the work ahead seriously. Limiting density is essential and most of the other issues become mostly resolved when you do that.

69

Name: *Anonymous* on Mar 4, 2012

Comments: It is terrible for legislators to ruin a beautiful town so that they can benefit from additional property taxes. This is an extremely irresponsible project and should not be passed. Lake Street already suffers from traffic congestion. How does the planning committee plan to increase infrastructure to accommodate these additional residents/cars?

70

Name: Virginia P. DeForest on Mar 4, 2012

Comments: It is not reasonable to allow large buildings and high density development in residential neighborhoods.

71

Name: Jill Brooks Stinogel on Mar 4, 2012

Comments: I am glad this has been discovered, but dismayed at what may be happening already in Kirkland. This is not a case of nimby, but commonsense limits to keep our communities liveable. Thank you.

72

Name: Sydne Rataushk on Mar 4, 2012

Comments:

73

Name: Astrid M. Traff on Mar 4, 2012

Comments: Totally against this.

74

Name: David Swanson on Mar 4, 2012

Comments:

75

Name: Heather Montpas on Mar 4, 2012

Comments:

76

Name: Laura Loomis on Mar 4, 2012

Comments: Please put a cap on density for Commercial Property located in Neighborhoods that matches the density of the surrounding neighborhoods.

77

Name: Rich Bergdahl on Mar 4, 2012

Comments:

78

Name: Charles Loomis on Mar 4, 2012

Comments:

79

Name: Santiago Ramos on Mar 4, 2012

Comments:

80

Name: Alan F Nelson on Mar 4, 2012**Comments:** President - Kingsgate V Homeowners Association

81

Name: Monica Figueroa on Mar 4, 2012**Comments:**

82

Name: Kathy Iverson on Mar 4, 2012**Comments:**

83

Name: Heidi Donovan on Mar 4, 2012**Comments:**

84

Name: Jennifer Loy on Mar 4, 2012**Comments:**

85

Name: *Anonymous* on Mar 4, 2012**Comments:**

86

Name: As An Individual, And As HOA President on Mar 4, 2012**Comments:** On behalf of our HOA Board and the homeowners association we strongly oppose unlimited or incompatible densities being dumped into neighborhoods or next to them. Giant apartment buildings with unlimited tiny units are not "Neighborhood Businesses." All the other cites seem to have density caps on this type of commercial zone. these run from 8 units per acre to 18. How are we missing the meaning of the words, Neighborhood Business?

87

Name: Joan Loveless on Mar 4, 2012**Comments:**

88

Name: Eunice Chaffey on Mar 4, 2012**Comments:** I don't believe there should be unlimited residential density in Kirkland's residential neighborhoods.

89

Name: Charlotte Kanemori on Mar 4, 2012**Comments:**

90

Name: Matt Peterson on Mar 4, 2012**Comments:**

91

Name: Steven Dunn on Mar 4, 2012**Comments:**

92

Name: Rboert Forgrave on Mar 4, 2012**Comments:**

93

Name: Paul Nelson on Mar 4, 2012

Comments:

94

Name: Christian T. Brattien on Mar 4, 2012

Comments: This is not the type of residential developement that enhances our city scape.

95

Name: Carol Leibbrand on Mar 4, 2012

Comments: I am very opposed to unlimited residential density!

96

Name: Bradford Leibbrand on Mar 4, 2012

Comments:

97

Name: Christine Leibbrand on Mar 4, 2012

Comments:

98

Name: Michelle Leibbrand on Mar 4, 2012

Comments:

99

Name: Lee Obrzut/Dan Ling on Mar 4, 2012

Comments:

100

Name: Myra Vargas on Mar 4, 2012

Comments: It is critical that the city retain the power to limit density next to or near residential areas. Also to keep the traffic moving easily.

101

Name: Darrel Spayth on Mar 4, 2012

Comments:

102

Name: Oldrich Tichy on Mar 4, 2012

Comments:

103

Name: Theodore Garman on Mar 4, 2012

Comments:

104

Name: Sharon Plotkin on Mar 5, 2012

Comments: Quality of life in Kirkland depends on smart and responsible city planning.

105

Name: Cynthia Nuebel on Mar 5, 2012

Comments:

106

Name: *Anonymous* on Mar 5, 2012

Comments:

107

Name: Sofia Celic-Li on Mar 5, 2012**Comments:**

108

Name: Lisa Izutsu on Mar 5, 2012**Comments:**

109

Name: Patricia D Rogers on Mar 5, 2012

Comments: I am hereby petitioning the City of Kirkland to reduce density limits and reduce lot coverage from 40%-60% on zoning regulation designated BN. Properties should be individually and not in conjunction with other or adjacent parcels. A design review should be necessary to determine appropriate architectural style, size of building, materials and neighborhood consequence.

110

Name: Deanna Wheeler on Mar 5, 2012**Comments:**

111

Name: Veri Wheeler on Mar 5, 2012**Comments:**

112

Name: John W Rogers on Mar 5, 2012

Comments: This density is far too great for the surrounding residential area. There may be an area where this is appropriate, but this is clearly incongruent.

113

Name: Katie J Davidson on Mar 5, 2012

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

114

Name: Ravi Khanna on Mar 5, 2012**Comments:**

115

Name: Kellie A Rogers on Mar 5, 2012

Comments: I AM OPPOSED TO THE POTALA PROJECT ON THE BASIS THAT THE ZONING OF THIS PARCEL OF LAND IS INAPPROPRIATE AND INCONSISTENT WITH ADJACENT PROPERTIES AND IS INJURIOUS TO SURROUNDING PROPERTIES

116

Name: Ben Garner on Mar 5, 2012

Comments: No Brainer! Stop Potala! This should not a be a decision citizens have to step into stop.

117

Name: James J. Eagan on Mar 5, 2012**Comments:**

118

Name: Garrett McGowan on Mar 5, 2012

Comments: While I support high density residential planning over suburban sprawl, there needs to be a more balanced approach than 'unlimited' residential units in commercial zones.

119

Name: Tiffany Greene on Mar 5, 2012

Comments:

120

Name: Kenneth Lin on Mar 5, 2012

Comments:

121

Name: Bonnie Berry on Mar 5, 2012

Comments: Please review this matter and establish reasonable unit caps for commercial property in residential neighborhoods or adjacent to residential neighborhoods

122

Name: Sandra Andersen on Mar 5, 2012

Comments: There should be definite restrictions in the density allowed in any residential neighborhood including neighborhood business zones or residential market areas. The proposal for a high density apartment house in the Lakeview neighborhood shows the lack of support the city of Kirkland has for the individual property owner.

123

Name: Richard Satre on Mar 5, 2012

Comments: The planned development scale is inappropriate for this neighborhood, or anywhere else in Kirkland

124

Name: Kenneth Dwight Krossa on Mar 5, 2012

Comments:

125

Name: Jacqueline Dern on Mar 5, 2012

Comments:

126

Name: John Harper on Mar 5, 2012

Comments:

127

Name: Rebecca Hirt on Mar 5, 2012

Comments:

128

Name: Lynn B. Mares on Mar 5, 2012

Comments:

129

Name: Michael J Phillips on Mar 5, 2012

Comments: Please listen to us. We are concerned citizens.

130

Name: Chantelle Phillips on Mar 5, 2012

Comments: No unlimited density!!!

131

Name: Barbara Knapp on Mar 5, 2012

Comments:

132

Name: Tawny McLeod on Mar 5, 2012**Comments:**

133

Name: Nanette Bergdahl on Mar 5, 2012**Comments:**

134

Name: Rich Bergdahl on Mar 5, 2012**Comments:**

135

Name: Shannon McCullough on Mar 5, 2012**Comments:**

136

Name: Marvin H. Scott on Mar 5, 2012**Comments:** Stop trying to cram so many people into little spaces, especially in what should be neighborhoods

137

Name: Sharon J Nelson on Mar 5, 2012**Comments:**

138

Name: Arlyn P Nelson on Mar 5, 2012**Comments:**

139

Name: Gloria E. Largent on Mar 5, 2012**Comments:**

140

Name: Casey Sibert on Mar 5, 2012**Comments:**

141

Name: Barbara Canterbury on Mar 5, 2012**Comments:**

142

Name: Barry D. Gustafson on Mar 5, 2012**Comments:**

143

Name: Nancy Griswold on Mar 5, 2012**Comments:** The proposed density of Portola will have a significant negative impact to quality of life in Kirkland on several levels. As a resident who lives near this site, I am deeply concerned about the increase of vehicle and pedestrian traffic in the area. As it is, I have waited for more than 10 minutes at a time to safely drive out of my condo to avoid cars, walkers, joggers & cyclists. Please ensure a positive future in Kirkland by modifying the scope and scale of the project.

144

Name: Anonymous on Mar 5, 2012**Comments:**

145

Name: Thomas D. Gant on Mar 5, 2012**Comments:** Similar issues along Juanita Dr near Goat Hill.

146

Name: Judy Gee on Mar 5, 2012**Comments:**

147

Name: Judy Gee on Mar 5, 2012**Comments:**

148

Name: Rochelle Nelson on Mar 5, 2012**Comments:** Please preserve Kirkland's quality of life by disallowing these zoning regulations. Congestion is already maxed out on Lake Washington Blvd and most other main arterials.

149

Name: Christopher Hall on Mar 5, 2012**Comments:**

150

Name: Kara Weinand on Mar 5, 2012**Comments:**

151

Name: Doris Cosley on Mar 5, 2012**Comments:**

152

Name: Laurie Hope on Mar 5, 2012**Comments:**

153

Name: Kathleen Dier on Mar 5, 2012**Comments:**

154

Name: Daniel Martinec on Mar 5, 2012**Comments:** Dear city officials, I was quite disturbed when I found out about the possibility of building such an unbecoming project as the Potala Village in my neighborhood. If this project is approved, downtown Kirkland will lose much of its beauty and uniqueness. The quality of living will go down for all of us living here or just visiting. No matter how nature friendly the project is presented on its website, the massive rise of the density in the area will have many consequences. There will be more traffic which will make it less attractive to be around and do activities such as running, walking, and biking. I am afraid that it is worse than just having this inappropriate building in my neighborhood. Allowing such a construction might open door for shifting the character of the downtown Kirkland from a scenic little town to a business center. Of all the people I talked about this none would want that. There is many business centers around such as in Bellevue, Redmond and Seattle. I hope you will use your senses and power to protect the beauty and uniqueness of Kirkland which could never be retrieved if lost by allowing here an unfitting project as the Potala Village. Sincerely, --Daniel Martinec 5535 Lk Wa Blvd NE #205, 98033 Kirkland, cell phone # (425)533-5911

155

Name: Steven Corey on Mar 5, 2012**Comments:** This will be a traffic nightmare.

156

Name: Anonymous on Mar 5, 2012**Comments:**

157

Name: Glen W. Holden on Mar 5, 2012**Comments:**

158

Name: Elizabeth Szabo on Mar 5, 2012

Comments: While I realize that Kirkland desires increased tax revenues, and desires to increase business opportunities, I strongly oppose very high density building in areas approximating residential neighborhoods. There are significant access and infrastructure limitations that likely would require large costs to mitigate, and the overall effect on our communities due to a huge increase in population and automobiles will have a detrimental effect on the quality of life in Kirkland. Try to drive through Redmond nowadays (which is not limited by the lake, as Kirkland is) and then try to envision Kirkland with similar traffic demands. I plead with the council to represent the citizens of Kirkland rather than business interests. We elect our representatives in the hopes that they will work for the people of our town, and not be influenced by corporations and moneyed lobbyists.

PLEASE allow Kirkland to remain our TOWN. Thanks.

159

Name: Anne Gauthier on Mar 5, 2012**Comments:** I oppose Unlimited Density!!!! Keep our city quaint and small.

160

Name: Robert Michael Stinogel on Mar 5, 2012**Comments:**

161

Name: Joan Lindell on Mar 5, 2012**Comments:**

162

Name: William Gauthier on Mar 5, 2012**Comments:** appropriate growth

163

Name: Valerie Burmester on Mar 5, 2012**Comments:**

164

Name: Michael Gauthier on Mar 5, 2012**Comments:**

165

Name: Chuck Mitchell on Mar 5, 2012**Comments:** Growth along the water front needs to be handled in a responsible manner.

166

Name: Deb Oroszlan on Mar 5, 2012**Comments:**

167

Name: Bruce Pym on Mar 5, 2012**Comments:** The Potala location is simply not appropriate for large commercial or multi-family residential facilities. Please fix the zoning!

168

Name: Maria Antuzzi on Mar 5, 2012**Comments:**

169

Name: Linda M. Donlin on Mar 5, 2012**Comments:** I do not think I even need to comment as to why this should not happen.

170

Name: Linda M. Donlin on Mar 5, 2012**Comments:** Pretty obvious why I am signing this petition.

171

Name: Heike Grodecki on Mar 5, 2012**Comments:**

172

Name: Jack & Christy Arndt on Mar 5, 2012**Comments:** This project is way out of line for the scope, size and traffic it will create. Lake Washington Blvd. down to downtown Kirkland is already a traffic congestion issue at peak traffic. Any project put on this site should confirm to the surrounding homes, apartments, condo's in both look and feel. of the area and traffic generated must be taken into account.

173

Name: Dirk Mosa on Mar 5, 2012**Comments:**

174

Name: Andrea Mosa on Mar 5, 2012**Comments:**

175

Name: George E. Lamb on Mar 5, 2012**Comments:** The traffic study says that the development will cause "intolerable delays" on Lake Street. Is this what the council wants?

176

Name: Kathy LePenske on Mar 5, 2012**Comments:**

177

Name: James Badgley on Mar 5, 2012**Comments:**

178

Name: Heidi Bright on Mar 5, 2012**Comments:** The Boulevard and Lake View and State Street already back-up to waits to get through Downtown to the West and East of Market neighborhoods over 30-40 minutes to go 2 miles. This is insane!

179

Name: Joan Foster on Mar 5, 2012**Comments:**

180

Name: Amber Blomquist on Mar 5, 2012**Comments:**

181

Name: Nicholas Blomquist on Mar 5, 2012

Comments:

182

Name: Robert & Phyllis Gemmell on Mar 5, 2012

Comments: Disallow any zoning regulations providing for unlimited residential density in Kirkland's residential neighborhoods including neighborhood business zones or residential market areas.

183

Name: Anonymous on Mar 5, 2012

Comments:

184

Name: Patrick Barthe on Mar 5, 2012

Comments:

185

Name: Patrick Barthe on Mar 5, 2012

Comments:

186

Name: Audrey Style on Mar 5, 2012

Comments:

187

Name: Anonymous on Mar 5, 2012

Comments: Stop allowing unlimited residential density in Kirkland residential neighborhoods!

188

Name: Anonymous on Mar 5, 2012

Comments: Please stop allowing zoning resolutions providing for unlimited density in residential neighborhoods.

189

Name: Gigi Forbes on Mar 5, 2012

Comments: Please revise the density to what is reasonable for the neighborhood.

190

Name: Brenda Freeling on Mar 5, 2012

Comments:

191

Name: Gayle M. Bond on Mar 5, 2012

Comments:

192

Name: Pete Robertson on Mar 5, 2012

Comments:

193

Name: Anonymous on Mar 5, 2012

Comments: Please disallow ANY zoning regulations that provide for unlimited residential density in Kirkland's residential neighborhoods!

194

Name: Stuart Mcleod on Mar 5, 2012

Comments: I support reviewing the density codes for development next to single family residences.

195

Name: Suzanne Scallon on Mar 5, 2012

Comments: I completely agree with this petition. The city needs to get this under control and standardized to 12 units per acre in all areas of Kirkland so this does not happen again!

196

Name: Carol W. Rogers on Mar 5, 2012

Comments: Potlata would be a disaster for Kirkland. The traffic now is horrendous and would be unbelievable if this change in density goes through.

197

Name: *Anonymous* on Mar 5, 2012

Comments:

198

Name: *Anonymous* on Mar 6, 2012

Comments:

199

Name: Patty Tucker on Mar 6, 2012

Comments:

200

Name: Lori Isch on Mar 6, 2012

Comments: I am 100% behind this petition. Residential density has a major factor on our quality of life and value of our residences.

201

Name: Patricia Smith on Mar 6, 2012

Comments:

202

Name: Nancy Bick on Mar 6, 2012

Comments: PLEASE LIMIT RESIDENTIAL DENSITY IN COMMERCIAL DESIGNATIONS TO SAVE OUR PROPERTIES AND OUR SCHOOLS!

203

Name: Nancy Bick on Mar 6, 2012

Comments: PLEASE LIMIT RESIDENTIAL DENSITY IN COMMERCIAL DESIGNATIONS TO SAVE OUR PROPERTIES AND OUR SCHOOLS!

204

Name: Nada Donnelly on Mar 6, 2012

Comments:

205

Name: Bill McNeill on Mar 6, 2012

Comments: I oppose the Portola Village project as being out of scale with the neighborhood. If allowed this high density development will adversely impact traffic flow on already grid-locked Lake Washington Boulevard. The Planning Commission should shelve this in favor of a much lower density development consistent with the neighborhood.

206

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209

Name: Cindy Springer on Mar 6, 2012

Comments: This zoning is ruining the village character of Kirkland. Please do not allow more condo and apartment structures. Let's remain unique.

210

Name: C Best on Mar 6, 2012**Comments:**

211

Name: Mala Virani on Mar 6, 2012

Comments: Please restrict unlimited residential density and apply common sense zoning standards consistent with existing construction in the rest of Kirkland

212

Name: Robert W Larzelere on Mar 6, 2012**Comments:**

213

Name: Celia Pym on Mar 6, 2012**Comments:**

214

Name: Teresa Anderson on Mar 6, 2012

Comments: Please make zoning make sense and don't allow huge blocky blights in the middle of an attractive neighborhood or business district. Let's make Kirkland a better place to live, shop, and recreate, not a hodge-podge. Thank you for your hard work and consideration on this issue.

215

Name: Jerald Miller on Mar 6, 2012**Comments:**

216

Name: Sandy Anderson on Mar 6, 2012**Comments:** **Stop the madness**

217

Name: Anne Miller on Mar 6, 2012**Comments:**

218

Name: Janice Denney on Mar 6, 2012

Comments: Bob and Audrey Styles have been friends of ours for over 25 years and their property (directly across the street on the water side) is in serious jeopardy if the city of Kirkland changes the zoning. What are they thinking? The City is not thinking about the existing residences plus the traffic would be a detriment to business as well as to the residents. When we visit them, it's very difficult to find parking as it is. dents.

219

Name: Anonymous on Mar 6, 2012

Comments:

220

Name: Anonymous on Mar 6, 2012

Comments: I am strongly Against Unlimited Residential Density to exist in or adjacent to Kirkland's Residential Neighborhoods.

221

Name: Anonymous on Mar 6, 2012

Comments:

222

Name: Anonymous on Mar 6, 2012

Comments:

223

Name: Chris Latta on Mar 6, 2012

Comments:

224

Name: Morton Latta on Mar 6, 2012

Comments:

225

Name: Robert J Bowman on Mar 6, 2012

Comments:

226

Name: Valerie Eliassen on Mar 6, 2012

Comments: I do not agree with more dense residences being added to Kirkland. This degrades the quality and community enjoyed here.

227

Name: Anonymous on Mar 6, 2012

Comments:

228

Name: John And Beth McCaslin on Mar 6, 2012

Comments: This zoning regulation WOULD BE AN ABSOLUTE TRAVESTY to the image, culture, and ultimately, economic health of Kirkland! KIRKLAND IS (AND WILL CONTINUE TO BE) THE "SAUSALITO" OF THE NORTHWEST: a vibrant and energetic upscale ARTS, DINING, AND RETAIL-

BOUTIQUE nucleus of the Eastside, WITH ITS (BY FAR) BEST PUBLIC BEACH ACCESS!
Overcrowding Kirkland's compact downtown area to the point of GRIDLOCK, which Portala PLUS any of the proposed high-density developments would surely EXACERBATE, would DESTROY the aforementioned advantages Kirkland enjoys.

229

Name: Marilyn Poskitt on Mar 6, 2012

Comments:

230

Name: Donald Poskitt on Mar 6, 2012

Comments:

231

Name: Brenda Poskitt on Mar 6, 2012

Comments:

232

Name: Debbie Marrs on Mar 6, 2012

Comments:

233

Name: Gloria F Wentzel on Mar 6, 2012

Comments:

234

Name: Dan R. Wentzel on Mar 6, 2012

Comments:

235

Name: Constance L Winter on Mar 6, 2012

Comments:

236

Name: Kathryn Straub on Mar 6, 2012

Comments:

237

Name: Bridgett Amadeck on Mar 6, 2012

Comments:

238

Name: Duston Harvey on Mar 6, 2012

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

239

Name: Donna Smith on Mar 6, 2012

Comments: I am against this project in downtown Kirkland

240

Name: James K Anderson on Mar 6, 2012

Comments:

241

Name: Laura Paslay on Mar 6, 2012

Comments:

242

Name: Robert Bienkowski on Mar 6, 2012

Comments:

243

Name: Scott Baker on Mar 6, 2012

Comments:

244

Name: Andy Allred on Mar 6, 2012

Comments:

245

Name: Michael Mayfield on Mar 6, 2012

Comments:

246

Name: Teague Pilcher on Mar 6, 2012

Comments:

247

Name: Kim Pilcher on Mar 6, 2012

Comments:

248

Name: Andrew McAllister on Mar 6, 2012

Comments: I have seen what high density has done to small quite towns before. It becomes a nightmare to even go to the stores for a quick message.

249

Name: Marilyn Carroll on Mar 6, 2012

Comments:

250

Name: Jim Carroll on Mar 6, 2012

Comments:

251

Name: Matt M on Mar 6, 2012

Comments:

252

Name: Kay Plimpton on Mar 6, 2012

Comments: Potala is much too dense for our neighborhood, wnd will increase the traffic unbelievably!

253

Name: Matt M on Mar 6, 2012

Comments:

254

Name: John Murray on Mar 6, 2012

Comments:

255

Name: Suzanne Grogan on Mar 6, 2012

Comments:

256

Name: Thomas Shilling on Mar 6, 2012

Comments:

257

Name: Beth Billington on Mar 6, 2012

Comments:

258

Name: Joyce Benezra on Mar 7, 2012

Comments: This project would cause traffic problems overwhelming.

259

Name: Ray Benezra on Mar 7, 2012

Comments: I think this is going to cause a huge density problem on Lake Washington Blvd. Traffic is already bad.

260

Name: Laura Polt on Mar 7, 2012

Comments: I am vehemently against changing the zoning laws to unlimited density in Kirkland's residential neighborhoods.

261

Name: Ray Benezra on Mar 7, 2012

Comments: It would add more traffic and congestion to an already terrible situation

262

Name: Charles Telford on Mar 7, 2012

Comments: PLEASE DISALLOW ANY ZONING REGULATIONS PROVIDING FOR UNLIMITED RESIDENTIAL DENSITY IN KIRKLAND'S RESIDENTIAL NEIGHBORHOODS INCLUDING NEIGHBORHOOD BUSINESS ZONES OR RESIDENTIAL MARKET AREAS.

263

Name: Steven Wolf on Mar 7, 2012

Comments:

264

Name: Emily Brooks Staples on Mar 7, 2012

Comments:

265

Name: Debbie RippetEAU on Mar 7, 2012

Comments:

266

Name: Melissa Matkin on Mar 7, 2012

Comments:

267

Name: Beth McCaslin on Mar 7, 2012

Comments:

268

Name: John McCaslin on Mar 7, 2012

Comments: This zoning regulation WOULD BE AN ABSOLUTE TRAVESTY to the image, culture, and ultimately, economic health of Kirkland! KIRKLAND IS (AND WILL CONTINUE TO BE) THE "SAUSALITO" OF THE NORTHWEST: a vibrant and energetic upscale ARTS, DINING, AND RETAIL-

BOUTIQUE nucleus of the Eastside, WITH ITS (BY FAR) BEST PUBLIC BEACH ACCESS!
Overcrowding Kirkland's compact downtown area to the point of GRIDLOCK, which Portala PLUS any of the proposed high-density developments would surely EXACERBATE, would DESTROY the aforementioned advantages Kirkland enjoys.

269

Name: Shauna Miller on Mar 7, 2012

Comments:

270

Name: Maureen Harris on Mar 7, 2012

Comments: Some of our streets don't even look normal anymore example corner of NE 97th St and 124th Ave NE. One house on a lot is replaced by 8. They are facing the back, front and sides of each other. These are expensive homes and they look so unattractive. Go west on NE 97th to the end of the block and you'll see a 6,000 square foot atrocity that doesn't remotely fit in scale with any house around. Continue north on Slater and you see more examples are zoning and planning out of control in this city!!

271

Name: Richard Bready on Mar 7, 2012

Comments: **Controlling appropriate density and usage is what zoning is for. "Unlimited" is not zoning but a failure of government.**

272

Name: Lauren Levenson on Mar 7, 2012

Comments: **Stop Unlimited Density in neighborhoods!**

273

Name: Nancy Boehme on Mar 7, 2012

Comments: **STOP POTALA!**

274

Name: GILES LARSEN on Mar 7, 2012

Comments: **STOP POTALA!**

275

Name: Lisa Mushel on Mar 7, 2012

Comments: **Traveling through Kirkland is difficult enough without this additional traffic!**

276

Name: Kathryn Grey on Mar 7, 2012

Comments:

277

Name: Ryan Levenson on Mar 7, 2012

Comments:

278

Name: Robert L. Style on Mar 7, 2012

Comments:

279

Name: Christophe Loisey on Mar 7, 2012

Comments:

280

Name: Jan Conrad on Mar 7, 2012

Comments:

281

Name: Jacqueline LePage on Mar 7, 2012**Comments:**

282

Name: Shawn Greene on Mar 7, 2012**Comments:**

283

Name: Carol Genova on Mar 7, 2012**Comments:**

284

Name: Kathleen Dier on Mar 7, 2012**Comments:**

285

Name: Delaine Peterson on Mar 7, 2012**Comments:**

286

Name: Sebastian Weber on Mar 7, 2012**Comments:**

287

Name: Catherine Murphey on Mar 7, 2012**Comments:**

288

Name: *Anonymous* on Mar 7, 2012**Comments:**

289

Name: Kathy Feek on Mar 7, 2012**Comments:** **Need ombudsman board to mediate existing property owners' rights, both in commercial and residential issues**

290

Name: Julia Brewer on Mar 7, 2012**Comments:**

291

Name: Julia Brewer on Mar 7, 2012**Comments:**

292

Name: Rachel Foster on Mar 7, 2012**Comments:** **Unlimited residential density is a huge mistake for Kirkland.**

293

Name: Chelle Nelson on Mar 7, 2012**Comments:** **Do not allow unlimited residential density zoning!! It will destroy Kirkland.**

294

Name: Laureen Miki on Mar 7, 2012**Comments:** **Preserving Kirklands charm means not allowing careless zoning practices. There should be a cap on density**

295

Name: Karen Todd on Mar 7, 2012

Comments: This development is out of scale for the residential area of Kirkland.

296

Name: Rob Tavis on Mar 7, 2012

Comments:

297

Name: Claire Cahill on Mar 7, 2012

Comments: I own a condo on Lk WA Blvd, and this would add to the traffic, and a smaller scale project would be a better fit into the neighborhood.

298

Name: Anonymous on Mar 7, 2012

Comments:

299

Name: Vicki Kaiser on Mar 7, 2012

Comments: Kirkland council is already considering charging for downtown parking during the day because businesses claim lack of parking deters customers. There is no bigger deterrence than gridlocked traffic--143 apartments with 1.5 cars each will shut down lake washington blvd during rush hour, weekends and most sunny days. Kirkland restaurants and businesses will lose big time and the quality of life will decline. Who wants to walk along the lake and breathe in idling car fumes? The council needs to protect the beauty and uniqueness of Kirkland -- there are plenty of big box, strip mall, car centric communities in the world. If the people of Kirkland desired to live in one of those, we'd live in Renton.

300

Name: Anonymous on Mar 7, 2012

Comments:

301

Name: Carrie Goodrich on Mar 7, 2012

Comments:

302

Name: Bill & Jonell Boyeson on Mar 7, 2012

Comments: **We are saddened to see the city of Kirkland try to undermine our neighborhoods!**

303

Name: Ty Pauls on Mar 7, 2012

Comments:

304

Name: Vafa Voss Fourouhi on Mar 7, 2012

Comments:

305

Name: Timothy Russ on Mar 7, 2012

Comments:

306

Name: GINGER RUSS on Mar 7, 2012

Comments:

307

Name: Troy RUSS on Mar 7, 2012

Comments:

308

Name: Scott Tucker on Mar 7, 2012**Comments:** I do not live near a commercial or business zone but I still want this to help preserve the current character of Kirkland

309

Name: Dave Moyer on Mar 7, 2012**Comments:** Unlimited density? Is this a serious proposal? It's not a good idea.

310

Name: Anonymous on Mar 7, 2012**Comments:**

311

Name: Agustina Reisman on Mar 7, 2012**Comments:**

312

Name: Mark Reisman on Mar 7, 2012**Comments:**

313

Name: Michael Servais on Mar 7, 2012**Comments:**

314

Name: Rodney Vieira on Mar 8, 2012**Comments:** I am specifically concerned about the Potala Village project! Traffic is already insane during the Spring, Summer and Fall months. I often walk downtown because its faster than driving due to the bumper to bumper traffic.

315

Name: Vashti Key on Mar 8, 2012**Comments:** So happy you are doing this. My son, Peter Powell, has been to all the meetings but I am in Calif.

316

Name: Lyle Dillon on Mar 8, 2012**Comments:** This overdevelopment in our community has got to stop. It's all about tax money to the Kirkland council and not about our quality of life in our community. DO NOT ALLOW THIS TO CONTINUE. Thank you.

317

Name: James N. Clapp II on Mar 8, 2012**Comments:** Please block this project's path around the zoning limits for our neighborhood. Thank you, James N. Clapp II 1003 Lake St. S # 202 Kirkland, WA 98033

318

Name: Gail M. Griffin on Mar 8, 2012**Comments:** I am against the development as planned due to size of project. The traffic and parking on Lake St S is already bad. especially during good weather.

319

Name: Kay Breslin on Mar 8, 2012

Comments:

320

Name: David Banks on Mar 8, 2012

Comments:

The Petition

STICK WITH THE COMPREHENSIVE PLAN AND ADOPTED ORDINANCE 3974**DO NOT ALLOW UNPLANNED, ULTRA-HIGH DENSITY IN RESIDENTIAL MARKET ZONES**

There has been a showing of local residents and property owners at several meetings of the Kirkland City Council and at other forums.

At the same time, there are many property owners impacted by the facts below who reside out of town, travel and work out of town, find themselves committed to holiday weeks and preparation, or otherwise unable to attend the numerous meetings of Kirkland City Council, Kirkland Planning Commission, Houghton Community Council or any/all of the neighborhood meetings.

For that reason, the petition below is being submitted to convey interest, input and participation in the matter listed below.

All Councils, Commissions and Neighborhood groups are asked to consider the signatures below as if the attendees were able to be present on the meeting dates upcoming where the subject matter is Potala Village, Zoning, Comprehensive Plan, Ordinances, Development Regulations, Shoreline Development Permit, SEPA, Building Permit, Interim Moratorium, or any other topics that may be raised regarding any development proposed for the Southeast Corner of Lake St S/Lake Washington Boulevard and 10th Ave S, as designated by parcel numbers 0825059233, 9354900220 and 9354900240, and,

Whereas, in 1977 most of the properties abutting Lake Washington Boulevard and Lake Street South were rezoned downwards, often from a density of 24 units per acre to 12 units per acre, and,

Whereas, those properties already developed to a higher density were allowed to remain but became legally non-conforming with the difficulties and challenges that this designation imposes, and,

Whereas, the city's action of 1977 was unpopular with many who felt they lost their right to develop property at a higher density, and the city and citizens spent two years in a lawsuit, and,

Whereas, Potala Village, a very high density apartment building with a few offices and parking at ground level (and below) is being proposed on a parcel within the downzoned area at a density of approximately 116 residential units per acre (at 10 times the allowed density), and,

Whereas, the property at the southeast corner of Lake St S/Lake Washington Blvd and 10th Ave S is clearly identified, and circled on the Commercial Land Use Map of Kirkland (LU-2) and the text on that map clearly states "10th Ave S./Lake Washington Blvd. Residential Market," and,

Whereas, Residential Market is defined in the Comprehensive Plan as "A residential market is an individual store or very small, mixed-use building/center focused on local pedestrian traffic. Residential scale and design are critical to integrate these uses into the residential area," and,

Whereas, uses allowed in Residential Market - Commercial areas are stipulated, "Uses may include corner grocery stores, small service businesses (social service outlets, daycares), laundromats, and small coffee shops or community gathering places." and,

Whereas, residential or housing is specifically identified as a use in four of the six types of commercial land use, but NOT included as a use in Residential Market - Commercial lands, and,

Whereas, we believe that applying a commonly accepted statutory rule of construction, the omission of reference to housing or residential dwellings in two of the four Commercial Use descriptions would indicate that housing is NOT an approved use for those two zones, and

Whereas, if housing were to be provided for in the proposed Potala Project, it is restricted to no more than 12 units per acre as described in text highlighted and given as part of Presubmittal Materials to the Applicant (on file with City of Kirkland) wherein the Mossbay Neighborhood Chapter of the Comprehensive Plan states, "Lands on the east side of Lake Washington Boulevard, south of 7th Avenue South and west of the midblock between First and Second Streets South, are also appropriate for multifamily uses at a density of 12 dwelling units per acre. This designation is consistent with permitted densities to the north and south along Lake Washington Boulevard." and,

Whereas, additional text from Moss Bay Neighborhood Chapter of Comprehensive Plan is listed as PRE09-00072 Material Given to Applicant and that highlighted paragraph states "Most of the land on the east side of Lake Street South appears to be unsuitable for commercial use because of steep slope conditions, as well as problems concerning vehicular ingress and egress. The southeast quadrant of the 10th Street South and Lake Street intersection, however, is developed with a market which serves as a convenience to the surrounding residences. Limited commercial use of this location, therefore, should be allowed to remain." and,

Whereas, State EPA review provides for proposed projects to be reviewed for consistency with the adopted Comprehensive Plan, and,

Whereas, Ordinances are local laws and Ordinance 3974 confirmed a designation of "Residential Market" and confirmed uses for subject property, and provided that administrative actions and decisions must be made in accordance with the Comprehensive Plan, and,

Whereas, the application for a Substantial Development Permit states specifically, "Your application will be evaluated on the basis of the information you provide, the criteria listed in the pertinent sections of the Zoning Code, the Kirkland Comprehensive Plan, other City regulatory ordinances, inspection of the property, as well as testimony and evidence presented through public comments." and,

Whereas, as neighbors and visitors to the neighborhood surrounding 10th Ave S/ Lake Ave S we are very concerned about the environmental and safety impacts to the area; things like increases in traffic and auto emissions (particularly from increased traffic backups), increases in noise, sound, and loss of privacy, increases in safety risk to all who cross the streets on foot or use the boulevard for bicycle or pedestrian travel, increases in risk as 108 cars per hour enter and exit the roadway where vehicular ingress and egress is difficult, increases in spillover parking and reduced supply of parking for current visitors and guests, and,

Whereas, we contend that in contrast to the small scale development contemplated by the Comprehensive Plan, the Potala proposal would create 6,000 square feet of office 143 residential units and hundreds of underground parking for cars that will enter or exit Lake St S at a rate of two per minute during peak pm. Hardly a project one would call "very small" or "limited commercial use," and,

Whereas, the city of Kirkland has adopted the provisions of its Comprehensive Plan as substantive SEPA policies and has adopted the policies of SEPA itself which place a strong emphasis on protecting neighborhood aesthetics and welfare, and,

Whereas, here the aesthetics of the neighborhood would be severely impacted by a structure with the height, bulk and scale of the proposed building, and,

Whereas, the proposal would introduce hundreds of new residents into a very small parcel of land that is ill-equipped to handle them, thus degrading the neighborhood environment, and,

Whereas, the proposed Potala project offends not only the City's Comprehensive Plan but also SEPA's policy statements seeking to protect the character and aesthetic qualities of the built and natural environment, and,

Whereas, a failure to properly apply the Comprehensive Plan "10th Ave S/Lake Washington Blvd. Residential Market" conditions would be inconsistent with Ordinance 3974 (local law) and the requirement that decisions be made consistent with the Comprehensive Plan, and,

Whereas, we contend that the approval of a development providing 116 units per acre in an area that was unfavorably reduced in dwellings down to 12 per acre would constitute inequitable and preferential treatment to one property owner, and,

Therefore, we, the undersigned, object to development on the southeast corner of Lake St S/Lake Washington Blvd / 10th St South in Kirkland in any manner which is not consistent with the Residential Market - Commercial definition as adopted in the Land Use Chapter of the Comprehensive Plan in 1995, then reaffirmed in 2004 by Ordinance 3974. Further, we object to development that includes residential dwelling units, especially if such density exceeds 12 units per acre as specified for properties along Lake Street S and Lake Washington Boulevard south of 7th Ave S. Further, we object to high intensity uses being allowed to replace the planned low intensity uses for this site.

We ask that all elected and appointed officials, and all city staff, fulfill their duty to protect the health, safety and welfare of the citizens of Kirkland. We ask that they do so by supporting the Ordinances and Plans that are designed for orderly (not piecemeal) growth, particularly the Adopted Comprehensive Plan and Ordinance 3974, in this case.

Sign petition

321

Name: Marvin H Scott on Nov 20, 2011

Comments:

322

Name: Susan Thornes on Nov 20, 2011

Comments:

323

Name: Mike Phillips on Nov 20, 2011

Comments: Please be responsible. You have the trust of the voters.

324

Name: Maureen Kelly on Nov 21, 2011

Comments:

325

Name: Shawn Greene on Nov 21, 2011

Comments:

326

Name: Anonymous on Nov 21, 2011

Comments:

327

Name: Carol Satre on Nov 21, 2011

Comments:

328

Name: Christian Bratlien on Nov 21, 2011

Comments:

330

Name: Darlene Shilling on Nov 21, 2011

Comments:

340

Name: Bruce Heckenberg on Nov 21, 2011

Comments: Why have a comprehensive plan if the city council doesn't pay attention to it? We have been thru this several times before. Downtown cannot deal with these mega projects. Areas such as Totem Lake can deal with density as they have access to 405 and other main arteries. It is already impossible to drive down Lake Washington Blvd in the summer as traffic is at a stand still.

341

Name: Frank J. Amato & Susan P. Amato on Nov 21, 2011**Comments:** Obviously the proposal is too dense for the area. Water run off is a problem in this area and would be greatly increased as well as previously noted problems.

342

Name: Kay Zatine on Nov 21, 2011**Comments:**

343

Name: *Anonymous* on Nov 21, 2011**Comments:**

344

Name: *Anonymous* on Nov 21, 2011**Comments:**

345

Name: *Anonymous* on Nov 21, 2011**Comments:**

346

Name: Laura Loomis on Nov 21, 2011**Comments:**

347

Name: *Anonymous* on Nov 21, 2011**Comments:**

348

Name: Hugh Levenson on Nov 21, 2011**Comments:**

349

Name: Sherry Rodriguez on Nov 21, 2011**Comments:** I am not for this project. It is not right for the city of Kirkland. It is not for the betterment of the community.

350

Name: Atis Freimanis on Nov 21, 2011**Comments:**

351

Name: Byron on Nov 21, 2011**Comments:**

352

Name: Bill McNeill on Nov 21, 2011**Comments:**

353

Name: Pamela Goral on Nov 21, 2011**Comments:**

354

Name: Kirk And Carol Mathewson on Nov 21, 2011

Comments: Potala is too much in the wrong place. The city needs to refine this area to within that density and scale projected many years ago.

355

Name: Casey Sibert on Nov 21, 2011

Comments:

356

Name: Nancy A. Silvernale on Nov 21, 2011

Comments: This project is way too big and busy. Please do not allow this to be built.

357

Name: Sharon Riddle on Nov 21, 2011

Comments:

358

Name: Heather Bradford on Nov 21, 2011

Comments:

359

Name: Shirley Miller on Nov 21, 2011

Comments: Please do not approve this, or any similar, high density development. Maintain the current density standards in order to maintain property values.

360

Name: Anonymous on Nov 21, 2011

Comments:

361

Name: Robin Vogel on Nov 21, 2011

Comments:

362

Name: Dick & Nancy Gode on Nov 21, 2011

Comments:

363

Name: Steve Cullen on Nov 21, 2011

Comments:

364

Name: Robert L. Style on Nov 21, 2011

Comments:

365

Name: Robert L. Style on Nov 21, 2011

Comments:

366

Name: Robert L. Style on Nov 21, 2011

367

Name: Mary C. Wilson on Nov 21, 2011

Comments:

368

Name: Lee Obrzut on Nov 21, 2011

Comments:

369

Name: Heidi Green on Nov 21, 2011

Comments: I object to this proposal/plan

370

Name: Frank H Haas on Nov 21, 2011

Comments:

371

Name: Linda Heckenberg on Nov 21, 2011

Comments:

372

Name: Andrea Short on Nov 21, 2011

Comments:

373

Name: Karen Levenson on Nov 21, 2011

Comments:

374

Name: Suzanne Scallon on Nov 21, 2011

Comments: Please stop this madness!

375

Name: Alison Barnes Martin on Nov 21, 2011

Comments:

376

Name: John F Rogers And Patricia D Rogers on Nov 21, 2011

Comments:

377

Name: Anonymous on Nov 21, 2011

Comments: I see on the City website that the structure falls into their guidelines for the permit to be issued. However, a project of this size does not fit with the feeling of the waterfront core and the traffic impact would be significant. Already overcrowding on Lk Wa Blvd is an issue and negatively impacts shops & restaraunts on the Boulevard.

378

Name: Doris Cosley on Nov 21, 2011

Comments: I live 2 condos down from this prosed bldg plan. I can't even imagine what it will do the traffic with 143 cars added. Have you gone outside and checked the bumper to bumper traffic for several hours at a time each late afternoon. Just TRY to get on to the st. as I have to do from my driveway!!!

379

Name: Doris Cosley on Nov 21, 2011

Comments: I live 2 condos down from this prosed bldg plan. I can't even imagine what it will do the traffic with 143 cars added. Have you gone outside and checked the bumper to bumper traffic for several hours at a time each late afternoon. Just TRY to get on to the st. as I have to do from my driveway!!!

380

Name: Randail Cohen on Nov 21, 2011

Comments: City of Kirkland should not have granted a site-specific zoning of unlimited density to favor one site or developer at the expense of the rest of Kirkland residents.

381

Name: M. Joan Maguire on Nov 21, 2011

Comments: I am 81 years old and first moved to Kirkland in 1962. In all my years in Kirkland, I have never seen a project that is as hurtful to Kirkland as Potala Village. Having lived at 6201 Lake Wa. Blvd. for the last 18 years, I am deeply grateful for the life I have here and realize how fragile our environment is. We must all protect the land, water and human factors that make Kirkland so spectacular. Please do everything to prevent Potala Village.

382

Name: Victoria Palmer on Nov 21, 2011

Comments:

383

Name: Jack Danforth on Nov 21, 2011

Comments:

384

Name: Nathan Brooling on Nov 21, 2011

Comments:

385

Name: Steven Corey on Nov 21, 2011

Comments:

386

Name: Richard Trepus on Nov 21, 2011

Comments: I cannot even believe the City of Kirkland preliminarily approved this. Do you think you are exempt from the laws and rules you set for the rest of us folks? Shame on the Council and the staff in the planning department for allowing this to almost get through. This wrecks of corruption. You people owe a higher standard to the taxpayers in this otherwise fine city.

387

Name: *Anonymous* on Nov 21, 2011

Comments:

388

Name: John Flynn on Nov 21, 2011

Comments: I am amazed that a project of this magnitude has even gotten to this step in the planning process.

389

Name: Steven R. Rich on Nov 21, 2011

Comments: Please maintain adopted Ordinance 3974!

390

Name: Peter S. Robertson on Nov 21, 2011

Comments:

391

Name: Charles A. Pilcher on Nov 21, 2011

Comments:

392

Name: Kathy Feek on Nov 22, 2011

Comments:

393

Name: Mark Miller on Nov 22, 2011

Comments:

394

Name: Barry Bloch on Nov 22, 2011**Comments:**

395

Name: Dione Godfrey on Nov 22, 2011

Comments: The Potala village Project just should not happen at all in Kirkland on Lake Street. I live directly across the street and will open my front door to look at this very inferior building besides the ridiculous amount of very small units and a few hundred cars coming out of one driveway as I attempt to drive out myself. It makes no sense that something like this could be built in this very lovely residential neighborhood. I have already been told that I should put my home up for sale right now because if this goes through my property value will diminish significantly. I hope and pray that the city of Kirkland will take this into consideration. It would be a wonderful piece of property for a 12 unit condo. There is nothing on the boulevard or lake street that looks like the Potala plan. It just doesn't belong here or anywhere else in Kirkland. The Everett project is so unattractive and very unsuccessful. Thank you for your consideration. Dione Godfrey

396

Name: Dione Godfrey on Nov 22, 2011

Comments: The Potala village Project just should not happen at all in Kirkland on Lake Street. I live directly across the street and will open my front door to look at this very inferior building besides the ridiculous amount of very small units and a few hundred cars coming out of one driveway as I attempt to drive out myself. It makes no sense that something like this could be built in this very lovely residential neighborhood. I have already been told that I should put my home up for sale right now because if this goes through my property value will diminish significantly. I hope and pray that the city of Kirkland will take this into consideration. It would be a wonderful piece of property for a 12 unit condo. There is nothing on the boulevard or lake street that looks like the Potala plan. It just doesn't belong here or anywhere else in Kirkland. The Everett project is so unattractive and very unsuccessful. Thank you for your consideration. Dione Godfrey

397

Name: Daniel Pepper on Nov 22, 2011

Comments: Really?! What's the point of a comprehensive plan if it can be ignored. Don't ruin our Lake Washington Blvd! Thanks, Daniel Pepper

398

Name: Vivian Morie on Nov 22, 2011**Comments:**

399

Name: Vangie Pepper on Nov 22, 2011**Comments:**

400

Name: Vivian Morie on Nov 22, 2011**Comments:**

401

Name: Vivian Morie on Nov 22, 2011**Comments:**

402

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403

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404

Name: Vivian Morie on Nov 22, 2011**Comments:**

405

Name: Vivian Morie on Nov 22, 2011**Comments:**

406

Name: Gigi Forbes on Nov 22, 2011**Comments:** Please review and rethink the Potala Plans to a fair and equitable position for the proper zoning it should be.

407

Name: James And Jean Wix on Nov 22, 2011**Comments:** Traffic on Lake Washington Blvd is already backed up over a mile from down town Kirkland during high traffic times . Adding an additional 300 + cars to this mix FROM ONE PROPERTY is insanity!

408

Name: Anonymous on Nov 22, 2011**Comments:**

409

Name: Stan Handalt on Nov 22, 2011**Comments:**

410

Name: Suzan Danforth on Nov 22, 2011**Comments:**

411

Name: Nancy Boehme on Nov 22, 2011**Comments:** Say No to Potala Village & other High Density buildings outside of the immediate downtown Kirkland area!

412

Name: Harry KALLICK on Nov 22, 2011**Comments:** I find the argument against the project very compelling, and consistent with my feelings when I purchased in the area on Lake Washington Blvd

413

Name: Vafa Voss Fourouhi on Nov 22, 2011**Comments:**

414

Name: Anonymous on Nov 22, 2011**Comments:**

415

Name: Michael Keyes on Nov 22, 2011**Comments:**

416

Name: Agustina Reisman on Nov 22, 2011**Comments:**

417

Name: Micah Pepper on Nov 22, 2011**Comments:**

418

Name: Steven R Wood on Nov 22, 2011

Comments:

419

Name: James K. Anderson on Nov 22, 2011

Comments:

420

Name: Glen W. Holden on Nov 22, 2011

Comments: During rush hour I have walked from Houghton Beach to downtown faster than the cars on the road could drive it.

421

Name: Deborah Miller on Nov 22, 2011

Comments:

422

Name: Rich & Sue Knight on Nov 22, 2011

Comments:

423

Name: Terri Phillips on Nov 22, 2011

Comments:

424

Name: Barbara Groves on Nov 22, 2011

Comments:

425

Name: Gail Powell on Nov 23, 2011

Comments:

426

Name: Amit Fulay on Nov 23, 2011

Comments:

427

Name: Tom Short on Nov 23, 2011

Comments:

428

Name: Marchell Mathes on Nov 23, 2011

Comments:

429

Name: Philipp Schonger on Nov 23, 2011

Comments:

430

Name: *Anonymous* on Nov 23, 2011

Comments:

431

Name: Lisa Pavlovsky on Nov 23, 2011

Comments:

432

Name: *Anonymous* on Nov 23, 2011

Comments:

433

Name: Barry Jepson on Nov 23, 2011

Comments:

434

Name: Barry Jepson on Nov 23, 2011**Comments:**

435

Name: Anita Jepson on Nov 23, 2011**Comments:**

436

Name: Shannon on Nov 23, 2011**Comments:**

437

Name: *Anonymous* on Nov 23, 2011**Comments:**

438

Name: Sherri Jaksha on Nov 23, 2011**Comments:** I am very against the building of potala village.

439

Name: Nancy Hoppe on Nov 23, 2011**Comments:**

440

Name: Dirk Mosa on Nov 23, 2011**Comments:**

441

Name: Andrea Mosa on Nov 23, 2011**Comments:**

442

Name: Sue Crickmore on Nov 23, 2011**Comments:** Absolutely NOT!!!

443

Name: Cary Badger on Nov 23, 2011**Comments:** This project needs to be viewed in totality by the City of Kirkland, not strickly by the zoning laws/rules. There are clear precedents where Kirkland has done this in the greater interest of its vibrant neighborhoods. The City needs to represent the collective interest of its citizens, not just the legal position of it's planning dept.

444

Name: Gabriel Miller on Nov 24, 2011**Comments:**

445

Name: Amy Mosher on Nov 25, 2011**Comments:**

446

Name: Charles Greene on Nov 25, 2011**Comments:**

447

Name: Celia A. Pym on Nov 26, 2011**Comments:**

448

Name: N. Stewart And Carol Rogers on Nov 26, 2011

Attachment 6

How could this possibly have passed the strict restrictions in the comprehensive plan?

449

Name: N. Stewart And Carol Rogers on Nov 26, 2011

Comments: **How could this possibly have passed the strict restrictions in the comprehensive plan?!**

450

Name: N. Stewart And Carol Rogers on Nov 26, 2011

Comments: **How could this possibly have passed the strict restrictions in the comprehensive plan?!**

451

Name: N. Stewart And Carol Rogers on Nov 26, 2011

Comments: **How could this possibly have passed the strict restrictions in the comprehensive plan?!**

452

Name: George Fouch on Nov 26, 2011

Comments: **There will be families living there. Is there a place for the children to play? Guest Parking? The city moved the bicycle lane; how will that effect street parking in conjunction with safty for the riders. How will the marathons, races etc held 6/7 times per year be effected?**

453

Name: Robert Gemmell on Nov 26, 2011

Comments: **This project should definitely be modified - lower profile and lower density.**

454

Name: Robert & Phyllis Gemmell on Nov 26, 2011

Comments: **This project definitely needs modification - make it lower profile and lower density.**

455

Name: Ellen Yagle on Nov 26, 2011

Comments:

456

Name: Ellen Yagle on Nov 26, 2011

Comments:

457

Name: Darlene Falk on Nov 26, 2011

Comments: **I have lived here since around the time when all our properties were rezoned down and we were given disfavored the stays of legally non-conforming... Unable to rebuild to our current density ... Restricted to 12 per acre if we reconstruct or have major repairs. I currently find it impossible to get out of our driveway going left and nearly impossible going right. The traffic studies need to be reviewed for accuracy. They don't seem to reflect actual experience.**

458

Name: *Anonymous* on Nov 26, 2011

Comments: **My wife, Louise, and I consider this project to be the antithesis of Kirkland's culture and style. Traffic on Lake Washington Blvd NE and Lake Street is intolerable during rush hours. Massive developments like Portola Village should be disallowed throughout the core area surrounding downtown Kirkland until additional access routes serve the downtown core and allow for bypass as well. The current streets are inadequate to provide access. We believe that there should be a development moratorium for new development between Market St and Carilon Point.**

459

Name: Anonymous on Nov 27, 2011

Comments: The increased density caused by this unit in the Lake Washington Blvd area, will lead to grid lock. Traffic is already reaching unacceptable levels and destroying the feel of Kirkland. Even if access is not on Lake Wa Blvd, residents and guests will use the Lake WA Blvd for access and egress.

460

Name: Liv Grohn on Nov 27, 2011

Comments: The scope of this project does not meet the directives of the city's comprehensive plan. Review should be made of developer's other projects as well as traffic and parking impact on the Boulevard. Thanks.

461

Name: Jack & Christy Amdt on Nov 27, 2011

Comments: We are opposed to the current proposed plan, the project is too large for the area, development does not fit into the surrounding neighbor, will create major traffic problems with a parking garage with 300 spaces, all which will end-up on the blvd. Small businesses in downtown Kirkland will be hurt due to more traffic getting into the city resulting in their customers going elsewhere. Traffic today is a concern compounded with the narrow lanes due to the recent addition of the bike lanes. An accident with the lost of life is a challenge now when driving the blvd. We do not understand why both the council and city planning has allowed this project to get this far down the process. Is there no common sense among the council and planning department? Let's for once do what is right for the citizens of Kirkland and stop this current proposed project.

462

Name: Thomas And Carol Armitage on Nov 27, 2011**Comments:**

463

Name: Charles Loomis on Nov 28, 2011**Comments:**

464

Name: Julie McAvoy on Nov 28, 2011**Comments:**

465

Name: Carol Satre on Nov 29, 2011**Comments:**

466

Name: Jim Engle on Nov 29, 2011**Comments:** I support this petition

467

Name: Bea Nahon on Nov 29, 2011

Comments: The City, the citizens and the developer have an opportunity during this moratorium to work together to find an amicable solution that is consistent with the Comp Plan. The current site begs to be redeveloped - we can do this in a way that is consistent with the Comp Plan and that benefits all concerned if all parties (City, citizens, developer) work together.

468

Name: Lee Obrzut on Nov 29, 2011
Comments:

469
Name: Daniel Ling on Nov 29, 2011
Comments:

470
Name: Anonymous on Nov 30, 2011
Comments:

471
Name: Bruce Pym on Nov 30, 2011
Comments:

472
Name: Wistar Rinearson on Dec 4, 2011
Comments:

473
Name: Richard Satre on Dec 6, 2011
Comments:

474
Name: Mark & Betty Taylor on Dec 8, 2011
Comments: Potola Village concept of high density housing is quite inappropriate for the target location on Lake Washington Blvd. We look forward to a more appropriate development at that location.

475
Name: P. Schulz on Dec 12, 2011
Comments: Let us all remember why we have chosen to live in Kirkland. Help preserve our beautiful lake front/quaint community/minimize noise and traffic impact.

476
Name: Gail Cottle on Dec 12, 2011
Comments: This is too much. The traffic on Lake Street is already choked. Does anyone on the Council live downtown or west of Market to know these added cars will only make matters worse. A no vote please.

477
Name: Lydia Geline on Dec 13, 2011
Comments:

478
Name: Mark Miller on Dec 13, 2011
Comments: This development will hurt Kirkland, please don't do it.

479
Name: Lynn Sanborn on Dec 13, 2011
Comments:

480
Name: Richard Chan on Dec 14, 2011
Comments:

481
Name: Vaifa Fouroohi on Dec 14, 2011
Comments:

482
Name: Sandy Anderson on Dec 16, 2011
Comments: Let's use common sense. Our road infrastructure cannot support this project.

483

Name: Elaine Loveland on Mar 5, 2012

Comments: