

Joan Lieberman-Brill

From: jie zhou <jiezh2003@yahoo.com>
Sent: Wednesday, January 21, 2015 7:00 PM
To: Joan Lieberman-Brill
Subject: Revision to Zhou CAR
Attachments: XZ_Chart.pdf

Hello Joan,

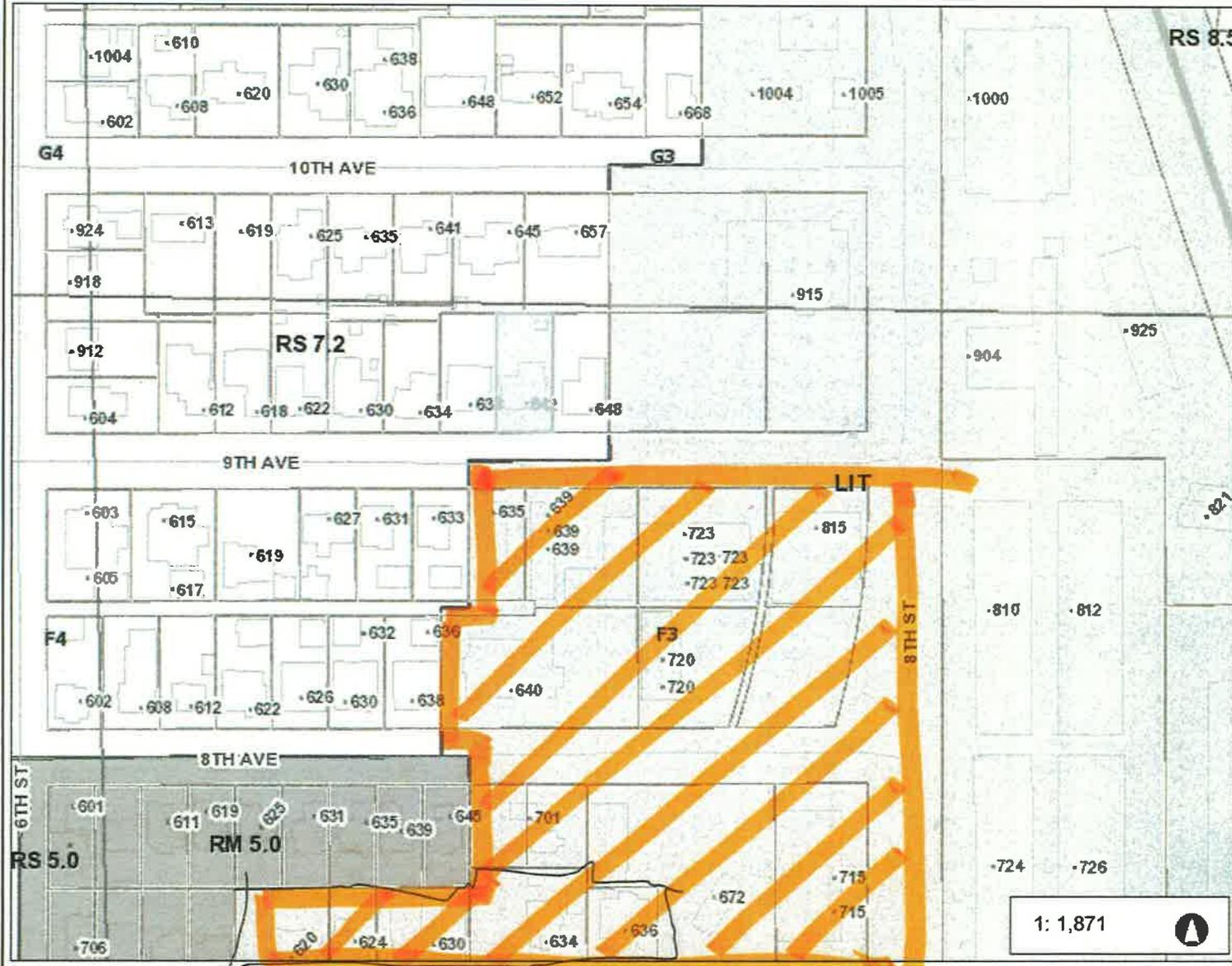
Attached, please find the chart to further clarify my CAR. The shaded area in the chart indicates the locations that I propose to be considered to be re-zoned to residential.

Please let me know if there are confusions.

Thanks.

Sincerely,

Xu Zhou
645 8th Ave
Kirkland WA 98033
(602) 6147417



Legend

- Address
- - - City Limits
- Grid
- QQ Grid
- Cross Kirkland Corridor
- Regional Rail Corridor
- Streets
- Parcels
- Buildings
- Lakes
- Parks
- Schools
- Overlay Zones**
- ▨ (EQ)
- ▩ (HL)
- ▤ (HP)
- ▣ Planned Unit Development
- City Zoning**
- Commercial
- Industrial
- Transit Oriented Development
- Office
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Institutions
- Park/Open Space

1: 1,871

Notes



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No warranties of any sort, including but not limited to accuracy, fitness, or merchantability, accompany this product.

NAD_1983_StatePlane_Washington_North_FIPS_4601_Feet

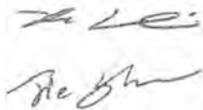
Cover Paper

This document contains “Application for 2014 Citizen Amendment Land Use Requests to the Comprehensive Plan, Zoning Code and Zoning Map”

Submitted from:

Xu Zhou & Jie Zhou
645 8th Ave
Kirkland, WA 98033
Phone (602) 6147417

Signatures:



Subject: Land use of the Norkirk LIT on 8th and 9th Ave

Request: Re-zone and evolve the Norkirk LIT on 8th and 9th Ave to Residential

Merits: Public interest, community growth, and city development

Date: June 19, 2014

<p>Describe Improvements on Property if Any:</p>	<p>None</p>												
<p>Attach a map of the site that includes adjacent street names:</p>	<p>KEY> 6th St Corridor / NorKirk</p> <table border="1"> <thead> <tr> <th>AREA</th> <th>ZONING DESIGNATION</th> </tr> </thead> <tbody> <tr> <td></td> <td>PLA 6G</td> </tr> <tr> <td></td> <td>LIT (6th St Corridor)</td> </tr> <tr> <td></td> <td>LIT (NorKirk)</td> </tr> <tr> <td></td> <td>Parcel Boundary</td> </tr> <tr> <td></td> <td>Cross Corridor Trail 150' Max Width</td> </tr> </tbody> </table>	AREA	ZONING DESIGNATION		PLA 6G		LIT (6th St Corridor)		LIT (NorKirk)		Parcel Boundary		Cross Corridor Trail 150' Max Width
AREA	ZONING DESIGNATION												
	PLA 6G												
	LIT (6th St Corridor)												
	LIT (NorKirk)												
	Parcel Boundary												
	Cross Corridor Trail 150' Max Width												
<p>Current zoning on the subject property:</p>	<p>Light Industrial</p>												
<p>Current land use designation and permitted density shown on the City's land use map</p>	<p>Light Industrial</p>												

III. Request Information and Reasons:

A. Description of requests:	Re-zone and evolve the Norkirk LIT on 8th and 9th Ave to Residential
B. Description of the specific reasons for making the request:	<ul style="list-style-type: none"> • Better meet the neighborhood's needs - the NorKirk LIT Zone sits right up against single family residences with no buffer • The LIT infrastructure does not support the needs for the growth of LIT Businesses currently outlined in the Zoning • The proposed change increases the housing inventory needed near the downtown areas of Kirkland • Build a more compatible neighborhood, and serve the purpose of better land use.
C. Based on the above review, consideration, explain why the request should be considered as part of the Comprehensive Plan Update process.	This proposal is on the land use of a quite large area. The idea comes from a group of neighbors on the 8 th and 9 th Ave. The impact will span all the neighbors on the two streets and beyond. The proposed change will affect downtown Kirkland by increasing housing inventory near the downtown areas of Kirkland, which is needed greatly.

IV. Property Owner's Signatures or Service of Affidavit

Not Applicable.

Attachment 1

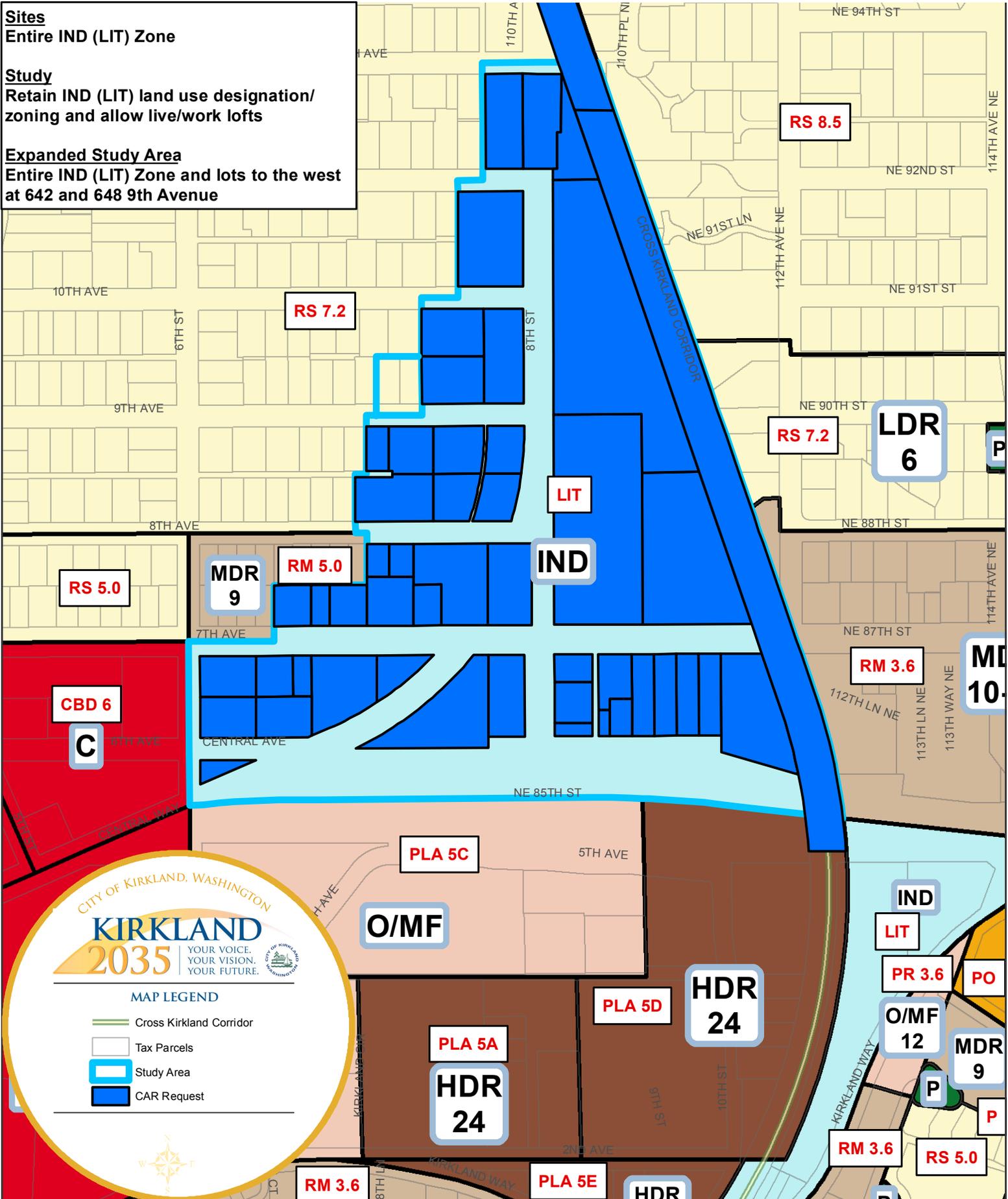


HANSEN/VANDENBERGE CAR

Sites
 Entire IND (LIT) Zone

Study
 Retain IND (LIT) land use designation/
 zoning and allow live/work lofts

Expanded Study Area
 Entire IND (LIT) Zone and lots to the west
 at 642 and 648 9th Avenue



CITY OF KIRKLAND, WASHINGTON

KIRKLAND 2035 YOUR VOICE. YOUR VISION. YOUR FUTURE.

MAP LEGEND

- Cross Kirkland Corridor
- Tax Parcels
- Study Area
- CAR Request

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CITY OF KIRKLAND
PLANNING AND COMMUNITY DEVELOPMENT
123 Fifth Avenue, Kirkland, WA 98033
www.kirklandwa.gov ~ 425.587.3225

**APPLICATION FOR 2014 CITIZEN AMENDMENT LAND USE REQUESTS TO THE
COMPREHENSIVE PLAN, ZONING CODE AND ZONING MAP**

Directions: You may use this form or answer questions on separate pages.

I. CONTACT INFORMATION:

- A. Applicant Name: KYLIE HANSEN & KRIS VANDENBERGE .
- B. Mailing Address: 631 9TH AVENUE, KIRKLAND WA 98033 .
- C. Telephone Number: 206-979-8128 / 206-412-7479 .
- D. Email Address: KYLIE@MSN.COM & KJV@OUTLOOK.COM .
- E. Property Owner Name (if different than applicant): _____ .
- F. Mailing Address: _____ .
- G. Telephone Number: _____ .
- H. Email Address: _____ .

Note: If the applicant is the property owner, or is representing the property owner, then the property owner must sign the last page. If the applicant is representing the property owner, then the property owner must be notified in writing with a copy of the letter provided to the City.

A link to the Planning Commission packet containing the staff report will be sent by email unless you request to the project planner that you want copies mailed to you.

II. PROPERTY INFORMATION:

- A. Address of proposal: (if vacant provide nearest street names) _____ .
- B. King County Tax Parcel number(s): _____ .
- C. Describe improvements on property if any: _____
_____ .
- D. Attach a map of the site that includes adjacent street names.
- E. Current Zoning on the subject property: _____ .
- F. Current land use designation and permitted density shown on the City's land use map. _____
_____ .

III. REQUEST INFORMATION AND REASONS:

A. Description of Request:

B. Description of the specific reasons for making the request:

C. Based on the above review consideration, explain why the request should be considered as part of the Comprehensive Plan Update process.

IV. PROPERTY OWNER'S SIGNATURE OR SERVICE OF AFFIDAVIT:

A. *If the applicant is the property owner, or is a legal representative of the property owner, then the property owner must sign below.*

ORIGINAL SIGNATURES ONLY/ NO COPIES

Name – sign: Kylie A. Hansen

Name – print: KYLIE A. HANSEN

Property owner or Legal Representative? yes

Date: JUNE 20, 2014

Address: 631 9TH AVENUE, KIRKLAND WA 98033

Telephone: 206-979-8128

B. *If the applicant is neither the property owner nor a legal representative of the property owner, then the affected property owner must be notified as follows:*

1. Send or hand-deliver a copy of this completed application to all affected property owners (Exhibit A or Exhibit B); and
2. Complete the attached Affidavit of Service that confirms that a copy of the completed application form has been provided to all property owners. Submit the Affidavit of Service along with Exhibit A and/or Exhibit B with the application form and fee.

Attachments:

- Affidavit of Service (OCD-06AB)
- Exhibit A for mailing document
- Exhibit B for hand delivering document
- Methods to Request Changes to Density Land Use Zoning Code Regs

II PROPERTY INFORMATION:

- A) **Address of proposal:** Norkirk & Everest Neighborhood LIT, City of Kirkland WA
- E) **Current Zoning on the subject property:** Light Industrial and Technology (LIT)
- F) **Current Land Use designation:** Industrial

III REQUEST INFORMATION AND REASONS:

- A) **Description of Request:** Preserve current LIT zoning that excludes residential and retail commercial business and ADD low-density residential work loft as a permissible use within the LIT zone.
- B) **Description of the specific reasons for making the request:** To maintain the character and integrity of the LIT zone as a vital and beneficial economic area within the Norkirk and Everest communities and strengthen the link to our adjoining residential neighborhood(s) by allowing low-density residential single family work lofts.
- C) **Explanation:** One of the fundamental characteristics of the Norkirk and Everest neighborhoods is the interdependence and relationship between the small industrial and technology businesses and the residents of the surrounding neighborhoods. It is part of what makes these pockets of industry a viable and valuable part of our community, with many of the business owners living in the surrounding homes close to their businesses. Because these businesses create vitality and activity during the 8 am to 5 pm workday yet peace and tranquility during the non-work hours and weekends when most are closed. The designation of Light Industrial and Technology is very complimentary to the interwoven blocks of residential with their insular family dynamic that currently exists.

A growing concern for many residents is the vehicle and commercial truck traffic that these businesses currently generate (on primarily residential streets, even on 8th Avenue where it's prohibited), and what this will look like in the future from the standpoint of safety and also available parking. To better control the potential escalation in traffic volume---and in conjunction with supporting the current and future growth of business and industry---we are proposing the introduction of live/work properties that could help create a vibrant and dynamic synergy between all the citizens, both business and residential.

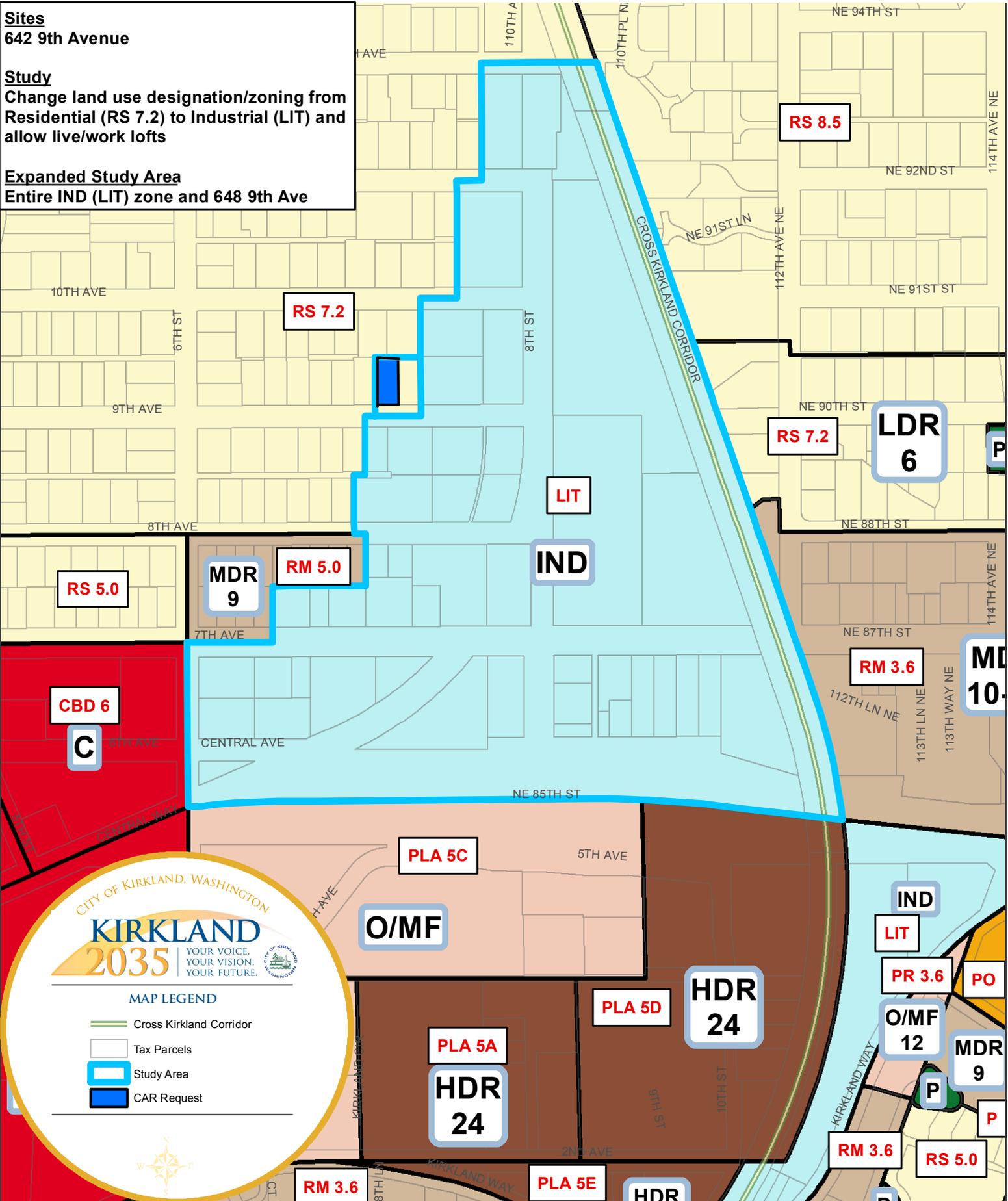
By EXCLUDING heavy retail and commercial business from the LIT, we will help mitigate increased traffic and by INCLUDING some live/work lofts we envision enhanced relationships between LIT businesses and the residents, companies and individuals. Ideally, this change will ultimately create a community that is rich with artists and craftspeople who can practice their craft and have a vested interest in both the tranquility of the neighborhood and the vitality of commerce. Our 2035 vision for the Norkirk Neighborhood's LIT zone is as a perfect haven for start-ups, artists, artisans, professionals and small manufacturers.

HENDSCH CAR

Sites
 642 9th Avenue

Study
 Change land use designation/zoning from Residential (RS 7.2) to Industrial (LIT) and allow live/work lofts

Expanded Study Area
 Entire IND (LIT) zone and 648 9th Ave



CITY OF KIRKLAND, WASHINGTON

KIRKLAND 2035 YOUR VOICE. YOUR VISION. YOUR FUTURE.

MAP LEGEND

- Cross Kirkland Corridor
- Tax Parcels
- Study Area
- CAR Request

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Joan Lieberman-Brill

From: outlook_70fec4c34fb5228c@outlook.com on behalf of Cynthia Hendsch
<cynthiahendsch6@gmail.com>
Sent: Thursday, August 07, 2014 9:32 AM
To: Joan Lieberman-Brill
Subject: Citizen amendment

I submitted a citizen amendment for Light Industrial from Residential. I wish to modify the request to Light Industrial with a loft. I believe I am 33 or 34 on the list of those amendments that were accepted. The name is Robert Hendsch and the location is 642 9th Ave. Kirkland Wa. (NORKIRK)

Thank You
RH



CITY OF KIRKLAND
PLANNING AND COMMUNITY DEVELOPMENT
123 Fifth Avenue, Kirkland, WA 98033
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APPLICATION FOR 2014 CITIZEN AMENDMENT LAND USE REQUESTS TO THE COMPREHENSIVE PLAN, ZONING CODE AND ZONING MAP

Directions: You may use this form or answer questions on separate pages.

I. CONTACT INFORMATION:

- A. Applicant Name: ROBERT HENDSCH
- B. Mailing Address: 642 9th AVE
- C. Telephone Number: 425-761-7676
- D. Email Address: robt-h@hotmail.com
- E. Property Owner Name (if different than applicant): _____
- F. Mailing Address: Same
- G. Telephone Number: Same
- H. Email Address: robt-h@hotmail.com

Note: If the applicant is the property owner, or is representing the property owner, then the property owner must sign the last page. If the applicant is representing the property owner, then the property owner must be notified in writing with a copy of the letter provided to the City.

A link to the Planning Commission packet containing the staff report will be sent by email unless you request to the project planner that you want copies mailed to you.

II. PROPERTY INFORMATION:

- A. Address of proposal: (if vacant provide nearest street names) 642 9th Av Kirk 98033
- B. King County Tax Parcel number(s): 388580546504
- C. Describe improvements on property if any: none
- D. Attach a map of the site that includes adjacent street names.
- E. Current Zoning on the subject property: R7200 + easement - Single Family
- F. Current land use designation and permitted density shown on the City's land use map. R7200

Received 6/18/14
A. Ruggen

III. REQUEST INFORMATION AND REASONS:

A. Description of Request:

Re zoned Lite industrial / mixed use

B. Description of the specific reasons for making the request:

Commercial activity increased - Auto, Paint shop, restaurant & marijuana store. State has increased personnel to approx. 100+ people - vendor traffic, midnite operations - 16 wheelers using street - parking problems + crime - 3 cars broken in, invasion, & traffic

C. Based on the above review consideration, explain why the request should be considered as part of the Comprehensive Plan Update process.

See Attached

IV. PROPERTY OWNER'S SIGNATURE OR SERVICE OF AFFIDAVIT:

- A. *If the applicant is the property owner, or is a legal representative of the property owner, then the property owner must sign below.*

ORIGINAL SIGNATURES ONLY/ NO COPIES

Name – sign: Robert Hendshell
 Name – print: ROBERT HENDSELL
 Property owner or Legal Representative? OWNER
 Date: 5-27-14
 Address: 642 9th AV KIRKLAND 98033
 Telephone: 425-761-7676

- B. *If the applicant is neither the property owner nor a legal representative of the property owner, then the affected property owner must be notified as follows:*
1. Send or hand-deliver a copy of this completed application to all affected property owners (Exhibit A or Exhibit B); and
 2. Complete the attached Affidavit of Service that confirms that a copy of the completed application form has been provided to all property owners. Submit the Affidavit of Service along with Exhibit A and/or Exhibit B with the application form and fee.

Attachments:

- Affidavit of Service (OCD-06AB)
- Exhibit A for mailing document
- Exhibit B for hand delivering document
- Methods to Request Changes to Density Land Use Zoning Code Regs

ReZoning - 642 9th Ave

We live in the heart of an area that is zoned for light industrial/mixed use of property. We are the only area designated as Marijuana ready in the area without impacting downtown traffic. Our home, built in 1950's and is across the street from light industrial properties of various businesses that to the end of our block on 9th Ave. Across from our property these businesses consume the entire block and continue down to the end of the block and then north and south of 8th street from 85th to 8th Ave and beyond.

These four properties have not been developed for the past thirty five years due to the light industrial businesses across the street. You cannot place an expensive home on a lot across the street from these kinds of businesses several of which operate from the street such as the auto body, auto repair shop, industrial fence company, a restaurant, irrigation supply shop and the state business center which has expanded due to annexation. To be added to this same area will be a mix will be a state mandated marijuana drug retail store that will operate until 2am.

Across from these businesses at the end of 9th Avenue is the Kirkland Service Center which is one home away from our location. This huge expanded operation has a large parking lot adjacent to the homes, not the business center. The sounds are not buffered to traffic into the residential areas rather than the commercial streets. The parking lot is cleaned with a high disable sweeper that operated at 5am each Friday morning. Early Tuesday morning, large garbage trucks empty the various industrial sized containers, slamming their contents into their trucks. Several times during the both day and night large tow trucks operate in the center of the street.

Several times daily the street can be half blocked so that residences cannot see around the large vehicles that service their shops such as delivery drivers in large trucks and full sized vehicle deliveries that deliver 24 hours a day. Their parking of vehicles extends from their designated parking in front of their shops to residences along the streets on both sides and in front of the service center.

Many of these businesses operate out in the street giving estimates and having their customers park in front of the local residences. Working on cars outside of their shops and parking vehicles that are not operable for days at a time is the pattern as well as parking cars in front of the cars they have already parked in their parking stalls extending parking to the street.

The business may be grandfathered but the noise, paint exhaust fans, air tool equipment, cell phones higher density parking, conducting business in the public street are not grandfathered.

We have requested to re-zone our property for over thirty years. We would like the opportunity to develop our property to its best use, but have been restricted by the previous and current zoning of the area. Residential conditions cannot improve and have not in 50 yrs due to local problems and dollar return for the area.

I believe that the best use would be mixed use light industrial for buffering.

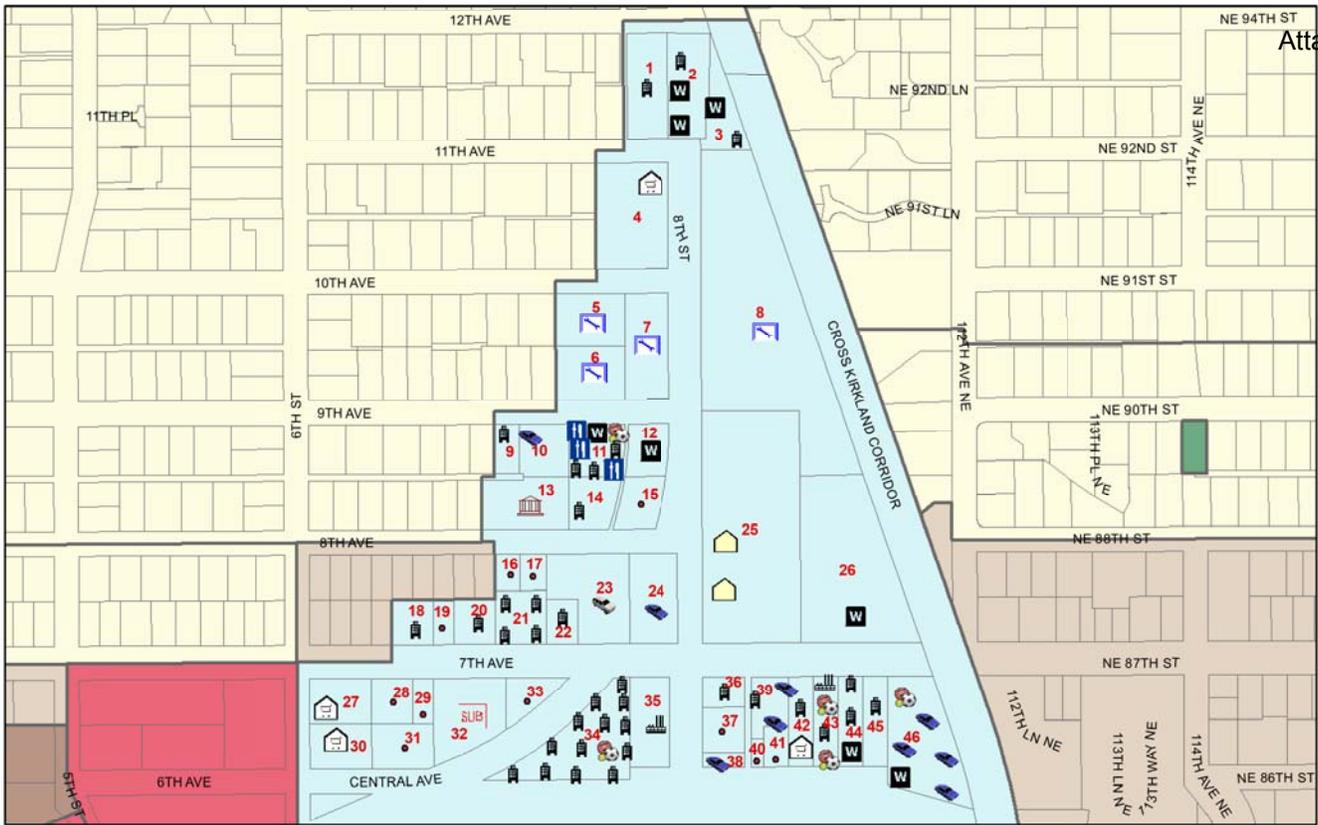
RH











Map#	PIN	DBA	Site Address	NAICS_DESC	Type	FLOOR_SQFT	EMPLOYEES	SqFt/Lot
1	3886903405	KING COUNTY HOUSING AUTHORITY, EASTSIDE AREA OFFICE	1129 8TH ST	Lessors of Residential Buildings and Dwellings	Office	1002	4	2500
2	3886903400	SPECIFICATION SALES INC	1126 8TH ST	Plumbing and Heating Equipment and Supplies (Hydronics) Merchant Wholesalers	Wholesale	2500	4	23215
	3886903400	HOLMBERG COMPANY	1128 8TH ST	Plumbing, Heating, and Air-Conditioning Contractors	Office	4000	9	
	3886903400	APSCO	1120 8TH ST	Industrial Machinery and Equipment Merchant Wholesalers	Wholesale	4800	7	
3	3886903401	NION CO	1102 8TH ST	All Other Support Services	Office	4500	15	18610
	3886903401	HALBAR-RTS INC	1110 8TH ST	Other Electronic Parts and Equipment Merchant Wholesalers	Wholesale	4000	5	
4	3886903145	OVERLAKE OIL INC	1021 8TH ST	Heating Oil Dealers	Retail	8000	13	40556
5	3885805775	CITY OF KIRKLAND MAINTENANCE CENTER			Facility	0	0	20398
6	3885805500	CITY OF KIRKLAND MAINTENANCE CENTER			Facility	0	0	20398
7	3885805555	CITY OF KIRKLAND MAINTENANCE CENTER	915 8TH ST		Facility	8258	0	9748
8	3886902280	CITY OF KIRKLAND MAINTENANCE CENTER	1000 8TH ST		Facility	9237	0	165812
9	3885805610	TRINITY ELECTRIC COMPANY	635 9TH AVE	All Other Specialty Trade Contractors	Office	2300	9	7200
10	3885805590	PRO TECH AUTO REPAIR	639 9TH AVE, SUITE A	General Automotive Repair	Auto Repair	800	1	15280
11	3885805570	PHYSIQUE KITCHEN	723 9TH AVE	Caterers	Restaurant/Caterer	1000	3	17187
	3885805570	CASADY COMMERCIAL BUILDING	723 9TH AVE, SUITE B	Nonresidential Property Managers	Office	9000	1	
	3885805570	CASADY ENTERPRISES INC	723 9TH AVE, SUITE B	New Single-Family Housing Construction (except Operative Builders)	Office	500	2	
	3885805570	EASTSIDE BANH MI	723 9TH AVE	Full-Service Restaurants	Restaurant/Caterer	49	3	
	3885805570	DELU CATERING LLC	723 9TH AVE, SUITE D	Caterers	Restaurant/Caterer	1700	5	
	3885805570	ECANAFORA LLC	723 9TH AVE, SUITE E	Support Activities for Nonmetallic Minerals (except Fuels)	Recreational	2300	1	
	3885805570	HEDGEHOG TOFFEE INC	723 9TH AVE	Confectionery Merchant Wholesalers	Wholesale	200	2	
	3885805570	BIG SPOON JAM	723 9TH AVE, SUITE D	Other Direct Selling Establishments	Office	1000	2	
12	3885805550	EWING IRRIGATION PRODUCTS INC	815 8TH ST	Other Miscellaneous Nondurable Goods Merchant Wholesalers	Wholesale	7500	3	13885
13	3885805765	KIRKLAND CANNERY	640 8TH AVE		Historic Site	10504	0	26090
14	3885805760	WASHINGTON COMMERCIAL PAINTERS	720 8TH AVE	Highway, Streets, and Bridge Construction	Office	4000	11	14513
15	3885805330	INACTIVE - PARKING LOT			Office	0	0	14205
16	3885807343	INACTIVE - RESIDENTIAL	701 8TH AVE			0	0	5486
17	3885807345	INACTIVE - RESIDENTIAL	701 8TH AVE			480	0	5767
18	3885807425	D R STRONG CONSULTING ENGINEERS INC	620 7TH AVE	Engineering Services	Office	7310	23	13000
19	3885807433	INACTIVE - RESIDENTIAL	624 7TH AVE			1560	0	9500
20	3885807440	LEEWENS CORPORATION	630 7TH AVE	All Other Specialty Trade Contractors	Office	2950	8	13000
21	3885807450	MOSS BAY HEALTH CENTER	634 7TH AVE	Offices of Chiropractors	Office	1500	3	16581
	3885807450	HALPERIN CHIROPRACTIC	634 7TH AVE	Offices of Chiropractors	Office	185	1	
	3885807450	KO DARLINGTON LMP	634 7TH AVE	Offices of All Other Miscellaneous Health Practitioners	Office	122	1	
	3885807450	LOTUS MASSAGE UNLIMITED INC	634 7TH AVE	Offices of All Other Miscellaneous Health Practitioners	Office	100	1	
22	3885807460	PUGET SOUND ANIMAL HOSPITAL FOR SURGERY	636 7TH AVE	Veterinary Services	Office	1700	5	8250
23	3885807305	JOSH'S AUTO DETAIL	672 7TH AVE	Car Washes	Auto Washing	200	1	36263
24	3886901400	MOE'S TRUCK REPAIR	715 8TH ST, SUITE B	General Automotive Repair	Auto Repair	0	4	26693
25	3886902185	PUBLIC STORAGE INC #20607	724 8TH ST	General Warehousing and Storage	Storage	83850	1	133576
	3886902185	PS ORANGECO	724 8TH ST	General Warehousing and Storage	Storage	300	2	
26	3886901425	KIRKLAND ANIMAL HOSPITAL	930 7TH AVE	Paint, Varnish, and Supplies Merchant Wholesalers	Wholesale	50000	45	98845
27	3885807515	BROWN BEAR CAR WASH	601 7TH AVE	Gasoline Stations with Convenience Stores	Retail	1200	2	16500
28	3885807505	INACTIVE - RESIDENTIAL	615 7TH AVE			990	0	13000
29	3885807500	INACTIVE - LAND				0	0	5500
30	3885807530	TIRE FACTORY	602 6TH ST	Tire Dealers	Retail	4000	6	16500
31	3885807545	INACTIVE - LAND				0	0	16458
32	3885807481	SUBSTATION	625 7TH AVE		Substation	0	0	30521
33	3885807470	INACTIVE - PARKING LOT	733 7TH AVE			0	0	18148
34	3886901360	ROSE HILL INSURANCE	733 7TH AVE, SUITE 112	Insurance Agencies and Brokerages	Office	1100	2	44020
	3886901360	JAMES W KUKILL CPA ASA	733 7TH AVE, SUITE 102	Offices of Certified Public Accountants	Office	597	1	
	3886901360	CPH CONSULTANTS	733 7TH AVE, SUITE 100	Engineering Services	Office	2335	9	
	3886901360	JAMES A DUGAN CPA PS	733 7TH AVE, SUITE 114	Offices of Certified Public Accountants	Office	1480	1	
	3886901360	EASTSIDE ACCOUNTING & BUSINESS SERVICES	733 7TH AVE, SUITE 206	Offices of Certified Public Accountants	Office	503	1	
	3886901360	JBI REAL ESTATE SERVICES	733 7TH AVE	Offices of Real Estate Appraisers	Office	600	1	
	3886901360	WEISS & ASSOCIATES PS	733 7TH AVE, SUITE 114	Offices of Certified Public Accountants	Office	1600	2	
	3886901360	POSITIVE CENTRAL LLC	733 7TH AVE, SUITE 215	Offices of All Other Miscellaneous Health Practitioners	Office	28	1	
	3886901360	CASCADIA PMA LLC	733 7TH AVE	Administrative Management and General Management Consulting Services	Office	1500	7	
	3886901360	CATHY VILLEMBRE CPA PLLC	733 7TH AVE, SUITE 114	Offices of Certified Public Accountants	Office	100	2	
	3886901360	LEAD UNITED SOCCER CLUB	733 7TH AVE, SUITE 208	Sports Teams and Clubs	Recreational	24	1	
	3886901360	MELANIE K UNDELL COUSLING PLLC	733 7TH AVE, SUITE 200	Offices of Mental Health Practitioners (except Physicians)	Office	129	1	
	3886901360	BIENZ DESIGN GROUP LLC	733 7TH AVE, SUITE 211	Architectural Services	Office	858	1	
	3886901360	JONESCO PROPERTIES	733 7TH AVE, SUITE 207	Other Activities Related to Real Estate	Office	341	1	
35	3886901325	LEATHERBACK PUBLISHING, INC.	681 7TH AVE	Commercial Lithographic Printing	Manufacturing	13600	33	22000
36	3886901205	KIRKLAND ANIMAL HOSPITAL	803 7TH AVE	Veterinary Services	Office	2200	5	7500
37	3886901210	INACTIVE - PARKING LOT	614 8TH ST			0	0	13000
38	3886901215	STEVE'S MOSS BAY REPAIR	606 8TH ST	General Automotive Repair	Auto Repair	1800	2	3500
39	3886901190	HENWOOD PROPERTIES LLC	817 7TH AVE	Residential Property Managers	Office	24	1	17000
	3886901190	JAY'S KIRKLAND AUTOCARE	817 7TH AVE	General Automotive Repair	Auto Repair	6400	8	
	3886901190	MAC, REDMOND, RUDY TOWING	811 7TH AVE	Motor Vehicle Towing	Auto Repair	3000	1	
40	3886901217	INACTIVE - LAND				0	0	2100
41	3886901220	INACTIVE - PARKING LOT				0	0	6000
42	3886901180	BOWMAN CORPORATION	807 7TH AVE	Electronic Shopping	Retail	7000	25	13200
	3886901180	KIRKLAND LLC	825 7TH AVE	Offices of Other Holding Companies	Office	105	0	13000
	3886901170	QUICK MOVE TRANSPORT LLC	835 7TH AVE	Local Messengers and Local Delivery	Office	0	1	13200
	3886901170	ADVANCED LASER SOLUTIONS, INC.	835 7TH AVE	Photographic Film, Paper, Plate, and Chemical Manufacturing	Manufacturing	3100	1	
	3886901170	KIRKLAND DANF FENTER	835 7TH AVE	Fine Arts Schools	Recreational	3684	1	
	3886901170	KIRKLAND SCHOOL OF DANCE	835 7TH AVE	Fine Arts Schools	Recreational	250	1	
44	3886901160	MODULAR ELECTRIC, INC.	909 7TH AVE	Electrical Contractors	Office	3000	10	13200
	3886901160	CB PACIFIC, INC.	909 7TH AVE, SUITE 201	Wholesale Trade Agents and Brokers	Wholesale	1000	4	
	3886901160	KMS FORENSICS INC	909 7TH AVE, SUITE 101	Other Scientific and Technical Consulting Services	Office	500	1	
45	3886901150	ONE OPTRONIX	1003 7TH AVE, SUITE B	Testing Laboratories	Office	6000	18	13200
46	3886901295	SECOND ACT AUTO LLC	1015 7TH AVE	General Automotive Repair	Auto Repair	1800	1	46374
	3886901295	MC LEGD AUTOBODY	1015 7TH AVE, SUITE 220	Automotive Body, Paint, and Interior Repair and Maintenance	Auto Repair	10000	17	
	3886901295	JUANITA AUTO SERVICE	1015 7TH AVE	General Automotive Repair	Auto Repair	4400	2	
	3886901295	KIRKLAND CROSSFIT	1015 7TH AVE, SUITE 140	Fitness and Recreational Sports Centers	Recreational	4500	3	
	3886901295	QUALITY AUTO MOBILE SERVICES LLC	1015 7TH AVE	General Automotive Repair	Auto Repair	2775	1	
	3886901295	SKYE TEK INC	1015 7TH AVE, SUITE 310	Transportation Equipment and Supplies (except Motor Vehicle) Merchant Wholesalers	Wholesale	1000	2	
Total						331974	373	1127669

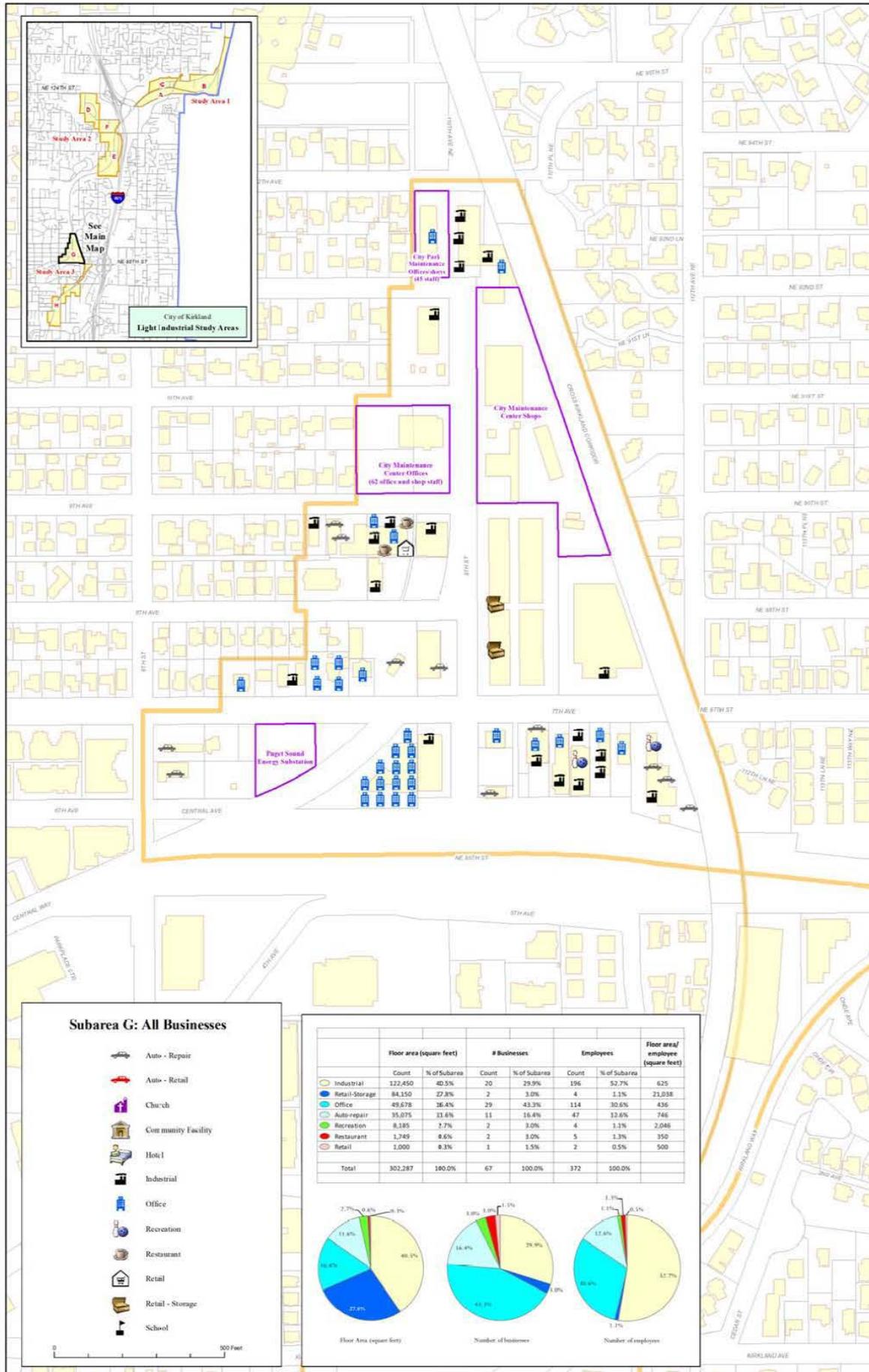
Norkirk LIT Businesses

Legend

- Vacant
- Auto Repair
- Auto Washing
- Facility
- Historic Site
- Manufacturing
- Office
- Recreational
- Restaurant/Caterer
- Retail
- Storage
- Substation
- Wholesale
- Commercial
- Industrial
- Light Manufacturing Park
- Transit Oriented Development
- Office
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Institutions
- Park/Open Space

Trip Generation Rates		
Use	Daily	PM Peak
Office	11.03 per 1,000 sf	1.49 per 1, 000 sf
Medical Office	36.13 per 1,000 sf	3.57 per 1,000 sf
Mixed use: Multifamily with Office	n/a	n/a
General Retail (small)	44.32 per 1,000 sf	2.71 per 1, 000 sf
General Retail (standard)	42.7 per 1,000 sf	3.71 per 1, 000 sf
Fast-food Restaurant	716 per 1,000 sf	26.15 per 1,000sf
Restaurant (small)	127.15 per 1,000sf	9.85 per 1,000 sf
Restaurant (standard)	89.95 per 1,000sf	7.49 per 1,000 sf
Health Club (small)	32.93 per 1,000sf	3.53 per 1,000 sf
Health Club (standard)	n/a	5.96 per 1,000 sf
Brewery/Winery/Distillery	n/a	n/a
Storage Services – Retail	n/a	n/a
Storage Services – Warehouse	2.5 per 1,000sf	0.26 per 1,000sf
Manufacturing	3.82 per 1,000sf	0.73 per 1,000sf
Wholesale Trade	6.73 per 1,000sf	0.52 per 1,000sf
Retail – building construction, plumbing services, etc.	51.29 per 1, 000sf	4.84 per 1,000sf
Wholesale – building construction, plumbing, etc.	n/a	n/a
Wholesale printing or publishing	n/a	n/a
Limited Retail		
·Rental services	n/a	0.99 per 1,000sf
·Restaurant/tasting room	n/a	n/a
·Banking/financial services	148.15 per 1,000sf	5.57 per 1,000sf
Dance Studio	n/a	n/a
Vehicle/boat repair, storage, washing	n/a	n/a
Warehouse	3.56 per 1,000sf	0.32 per 1,000sf
Funeral home/mortuary	They are all dead, they can't drive :-)	n/a
Church	9.11 per 1,000sf	0.55 per 1,000sf
School or Day Care Center	74.06 per 1,000sf	12.34 per 1,000sf
Mini School or Mini Day Care	n/a	n/a
Assisted Living Facility	7.6 per 1,000sf	0.74 per 1,000sf
Vehicle service station	n/a	3.11 per 1,000sf
Retail vehicle/boat sales or repair	n/a	n/a

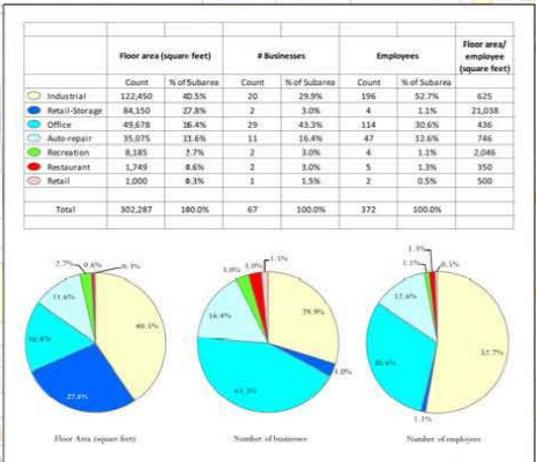
Vehicle /boat repair storage, washing	n/a	n/a
Hotel	8.17 per room	0.60 per room
Motel x	5.63 per room	0.47 per room
Retail establishment – entertainment, Cultural or recreational (movie theater, Skating rink, etc.	n/a	3.8 per 1,000sf
Entertainment, cultural or recreational facility	1.26 per seats	0.12 per seats
(Community theater, ballet school, aquatic center, etc.)	33.82 per, 1,000 sf	2.74 per 1,000sf
High Technology (estimate 40% mfg.; 60% office)	n/a	n/a
Multi-family	11.42 per 1,000sf	1.48 per 1,000sf
Single Family	6.65 per unit	0.62 per unit
	10 per unit	1 per unit



Subarea G: All Businesses

- Auto - Repair
- Auto - Retail
- Church
- Community Facility
- Hotel
- Industrial
- Office
- Recreation
- Restaurant
- Retail
- Retail - Storage
- School

0 500 Feet



Document Path: \\0710066\07Planning\2014-01-13_2014M02\Subarea2_01_14_2014.mxd

THOMAS DOLAN ARCHITECTURE

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WORK-USE INTENSITY TYPES



HOME OCCUPATION

Home occupation is a term used by many jurisdictions to grant residents the right to pursue small-scale work activities at home. This type of arrangement is what most people think of when they hear the term “working at home,” or “home office.” By definition, home occupation takes place in a residence, and it may or may not include a physically delineated work space such as an office, studio, or workshop.

LIVE/WORK

Live/work is a term used to describe a unit in which the needs of the residential component and the quiet enjoyment expectations of the neighbors in the building or adjacent buildings take precedence over the work needs of the unit in question, meaning that those who pursue work activities must take into consideration the noise, odors, and other impacts they may generate. The predominant use of a live/work

unit is residence; work activity is secondary or, if separated, of comparable importance.



WORK/LIVE

Work/Live is a term used to describe a unit in which the needs of the work component take precedence over the quiet enjoyment expectations of residents. There may be noise, odors, or other impacts, as well as employees, walk-in trade, or sales. The predominant use of a work/live unit is commercial or industrial work activity; residence is a secondary, if not accessory use.

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THE TEN TRUTHS

THE TEN TRUTHS OF LIVE-WORK PLANNING POLICY

What are the planning and community development implications of live-work? They are legion, and some are not what they first appear to be. All are treated in detail in **Live-Work Planning and Design: Zero-Commute Housing**, by Thomas Dolan (Wiley, 2012).



Dutch Boy Studios, Oakland

1

First, live-work is not a monolithic phenomenon. Some of what bears the name is predominantly residential in character. The rise of the internet, telecommuting, and teleconferencing have created unprecedented opportunities for home office and small, at-home business, which we (and many jurisdictions) call home occupation. On the other hand, there is a demand for a more work-driven type of space in which employees and walk-in trade are permitted and more intense and/or more hazardous kinds of work are performed. This we are calling work/live.

2



The Phoenix Lofts, Oakland

There is a demonstrated tendency for live-work space to revert to purely residential use, regardless of how it was permitted or represented. This tendency is most pronounced in new construction condominiums or “lifestyle lofts.” In some locations this is tolerable, in others it can cause harm. Because it is intended to be a flexible type, it is fair to say that work will occur in a live-work unit at some time, but that work activity may not always be present.



3

Each of these three **types**, home occupation, live/work and work/live is more appropriate in some areas than others. Planning regulations should be applied to locate live-work types suitably, while providing for flexibility and use evolution. The goal for many areas where live-work occurs at work-use intensities greater than home occupation: a “neighborhood that learns.”

4

Residential reversion, described in #2 above, should be discouraged strenuously in those areas where pure residential use is undesirable due to incompatibilities with other pre-existing uses, lack of residential amenities, etc. Residential reversion can be slowed down, if not entirely stopped, through the use of a combination of regulations, sanctions, financial incentives, tax policy incentives and, perhaps most importantly, the design of units for the appropriate level of **proximity** between living and working spaces. Residential reversion as a central issue of concern was an important part of a study conducted in 1997 by

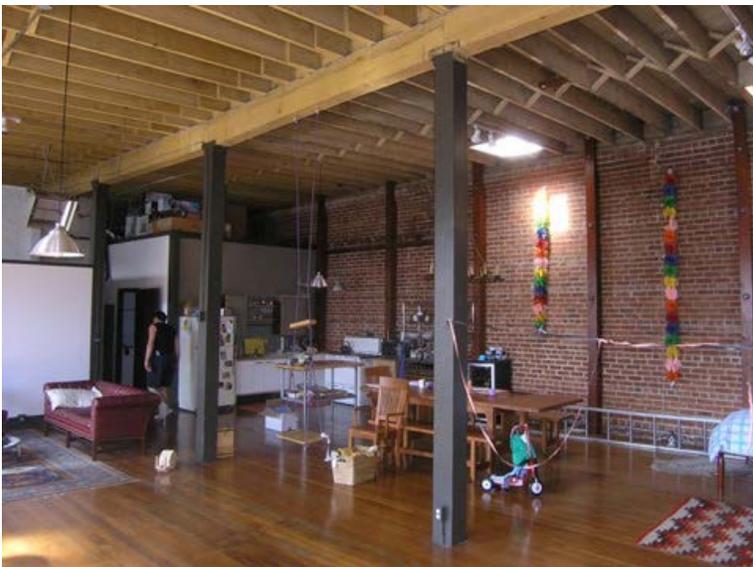


TDA and others, entitled *Work/Live in Vancouver*.



5

While it can be a valuable tool for converting commercial/industrial districts to neighborhoods, the development of live-work must be balanced with the valid need for the kinds of small and medium-sized businesses that are needed to make a city work, and for the larger commercial and industrial companies that employ her citizens. Laissez-faire loft development — which usually leads to wholesale residential reversion — can spell disaster for these businesses in the form of prohibitive property values and “Imported NIMBY’s.”



6

There is, however, a place for lifestyle lofts, especially as part of a lively mixed-use district, often transitioning (spatially) between residential and commercial/industrial areas, between downtown commercial and industrial neighborhoods, or generally on residential neighborhood edges. Lofts are often an appropriate re-use of historic structures which might otherwise remain vacant, and in fact, relaxation of building code requirements for all kinds of live-work is permitted under state law in California. The permitting process for lofts, particularly in the case of new construction live-work, should be closer in character to residential regulations, which means instituting design review, open space requirements, inclusionary zoning, and (in California) full imposition of school impact fees.



7

Artists began the live-work phenomenon, and they require a kind of affordable space that can (almost) only be found in older industrial buildings. In areas with hot real estate markets (or where lifestyle lofts are already out of control, which includes many cities), the only way many artists can retain control of their spaces is through ownership, long-term rent subsidies, or the creation — and enforcement — of “Artists’ Protection Zones” providing long-term affordable live-work. It is, in fact, more of a financial problem than a coding problem, although certain planning measures can help (such as designating certain live-work areas as rental only in existing buildings only). Artists contribute significantly to cities’ economies (in San Francisco, 1 in 11 jobs are in the arts sector). They are the keepers of our culture, and they deserve our support and protection.



8

Live-work plays an important part in The Incubator Cycle. Ideas for small businesses often progress through different work spaces, from a spare room at home, to the garage (of Apple Computer and Hewlett Packard fable and fame), and often next to a live-work space. In fact, for some, the progression from home occupation to live/work to work/live space is part of the cycle. Government and corporate-sponsored incubators are a valuable newcomer on the scene: many have been very successful. A project idea that should be considered is a “Live-work Incubator,” in which business assistance and facilities would be provided in a residential — i.e. live-work — setting. Such an incubator could combine well with a coworking space.

9

Live-work and community is a topic treated elsewhere. Its implication for planning policy and zoning regulations are enormous — they speak to the future of socialization in the 21st century, in which commuting may become more the exception than the norm. Live-work has been occupied and experimented with (mostly by trial and error, in a relative regulatory vacuum) for most of the last half of the 20th century. Any person who works at home (most do so alone) will attest to the fact that it can be a very isolating experience in a single-family house, or even a conventional apartment or condominium. Live-work projects can be planned to alleviate this isolation in two ways:



1. By requiring that live-work projects be designed such that they provide opportunities for spontaneous interaction among residents as they come and go in “interactive spaces” such as courtyards, atriums, etc;
2. By locating live-work projects in pedestrian-oriented neighborhoods, on lively mixed-use streets (sometimes above shops) where there are easy opportunities for one to step outside and encounter others in a congenial public realm.



10

The **Congress for the New Urbanism** was founded to “advocate the restructuring of public policy and development practices to support the following principles: neighborhoods should be diverse in use and population; communities should be designed for the pedestrian and transit as well as the car; cities and towns should be shaped by physically defined and universally accessible public spaces and community institutions urban places should be framed by architecture and landscape design that celebrate local history, climate, ecology, and building practice.”

Many New Urbanist projects include live-work spaces; as mentioned above, the fit is a natural. The apartment above the mom-and-pop store, or the country lawyer whose cottage is behind his office are time-honored built forms in the traditional American town. They are both forms of live-work. Live-work is arguably the most viable form of market rate development in many inner cities. It is the only building type that provides both employment and housing. A common term on the lips of planners today is “live-work-play environment.” Inherently mixed use, infill live-work projects or renovations of existing buildings often go a long way toward meeting many of the goals of The New Urbanism, and therefore could be seen as one of its best entrees into an inner city context.

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Distances between buildings and Zone boundary and Property Depth					
Address	Approx. Building Distance from boundary (ft.)	Approx. Building Distance from boundary (ft.), if secondary distance exists	Approx. Property Depth (ft.)	Boundary with RS zone	Boundary with RM zone
620 7th Ave	43' (north)	36' (west)	100'	no	yes
624 7th Ave	31' (north)	n/a	50'	no	yes
630 7th Ave	16' (north)	n/a	100'	no	yes
634 7th Ave	62' (west)		123'	no	yes
701 8th Ave	vacant		125'	no	yes
640 8th Ave Cannery	23' (west)		210'	yes	no
635 9th Ave	11' (west) RS zone to north across 9th Ave		60'	yes	no
639 9th Ave	RS zone to north across 9th Ave		120'	yes	no
1004, 1005, 1021 8th St	65' (west)		175'	yes	no
1129 11th Ave	16' (west)		100'	yes	no
915 8th Ave COK Maintenance Center	125' (west)		275'	yes	no

NORKIRK INDUSTRIAL (IND) ZONE CAR'S

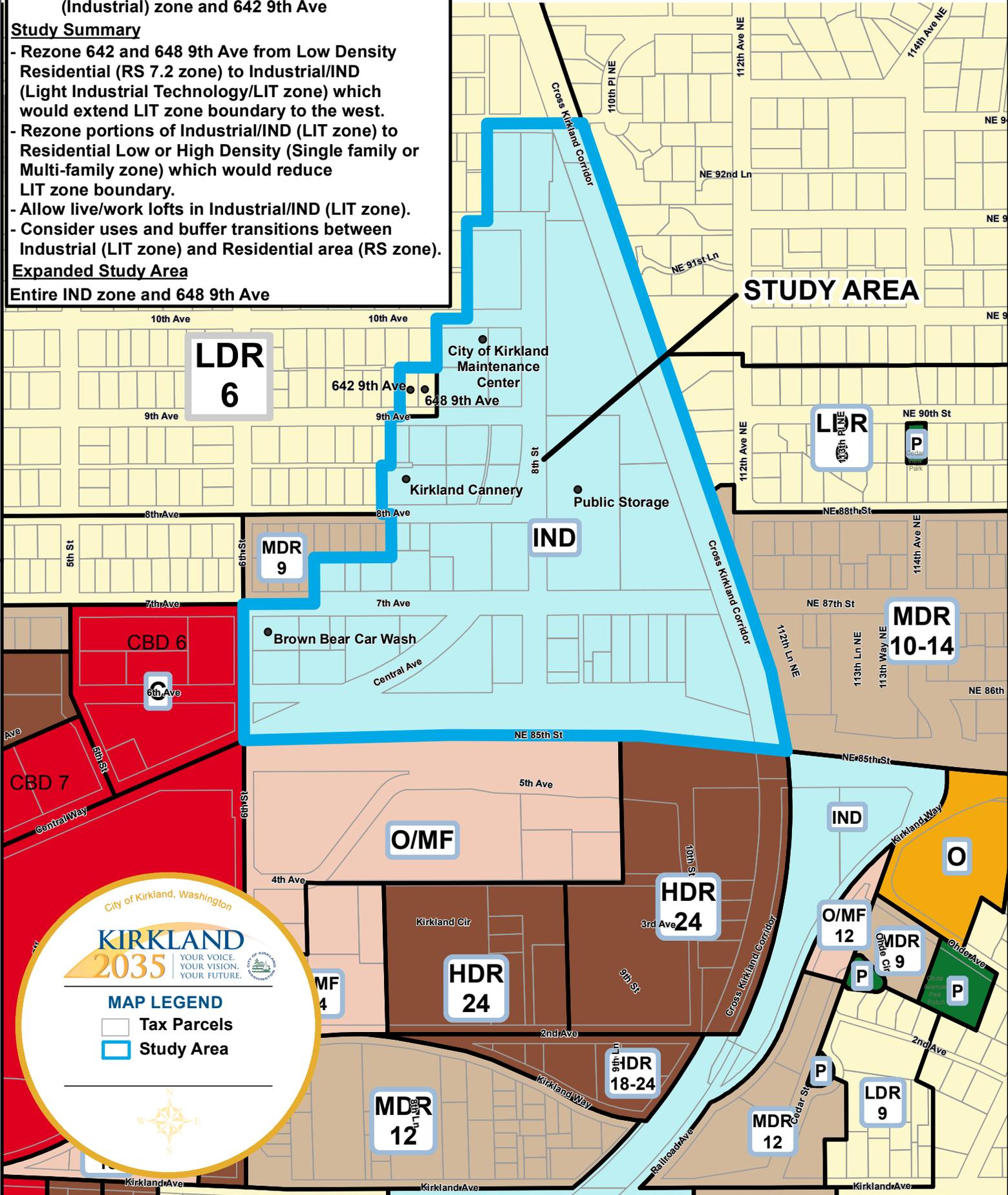
Sites: Various properties in Norkirk IND (Industrial) zone and 642 9th Ave

Study Summary

- Rezone 642 and 648 9th Ave from Low Density Residential (RS 7.2 zone) to Industrial/IND (Light Industrial Technology/LIT zone) which would extend LIT zone boundary to the west.
- Rezone portions of Industrial/IND (LIT zone) to Residential Low or High Density (Single family or Multi-family zone) which would reduce LIT zone boundary.
- Allow live/work lofts in Industrial/IND (LIT zone).
- Consider uses and buffer transitions between Industrial (LIT zone) and Residential area (RS zone).

Expanded Study Area

Entire IND zone and 648 9th Ave



City of Kirkland, Washington

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MAP LEGEND

- Tax Parcels
- ▭ Study Area

CENTURY PACIFIC, L.P.

CAMPBELL MATHEWSON
EXECUTIVE VICE PRESIDENT

October 16, 2014

Jeremy McMahan
Planning Supervisor
Planning & Community Development
City Hall
123 5th Avenue
Kirkland, WA 98033-6189
jmcmahan@kirklandwa.gov

Re: Comprehensive Plan Updates

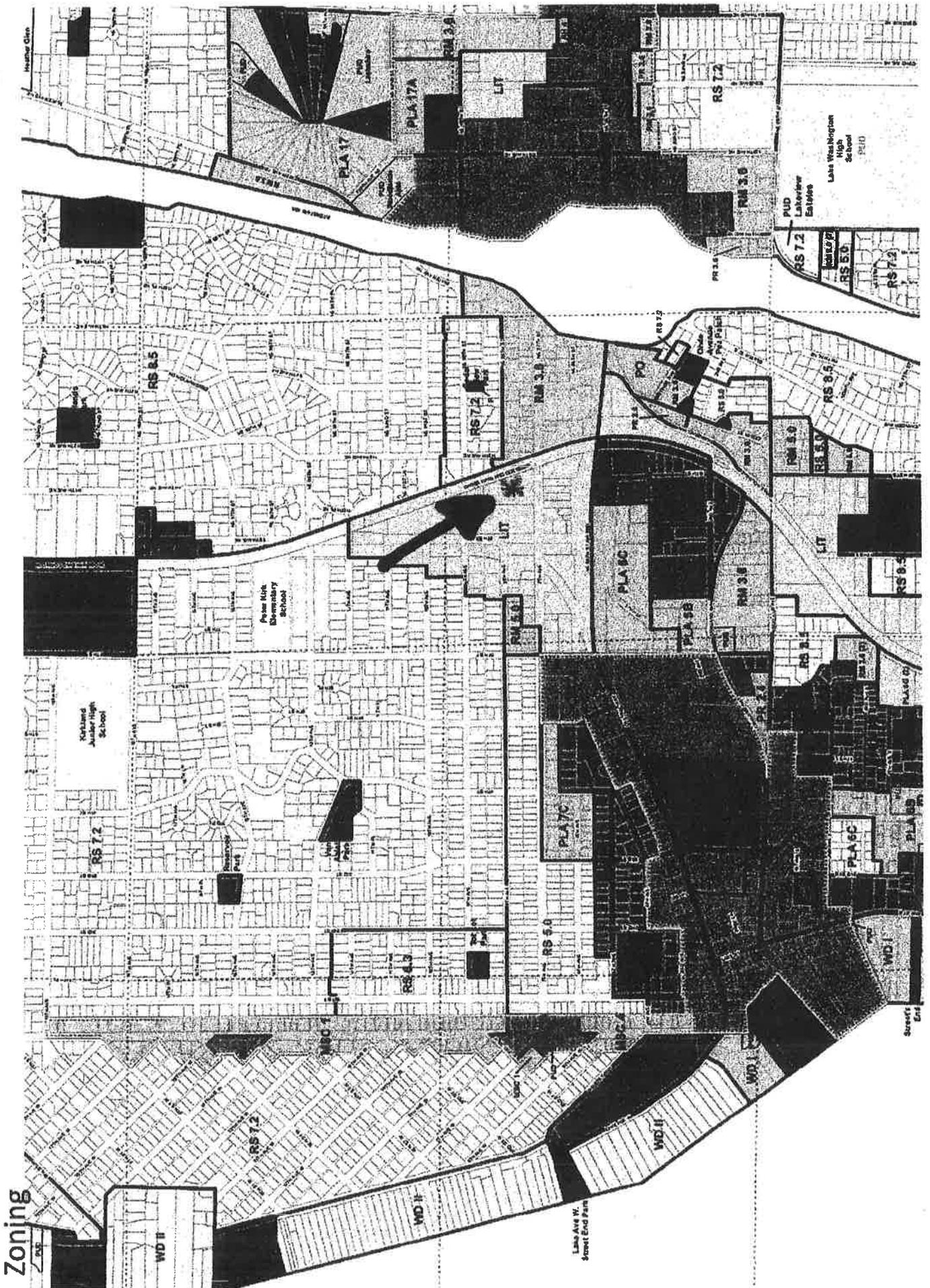
Dear Jeremy:

Thank you for taking time to meet with us yesterday to discuss the update process to the City's Comprehensive Plan.

We are real estate advisors to Phil Greger and his family, the owners of the 2.1 acres at 904 7th Avenue on the edge of Kirkland's Norkirk and Highlands neighborhoods immediately adjacent to the Cross Kirkland Corridor. Mr. Greger is also the owner of the property's tenant, Paint Sundries Solutions, which has operated at this location since 1980.

As a result of receiving updates on the City's Comprehensive Plan process, Mr. Greger and his family have started thinking about the long-term future of their property. While we have no preconceived ideas of what would be ideal, we are excited to consider how we might be part of helping to activate the Cross Kirkland Corridor in our location.

We would like to request that the City consider allowing residential uses on those sites adjacent to the Corridor. In our particular location, the properties adjacent to our east are residential (RS 7.2 and RM 3.6). Providing a transition area between 100% residential and LIT seems to be consistent with City efforts. In addition, providing additional opportunities for residents to live along a potential bike/walking/running transportation corridor seems prudent. As one example, we could envision a day when a building with a mix of office and residential would provide for a better Corridor presence and better transition from the existing residential than simply an office or building or an industrial use.



Joan Lieberman-Brill

From: Kris Vandenberg <kjv@outlook.com>
Sent: Sunday, March 15, 2015 10:40 PM
To: Joan Lieberman-Brill
Cc: Kylie Hansen
Subject: Follow up to Citizen Amendment Request: Vandenberg/Hansen

Hello Joan Lieberman-Brill,

I've been contacted by several of my neighbors and also our Norkirk Neighborhood Association to participate in a meeting to aggregate and combine the various citizen amendment requests (CARs) that have been submitted regarding the Norkirk Residential RS7.2 zone and the abutting Norkirk Light Industrial Zone LIT. I am hoping to circumvent that process because, quite frankly, I don't believe it should be the responsibility of individual citizens to decide the appropriateness or viability of a zoning change.

Additionally, several of the zoning amendment requests that my neighbors have submitted are, in my opinion, impractical and incompatible with other CARs and also contradict the goals of the City to create jobs and encourage industry. Put another way, I'm not going to engage in debating the merits of, or lack of merit, that the other requests propose.

My intention in writing my citizen amendment request in the manner that I did was to be as open and accommodating of the existing businesses and as progressive as possible in growing the Norkirk LIT into a viable part of our residential neighborhood. My intention is that by encouraging low density or very low density residential occupancy (not apartments or multi-family development) into the industrial area, the City could help create a cohesive neighborhood that is safe and vibrant--and at the same time preserve the economic vitality of the current zoning. I explicitly stayed away from any language that served to disallow or exclude any of the businesses that currently operate in the LIT.

It's my opinion that for the citizen amendment request process to be successful, it should make subtle alterations to zoning that can have a substantial positive impact for everyone involved. Not substantial and sweeping reform that amounts to an exclusionary agenda that only benefits a sector of the neighborhood and harms another.

My original Citizen Amendment Request is below. Thank you for considering it further on its own merits, independent of other individual CARs submitted.

Thank you,

Kris Vandenberg

II PROPERTY INFORMATION:

- A) Address of proposal:** Norkirk & Everest Neighborhood LIT, City of Kirkland WA
- E) Current Zoning on the subject property:** Light Industrial and Technology (LIT)
- F) Current Land Use designation:** Industrial

III RERQUEST INFORMATION AND REASONS:

- A) **Description of Request:** Preserve current LIT zoning which excludes residential and retail commercial business ADD low-density residential work loft as a permissible use with-in the LIT zone.
- B) **Description of the specific reasons for making the request:** To maintain the character and integrity of the LIT as a vital and beneficial economic zone within the Norkirk and Everest communities and strengthen the link to our adjoining residential neighborhood(s) by allowing low density residential single family work lofts.
- C) **Explanation:** One of the fundamental characteristics of the Norkirk and Everest neighborhoods is the interdependence and relationship between the small industrial and technology businesses and the residential occupants. It is what makes these pockets of industry a viable and valuable part of our community, with many of the business owners living in the surrounding homes close to their businesses. Because these businesses create vitality and activity during the 8 am to 5 pm workday yet peace and tranquility during the non-work hours and weekends when they are closed. The designation of Light Industrial and Technology is very complimentary to the insular family dynamic that currently exists in these community.

A growing concern for many residents is the auto and truck traffic that these businesses currently generate and what this will look like in the future from the stand point of safety and also available parking. To better control the potential escalation in traffic volume and in conjunction with supporting the current and future growth of business and industry we are proposing the introduction of live/work properties that could help create a vibrant and dynamic synergy between all the citizens, both business and residential. By EXCLUDING heavy retail and commercial business from the LIT we will help mitigate increased traffic and by INCLUDING some work/live businesses we envision a more closely shared relationship between LIT businesses and the residents. Ideally this change will ultimately create a community that is rich with artists and craftspeople that have a vested interest in both the tranquility of the neighborhood and the vitality of commerce.

Sent from Windows Mail

Joan Lieberman-Brill

From: ramola_lewis_1014@comcast.net
Sent: Monday, March 16, 2015 2:01 PM
To: Joan Lieberman-Brill
Cc: Birgitta Hughes; Pruitt, Janet; Kylie Hansen; Kris Vandenberg; chris dammann; Chris Stone; Xu Zhou; reichhelm, christy
Subject: Re: CAR's

Joan,

I appreciate you giving us more time to respond to your request.

Firstly I'd like to ensure that the CAR's submitted by the residents are handled as independent submissions and pursued as independent solutions. That being said, the residents have had time to provide their input regarding the overall vision and shared goal for the residential area adjacent to the LIT zone. This should not be viewed as an official comment from the Norkirk Neighborhood Association or the association board but rather a shared goal of the residents who submitted the CAR's excluding the Robert Hendsch submission.

The residential area of bordering/adjacent to the LIT zone should be characterized as a low density residential area providing a high quality of life. The area in the future should be effectively separated from the residential zone by buffer zones. The buffer zones should be aesthetically pleasing providing transition protection between the low density residential area and the businesses . The types of LIT businesses should be compatible with a family -oriented neighborhood, thus limiting businesses that generate a) high volumes of traffic b) parking/storage of trucks, trailers, large machinery on the streets and c) strong odors or noise. Traffic should be regulated to guarantee low volume and low speeds.

Regards
 Ramola

From: "Joan Lieberman-Brill" <JLiebermanBrill@kirklandwa.gov>
To: "ramola_lewis_1014@comcast.net" <ramola_lewis_1014@comcast.net>
Cc: "Birgitta Hughes" <teambhughes@gmail.com>, "Janet Pruitt" <janetpruitt@hotmail.com>
Sent: Wednesday, March 11, 2015 2:06:22 PM
Subject: RE: CAR's

Hi Ramola,

I look forward to your comments no later than Monday.

Sincerely,
 Joan

From: ramola_lewis_1014@comcast.net [mailto:ramola_lewis_1014@comcast.net]
Sent: Wednesday, March 11, 2015 1:26 PM
To: Joan Lieberman-Brill
Cc: Birgitta Hughes; Pruitt, Janet
Subject: Re: CAR's

Joan,

Birgitta and I have had a conversation and we believe that it will be very difficult to consult with the residents and get their response by Thursday . The latest that we will be able to respond is by Monday March 15th.

Ramola

From: "Joan Lieberman-Brill" <JLiebermanBrill@kirklandwa.gov>
To: "Birgitta Hughes" <teambhughes@gmail.com>
Cc: "ramola lewis 1014" <ramola_lewis_1014@comcast.net>, "Janet Pruitt" <janetpruitt@hotmail.com>
Sent: Wednesday, March 11, 2015 9:25:26 AM
Subject: RE: CAR's

Hi Birgitta,

Glad to help.

Now I need clarification from you on whether the email below from Ramola continues to be the official comment from the Norkirk Neighborhood Association on the proposed draft Norkirk neighborhood plan update and on the proposed CAR's. Your comments will be included in the staff memorandum to the Planning Commission as an attachment. If they will be revised, please provide me the comments as soon as you are able this week. I do not work on Friday- so it would be best if to have it to me on Thursday. I asked Ramola to confirm whether the information below has any bearing on continuing with some of the CAR's. Your timely response is appreciated.

Sincerely,
 Joan

From: Birgitta Hughes [mailto:teambhughes@gmail.com]
Sent: Tuesday, March 10, 2015 10:09 PM
To: Joan Lieberman-Brill
Cc: ramola_lewis_1014@comcast.net; Pruitt, Janet
Subject: Re: CAR's

Joan,

Thank you for the clarification. This really helps.

As you can imagine, we are a bit sensitive here about anything that could change the zoning for marijuana that we worked so hard to influence with the City Council and Planning Department. It's sometimes difficult to interpret zoning regulations into lay people's terminology so thank you for doing that so quickly. I, for one, am relieved to know that none of the CARs will impact that.

Please keep us informed regarding the process with the CARs.

Also, I wanted to address the timing of our response to you. Unfortunately, we transitioned to our new positions on the board as of the meeting on Feb. 4. Going forward, I believe we have the new board up to speed so we can provide a more timely response in the future. Thank you for your patience with us.

Birgitta

On Tue, Mar 10, 2015 at 2:31 PM, Joan Lieberman-Brill <JLiebermanBrill@kirklandwa.gov> wrote:

Hi Ramola,

I think that there remains confusion on the implications of the new Marijuana regulations on the Hendsch CAR proposal to rezone from Single Family (RS 7.2 zoning) to **Industrial** (LIT zoning). I believe the board may think that a commercial zone is the same as an Industrial zone. It is not. See the definitions below from Chapter 5.10 of the [Kirkland Zoning Code](#).

There is no proposal being considered to change the residential zone bordering the Norkirk LIT zone to commercial zoning.

Therefore, the Hendsch rezone request, should it be approved, will not trigger the increase in commercial along the boundary of the current LIT zone, it would just extend the LIT zone boundary further west. For that matter, any future rezone to LIT of any number of residential properties, would not alter the fact that retail sales of marijuana is prohibited, since it only is allowed in LIT zones where at least 50% of the LIT zone is bounded by **commercial** zones.

.142 Commercial Use

A place of employment or a commercial enterprise that meets the definition of office use, retail establishment, restaurant or tavern, or entertainment, cultural and/or recreational facility. (Ord. 4357 § 1, 2012)

.145 Commercial Zones

The following zones: BN; BNA; BC; BC 1; BC 2; BCX; CBD; JBD 1; JBD 2; JBD 4; JBD 5; JBD 6; MSC 2; MSC 3; NRH 1A; NRH 1B; NRH 4; RH 1A; RH 1B; RH 2A; RH 2B; RH 2C; RH 3; RH 5A; RH 5B; RH 5C; RH 7; TL 2; TL 4A; TL 4B; TL 4C; TL 5; TL 6A; TL 6B; TL 8; YBD 2; YBD 3. (Ord. 4357 § 1, 2012; Ord. 4333 § 1, 2011; Ord. 4196 § 1, 2009; Ord. 4193 § 1, 2009; Ord. 4121 § 1, 2008; Ord. 4051 § 1, 2006; Ord. 4037 § 1, 2006; Ord. 4030 § 1, 2006; Ord. 3956 § 1, 2004; Ord. 3889 § 2, 2003; Ord. 3814 § 1, 2001)

.395 Industrial Use

The uses allowed in the industrial zones and not permitted in any other zones.

.400 Industrial Zones

The following zones: LIT; PLA 6G; TL 7; and TL 9A. (Ord. 4051 § 1, 2006; Ord. 4037 § 1, 2006; Ord. 3814 § 1, 2001)

I hope this email has clarified the difference between commercial and industrial zoning and its implications on the Norkirk Industrial (LIT zone) eligibility for allowing marijuana sales. The Hendsch CAR has no impact on how the marijuana regulations are applied to the Norkirk LIT zone. Marijuana sales are and will continue to be prohibited in the Norkirk LIT zone.

Sincerely,

Joan

Joan Lieberman-Brill, AICP

Senior Planner

City of Kirkland Planning and Community Development

[425-587-3254](tel:425-587-3254)

jbrill@kirklandwa.gov

Mon – Thurs

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From: [ramola lewis 1014@comcast.net](mailto:ramola_lewis_1014@comcast.net) [mailto:[ramola lewis 1014@comcast.net](mailto:ramola_lewis_1014@comcast.net)]

Sent: Tuesday, March 10, 2015 12:25 PM

To: Joan Lieberman-Brill

Cc: Birgitta Hughes; Birgitta Hughes; Pruitt, Janet

Subject: CAR's

Joan , As I have indicated to you before in an e mail the residents who submitted the CAR's want to proceed with the rezoning request . At the March 4th, 2015 Board meeting the board members reviewed the Norkirk plan and agreed to the following:

- Reviewed plan with reference to the CAR's and agreed that the rezoning of the LIT must not compromise the 50% buffer restriction that is laid out in Ordinance 4479. The ordinance states that at least 50% of the zone must be bounded by commercial zones prohibiting state licensed retail facilities. Increasing the commercial zones to greater than 50% jeopardizes this rule and opens up the LIT for retail sale of MJ in the area. Therefore the committee requests that the Goal N-7 incorporates language that includes restriction of any residential properties be rezoned to LIT when it changes the 50% requirement /balance of residential and LIT.

Let me know if you need any further information on this.

You can reach me at [425 -629- 3397](tel:425-629-3397) later this afternoon after 4pm

Ramola

