



MEMORANDUM

DATE: November 15, 2010

To: Houghton Community Council

FROM: Janice Coogan, AICP, Senior Planner
Paul Stewart, AICP, Deputy Director

SUBJECT: LAKEVIEW NEIGHBORHOOD PLAN UPDATE- CONTINUATION OF SOUTH HOUGHTON SLOPE AND YARROW BAY BUSINESS DISTRICT VISION CONCEPT (FILE ZON07-00032)

RECOMMENDATION:

1. On Saturday November 20, 2010, at 1:00 conduct a tour of the south Houghton Slope area. Below are details about the tour and enclosed are maps and data on each parcel that will be useful to bring with you (Attachments 2 and 3).
2. At your November 22, 2010 meeting discuss and provide direction to staff on the following:
 1. Recap the tour and discuss the draft outline for a new planned area for the Houghton Slope area (Attachment 1). Per your direction at the October 25, 2010 meeting, the outline includes an approach to calculating density, single family or duplex housing type and development standards.
 2. The draft guiding principles and illustration from MAKERS describing the vision concept for the Yarrow Bay Business District (Attachment 4).

BACKGROUND:

Saturday November 20' 2010 1:00 tour

At the November 8, 2010 meeting you decided to take a tour of the South portion of the Houghton Slope area on November 20th. Plan to arrive at the corner of NE 43rd Street and eastside of Lake Washington Blvd at 12:45. The walking tour will begin at 1:00. Parking is limited along NE 43rd Street so it would be best to walk, bike, carpool, or park elsewhere and walk to the start location.

People will generally walk along the eastside of Lake Washington Blvd north between NE 43rd STR to NE 52nd ST and view properties from the sidewalk. Staff will email the

property owners in the area that we have email addresses for to notify them of the tour. Property owners may also attend and invite members to look at a particular lot.

Bring the enclosed maps and data showing the estimated number of lots for each parcel if the area were rezoned to RS 8.5, RS 7.2 or RS 6.3 (or dwelling units per acre). Keep in mind that these estimates do not include development constraints of sensitive areas (streams, wetlands, geotechnical) or lot area for vehicular access driveways that may reduce the number of lots possible.

While you are in the area you may also want to do a self guided tour of the Yarrow Business District.

November 22, 2010 Regular Meeting

At the November 22, 2010 meeting, staff would like your direction for the enclosed draft outlines related to the south Houghton Slope (Attachment 1) and Yarrow Bay Business district (Attachment 4).

South Houghton Slope

At the October 25 meeting you gave direction to staff to come back with options for a special zoning district or planned area for the south Houghton Slope (currently zoned RS 12.5) that includes single family and duplex housing types and maps showing the potential number of lots for each parcel if zoned RS 6.3, RS 7.2 or RS 8.5. Per your request we've provided the enclosed maps, data sheets and an outline of development standards for a new planned area. With your direction we can draft policy and code amendment text.

Rather than establishing a minimum lot size per lot or dwelling unit typical of the standard zoning districts, we are recommending considering a more flexible approach that encourages creative site design and parcel layout. A "maximum dwelling units per acre" approach would be applied to the development of properties. Instead of a cookie cutter approach, lots would have a variety of lot sizes per development. Lots could be as small as 3600 sq. ft. or smaller, with larger lots within one development however the overall density limit would be retained. This would allow for more flexibility with the size of each lot and where lots may be located. Minimum lot sizes per lot or unit can be constraining on steep slopes or in sensitive areas. This approach would allow units to be clustered away from steep slopes or sensitive areas and allow for greater tree retention.

The outline does not include limitations on the size of home per lot or floor area ratio. No special review process is recommended.

Yarrow Bay Business District

At the October 25, 2010 meeting the Houghton Community Council directed staff to show how the conceptual transit oriented development (TOD) at the South Kirkland Park and

Ride lot will be integrated into the long range vision concept for the business district. The Community Council emphasized the need for staff to conduct a strong public outreach program for the TOD and associated code amendments. As a result, public outreach on the TOD code amendments has begun with email announcements, a new webpage, and public meetings scheduled in January. When feasible, staff will coordinate the study session agendas to include both code amendments and Lakeview Plan update on the same date.

Attachment 4 is a summary of the vision concept and guiding principles for the Yarrow Bay Business District. The intent of the document is to describe the planning initiatives around the district and to list out the key elements that in turn will be developed into policies, design guidelines and zoning for the area. We have retained Makers Architects to illustrate how the TOD will be integrated into the vision concept for the Yarrow Bay Business District. This is still being prepared and will be emailed separately and presented at the meeting. Staff would like your feedback on this information.

NEXT STEPS:

The following is the tentative meeting schedule for the Lakeview Neighborhood Plan update (*dates and topics are subject to change*):

Updated Fall-Winter 2010-2011 Schedule

Dec 13, 2010 HCC study session on urban design and other remaining issues

2011 Schedule

January Lakeview Advisory Group Review

January Planning Commission study

Park Board discuss Parks and Open Space policies

Transportation Commission discuss Transportation policies

February/March Open House

PC/HCC Joint Public Hearing and Recommendation

ATTACHMENTS:

1. South Houghton Slope outline
2. Parcel data sheets keyed to maps
3. Parcel maps for RS 8.5, RS 7.2, RS 6.3 keyed to data sheets
4. Yarrow Bay Business District vision concept
5. November 11, 2010 email from Karen Levenson

Cc: File ZON07-00032

Preliminary South Houghton Slope Density and Development Standards draft 11-15-2010

1. Housing Type: Detached single family dwelling and two unit attached home designed to look like a detached single family house.
2. Density:
Maximum dwelling units per acre with no minimum lot size:
5 dwelling units per acre (equates to RS 8.5) *or*
6 dwelling units per acre (equates to RS 7.2) *or*
7 dwelling units per acre (equates to RS 6.3) *or*

By not requiring a minimum lot size it allows for flexibility in site development and clustering away from slopes and sensitive areas. Road dedication and vehicular access easements or tracts could be included in the density calculation. Could also require a minimum lot size of 3600 sq. ft. if remainder of lots were larger. See development standards below.

3. Lot coverage: Limit lot coverage to 50% to enable the preservation of vegetation and watercourses.
4. Calculating maximum density with sensitive areas. *See KZC Chapter 90.*
5. Required setback yards: 20' front; 5'/15' side; for attached the side yard may be reduced to zero feet if the side of the dwelling unit is attached to a dwelling unit on an adjoining lot. If one side of a dwelling unit is so attached and the opposite side is not the side that is not attached must provide a minimum side yard of five feet (from RM zones). The rear yard may be reduced to zero feet if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot.
6. Parking: 2.0 per unit
7. Review Process: None.
8. Geotechnical and Slope Stability Analysis report required. *See KZC Chapter 85.*
9. Cluster structures away from steep slopes, drainage courses and to preserve significant grouping of trees. *KZC 5.10.130 defines clustered development as: "The grouping or attaching of buildings in such as manner as to achieve larger aggregations of open space than would normally be possible from lot by lot development t a given density".*
10. Creation of a greenbelt easement or dedication of air rights over the hillside with the steepest slopes and or ravines may be required to be undisturbed in a natural condition and retained as permanent natural open space. *See KZC Chapter 85.*
11. Maximum tree retention. *See KZC Chapter 95.*
12. Retain watercourses and wetlands in a natural state. *See KZC Chapter 90.*
13. Control surface runoff at predevelopment levels. *See City storm water requirements.*
14. Record covenant which indemnifies and holds harmless the City for any damages resulting from slope instability. *See KZC Chapter 85.*
15. Prohibit new vehicular access points along Lake Washington Blvd.
16. Pedestrian walkways shall be incorporated into the design of vehicular access points that connect to Lake Washington Blvd. With new subdivisions sidewalks along Lake Washington Blvd should be widened.
17. Provide ability for the City to provide necessary emergency services.
18. Architectural design: Shared detached garage structures are allowed provided they meet the requirements of KZC Section 113.35.c.
19. Comply with LID standards in KZC Section 113.35.d.
20. Maximum Building height: 25' above average building elevation. *Height could be increased to 30' if LID standards and sustainable building practices are utilized?*
21. Allow accessory dwelling units pursuant to KZC Chapter 115.
22. Cottage housing is permitted pursuant to KZC Chapter 113.

Map #	PIN	SqFtLot	Taxpayer Name	CityState	ApprLandVa	ApprImpsVa	Land Value / Improve Value	NbrUnits	Site Address	YrBuilt	LUDescribe	ZONING	RS 6.3 # Lots	RS 7.2 # Lots	RS 8.5 # Lots	RS 12.5 # Lots
1	1725059097	14622	KIRKLAND LOTS LLC	BELLEVUE WA	585000	0	0.0	0		0	Vacant(Single-family)	RS 12.5	2.3	2.0	1.7	1.2
2	1725059100	13368	ALMOAIBED KRISTEN B	KIRKLAND WA	630000	10000	63.0	1	10418 NE 43RD ST 98033	1944	Single Family(Res Use/Zone)	RS 12.5	2.1	1.9	1.6	1.1
3	1725059136	12873	HAUFF DANIEL B	KIRKLAND WA	595000	1072000	0.6	1	10428 NE 43RD ST 98033	1998	Single Family(Res Use/Zone)	RS 12.5	2.0	1.8	1.5	1.0
4	1725059149	12268	SHARIFI HYDEH CO TRUSTEE	BELLEVUE WA	537000	0	0.0	0		0	Single Family(Res Use/Zone)	RS 12.5	1.9	1.7	1.4	1.0
5	1725059174	18849	ALMOAIBED ABDULLAH+KRISTEN	KIRKLAND WA	716000	808000	0.9	1	10414 NE 43RD ST 98033	1999	Single Family(Res Use/Zone)	RS 12.5	3.0	2.6	2.2	1.5
6	1725059045	15385	DISTEFANO RICAHRD A+DIXIE L	KIRKLAND WA	478000	220000	2.2	1	4114 LAKE WASHINGTON BLVD NE 98033	1988	Single Family(Res Use/Zone)	RS 12.5	2.4	2.1	1.8	1.2
7	1725059224	14154	DADVAR ANTHONY	BELLEVUE WA	551000	0	0.0	0		0	Vacant(Single-family)	RS 12.5	2.2	2.0	1.7	1.1
8	1725059238	12677	KIRKLAND LOTS LLC	BELLEVUE WA	518000	0	0.0	0		0	Vacant(Single-family)	RS 12.5	2.0	1.8	1.5	1.0
9	1725059261	13220	BINGHAM SCOTT F + KELLY F	BELLEVUE WA	577000	0	0.0	0		0	Vacant(Single-family)	RS 12.5	2.1	1.8	1.6	1.1
10	1725059316	13296	SWITZER SCOTT+CHERI	KIRKLAND WA	689000	1829000	0.4	1	10433 NE 43RD ST 98033	2000	Single Family(Res Use/Zone)	RS 12.5	2.1	1.8	1.6	1.1
11	1725059332	13851	KIRKLAND LOTS LLC	BELLEVUE WA	525000	0	0.0	0		0	Vacant(Single-family)	RS 12.5	2.2	1.9	1.6	1.1
12	1725059333	16163	KIRKLAND LOTS LLC	BELLEVUE WA	484000	0	0.0	0		0	Vacant(Single-family)	RS 12.5	2.6	2.2	1.9	1.3
13	1725059337	15901	ALMOAIBED ABDULLAH&KRISTEN	KIRKLAND WA	591000	0	0.0	0		0	Vacant(Single-family)	RS 12.5	2.5	2.2	1.9	1.3
14	4104500125	12500	GESSEL TROY D	KIRKLAND WA	665000	909000	0.7	1	4820 LAKE WASHINGTON BLVD 98033	1988	Single Family(Res Use/Zone)	RS 12.5	2.0	1.7	1.5	1.0
15	4104500129	12557	WALKER DWAYNE M	KIRKLAND WA	716000	1048000	0.7	1	4808 LAKE WASHINGTON BLVD NE 98033	1993	Single Family(Res Use/Zone)	RS 12.5	2.0	1.7	1.5	1.0
16	4104500130	14044	CHUANG ANTHONY+WENDY	CANADA	472000	0	0.0	0		0	Vacant(Single-family)	RS 12.5	2.2	2.0	1.7	1.1
17	4104500135	13831	MAHMOUDI BOB H+DEBBIE S	KIRKLAND WA	577000	1282000	0.5	1	4812 LAKE WASHINGTON BLVD NE 98033	1995	Single Family(Res Use/Zone)	RS 12.5	2.2	1.9	1.6	1.1
18	4104500140	18540	CICEU DANIEL+FLORENTINA	KIRKLAND WA	654000	140000	4.7	1	4630 LAKE WASHINGTON BLVD 98033	1981	Single Family(Res Use/Zone)	RS 12.5	2.9	2.6	2.2	1.5
19	4104500145	19668	MANOUCHERI ARMAN+MOHAMMAD	KIRKLAND WA	633000	93000	6.8	1	4618 LAKE WASHINGTON BLVD NE 98033	1960	Single Family(Res Use/Zone)	RS 12.5	3.1	2.7	2.3	1.6
20	4104500150	20304	MANUCHERI ARMAN	KIRKLAND WA	661000	155000	4.3	1	4610 LAKE WASHINGTON BLVD NE 98033	1938	Single Family(Res Use/Zone)	RS 12.5	3.2	2.8	2.4	1.6
21	4104500155	29995	MCCALE DONALD L	KIRKLAND WA	716000	10000	71.6	1	4604 LAKE WASHINGTON BLVD NE 98033	1933	Single Family(Res Use/Zone)	RS 12.5	4.8	4.2	3.5	2.4
22	4104500160	11358	NELSON CHARLENE	KIRKLAND WA	435000	317000	1.4	1	4554 LAKE WASHINGTON BLVD NE 98033	1959	Single Family(Res Use/Zone)	RS 12.5	1.8	1.6	1.3	0.9
23	4104500161	18397	KERMANSHAHI HAMID	KIRKLAND WA	626000	304000	2.1	1	4558 LAKE WASHINGTON BLVD NE 98033	1992	Single Family(Res Use/Zone)	RS 12.5	2.9	2.6	2.2	1.5
24	4104500165	14313	CASTELL C A	KIRKLAND WA	603000	95000	6.3	1	4542 LAKE WASHINGTON BLVD NE 98033	1933	Single Family(Res Use/Zone)	RS 12.5	2.3	2.0	1.7	1.1
25	4104500166	12990	REZVAN AMIR H	KIRKLAND WA	595000	286000	2.1	1	4538 LAKE WASHINGTON BLVD NE 98033	1987	Single Family(Res Use/Zone)	RS 12.5	2.1	1.8	1.5	1.0
26	4104500167	14470	SY WAI-YU BENJY	KIRKLAND WA	577000	448000	1.3	1	4548 LAKE WASHINGTON BLVD NE 98033	1988	Single Family(Res Use/Zone)	RS 12.5	2.3	2.0	1.7	1.2
27	4104500168	20906	MILLER PAMELA & ROBERT E	KIRKLAND WA	716000	712000	1.0	1	4546 LAKE WASHINGTON BLVD 98033	1986	Single Family(Res Use/Zone)	RS 12.5	3.3	2.9	2.5	1.7
28	4104500180	12500	RITCHIE FREDERICK R	KIRKLAND WA	512000	424000	1.2	1	4530 LAKE WASHINGTON BLVD 98033	1986	Single Family(Res Use/Zone)	RS 12.5	2.0	1.7	1.5	1.0
29	4104500181	12500	SKOWRONSKI WALTER E+JUDITH	KIRKLAND WA	640000	1158000	0.6	1	4510 LAKE WASHINGTON BLVD NE 98033	2003	Single Family(Res Use/Zone)	RS 12.5	2.0	1.7	1.5	1.0
30	4104500185	12500	MARTI LAURIE A+SINGH RAVI S	KIRKLAND WA	486000	482000	1.0	1	4524 LAKE WASHINGTON BLVD 98033	1987	Single Family(Res Use/Zone)	RS 12.5	2.0	1.7	1.5	1.0
31	4104500190	11538	SANTA KAREN L	KIRKLAND WA	563000	215000	2.6	1	4502 LAKE WASHINGTON BLVD NE 98033	1940	Single Family(Res Use/Zone)	RS 12.5	1.8	1.6	1.4	0.9
32	4104500191	12130	MISRAHY MARY LOU ANN	KIRKLAND WA	691000	488000	1.4	1	4506 LAKE WASHINGTON BLVD NE 98033	1987	Single Family(Res Use/Zone)	RS 12.5	1.9	1.7	1.4	1.0
33	4104500195	21364	MACKLE TERENCE R	KIRKLAND WA	606000	279000	2.2	1	4500 LAKE WASHINGTON BLVD NE 98033	1979	Single Family(Res Use/Zone)	RS 12.5	3.4	3.0	2.5	1.7
34	4104500200	21991	RAJAZI	SEATTLE WA	413000	189000	2.2	1	4504 LAKE WASHINGTON BLVD NE 98033	1953	Single Family(Res Use/Zone)	RS 12.5	3.5	3.1	2.6	1.8
35	4104500205	45644	MOHAGHEGH MASSOUD	BELLEVUE WA	661000	0	0.0	0		0	Vacant(Single-family)	RS 12.5	7.2	6.3	5.4	3.7
36	4104500215	25254	ANDERSON C A	KIRKLAND WA	798000	105000	7.6	1	4412 LAKE WASHINGTON BLVD NE 98033	1951	Single Family(Res Use/Zone)	RS 12.5	4.0	3.5	3.0	2.0
37	4104500216	18707	XIDIAS ANGELOS G+MARY	KIRKLAND WA	440000	108000	4.1	1	4410 LAKE WASHINGTON BLVD NE 98033	1953	Single Family(Res Use/Zone)	RS 12.5	3.0	2.6	2.2	1.5
38	4104500220	15278	CUMMINGS ANITA J	KIRKLAND WA	478000	113000	4.2	1	4328 LAKE WASHINGTON BLVD NE 98033	1951	Single Family(Res Use/Zone)	RS 12.5	2.4	2.1	1.8	1.2
39	4104500225	14633	MORBERG C S+LOUISE A	KIRKLAND WA	718000	0	0.0	0		0	Vacant(Single-family)	RS 12.5	2.3	2.0	1.7	1.2
40	4104500231	14520	APPLEGATE LARRY	KIRKLAND WA	425000	161000	2.6	1	4316 LAKE WASHINGTON BLVD NE 98033	1950	Single Family(Res Use/Zone)	RS 12.5	2.3	2.0	1.7	1.2
41	4104500232	24086	MORBERG C S+LOUISE A	KIRKLAND WA	716000	58000	12.3	1	10220 NE 43RD ST 98033	1956	Single Family(Res Use/Zone)	RS 12.5	3.8	3.3	2.8	1.9
42	4104500235	15845	DADVAR BEHNAM A+MAHNAZ	SAMMAMISH W	468000	99000	4.7	2	4302 LAKE WASHINGTON BLVD NE 98033	1949	Single Family(Res Use/Zone)	RS 12.5	2.5	2.2	1.9	1.3
43	4104500240	13480	GTE TELEPHONE OPERATIONS	IRVING TX	1011000	64200	15.7	0	10211 NE 43RD ST 98033	1988	Utility, Public	RS 12.5	2.1	1.9	1.6	1.1
44	4104500241	18750	ARNOLD THOMAS J+SUSAN BEEL	KIRKLAND WA	551000	112000	4.9	1	10229 NE 43RD ST 98033	1949	Single Family(Res Use/Zone)	RS 12.5	3.0	2.6	2.2	1.5
45	4104500245	11430	FINKELSTEIN MARY	KIRKLAND WA	409000	124000	3.3	1	4204 LAKE WASHINGTON BLVD NE 98033	1951	Single Family(Res Use/Zone)	RS 12.5	1.8	1.6	1.3	0.9
46	4104500250	22320	WITWICKI MAGDALENA E	KIRKLAND WA	468000	251000	1.9	1	4130 NE LAKE WASHINGTON BLVD 98033	1900	Single Family(Res Use/Zone)	RS 12.5	3.5	3.1	2.6	1.8
47	4104500255	22500	DUNN MICHAEL E	KIRKLAND WA	468000	476000	1.0	1	4120 NE LAKE WASHINGTON BLVD 98033	1903	Single Family(Res Use/Zone)	RS 12.5	3.6	3.1	2.6	1.8
48	4104500260	16757	BARTLETT DAEL A	KIRKLAND WA	484000	487000	1.0	1	4110 LAKE WASHINGTON BLVD NE 98033	1985	Single Family(Res Use/Zone)	RS 12.5	2.7	2.3	2.0	1.3
49	4104500261	12808	SCHWEICKERT JANINE B	KIRKLAND WA	466000	483000	1.0	1	4106 LAKE WASHINGTON BLVD NE 98033	1985	Single Family(Res Use/Zone)	RS 12.5	2.0	1.8	1.5	1.0
50	4104500265	15000	KAHAN JAMES L	KIRKLAND WA	478000	434000	1.1	1	4108 LAKE WASHINGTON BLVD NE 98033	1985	Single Family(Res Use/Zone)	RS 12.5	2.4	2.1	1.8	1.2

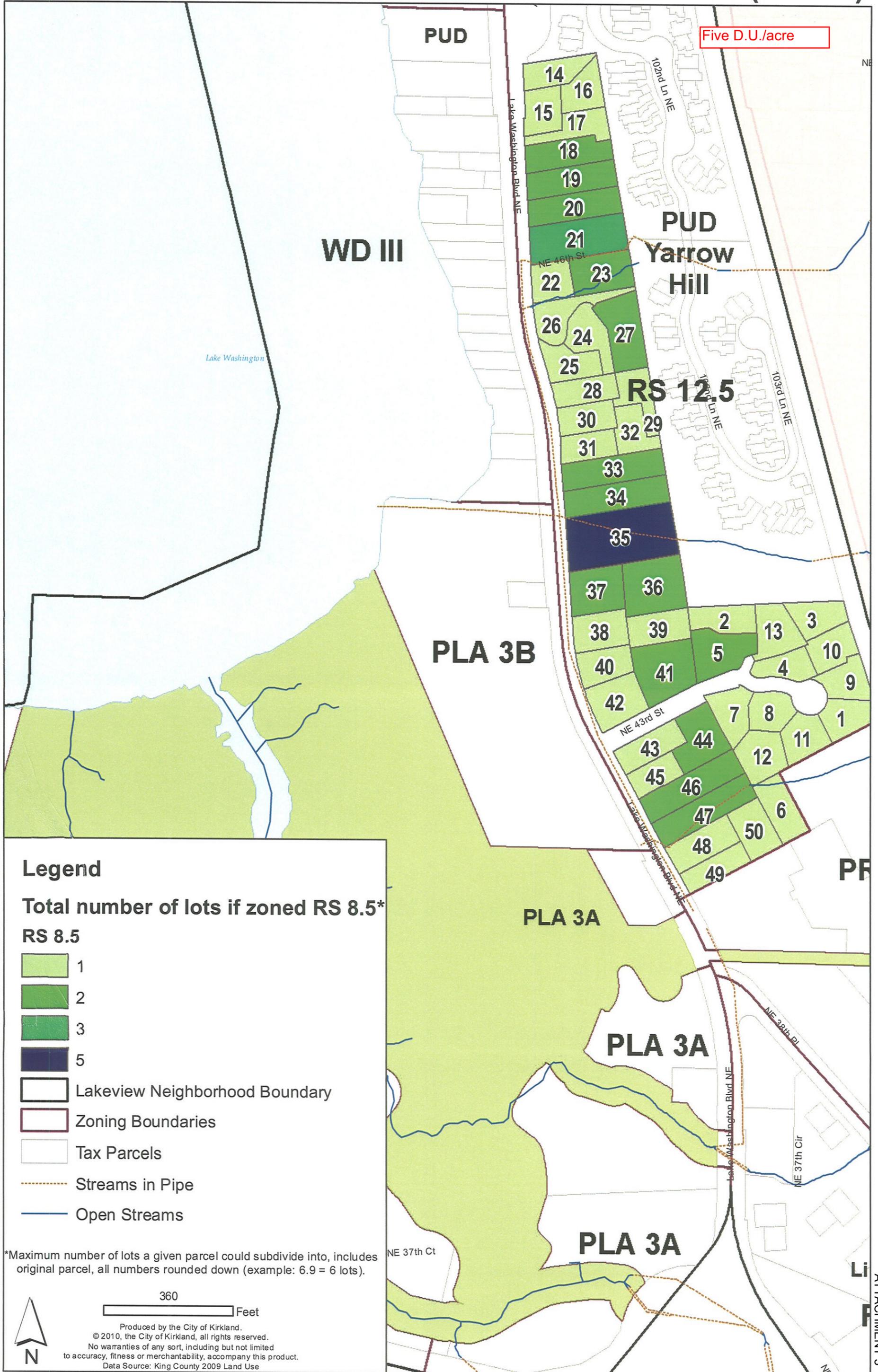
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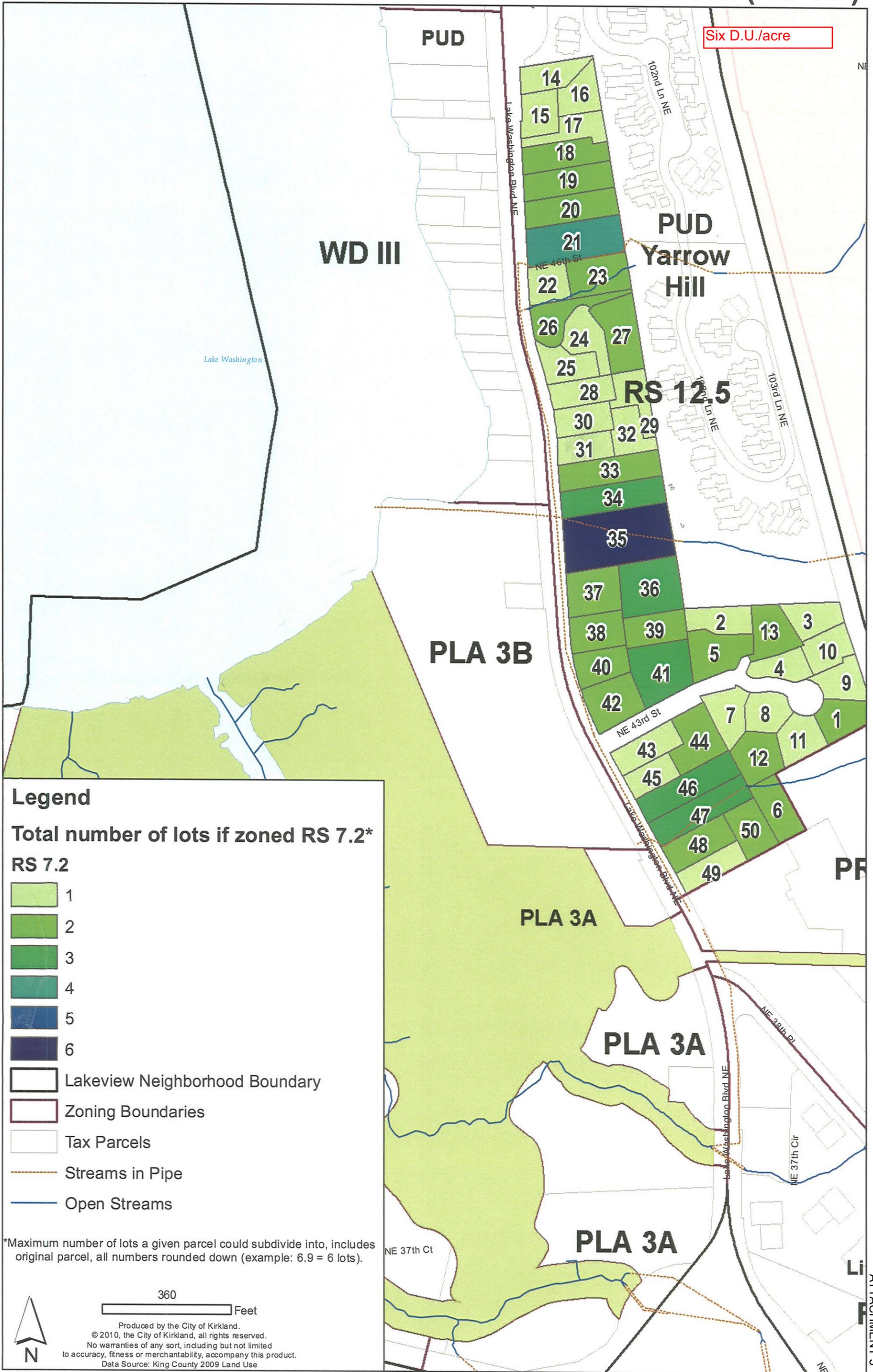
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Lakeview Lots with Further Subdivision Potential (RS 8.5)



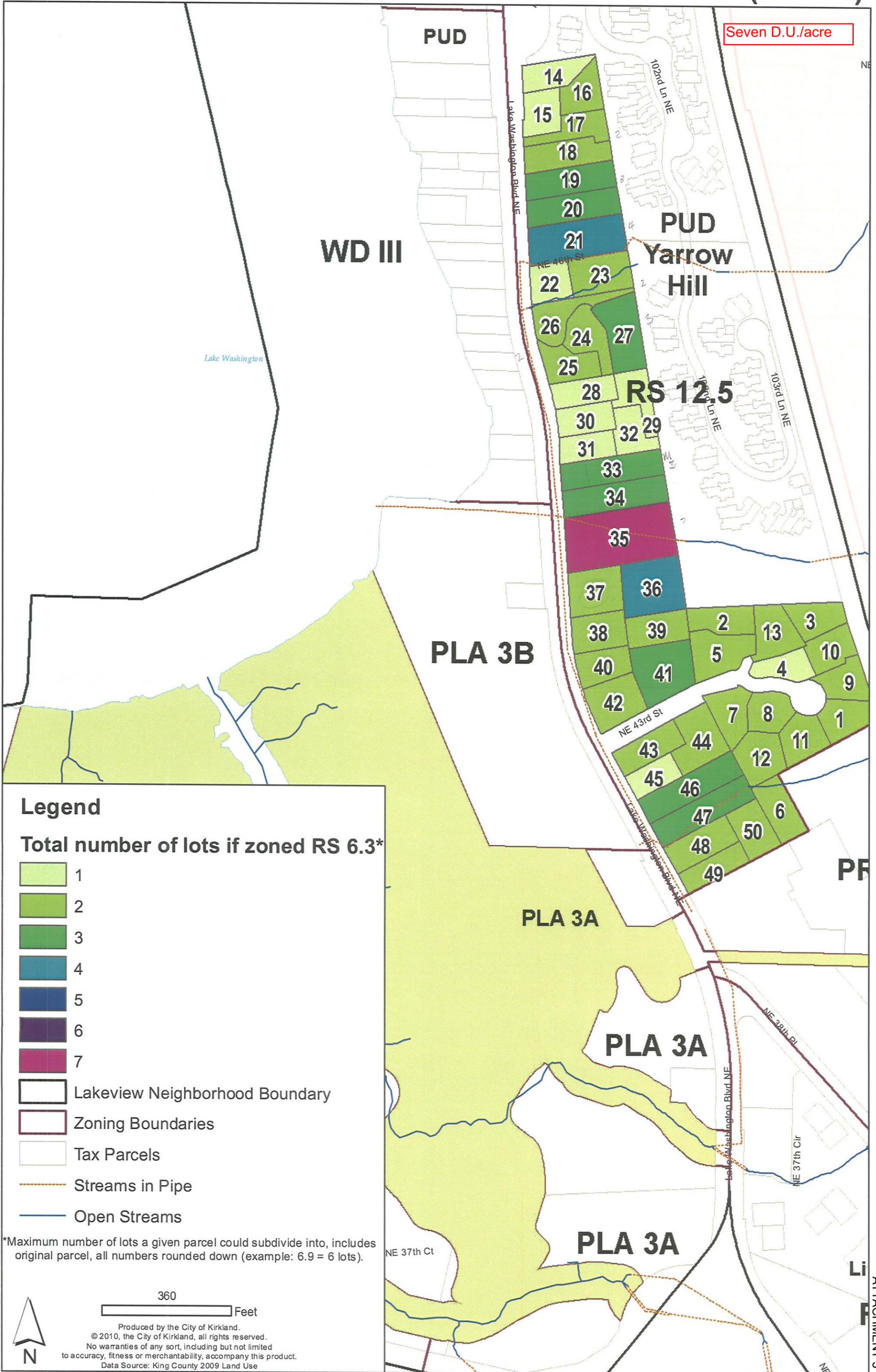
Five D.U./acre

Lakeview Lots with Further Subdivision Potential (RS 7.2)



Six D.U./acre

Lakeview Lots with Further Subdivision Potential (RS 6.3)



Seven D.U./acre

Yarrow Bay Business District Vision Concept draft 11-15-2010***Introduction***

With the update of the Lakeview Neighborhood Plan section of the Comprehensive Plan, the City is studying a new land use concept for the Yarrow Bay Business District that would allow greater mixed use development consisting of commercial and residential uses. This concept is intended to promote pedestrian connections between uses to unify the district, and to integrate redevelopment of the South Kirkland Park and Ride lot (portion of property located in Kirkland only) into a mixed use transit oriented development. See illustrations from Makers Architects.

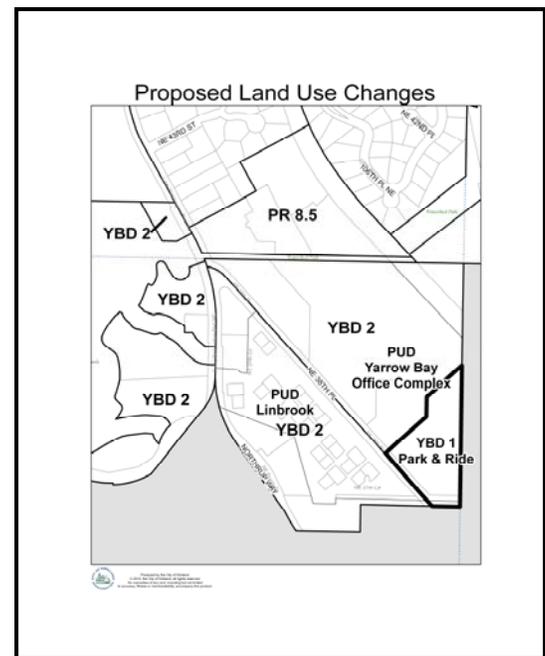
As with other commercial districts within the City, a new planned area designation would be established such as the Yarrow Bay Business District. It would include subareas YBD 1, 2, 3 zones with a set of new design guidelines for architectural and site design.

At the same time, the City is in the process of studying Zoning Code amendments to implement the existing policies in the Lakeview Plan in support of a TOD at the site. A separate public participation process is underway to develop the regulations. See website link for more information at

http://www.ci.kirkland.wa.us/depart/Planning/Code_Updates/TOD.htm

Other long range planning initiatives planned near the district are:

- SR 520 Bridge: Intersection, pedestrian and bicycle improvements associated with the Washington State Department of Transportation's expansion of the SR 520 Bridge. See website link for more information at <http://www.wsdot.wa.gov/projects/SR520Bridge>.
- Eastside Rail Corridor: The Kirkland Transportation Commission is also conducting public outreach activities to gather public comment on the future use of the old BNSFR right of way within the City limits as part of a regional Eastside Rail Corridor. There may be opportunities for connections to the both sides of the corridor in the Yarrow Bay Business district. See website link for more information at http://www.ci.kirkland.wa.us/depart/Public_Works/Transportation_Streets/Eastside_Rail_Corridor.htm



Preliminary Guiding Principles for Yarrow Bay Business District

The following is a summary of the key elements for the Yarrow Bay Business District vision concept.

- Encourage a broader range of uses for mixed use development (than zoning currently allows) such as smaller specialty retail uses (no stand alone buildings; may establish a size limit), grocery stores to serve office and other employment and residents nearby or the freeway traveler, banks (no drive thru), hotel, motel, restaurants, schools and or day care facilities, and residential.
- TOD at South Kirkland Park and Ride lot: The existing PLA 4 policies in the Lakeview Plan identifies four key principles to guide transit oriented development (TOD) at the Park and Ride. This direction calls for development to:
 - Provide affordable housing for mixed income housing
 - Ensure high quality site and building design
 - Maximize the effectiveness of transit oriented development and
 - Provide for coordination with the City of Bellevue
- Allow increased building height to 4-5 stories to provide redevelopment opportunities into mixed use and underground parking.
- Create architectural and site design guidelines and regulations for the business district with emphasis on increasing pedestrian amenities including improved pedestrian pathways, plazas for gathering places, green spaces, and well designed streetscapes. Architecture should be modulated vertically and horizontally from streets and along the perimeter of the district compatible with adjacent residential development.
- Improve pedestrian connections between properties, uses (especially east to west direction), to transit facilities at the South Kirkland Park and Ride lot and future Eastside Rail Corridor BNSF corridor.
- Provide pedestrian amenities such as pedestrian oriented spaces for gathering places with open spaces and plazas containing street furniture, art, and landscaping.
- Create two gateways into the City at Lake Washington Blvd (east or west side) and at 108th Avenue NE near the South Kirkland Park and Ride. Gateways could be designed in the form of architectural or entry signs, and include landscaping, lighting and art. For example, the existing city entrance sign on the east side of Lake Washington Blvd could be relocated and updated. A future transit oriented development project at the South Kirkland Park and Ride could incorporate a gateway feature on 108th Avenue.
- Cluster development away from wetland and stream areas (Cochran Springs Creek; some restoration has occurred). Enhance stream corridors and wetlands for habitat but also as a pedestrian amenity within developments.
- Consolidate vehicular access points along Lake Washington because of the ingress and egress challenges.
- Coordinate Yarrow Bay Business district land use and design guidelines planning with future transportation, transit and bicycle improvements associated with the SR 520 interchange at Lake Washington Blvd and 108th Avenue.

Janice Soloff

From: Uwkkg@aol.com
Sent: Thursday, November 11, 2010 8:09 AM
To: Janice Soloff
Cc: Uwkkg@aol.com
Subject: HCC Meeting 11/8/10 Requested Documentation

Janice:

Please forward these comments to the HCC. I appreciate that John Kappler would enter comments into the minutes of 11/8/10 since I was unable to attend the meeting. Here's the written documentation that was requested.

The two areas of concern

1) On the question of non-conforming densities in Study Area 8

The request is to NOT change to a greater density but to allow rebuild of current non-conforming (if same # of units).

Historically MF units were built under higher densities, then zoning became less dense (thankfully).

a) There is **NOT** a desire to increase density in this area (it was already reversed as it got too dense).

b) However, it is requested that properties that became "approved non-conforming" would stay approved at the non-conforming density if there was no increase in number of units.

c) Reasoning:

1. Items other than fire or natural disaster can cause a building to require rebuild

example: Our condo just had a roof leak, EIFS siding and rot damage - Two damage issues

The condo had most of interior walls/ceilings/floors rebuilt in all 9 units (roof leak)

The EIFS and dry rot and rotten exterior walkways/balconies required full exterior rebuild

For same cost a tear down/start over would have incl. new wiring, plumbing, fire sprinkler

question: If a condo like ours were to rebuild to lower density

a. This would likely conflict with the condo legal documents filed with the state

b. There would likely be insurance issues that get messy

c. If everyone still wanted to live/own here (like at our condo) how do you choose

who gets to keep a home on the property and who is forced out against their will?

2) On the question of public input on park landscaping

The request is that the public (neighbors) be advised of park landscaping updates and be able to provide input into the selection of vegetation (including trees).

a) Reasoning:

1. Often the public has insight on how suggested landscaping might impact the public's enjoyment of the views.

2. Vegetation gets planted small, later grows and can have a dramatically different impact over time

3. Trees, in particular, once planted are protected by our city against removal, topping, thinning etc

4. Vegetation can block views as much as if a building were there. Even deciduous trees block views

b) Historical example

1. Trees were planted along LWB, neighbors inquired and city corrected w/ different trees

2. If neighbors hadn't been so vigilant, there would have been HUGE view impact to all Kirkland

3. We want to have more pro-active voice since the replacement of trees might not happen in future

Specifics:

4-5 Kentucky Coffee Trees (Non-native) were planted along Marsh Park parallel to street

These trees had "wing span" and were planted so close that the branches of one would hit the next

The foliage would start at about 7 ft high and the trees grow 80-100 ft tall

Had they not been replaced by smaller trees, we would have ended up with a 100 foot hedge

Pedestrians along LWB would have been able to see some lake below the trees but not across lake

Views of the lake would have been completely blocked to all parallel/perpendicular streets/property

Again, there was successful resolution on the Kentucky Coffee trees. They were moved to another (non-view) park. Smaller trees were placed in the same locations. Since the discovery of the giant trees was a "fluke" it is likely that this could have been missed and we would have had permanent view obstruction of the lake, the west shoreline, the Olympic Mtns & Seattle Skyline.

Resident involvement in advance of landscape planting could prevent unintentional "goofs."

Thanks for your consideration of these two items.

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