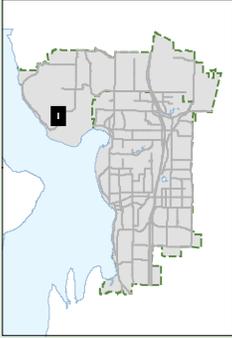


HOWARD PRIVATE AMENDMENT REQUEST- ZON11-00005

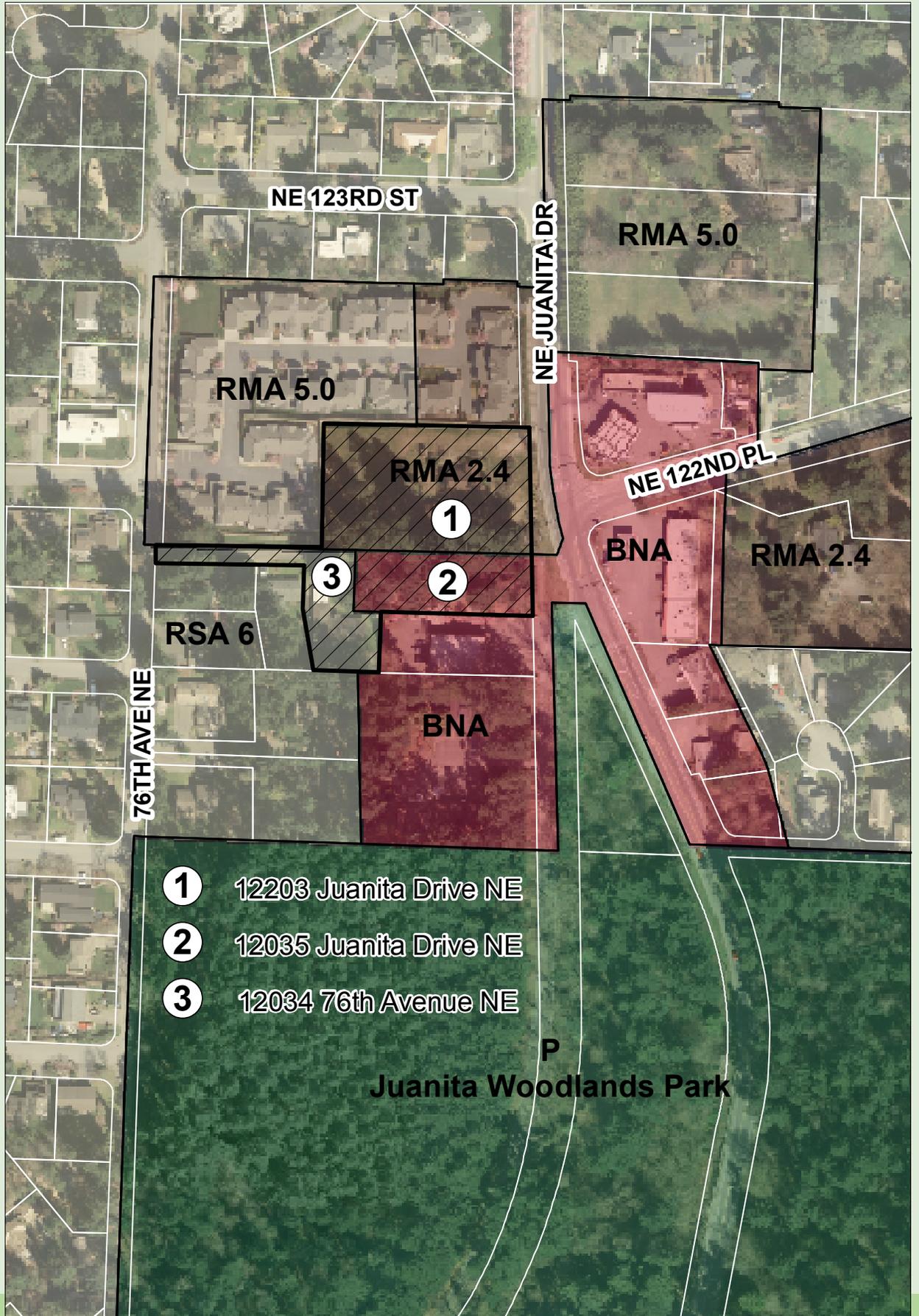


Vicinity Map



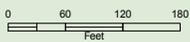
Map Legend

- Tax Parcel Boundaries
- Commercial
- Industrial
- Light Manufacturing Park
- Office
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Institutions
- Park/Open Space



- 1** 12203 Juanita Drive NE
- 2** 12035 Juanita Drive NE
- 3** 12034 76th Avenue NE

Juanita Woodlands Park



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-Print Date: 3/23/2011

HOWARD PRIVATE AMENDMENT REQUEST STUDY AREA, ZON11-00005

CONFIGURATION OF 2 INTERSECTIONS

X = TRAFFIC LIGHT FIXTURE

HOWARD PROPERTY
RM 2.4 ZONE

7 TRAFFIC LIGHTS

HOWARD PROPERTY
BNA ZONE

FIRE STATION

HOLMES PT LLC

JUANITA DRIVE NE

NE 122ND ST

NO ACCESS

11 TRAFFIC LIGHTS

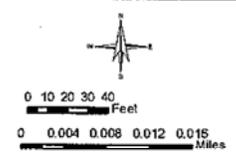
COMMERCIAL AREA

76TH PLACE NE

JUANITA DRIVE NE

WOODED PARK

STUDY AREA



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Name: Howard_Base
Date Saved: 9/12/2012

Teresa Swan

From: Jeffrey S. Howard <1oldiron@comcast.net>
Sent: Tuesday, September 04, 2012 8:16 PM
To: Teresa Swan
Cc: Eric Shields; Joan Lieberman-Brill
Subject: RE: Private Amendment Request

Thank You Teresa:

To confirm my past verbal requests to the Planning Department and the City Council; my intention is to not pursue any re-zone request for the RSA 6 parcel to the west of the two properties along Juanita drive. My intention is only to ask for a re-zone of the one parcel presently in neighborhood business to high density residential.

Please let me know if you need anything else from me on this.

Jeff Howard

From: Teresa Swan [<mailto:TSwan@kirklandwa.gov>]
Sent: Tuesday, September 04, 2012 5:37 PM
To: '1oldiron@comcast.net'
Subject: Private Amendment Request

Hello Mr. Howard:

It was nice speaking with you on the phone this afternoon.

You indicated that you would not like to move forward with consideration of the RSA 6 (single family) zoned property as part of the provide amendment request at this time. **Please send me an email stating this for the record so that we have your change in request on file.**

We are moving forward with study of your request. Here are the current dates of the upcoming meetings:

- Thursday, **September 27th** Planning Commission study meeting
- Thursday **October 25th** Planning Commission study meeting (tentative-will confirm closer to the meeting)
- Thursday **November 15th** Planning Commission hearing (tentative-will confirm closer to the meeting)
- City Council final action will be December 4, 11 or 18th. We will let you know closer to December when they will hold their December meeting.

The PC meetings start at 7pm, but I do not know if the PAR item will be at the beginning of the agenda or later in the meeting. On September 24th, I will email you a copy of the staff and the agenda for the September 27th meeting.

As I mentioned, I will be working with Paul Stewart, Deputy Director, on the staff memos and making the presentations at the meetings. Joan Lieberman-Brill will prepare the Environmental Checklist required for the State Environmental Policy Act and I will continue to talk to her about the PAR since she has background information on the project.

If you have any questions, please let me know.

Sincerely,

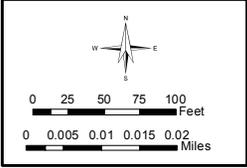
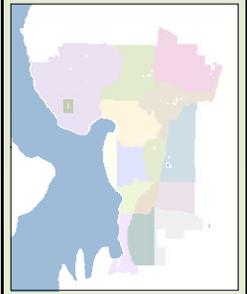
Teresa Swan

Teresa Swan
Senior Planner
(425) 587-3258 Fax (425) 587-3232
tswan@kirklandwa.gov
City of Kirkland
123-5th Ave
Kirkland, WA 98033

Mondays-Thursday 8:30am to 5:00pm

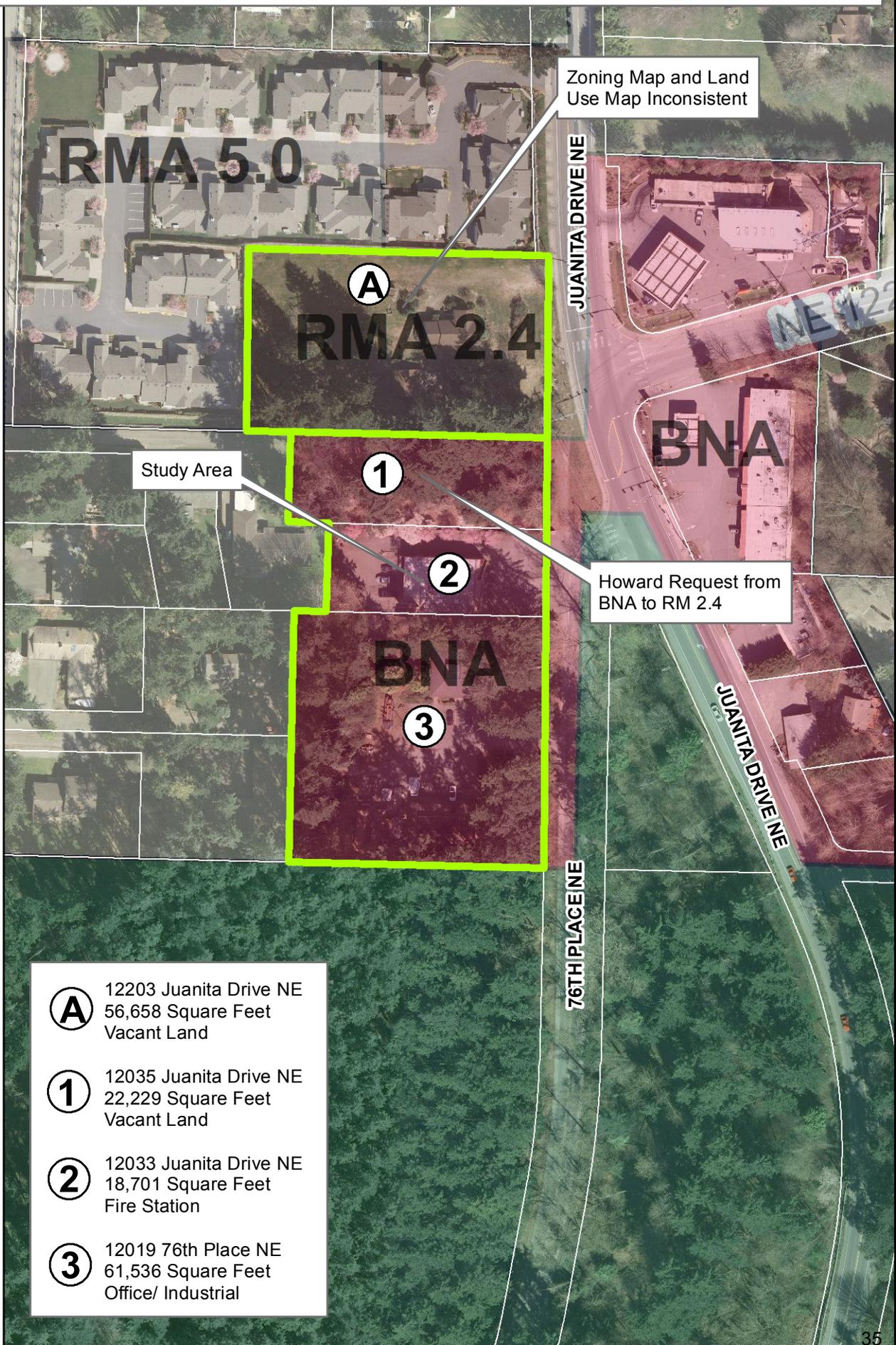
HOWARD PRIVATE AMENDMENT REQUEST STUDY AREA, ZON11-00005

-  Tax Parcel Boundaries
-  Commercial
-  Industrial
-  Light Manufacturing
-  Park
-  Office
-  High Density Residential
-  Medium Density Residential
-  Low Density Residential
-  Institutions
-  Park/Open Space



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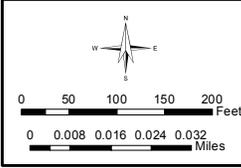
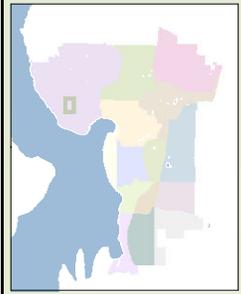
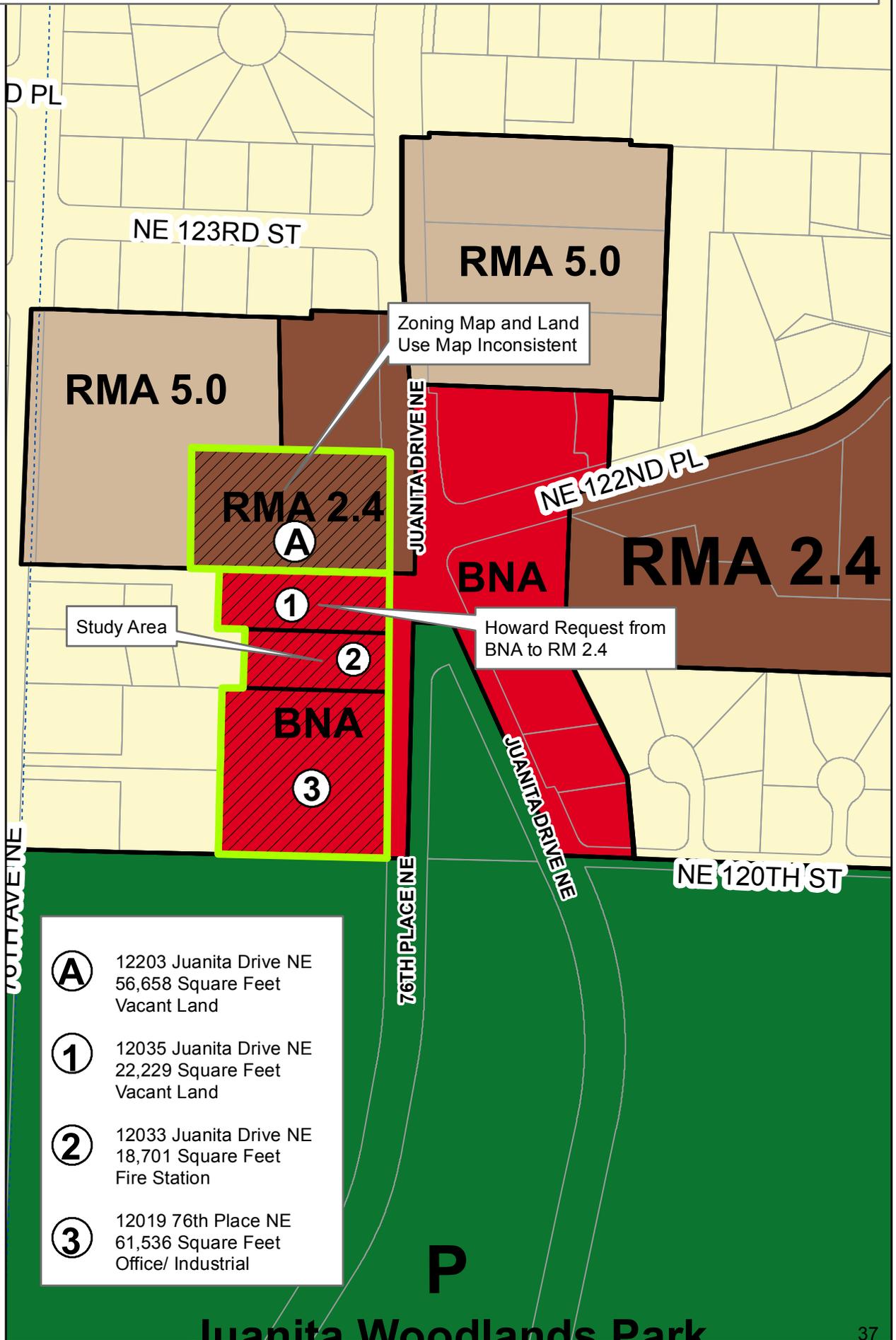
Name: Howard_Aerial
 Date Saved: 9/17/2012



- A** 12203 Juanita Drive NE
56,658 Square Feet
Vacant Land
- 1** 12035 Juanita Drive NE
22,229 Square Feet
Vacant Land
- 2** 12033 Juanita Drive NE
18,701 Square Feet
Fire Station
- 3** 12019 76th Place NE
61,536 Square Feet
Office/ Industrial

HOWARD PRIVATE AMENDMENT REQUEST STUDY AREA, ZON11-00005

-  Tax Parcel Boundaries
-  Commercial
-  Industrial
-  Light Manufacturing
-  Park
-  Office
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-  Medium Density Residential
-  Low Density Residential
-  Institutions
-  Park/Open Space



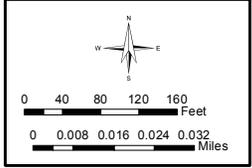
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Name: Howard_Zoning
 Date Saved: 9/18/2012

- (A)** 12203 Juanita Drive NE
 56,658 Square Feet
 Vacant Land
- (1)** 12035 Juanita Drive NE
 22,229 Square Feet
 Vacant Land
- (2)** 12033 Juanita Drive NE
 18,701 Square Feet
 Fire Station
- (3)** 12019 76th Place NE
 61,536 Square Feet
 Office/ Industrial

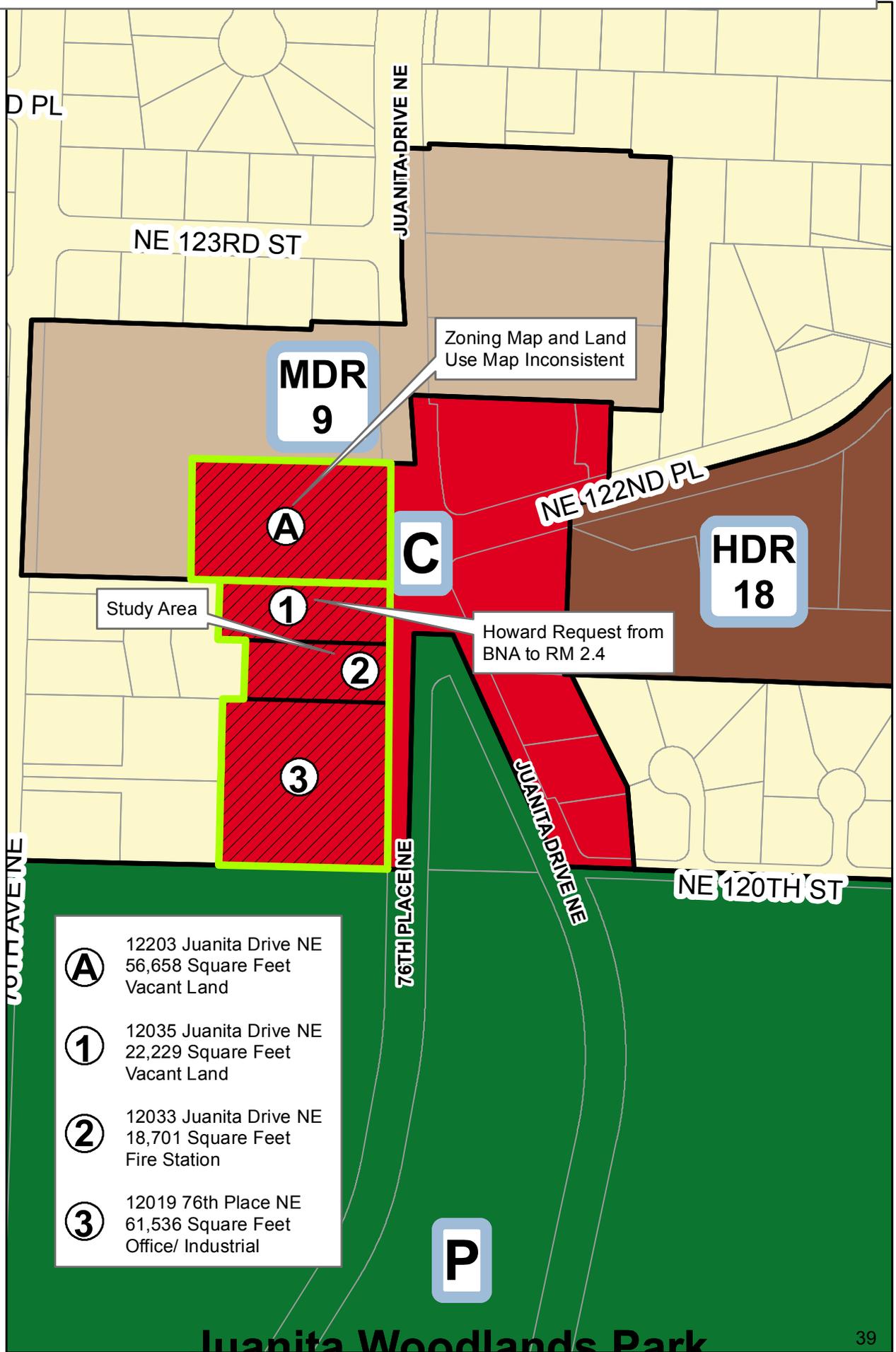
HOWARD PRIVATE AMENDMENT REQUEST STUDY AREA, ZON11-00005

-  Tax Parcel Boundaries
-  Commercial
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-  Park/Open Space



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Name: Howard_Comp_Plan
 Date Saved: 9/18/2012



- A** 12203 Juanita Drive NE
56,658 Square Feet
Vacant Land
- 1** 12035 Juanita Drive NE
22,229 Square Feet
Vacant Land
- 2** 12033 Juanita Drive NE
18,701 Square Feet
Fire Station
- 3** 12019 76th Place NE
61,536 Square Feet
Office/ Industrial

Teresa Swan

From: Jim Dobler <jdobler@offshoresystemsinc.com>
Sent: Friday, September 14, 2012 3:03 PM
To: Teresa Swan
Cc: Dan Roseta (E-mail)
Subject: zoning proposal

Ms. Swan: thank you for our meeting last week. Per your letter of Sept. 6, 2012 on new zoning for our property at 12019 76th Place NE, Holmes Point LLC would prefer a zoning change to Professional Office/Multifamily or at the least allow multifamily on the first floor and retain the BNA zoning. We would object to a Multifamily at RMA 24. Please keep me informed as things progress. Thank you, Jim Dobler, member, Holmes Point LLC

PHOTOS OF STUDY AREA



Top photo: In front of Howard's RMA site (Lot A) looking south on Juanita Drive NE.
Bottom photo: Looking west across Howard's BNA site (Lot 1).



Top photo: Taken from walkway in front of Howard BNA site (Lot 1) looking south at intersection of 76th PL NE/Juanita Drive NE.

Bottom photo: Looking east to Howard BNA site (Lot 1) from easement road off of 76th Ave NE.



Top photo: Fire station site (Lot 2) looking west from 76th PL NE.
Bottom photo: 2 office bldgs at Holmes PT LLC (Lot 3) looking west from 76th PL NE.



Photo of diving business at Holmes PT LLC site (Lot 3) looking west from 76th PL NE.