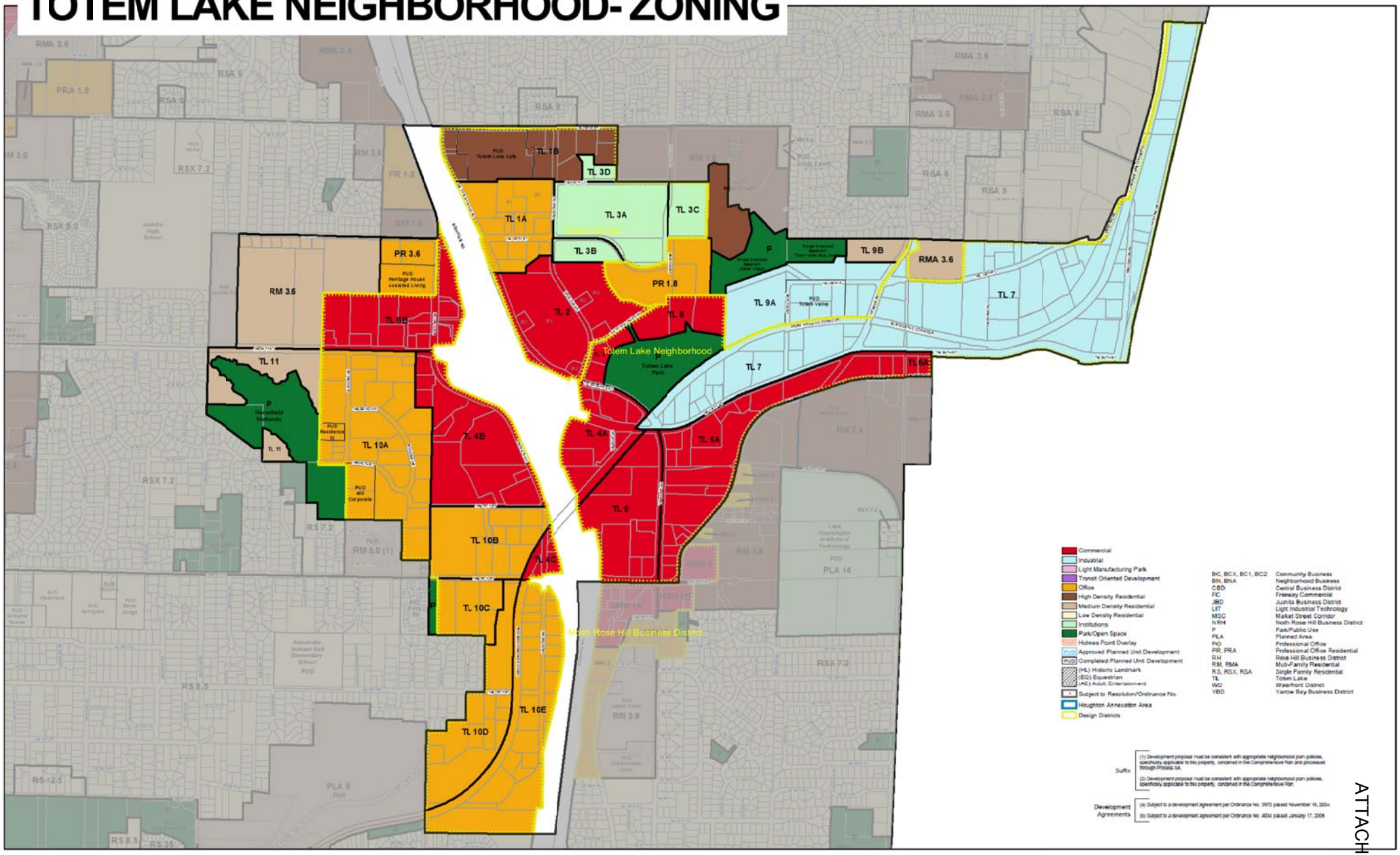
TOTEM LAKE NEIGHBORHOOD- ZONING



ATTACHMENT 6

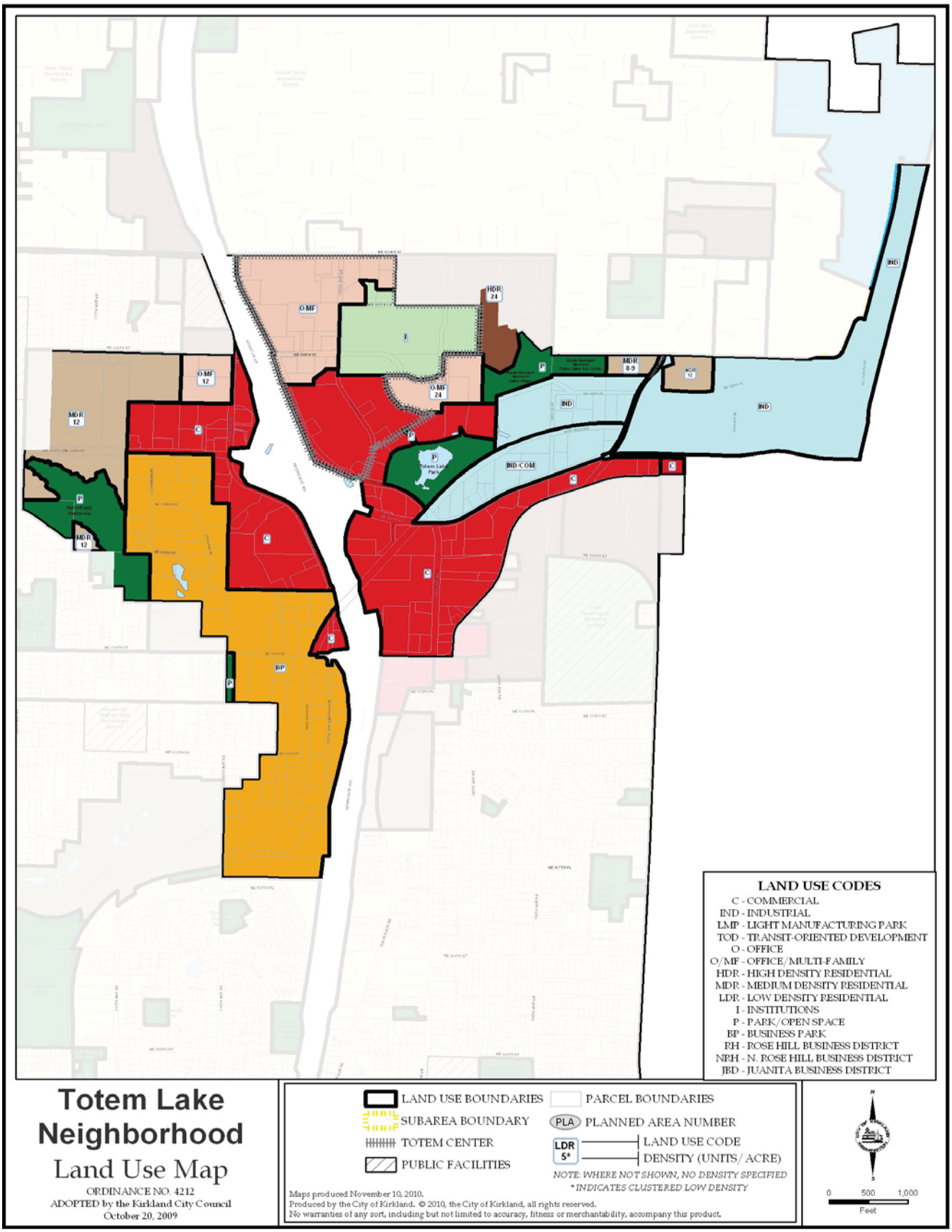


Figure TL-3: Totem Lake – Land Use

Totem Lake Business District Update Study Issues				
I. District-wide Issues	**Questions and Possible Policy Changes**	**Input from other studies?[i]**	**Private Request?**	**Identified through 2012 Code Amend Process?**
a. Industrial/Business Park				
Industrial and business park areas	General changes to vision and policy for TL industrial areas, including Parmac (see also TL 10, TL 7, TL 9)	Yes (TDR, LI, CKC)		Yes
b. Transportation				
Study road and pedestrian grids and explore additional access options	Are connections identified still appropriate? Is approach to require ded/imp still correct? (see also TL 5, TL 1, TL 6B) Potential new access: • NE 126th Way • Under I-405 at CKC • NE 132nd St Interchange • NE 120th (TL 5) Others?	Yes (TMP, CKC)		Yes
Update status of transportation projects	NE 132nd Street Figure TL 8, Chart (pg. XV.H-33-34)	Yes (TMP)		Yes
Study transit service/relationship to land use	Review land use and densities/proximity to transit access • Metro • Sound Transit	Yes (TMP)		Yes
c. Boundary Changes and Regional Issues				
Neighborhood Boundary Changes	Possible TL Neighborhood boundary changes to include: • Include Lake Wash Technical College • Include Kingsgate P&R • Adjust boundary at southwest corner of neighborhood • Eliminate TL 11 wetland area from neighborhood? Should a "Totem Lake Business District" be identified and			Yes

	mapped? Coincide with neighborhood? Coincide with Urban Center?			
Urban Center Boundary and Compliance with Regional Growth Centers	Consider proposing changes to Urban Center boundaries to include annexed area and other boundary changes Review Urban Center boundary with PSRC Vision 2040 direction			
Incorporate regional direction	• PSRC Vision 2040 • Submit checklist ("Reporting Tool" to PSRC for Urban Center Review and incorporate transit solutions where appropriate	• "Growing Transit Commu-nities • Regional Centers Monitoring Report		
d. Auto Use				
Auto sales/dealerships	Add policies to support industry? (review regs from other cities) Limit auto storage?	Yes (TDR and LI)		
e. Tasks from Parallel Studies				
Transfer of Development Rights	Add policies and regulations in support of TDR	Yes (TDR)		
Add policies and regulations for CKC: • ParMac • Retail areas • Light industrial areas	• Add policies to expand land use types and/or changes to regulations to support complementary uses/development • Consider incentives for trail improvements and dependent uses • Review design guidelines • Study interim regs approved by Council (2013) make permanent?	Yes (CKC, UDA)		
f. Evaluation of Existing Policies				
FAR Limits	Evaluate existing FAR limits and consider establishing FARs to divert more intensive development to Totem Center May be used for TDR incentive	Yes (TDR)		Yes
Building height incentives for non-residential use	Should other incentives be included?	Yes (ULI)		Yes
Housing incentive areas	Are current HIAs still			Yes

	appropriate? Eliminate? Different approach?			
Identify and create policies for specific opportunity sites	• Barriers to redevelopment? • Creation of Transportation Opportunity Fund?** • Areas may include: o TL 5 o Totem Lake Mall o Kingsgate P&R o Totem Lake Apts o TL 4A, 4B o TL 6B o Others?	Yes (TDR)		Yes
g. Plan and Code Format				
Simplify and improve neighborhood plan format	• Restructure – consider geographic approach • Eliminate outdated text • Simplify vision statement • Update figures from Comp Plan amendments (TL 11, Land Use Matrix, H-31)			Yes
Simplify zoning charts *(may not be necessary due to Code Publishing project)*	Consolidate regs for subareas where special regs, etc. are duplicated (e.g. merge TL 1A&B) Review for additional simplification			
h. Urban Design				
Add Urban Design and Amenities Plan (improve graphics)	• Improve maps, address wayfinding, place making, design for streetscape, lighting, intersections, CKC, circulation	Yes (CKC, UW, TLPMP, UDA)		Yes
Identify specific park and plaza locations	May include: • TL 5 • TL 6B • Totem Lake Park • Others?	Yes (TLPMP, UDA)		Yes
II. Area or Zone Specific Issues	**Questions and Possible Policy Changes**	**Input from other studies?**	**Private Request?**	**Identified through 2012 Code Amend Process?**
TL 1A, 1B	• Re-evaluate road grid and incentive approach			Yes

TL 2	• Interim uses for Totem Lake Mall? • Require residential in Master Plan • Add housing affordability requirement?			
TL 3A, 3B, 3C, 3D	• Evergreen Hospital Campus Expansion • Update policies for EH		Yes - EH	Yes
TL 4A, 4B, 4C	Review height limits			Yes
TL 5	• Evaluate road grid and approach to dedication/improvement (role as urban design element) • Evaluate existing FAR limit	Yes (UDA, ULI, TMP)		Yes
TL 6A, 6B	Evaluate road/ped grid for 6A	Yes (UDA, TMP)		Yes
TL 7	• Create subareas within zone? • Study land use issues: o Limits on retail uses o Restriction on residential use o Role of industrial use o Role of auto dealers • Should max building height be raised? • Should an "auto district" be identified? • Should eastern portion be "business park"?	Yes (LI, TDR)		Yes
TL 8	• Review policies related to connections to TL Mall and Totem Lake Park • Consider direction from Totem Lake Park study	Yes (TLPMP)		Yes
TL 9A	• Should all or a portion of this zone be rezoned to TL 7, or should uses be expanded within TL 9A? • Should auto sales be allowed? • Should residential be allowed?	Yes (LI)	Yes (Rairdon)	Yes
TL 10A, 10B, 10C, 10D, 10E	• Revisit ParMac vision • Should more retail uses be allowed? (particularly in TL	Yes (CKC, TDR, LI)		Yes

	10B) and/or along 405) • Allow free-standing restaurants in TL 10A? • Should commercial recreation and/or youth-oriented uses be explicitly permitted? • Role/impact of transitional and interim uses			
TL 11	Consider removing from TL neighborhood and/or Urban Center			
PR 1.8 (Madison House)	Should this area be rezoned for higher density?			

[ii] *References to parallel studies include:*

- *TDR – Transfer of Development Rights*
- *LI – Industrial Lands study*
- *UDA – Urban Design and Amenities study (possible funding for 2015)*
- *TLPMP – Totem Lake Park Master Plan study*
- *CKC – Cross Kirkland Corridor study*
- *TMP – Transportation Master Plan*
- *UW – Urban Design Study by Graduate Students (potential)*
- *ULI – 2011 ULI Technical Assistance Panel Report*

***Transportation Opportunity Fund concept might involve the collection of funds (on a property or business district basis) to be used to fund transportation improvements within an identified "opportunity site". For example, funds could be used to create a City-funded internal road grid on a parcel, potentially in exchange for additional development capacity.*

10/19/13

ATTACHMENT 9

KIRKLAND 2035 | YOUR VOICE. YOUR VISION. YOUR FUTURE.

Share your thoughts

City of Kirkland Suggestion Form

CITY OF KIRKLAND WASHINGTON

Suggestion - Comment - Idea for Comprehensive Plan Update:

Look at transit and possibility of improving transit before trying to change zoning ~~to~~ that will result in more traffic congestion leg. the potential rezone of Houghton/everest N. hood center with no possibility of additional lanes

- Have more retail in neighborhoods so residents can walk to grocery, drug stores etc.
- if feasible as congestion grows, have city-wide shuttles that pick up through out the neighborhoods

How would you like staff to follow-up with you? (Please check box and provide contact information.)

Your name: Anna Rising

☐ Mail (Please provide address):

☒ E-mail (Please provide e-mail): amrising@gmail.com

☐ Phone (Please provide phone number):

☒ Not necessary for staff to follow up

ALLEN

Kirkland Mayor and City Council

Kirkland Planning Department

Houghton Community Council

123 5th Avenue

Kirkland, WA 98033

November 25, 2013

RECEIVED
DEC 02 2013
AM PLANNING DEPARTMENT PM
BY

Regarding Zoning & Development in the Houghton Community Center Area

Having grown up in Houghton in the 60's and early 70's I always enjoyed being able to walk to the drugstore and grocery stores in the nearby shopping area. Six candy bars for a quarter at the drugstore after a trip to the landfill on Sundays-now that's living! I even remember when the railroad overpass had a lower clearance and was hit on occasion. Traffic was not a concern in those days, for sure.

After college and owning my first home in Kirkland, I moved to Medina for 20 years. Spring of 2012 I returned to Houghton, buying a home within a block of the Shopping Center. As an experienced Realtor, I was appalled to see how bad the traffic in Houghton had become and that I was not aware of it. Crawling down the hill from 405 was the speed of molasses. Now I resort to crawling up the hill from Lakeview Drive, which is not much better. It is amazing to see the volume of cars on the two lane roads, all the way from NE 39th up the Blvd, Lakeview Drive past Lakeview Elementary and up the hill to 405 and Bridle Trails; particularly at commute times. Left turn lanes are insufficient in size to assist much in reducing the traffic flow.

***The infrastructure can not handle the current traffic, much less the expected traffic from an increase in shopping and residential traffic. I can not imagine how all the access roads could be increased enough in size to handle anticipated impacts.

Juanita Village is on a 4 or five lane road, much better equipped to handle the traffic created by its development. Lets keep the commercial development there, at Park Place or at Totem Lake.

Sincerely,

Betsy Weyer

Betsy Weyer

10605 NE 65th Lane Kirkland

June 27, 2013

Good evening Commission members:

My name is Brian Gaines, a shareholder of TechCity Bowl on NE 70th at Bridle Trails Shopping center a BDX zoned property for commercial business.

We have been in business since 1957, that's 56 years. My father and mother, Jim & Freda Gaines, started with 16 bowling lanes and it was called Totem Bowl. In 1975 16 more lanes were added. A few years later my parents brought the sewer trunk line from 124th to 130th and then developed the site of the Bridle Trails Apartments and the Bridle trails Shopping Center that we have today.

Today, TechCity Bowl serves nearly 300,000 local citizens each year, I dare to say that TechCity Bowl is the largest provider of family entertainment on all of the east side; that's more citizens served than all the parks in Kirkland combined.

Regarding low density residential zoned property adjacent to non-residential zoned property; in the 1960's my parents built a 7-11 store on the corner of 130th NE and NE 70th, now rented to Pagliachi Pizza company. Also at that time my father relocated a small 3 bedroom rambler fronting on NE 70th in front of TechCity Bowl, built a lower floor under it and it now stands as the a 2 story office/retail building. Both of these buildings are directly adjacent to the only low density residential zoned property on any of the four sides of our 3.1 acres of business zoned property.

There are 3 sfr lots adjacent to our business zoned property. The house directly across 70th from our office building has been there since before 1957. The other two lots to the west were built about 25 years ago and actually face onto a street north of NE 70th and back to NE 70th , and are built on a ridge elevating them from 15 to 30 feet above NE 70th.

I suggest to you that the impact of noise from the activity on our property is the only negative effect to impact all of these lots, and is already occurring to its' maximum level.

I suggest to you that giving us the ability of 6 stories of mixed use and zero setbacks in new zoning code for our property would not further impact them and would *in fact lessen the impact of noise upon them*.

How?

By permitting zero setbacks multilevel mixed use all of the noise of the activity going on currently in what is now 2 acres of surface parking would be gone. In its place you would have quieter and less active pedestrian storefronts at street level and nearly silent residential units above.

Bridle trails has a very similar situation with 2 lots of SFR adjacent to them on 132nd NE.

I would strongly recommend that the commission permit zero setbacks and increased height to accommodate the 2 stories of concrete with up to 4 stories of stick built on top of it, of mixed use as told to us by your expert speaker at the town meeting during your recent open house, as being the, by far, most economically feasible business zone improvement alternative. With this I would recommend the

following stipulations on the sides fronting low density residential: 1.) prohibit traditional surface level parking 2.) Prohibit exterior building terraces 3.) Prohibit street level outdoor seating or common areas.

I would also suggest you consider changing the zoning of the sfr lots/low density housing, facing business zones to one that would permit them to build multifamily housing, like 3 story townhomes, multiplexes. This would be a significant enhancement, for example, for the one sfr lot facing our 2 story office/retail building on 70th. That home hasn't been upgraded since it was built over 60 years ago and probably will remain as is or deteriorate without a change in its zoning like this.

One last thing, I can recall hearing back in the 60's and 70' some of the Bridle Trails neighbor residents saying Totem Bowl didn't belong in their neighborhood, that we just didn't "fit in". I remember hearing the same thing being said when the Bridle Trails Shopping Center was built. Now I hear a few saying that any changes in zoning that would allow more expansion of improvements in our business zone, must "fit in" with the neighborhood. Apparently, for a few people we have never "fit in", and anything we do in the future will not "fit in" either. I submit to you that it has been a very good thing for all the citizens being served by our businesses at Bridle Trails, and it would be a terrible mistake to hearken onto ***a worn out saying from the 1960's***.

Thank you

Brian Gaines

September 3, 2013

Good evening Mayor, Council members, and city staff,

My name is Brian Gaines, I am part owner of TechCity Bowl on NE 70th Place in Kirkland. I have lived in Kirkland nearly 30 years, most recent years I have resided at the State Street Apartments, and the Avalon apartments in Juanita Village. I am currently a homeowner resident in Bothell.

This past June the city planning commission was presented with the citywide capacity analysis which counted the number of NEW households that could be developed using EXISTING zoning codes.

The numbers are shown on the table, which is attachment 1 of part one of the capacity analysis on the commission's website.

At the presentation, based on the staff's analysis, the commission concluded that no changes in current zoning will be necessary to meet the requirements of the growth management act for the next 22 years.

The analysis also shows where growth will be concentrated.

According to their calculations 70.4% of all NEW households (6,891) will be in 9 of 15 Kirkland neighborhoods; these 9 neighborhoods are ALL NORTH of downtown Kirkland/Moss Bay neighborhood. Additionally, 5 of those 9 neighborhoods will account for 89.2% (6,146) of all NEW households north of downtown Kirkland/Moss Bay neighborhood, and are NORTH of FORBES CREEK DRIVE.

FORBES CREEK DRIVE (at intersection with Market Street) is significant because it represents the critical bottleneck of north and south bound AM/PM commuter traffic: AM commuters to jobs south of downtown Kirkland/Moss Bay, primarily South Kirkland Park & Ride; Hwy 520; Bellevue; and Redmond. PM commuters to residences north of downtown Kirkland/Moss Bay, primarily: the 5 neighborhoods accounting for nearly 90% of NEW household growth NORTH of downtown Kirkland/Moss Bay; Bothell; Kenmore. Bothell and Kenmore are currently putting hundreds, if not thousands of NEW homes on the market. They too will mostly be commuting south for employment.

I mention this because Kirkland already has a significant traffic congestion problem in downtown Kirkland/ Moss Bay, and if you leave zoning as it is to fulfill the next 22 years of NEW household growth the problem will certainly grow worse.

The one, simplest, and most desirable solution for the city to take in avoiding the collapse of downtown Kirkland livability as we know it: Do everything in the city's power to promote and encourage commuter traffic east of downtown Kirkland, by CHANGING ZONING in the 3 neighborhoods east of I 405, that is North Rosehill, South Rosehill, and Bridle Trails.

MORE Specifically, raise the height limits in all commercial business districts in these 3 neighborhoods to permit 6 stories of mixed use residential. With hundreds of living units per NEW developed mixed use commercial district, this could potentially draw half, if not most, of all NEW commuter traffic to residential destinations east of downtown Kirkland and Moss Bay neighborhood.

If no effort is made to direct growth towards the Kirkland neighborhoods east of I 405, we can then expect that these NEW residents in the 5 NORTH neighborhoods will also be NORTH/SOUTH commuters through Kirkland, because short of a MAJOR industrial transformation of Totem Lake to produce 2,787 to 10,069 NEW Jobs, these neighborhoods will produce less than 15% of the NEW jobs according to the analysis.

Thank you for your consideration.

Brian Gaines

From: Carita Osterback [mailto:crosterback@gmail.com]
Sent: Monday, October 14, 2013 11:16 AM
To: Marie Jensen
Subject: Community Planning Day

My husband and I are unable to attend but would like to voice our opinion. Hopefully that can be done via e-mail as well as in person.

We have lived in Kirkland since 1980 and love the multiple parks available to the public. We are especially impressed with the forethought to preserve so much shoreline along Lake Washington available for public use. Many cities do not do this.

Continuing the tradition of carving out public areas as parks, trails, etc. is a must to help Kirkland keep the small town feel.

We are also not enthused about the multiple condos/apartments in Juanita and would love to see housing that is not so dense in Totem Lake.

KIRKLAND 2035 YOUR VOICE. YOUR VISION. YOUR FUTURE.

Share your thoughts

City of Kirkland Suggestion Form

CITY OF KIRKLAND WASHINGTON

Suggestion - Comment - Idea for Comprehensive Plan Update:

→ Density Bonuses offered to developers around transit centers.

→ Transit Centers need to be more convenient ~~to business centers.~~
↳ (ie: NOT on the freeway) And should be convenient & comfortable.

→ Street-trees & street-garden & rain garden requirements should be a part of every new development and re-development.

→ Big-Box stores should have condos above, parking below, & retail wrapped

→ Change Public Works CIP work-flow so that PARKS & WATER MGMT. must look at every project inorder to see where forces can be combined.

→ close streets & create piazzas (plazas for pedestrians) & PARKS.

How would you like staff to follow-up with you? (Please check box and provide contact information.)

Your name: Caron LeMay

☐ Mail (Please provide address): caron@kirklandgreenways.org

☒ E-mail (Please provide e-mail): _____

☐ Phone (Please provide phone number): _____

☐ Not necessary for staff to follow up

OVER →

ATTACHMENT 14 10/19/23

-----Original Message-----
From: Carlson Chris [mailto:cscarlson47@gmail.com]
Sent: Sunday, December 01, 2013 7:10 PM
To: Kirkland2035
Subject: Growth plan for Kirkland

Dear Kirkland Planners,

I'm glad that the comprehensive growth plan is getting an update. As a resident of Houghton, I would very much like to see any plan for future growth within the city explicitly address the capacity of existing transportation infrastructure to handle growth. Specifically considering Houghton, we are stuck in a very constrained corridor, with two north-south corridors (108th and Lake Washington Blvd) and no escape hatch between 520 on the south and 69th St. The north-south corridors are already horribly congested during commute hours, which has substantially impacted quality of life in our neighborhood. I live at 52d and 107th, which seems to be the epicenter. It is not at all unusual for me to find stop and go traffic both north and southbound on 108th Ave from the intersection with 52d. Driving from my home at NE 52d St to Crestwoods Park takes 5 minutes without traffic. However, the regular evening traffic stretches this to between twenty and thirty minutes. Which is a huge pain in the butt, when you've got two sons with a combined three soccer practices per week at Crestwoods. This year it has gotten so bad that I typically didn't bother fighting my way home and back during practice: why drive 45 minutes to spend 5 minutes at home?

My point is that congestion is already quite significantly deteriorating quality of life in Houghton. Thus, I'm very concerned that the comprehensive plan for the Houghton region might add high-density housing or business growth in our neighborhood. Until and unless the escape routes from Houghton (68th, 108th and Lake Washington Blvd) are upgraded to more than three lanes, any additional development will just make quality of life worse. The recent upgrade of the light at the intersection of 68th and 108th has had surprisingly little impact on congestion in our neck of the woods. So I strongly suggest that any planned business development and/or high density housing in Houghton center (68th and 108th) must be preceded by rather dramatic upgrades to our transportation infrastructure. We're already gridlocked down here, and the congestion is significantly degrading what has been an excellent quality of life.

Thank you for listening,

Christopher Carlson
5125 107th Ave NE
Kirkland

From: Chuck Pilcher [mailto:chuck@bourlandweb.com]
Sent: Monday, June 17, 2013 6:52 AM
To: City Council; Planning Commissioners
Subject: Land Development Capacity Calculations

Folks:

Looks like good work on the calcs for our land development capacity under current zoning.

My only concern is the continued expectation that we will be maxing out high density residential, commercial and office development in Moss Bay area, primarily the **Central Business District.** I think that is outdated thinking based simply on the fact that Kirkland's CBD began in that location. It's just evolved. The actual "business" of the CBD is no longer ships, commerce, even Peter Kirk's thoughts of a steel mill. As the City has grown immensely, businesses in the old CBD (Penney's, the Volvo dealership, a gas station, etc.) have now moved elsewhere in Kirkland.

The current "business" of the CBD revolves around nightlife, tourism, parks, families, entertainment, exercise, biking, walking, dining, etc. Offices and other commercial - and even some residential - just crowd that out.

And we MUST recognize the challenge we have with the traffic bottleneck at Lake and Central. This will forever constrain (perhaps for the good) unrealistic and excessive development of the CBD/Moss Bay.

Please look to Totem Lake, NE 85th St., South Kirkland near the P&R, even Houghton Center and Bridle Trails, maybe even Juanita, especially any areas with better freeway access than the CBD, for commercial/retail/office development in Kirkland.

Don't be stuck in the "well that's the way we've always done it" mode. There's great opportunity ahead to turn Kirkland into an even better destination for living, business and recreation.

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

Kirkland 2035

"Central Waterfront District"
A path forward to a better Kirkland

Charles A. Pilcher

"You string some letters together, and you make a word. You string some words together, and you make a sentence, then a paragraph, then a chapter. Words have power." Chloe Neill, Firespell

Summary:

To more accurately define Kirkland's signature waterfront social and cultural hub currently referred to as "Downtown," the 2035 Kirkland Comprehensive Plan must remove the outdated term "Central Business District" (CBD) [1] and rename it the **"Central Waterfront District."** Doing so will help us best focus our planning for the area fronting Kirkland's greatest physical asset, Lake Washington.

The Past:

100 years ago Kirkland's waterfront was a key to its economy and growth. Commerce, both people and goods, came and went from one side of Lake Washington to the other. Our "Downtown" *needed* to be on the water, and our "Central Business District" grew up around it. Maps and photos of that era showed nothing but farms and forest everywhere else.

When the Kirkland ferry was replaced decades ago by floating bridges, Lake Washington was eliminated as an avenue of commerce to and from the west, and "Downtown" lost 1/4 of its transportation grid. All traffic is now compressed into 3 single-lane roadways: Market Street on the north, Central Way on the east, and Lake Street on the south. Most consumer businesses, like JC Penney, Ben Franklin, Bill Petter's Volvo dealership, the theater, Betty's Apparel, Sears, etc. have either moved or closed. Shoppers now travel to Totem Lake [2], Costco, Home Depot, Bellevue Square, and other shopping areas with better access from all directions and more land to accommodate parking.

Going downtown to do business with tycoons like Peter Kirk or the Curtis family belong to a bygone era, along with shipbuilding, steel mills, logging and farming. Times have changed.

Change: "Appropriate evolution" and "overlooked opportunity"

Kirkland's "Downtown" has evolved in two stages. First, in the early 1900's, small shops grew up along Moss Bay to serve the needs of the greater Kirkland community. This stage was

[1] *See map, Appendix A.*
[2] *See map, Appendix B.*

"appropriate evolution," even if rather haphazard and minimally planned. Development met the needs of the community for several decades - until the opening of not one but two floating bridges.

Hastened in the early 1970's by the opening of Evergreen Hospital, Totem Lake, and Interstate 405, the stage of "overlooked opportunity" began. This stage failed to acknowledge a paradigm shift in commerce and capitalize on opportunities resulting from the freeway, bridges and better commercial options adjacent to new interchanges. Unfortunately, we continued to refer to "Downtown" as our "Central Business District," overlooking more important aspects of the area's prime lakefront location. As a result, our historic central core became more densely developed. The value of Kirkland's major asset, Lake Washington, remained unrealized. In fact, a surface parking lot now occupies the most valuable parcel in Kirkland at Marina Park.

The Present:

The present Kirkland Comprehensive Plan describes "Downtown" as follows:

> *Downtown Kirkland provides a strong sense of community identity for all of Kirkland. This identity is derived from Downtown's physical setting along the* ***lakefront****, its distinctive topography, and the human scale of existing development. This identity is reinforced in the minds of Kirklanders by Downtown's historic role as the cultural and civic heart of the community.*
>
> *Future growth and development of the Downtown must recognize its unique identity, complement ongoing civic activities,* ***clarify Downtown's natural physical setting,*** *enhance the open space network, and add pedestrian amenities. These qualities will be encouraged by attracting economic development that emphasizes diversity and quality within a hometown setting of* ***human scale****. [****Bold*** *emphasis added.]*
>
> > *Kirkland Comprehensive Plan, Moss Bay Neighborhood Downtown Plan, p. XV.D-4*

Is this not an appropriate vision?

The Future: Will the "Central Business District become an "Urban Center"

As of 2013 **Totem Lake** is the only area in Kirkland designated as an "Urban Center," [3] the highest intensity development for a city specified in the Growth Management Act. "Downtown" - referred to in our plans as the "Central Business District" is designated - and appropriately so - as a lower intensity "Activity Center."

[3] *See Kirkland's presentation to the Growth Management Policy Board, Puget Sound Regional Council, 3/11/2010 http://www.psrc.org/assets/3636/Kirkland_RGC_to_GMPB_03-2010.pdf.*

However, the City Council is currently considering a proposal to also designate the "Central Business District" and waterfront as an "Urban Center." According to King County Metro's "Growth Concept," this could require our "Central Business District" to:

- have 15,000 jobs within 1/2 mile of the "Downtown" transit center
- be 1 1/2 square miles (960 acres) in size (the current **CBD** from Heritage Park to Brink Park and east to Parkplace equals only about 1/3 of a square mile, or 190 acres.)
- accommodate 50 employees and 15 households per acre (thus a total of nearly 50,000 employees and 14,400 households in the overall "Urban Center.") [4]

Is this really something Kirkland citizens want?

Totem Lake has become - and must be - Kirkland's new "Central Business District." [5] With good freeway access, an area of approximately 1.3 square miles and a variety of zoning opportunities, it is an appropriate "Urban Center" and should be the focus of large scale business, commercial and high density residential development. Other than the Totem Lake Mall, mired in controversy and legal disputes, the area is thriving. It will soon include our new Public Safety Building and perhaps someday a new City Hall.

Currently, businesses located around Totem Lake account for 1/3 of Kirkland's jobs and tax revenue, while "Downtown" accounts for about 7%. The CBD on our waterfront would thus have to grow 450% to equal that. To whom does that make sense?

So, what can we do to maintain the best of both worlds: development and ambience?

"Central Waterfront District": A Very Real Opportunity:

As we look forward to Kirkland 2035 and re-write our Comprehensive Plan to spell out our vision, the time has come to **eliminate the term "Central Business District" (CBD) from our lexicon. The CBD should be renamed the "Central Waterfront District" [6] (CWD)** to acknowledge the important role that Lake Washington plays in defining Kirkland.

Our pedestrian friendly waterfront attracts people from all over the Puget Sound area. When visitors and local residents think of Kirkland, they think of our restaurants, shops, galleries, walkways, library, performing arts center, parks and beaches - all along our waterfront.

[4] King County Metro System Growth Concept, Transit Task Force, August 5, 2010, page 8. www.kingcounty.gov/.../RTTF_080510_DraftPresentation_.ashx At a minimum, an "Urban Center" requires 18 "Activity Units" per acre (1 job or 1 resident = 1 "Activity Unit.") The goal is 45 "Activity Units" per acre. Totem Lake had 20.33 "Activity Units" in 2007, 1/3 residents, 2/3 jobs. Plans call for a total of 44 "Activity Units in the area by 2031, 1/4 residents and 3/4 jobs. Even though it is too small to become an "Urban Center," at 200 acres, the CBD would require a minimum of 3600 and a target of 9000 "Activity Units." If it were 50/50 jobs and residents, that would equal 4500 residents and 4500 jobs in our "Downtown."

[5] Renaming the Totem Lake "Urban Center" as the new "Central Business District is optional.

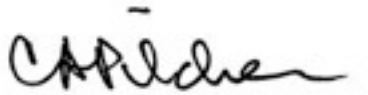
[6] "Waterfront Business District," "Waterfront Commercial District," or any designation containing the word "waterfront" are other options

In fact, a May 10, 2013, article in the Seattle Times highlighted some of the great places to visit around Seattle. Kirkland was lauded for its views of the lake, small-town feel, retail area, marina, boutiques, galleries, coffee shops, upscale restaurants, and mix of midcentury low-rise and multistory modern residential buildings. The article went on to recommend that visitors "follow a pedestrian- and dog-friendly scenic route south along Lake Washington Boulevard past the city's half-dozen waterfront parks (don't miss the outdoor sculptures or views of the Olympic Mountains) to Carillon Point, home to a hotel, small shops and places to eat."

As noted above, our current Comprehensive Plan already recognizes the importance of "Downtown" for opportunities other than intense commercial development. References to our lakefront setting, human scale, cultural and civic heart, etc. in that document are purposeful. They should remain, and be emphasized by changing the name from CBD to CWD.

"Central Waterfront District" best reflects the nature, tradition, and utilization of this unique area at our City's core. Our waterfront is our community's anchor, cultural oasis, and tourist center, and should always be top of mind when people think of "Downtown" Kirkland. Dropping the term "Central Business District" or CBD and replacing it with the term "Central Waterfront District" or CWD will help our City focus on the best ways to maximize the value of our scenic waterfront location. Using contemporary design concepts, we can preserve its historical past, assure a healthy, robust, sustainable, and livable Kirkland for the next generation, and help the City grow economically.

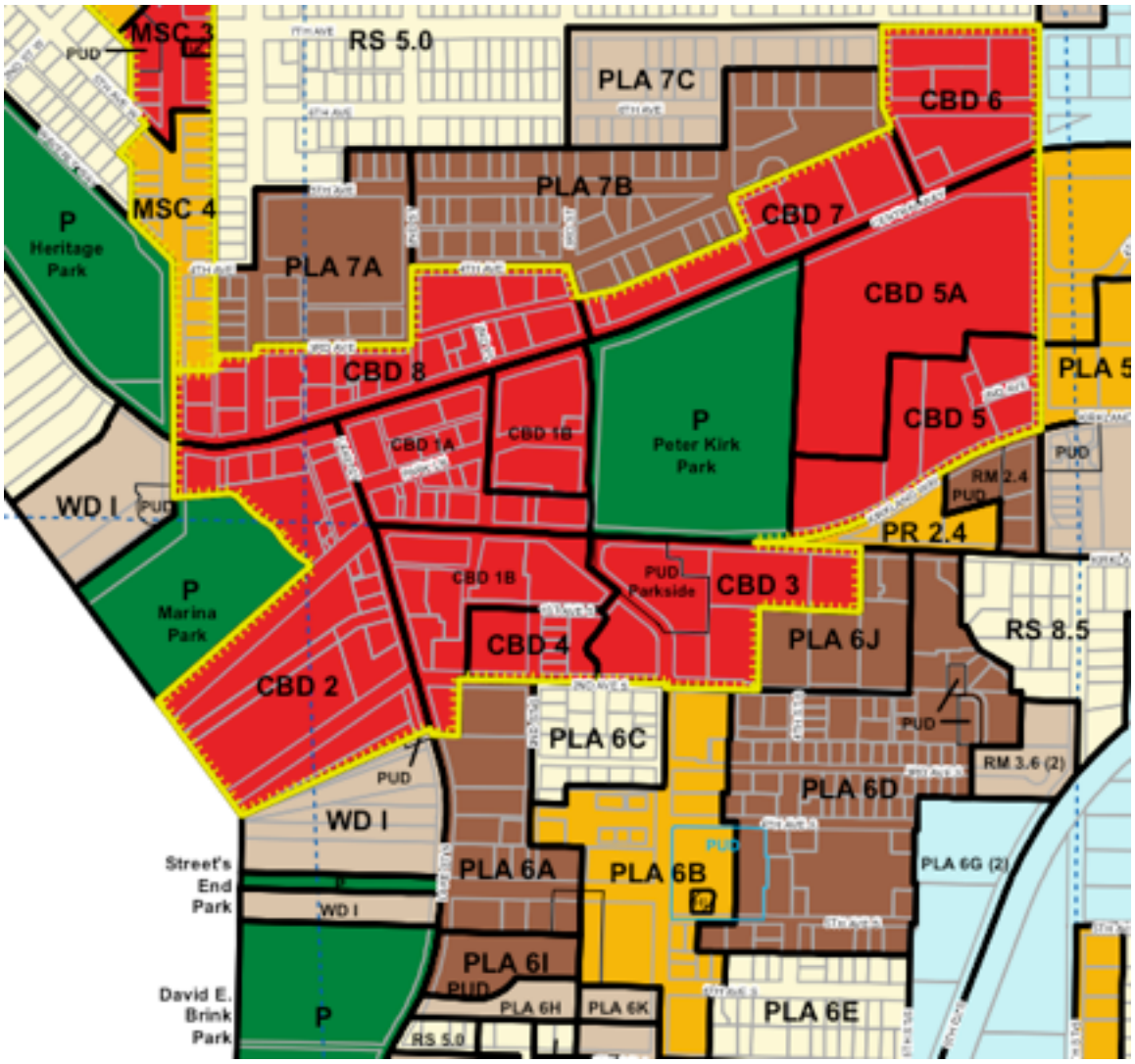
Our waterfront is our greatest asset. We must capitalize on it. Words have power.[7] **Let's rename the CBD [8] and refer to that area in all future planning documents as the "Central Waterfront District."**



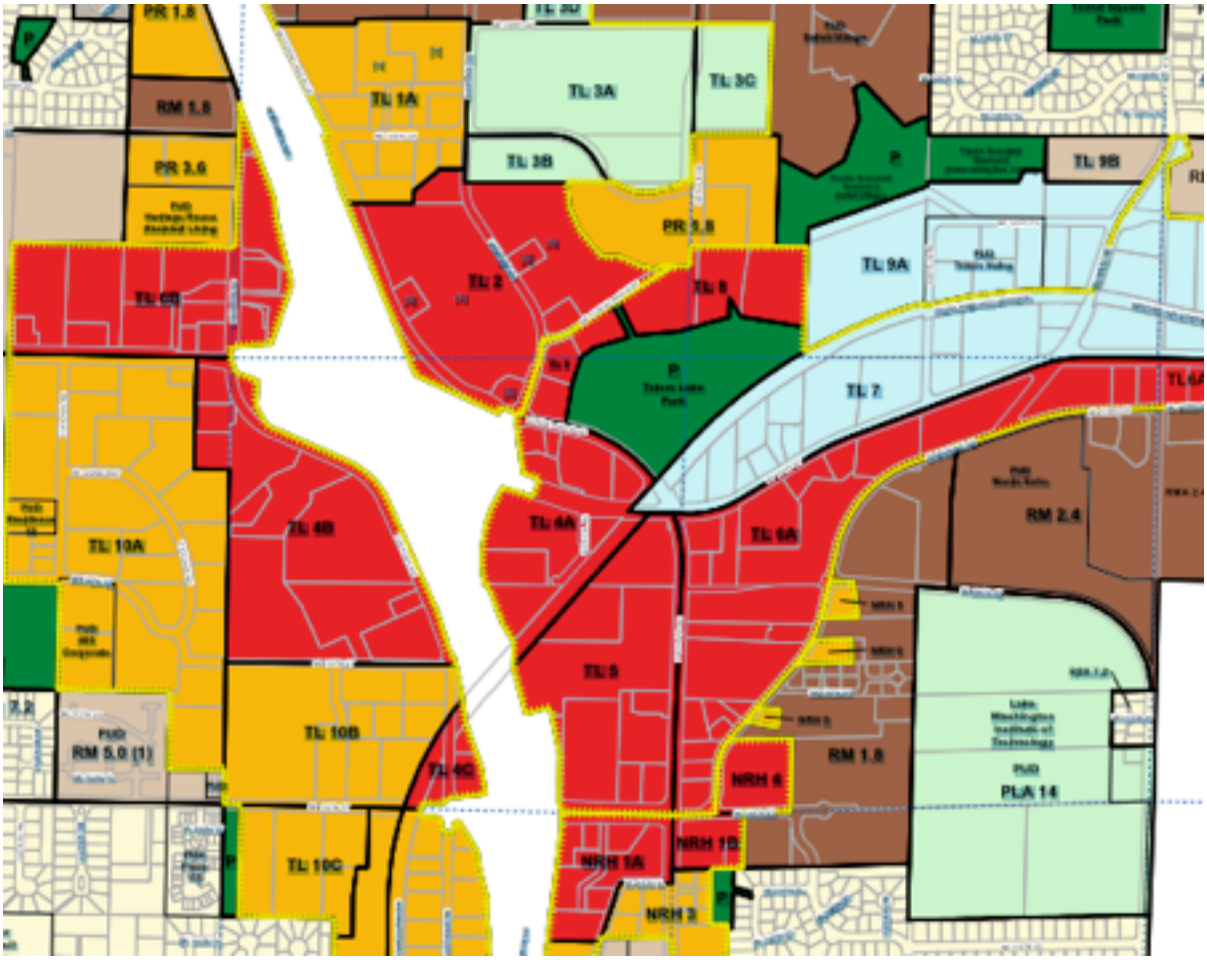
Charles A. Pilcher
Kirkland

[7] *See Appendix C.*
[8] *Changing the name merely emphasizes what our City already envisions for this area. There should be no need for significant changes in current projects or zoning. However, a greater recognition of the asset this area is to our City may encourage changes in land use in the future.*

Appendix A
"Central Business District"
Area shown = 1/2 square mile



Appendix B
Totem Lake
Zoning Map
Area shown = 1.25 square miles



Appendix C:
The Importance of Words:

"Words can light fires in the minds of men."
Patrick Rothfuss: The Name of the Wind

"I read in a book once that a rose by any other name would smell as sweet, but I've never been able to believe it. I don't believe a rose WOULD be as nice if it was called a thistle or a skunk cabbage."
L M Montgomery: Anne of Green Gables

"A drop of ink may make a million think."
George Gordon Byron (Lord Byron)

"A picture can tell a thousand words, but a few words can change it's story."
Sebastyne Young

"But if thought corrupts language, language can also corrupt thought."
George Orwelll: 1984

"Words are like eggs dropped from great heights; you can no more call them back than ignore the mess they leave when they fall."
Jodi Picoult: Salem Falls

"Words are powerful. Be careful how you use them because once you have pronounced them, you cannot remove the scar they leave behind."
Vashti Quiroz-Vega

"When I use a word," Humpty Dumpty said in rather a scornful tone, "it means just what I choose it to mean -- neither more nor less."
"The question is," said Alice, "whether you can make words mean so many different things."
"The question is," said Humpty Dumpty, "which is to be master - - that's all."
(Lewis Carroll, Through the Looking Glass}

Teresa Swan

From: Paul Stewart
Sent: Friday, March 01, 2013 4:23 PM
To: Teresa Swan; Jeremy McMahan; Angela Ruggeri
Subject: FW: Kirkland Zoning

FYI

From: Chuck Pilcher [mailto:chuck@bourlandweb.com]
Sent: Friday, March 01, 2013 2:56 PM
To: City Council; Planning Commissioners
Subject: Kirkland Zoning

Folks,

Hopefully, I will get a chance to come speak about this at a Council meeting for 3 minutes sometime, but until then, I want to share my observations on downtown Kirkland Zoning. I'm keeping it brief, but could go on much longer. If you need more of my input, I'm happy to share more.

1. Downtown Kirkland will NEVER be a commercial center, due to the fact that it is only 2-3 blocks wide and about 4-5 blocks deep and access is extremely limited.
2. Totem Lake and NE 85th Street Corridor are always going to be our best options for commercial/office, with good freeway access.
3. Downtown Kirkland MUST be recognized for what it is: a wonderful waterfront asset best suited for recreation and tourism, even local tourism for our own Kirkland residents. It should be developed and promoted for its restaurants, galleries, park (Marina), shops (small, and hopefully somewhat affordable). It should NEVER be built over 5 stories, or current building maximum height, so that it retains its special appeal as a destination for recreation and entertainment.
4. Current zoning is 12 dwelling units per acre or less, beginning 1 block from the CBD north and south. Look at the Nettleton project (built), the CamWest project (under construction on State St) and the proposed project on the Professional Center 1.5 acres about 2 blocks south of Nettleton on State. Drive State St. some time and think about this with an open mind. The CBD can never expand to the North, or to the West (Lake WA) in the next 50 years because these areas are all full of new, single family homes, and height is counter-productive. Everything will HAVE to go East of ParkPlace/Touchstone or to Totem Lake. (I've seen the news about the traffic issues for the upcoming McLeod development at Hectors and wholeheartedly agree that it's also a complete mess.)
5. Why Google can't go higher than 2 stories on its property off 6th St. South is a complete mystery (especially when Potala is being allowed something taller with ridiculously high density, smack dab in the middle of a residential, medium-density, mostly single-family residential neighborhood.

Who thinks this stuff up, anyway? Where has the common sense been in our vision and planning? Are we too sensitive to the demands of landowners?

We've created a monster in downtown Kirkland, and our challenge now is figuring out how best to maximize the asset value of the monster we have created. Adding vertical density is NOT the answer.

Believe me, if I had any spare time and a much more masochistic tendency, I'd volunteer in a heartbeat to join the PC or Council, but I don't, and won't. But I AM grateful that there are folks like you all who are willing to serve and listen to folks like me.

I wish you all well.

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

Teresa Swan

From: Paul Stewart
Sent: Tuesday, May 14, 2013 11:35 AM
To: Jeremy McMahan; Janice Coogan; Teresa Swan
Subject: FW: "Central Waterfront District"

FYI

From: Chuck Pilcher [mailto:chuck@bourlandweb.com]
Sent: Monday, May 13, 2013 4:50 PM
To: Planning Commissioners; City Council
Cc: Larry Springer
Subject: "Central Waterfront District"

Planning Commission and City Council:

http://seattletimes.com/html/travel/2020952612_shoppingsummerguidexml.html

The link above takes one to the Sunday Times article called "Summer Shopping Safaris" and highlights some of the great places to visit around Seattle during the summer, including Kirkland.

As one reads the information about Kirkland in the article (see below), one can see that what is attractive about Kirkland is exactly the opposite of what we seem to have as a vision for the area described. As we update our Comprehensive plan, we need to keep this in mind.

What we now call the "Central Business District" and have made part of the Moss Bay Neighborhood deserves serious reconsideration. Our waterfront is our greatest asset. We need to capitalize on it.

Our true "Central Business District" should be at Totem Lake, an area with good freeway access and a variety of zoning opportunities. Our waterfront commercial area needs to be protected, almost as much as we value our parks.

As we look at the Comprehensive Plan in the next year or so, I believe we should eliminate the term "Central Business District" from our lexicon (as it applies currently). I believe we should include the word "Waterfront" in any future description of what we now call the CBD. Examples would be "Waterfront Commercial District," "Central Waterfront District," or "Waterfront Business District." Other options abound. We can then use the term "Central Business District" or "New Central Business District" to apply to the area around Totem Lake, which will soon include our new Public Safety Building, and perhaps in the future, a new City Hall.

Doing so would assure that 10-20 years from now the Seattle Times will still be able to extol the beauty and benefits of coming to Kirkland to enjoy our "eateries," "marina," "parkland," "galleries," "coffee shops," "pedestrian- and dog-friendly scenery," "outdoor sculptures," "views," the "Grape Choice," etc.

We cannot afford to risk our future by encouraging excessive high-rise development in this unique waterfront asset.

Chuck Pilcher
chuck@bourlandweb.com

206-915-8593

Kirkland

There's a small-town feel in the heart of this Seattle suburb, on Lake Washington's eastern shore. Its retail area, which edges the city's marina and parkland, mixes midcentury low-rise and multistory modern residential buildings.

Clothing boutiques, art galleries, decorator and other specialty stores are intermixed with eateries that range from coffee shops to upscale restaurants. Follow a pedestrian- and dog-friendly scenic route south along Lake Washington Boulevard past the city's half-dozen waterfront parks (don't miss the outdoor sculptures or views of the Olympic Mountains) to Carillon Point, home to a hotel, small shops and places to eat.

Shop around

The Grape Choice has a large selection of domestic and imported wines displayed on custom shelves (made by the owner), and the store is a favorite gathering place for locals. In its small tasting bar you can buy wine to drink at inside tables or on the patio. You may be greeted by the owner's two golden retrievers at this dog-friendly establishment. 9 Lakeshore Plaza. 425-827-7551, thegrapechoice.com

Eastside Trains is train heaven. It sells model trains, tracks and accessories; train videos, train books and magazines and even boxed cookies in the shape of trains. The shop is housed in a building that resembles a train station. 217 Central Way. 425-828-4098, eastsidetrains.com

At **Hannigan Adams Jewelers** the small showroom is filled with custom pieces created by the owners/designers/artists/goldsmiths, Frank Hannigan and Beth Adams, whose workshop is in the back. Gold, platinum, silver, gemstones — describe it and they will create it. Or simply select one of their already-made pieces. 1260 Carillon Point. 425-889-9450,hanniganadams.com

Refuel

The French Bakery entices with French pastries, beverages and breads, including a half-dozen types of croissants, baguettes and a cinnamon-apple-raisin loaf. 219 Kirkland Ave.; 425-898-4510, thefrenchbakery.com

More info: explorekirkland.com

From: Chuck Pilcher [mailto:chuck@bourlandweb.com]
Sent: Friday, December 20, 2013 9:07 AM
To: Janice Coogan
Cc: sandra fredric
Subject: Re: Moss Bay Minutes and Date Change

Janice,
I commended Sandy for this idea and suggested she send it or post it for the Kirkland 2035 input. She says she's too tech challenged to do it but might be able to write a letter to the editor. Here's her suggestion, if you can incorporate it somewhere into the K 2035 documents. The whole string is below.
Thanks.
Chuck Pilcher
chuck@bourlandweb.com
206-915-8593

Hi Don.

Thank you for sending the minutes.

I agree whole heartily with Mr. Pilcher's letter and appreciate his thoughtful work on this idea. I'm wondering if "Kirkland Waterfront District" might be even more effective. After all, "Central Waterfront District" could apply to any city's waterfront district along Lake WA, so why not make us even more distinctive by naming specifically where and who we are? Just a thought and perhaps you wouldn't mind passing this info along to him. To insiders CWD fits but to outsiders, I think, KWD fits.

Kind regards,

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

On Dec 19, 2013, at 10:48 PM, sandra fredric <gem.gen@frontier.com> wrote:

Thanks Chuck. I'm not much into blogs and need to find out the last date to get something into the 2035 Comp plan. I could check with city hall for that, and write a letter to the editor after the holidays perhaps. You really have done great job on this whole idea and deserve a lot of credit.

Happy Holidays,

Sandy

From: Chuck Pilcher [mailto:chuck@bourlandweb.com]
Sent: Monday, December 09, 2013 7:05 PM
To: Moss Bay Neighborhood
Cc: gem.gen@frontier.com
Subject: Re: Moss Bay Minutes and Date Change

I like the idea!

CWD got used for two reasons:
1. Only one word changed (the most important one)
2. We might have another area (Juanita?) that might want to be called "waterfront".
But if we could get KWD in the 2035 Comp Plan it would be an even bigger win.
Thanks for improving the concept. Please promote it wherever you can on blogs, forums and letters to editors.

Sent from iPhone

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

On Dec 9, 2013, at 7:45 PM, Moss Bay Neighborhood <donw@mossbay.org> wrote:

Chuck -- One of our members has a suggestion in relation to your idea of renaming the Central Business District. See below.

Thanks a lot for presenting your idea at our Nov. meeting!

Don Winters

-------- Original Message --------
Subject:RE: Moss Bay Minutes and Date Change
Date: Thu, 5 Dec 2013 12:46:05 -0800
From:sandra fredric <gem.gen@frontier.com>
To:'Moss Bay Neighborhood' <donw@mossbay.org>

Hi Don.

Thank you for sending the minutes.

I agree whole heartily with Mr. Pilcher's letter and appreciate his thoughtful work on this idea. I'm wondering if "Kirkland Waterfront District" might be even more effective. After all, "Central Waterfront District" could apply to any city's waterfront district along Lake WA, so why not make us even more distinctive by naming specifically where and who we are? Just a thought and perhaps you wouldn't mind passing this info along to him. To insiders CWD fits but to outsiders, I think, KWD fits.

Kind regards,

Sandy Fredric

From: Moss Bay Neighborhood [mailto:donw@mossbay.org]
Sent: Wednesday, December 04, 2013 8:39 PM
To: donw@mossbay.org
Subject: Moss Bay Minutes and Date Change

Moss Bay Neighbors -- The minutes of our Nov 18 meeting are now available on our web site:

http://mossbay.org/MeetingMinutes/11-13.htm

Since our January meeting would fall on Martin Luther King Day, we are changing the meeting date to Jan 27, one week later than usual. This will allow us to work up a better meeting. We'll update you as we get closer. In the meantime, happy holidays!
--
Don Winters
Moss Bay Neighborhood Association
www.mossbay.org
425-827-2650

10/19/13

ATTACHMENT 21

KIRKLAND 2035 | YOUR VOICE. YOUR VISION. YOUR FUTURE.

Share your thoughts

City of Kirkland Suggestion Form

CITY OF KIRKLAND WASHINGTON

Suggestion - Comment - Idea for Comprehensive Plan Update:

I am concerned that single-family homes will be phased out of downtown. ~~Also~~ Specifically - older homes will be demolished for very expensive homes or the lots will be full of multi family (condos). I would like to live in downtown and have a chance to live in something other than a condo.

How would you like staff to follow-up with you? (Please check box and provide contact information.)

Your name: Elizabeth Hildreth

- ☐ Mail (Please provide address):
- ☒ E-mail (Please provide e-mail): elizabeth.d.hildreth@gmail.com
- ☐ Phone (Please provide phone number):
- ☐ Not necessary for staff to follow up

From: georgine foster [mailto:georginef@msn.com]
Sent: Wednesday, November 20, 2013 7:30 PM
To: Kirkland2035
Cc: georgine foster
Subject: Kirkland City Hall 2035

After attending the Washington State Transportation Commission meeting held in our City Hall council chamber today, November 20th, I came away with an idea after Commissioner Joe Tortorelli made a remark about the main reason he was late to the meeting.....not only was there traffic on the 405 but he stopped and asked 6 different Kirkland citizens where City Hall was located....and got 6 different answers (he obviously didn't have GPS in his car).....

This brings me to an idea that City Hall needs more visibility....and as we will have a new Public Safety building in the Totem Lake area, we should plan to move City Hall to the Totem Lake area with visibility, and easier more convenient access from the freeway. I think the services at the current location are probably getting a bit tight and will be needing renovation in the near future.....so why not move all functions (except the new public safety functions) to a new facility in Totem Lake, our Urban Growth Center!!! Making our designated Urban Center the heart of our City government would show we believe in Totem Lake.....maybe the new City Hall could be on, or near the Cross Kirkland Corridor and, therefore, have all the attributes the CKC brings to our city.

The current city hall property must be very valuable from a real property standpoint due to its proximity to Lake Washington.....and if it is costly to enlarge and renovate it why not just move to a less expensive area in the city with great visibility and easy access, even in the summer months (when it is impossible to reach due to beach traffic).

Everyone speaks to not wanting to be like Bellevue....but having a 'visible from the freeway' city hall (as Bellevue has) that is an integral part of our Urban Center, might be a really good Vision for 2035.

Thank you.

10/19/13

ATTACHMENT 23

KIRKLAND 2035 | YOUR VOICE. YOUR VISION. YOUR FUTURE.

Share your thoughts

City of Kirkland Suggestion Form

CITY OF KIRKLAND WASHINGTON

Suggestion - Comment - Idea for Comprehensive Plan Update:

1. GROWTH MANAGEMENT
   CONTROL URBAN SRAWL,
2. CONSERVE WATER USE
3. SAVE & PROMOTE GREEN OPEN SPACE

How would you like staff to follow-up with you? (Please check box and provide contact information.)

Your name: IVAN SOERIA-ATMADJA

- ☐ Mail (Please provide address): _____
- ☑ E-mail (Please provide e-mail): ivansoeria@yahoo.com
- ☐ Phone (Please provide phone number): _____
- ☐ Not necessary for staff to follow up

December 9, 2013

Dear Janice,

There has been much discussion about the future of Kirkland as a community. We are strong advocates for preserving the downtown we know today by creating a business and high-density living center in the Totem lake area, rather than in our waterfront community. We have lived most of our lives in Kirkland. We have seen many changes throughout the years; the small, post-war back water has grown into the charming, destination town it is today. The city has been blessed with visionaries who advocated for the saving of portions of the waterfront for the beautiful parks enjoyed by thousands of people every year. That vision continued with the acquisition of the old Kirkland Junior High and the Juanita Golf Course to add to our park system. As a result of these positive actions, right now we have a livable, human-scale town that draws residents and visitors alike each year. The appeal of Kirkland, however, is rapidly being diminished with the construction of multi-storied buildings and the resulting traffic congestion.

Since you are the outreach coordinator for Kirkland 2035, we would like to suggest that Totem Lake is better suited to large box stores, large companies, and high resident density due to its access to a major freeway (405) and lack of innate charm. Totem Lake could become our version of downtown Bellevue in order to preserve the character of Kirkland proper.

We believe the Kirkland City Council is pressured to create more density in the downtown area due to the King County comprehensive plan. In addition, developers and lawyers are constantly bombarding the city planners with schemes to create large buildings that are not in scale with the downtown area and are in direct conflict with the desires of many residents, who will be left with the untenable results of these decisions long after the developers have left town with their money in hand. This saddens us and many people who find a home in Kirkland. The city leaders, by bending to these pressures, are destroying the very reason people love to come to our town – the charming shops and restaurants, the trees, the parks, and the water views. Please consider saving the downtown from being destroyed by using the Totem Lake area as the city's business and high-density center before our lovely home town becomes as cold and unappealing as downtown Bellevue.

Sincerely,

Jane and Steve Harris

RECEIVED
DEC 10 2013
AM PM
PLANNING DEPARTMENT
BY

Steve Harris
Jane C. Harris
email: saharris@hotmail.com
nine

From: John and Beth McCaslin [mailto:mccaslins@mail.com]
Sent: Sunday, November 24, 2013 1:10 PM
To: Kirkland2035
Cc: 'Love Houghton'
Subject: Houghton Neighborhood Center zoning planning

Leave the zoning the way it is! The streets around the center can't be widened, and traffic is already unacceptable during rush hour. Putting 5-story buildings there would be almost as insane as the proposed Potala development.

Believe it or not, "density" CAN be a dirty word!

John and Beth McCaslin
6225 106th Ave NE, Houghton

KIRKLAND 2035 | YOUR VOICE. YOUR VISION. YOUR FUTURE.

Share your thoughts

City of Kirkland Suggestion Form

9/8/13 0 fest

CITY OF KIRKLAND WASHINGTON

Suggestion — Comment – Idea

Stop density of Building in kirkland.
Stop Building hts. from going up in kirkland.
kirkland planning Department need to override the King County planning Department before they destroy the city of kirkland — Density, hts., open space, & light.

How would you like staff to follow-up with you? (Please check box and provide contact information.)

Your name: Lisa Berenson

- ☐ Mail (Please provide address): 8230 NE 143rd Place, Kirkland 98034
- ☑ E-mail (Please provide e-mail): lisab8186@gmail.com
- ☐ Phone (Please provide phone number): 206-409-3958
- ☐ Not necessary for staff to follow up.

JC

ATTACHMENT 26

10/19/13

ATTACHMENT 27

KIRKLAND 2035 | YOUR VOICE. YOUR VISION. YOUR FUTURE.

Share your thoughts

City of Kirkland Suggestion Form

OCT 19 PCD Table

CITY OF KIRKLAND WASHINGTON

Suggestion - Comment - Idea for Comprehensive Plan Update:

ALONG CORRIDOR ADD RETAIL/MIXED USE ZONING i.e. KIRKLAND WAY.

PUT 116th OVER CORRIDOR AS A MAIN N-S way.

CKC

How would you like staff to follow-up with you? (Please check box and provide contact information.)

Your name: _____

- ☐ Mail (Please provide address): _____
- ☒ E-mail (Please provide e-mail): M GRUSKIN @ hotmail.com
- ☐ Phone (Please provide phone number): _____
- ☐ Not necessary for staff to follow up.

Teresa Swan

From: Margaret Bustion <mbustion@codepublishing.com>
Sent: Wednesday, June 12, 2013 12:10 PM
To: David Godfrey
Cc: Teresa Swan
Subject: bicycle racks in downtown Kirkland

Good Afternoon Mr. Godfrey,
Teresa Swan gave me your name and email address. I am an avid road biker and one of my favorite rides is from my home in Ravenna Park (Seatttle) to downtown Kirkland via Juanita Drive.
I have recently noticed the lack of bicycle racks in the downtown corridor. I wanted to spend some time at Zoka's and the only available place to lock my bike was to a street sign.
Might I suggest that one of the parking spaces reserved for cars be used to house a bicycle rack. This is what the city of Snohomish has done on its street downtown where bikers converge. In fact there are at least two of these bicycle racks.
Thanks for your attention.

Margaret Bustion, President
206-527-6831 / 800-551-2633
Code Publishing Company
9410 Roosevelt Way NE / Seattle, WA 98115
www.codepublishing.com

Mark B. Nelson nelson.markb@gmail.com
FW: Market Neighborhood Meeting Presentation
Fri 12/20/2013 12:33 PM

Teresa, when I saw the presentation it was not clear to me how input from current residents would be included in Kirkland's 2013-2014 Comprehensive Plan. I am still not clear.

What I see in the attached deck, and the two examples, confirmed what I suspected which is that the information is not attributed to Kirkland's residents.

I do want to provide you some different bullets that you may attribute to a Kirkland resident.

- **Graying of ~~America~~ Kirkland**
  - 1 in 4 people will be over 65 *Is this true for Kirkland?*
  - Encourages XYZ Generations to minimize government control and regulation, recognize and endorse basic principles that USA was founded on and reverse increasing trend of larger government
- **XYZ Generations –**
  - Seek employment in exciting places with amenities & service close by;
  - Increase focus and support for science, technology, mathematics, medicine and innovation;
  - Recognize that those who have more to offer are compensated a greater level;
  - Reduce focus on sports as a business;
  - Reduce expectation that government has an obligation to redistribute wealth

2013-06-06
kirkland2035@kirklandwa.gov

Regarding your Kirkland 2035 Planning:

Specific Ideas

1. Attract Landmark Theatres to take over an unused or underused movie theater in Kirkland. The Totem Lake theaters leap to mind but Park Place might be a candidate. The purpose is to bring art films to Kirkland along the lines of Landmark's Harvard Exit or Varsity Theater. Tacoma has The Grand Cinema, from which inspiration could be taken.

2. Attract organizations such as the Seattle Shakespeare Company to the Kirkland Performance Center. Perhaps you could establish eastside premiers at the KPC.

General Ideas

According to the way I see it, there are two kinds of parks:

1. Activity Center
2. Tranquility Center

Kirkland should avoid the blunder made by King County parks in focusing primarily on activity centers. I stopped going to Marymoor Park because of the infernal model airplanes. I agree that children need a place to play and such places are activity centers. However, stressed people need quiet places where they can sit and gaze upon trees, birds, and whatever else nature has on offer. Since King County provides numerous activity centers, I encourage Kirkland to create tranquility centers.

Sincerely,
Mark Sanders
tspgmr1@aol.com

From: Nancy Boehme
To: Janice Coogan
Subject: Central Waterfront District
Date: Monday, October 21, 2013 6:14:19 AM

Dear Janice,
As a 20 year resident of Kirkland, I would like to express my opinion of the idea of changing the name of CBD to CWD and moving our "downtown" to Totem Lake. I think this is a great idea and needs to be looked at seriously. We already have way too much traffic congestion and with the addition of the hugest blunder in the cities recent history "Potala", it will be even more of a nightmare.

Sincerely,
Nancy Boehme

From: Eric Shields
To: Jeremy McMahan
Subject: FW: Refocus Kirkland FW: Moss Bay Meeting TONIGHT
Date: Friday, November 22, 2013 9:04:01 AM

FYI – "Waterfront Business District."

Eric Shields

From: Abdelsalam 'Solom' Heddaya [mailto:solom.heddaya@live.com]
Sent: Monday, November 18, 2013 4:45 PM
To: Kurt Triplett; Doreen Marchione; Eric Shields; Shelley Kloba; Penny Sweet; amywalen@comcast.net; Toby Nixon; Dave Asher
Cc: Maureen Kelly
Subject: Fw: Refocus Kirkland FW: Moss Bay Meeting TONIGHT

Dear Kirkland City Council,

As property owner in Moss Bay, Kirkland, I would really appreciate your serious consideration and support of the below-mentioned proposal by Chuck Pilcher.

I write because I believe Kirkland downtown area is unique in the entire Greater Seattle area, in that it combines natural beauty, walkability, and a very warm sense of community. It would be a major detriment to Moss Bay area, if it becomes more like downtown Bellevue, with massive office blocks and cold bland residential high rises.

I think that Moss Bay should continue to evolve, but much more in the direction of making it a cultural and social hub of the Eastside, rather than a business hub.

Best regards,
...Solom Heddaya

807 Lake St South
#202
Kirkland, WA 98033

425-533-5300 mobile

From: Maureen Kelly
Sent: Monday, November 18, 2013 12:28 PM
Cc: 'Chuck Pilcher '

Friends:

If you know of anyone that may be interested in attending the Moss Bay/Lakeview meeting tonight at Heritage Hall to discuss the topic of Kirkland's future, please distribute this email. Your input may get the Council's attention to refocus the vision of Kirkland's future.

I'm 100% supportive of Chuck's idea to ***change the Central Business District (CBD) designation to***

Central Waterfront District (CWD). Our lakefront small town atmosphere is the reason people want to come to Kirkland. Clearly downtown Kirkland must mature, but growth doesn't mean 4+ story buildings in the downtown core. If we continue on the current path promoted by Council our signature asset will be ruined.

Totem Lake must be the focus of future commercial development. The basic infrastructure is already in place: direct freeway access, transit exchange over the freeway, a major hospital surrounded by beautiful grounds, ample acreage, etc. Without a professional master plan (including renderings) highlighting features and benefits, the Totem Lake corridor area it will remain "no man's land' without a soul unable to interest the big players. Included in my overall vision would a park-like pedestrian/bicycle bridge connecting the east and west of Interstate 405.

If you are interested in exploring the idea of a CBD designation change but are unable to attend the meeting, please consider sending an email to the City Council.

City Council
Doreen Marchione (dmarchione@kirklandwa.gov);
Dave Asher (dasher@kirklandwa.gov);
Toby Nixon (tnixon@kirklandwa.gov);
Amy Walen (amywalen@comcast.net)
Shelley Kloba skloba@kirklandwa.gov;
Penny Sweet psweet@kirklandwa.gov;

City Manager
Kurt Triplett <ktriplett@kirklandwa.gov>;
Planning Department
Eric Shields eshields@kirklandwa.gov

Sincerely,

Maureen Kelly
Kirkland resident since 1981
maureenkelly@outlook.com

From: Moss Bay Neighborhood [mailto:donw@mossbay.org]
Sent: Monday, November 18, 2013 7:46 AM
To: donw@mossbay.org
Subject: Moss Bay Meeting TONIGHT

A final reminder that our meeting is tonight, Monday, Nov 18, 7PM at Heritage Hall.

Chuck Pilcher has an idea related to the 2035 Kirkland Comprehensive Plan. He suggests the City remove the outdated term "Central Business District" (CBD) 1 and rename it the "Central Waterfront District." He has some solid reasons for this change and you can read his

white paper on our web site http://mossbay.org/CWD-white-paper.pdf
Chuck will be at the meeting to discuss his proposal.

The City Planning Dept. will be on hand to present the *Kirkland 2035* visioning process. It will be an interactive session where we will give our input concerning Kirkland's future.

We recently attended the *Reenergizing Neighborhoods Focus Group* on Monday, October 28, and our representative, Aimee Voelz, will report. Aimee will also give us her own ideas on how to reenergize our neighborhood.

In addition, Nytec Incorporated, a tech business that is relocating to 6th St. S. next to the new Cross Kirkland Corridor and has "adopted" a segment, will have representatives on hand to tell us about their company. It promises to be very interesting to learn about another great addition to the local tech scene.

Hope to see you tonight.

--
Don Winters
Moss Bay Neighborhood Association
www.mossbay.org
425-827-2650

From: Sandy H. [mailto:slhelgeson@msn.com]
Sent: Sunday, October 20, 2013 3:49 PM
To: Eric Shields
Subject: RE: Houghton/Everest Business District

Mr. Shields,

I sincerely appreciate your detailed response.

Because I was not able to attend the Saturday City event (due to attending conference) I will forward my input via email.

I feel it is important that you find ways beyond an Open House and on-line forum to get feedback from residents. Conducting a survey would be an excellent way to do this. The survey that was just done by the Parks & Rec Department is an excellent example. This way people that do have an interest can take 5-10 minutes to answer meaningful questions in regards to the Vision and Comp Plan being worked on. Thoughtful consideration would have to be taken to ask questions in a manner that isn't leading and suggestive.

Paul Stewart gave a PowerPoint on the 2013-2014 Comp Plan to Central Houghton Neighborhood Association in May. These are comments raised during discussion and are from the CHNA minutes dated May 1 2013.

- Recommend having city surveys to get connected with residents
- Recommend using Park and Rec activity schedule to connect with the different age populations
- Recommend using college students to get the word out and conduct surveys

I hope that you will direct your staff to make the best effort possible to reach out to all citizens and provide an easy way for them to give their input.

Thank you for your time.

Sincerely,
Sandy Helgeson

From: Eric Shields [mailto:EShields@kirklandwa.gov]
Sent: Friday, October 18, 2013 10:58 AM
To: 'slhelgeson@msn.com'
Cc: Paul Stewart; Kurt Triplett
Subject: FW: Houghton/Everest Business District

Ms. Helgeson,

As we discussed on Wednesday evening, the focus of our current work on updating the Comprehensive Plan is on "visioning." We are hoping for a good turnout at our Community Planning Day meeting on Saturday October 19 (Peter Kirk Community Center, 10 am – 2pm) and will have a few subsequent vision meetings with specific groups (including the Kirkland Alliance of Neighborhoods and the Kirkland Youth Council). Visioning is the foundation of the Comprehensive Plan update and I encourage you to attend

and participate in the discussion. Or if you can't, please consider offering your views on-line through the idea forum at ideasforum.kirklandwa.gov.

Once a broad vision is created (or our current vision revised), we will begin discussions with the Planning Commission on different elements of the plan (Community Character, Economic Development, Natural Environment, etc.). The issue of the role of neighborhood business districts will be part of the Land Use Element discussion. Staff will prepare an issue paper for each element. We anticipate that the issue paper for the Land Use Element will be reviewed as early as January of 2014. The Commission will provide direction to staff on issues to explore further through an environmental impact statement (EIS). The EIS will likely review different alternatives, which would address different concepts for the neighborhood business districts. It will be around this time that we would schedule meetings with neighborhood groups potentially affected by the alternatives. Following review of the EIS, the Commission will hold public hearings then make a recommendation to the City Council. The recommendation would include all changes proposed to the Comprehensive Plan (including changes to the neighborhood plans if needed for consistency), as well as any zoning changes needed to provide consistency with the plan. Any changes that affect the area south of NE 68th St. will also be reviewed by the Houghton Community Council (HCC) and the HCC has actual veto power over decisions made by the City Council. All of this will occur during 2014 and possibly into early 2015.

With regard to neighborhood business districts, a big question is whether changes will be desired and if so how detailed we'll be able to get for each district. At one end of the spectrum, the Comprehensive Plan could remain more or less as is, in which case we'd need to review the zoning and make any changes necessary for consistency. At the other end, more significant changes could be desired which would also require significant zoning changes. Another alternative is that the plan would provide a broad concept and direct that future changes to the zoning be considered. The truth is we won't really know where this leads until we get into the process and hear from the public, Commission, HCC and City Council.

You are welcome to attend any Planning Commission meeting to discuss your views on any topic. The Commission will certainly hold public hearings on the Comprehensive Plan, but it always offers an opportunity for public input at each meeting. Commission meetings are typically held on the 2nd and 4th Thursday of each month in the Council Chamber at City Hall. The next Commission meeting will be October 24.

I should also note that the Planning Department webpage is a good source of information http://www.kirklandwa.gov/depart/planning.htm.

Also, you can sign up for e-mail notices on the plan update at http://public.govdelivery.com/accounts/WAKIRK/subscriber/new?topic_id=WAKIRK_70.

Thanks for your interest. I hope this information is helpful. Feel free to contact me if you'd like additional information.

Regards,
Eric Shields

From: Sandy H. [mailto:slhelgeson@msn.com]
Sent: Wednesday, October 16, 2013 9:58 PM

To: Eric Shields
Cc: 'Anna Rising'
Subject: Houghton/Everest Business District

Dear Mr. Shields,

I attended the Everest Neighborhood Meeting on October 16 and want to follow-up with the discussion regarding the Houghton/Everest Business District Comprehensive Plan. Thank you very much for your time in attending this meeting as answering questions.

At the meeting I asked for clarification in regards to your answer for the submitted questions/comments #8. Your printed response to the question asking what changes are envisioned to the Houghton Everest Neighborhood Center states that "the City will have to revise the zoning to reflect the most recently adopted Central Houghton Neighborhood Plan which calls for mixed use....and buildings stepping up to five stories." At the meeting I said this was in conflict with the outcome of many meetings last fall with the Everest & Central Houghton Neighborhoods as well as Houghton Community Council and Kirkland City Council and the information you provided in memorandum dated October 4, 2012 to Kurt Triplett, City Manager; Subject: Amendment to the Adopted Planning Work Program."

In this memorandum you state that the general role of all business districts, including the Houghton/Everest Business District, in accommodating future growth will be considered during the 2013-2014 Comprehensive Plan update. In your Background Discussion it is mentioned that Houghton Community Council voted to recommend the Everest and Houghton Neighborhoods would work together on the plan and zoning. The Planning Commission also recommended that the area be included in the city-wide Comprehensive Plan update.

I would like to know specifically how you will involve the Houghton/Everest Neighborhoods in the planning process? How will you reach the residents and property owners and get their input and learn what they envision and expect this business district to look like.

As you saw one year ago many residents were very passionate about what development would be best for this area. My hope is that you will give them an opportunity to voice their ideas and this will direct the Comprehensive Plan updates.

Sincerely,
Sandy Helgeson

From: Sandy H. [mailto:slhelgeson@msn.com]
Sent: Friday, November 22, 2013 9:03 PM
To: Kirkland2035
Subject: Vision 2035

Hi,

I have been a homeowner in Kirkland since 1991.

I would like to add my vision to the planning process.

When I think of the reasons I moved to Kirkland it was because of its small town feel and beautiful waterfront and views. I hope we can preserve the small town feel. **I don't ever want to become a Bellevue.** I think we can grow in smart ways that will provide economic growth and at the same time provide access to jobs and shopping.

First and foremost since our **current zoning accommodate future growth** I don't feel a need to increase densities in most areas. I hope most **growth will occur in the Totem Lake** where there are roads to accommodate it and not in the old downtown areas including Everest and Houghton. These areas that are West of I-405 do not have good enough road access to add much more growth besides what is already zoned at Park Place and Google. **There is absolutely no need and desire for large zoning changes at Houghton Neighborhood Center.**

I feel that we have compromised our desire for providing good traffic flow in favor of development. Survey after survey indicates that bad traffic in Central Kirkland is a big issue that needs to be addressed. **I would like to see our City Council adopt higher levels of service on our streets.**

Don't over zone our Neighborhood Centers and encourage our grocery stores to move out because the land becomes too valuable. Neighborhood grocery stores & pharmacies like we have in Houghton, Bridle Trails and Kingsgate are very important to local communities and reduce driving. In order to have these grocery stores there must be easy access to parking (and not underground which adds too much time to shopping).

I feel it's **important for the City to admit upfront in all Comprehensive planning meetings that we do not need to change zoning to meet GMA goals; be honest with citizens**. This is a great opportunity to plan for the growth we will have and be smart about it.

I heard about the proposal to rename the Central Downtown area the Waterfront District and I support it.

Thank you for this opportunity to share my views.

Sincerely,
Sandy Helgeson

From: Stephanie Amoss [mailto:samoss@comcast.net]
Sent: Monday, December 02, 2013 1:18 PM
To: Kirkland2035
Subject: Kirkland Comprehensive Plan feedback

Dear Planner,
I am writing to voice my opinions and my concerns around the city's comprehensive plan. I live in the Houghton neighborhood but also walk along the waterfront almost every day and walk to dinner and shops downtown at least once a week.

1. I understand that our current zoning actually meets the Growth Mgmt guidelines and so am a bit confused by the extreme heights and densities being proposed for certain neighborhoods. 5 stories in the Houghton business center won't work well on 3 out of 4 corners due to the lack of "real estate." I, for one, won't feel like walking in the resulting canyons among the jagged and jutting "grand tetons." I also don't think 5-stories is appropriate for the thin market street corridor, nor along the waterfront neighborhoods no matter what the current zoning is. On the other hand Parkplace and Totem Lake can sustain higher levels.
2. Our waterfront (destination/view corridors/running & walking corridors) is literally the crown jewel that needs much better protection than it is getting (proposed Portola Village project and recently completed high rise condo in Juanita are recent examples of very poor waterfront protection). I walk every day along the waterfront and will not be pleased with the additional traffic and pollution, nor the tall no-setback building encroaching on the currently wide feeling boulevard associated with the Portola Village.
3. Traffic and parking seem to be on everyone's minds but poorly addressed in every case (and I don't mean just parking lots, either)

I have been a resident since 1996 and moved here to enjoy the vibrant downtown and the walkability of the various neighborhoods. I am concerned that our planning department is getting pushed around and not maintaining many of the core assets that define Kirkland. My evidence (for right or wrong):

- "People won't walk more than 2 blocks from their car to shops." Kirkland planning department at public meeting talking about city parking years ago (probably late 1990's). I hope no planning or policies were developed from that survey because it could only report what people said they ***wanted***, not what they would actually ***do***. Does the planning department have the money to do ***good*** market research? (surveys are a limited tool especially if not well designed, and often are used as cover for decision making). Does the department have any time or money to investigate and study other successful cities/ projects? How about a series of speakers for the department (and for the public) around urban design, sustainability initiatives, transportation of the future, etc.
- Central and Lake St project –I doubt the best outcome occurred in that case→ public feedback came too late and was biased towards the vocal nay-sayers. Seeing the final plans from a very interactive process with a what appeared to be a motivated developer, I thought it was a very good project. Alas, it is still a parking lot and the city's reputation suffered.
- Park Place –it appeared the city was pushed around by developers even though I originally was in favor of the 8 story solution.
- Portola Village –it sounds like there was a disconnect between the comprehensive plan (neighborhood and public input, and agreement with) and the zoning. What is the point of giving input and gaining consensus around a comprehensive plan if the regulations don't support the plan?

- A bright spot –the city stuck to its guns and created the Kirkland corridor, pulling up obsolete tracks. This path will continue to grow in usage and become a commuting corridor for many of us wishing to ride to work.
- Another bright spot – the downtown corner are with Tully's and Bank of America

Stephanie Amoss
Mobile: 425.418.4654 | Email: samoss@comcast.net

From: Suzanne Scallon [mailto:suzaol01@noa.nintendo.com]
Sent: Tuesday, October 22, 2013 10:24 AM
To: Janice Coogan
Subject: Rename the Waterfront area of Kirkland the "Central Waterfront District"

Janice,
Thank you for reading my note. I am a long time resident of Kirkland and passionately support our community and businesses. I have heard that there is a proposal floating around to rename the waterfront area of Kirkland "Central Waterfront District". I love this idea and wholly support this direction.

Additionally I also heard that the "Central Business District" would only encompass Totem Lake area. I also support this direction.

Please accept this note as my recommendation and support renaming the two above mentioned areas.

Respectfully,
Suzanne Scallon
10304 NE 60th ST
Kirkland, WA
425.922.7107

Dorian Collins

Subject: FW: My vision for Kirkland 2035 (K2305 mailbox)

From: Tracy Doering (LCA) [mailto:tracydo@microsoft.com]
Sent: Saturday, June 08, 2013 7:27 PM
To: Kirkland2035; Michael Cogle; Jennifer Schroder
Subject: My vision for Kirkland 2035

Dear Kirkland City Planners: Thank you for this opportunity to share my voice! Here's what I think:

(1) Parks – we need more dog off-leash areas!:

We've enabled a wonderful recreational space for the community in Jasper's Dog Park – thank you! We are so fortunate to have the support of the City, community and an army of committed KDOG volunteers. We need more off-leash areas so that Kirkland residents can enjoy multiple forms of recreation with their dogs, and we need these areas to be closer to Kirkland residents' homes (in various neighborhoods), ideally so that many residents can walk to their neighborhood off-leash area and the carbon footprint is further reduced. I would love for our Kirkland to be like the cities of Bend, OR and Bellingham (just a few examples, but I could provide many more) that have multiple off-leash areas throughout their cities, mix of open spaces with off-leash trails, water access, grassy fields, and areas like Jasper's Dog Park, fully fenced with cedar ground cover.

We have some existing parks that are large enough (I'm thinking of Edith Moulton and Watershed Park) for full-time off-leash use in designated (likely fenced) areas and others where we could implement seasonal and/or limited off-leash hours. Waverly Beach Park would be a great site for limited hours off-leash use so that dogs could have beach access and get swimming/water retrieving exercise. Juanita Heights Park would also be a great site for limited hours off-leash use, and the Finn Hill neighborhood parks that are governed by King County, O.O. Denny and Big Finn Hill Park, would also be great sites for limited hours trails use and water access. In some of the smaller parks, I envision implementing some play spaces for the little dogs. We're seeing increased usage of the small dog area at Jasper's Dog Park, and a small dog area really doesn't require allocation of much space.

I so hope that when we evaluate spaces and begin to plan new parks in Kirkland, we always ask the question as to multiple or mixed uses of those important shared resources so that the large percentage of families in Kirkland with dogs feel satisfied that their tax dollars are going to the recreation they want (and currently have to support through donations on top of their tax dollars). It's hard enough for some families with limited budgets to have and properly care for the dogs they dearly love, so we need to make better use of their tax dollars that are allocated to parks. Why should dog owners have to use so much of their own resources – time and energy to petition and lobby, monetary donations, time and energy to fundraise, build and maintain recreational spaces – when other taxpayers enjoy the family recreation they want through their tax dollars and without any or much less effort on their part? King County describes Marymoor Off-Leash Area as "Disneyland for dogs," and while that is true and the county/Serve Our Dog Areas (SODA) have done a fantastic job in making Marymoor a "destination dog park," the county has so many parks, but just one where dogs are allowed off leash. If you think about the percentage of dog owners living throughout King County who regularly (or would regularly) use dog parks as compared to mountain bikers (just one example in thinking about mountain bike improvements being made at Big Finn Hill Park), and the comparative percentage space for those recreational uses in King County parks, the county could do a better job overall in planning for mixed uses throughout the many parks and open spaces it governs. I am so hopeful that Kirkland will do better than that and implement more than one off-leash area for its population.

(2) Cross-Kirkland Corridor: My vote is most definitely for a walking and biking trail allowing dogs on-leash, and I would jog and walk my dogs on that trail often! We frequently jog/walk the Burke Gilman and Sammamish River Trails, and I've often thought it would be so great to have a trail like that in Kirkland. The one complaint I have about the Burke Gilman and Sammamish River Trails is that it is not really relaxing jogging or walking on those trails because they are so heavily populated with cyclists. Pretty much every day I'm out there, I encounter at least a few irresponsible cyclists and even with responsible cyclists, I am always somewhat on edge, worried about my safety and that of my dogs. Tolt Pipeline Trail, however, is much more relaxing experience for us because there are a manageable number of mountain bikers and it's a pretty wide dirt/gravel trail – allowance for the joggers/walkers (including those with dogs on leash), horse riders, and mountain bikers all on one trail. I am all for mixed uses, but I wonder if two trails could be created or if there could be allocated uses for certain sections? In thinking about surrounding spaces just off the trail, if there is any way to implement off-leash recreation for dogs in that plan, that would be so wonderful, but as to the trail itself, I realize that safety considerations might not allow for off-leash recreation in any sections. A great mixed use example I'm thinking of is Victoria, B.C., where there is a lovely bike/walking trail with beautiful views that extends north from the city and there is a section of the trail where dogs are allowed off-leash (if I remember correctly, cyclists can't be in that section) as it connects to an off-leash field. I so enjoy visiting cities where I see lots of off-leash spaces, and the B.C. cities I've visited have done a wonderful job in allowing for off-leash trails in designated areas.

(3) Juanita Drive: I'm not even sure how to comment on design improvements (would need to attend upcoming meetings and become educated), but my concern is probably more about irresponsible drivers. I often see police patrolling during commute hours, mostly in the mornings, but rarely in the evenings (7-11 p.m.), when I've seen weaving cars on the road on a handful of occasions over the past few years. Just this week I had an evening encounter with an obviously impaired driver who ran a stop sign and pulled out in front of me onto Juanita Drive, cutting me off and causing me to slam on my brakes. This driver continued to speed at least 10 MPH over the speed limit and swerve all over the road in front of me. Thankfully, this driver stopped (surprisingly) at the light by Juanita Beach and I was able to get a license plate number, but this driver continued on, speeding through a red light at Juanita and 98th, where pedestrians were starting to cross (terrifying to witness). If a police officer had seen this, that driver most definitely would have been stopped, and unfortunately I didn't have my cell phone with me, so I had to drive back home to call 911. We've seen too many fatalities on Juanita Drive because of irresponsible drivers and at least one fatality from drunk driving in the past year -- it perplexes me that we don't have more police patrols along the entirety of Juanita Drive in the evenings, not just during commute hours or what most of us think of as the "DUI hours."

(4) Totem Lake and Totem Lake Mall: I agree that a walking trail should be extended around the lake. I'm sure that I'm one of many to comment that the mall in its current state is a tragedy. We need a full-service shopping center much like our neighboring cities, and I would love to see this mall take on the charming look and feel of one like University Village. Except for Gilman Village in Issaquah, we don't really have any malls on the eastside that I'd classify as "charming," so I think adding a little more charm would be a great thing for the entire eastside and would obviously bring more revenue to our city. In my opinion, downtown Kirkland is a much more charming city than Bellevue or Redmond, and we really need to do outreach and try our hardest to make improvements in that area of Totem Lake because well, in its current state it takes away from the charm. I know there's only so much that can be done in economic downturn, but I think we should make this a priority and employ best efforts to make it happen.

Thank you, again, and thank you for all your hard work to make Kirkland a wonderful place to live! I hope my input has been helpful and that you continue to get lots of great feedback from others.

Sincerely,

Tracy Doering

7909 NE 125th St
Kirkland WA 98034
(425) 770-1384

Dorian Collins

From: Ann Bishop <bishop@wallaceproperties.com>
Sent: Tuesday, May 07, 2013 1:27 PM
To: Dorian Collins
Cc: Ellen Miller-Wolfe
Subject: Healthcare at Totem Lake

Hi, Dorian:

Thank you for your good information. I would be interested in sharing my perspective as a medical/healthcare property broker. I chair the national Medical & Life Science Development Forum for NAIOP, which studies demand and trends in medical and life sciences properties around the country. Moreover, I believe strongly in the public/private partnership concept and appreciate that Kirkland has always sought input from many community sectors, including hospitals and healthcare facilities. A healthy community is diverse and yet balanced.

Please let me know how I can be of service.

Ann Bishop, MBA
Senior Vice President
Wallace Properties, Inc. | 330 112th Ave. NE, #200, Bellevue, WA 98004
Direct: 425.283.1658 | Cell: 206.229.7523

Wallace Properties was honored to be named "Developer of the Year 2012" by Washington Chapter NAIOP

ATTACHMENT 39

RECEIVED
MAR 11 2013
_____AM_____PM
PLANNING DEPARTMENT
BY_____

JohnsMonroe
MitsunagaKoloušková PLLC

Robert D. Johns • Michael P. Monroe • Darrell S. Mitsunaga • Duana T. Koloušková

Ms. Dorian Collins
City of Kirkland
Planning and Community Development
123 5th Avenue
Kirkland, WA 98033

March 7, 2013

Re: 12601 132nd Place NE
TPN 2826059128
Comprehensive Plan Update and TDR Study

Dear Ms. Collins:

As you are aware, this office represents RC 124th LLC and Mr. Greg Rairdon with respect to property located at 12601 132nd Place NE. Thank you for your time to discuss the City's upcoming Comprehensive Plan study and amendments, scheduled to take place over the course of 2013 and 2014.

The subject property is currently zoned TL 9A and we would like to see the City rezone the property to allow for higher utility, for example, to the TL 7 zone. We feel such a rezone has merit for inherent utility of the property as well as for a long-term use that is consistent with the surrounding area as it develops and the City's interest in fostering long term, committed economic growth.

We respectfully request that the City include this property in its Comprehensive Plan and zoning review both with respect to a rezone and with respect to potential TDR receiving sites. Please be so kind as to list me as the primary contact related to this property for any communications and opportunities for public involvement.

Sincerely,

Duana T. Koloušková

Direct Tel: (425) 467-9966
Email: kolouskova@jmmlaw.com

cc: Paul Stewart, Deputy Director
Client

1833-1 Ltr re 12601 Property 3-7-13

T: (425) 451-2812 • **F:** (425) 451-2818
1601 114th Ave. SE • Suite 110 • Bellevue, WA 98004
www.jmmklanduselaw.com

 10/19/13

KIRKLAND 2035 | YOUR VOICE. YOUR VISION. YOUR FUTURE.

Share your thoughts

City of Kirkland Suggestion Form

TL

CITY OF KIRKLAND WASHINGTON

Suggestion — Comment – Idea

Totem Lake Mall area traffic flow has always been a problem. Suggest making 120th Ave all one-way north bound (3 lanes). Gets rid of many left turn traffic congestion & keeps 3 lanes directly up to Evergreen Health.

How would you like staff to follow-up with you? (Please check box and provide contact information.)

Your name: Don Dicks

- ☐ Mail (Please provide address):
- ☒ E-mail (Please provide e-mail): jdond66@hotmail.com
- ☐ Phone (Please provide phone number):
- ☐ Not necessary for staff to follow up.

NOTE: This calendar is subject to change on a daily basis. It does not constitute legal notice.

PLANNING DEPARTMENT ITEMS ONLY. CHECK WITH OTHER DEPARTMENTS FOR THEIR MEETING AGENDA ITEMS.

CITY OF KIRKLAND - PLANNING AND COMMUNITY DEVELOPMENT

PLANNING DEPARTMENT PUBLIC MEETING CALENDAR ONLY

JANUARY 2014

1/2/14 12:03 PM

City Council - Study Session 6 pm; Regular Meeting 7:30 pm (1st & 3rd Tuesday)	http://www.kirklandwa.gov/depart/council.htm
Planning Commission - 7 pm (2nd & 4th Thursday)	http://www.kirklandwa.gov/depart/Planning/Planning_Commission.htm
Houghton Community Council - 7 pm (4th Monday)	http://www.kirklandwa.gov/depart/Planning/HCC.htm
Hearing Examiner - 9:00 am (1st and 3rd Thursday)	http://www.kirklandwa.gov/depart/Planning/Hearing_Examiner_Meeting_Information.htm
Design Review Board - 7:00 pm (1st & 3rd Monday)	http://www.kirklandwa.gov/depart/Planning/DRB_Meeting_Information.htm

MEETING LOCATION: CITY HALL COUNCIL CHAMBER, 123 5TH AVENUE (UNLESS NOTED OTHERWISE)

(H) = Hearing **(CE) = Code Enforcement**

(S) = Study Session

HOLIDAY CLOSURE

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY
		1 **NEW YEARS HOLIDAY** **CITY HALL CLOSED** 	2 **HEARING EXAMINER** **9:00 AM**	3
6 **DESIGN REVIEW BOARD**	7 **CITY COUNCIL**	8 **Park Board**	9 **PLANNING COMMISSION** **Community Profile** Community Profile/Housing Assess Vision/Framework Goals (cont) Totem Lake Plan Issues	10
13 City Council PED meeting TDR Briefing	14	15 **Finn Hill Assocation** Visioning Conversation Finn Hill Middle School 7pm	16 **HEARING EXAMINER** **9:00 AM**	17 KAN chairs 11:30-1pm
20 **DESIGN REVIEW BOARD** **MARTIN LUTHER KING HOLIDAY** **CITY HALL CLOSED** 	21 **CITY COUNCIL**	22 **Transportation Commission**	23 **PLANNING COMMISSION** **Special Meeting** **Joint Hearing With** **Houghton Community Council** **7:00 PM** *Miscellaneous ZC and KMC Amendments (H) Vision/Guiding Principles	24
27 **HOUGHTON COMMUNITY COUNCIL** *Deliberation on Public Hearing	28 Neighbhorhood Plan Discussion Houghton/Everest/Lakeview 6-8:30pm	29	30 Neighbhorhood Plan Discussion Moss Bay/Market Norkirk/Highlands 6-8:30pm	31

NOTE: This calendar is subject to change on a daily basis. It does not constitute legal notice.

PLANNING DEPARTMENT ITEMS ONLY. CHECK WITH OTHER DEPARTMENTS FOR THEIR MEETING AGENDA ITEMS.

CITY OF KIRKLAND - PLANNING AND COMMUNITY DEVELOPMENT

PLANNING DEPARTMENT PUBLIC MEETING CALENDAR ONLY

FEBRUARY 2014

1/2/14 12:03 PM

City Council - Study Session 6 pm; Regular Meeting 7:30 pm (1st & 3rd Tuesday)	http://www.kirklandwa.gov/depart/council.htm
Planning Commission - 7 pm (2nd & 4th Thursday)	http://www.kirklandwa.gov/depart/Planning/Planning_Commission.htm
Houghton Community Council (HCC) - 7 pm (4th Monday)	http://www.kirklandwa.gov/depart/Planning/HCC.htm
Hearing Examiner - 9:00 am (1st and 3rd Thursday)	http://www.kirklandwa.gov/depart/Planning/Hearing_Examiner_Meeting_Information.htm
Design Review Board - 7:00 pm (1st & 3rd Monday)	http://www.kirklandwa.gov/depart/Planning/DRB_Meeting_Information.htm

MEETING LOCATION: CITY HALL COUNCIL CHAMBER, 123 5TH AVENUE (UNLESS NOTED OTHERWISE)

(H) = Hearing **(CE) = Code Enforcement**

(S) = Study Session

HOLIDAY CLOSURE

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY
				1 GROUNDHOG DAY SATURDAY
3 **DESIGN REVIEW BOARD**	4 **CITY COUNCIL**	5	6 **HEARING EXAMINER** **9:00 AM**	7
10 **Council PED committee**	11 Neighborhood Plan Discussion N/S Rose Hill & Bridle Trails 6-8:30pm	12 **Park Board**	13 **PLANNING COMMISSION** *Continued Deliberation on Miscellaneous ZC and KMC Amendments (H) TMP/CKC (David G) Land Use issues #1	14 **VALENTINES DAY**
17 **DESIGN REVIEW BOARD** **MEETING CANCELLED** **PRESIDENT'S DAY HOLIDAY** **CITY HALL CLOSED** 	18 **CITY COUNCIL** *Kirkland 2035 Update #10	19 Neighborhood Plan Discussion Juanita/Finn Hill/Evergreen Hill 6-8:30pm	20 **HEARING EXAMINER** **9:00 AM**	21
24 **HOUGHTON COMMUNITY COUNCIL** Vision Statement/FG Growth Alternative	25	26 Transportation Commission Vision Statement/FG Growth Alternatives	27 **PLANNING COMMISSION** MRM hearing CKC Development Reg (Jeremy)	28

NOTE: This calendar is subject to change on a daily basis. It does not constitute legal notice.

PLANNING DEPARTMENT ITEMS ONLY. CHECK WITH OTHER DEPARTMENTS FOR THEIR MEETING AGENDA ITEMS.

CITY OF KIRKLAND - PLANNING AND COMMUNITY DEVELOPMENT

PLANNING DEPARTMENT PUBLIC MEETING CALENDAR ONLY

MARCH 2014

1/2/14 12:03 PM

City Council - Study Session 6 pm; Regular Meeting 7:30 pm (1st & 3rd Tuesday)	http://www.kirklandwa.gov/depart/council.htm
Planning Commission - 7 pm (2nd & 4th Thursday)	http://www.kirklandwa.gov/depart/Planning/Planning_Commission.htm
Houghton Community Council (HCC) - 7 pm (4th Monday)	http://www.kirklandwa.gov/depart/Planning/HCC.htm
Hearing Examiner - 9:00 am (1st and 3rd Thursday)	http://www.kirklandwa.gov/depart/Planning/Hearing_Examiner_Meeting_Information.htm
Design Review Board - 7:00 pm (1st & 3rd Monday)	http://www.kirklandwa.gov/depart/Planning/DRB_Meeting_Information.htm

MEETING LOCATION: CITY HALL COUNCIL CHAMBER, 123 5TH AVENUE (UNLESS NOTED OTHERWISE)

(H) = Hearing **(CE) = Code Enforcement**

(S) = Study Session

HOLIDAY CLOSURE

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY
3 **DESIGN REVIEW BOARD**	**4** **CITY COUNCIL** **Joint Meeting with** **Planning Commission** *Planning Work Program Vision Statement/FG	**5** **ASH WEDNESDAY**	**6** **HEARING EXAMINER** **9:00 AM**	**7** **DAYLIGHT SAVINGS TIME STARTS SUNDAY**
10 Council PED committee	**11**	**12** **Park Board**	**13** **PLANNING COMMISSION** MRM (PH) Land Use #2 Totem Lake	**14**
17 **DESIGN REVIEW BOARD** **ST. PATRICK'S DAY**	**18** **City Council** *Kirkland 2035 Update #11 *Miscellaneous ZC and KMC Amendments Adoption	**19**	**20** **HEARING EXAMINER** **9:00 AM** **FIRST DAY OF SPRING**	**21**
24 **HOUGHTON COMMUNITY COUNCIL** *Miscellaneous ZC and KMC Amendments (FA)	**25**	**26** **Transportation Commission** **Land Use (?)**	**27** **PLANNING COMMISSION** Land Use ? Neighbhorhod Plan Issues Economic Development - Issues	**28** **SUNDAY IS EASTER** **GOOD FRIDAY**
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