

Lake Washington Blvd Community Group for Improvements and Fair Zoning

August, 2010

Dear Kirkland Planning Commission and Houghton Community Council Members;

We are a group of property owners between 38th NE and 52 NE along the East side of Lake Washington Blvd. This is a ½ mile area of land whose zoning has not been changed for at least 75 years. We are grateful that you are taking notice of the need to update the zoning in our area. We are asking for a rezone of our area to allow for new homes to be built on smaller lots. A density of 3.6 or 5. would allow all the current home owners to add between one and four houses to their lots. The 3.6 density is the same as across the street from our area, along the waterfront, and would allow for single family homes, for clustering of homes, or for duplexes, triplexes, and townhomes.

All new housing would be subject to the same zoning restrictions in place for Kirkland, including a height restriction of 30 ft., protection of slopes, significant trees, care with hazardous areas, and other restrictions currently in the code.

The question the majority of property owners are asking is “ **Why is every other part of the Blvd, from the Bellevue city limits into downtown Kirkland, zoned multi-family, but our area is not?**” **The only reason for this is that 25 years ago, when the city did a rezone along the water side of the street, it did nothing for our side. And there seems to be no one who can tell us why not. The City has not done a look at the zoning here since the mid 80’s, even though many of the residents have asked them to do so. This has been our first opportunity to have this issue taken up by the Councils since the mid 80’s, even though it is suppose to be done every 10 years, every seven years according to the Growth Management Act.** To have one side of our neighborhood zoned 3.6 and our side zoned 12.5 makes no sense and serves to discriminate against our ability to make changes to our property. In addition, we are paying large property taxes for many of our lots that are almost twice the size of the current zoning. So for the past 25 years have been paying additional property taxes on land that we can do nothing with.

Forty to sixty years ago, large single family lots were the norm in the city. Since then, lots have grown much smaller and most families now want these smaller lots. Also, in the past 60 years, the Blvd has changed from a neighborhood to a busy street with so much traffic that there is no sense of neighborhood, people cannot visit neighbors because of the large lots and the narrow sidewalk, and the older houses are falling into disrepair and even decay. Because of the lot sizes, the busy street, and the older homes, people are finding it difficult to sell their homes and many of them are therefore becoming rentals. Three are actually vacant and at risk of squatters or even more serious physical decay.

The recent Growth Management Act has become important as we consider changing the zoning in this area. The GMA policy is to maintain low density and farmland outside our cities by increasing the density within the cities. This will mean less traffic from outside the cities,

less use of cars and gasoline, and will contribute to keeping green space available for future generations.

Kirkland has echoed other nearby cities with a large amount of infill of newer homes in what was larger lots. The Blvd area will continue this policy by allowing greater density than the 12.5 current zoning, with the actual size of the lots being closer to ½ acre (23,000 sq. ft.) (The only other areas of Kirkland that have this zoning are Bridle Trails and Forbes Creek.)

We also realize there is a need in Kirkland for low and moderately priced housing. Because of the cost of land, large lots (12.5 is the actual zoning, but many of the lots are almost a ½ acre) are unable to allow the moderate priced housing the city wishes to attract. However, smaller lots as are currently being built on at the Nettleton and behind the Metropolitan market, because they are priced less, will allow more moderate priced homes to be built. By re-zoning this area of the Blvd. the same as the opposite side of the street, we will be able to build affordable houses and attract younger families to our area, something the waterfront side of the street is unable to do.

As a gateway into Kirkland, the Blvd. will be greatly enhanced by newer homes. Existing newer homeowners will also benefit because new construction always is more desirable to buyers. The clustering of the new homes will also result in a true neighborhood, something always lacking in the current area because of the almost ½ acre size of the lots. Smaller lots, with homes closer together, (clustered for open space for play areas for teens and children) will allow our area to be a real neighborhood.

The property owners with the almost ½ acre (21,500-23,000 sq ft.) lots are also paying taxes on property they cannot utilize and cannot subdivide. These extra taxes are an unfair burden on the property owners that would be ended with smaller lots.

Our group has visited almost every home between 38th and 52nd NE and discussed with the owners what we are doing. There are three homeowners we know of who are opposed to the zoning change. Those in newer homes will probably stay in their homes (all the newer homes are on smaller lots of 12.5, not the almost 1/2 acre lots), but when they go to sell in 20-30 years time, the rezone will be even more important and will certainly benefit them. We will bring the names and addresses of the homeowners of the Blvd. who agree with our request to your first meeting. Except for the seven homes where no one was at home for three different visits to them and that did not respond to a letter sent to them, and the three owners who have expressed opposition, all the other property owners (28 in number but who own 38 lots out of 48 lots total) have signed the petition or agree with the rezone. (I have excluded Verizon from this count.)

Newer homes along this part of the Blvd will be a great benefit to the business community in Kirkland. They will have access to more residents, many of whom will have families and will take part in shopping and dining in Kirkland.

Your decision to grant our request is well supported by the laws governing rezoning, which provide for such changes where there is:

1. A change of conditions (eight decades have passed since the original zoning and conditions along the Blvd have changed substantially since then).
2. Change in neighborhood (the entire area from 38th St. into Kirkland has changed in the intervening 60-80 years, with rezones allowing for greater density, the only exception being our area. The new changes just south of 38th St., as proposed in the updated comprehensive plan, allowing for 4-5 storey buildings and commercial usage further erodes any semblance of a single family neighborhood).
3. Change in public opinion (as seen from the fact that the great majority of the residents in our current zoning area agree with this change).

Furthermore, rezoning us the same as the rest of our area would be in line with the law which aims to prevent unfair discriminatory zoning treatment (different than similarly situated surrounding land).

Thank you for your understanding of our situation.

Sincerely,

The majority of property owners on the East side of Lake Washington Blvd between 38th and 52 NE in Kirkland who have signed their names on the petition to be presented to you at your first meeting.

We are inviting all the members of the Houghton Community Council and the Planning Commission to tour the area for rezone so that you can get a better understanding of our issues and concerns and see for yourself what passing cars cannot see. Please call Sally Mackle (206-465-0029) to schedule a time that is convenient for you. We are available for tours any day between 8 a.m. and 8 p.m.

July 13, 2012

My Name is Steven Blew and this is my wife Mary-Lou Misrahy. We have lived at 4506 Lake WASHINGTON Blvd NE for all most 6 years.

We recently learned that there is a movement by some property owners in the Lakeview Single family area of Kirkland to rezone the household density from 12.5 to 3.8. I recently attended a Houghton Community Council meeting to voice my concern and left with the feeling that this issue was subject to the need analysis that would lead to a decision that would be in the best long term interest of the community. Less than one week later, I was informed that the Lakeview Advisory Group had voted on this and recommended such a change which at this point seems to only be advantageous to those who do not plan to remain in our community.

We would like to once again express some of our objections to this proposed change.

We share all of the objections expressed in Walt and Judy Skowronski's comprehensive memo on this subject of July 2, 2010 to the Kirkland Planning Department.

If you listen to the argument of the citizens who are proposing this change, it is for the purpose of improving our neighborhood. Yet these so called improvements would lead to many of these people leaving the neighborhood. One has to question their real motivation for championing this proposal. Here is my observation of who they are and what their motivation is. One family tried to sell their house with a double lot as the real estate market started to fall. They apparently could not get what they perceived the property was worth. Now they are leaders of this movement. Another very nice couple who knocked on our door one afternoon explained to me how they have lived here for over thirty years and were looking forward to retirement someplace else if they could sell there property at a decent price. Then of course there are those property owners that are renting and have all ready moved out or bought property as speculators. How could anyone believe they have anyone's interest at heart other than there own pocketbook? These individuals are not committed to the long term health of the community and will not have to deal with the adverse consequences of this change.

Do we want "The Gateway to Kirkland" to be all big boxes? Is this the image of our city we want to present or do we want to continue to exhibit diversity in this corridor? These are desirable lots where attractive single family homes could be constructed or renovated enhancing the image of our city without significant disruption to our neighborhood.

Part of the Kirkland life style is walking, running and biking along the Blvd. On weekends and nice evenings this type of activity is significant in our area. Adding density will make the street congestion worse than it is. Adding another street light in the area will not make the additional vehicles go away nor will it make the outdoor environment any better. More cars in the same area is not an enhancement to safety or living quality. This is not just about the people in this small area but truly will impact our neighbors in higher density areas as well. What about them?

In the final analysis this is not a good idea, it benefits a few people who are leaving our neighborhood or do not currently live here. It will not enhance the quality of life for those who remain in city. We urge that you not recommend this change to the Houghton Community Council or the Kirkland Planning Commission.

Steven Blew and Mary-Lou Misrahy

To: Janice Soloff

July 2, 2010

Project Planner

Kirkland Planning Department

RE: Proposed Zoning Change for Lakeview Single Family Area

We are Walt and Judy Skowronski, and reside at 4510 Lake Washington Blvd., in one of the single family homes on the east side of the street, between 38th and 52nd. It has come to our attention just four days ago that a number of fellow residents are aggressively requesting that the City change the zoning for this segment of the street from a density of 12.5 to one of 3.8. We've seen much correspondence over the last few days urging this change, and actually attended the most recent Houghton Community Council to see what was going on. We voiced concern over this proposal and left figuring there would be future opportunities to comment further after the Lakeview Advisory Group indicated it needed more time to review before taking a vote. Unfortunately, we were unable to attend their meeting the following evening, but subsequently heard that they had voted to recommend the zoning change.

As a result, we would like to take this opportunity to formally express our opposition to this zoning change and go on the record for such.

We're going to apologize in advance for the length of this letter, but we believe each of the issues mentioned in support of this zoning change need to be addressed, because personal observations appear to be presented as facts, and assertions made that simply are not true. We cannot in good conscience let these constitute the only 'fact-base' for such an important issue.

We assume the Planning Commission and the various neighborhood Councils are tasked with doing what is in the best interests of the City and all its residents, and not necessarily an agenda proposed by a select few residents that represents their personal interests at the expense of other residents. We fear this zoning proposal is a case of the latter.

Any discussion as important and far reaching as a change in zoning density needs begin with the fundamental question 'WHY'. Why do a group of residents want it? Why should the City change the current status quo? We do not know the answer to the second question, and would look forward to reviewing City studies that present the pros and cons of such a change, and that address the issues of traffic, environment, vegetation, safety, slope engineering, property valuations and the like. But, we think, after reading the correspondence in support of this change, that we have a pretty good understanding to the answer to the first question. The residents pushing this change desire to sell their

homes and are unable to get the prices for them they believe they should. They believe a zoning change will increase the value of their property and enable them to sell to developers who would earn their return from building multiple unit dwellings. Hence, the higher the density, the better !!

Now let's look at this in a bit more detail. This country is not yet recovered from the worst real estate meltdown in years, after home prices clearly reached 'inflated bubble levels'. Home values are way down, yes, and aren't likely to recover to those inflated values for a long time, if ever. Also, one's home is only worth what the market is willing to pay for it....not what a resident believes the worth should be. Age, condition, location, desirability all impact prices. Values today are what they are....unfortunately, that is the reality we all have to live with. Because some don't like those values is not sufficient rationale to petition the City to change the zoning, which, by the way, may significantly impact those residents NOT trying to sell their homes, and which is tantamount to a City government bailout of their real estate difficulties.

The proponents keep citing that they have signatures to the petition that represent the majority of the impacted single family homeowners. No one has spoken with us. Maybe we weren't home when they supposedly came...don't know. But our phone works and we didn't receive any messages. Also, if someone were to come to our house and offer, "If you support and sign this petition, your home value is going to go up substantially", on the surface that sounds pretty darn enticing, and we just might be inclined to sign it....that is, until one considers the consequences. As they say, 'there is no free lunch'. What will be lost is a very important part of Kirkland—a single family oasis on Lake Washington Blvd. It will ultimately be completely replaced with 'big boxes', of apartments, condos, and townhouses. Soon lost for remaining residents, who bought into the single family lifestyle and do not sell their homes, will be privacy, serenity, lush vegetation, views, easy access to the major highway system, and much more....all things most important to us, when we moved into Kirkland six years ago, after a short stint in Bellevue's Bridle Trails. Kirkland loses a valuable element of resident diversity.

In addition, I would think the number of 'impacted residents' is significantly greater than just the single family homeowners in this area. What about the residents on the west side of the street, or the residents east of the single family homes and up the slopes ?

Let us address some of the specific issues mentioned in the correspondence sent to the Planning Commission.

Property values for remaining residents will not decrease ??

Homes not sold to developers are likely to see pressures on their valuations, as the character of the neighborhood changes from all single family to 'big boxes'. Those that remain the longest will get impacted the worst. We just don't see how the loss of today's character can be beneficial to the City and remaining residents, who will be sandwiched in the midst of big boxes.

Reasons to rezone ??

Cited are: no sense of neighborhood, no visiting between households, older houses falling in disrepair, and people not being able to sell their homes. Are these sufficient reasons to even think about a major zoning change ??!! Regarding older homes, developers are always looking for opportunities for replacement of such properties...for the right price. We've seen it again and again, in the many cities we have lived in. There may need to be some help from the City on selected variances (don't know), but there's nothing to prevent older single family homes from being replaced with newer ones, which could be quite attractive for the area.

Growth Management Act ??

Proponents cite the GMA as a call for higher density, with the result of less traffic, and less use of cars and gasoline from outside the City. But, won't an increase in density bring more cars and gasoline into the City on a permanent basis ? And won't traffic increase substantially in the affected area ?

Growth can be wonderful, but it is a double edged sword. Carefully planned growth that still benefits all residents is great for Kirkland. Growth for growth's sake can be quite dangerous and ultimately potentially detrimental to all residents. Densities have been materially increased in downtown Kirkland and in directly adjacent areas, and we're sure, providing significant growth opportunities for the City. We see no growth driver need to change densities on the southern edge of the City on Lake Washington Blvd.

Gateway to Kirkland ??

Rezoning will enhance the appearance of this entrance to Kirkland ?? If this is a City priority, redevelopment/ replacement of single family homes, per se, can accomplish this. It need not require a zoning change for 'big boxes' to effect it.

Laws Governing Zoning ??

1. Change of conditions ? How much change has really occurred ? Proponents didn't seem to mind the conditions and zoning while they were living in Kirkland. Now that they want to sell their homes, conditions have suddenly changed.
2. Change in neighborhood ? This is a single- family neighborhood, and has always been. What's changed ?? But, higher density zoning, will indeed change this.

3. Change in public opinion ?.....majority of residents support zoning change ? Key issues are a) how long will they be residents if they want to sell their homes and desire the zoning change to facilitate that process; b) why do they support it (sign petition for higher home prices- ?)

An Area of Blight ??

We would hardly call this entire section an area of blight. Granted there are some homes that appear in tough shape, but, as mentioned before, replacing these with single family homes is totally appropriate and happens all the time, in Kirkland and elsewhere. Again, if this is indeed a City concern, there are ways to deal with it, short of a draconian zoning change.

Views Not Impacted ??

Proponents assert that no views will be negatively impacted because the areas to be built on are low enough. Big boxes take big spaces and have a dramatically different profile than a single family house with vegetation around it. Views will significantly deteriorate...to think otherwise is wishful thinking and naïve.

Traffic Will Not be Impacted....Small Impact on the Blvd. ??

When you increase the density by a factor of four, the number of resident cars will be increased by the same factor. Traffic is already extremely difficult for residents on the east side of the Blvd. Increased density can only exacerbate a tough traffic situation.

Hazardous Building Area Not a Problem ??

Currently, we, as do others, live on a very steep slope. We actually have the 'driveway from hell'. Any major development is a material concern. Big boxes require deep, big foundations, and big excavations, which could be quite perilous to residents up the slopes. We would think considerable engineering study would at least be required before one could even consider a zoning change to a higher density !!

Two Residents in Apparent Opposition Are Not on the Blvd, but Live in Homes Behind Homes on the Blvd ??

Not sure if this refers to us, but if it does, last time we checked, our address was Lake Washington Blvd. ...believe this gives us as much a vested interest as any other resident on this section of Lake Washington Blvd.

Million Dollar Homes ??

There appears to be a recurring theme in correspondence to the Commission and Councils that homes valued more than a million dollars are different and should be treated differently. A bit discriminatory ??? Also a statement that " two more million dollar plus homes ...might be against this rezone...however, one of the owners might soon be selling and so might be interested in the rezone as selling this house has been difficult". Nice example of *seller* bailout via zoning ?? Kinda sums up proponents' arguments ??

Current Resistance from Two Homes with Fabulous Views....Feel They Have the Most to Lose with Rezone....but Newer Homes Will Enhance Values ??

We'd definitely agree that newly built homes could enhance values, if they were single family homes. We definitely disagree that new 'big box' development will enhance values for the *remaining single family residents*, and believe that values will be adversely impacted.

Invitation to Commission/ Councils for Guide Tour of Area ??

We would like to host such a tour as well, highlighting likely very different perspectives.

We've tried to address the most significant issues raised, but we're sure there are more. It is critically important to all homeowners and residents of Kirkland that major, major decisions such as rezoning areas are made for the right reasons and after a thorough review of all the benefits and costs, for the benefit of the City, and for the benefit of the residents it serves.

We believe this has not occurred for this proposal and we respectfully request the Planning Commission and the Houghton Community Council to deny it.

The proposal in favor of the zoning change appears to be a blatant attempt by a selected number of residents desiring to sell their homes to get bailed out of real estate situations that reflect current market conditions not to their liking.

We are proud of our community, Kirkland , absolutely love the overall environment, and look forward to being a long –term resident .

Thank you so much for your patience in reading through this tome, and for your understanding. We would be pleased to engage in future discussions as well.

Could you please advise us how to forward this letter to other members of the Planning Commission, the City Council , the Neighborhood Councils(HCC) and appropriate Advisory Groups. Would you prefer we send it, or would you prefer to forward it from your office ?

Thank you.

Sincerely,

Walt and Judy Skowronski

*received via email 6/29/2010
Sally Mackle*

Lake Washington Blvd Community Group for Improvements and Fair Zoning

Dear Lake View Neighborhood Advisory Committee;

We are a community of homeowners between 38th NE and 52 NE along the East side of Lake Washington Blvd. This is a ½ mile area of land whose zoning has not been changed for at least 75 years. We are grateful that you are taking notice of the need to update the zoning in our area. We are asking the Advisory Committee to consider rezoning our area to RM 3.6. This is the same density as across the street from our area and would allow for single family homes, for clustering of homes, or for duplexes, triplexes, and townhomes.

All new housing would be subject to the same zoning restrictions in place for Kirkland, including a height restriction of 30 ft., protection of slopes, significant trees, care with hazardous areas, and other restrictions currently in the code.

Our need for the rezone is to bring this area of the Blvd. up to present day conditions. Thirty or fifty years ago, single family large lots were the norm in the city. Since then, lots have grown much smaller and most families now want these smaller lots. Also, in the past 60 years, the Blvd has changed from a neighborhood to a busy street with so much traffic that there is no sense of neighborhood, there is no visiting between households, and the older houses are falling into disrepair and even decay. Because of the lot sizes, the busy street, and the older homes, people are finding it difficult to impossible to sell their homes and many of them are therefore becoming rentals. Three are actually vacant and at risk of squatters or even more serious physical decay.

The recent Growth Management Act has become important as we consider changing the zoning in this area. The GMA policy is to maintain low density and farmland outside our cities by increasing the density within the cities. This will mean less traffic from outside the cities, less use of cars and gasoline, and will contribute to keeping green space available for future generations. Kirkland has echoed other nearby cities with a large amount of infill of newer homes in what was larger lots. The Blvd area will continue this policy by allowing greater density than the 12.5 current zoning. (The only other area of Kirkland that has this zoning is Bridle Trails, where horses are stabled and ridden.)

As a gateway into Kirkland, the Blvd. will be greatly enhanced by newer homes. Existing homeowners will also benefit because new construction always is more desirable to buyers and the newer homes on the Blvd. will benefit from other new development. The clustering of the Lakeview Advisory Committee

new homes will bring a new sense of neighborhood to our area and all homeowners will benefit from this.

During these past week, we have visited each home between 38th and 52nd NE and discussed with the owners what we are doing. We have met two homeowners who are opposed to the zoning change. Those in newer homes will stay in their homes, but when they go to sell in 10-20 years time, the rezone will be even more important and will certainly benefit them. We have included the names and addresses of the homeowners of the Blvd. who agree with our request. Except for the four homes where no one was at home for 3 different trips, two renters, and one home which will have new owners, everyone but two owners have signed the petition. We will continue to try and reach the "not home" owners.

Newer homes along this part of the Blvd will be a great benefit to the business community in Kirkland. They will have access to more residents, many of whom will have families and will take part in shopping and dining in Kirkland.

Your decision to grant our request is well supported by the laws governing rezoning, which provide for such changes where there is:

1. A change of conditions (decades have passed since the original zoning and conditions along the Blvd have changed substantially since then.)
2. Change in neighborhood (the entire area from 38th St. into Kirkland has changed in the intervening 60-80 years, with rezones allowing for greater density, the only exception being our area. The new changes just south of 38th St as proposed in the comprehensive plan, allowing for 4-5 storey buildings and commercial usage further erodes any semblance of a single family neighborhood.)
3. Change in public opinion (as seen from the fact that the great majority of the residents in our current zoning area agree with this change).

Furthermore, rezoning us the same as the rest of our area would be in line with the law which aims to prevent unfair discriminatory zoning treatment (different than similarly situated surrounding land).

Thank you for your understanding of our situation.

Sincerely,

The residents of the East side of Lake Washington Blvd between 38th and 52 NE in Kirkland who have signed their names on the attached pages. (to be turned in June 29 to Janice Soloff.)

**Lake Washington Blvd Community Group
 for Improvements and Fair Zoning**

We, the undersigned residents of the East side of Lake Washington Blvd between 38 NE and 52 NE. support a higher density re-zone for our area that will result in a mix of duplexes, triplexes, cottage style homes or townhomes.

Name Address

KEVIN RAJAZI 4504 LAKE WA BLVD KIRKLAND

KATHY RIZIAN 4538 LAKE WA BL KIRKLAND

Amir Reader 4538 Lake Washington BLVD Kirkland

Myra 4820 Lake Washington Blvd NE Kirkland

Elizabeth Geesel 4820 Lake Washington Blvd NE " "

Paul 4530 LAKE WA BLVD NE Kirkland

LAURIE MARTI 4524 Lake Wash Blvd NE Kirkland

ABRAHAM 4110 LAKE WASHINGTON BLVD NE, KIRKLAND

ERIC DEFAZIO 4108 LAKE WASH BLVD NE KIRKLAND WA

BENNY SZ 4548 Lake Wash Blvd NE Kirkland, WA

Carl S. Morberg 10220 NE 43rd KIRKLAND, WA 98033

Louis Morberg 10220 NE 43rd Kirkland WA 98033

ABDULLA & KRISTEN ALMOAIBED 10414 N.E 43rd Kirkland 98033

Kristen B Almoaibed 10414 NE 43rd Kirkland 98033

Dixie Distefano 4114 Lake Washington Blvd - N.E. Kirkland WA 98033

10/26/22
 26 pm

Community Members Requesting the Approval for Re-Zoning to Medium Density 3,600

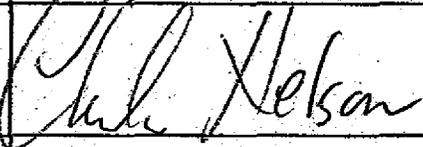
Name	Signature	Date
Mary Finkelstein 4204 LWB	Mary Finkelstein	6/27/10
GARY Finkelstein	Gary Finkelstein	6/27/10
DARIUSZ WITWICKI 4170 LWB	Dariusz Witwicki	6/27/10
MAGDALENA WITWICKI 4170 LWB	Magdalena Witwicki	6/27/10
Matt 4170 LWB Witwicki	Matt Witwicki	6/27/10
Anthony Dadvan	not available to sign at this time	6-29-10
DANIEL CICEU 4630 Lake WA	Daniel Ciceu	6-29-10
FLORENTINA CICEU 4630 Lake WA	Florentina Ciceu	6-29-10
MASSOUD MOHAGHEGH LOT 41-42	Masoud Mohaghegh	6-29-10

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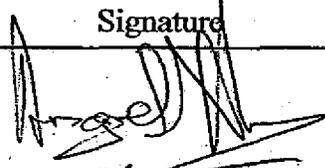
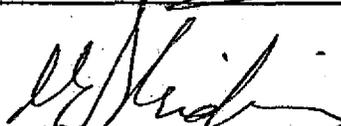
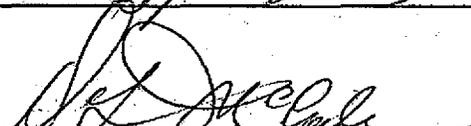
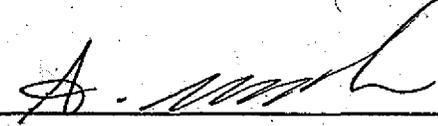
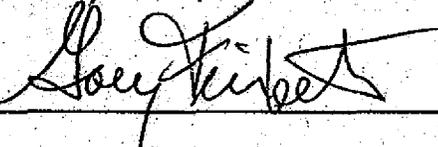
2105

6/27/10

Community Members Requesting the Approval for Re-Zoning to Medium Density (RM 3,600)

Name	Signature	Date
4610 LWB M.A. Manouchehr.		6/16/10
M. Mulla		6/17/10
4558 LWB Hamid Kermanshahi		6/21/10
3. Charlene Nelson		6/21/10

Community Members Requesting the Approval for Re-Zoning to Medium Density (RM 3,600)

Name	Signature	Date
ANGELOS G. XIDIAS 1810 LWB		6/17/10
MARYA XIDIAS 1810 LWB		6/17/10
DONALD McCole 4604 LWB		6/17/2010
BRIAN DADVAR 4302 LWB	Brian Dadvar	6,17,2010
4500 LWB Sally Macke		6-16-2010
4810 LWB Armen Menouchevi		6/16/10
4382 LWB Mahnaz Dadvar	Mahnaz Dadvar	6/19/10
4204 LWB Mary Finkelstein	Mary Finkelstein	6/22/10
GARY Finkelstein		6/22/10

ok

*Received via mail
6/29/2010
Sally Markel*

Arguments in favor of our area as a multi-family area

1. The County-wide Growth Management Act. Want growth in existing areas and that is why the city is doing so much in-fill and rezoning to smaller lots
2. We have one of – if not the only -- ½ acre lots in the city. No rezoning since these lots were plated at least 70 years ago.
3. We are surrounded by multi-family zoning. All along the Blvd and from 52nd north into Kirkland it is multi-family. At the top of the hill it is multi-family. We have one of the biggest apartment complexes in the city across the street from us.
4. The housing stock on the blvd, where it has not be possible to do a short-plot, is some of the oldest in the city. Most houses are 60-70 years old, many in very bad shape. The only new houses are on the lots that originally were ½ acre or more and could be divided into 12.5. These are newer houses and will stay for many years since they are desirable, look good, and for the most part are sellable.

The houses that are on lots that are just less than ½ acre are the older ones that are for the most part in bad shape and are basically not sellable. Why?

- a. A busy street does not attract families.
- b. No sense of neighborhood. Large lots, a busy street, lack of a safe sidewalk make it very difficult to have any sense of neighborhood. Most people want a nice neighborhood if they are buying a home.
- c. Many rental units. Lots of owners are now renting their houses because they can't sell them. (four rentals we know of)
- d. At least one newer house is now vacant and has been for about a year. Another older one is also vacant.
- e. Older housing is now sub-standard. People won't fix them up because they can't sell them. Renters don't keep up
- f. People are paying a premium in taxes for the larger lots, but the land is basically not worth anything, except to the tax assessor. People want smaller lots and won't pay extra for the land.
- g. Can't walk safely on the east side of the Blvd as the sidewalk is narrow and the cars whiz by at 35 MPH or more.
- h. One of the rental houses has a massage business that has cars coming and going day and night.

To sum this up, from just south of 43rd to 52nd, except for the lots that were large enough to sub-divide, this area is turning into a blighted area.

The best thing that could happen to this is to have the existing houses torn down and newer multi-family homes replace them and cause the area to be upgraded. This is the real Gateway into Kirkland and it looks bad.

About 10 years ago, the people living in the older homes closer to 43rd St. approached the city with a developer who wanted to tear down the old homes and put in newer ones. The city said no. Since then, these homes have only deteriorated more, and more of them are now rental homes.

Basically, this ½ mile area of Kirkland has received passive neglect from the city and from the elected represented representatives. We the residents are now coming forward to request that this discrimination be ended and that we be allowed to have the same zoning as the areas on all sides of us have.

How long will the city allow this situation to continue? We think it is in the best interests of the city that our Gateway be brought up to 2010 standards. We also think it is time to allow the Growth Management Act to be implemented in this area of Kirkland.

Arguments against a multi-family zone.

1. Hazardous area:

The city has already provided in its land use documents for dealing with potential hazards. The Carillon Point Apts have more hazardous areas and it has steeper slopes, yet it was allowed to put in multi-family.

2. Views impacted - NO

The areas that would be built on are low enough that no views of the hillside above will be impacted. But remember, the city does not protect views.

3. Traffic

The 20 or so multi-family homes that would be build in this area will have a small effect on the overall traffic on the Blvd. The City had no qualms about adding multi- apartment at Carillon Point, and also has no problem adding 400 plus cars at the S. Kirkland P & R. So it is disingenuous to be concerned about the few newer homes along the Blvd.

However, as mentioned at another meeting, this would be an excellent opportunity for the City to add another signal on the blvd to break up traffic and allow homeowners to merge on to the Blvd.

4. The only other argument is a NIMBY one.

One of the members said something about giving us "too much of a gift" but allowing additional housing. What the members of this Neighborhood group need to be aware of is that fact that there has not been a review of our area in 25 years, not the normal 10 years. The zoning in our area has not changed in all the years of the plating. This has truly been discriminatory as so much has changed in Kirkland over these years, including letting the entire Blvd except our 1/2 area go multi-family.

July 9, 2010

Georgine Foster
Sent via email to: georginef@msn.com



Dear Ms. Foster:

Thank you for your email to the Kirkland City Council members regarding the City's Mission and Values. Specifically, you asked whether the City's value statements apply to City employees as well as the City Council. Once I was made aware of your email to Council members, I phoned you to gain a better understanding of your question.

During our conversation, I understood your concerns to be related to the Lakeview Neighborhood Advisory Group process. You and other advisory committee members have concerns about the impact of the transit oriented development (TOD) project proposed at the South Kirkland Park and Ride. To summarize:

- You are concerned about the traffic impacts of the development on your neighborhood.
- You are concerned about the need for a specific agreement with the City of Bellevue that would provide some certainty about the type and size of projects they might construct on their portion of the property. You believe that the staff may have too much latitude to interpret words such as "coordinate."
- You are also concerned about the lack of specificity about the amount and type of housing that will be dedicated to low income units and noted that some individuals on the committee are concerned about safety in your neighborhood.

Your reference to the City's mission and values, specifically "integrity," related to a comment made by a staff person that left you uncomfortable with the degree of staff discretion in coordinating the TOD project with the City of Bellevue. I can assure you that the City of Kirkland will make every effort to coordinate with both the City of Bellevue and King County Metro based on our shared interests in the site. In speaking with staff, there was never any intent to imply that we would not work with Bellevue and regret that you may have gotten that impression. Whether or not that effort will result in a written plan remains to be seen as all of the parties would need to agree to participate in drafting an agreement.

The Advisory group's suggestions and concerns regarding the TOD will be passed along to the Houghton Community Council, the Planning Commission and the City Council through the advisory committee process. You may also continue to stay involved with both the Lakeview Neighborhood Plan process and the TOD Project and we encourage you to do so. The City Council values and appreciates the input of the community and your service on the Lakeview Neighborhood Plan Advisory Group. If you have any further concerns, please do not hesitate to call me at (425) 587-3008 or email at mbeard@ci.kirkland.wa.us.

Sincerely,

A handwritten signature in blue ink that reads "Marilynne Beard".

Marilynne Beard, Assistant City Manager

cc: City Council
Kurt Triplett, City Manager
Eric Shields, Director of Planning and Community Development

From: georgine foster [mailto:georginef@msn.com]

Sent: Sunday, June 20, 2010 6:50 PM

To: Joan McBride; Dave Asher; Penny Sweet; Bob Sternoff; Amy Walen; Doreen Marchione; Jessica Greenway

Subject: Council's Mission & Values

Dear Madame Mayor and Council Members,

On the Kirkland City's website, I came across the "Basic Values" of the Council (Integrity, Excellence, Respect for the Individual, and Responsiveness).

I looked in the Dictionary for the meaning of INTEGRITY: quality of sound moral principle; uprightness, honesty and sincerity. Is this how the Council interprets the meaning of 'integrity'? I wondered if the Ethics Committee you established considers this 'value' to apply not only to the City Council and Boards and Commissions, but also to City employees. Is this a question I should direct to the Ethics Committee?

Thank you.

~georgine foster

RECEIVED

AUG 04 2010

CITY OF KIRKLAND
CITY MANAGER'S OFFICE

August 1, 2010

Haughton Community Council
Kirkland Planning Commission
% City Hall - Kirkland, Wa. 98033

My wife and I have resided in our house at 10220 N.E. 43rd since 1957. We have seen many changes along Lake Washington Blvd. over the years. Two large Apartment Complexes have been built as well as multi-family zoning established along the waterfront. The Verizon Company has built a substation across the street from our property. Many of the houses in front of our property are rentals which does not enhance the neighborhood.

It is therefore our belief that the Council should reconsider zoning requirements for this area from just south of 43rd to 52nd.

Your consideration in this matter
would be most appreciated

Carl & Louise Morberg
10220 N.E. 43rd
Kirkland, Wa. 98033

Thank you for your willingness to hear our perspectives. We apologize for not being in attendance at this meeting, but had a prior commitment which we could not break. You have probably already read our letter to the Planning Commission, and our comments this evening complement those positions.

In support of the zoning change to a 3.8 density, we hear that " the neighborhood has changed dramatically, and is no longer a neighborhood"; and that " there are big boxes all around this section of single family homes, so why shouldn't it be zoned as they are ? "

Relative to the first, neighborhoods are constantly in a state of flux, as residents shift in and out. We're sure today's homeowners represent a mixture of long -term residents, and those who have moved in within just the past few years, as we did in 2004. We would further guess that a large number of homeowners who have moved in, in say the last 10 years, are professionals, who sought out these homes for the uniqueness of what this single- family area is today, and not what it might have been 20 years ago. The single family environment, the vegetation, the solitude, the privacy, the views, the proximity to major highways, and the ability to walk almost anywhere are fabulous traits and very desirable in their own right. It may be a changed neighborhood from yesterday, but it is still today a very vibrant and desirable neighborhood !!!

Relative to the second, the presence of big boxes all around this single family section, does not necessarily diminish its attractiveness to residents. The very characteristics we mentioned above will attract homeowners. It's a very unique area unto itself....and it is what it is... where it is. We knew this before we moved in, but the attractiveness to us was not deterred by big boxes all around. However, to eliminate this unique area through a high density zoning change, just because there is higher zoning around it, does not sound like sufficient justification at all to us.

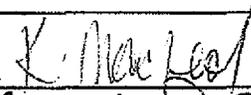
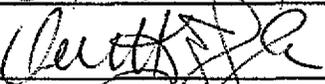
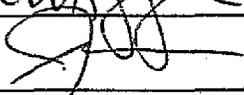
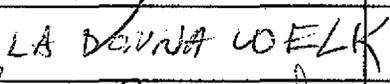
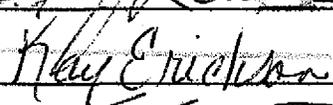
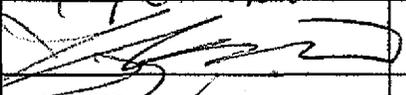
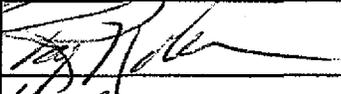
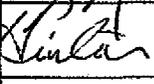
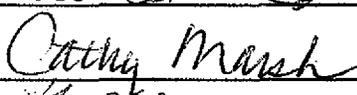
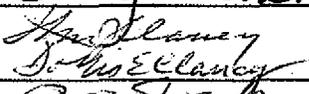
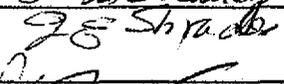
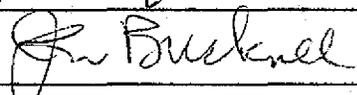
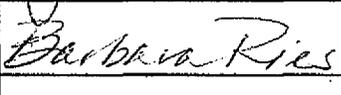
Bottom line, as in our letter, we urge that the zoning change to 3.8 density, or any other density that would jeopardize the single family environment be denied.

Thank you for your attention, and for all the time you are devoting for the betterment of our wonderful City.

Walt and Judy Skowronski 7/11/10

4510 Lake Washington Blvd. 425-889-4403

We, the undersigned, residents of Yarrow Hill, OPPOSE a zoning change that would allow a Density INCREASE to RM 3600, as well as OPPOSE changing the Designation to Multi-family (in the area known as Study Area 9 Low Density Residential – the area east of Lake Washington Blvd.; west of BNSF corridor; south of 52nd Street; and north of the office buildings north of the Keg Restaurant, about 4100 Lake Washington Blvd).

Unit Number	Name	Signature	Years in Unit
38	Judith Milner		9
49	^{LA DAVIS} Karen MacLeod		9
48	Veronica Bier		2 1/2
4	James M Rogers		11
12	LA Devina UELK		15
39	^{w. UELK} James L. UELK		4
39	KAY ERICKSON		4
65	Joseph Mena		7
50	RAY ROSE		23
51	Joy & Alan Kintan		23.
52	Harriet & Kenneth Leese		10
56	Roger & Cathy Marsh		4
25	WILLIAM J & JERIS E CLANCY		5
15	John & Joan Shradle		3
45	Macgreger Miller		6
32	Jim & Barmie Bucknell		
34	Barbara Ries		over 30

10

42+1

10. 7256

We, the undersigned, residents of Yarrow Hill, OPPOSE a zoning change that would allow a Density INCREASE to RM 3600, as well as OPPOSE changing the Designation to Multi-family (in the area known as Study Area 9 Low Density Residential – the area east of Lake Washington Blvd.; west of BNSF corridor; south of 52nd Street; and north of the office buildings north of the Keg Restaurant, about 4100 Lake Washington Blvd).

July 4, 2010

Unit Number	Name	Signature	Years in Unit
9	LONDA & Peter Darrith		4
10	Francis & Nancy Koppel	FRANCIS & NANCY KOPPEL	22
11	J Cronkite	J M. Cronkite	29
11	B. Cronkite	B. Cronkite	29
19	Jill Rount	Jill Rount	4
24	TERANCE M. MAHER		4
24	SALLY MAHER	Sally Maher	4
8	Tim & Sharon RIDDLE	Tim & Sharon Riddle	20
18	ROBERT GUSTIN	Robert Gustin	22
44	Robert Everett		12
55	TODD LIGHTBODY	Todd Lightbody	4+
57	Helen Frain	Helen Frain	15
62	Raymond & Corale MAHER	R. MAHER	29+
66	MARY H. FORMO	Mary H. Formo	2+
61	KAY TYLER FRANK TYLER	Kay Tyler	25
42	LAURIE TOWE	Laurie Towe	22
40	HOWE & GEORGE FOSTER	George M. Foster	3

15

georgine foster

From: "Terry S. Cox" <terriscoc@comcast.net>
To: "georgine foster" <georginef@msn.com>
Sent: Wednesday, July 14, 2010 10:59 AM
Subject: RE: proposed Density Increase

We, the undersigned, residents of Yarrow Hill, OPPOSE a zoning change that would allow a Density INCREASE to RM 3600, as well as OPPOSE changing the Designation to Multi-family (in the area known as Study Area 9 Low Density Residential - the area east of Lake Washington Blvd.; west of the BNSF corridor; south of 52nd Street; and north of the office buildings north of the Keg Restaurant, about 4100 Lake Washington Blvd).

Unit number: 47
Name: Evelent and Terry Cox
Years in your Unit: 5

From: georgine foster [mailto:georginef@msn.com]
Sent: Friday, July 09, 2010 3:50 PM
To: terriscoc@comcast.net
Subject: proposed Density Increase

Terry,

Per your request, I am submitting to you for your "approval by email" the verbiage contained on the Petition I have discussed with you:

We, the undersigned, residents of Yarrow Hill, OPPOSE a zoning change that would allow a Density INCREASE to RM 3600, as well as OPPOSE changing the Designation to Multi-family (in the area known as Study Area 9 Low Density Residential - the area east of Lake Washington Blvd.; west of the BNSF corridor; south of 52nd Street; and north of the office buildings north of the Keg Restaurant, about 4100 Lake Washington Blvd).

Unit number: 47
Name: Evelent and Terry Cox
Years in your Unit: 5

I think a reply to this email, with your statement agreeing (or disagreeing), should be enough to register your view.

~georgine foster

HAMID KERMANSHAHI

4558 Lake Washington Blvd NE
Kirkland, WA 98033
206-227-6956
fax: 425-454-8610
tonykermani@gmail.com

RECEIVED
AUG 17 2009

August 12, 2009

City of Kirkland
123 Fifth Ave
Kirkland, WA 98033

AM
PLANNING DEPARTMENT
BY

Dear Friends: City Council, Planning Commission, Houghton Community Council

RE: Neighborhood Review for the Lakeview area

It is our understanding that the city of Kirkland is finally was considering the review of the Lakeview area this year. Well, it's about time now. After 30 years of over looking of this area which is the gateway of our beloved city of Kirkland, it came to realization that we need to do something about this neighborhood. I am all for changing the zoning from 12,500 to a reasonable 8500. I am also for more speed limits and crosswalks.

Together we could enhance the look of the entire area by building newer housing along the blvd. It is only make sense that in this economy we could create opportunity and jobs which is desperately needed for our community.

Please add me on your mailing or e-mail list to receive notice about the review.

Sincerely,



Hamid Kermanshahi

City Council

*Dave
Marlyne
Eric
Paul
Nancy C.*

RECEIVED

AUG 13 2009

CITY OF KIRKLAND
CITY MANAGER'S OFFICE

City of Kirkland
123 Fifth Ave
Kirkland, WA 98033

City Council
Planning Commission
Houghton Community Council

Re: Neighborhood Review for the Lakeview area.

It is my understanding that the city was considering doing the review of the Lakeview area this year but may be postponing the review again.

One of the purposes of a neighborhood review is to look at the current zoning to see if it makes sense today. Our area was zoned at least 30 years ago and there has been no review since that time, even though most neighborhoods get a zoning review at least every 10 to 20 years.

During the review we can:

1. Address several problems in the area, one being traffic and speed limits.
2. Get more crosswalks and flags.
3. Lake access along the boulevard.
4. Change the zoning from 12,500 to 8,500 a more reasonable city density.
5. Look at opportunity to enhance business and mixed use presents in the area.

The result of a review may be good for the entire area. One outcome may be some newer housing along the blvd. enhancing the look of the area and beautifying the Gateway to Kirkland. There may be other positive outcomes as well.

Please add me to your mailing list to receive notices about the review.

Thank you,


Donald McCale
4604 Lake Washington Blvd. N.E.
Kirkland, Washington 98033
(425) 827-0094



January 20, 2009

Sally and Terry Mackle
4500 Lake Washington Blvd
Kirkland, WA 98033

Dear Mr. and Mrs. Mackle:

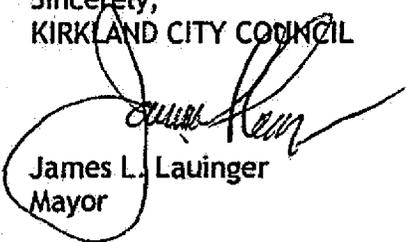
Thank you for your letter requesting the City initiate a review of the Lakeview Neighborhood Plan this year. In April 2008 the City Council adopted the Planning Work Program (attached) which called for an update to the Lakeview and Central Houghton neighborhood plans to begin in 2008. However as a result of staffing levels, budget constraints and efforts on other long range tasks, the Planning Department and Planning Commission were unable to begin the update to the neighborhood plans last year.

Each year City staff puts together the Planning Work Program which identifies the schedule, staffing and priorities for the major long range planning projects. The Planning Work Program is reviewed by the Planning Commission with a recommendation from the Commission to the City Council. The Planning Commission will be reviewing the proposed 2009-2011 Work Program at their retreat on February 12, 2009. The Commission then meets with the City Council at a joint meeting to present their recommendation. The joint meeting is currently scheduled for March 17, 2009. Following the joint meeting, the Council will consider and adopt the work program at a regular meeting.

The City has a strong interest in updating neighborhood plans. As you noted, the City faces a significant gap between city expenses and projected revenue. As a result, the City was unable to provide specific funding for neighborhood plans in the 2009-2010 budget. As the Planning Commission and City Council review the work program, we will need to look at a number of important projects that merit attention and decide how to balance these priorities with available staffing.

A copy of your letter will be transmitted to the Planning Commission for their consideration as part of their discussion on the work program. We certainly understand your interest and will keep this in mind when we also review the work program as recommended by the Planning Commission. I would encourage you to follow this process. If you would like more information, or to find out the status of the work program, please contact Paul Stewart, Deputy Planning Director, at 425-587-3227 or pstewart@ci.kirkland.wa.us. The Planning Commission packets can also be accessed at the City's website at http://www.ci.kirkland.wa.us/depart/Planning/Planning_Commission.htm.

Sincerely,
KIRKLAND CITY COUNCIL



James L. Lauinger
Mayor

Attachment

cc: Paul Stewart, Deputy Planning Director

4500 Lake Washington Blvd
Kirkland, WA 98033
December 27, 2008

RECEIVED

DEC 29 2008

CITY OF KIRKLAND
CITY MANAGER'S OFFICE

Kirkland City Council
Kirkland, WA

Dear Council Members,

We are writing to request that you put a review of the Neighborhood Plan as an important priority in your yearly budget for Planning and Community Development Department.

We spoke with Eric Shields three years ago at which time he indicated that the Lakeview neighborhood plan would be up for review this coming year. However, because of budget cuts there is a possibility this will be put off.

We had looked forward to being able to sub-divide our almost ½ acre lot if a review would downsize the too large lot size for this area. We believe the hillside of the Blvd has one of the largest lot sizes in the city, a probable remnant of the original property size of decades ago. So it seems reasonable to review this area and bring it up to the intent of the County's Growth Management Act.

There is another reason for our request. Parts of the Lakeview planning area are showing signs of stress. The area of LWB, directly across from the Villagio Apartments, is beginning to look seedy and unkempt. The homes are older and not well maintained, the sidewalks are covered with leaves and debris that is not picked up. One of the major reasons for this is that some of the homes are now rentals and it is well-known fact that rentals are the beginning of a downward spiral in a neighborhood. Having experienced some of the cliental in these rentals, we can certainly vouch for this fact. Loud, late night parties with college-aged people both in and outside the homes have been common over the past several years. Another residence has cars coming and going all day long. This is certainly not the image that Kirkland wants to present along its chief gateway street.

Allowing for smaller lots in this area would help the existing property owners sell their property and allow the new owners to put in new, more desirable homes. The lot size in this area is one of the largest in the city and makes upkeep difficult for homeowners. Often, they choose to neglect this.

Kirkland City Council
Page two

We were going to file a private amendment request to reduce the size of our lot but have discovered that the deadline for next year is past. That is why the Neighborhood Review for Lakeview is important. According to Mr. Shields, it has been years since this part of the city has had a review.

We respectfully request that a review go forward this year.

Sincerely,

A handwritten signature in cursive script, appearing to read "Sally and Terry Mackle".

Sally and Terry Mackle

cc: Eric Shields

RECEIVED

SEP 12 2008

AM
PLANNING DEPARTMENT
BY _____ PM

September 11, 2008

Mr. Paul Stewart
City of Kirkland
123 Fifth Avenue
Kirkland, WA 98033

Re: Plaza at Yarrow Bay Office Campus
Comprehensive Plan – Private Amendment Request

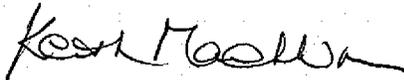
Dear Mr. Stewart,

In April 2007 we submitted a Private Amendment Request (“PAR”) to the City for the Plaza at Yarrow Bay Office Campus (“PYB”). At the June 2007 City Council Meeting, Council deferred the review of this PAR to the Lakeview Neighborhood Plan update project which was scheduled to begin in 2008. This approach was recommended by Staff and supported by the applicant provided that the Neighborhood Plan was started during 2008.

It has now come to our attention that the Lakeview Neighborhood Plan update project may be postponed indefinitely due to City budget constraints. As a result, we like to reactivate our original request and have the PAR be processed as a separate project and no longer tied to the review of the Lakeview Neighborhood. It is our hope that this process could begin in early 2009.

Please call me at 206-839-9867 or email me at kmaehlum@halrealestate.com if you have any questions.

Respectfully,



Keith Maehlum

The Plaza at Yarrow Bay, Inc.
2025 First Avenue ♦ Suite 700 ♦ Seattle, WA 98121
Telephone: (206) 448-5080 ♦ Facsimile: (206) 448-5075



**CITY OF KIRKLAND
PLANNING AND COMMUNITY DEVELOPMENT**
123 Fifth Avenue, Kirkland, WA 98033 425.587.3225
www.ci.kirkland.wa.us

APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT

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

Applicant Name HAL Real Estate Investments Inc.
 Address 2025 First Avenue, Suite 700 Seattle, WA 98121
 Telephone 206.448.5080 contact: Keith MacLennan 206.839.9867
 Property owner (if different than the applicant)
 Property Owner Name The Plaza at Yarrow Bay, Inc.
 Address (same as above)
 Telephone _____

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 neither the property owner nor representing the property owner, then the affected property owner must be notified. Send or hand deliver a copy of this completed application to all affected property owners. fill out the attached Affidavit of service that this has been done.

A. Description of Proposal:

Add permitted uses, revise some land use regulations such as minimum lot size, setbacks and the like, allow minor increases in building area per code (as opposed to per original approval), allow shared-use parking

B. Description, address, and map of property affected by the proposal:

(see attached)
10210, 10220 and 10230 NE Points Drive,
3927 and 3933 Lake Washington Blvd

C. Description of the specific reasons for making the proposal:

Existing conditions have changed since last Comprehensive Plan update including Linbrook Office Park becoming an office condominium instead of redeveloping as a large office building previously approved.

D. Description of how the proposed amendment relates to the following criteria:

1. The City has the resources, including staff and budget, necessary to review the proposal.
The City is the best judge of whether it has the necessary resources.

2. The proposal demonstrates a strong potential to serve the public interest by implementing specifically identified goals and policies of the Comprehensive Plan.

The proposal is generally consistent with the Comprehensive Plan except for allowing limited commercial activities in the northwest quadrant of the Lakeview Blvd/SP 520 interchange beyond those allowed

3. The public interest would best be served by considering the proposal in the current year, rather than delaying consideration to a later neighborhood plan review or plan amendment process

The proposal would allow more environmentally/pedestrian oriented development to activate a community neighborhood center

4. The proposal is located in a neighborhood for which a neighborhood plan has not been recently adopted (generally not within two years).

The last review of the Lakeview Comprehensive Plan was 1985.

5. The proposal is located in a neighborhood for which a neighborhood plan will not be reviewed in the near future (generally not in the next two years).

The Lakeview area was originally scheduled for 2007 but may be delayed for many years because of annexation work load.

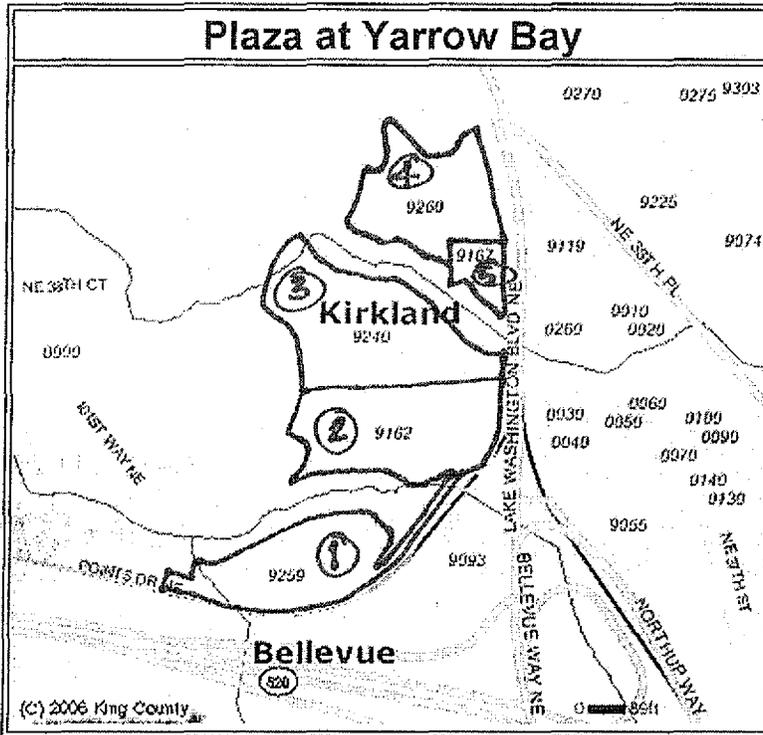
6. The proposal would correct an inconsistency within or make a clarification to a provision of the Comprehensive Plan.

The proposal would generally be consistent with the Comprehensive Plan but should be clarified to include the requested changes.

E. Property owner signature.

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 neither the property owner nor representing the property owner, then the affected property owner must be notified. Send or hand deliver a copy of this completed application to all affected property owners. fill out the attached Affidavit of service that this has been done.

Name -- sign: Dana Belant President, The Plaza at Yarrow Bay, Inc.
Name -- print: [Signature]
Address: HAI Real Estate Investments Inc.
2025 First Avenue, Suite 700 Seattle, WA 98121
Telephone: 206-448-5080



PARCEL NO'S.

- ① 2025059259
- ② 2025059162
- ③ 2025059240
- ④ 2025059260
- ⑤ 2025059167

August 9, 2008

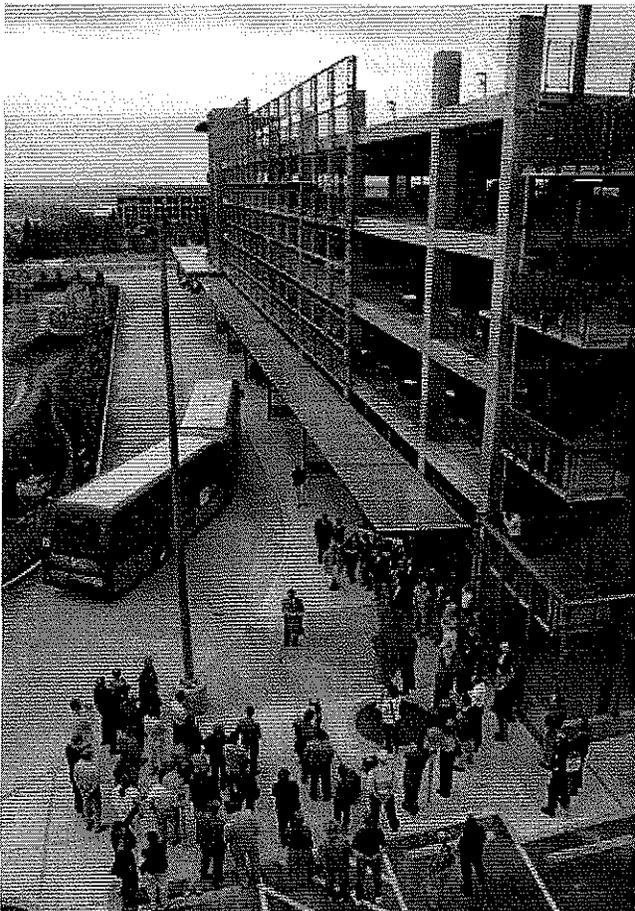
Dear City Council, Houghton Community Council, and Planning Commission,

It appears that you will be making some decisions regarding the South Kirkland Park and Ride TOD in September. Even though I know little about the project at this time I wanted to mention my concerns.

I feel strongly that the parking should be doubled or tripled if possible. The expansion of Eastgate Park and Ride lot was a great success and very necessary:

This Week In Transportation: July 19, 2004

Metro continues to build on park-and-ride success



King County Metro Transit dedicated the new Eastgate Park-and-Ride Garage on July 15.

Last week, King County Metro Transit celebrated

the recent opening of the \$27 million Eastgate Park-and-Ride Garage, marking the completion of yet another in a series of capital improvements Metro promised in 2000.

The garage and surrounding lot has a total of 1,646 spaces, and usage has grown steadily since it opened last month. The increased parking at Eastgate – more than double the number of stalls at the old lot – also appears to be easing some overcrowding at other lots along Interstate 90.

The opening of the Eastgate Garage was a significant milestone for King County Metro's Design and Construction group, but there is no time for staff members to rest. There is another garage project out to bid, a new lot under construction, and an old lot being expanded.

Here's a roundup of park-and-ride construction activities.

Eastgate – The five-story garage opened June 5 on the site of the old lot. Metro put a lot of effort into making this garage blend into the community, with artwork and architectural features appropriate for the neighborhood. But the most important element is how well this new facility is already working to relieve congestion along the I-90 corridor.

Usage has been climbing every week since the garage opened. As of last week, there were 730 vehicles parked both outside and inside the garage. Which is more people using the new park-and-ride than used the old lot.

It has benefits beyond the Eastgate area. Park-and-ride lots in Issaquah and Mercer Island have been at capacity for years. In the few weeks since the expanded Eastgate facility opened, Metro has seen some of the overcrowding at those other lots ease a bit. That trend is expected to continue, as more and more people discover the convenience of using the new garage.

South Kirkland Park and Ride is in a key location to solve a number of problems.

It would be an excellent place for individuals to park for free and take the bus into Kirkland once the downtown developments that are under consideration are completed.

Being situated near the point where 520 and 405 intersect as well as several main arterials it opens up many opportunities for individuals to take the bus going east, west, north, or south. This could be extremely important once a toll is required on the Evergreen Point Bridge or it undergoes construction.

Right now it is under-utilized as a transfer point or flier stop for Sound Transit but if capacity were greatly increased then new routes could be instigated.

As gas prices increase and parking garage fees in Bellevue, Kirkland and Seattle become unaffordable to many the placement of South Kirkland Park and Ride allows individuals to park close to a freeway and take a bus to Bellevue transit center, Kirkland transit center, Totem Lake transit center or Overlake transit Center, all of which don't offer many opportunities for parking. Due to budgetary issues bus routes often are only improved along commuter corridors during peak hours. A larger Park and Ride lot may allow people to drive from various areas on the Eastside and catch a bus to work or school that might not otherwise be able to since service to their neighborhood is negligible.

A large parking lot also insures that relatives can park and wait to pick up commuters. Transit Centers have no waiting zones. Those people that need to pick up a disabled relative or a child taking Metro to school, or a husband who works on Sundays when many routes are not running have nowhere to park and wait at Transit Centers. Bellevue Transit Center doesn't even have a drop-off area where a person can hop out of the car to enter the bus zone to wait for a bus.

The downside of increasing capacity at South Kirkland Park and Ride is the impact that it may have on the connecting arterials especially 108th Ave NE and Lake Washington Blvd. With the increased development that is planned in Kirkland under Growth Management regulations, congestion seems inevitable. The big question is whether or not a park and ride lot actually reduces congestion and green house gases. It seems to me that an expanded park and ride lot increases congestion on arterials while reducing congestion on main commuter routes such as freeways. In regards to South Kirkland Park and Ride that may not be the case. As Kirkland becomes denser perhaps people will take the freeway to South Kirkland Park and Ride and from there ride the bus into downtown Kirkland.

I have personal experience with some of the issues involved in transit use and the lack of facilities and routes. We have been a one car/ four person family for at least 15 years. Now we are a one car+3 bus passes/ four person family. Neither my 21 year old daughter nor my 17 year old son has ever had a driver's license. My son used Metro to get home to Houghton from Kamiakin Junior High every day during his junior high years. Sometimes

he had to transfer in downtown Kirkland depending on which bus he caught. On days when I decided to pick him up in Kirkland for an appointment there was nowhere to wait in my car where I could see him get off of the bus. I'd have to make arrangements ahead of time for him to find me in the library. Also, when I wanted to drop him off in Kirkland I actually had to stop in the bus loading zone: not the best solution when buses are coming and going all the time. Now he takes the bus from Houghton all the way to Kenmore so he can attend Inglemoor High School. Unfortunately, he can't get there in time for first period because the 234 bus from Bellevue doesn't go down 108th Ave NE early in the morning which means he starts his school day with second period.

Another issue I have experience also relates to drop off zones and limited bus routes. My husband used to work at Boeing facility in Renton. When he worked overtime on weekends I'd have to drive him to Bellevue transit center and drop him off in a business parking lot or wait to pick him up at the little motel parking lot near the performance center. His regular bus at the Houghton freeway flyer stop didn't run on weekends. Now he works at Everett and his bus only travels north twice in the morning and south twice in the evening but only on weekdays. When he wants to work over time he has to take the car. Metro has not improved either of those routes even though they are standing room only much of the way.

My daughter has her own problems using Metro. She lives near Evergreen Hospital and works in Redmond. The last bus that goes along Willows Road leaves Redmond around 5:30 pm. If she misses it then her ride home is twice as long since she has to take a different bus into Kirkland and transfer to get to Totem Lake Transit Station and walk the rest of the way home.

She is lucky that she was able to get an apartment near a transit center. Not everyone is so fortunate. Since many people are not near a bus stop there has been a great deal of talk about individuals riding a bike to a bus stop or park and ride lot instead of driving and parking. Riding a bike to a bus stop doesn't always pay off. Both my husband and daughter have seen bike riders left at the curb because the bike rack already contained two bikes and a biker isn't allowed to carry his bike into the bus. The bus driver waited for one of them to chain his bike to a pole so he could leave it behind and get on. That doesn't work well for those that also need to ride their bike at the other end of the commute in order to get to the office. I don't know how often existing bike lockers are used at Metro transit centers but I think it would be wise to include them at future transit center expansions.

Increasing parking availability at South Kirkland Park and Ride wouldn't help my family in particular but I can see that it would help many families in the future as bus use becomes a necessity. On weekends I noticed that the park and ride lot is used heavily when special events are going on in Seattle such as a Husky game or the N W Garden Show.

As I mentioned before, I'm not that familiar with the plans for the TOD South Kirkland Park and Ride since I haven't been to any of the meetings. I am concerned about what I

have heard regarding the use of the site for affordable housing. Who is the housing intended for---the elderly and disabled on a fixed income, single working mothers, a large family of Mexican immigrants working in the construction business or a couple of college graduates starting out with their first jobs? On the other hand, perhaps this development is geared toward a higher wage earner who might actually be able to find a job at one of the high tech office firms in Kirkland or Redmond (a group traditionally not known for riding the bus)? We all want affordable housing. Who gets this wonderful opportunity?

Anyone wanting to live in this new development would essentially need a car since many buses don't run often enough or even stop at that park and ride to make it possible to take care of the errands that a family usually has to run. The office and housing units will use many of the new parking spaces that are planned for this site. Possibly 500 units will be built. In that case potentially 1,000 spaces will be necessary for use by residents and their visitors depending on how many individuals actually live in each unit. Any other development in this area will also use the parking available at this park and ride facility. I remember going to a meeting regarding a possible development at the business park across the street from the park and ride and they said that they planned to use the park and ride to meet their over flow parking needs and avoid building a garage that included all the required parking spaces necessary as per code. Even if bus service to the park and ride is increased the fact that bus service will never be adequately improved in the neighborhoods and outlying areas of the Eastside means that driving will be necessary to visit friends and family, attend church or frequent the local entertainment venues on the weekends. In the past Tim Eyman and the voters of Washington haven't been generous with tax dollars that would have improved our public transportation network.

The new development would need to include businesses that sold groceries and other necessities. Right now the only nearby grocery store is up a steep hill and would require crossing a freeway exit ramp. It is not a journey I'd want to take with a baby in a stroller and a toddler in tow. Last week when I was driving on Bellevue Way I witnessed an elderly lady pushing a shopping cart (with two canes and a bag of groceries inside) home from QFC. She lost control of the cart and it jumped the curb. I pulled over at the nearest street since there was no bike lane or shoulder and ran back to help her. Another motorist had actually stopped in the lane next to the curb to keep the cart from becoming a danger to other motorists. Together we lifted the cart up onto the sidewalk. The people in the cars behind the stopped car rudely honked rather than shifting lanes or getting out to help. There are few bus stops or safe cross walks on Bellevue Way.

Increasing housing in this area would require an extensive sidewalk and crosswalk improvement project. Does Bellevue already have a plan in place? I have seen pedestrians risking their lives crossing over to the park and ride from the housing developments on the east side of 108th Ave NE. Walking up Northup Way to go to Lowe's or a doctor's appointment near Overlake Hospital would be even more challenging. There aren't adequate sidewalks or crosswalks in that direction.

What bus routes is Metro actually going to improve? In the evenings the 255 only runs up 108th Ave NE once an hour and during a snow day it doesn't run that route at all. That really limits popping into Kirkland at any hour of the day or night. The 234 going into Bellevue has a limited schedule as well. It isn't safe walking into Bellevue along 108th Ave NE going south under the freeway. My friend Tracy Dunlap was seriously injured when a truck turning left from the freeway off-ramp hit her as she was crossing at a pedestrian crosswalk on 108th Ave NE at a light with a walk signal. In addition there are inadequate sidewalks farther up the hill near the Montessori School.

The Planning Commission has to make decisions on projects that sound good on paper but aren't necessarily practical especially if funds are limited and several government agencies are involved. I suggest that the Planning Commission members and the City Council pick a raining Saturday and hang out at South Kirkland Park and Ride and each pick a different destination to take a round-trip to on the bus; for example, BCC, or Boeing, or Saint Edwards Park, or the Redmond Target Store, or even the Kingsgate Library. Or go there at 9 pm and take a bus ride from there to the grocery store and pharmacy and back. Maybe you can even borrow a sick kid to take along with you. Or bring your granny to South Kirkland Park and Ride on a week day at noon and take the bus to Evergreen Hospital with her for an appointment and ride the bus back. Most people don't know what it is like to use the bus for every trips even if they regularly commute to work on Metro.

Will this project actually solve all the problems it is intended to solve? Or will it just result in a different set of problems?

Sincerely,

Margaret Elaine Bull

6225 108th Place NE
Kirkland WA 98033
(425) 822-2925

RECEIVED

NOV 01 2007

October 29, 2007

City of Kirkland
123 Fifth Ave.
Kirkland, WA 98033

AM PM
PLANNING DEPARTMENT
BY _____

RE: Kirkland Area Rezone

Dear Ms. Janice Soloff,

I wanted to take the time to thank you for the pleasant phone conversation we had last week concerning the rezones in the Kirkland. Your insights and updates were extremely informative and this letter addresses some of the issues we discussed.

I. General Information

A. Description

The Northwood Group is in the process of acquiring the property located 6713 Lakeview Dr NE, Kirkland, WA 98033. It has come to our attention that over a half of all properties surrounding this estate holds more units per square feet than the current zoning (RM 3.6) permits.

B. Goal of the Proposal

The Northwood Group proposes to rezone 10.07 acres from the current zoning of RM 3.6 (3,600 Sqft per unit) to RM 1.8 (1,800 Sqft per unit).

C. Location

The area is located between lake Washington Boulevard and Lakeview Drive, north of NE 64th Street, located in the Lakeview neighborhood.

D. Motive

The Northwood Group believes that by rezoning the highlighted area "will correct a zone classification or zone boundary that was inappropriate when established" (section 130.45, page 4.a).

E. Approach

Due to the fact this maybe a topic that reflects from the Lakeview comprehensive plan, The Northwood Group is looking to approach this matter in the form of a "nonproject, quasijudicial rezone"

II. All properties in the proposed rezone area (please refer to attached map)

A. Properties 1-14

Property 1

- 1.) Tax parcel # 2649500045
- 2.) Size .24 acres = 43,560 Sqft
- 3.) 6 units
- 4.) Property 1 has one unit for every 1,742.4 Sqft.

Property 2

- 1.) Tax parcel # 0825059094
- 2.) Size 1.62 acres = 70,567.2
- 3.) 39 units
- 4.) Property 2 has one unit for every 1,809.4 Sqft

Property 3

- 1.) Tax parcel # 2649500020
- 2.) Size .12 acres = 5,227.2 Sqft
- 3.) One single family unit
- 4.) Property 3 has one unit for every 5,227.2 Sqft

Property 4

- 1.) Address, 10116 NE 64TH ST, 98033
- 2.) Size .17 acres = 7,405.2 Sqft
- 3.) 2 units
- 4.) Property 4 has one unit for every 3,702.6 Sqft

Property 5

- 1.) Address, 6505 LAKEVIEW DR NE, 98033 (Retirement facility)
- 2.) Size 1.14 acres = 49,658.4 Sqft
- 3.) 66 units
- 4.) Property 5 has one unit for every 752 Sqft

Property 6

- 1.) Address, 6424 LAKE WASHINGTON BLVD, 98033
- 2.) Size .85 acres = 37,026 Sqft
- 3.) 10 units
- 4.) Property 6 has one unit for every 3,702.6 Sqft

Property 7

- 1.) Address, 6436 LAKE WASHINGTON BLVD NE, 98033

- 2.) Size .56 acres = 23,086.8 Sqft
- 3.) 7 units
- 4.) Property 7 has one unit for every 3,484.8 Sqft

Property 8

- 1.) Address, 6627 LAKEVIEW DR 98033
- 2.) Size .71 acres = 30,927.6 Sqft
- 3.) 16 units
- 4.) Property 8 has one unit for every 1,932.9 Sqft

Property 9

- 1.) Address, 6620 LAKE WASHINGTON BLVD, 98033
- 2.) Size .5 acres = 21,780 Sqft
- 3.) 9 units
- 4.) Property 9 has one unit for every 2,420 Sqft

Property 10

- 1.) Address, 6736 LAKE WASHINGTON BLVD, 98033
- 2.) Size .68 acres = 29,620.8
- 3.) 12 units
- 4.) Property 10 has one unit for every 2,468.4 Sqft

Property 11

- 1.) Address, 6714 LAKE WASHINGTON BLVD NE, 98033
- 2.) Size .66 acres = 28,749.6 Sqft
- 3.) 6 units
- 4.) Property 11 has one unit for every 4,791.6 Sqft

Property 12

- 1.) Tax parcel # 0825059219
- 2.) Size .19 = 8,276.4 Sqft
- 3.) 2 units
- 4.) Property 12 has one unit for every 4,138.2 Sqft

Property 13

- 1.) Tax parcel # 4151800005
- 2.) Size .33 = 14,374.8 Sqft
- 3.) 1 unit
- 4.) Property 13 has one unit for every 14,374 Sqft

Property 14

- 1.) PLEASANT BAY APARTMENTS
- 2.) Size 2.3 acres = 100,188 Sqft
- 3.) 56 units
- 4.) Property 14 has one unit for every 1,789.07 Sqft

B. Conclusion

The area located between Lake Washington Blvd and Lakeview Dr, north of NE 64th Street, roughly totals up 10.07 acres (466,092 Sqft), and collectively has approximately 233 units. This concludes (when comparing total size to total units), that the highlighted area allows one unit for every 1,882.6 Sqft.

Based on the total calculations above, we have found a significant difference between the actual units per square feet (1,882.6), compared to what the current zoning allows (R.M 3,600).

III. Significant social features

A. Street System

The proposed site is bordered by two major arterials (please see attached page, 3), Lake Washington Blvd NE and Lakeview Dr. Both, Lake Washington Blvd and Lakeview Dr, provides a "gateway" to two major state roadways (SR-520 and I-405).

We feel that the traffic impact will be insignificant, due to the fact that the proposed area already (on average) has one unit for every 1,882.6 Sqft.

It is our goal to bring to your attention a few points on why this portion of the Lakeview neighborhood should be rezoned to RM 1,800. I truly thank you for the time and consideration and please review the attachments that clearly support our argument. If you have any questions feel free to contact us and we will look forward to hearing from you.

P.S

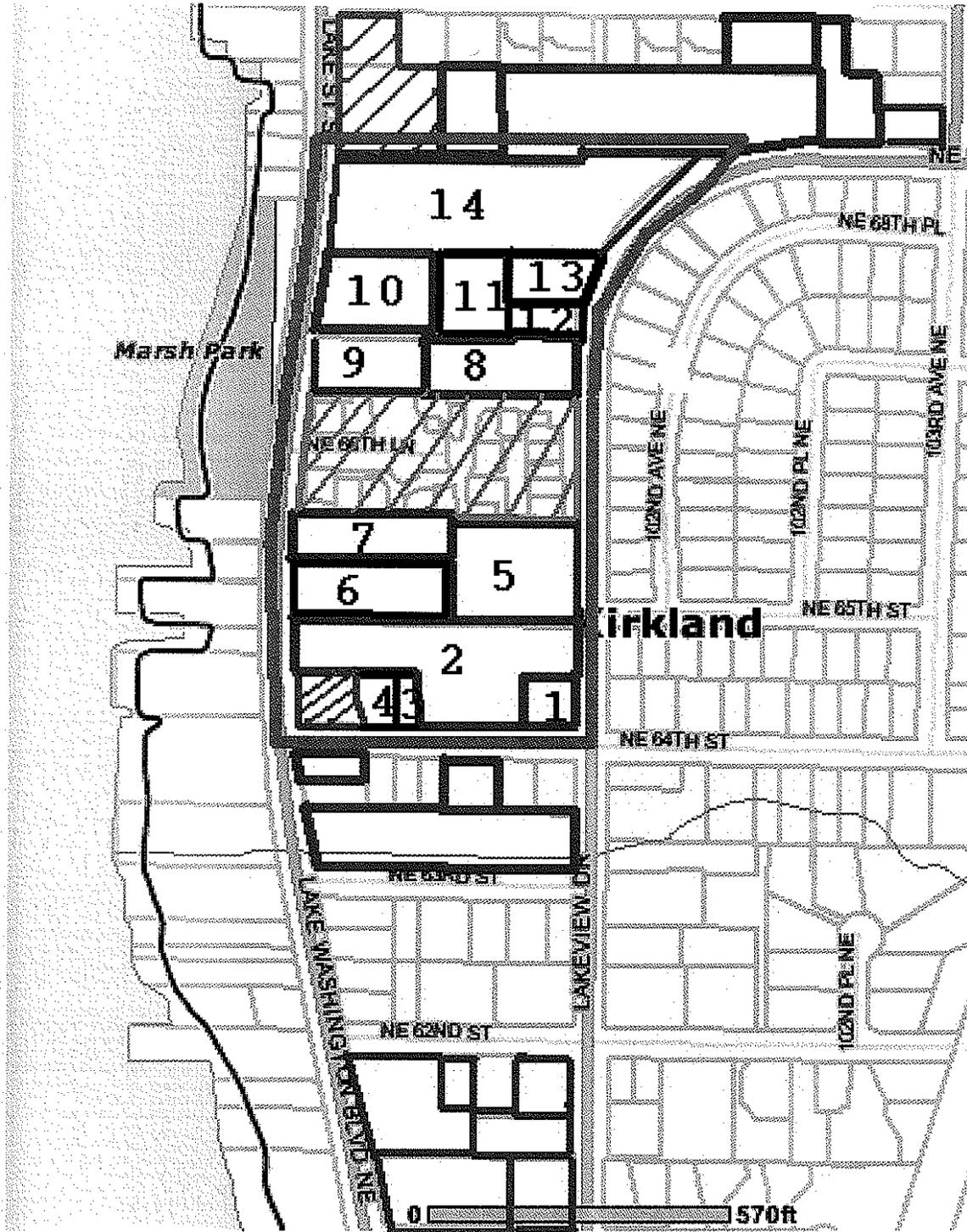
Please review all attachments:

- 1.) The comprehensive Lakeview Neighborhood map.
- 2.) A map showing all properties that have unit densities that reach well beyond what is allowed under the present zoning designation.

3.) A map showing the Lakeview Circulation and the major arterials surrounding this particular area.

Best regards,

Mark Bertoldi
The Northwood Group
360-654-4491
425-213-3871



- Proposed area for rezone
- The black outline shows all parcels that comply with the current zoning
- The red outline shows all properties that hold more units than the current zoning allows.
- ////-PUD
- ////-Commercial or Neighborhood Business

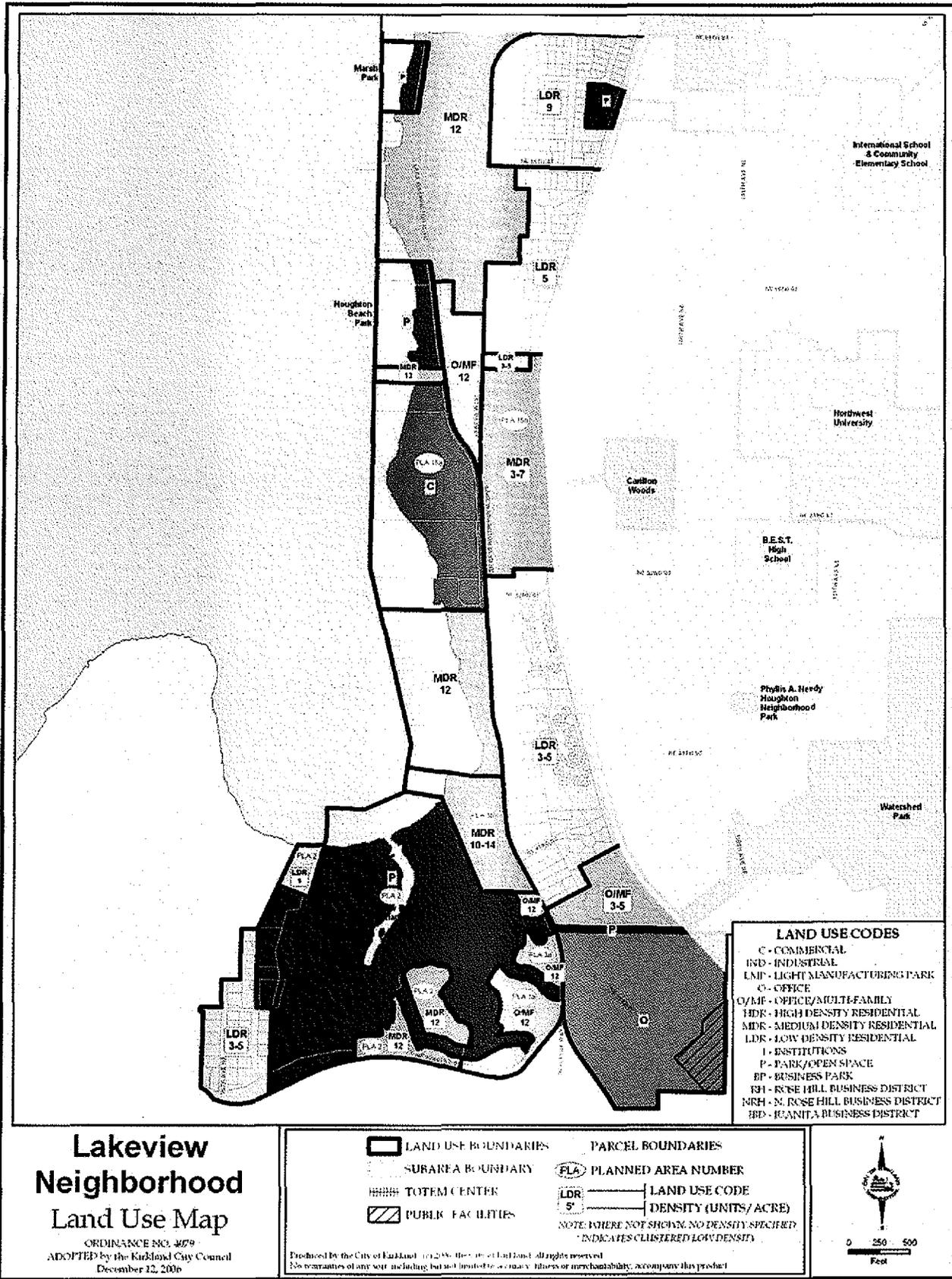


Figure L-1: Lakeview Land Use

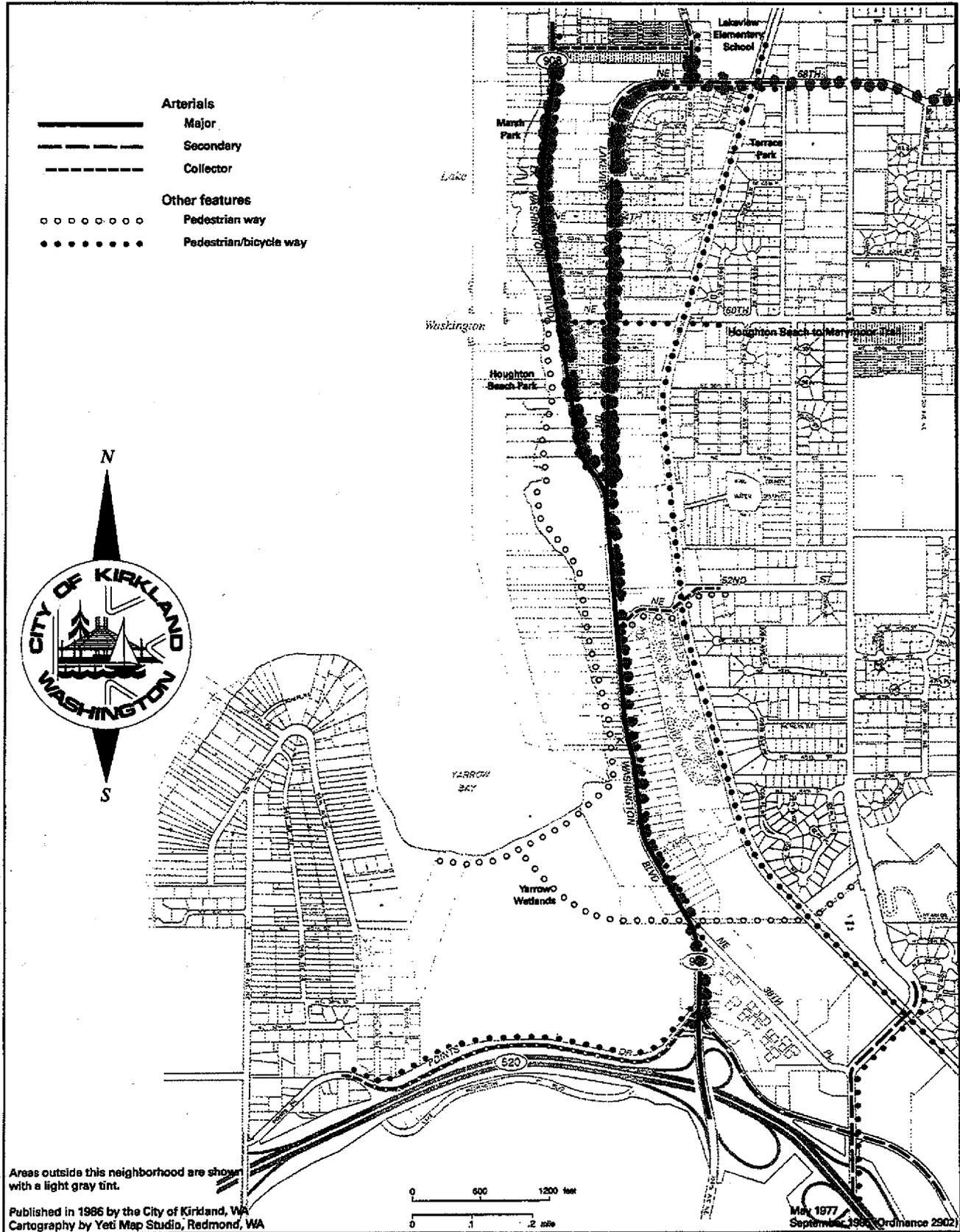


Figure L-2: Lakeview Circulation



RECEIVED
MAY - 2 2006

AM
PLANNING DEPARTMENT
BY _____ PM

April 28, 2006

Houghton Community Council
123 5th Ave.
Kirkland, WA 98033

Dear Council Members:

This letter is to follow up on my presentation at your April 24th meeting and to thank you for listening and having dialogue about non-conforming use codes within Houghton and specifically the RM3.6 zone that 30 years ago was changed from RM1.8. This does not include any of the buildings built over the water which are a separate zoning, I believe WD 1. As mentioned, over time, there are probably a couple hundred units that will be eliminated once the existing structures run their useful and economic life. The current non-conforming use code allows those buildings to be rebuilt at the same density only if they are destroyed by fire or I believe natural forces. If you tear it down to re-build, most of these will result in just half the units being built. I believe that this part of the code should be studied along with the new neighborhood plan for some of the following reasons.

- What may have made sense 30 years ago does not necessarily make sense today. RM1.8 (24 units per acre) is not very dense for these types of locations and going backwards is not consistent with the goals of Growth Management.
- When properties have reached their useful life, are torn down and rebuilt with cutting the density in half of what they have been for decades, this will cause larger and less affordable residences to be re-built in their place versus if they were allowed to be rebuilt at the same density. Lower density usually means larger and more expensive residences. Again, going backwards.
- With re-writing the code, if desired, there could be incentives written in to allow a small percentage of affordable units to be added on top of the 24 per acre that was originally allowed.
- In reality, and to the public, you would not be increasing traffic, population or density from what is already there, only preserving it. For instance if there has been 12 units on a particular site for 30 plus years, you could re-build it at 12 units. The intent is if it was legally built at the time it was built density wise, it could be re-built at that same density. In addition, it would have to meet all of the current building and environmental codes.

After meeting with the council I spoke with the planning department. If the Houghton Community Council and the City were to complete such a study and conclude some changes should be made, depending on the desired changes, a re-zone might not be necessary. Other ways to handle such changes could be through a zoning code amendment or simply by amending the Nonconformance section. Thank you again for your consideration.

Sincerely,



H. Douglas Waddell
President

To: Houghton Community Council
From: 30 of the 37 homeowners in the proposed Planned Area 3
Date: March 13, 2011

We the homeowners in this neighborhood have been waiting for decades for the City to finally update our sadly deteriorating area. While maintaining our large lots with old homes, we have patiently hoped for a meaningful proposal from the City that would help change the character of our ½ mile area that would help update it and make it again a desirable area to live.

We originally wanted RM zoning to fit with that across the Blvd and all the way into downtown Kirkland. But because a **very few individuals** did not want this, in order to present a compromise, we came before the Council requesting 3,600 single family lots. This is in keeping with the lot sizes across the street and the RM zoning all along the Blvd into downtown Kirkland. We are now, and would continue to be, the only single family zoning on the Blvd.

Because of the few individuals who objected to this -- far less than the 30 residents requesting the 3,600 -- we have now agreed to compromise again, and are accept the 5,000 square foot lots for single family that the City has in its draft recommendations. The City and Council has packed their proposal for the Lakeview area with significant restrictions and set-back requirements, far more than any other area of the city. These restrictions by themselves will ultimately impose more reductions on the use of our land for new and better housing.

As home owners and voters in Houghton, we are asking the Council to vote for the city's draft recommendations, the vast majority of which you have agreed to. We ask that we receive the same consideration as the developers in the 520 interchange receive.

This is our second petition to this Council, showing that the great majority of us home owners support the original draft recommendations from the City and 5,000 sq. ft. lots

Thank you for listening to our concerns and what we, the homeowners in the area, are requesting.

Names on the attached pages.

Lakeview Residents who are supporting a rezone for Lake Washington Blvd between NE 38th and 52nd Sts., requesting 5, 000 sq. ft lots for our area.

Name	Address	Phone number	Email
FRED Ritchie	4530 Lake WA Blvd	⁴²⁵ 206 8227488	
BENJY Sy	4548 Lake Wash Blvd NE	425-889-9818	
C Nelson	4554 L W Blvd NE		
Troy Gessel	4820 Lk WA Blvd, NE	425 ³⁰¹⁻⁴⁴²⁰	
George Xidias	4410 Lk WA Blvd NE	425-753-4552	
Jacqui Bartlett	4110 Lk WA Blvd NE	⁸⁰³ 425-883-0737	JacquiBartlett@gmail.com
Sally Mackey	4300 LWB		
Leah [unclear]	10418 NE 43rd St	(206) 312-0888	speedbump87@hotmail.com
Arman Manouchevi	4610 Lake Wash Blvd	206-915-3000	
Fatemeh Esfahani	4618 Lake Wash	425-822-1500	
Angelos Xidias	4410 Lk WA Blvd	425-7534468	agxhellas@gmail.com
Mary Xidias	4410 Lk WA Blvd	425-4440377	maryx3family.com

February 28, 2011

Houghton Community Council,

After reading the Seattle Times article in Sunday's paper, the Seismic and Landslide High Hazard areas in Kirkland take on even more importance.....we should not disregard opinions and recommendations of expert consultants hired by the City of Kirkland to evaluate our Lakeview Neighborhood proposed PLA3A. I don't think we can ASSUME that the Associated Earth Sciences recommendations would be the same for any density greater than RS 8.5 or RS 7.2 (the density designations that they were specifically tasked to evaluate).

Associated Earth Sciences Report of April 27, 2010, page 2, states that they "developed opinions on the feasibility of the proposed (8500 sq.ft. or 7200 sq.ft. in lot size, or 5-6 units per acre)".....note: NOTHING other than those two designations. On page 7, they state Summary bullet points:

- "The currently-stipulated aggregation of 1 acre of land creates flexibility in lot layout".....note: NOT the ELIMINATION of this Current Stipulation;
- "Third-party geotechnical review is recommended ("for ANY proposed development or subdivision to a density higher than the currently zoned RS 12.5") ... "due to the variability in geologic units...and the INCREASED role landslide hazards may play in future development" (see page 6).

Third Party Review should be written into the development standards as MANDATORY (not something that may be "Optionally" required).....this was a UNANAMOUS consensus of the Advisory Group back in April 2010 and on February 16th. The Group, to my recollection, suggested the Review be paid for by the Applicant, not the City, as one of the "predictable" requirements for development.

NOTE: The "currently stipulated aggregation of 1 acre of land", has also been eliminated from the Draft Plan.

With rare exception, all areas with Moderate to High Landslide Hazard designation in Kirkland are 98% zoned RS 12.5, RS 8.5, RS 7.2, Parks or Open space, or Light Industrial.....areas directly east of the BNSF railroad ROW in Central Houghton are zoned RS 8.5. Highlands areas are RS 8.5. Market, RS 7.2. Juanita Bay/Forbes Creek is RS 8.5, RS 7.2, or Park. Even Annexation areas in Finn Hill, King County zoned them RSA4 (or 4 dua, equivalent to RS 8.5), and RSA6 (6 dua, equivalent to RS 7.2).

On page 1 of the Memorandum to HCC, February 17, 2011, I question that RS 7200 is "similar to", or "basically the same as" what is now allowed through a PUD. My project (a PUD with clustering of buildings away from Sensitive areas) is continually being referred to...we are 66 Units on 17 acres, but because we have a private road, it goes to slightly under 5 dua.....AND, 85% of our buildings are on SOLID soils – away from the High to Moderate Landslide and Sensitive areas. More than 90% of the Land area on Lake Washington Blvd. in PLA3A, is considered to be High to Moderate Hazard

Landslide soils. How wise is that? At 6 dua (or RS 7.2), an additional 76 Houses (115 total Units where there are currently 39 Units on 50 Lots)....in an area where 90% of all land is considered to be High to Moderate Landslide Hazard risk??!!??

Under Natural Environment Policy L-2.3....”most sensitive portions of the Houghton Slope are south of 58th:... (the) area is heavily wooded and of significant aesthetic value...it is also important in contributing to the Slopes’ stability”. Would increasing the Density 3 fold (9 dua, or RS 5.0), or DOUBLING (6dua or RS7.2) be a contradiction to that Policy? How would such an increase work within the Tree regulations you spent many, many hours on?

If a developer came along with a PUD plan, he could go BEYOND the underlying Density....so more than 9 dua IS possible in a “Minimum” lot size of 5000 sq.ft. and a Density of 9 dua..

AND, if the density is designated “by the acre”, should there be a limit to the TOTAL # of lots that could be 5000 sq.ft.?

Thank you for all the time and energy you are spending on our Lakeview Neighborhood Plan Update.

georgine foster
Lakeview Advisory Group member

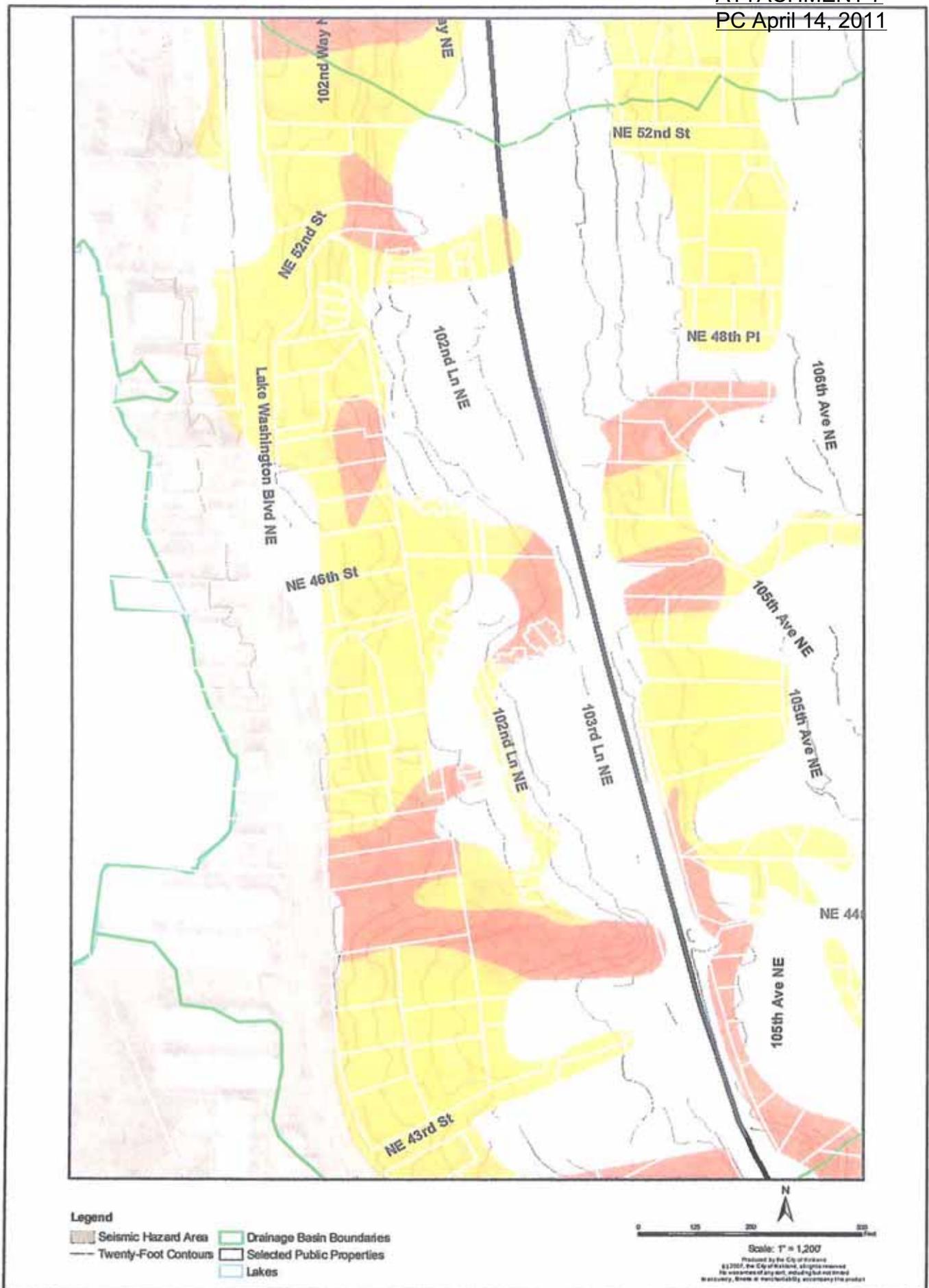
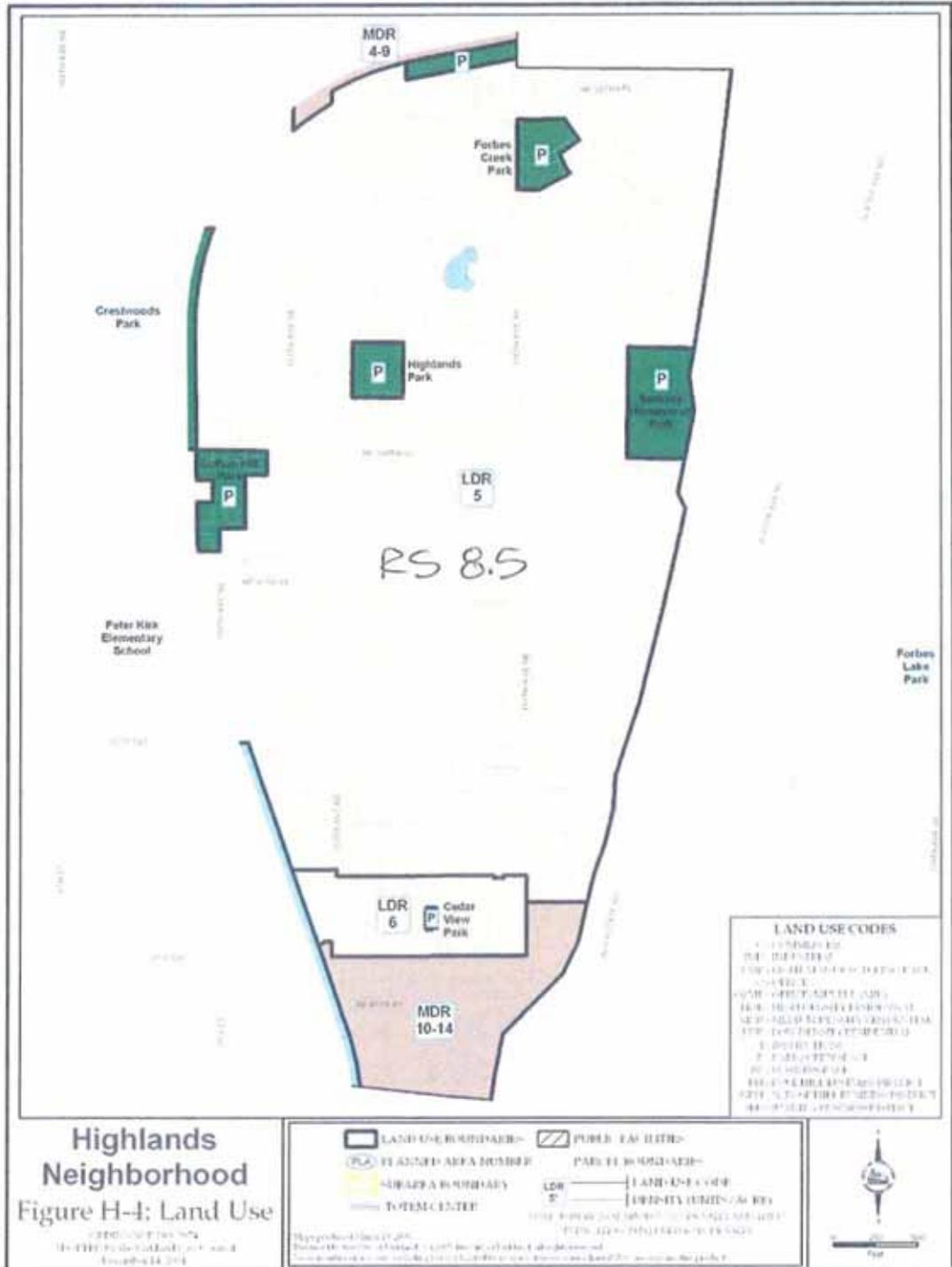


Figure N-3: Lakeview Landslide and Seismic Hazard Areas



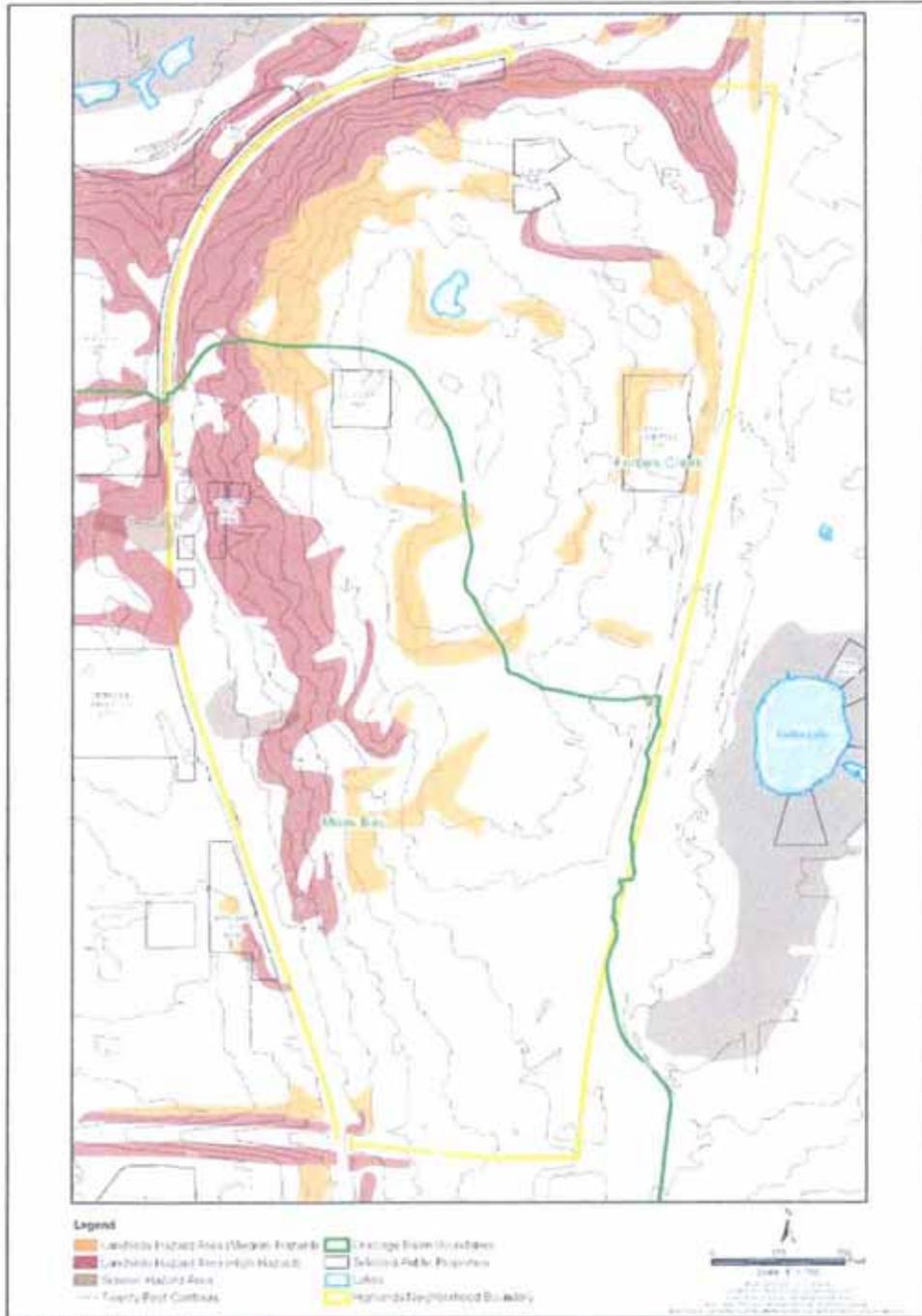
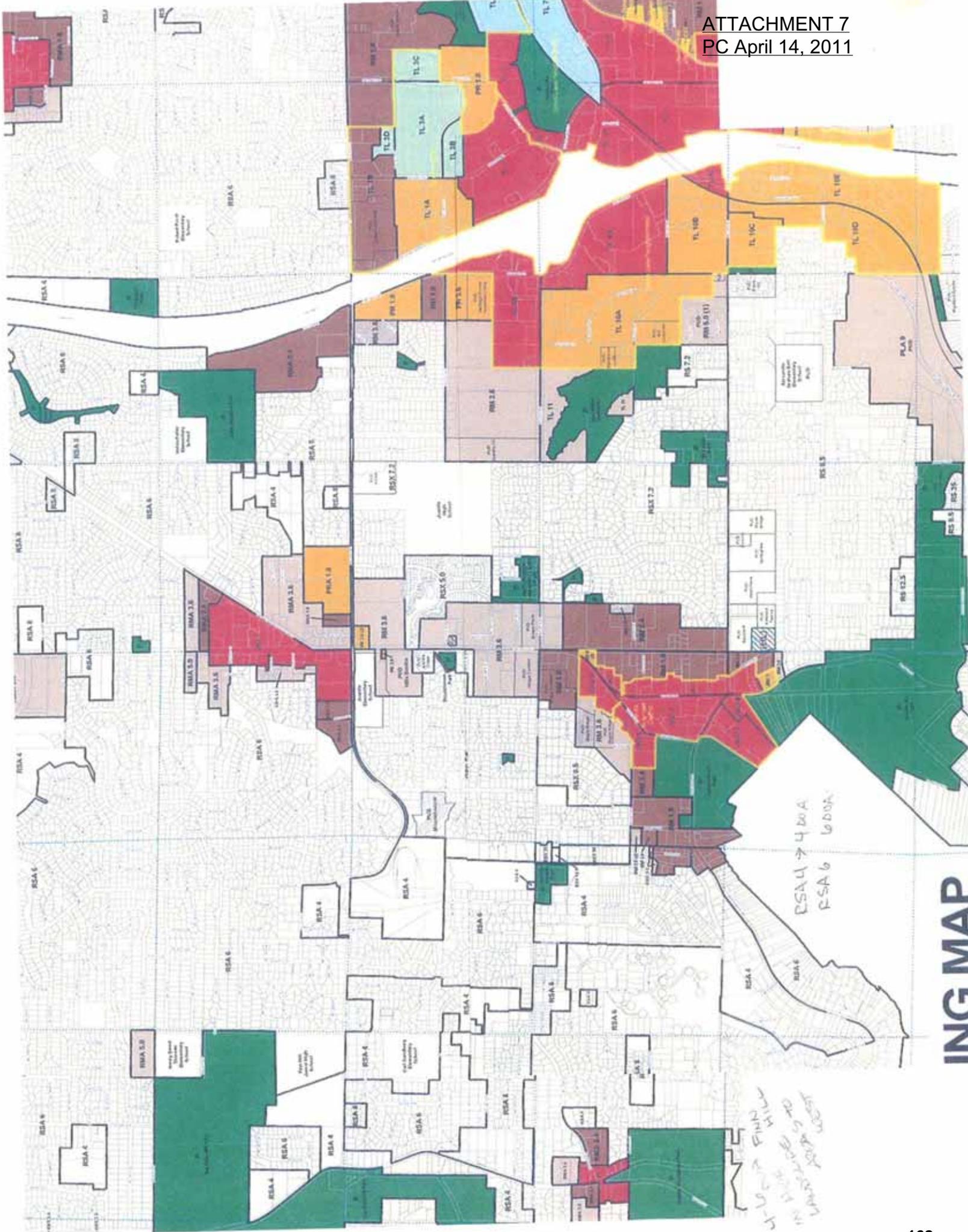
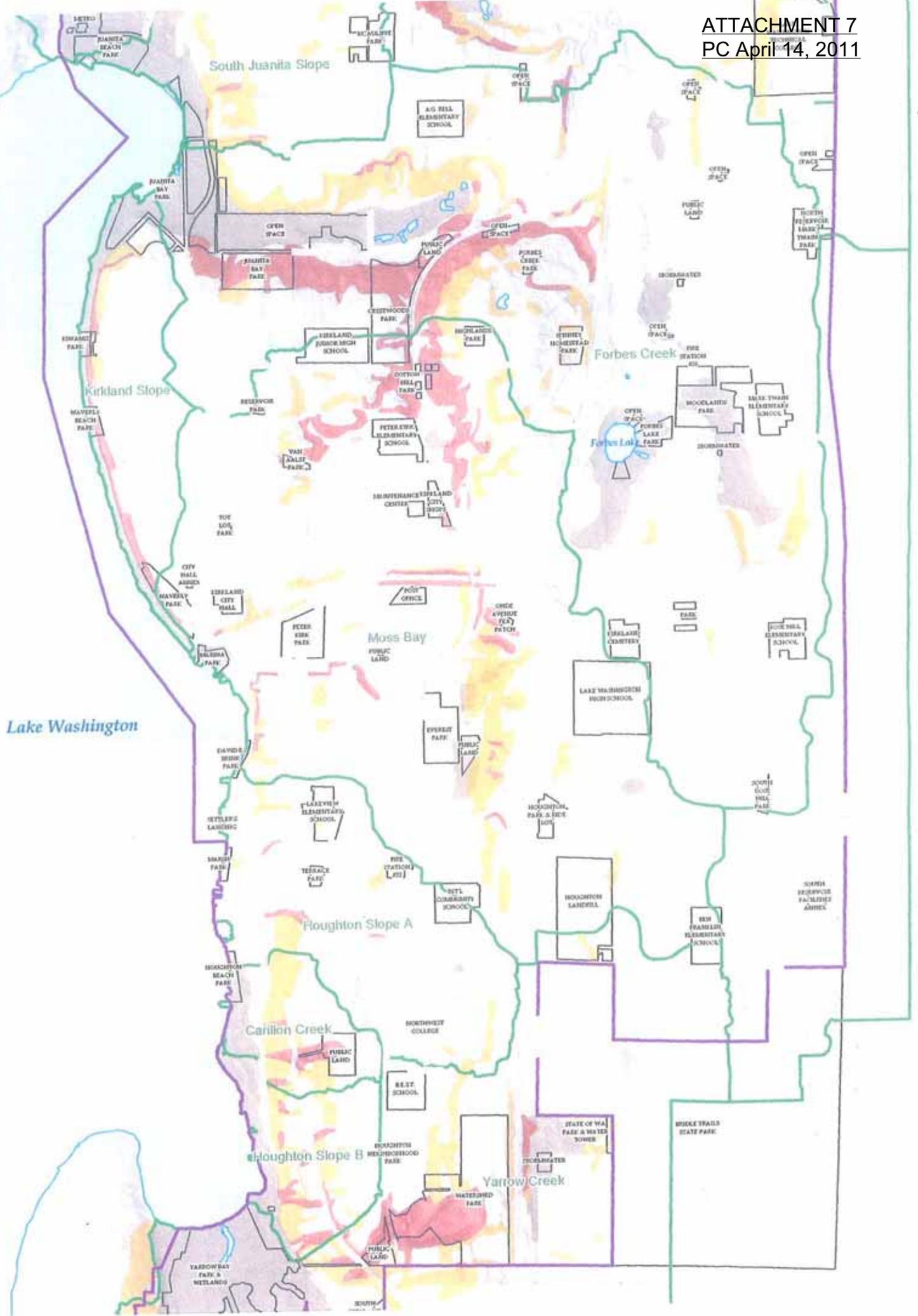


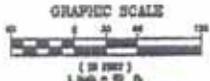
Figure H-3: Landslide and Seismic Hazard Areas



ING MAP



ATTACHMENT 7
PC April 14, 2011



PORTOFINO
 A PORTION OF THE S.E. 1/4 OF THE S.W. 1/4
 SECTION 17, T.28N., R.2E., W.M.
 CITY OF KIRKLAND
 KING COUNTY, WASHINGTON

LOTS WITHIN THE HATCHED AREA ARE GOOD CANDIDATES FOR HIGH DENSITY ZONING DUE TO THE SURROUNDING HIGH-DENSITY CONDOMINIUMS AND APARTMENTS VILLAGGIO AT YARROW BAY, YARROW HILL DIV. 2 & SPACIOUS BAYFRONT

SEVINE WITH POSSIBLE TREE CUTTING/TRIMMING TO IMPROVE VIEWS OF LAKE WASHINGTON

DESIGNED & BUILT PORTOFINO MEDITERRANEAN STYLE
 THIS LOT IS CURRENTLY TIE UP UNDER FEASIBILITY BY PORTOFINO

LOT SOLD PRIVATE, 2008 FOR FURNISHED HOME WAS TO BE CONSTRUCTED AT A COST OF \$4,800,000 PLUS \$400,000 FOR OTHER PERMITS READY

HATCHED AREA REPRESENTS PORTOFINO'S ADVISING LOTS IMPACTFUL VIEWS OF LAKE WASHINGTON AND THE COASTING HORIZON. ALL ARCHITECTURAL PERMITS DRAFT TO PROTECT VIEWS FOR EACH AND ALL LOTS

ENTRY FEATURES & LANDSCAPE HOTEL
 PORTOFINO ENTRY SIGN AND LANDSCAPING FEATURES WITH UP HILL INCLUDES STAIRS THROUGH TYPICAL ACCOMMODATION THROUGH THE CITY OF KIRKLAND

BOAT DOCKAGE NOTE
 POSSIBLE PACKAGE AVAILABLE THROUGH VILLAGGIO AT YARROW BAY LOCATED DIRECTLY ACROSS LAKE WASHINGTON BLVD N.E.

LEGEND:
 THIS REPRESENTS LOTS THAT ARE OWNED BY PORTOFINO'S CLAFF

- A** ALMOEIBED FAM. TRUST
- K** KIRKLAND LOTS
- D** DADVAR & SHARIFI / MEDINA OVERLAKE LLC

ATTACHMENT 7
PC April 14, 2011

Map #	PIN	SqFt/Lot	Taxpayer Name	City/State	ApprLandVa	ApprImpsVa	Land Value / Improve Value	NbrUnits	Site Address
1	1725059097	14622	KIRKLAND LOTS LLC	BELLEVUE WA	585000	0	KIRKLAND LOTS 0.0	0	
2	1725059100	13368	ALMOAIBED KRISTEN B	KIRKLAND WA	630000	10000	ALM. FAM. TR 63.0	1	10418 NE 43RD ST 98033
3	1725059136	12873	HAUFF DANIEL B	KIRKLAND WA	595000	1072000		1	10428 NE 43RD ST 98033
4	1725059149	12268	SHARIFI HYDEH CO TRUSTEE	BELLEVUE WA	537000	0	MEDIA OILWELL 0.0	0	(ALSO DADVAR = SHARIFI)
5	1725059174	18849	ALMOAIBED ABDULLAH+KRISTEN	KIRKLAND WA	716000	808000	ALM. FAM. TRUST 0.9	1	10414 NE 43RD
6	1725059045	15385	DISTEFANO RICARDO A+DIXIE L	KIRKLAND WA	478000	220000		2.2	4124 LAKE WASHINGTON BLVD NE 98033
7	1725059224	14154	DADVAR ANTHONY	BELLEVUE WA	551000	0	MEDIA OILWELL 0.0	0	(ALSO DADVAR = SHARIFI)
8	1725059238	12677	KIRKLAND LOTS LLC	BELLEVUE WA	518000	0	KIRKLAND LOTS 0.0	0	
9	1725059261	13220	BINGHAM SCOTT F + KELLY F	BELLEVUE WA	577000	0		0	
10	1725059316	13296	SWITZER SCOTT+CHERI	KIRKLAND WA	689000	1829000		0.4	10433 NE 43RD ST 98033
11	1725059332	13851	KIRKLAND LOTS LLC	BELLEVUE WA	525000	0	KIRKLAND LOTS 0.0	0	
12	1725059333	16163	KIRKLAND LOTS LLC	BELLEVUE WA	484000	0	" " 0.0	0	
13	1725059337	15901	ALMOAIBED ABDULLAH&KRISTEN	KIRKLAND WA	591000	0	ALM. FAM TR 0.0	0	
14	4104500125	12500	GESSEL TROY D	KIRKLAND WA	665000	909000		0.7	4820 LAKE WASHINGTON BLVD 98033
15	4104500129	12557	WALKER DWAYNE M	KIRKLAND WA	716000	1048000		0.7	4808 LAKE WASHINGTON BLVD NE 98033
16	4104500130	14044	CHUANG ANTHONY+WENDY	CANADA	472000	0		0.0	0
17	4104500135	13831	MAHMOUDI BOB H+DEBBIE S	KIRKLAND WA	577000	1282000		0.5	4812 LAKE WASHINGTON BLVD NE 98033
18	4104500140	18540	CICEU DANIEL+FLORENTINA	KIRKLAND WA	654000	140000		4.7	4630 LAKE WASHINGTON BLVD 98033
19	4104500145	19668	MANOUCHERI ARMAN+MOHAMMAD	KIRKLAND WA	633000	93000		6.8	4618 LAKE WASHINGTON BLVD NE 98033
20	4104500150	20304	MANOUCHERI ARMAN	KIRKLAND WA	661000	155000		4.3	4610 LAKE WASHINGTON BLVD NE 98033
21	4104500155	29995	MCCALE DONALD L	KIRKLAND WA	716000	10000		71.6	4604 LAKE WASHINGTON BLVD NE 98033
22	4104500160	11358	NELSON CHARLENE	KIRKLAND WA	435000	317000		1.4	4554 LAKE WASHINGTON BLVD NE 98033
23	4104500161	18397	KERMANSHAHI HAMID	KIRKLAND WA	626000	304000		2.1	4558 LAKE WASHINGTON BLVD NE 98033
24	4104500165	14313	CASTELL C A	KIRKLAND WA	603000	95000		6.3	4542 LAKE WASHINGTON BLVD NE 98033
25	4104500166	12990	REZVAN AMIR H	KIRKLAND WA	595000	286000		2.1	4538 LAKE WASHINGTON BLVD NE 98033
26	4104500167	14470	SY WAI-YU BENJY	KIRKLAND WA	577000	448000		1.3	4548 LAKE WASHINGTON BLVD NE 98033
27	4104500168	20906	MILLER PAMELA & ROBERT E	KIRKLAND WA	716000	712000		1.0	4546 LAKE WASHINGTON BLVD 98033
28	4104500180	12500	RITCHIE FREDERICK R	KIRKLAND WA	512000	424000		1.2	4530 LAKE WASHINGTON BLVD 98033
29	4104500181	12500	SKOWRONSKI WALTER E+JUDITH	KIRKLAND WA	640000	1158000		0.6	4520 LAKE WASHINGTON BLVD NE 98033
30	4104500185	12500	MARTI LAURIE A+SINGH RAVI S	KIRKLAND WA	486000	482000		1.0	4524 LAKE WASHINGTON BLVD 98033
31	4104500190	11538	SANTA KAREN L	KIRKLAND WA	563000	215000		2.6	4502 LAKE WASHINGTON BLVD NE 98033
32	4104500191	12130	MISRAHY MARY LOU ANN	KIRKLAND WA	691000	488000		1.4	4506 LAKE WASHINGTON BLVD NE 98033
33	4104500195	21364	MACKLE TERENCE R	KIRKLAND WA	606000	279000		2.2	4500 LAKE WASHINGTON BLVD NE 98033
34	4104500200	21991	RAJAZI	SEATTLE WA	413000	189000		2.2	4504 LAKE WASHINGTON BLVD NE 98033
35	4104500205	45644	MOHAGHEGH MASSOUD	BELLEVUE WA	661000	0		0.0	0
36	4104500215	25254	ANDERSON EA - ALMOAIBED	KIRKLAND WA	798000	105000	ALMOAIBED F.T. 7.6	* 1	4428 LAKE WASHINGTON BLVD NE 98033 *
37	4104500216	18707	XIDIAS ANGELOS G+MARY	KIRKLAND WA	440000	108000		4.1	4410 LAKE WASHINGTON BLVD NE 98033
38	4104500220	15278	CUMMINGS ANITA J	KIRKLAND WA	478000	113000		4.2	4328 LAKE WASHINGTON BLVD NE 98033
39	4104500225	14633	MORBERG C S+LOUISE	KIRKLAND WA	718000	0		0.0	0
40	4104500231	14520	APPGATE LARRY	KIRKLAND WA	425000	161000		2.6	4316 LAKE WASHINGTON BLVD NE 98033
41	4104500232	24086	MORBERG C S+LOUISE A	KIRKLAND WA	716000	58000		12.3	10220 NE 43RD ST 98033
42	4104500235	15845	DADVAR BEHNAM A+MAHNAZ	SAMMAMISH W	468000	99000		4.7	4302 LAKE WASHINGTON BLVD NE 98033
43	4104500240	13480	GTE TELEPHONE OPERATIONS	IRVING TX	1011000	64200		15.7	0 10211 NE 43RD ST 98033
44	4104500241	18750	ARNOLD THOMAS J+SUSAN BEEL	KIRKLAND WA	551000	112000		4.9	1 10229 NE 43RD ST 98033
45	4104500245	11430	FINKELSTEIN MARY	KIRKLAND WA	409000	124000		3.3	1 4204 LAKE WASHINGTON BLVD NE 98033
46	4104500250	22320	WITWICKI MAGDALENA E	KIRKLAND WA	468000	251000		1.9	1 4130 NE LAKE WASHINGTON BLVD 98033
47	4104500255	22500	DUNN MICHAEL E	KIRKLAND WA	468000	476000		1.0	1 4120 NE LAKE WASHINGTON BLVD 98033
48	4104500260	16757	BARTLETT DAEL A	KIRKLAND WA	484000	487000		1.0	1 4110 LAKE WASHINGTON BLVD NE 98033
49	4104500261	12808	SCHWEICKERT JANINE B	KIRKLAND WA	466000	483000		1.0	1 4106 LAKE WASHINGTON BLVD NE 98033
50	4104500265	15000	KAHAN JAMES L	KIRKLAND WA	478000	434000		1.1	1 4108 LAKE WASHINGTON BLVD NE 98033

CORRECT ADDRESS IS 10212 NE 43RD ST.

November 18, 2010

Dear Houghton Community Council,

(As there was no video or audio taping of the Study Session on November 8, 2010, I thought I should summarize my comments of that evening...mainly covering the Associated Earth Sciences Report that was given to our Lakeview Advisory Group this summer, especially as the interpretation that most of us in the Advisory Group came to was different than explained in the Draft document – we did not say that we thought it said that NO increase in density was possible, but rather nothing more dense than 8.5 or 7.2, as that is what Associated Earth Science was asked to consider in its review. I have also included some comments which I did not relay at that meeting.)

Pg.2 --- Quoting from the AESI report: “we understand a PROPOSED update to current Neighborhood Plan is considering a higher density zoning designation (8,500 sq. ft. or 7200 sq. ft).....we developed opinions on the feasibility of the PROPOSED zoning modifications (8.5 or 7.2).”

Pg.5 ---Under Conclusions and Recommendations: “We formulated our opinions regarding the Proposed change...along with recommendations for ADDITIONAL MITIGATION to consider for HIGHER DENSITY (i.e. 8.5 or 7.2)”.

Pg. 6 --- “We recommend ANY proposed development to a density higher than currently zoned RS 12.5 designation be subjected to third party geotechnical review...due to the degree of Landslide risk ON the site or TO ADJACENT properties.”

(As pointed out by a property owner on LWB who lives directly adjacent to lots that could be developed at higher density – “who would be responsible for damages if the developer is bankrupt, or the property owner/developer doesn’t carry enough insurance?” Would a change in zoning also change the existing underlying indemnifications at RS 12.5?)

Pg. 7 --- Associated Earth Sciences states that “the current-stipulated Aggregation of 1-acre of land” (being one of their review’s Summary Points) “increases the feasibility of development of lots in areas within or near to high or moderate risk areas”. That sounds like a RECOMMENDATION that they think should be MAINTAINED, in addition to a third party geotechnical report , for ANY development in the area BEYOND the current RS 12.5. (Does their recommendation infer that for effective flexibility, there needs to be an aggregation of 1-acre...perhaps trying to accomplish flexibility with less, is not appropriate in areas within or near to high or moderate risk?)

There are surely technical advancements that would mitigate AESI concerns, but ASSUMING the highest Density designated for the Zoning Code “isn’t likely to happen” because “its too expensive to implement”, or “there are geological or environmental limitations that would prevent maximizing to the highest density designation permitted

for the area”.....have you ever known a developer that doesn't PUSH the envelope to get as much as is legally possible, by Code?

What did you think the AESI report said?

I think another statement worth Reviewing is on page 23 of 25 of the Lakeview Advisory Group Preliminary Recommendation for Lakeview Neighborhood Plan Update, File ZON07-00032: “approx. 28 of the property owners who own 38 of the homes have signed a petition in favor of the rezone to density of RM 3.6 or RM 5.0”. There are 39 HOMES/structures in this area...on 49 LOTS. In reality, 14 (of the 39 HOMES...not just (2), as the Draft states) Owners and (1) undeveloped Lot, did NOT sign either of the 2 DIFFERENTLY worded petitions (one calls for 3.6; the other simply states support of a higher density...but was not specific) that were submitted in favor of the massive increase in density. If you count the “address” of a Property only (and not Multiple signatures from the same address), there are 23 LOTS that signed for an Increase in Density. If a Signature from one address represents ALL lots owned by the signature, then 27 LOTS are represented. (Quit Claim transactions on multiple properties are Recorded with the King County Department of Assessments, all as a matter of Public record, and account for anywhere from 7 to 10 properties belonging to 1 extended family, or persons well-known to each other*.....*definition of quit claim transaction from QuitClaimDeed.com).

In addition to that, 42 (although we now have 50) Units, or “addresses” (not individual people) in Yarrow Hill (a P.U.D. of 66 Units on 17 acres = 3.8 or 5 du/a (or a 8.5 density), signed a petition that stated: “Oppose a zoning change that would allow a Density Increase to RM 3600, as well as Oppose changing the Designation to Multi-family”.....We are DIRECTLY effected by what development happens below our project --- geotechnical instability of the South Houghton Slope, removal of significant Tree canopy (noise and air-quality issues, and visual pollution of building roofs – no longer trees), additional congestion on Lake Washington Blvd...and especially, with Affordable housing incentives that could result in even MORE densification to a level qualifying as HIGH Density. From Low Density Single-Family to High Density Multi-family (even RS 8.5 with its potential to increase the total # of UNITS to 98, would DOUBLE the current # of 49 LOTS, or 2 ½ X's the current # of 39 HOMES)...an EXTREME change in Character. Would this represent Planning that was “predictable” for our RS 12.5 neighborhood? Would this be considered “reasonable” change?

In summary, a comment made by the Planning Commissioner on our Advisory Group when the owners first requested a Density increase to RS 8.5 or 7.2, says it all: “WOW! No Neighborhood ever wants to increase density”! What is the definition of “Neighborhood” and is OUR Single-family area of the Lakeview Neighborhood, at risk? We, who live here and plan to continue to live here, are probably in the “no neighborhood

wants to increase density”, but maybe those who have told the HCC and our Advisory Group that they ‘would like to sell’/’can not sell’/’its too expensive to maintain such large lots’/’across LWB is higher density’, are advocating for the re-zone to increase density and are asking the City of Kirkland to help micro-manage (to the lowest common denominator) their properties for the highest economic potential for SOME, not ALL. (Please correct me if I’m wrong, but I don’t recall but maybe 1 property owner (of those advocating for greater density) who have said they love the area and want to find a way to stay in it.) Owners who have obeyed the Regulations of their RS 12.5 neighborhood, are going to be adversely impacted by a re-zone requested by property owners who plan to MOVE out of the area (the RS 12.5 designation served them well when they bought, but I guess its outlived its usefulness) or don’t even LIVE in it now (admitted owners who ‘rent out’ their properties, or own undeveloped Lots).

A more personal view might be: How would you feel if tomorrow you woke to find that on either side of your Home there were now 3, 4, perhaps 7 dwelling units. ...now that’s on both sides of your property, so its a total of 6, 8, or 14 units now immediately adjacent your property where there use to be 1 house on either side? Would you be overwhelmed? Would you feel that the value of your property had been diminished?

It’s a bad economic time to sell any real property. Is it the City’s governmental duty to “help” home or land owners so that they can sell at a higher price (with a higher density designation) at the expense of others who have played by the rules (rules that all buyers into the 12.5 area knew existed when they bought, even if that was many years ago)?

Some Increase in Density is understandable, but there must be consideration for what are reasonable expectations of Predictability for an established RS 12.5 Single-family neighborhood.

October 22, 2010

Houghton Community Council

Re: Memorandum of October 15, 2010
Subject: Lakeview Neighborhood Update

Dear Council members,

During your review of Issues mentioned in above Memorandum from the City of Kirkland, I would like to express my concerns about what I think is a possible “over-development” Re-Zone of the South Houghton Slope.

The chart on page 5, (and I clarified this with Janice Soloff), does NOT include Multi-family development “density bonus for Affordable Housing” of up to “50% of the number of units allowed in the underlying zone” (KZC112.25.2). So in RM5.0 the density could go from 8-9 dwelling units per acre to 12-14 dua...or more than 4 times (almost 5 times) current density of 3 dua of the RS 12.5 designation. On Page 5, the Planning Staff does NOT recommend “density of 10-14 dua (because) it would NOT be compatible with existing Single-family development and (because of) the potential adverse impacts of the Slope constraints”. Further on Attachment 2, page 3: “Policy: on South Houghton Slope...limit (development) to 4-9 dua...because medium and higher density development could increase hazard to life and property and disrupt aesthetic character”. Even RM 6.3 should NOT be considered because, with the “affordable housing bonus”, the Density could go over 10 dua. Perhaps not present property owners would re-develop their lots with these “bonus density incentives”, but if they sell (which many/most admit they want to do), the new owners, who could very well not “live” in the area, could develop to the maximum allowed, and therefore totally change the character of this single-family area.

During our Advisory Group meetings it was pointed out that Associated Earth Sciences was asked ONLY to consider re-zoning to 8.5 or 7.2 --- nothing more dense. Just look at the attached “High Landslide Hazard Area” map south of NE 52nd – as stated “the most sensitive portions of the Houghton Slope are south of NE 58th Street...its heavily wooded (and) besides the aesthetic value of the wooded cover, it is also important in contributing to the slope’s STABILITY and provides habitat for small wildlife”. According to the City’s Soils and Geology GOAL (Attachment 1, page 6): Preserve, Protect and Manage the Urban Forest; and the POLICY: Enhance and Protect the Tree Canopy.....(REMEMBER those “Tree Regulations” that you, the Planning Commission, and the City Council spend so much time on? With the amount of time spent on them, the Tree canopy in this area must be considered VERY important and limit the density of development.) Also, the Lakeview area contains wildlife corridors connecting parks and streams in Central Houghton, as well – a family of deer routinely graze in my PUD of 66 units on 17 acres (3.8 dua, although staff calculates it differently as we have a private road).

I am curious why property owners at 4558 and 4604 Lake Washington Blvd., in August 2009, asked the City to re-zone to 8.5 (which they called a “reasonable city density”), but now want 3.6. During our Advisory Group meetings in April, the group who are now proposing 3.6, had proposed 8.5 or 7.2. What changed? One Lake Washington Blvd property owner has a relative who is a developer and owns 6 undeveloped lots, and another “family trust” owns 4 lots, on 43rd...perhaps the increased density will allow them to develop 25 to 40 units on that street alone (that number is more than the presently ‘existing’ 39 homes in the entire area under consideration of re-zoning).

The PUD that I represent doesn’t say “NO” increase in density, but rather something more predictable, environmentally responsible, and fitting for this single-family area of the Lakeview Neighborhood we actually live in – not plan to sell and move out of. And as one of the residents that advocates for the extreme increase: “how absurd is it for a non-resident to offer opinions affecting those who do live here. Owning a piece of land and living on it are two separate issues. When you live in a neighborhood everything matters on a day to day basis.”

Going from Low density Single-family to just under HIGH Density Multi-family seems EXTREME. Re-zoning of this area should be more reasonable.

Please also scrutinize bullet 13 of Attachment 2 regarding the “Review Process: If multifamily zoning Process I Review (Planning Director) otherwise NONE”. What review does HCC have: NONE? The Planning Director becomes the Sole decision maker? Is that fair to the Neighbors of Houghton????

South Kirkland Park & Ride is probably inevitably going to be a TOD, but must the % of Affordable Housing be greater than what neighboring Cities have decided is best?

Redmond Downtown : 20% Affordable at 80% to Median; 80% at Market rate

Renton: 20% Affordable at 80% to Median

Northgate: 20% Affordable at 80% to Median

Redmond Overlake: 100% Affordable at 60% to Median (but I think the Demographics of Overlake explain this...I don’t believe Lakeview’s demographics are comparable).

In discussions held by the City of Kirkland with developers who are in the market place comments about “the negative effect on developments that include “TOO MUCH” of it (affordable housing)” and “the stigma associated with low income housing” should give reason to HCC to question the percentage of affordable housing, and that it should be LIMITED to what other cities in our area have found to work. (Its funny that King County takes the word of a developer that 400 units need to be built at South Kirkland in order for

the project to pencil out, but the City of Kirkland doesn't take the word of developers that say "too much" of it (affordable housing) in a project is detrimental.)

In a Seattle Times article, April 2, 2010, "Historic Pioneer Square proves a tough place to run a store", quote "many of the neighborhood's problems center on having too few residents with money to spend. ...60 % of Pioneer Square's 1,283 apartments and condos are subsidized..." As a result, Elliot Bay Book Company moved out of Pioneer Square to Capitol Hill.

As King County Councilmember Jane Hague told me this past Friday at her first "coffee with Jane" at Tully's Clyde Hill, when I asked who makes the decisions for the TOD: "Houghton Community Council".....please consider the total number of units and the percentage to median income carefully.

Thank you.

Sincerely,
georgine foster

received
August 23, 2010
HCC/PC
sent email 8/26/10

To: Houghton Community Council
Kirkland Planning Commission

Re: Proposed Re-Zoning on the South Houghton Slope

In the packet received by the Lakeview Advisory Group for the May 25, 2010 meeting, it was noted on pg. 4 under 'Density options for Houghton Slope', that "if rezoned to smaller lots the likely consequences would be changes in the Houghton Slope landform, increased tree removal, potential increased erosion, and possible vehicular access challenges along Lake Washington Boulevard." I, other members of the Advisory Group, and especially the 48 Units represented (more than 50 Units via telephone conversations) on a Petition in your packet, "Oppose the zoning change that would allow a Density INCREASE to RM 3600, as well as OPPOSE changing the Designation to Multi-family (in the area known as Study Area 9 Low Density Residential".

The MAGNITUDE of the proposed change from Low Density Single-Family 12.5 to Medium Density Multi-family 3.6 goes beyond the City's Comp Plan Goals for Stability of Neighborhoods and Predictability of development regulations. (I asked Staff if there is any precedence for such a large change in Zoning Designation – the answer was 'maybe Totem Lake' – so Lakeview, with our adjacency to Lake Washington, is comparable to Totem Lake?) The Comp Plan Vision/Framework Goals II-3, FG-3 state "An essential part of diversity is MAINTAINING the integrity of existing SINGLE-FAMILY Neighborhoods".

(Those who want the RM 3.6 designation question that I live in a multi-family project.....but our PUD density, over 17 acres, is, depending on how you calculate it, between 3.8 and 4.6 d.u.a.....still qualifying between the 12.5 and 7.2 Zoning classifications. Very different from RM 3.6!!!!)

According to the Comp Plan Section VI. Land Use chart, RS 12.5 allows up to 3 d.u.a., whereas RM 3.6 allows up to 14 d.u.a. --- nearly 5 times greater. And per KZC 112.25.2, with a Density bonus for Affordable Housing of "not to exceed 50 % of the number of units allowed in the underlying zone", it could go to 21 d.u.a. (a 7-fold increase in density) --- equivalent to a HIGH DENSITY classification. Even RM 5.0 would take the zoning, with Density Bonus, to 13.5 d.u.a. (again, a 5-fold increase over current zoning). From LOW Density Single-Family to HIGH density: how 'Fair', how 'Stable', or how 'Predictable' is that?

At RM 3.6, and a 7-fold increase in Density, what happens to "tree regulations" you spent so much time on? Trees and vegetation are essential components of the City's Tree Canopy Goals and Climate Protection Plan. As this area contains many steep slopes, streams, mature vegetation, and sensitive or hazardous areas, it is crucial to protect them...they are not isolated features. They provide visual linkage with the natural

environment, accentuate natural topography, and provide visual relief to the built environment (language taken from the Draft 2010 Comp Plan).

The South Houghton Slope is identified as UNSTABLE, and that residential development on the sensitive slope should be severely limited....it is the cumulative effects resulting from full development at MEDIUM and HIGH densities that are of greatest concern (quote from the existing Lakeview Neighborhood Comp Plan XV.A-5). But 4 to 5 d.u.a. could be permitted with Restrictions, namely, "slope stability analysis for the site, as well as (for) ADJACENT sites". Associated Earth Sciences report dated April 27, 2010, states that they were requested to characterize the geologic hazards within the study area (east of Lake Washington Blvd between NE 52nd and NE 38th Place) and provide geotechnical recommendations regarding "considering a higher-density zoning designation (8,500 sq. feet or 7,200 sq. feet in lot size or 5-6 units per acre)". There was no mention of considering RM 3600. AESI states "Due to variability in geologic units anticipated across the study area and the INCREASED role landslide hazards may play in future development, we recommend that ANY proposed development or subdivision to a density higher than the currently zoned 'RS 12.5' designation be subjected to THIRD-PARTY geotechnical review" and recommendations for mitigation of geologically hazardous areas be provided. I think it would be irresponsible to not do this before changing the Zoning for the area.

As far as "it isn't fair to not have the same zoning as across the Blvd." – major roadways are commonly used for Zoning transitions. Directly south of the 520 highway, Bellevue Way has Multi-family zoning on the east and Single-family on the west. And the Villagio apartments, formerly the Yarrow Bay Tennis Club before being renovated in 2004, was built in 1969....well BEFORE any of the residents requesting the Increase in Density bought their properties, with maybe (1) exception. They must have realized, if they just looked across the street, it was zoned differently from the east side. RS 12,500 was the prevailing regulation when they bought – should those who have abided by this Designation now be penalized by (what I consider) an unreasonable change to RM 3.6?

I do, however, agree with the sentiments of one of the residents that advocates for the increase. In their letter to you they say "How absurd is it for a non-resident to offer opinions affecting those who do live here. Owning a piece of land and living on it are two separate issues. When you live in a neighborhood everything matters on a day to day basis." The developer who owns (6) lots on NE 43rd (his brother owns 1 on LWB), and another "family trust" that controls 4 lots (2 of which are undeveloped), and those who rent-out their "homes", don't LIVE in our Lakeview Neighborhood and should not be determining the FUTURE for those of us who DO.

As the Planning Commissioner on our Advisory Group said: "Gosh! No neighborhood wants to increase their density"!!! Doesn't that make you wonder 'why' some property owners do? Could they have some 'reason' that a neighborhood RESIDENT doesn't share?

We are not saying NO increase in density – rather something more reasonable and fitting for this Single-Family area we love...a Gateway to Kirkland.

Thank you for your service and all your hard work to make Kirkland and our Lakeview Neighborhood a desirable place to live.

georgine foster
Concerned Kirkland and Lakeview Resident

To the Houghton Community Council and the Kirkland Planning Commission:

Thank you for the opportunity to present the views of the majority of the residents and property owners along the eastside of LWB between NE 52 and NE 38 Sts.

We are seeking a rezone of the area for several reasons:

--There has been no review of our area for at least 75 years.

--We have 12.5 zoning but many of our lots are far bigger, leaving us with land we cannot build on but for which we pay taxes.

--Other lots are 15,000 sq. ft or slightly less and again, no one can sub-divide., an 8.5 rezone would not benefit about 20 of the 39 property

-- Because of set backs, slope and streams a rezone of 8.5 does nothing for a majority of the property owners.

--These large lots do not represent the current forward thinking of the GMA or the new "build green" philosophy. More density is the future of our cities and towns so that the countryside does not have sprawl and less green house gases are used getting to work.

--To give you an idea of size, my lot is 21,000 plus sq ft and longer than ½ a football field – with one house on it. It is more than 4 times the size of a 5,000 sq.ft. lot.

--This size lot was acceptable 80 years ago, and even 30 years ago. Knowing what we know about sprawl, this size lot does not meet the "Build Green" or the GMA goals.

--We have asked for this neighborhood review so that we can finally get our chance to affect a zoning change in our area.

--We have witnessed the entire length of LWB go multi-family and commercial. The question is – why has our area been left out?

--We bring an idea to you today that asks you to consider this ½ mile area as an opportunity for Houghton and Kirkland to adopt the latest in zoning changes to reflect the GMA and the "build Green" idea.

--We are not asking for a multi-family zoning, but our own zoning that takes into consideration the special and unique nature of this large area, the only one of its kind in the city. We are asking for our own zoning that will allow the city to take the lead in Building Green while also preserving the unique and wonderful nature of our area.

--We ask that the Yarrow Hill Condos be excluded from our zoning since they already have triplexes and a majority of those owners do not want any changes. We support them and their desire to not be a part of our rezone.

--Our zoning will allow for groupings of single family homes, duplexes and triplexes, and would provide a cottage feel, with a common area for children to play, for family picnics and community get togethers. It will result it was has never been possible for us with our large lots and busy street: it would become an actual community of families.

--Our specific zoning would have all the normal restrictions that Kirkland already has in place, Built right, it could be an award winning development for Houghton and Kirkland. 30 of 39 property owners are supportive of this and encourage the Planning Commission and the Council to look positively at this once in a lifetime opportunity to make a unique and environmentally sound development in this, the Gateway into our city.

--We know of four property owners in our area who are not in favor of this change. That is understandable since they all own new, expensive view homes. However, three of those homes are isolated from the other homes and would not suffer any detriment from new construction. Real Estate agents know that new construction upgrades a neighborhood.

I invite all the members of the Houghton Community Council and of the Planning Commission to visit our area of the Blvd and hear our ideas for a positive new face for this part of Houghton. The majority of the property owners are ready any time to give you a tour of the area and answer your questions. Individuals or small groups are welcome any time.

Sally Mackle
206-465-0029

Present the petition signed by 30 of the property owners out of the 39 owners.

Petitions signed by 30 of the 39 property owners between NE 52 St and NE 38 St. in Kirkland.

Of the 9 who did not sign:

- 4 are actively opposing the rezone because 3 of these live in new, view homes
- 1 lady is a recluse and does not come to the door or talk to anyone
- 4 others did not reply to my letter or three attempts to reach them at home.

Number of properties that may be redeveloped: 15-19

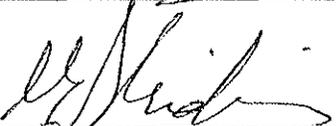
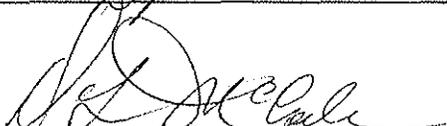
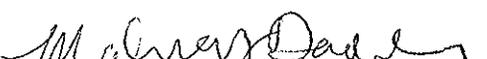
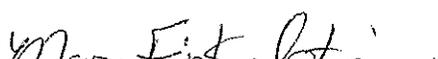
Received from Sally Mackle 8-23-2010

**Lake Washington Blvd Community Group
 for Improvements and Fair Zoning**

We, the undersigned residents of the East side of Lake Washington Blvd between 38 NE and 52 NE, support a higher density re-zone for our area that will result in a mix of duplexes, triplexes, cottage style homes or townhomes.

<u>Name</u>	<u>Address</u>
KEVIN RAJAZI	4504 LAKE WA BLVD KIRKLAND
KATHY RIZWAN	4538 LAKE WA BL KIRKLAND
Amir Rogers	4558 Lake Washington BLVD Kirkland
Myra	4820 Lake Washington Blvd NE, Kirkland
Elizabeth Oessel	4820 Lake Washington Blvd NE "
Paul K...	4530 LAKE WA BLVD NE Kirkland
LAURIE MARTI	4524 Lake Wash Blvd NE Kirkland
Albano	4110 LAKE Washington Blvd NE, Kirkland,
Erika DeFazio	4108 Lake Wash Blvd NE Kirkland WA
Benny Bz	4548 Lake Wash. Blvd NE Kirkland, WA
Carl S. Morberg	10220 NE 43rd KIRKLAND, WA 98033
Louie Morberg	10220 NE 43rd Kirk Wm 98033
ABDULLA & KRISTEN ALMORABED	10414 N.E 43rd Kirkland 98033
Kristen B Almorabed	10414 NE 43rd Kirkland 98033
Dixie Distefano	4114 Lake Washington Blvd. N.E. Kirkland WA 98033

Community Members Requesting the Approval for Re-Zoning to Medium Density (RM 3,600)

Name	Signature	Date
ANGELOS G. XIDIAS 4870 LWB		6/17/10
MARYA XIDIAS 4870 LWB		6/17/10
DONOVAN McCLE 4604 LWB		6/17/2010
BRIAN DADVAR 4302 LWB	Brian Dadvar	6/17/2010
4500 LWB Sally Mackle		6-16-2010
4510 LWB Armen Manouchev		6/16/10
4302 LWB Mahnaz Dadvar		6/19/10
4204 LWB Mary Fintelstein		6/22/10
GARY Finkelstein		6/22/10
LARRY APPLEGATE 4316 LAKE WA BLVD NE		6/22/10

ok

Community Members Requesting the Approval for Re-Zoning to Medium Density 3,600

Name	Signature	Date
Mary Finkelstein 4204 LWB	Mary Finkelstein	6/27/10
GARY Finkelstein	Gary Finkelstein	6/27/10
DARIUSZ WITWICKI 4170 LWB	Dariusz Witwicki	6/27/10
MAGDALENA WITWICKI 4170 LWB	Magdalena Witwicki	6/27/10
Matt 4170 LWB Witwicki	Matt Witwicki	6/27/10
Anthony Dadvan	not available to sign at this time	6-29-10
DANIEL CICEU 4630 Lake WA	Daniel Ciceu	6-29-10
FLORENTINA CICEU 4630 Lake WA	Florentina Ciceu	6-29-10
MASSOUD MOHACHEGH LOT 41-42	Masoud Mohachegh	6-29-10

Redacted

Community Members Requesting the Approval for Re-Zoning to Medium Density (RM 3,600)

Name	Signature	Date
4618 LWB M. A. Manouchehr		6/16/10
M. Mada		6/17/10
4558 LWB Hamid Kermanshahi Tony		6/21/10
3. Chadene Nelson		6/21/10
4618 LWB F. Estahani	F. Estahani	6/16/10
Karen Santa 4306 LWB	telephone, verbal permission	7-27-10
ANITA J. Cummings 4328 LK Wa Blvd NE	Anita J Cummings	August 21-2010

RECEIVED
AUG 12 2010

PLANNING DEPARTMENT PM
BY _____

August 12, 2010

Houghton Community Council and Kirkland Planning Commission:

This is a request for your support in getting part of the Lakeview Neighborhood's zoning changed to a higher density than its current RS12.5. A density of 3.6 or 5. would allow for more effective use of the limited land available for development in this important and highly visible area of Kirkland.

We have lived on Lake Washington Blvd. since 1977; in a house that was build in 1933. As far as I can determine this area was platted by the Cochrane's around 1929. The non-lake side of the Blvd was platted at 12,500 sq ft lot size. At that time this area was mostly rural and large lots were a desired selling point for development. Today, this has all changed. We are at the heart of a dynamic growing urban area, with Seattle, Bellevue and Redmond at our doorstep.

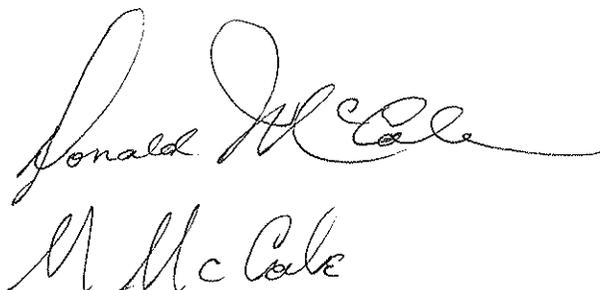
By acting now to adjust the guidelines for growth in this neighborhood we will have more control of the direction of development, thus meeting the future demands of this vibrant neighborhood.

A change to increased density would allow for:

- Improve the aesthetics of a major Kirkland gateway
- Allow for greater flexibility in site design
- Allow for consolidation of access points
- Encourages older homes to be redeveloped
- The clustering of homes, for duplexes, triplexes, town homes, and of course single family residences.
- Support infill within the Growth Management Act

As a long time resident and supporter of Kirkland, we ask your support for this requested density change. It will allow us to improve our neighborhood and enhance the image of Kirkland.

Thank you,
Donald & Michelle McCale
4604 Lake Washington blvd NE
Kirkland, Washington 98033



Steve Blew
Mary-Lou Misrahy
4506 Lake Washington Blvd NE
Kirkland Washington, 98033

To: Houghton Community Council (HCC)
Lakeview Advisory Group (LAG)

Subject: Rezoning South Houghton Slope

My wife and I have corresponded with you previously and attended prior meetings.

This memo is to affirm our continued opposition to the proposed rezoning of this area of Kirkland. We would also like to express our agreement with the facts and opinions presented in Walt Skowronski's memo to you of November 15, 2010.

At the meeting of Oct. 25, we understand that Sally Mackle showed pictures of our property and expressed the opinion that rezoning would not affect us. How could this be if her property next to us went from a single residence on a double lot to eight residences and the old rental in front of us becomes four residences. Two families to ten on the same footprint would certainly affect traffic, noise levels and the aesthetics of the area.

We also found it perversely amusing that one absentee owner indicated he might move from his 5000 Sq ft property in Redmond to a RM3.6 residence in our area!

This push for very dense zoning continues to come from a group of long time residents who have enjoyed our wonderful neighborhood for many years and are now ready to move on. This group is further supplemented by those who are absentee landlords and /or multiple lot property owners. In order to maximize the value of their property they want rezoning at the expense of other's quality of life and property values.

We do not feel that in the long run the city is well served by lining the gateway to Kirkland with more multiple unit homes than all ready exists along this corridor. Please resist the faulty logic of those who have only their financial gain as an end and no real concern for the long term future of our neighborhood.

Thank you for your consideration in this matter and your service to our community.

.Regards

Steve Blew
Mary-Lou Misrahy

From: [Bryan Cummings](#)
To: [Janice Soloff](#);
Subject: Re: FW: City of Kirkland Houghton Community Council Update
Date: Monday, November 15, 2010 9:40:59 PM

Hi Janice,

I'm the son of Anita Cummings, who lives on 4328 Lk. Wa. Blvd. NE. One point that needs to be conveyed during the tour is the major difference in value and condition of homes directly on the east side of Lake Washington Blvd compared to homes farther up the slope. The homes directly on the boulevard are generally old, run down, and mostly rental homes, because they don't have a view and the boulevard is noisy. For decades, buyers have not been willing to buy these properties and fix them up because of those issues. If the members of the council take the time to look up the driveways of the homes, look at the condition of the driveways, the yards, the overgrown trees, etc, they will see.

The smart thing for the city and the neighborhood would be to allow higher density residential zoning along the boulevard, while preserving lower density zoning higher on the slope. This would encourage more modern construction along the boulevard and improve a neighborhood that is in serious decline directly along the east side of the boulevard. Folks who live higher on the slope would also have their lower density neighborhood preserved.

Thanks for the consideration.

Bryan Cummings
representing Anita Cummings
4328 Lk. Wa. Blvd. NE
Kirkland, WA 98033

On Mon, Nov 15, 2010 at 4:11 PM, Janice Soloff <JSoloff@ci.kirkland.wa.us> wrote:

***You are
receiving this
notice as a
person
interested in***

***the update of
the Lakeview
Neighborhood
Plan.***

Below is a notification of a public notice that the Houghton Community Council will be conducting a tour of the south portion of the Houghton Slope on Saturday November 20, 2010 1:00 pm beginning at the corner of NE 43rd ST and Lake Washington Blvd. See attached map for start point.

***Parking on NE
43rd Street is
limited so
park in
surrounding
area to the
south or walk,
carpool or
bike to the
tour start
location.***

This is a public meeting therefore anyone from the public is welcome to join including property owners in the area. Houghton Community Council members will walk north along the eastside of Lake Washington Blvd sidewalk to view properties along the area.

Any questions contact Janice Coogan (Soloff) below.

The Houghton Community Council will discuss the results of the tour and draft policies of the South Houghton Slope area

and the Yarrow Bay Business District at the November 22, 2010 Houghton Community Council meeting at 7:00 pm. Staff recommendations and background information on these two subjects will be available at the following link by Wednesday November 17.

<http://www.ci.kirkland.wa.us/depart/Planning/HCC.htm>

Janice Coogan (Soloff)

Planning and Community Development

425-587-3257

jsoloff@ci.kirkland.wa.us

www.ci.kirkland.wa.us

From: City of Kirkland [mailto:kirkland@service.govdelivery.com]

Sent: Monday, November 15, 2010 10:54 AM

To: Janice Soloff

Subject: City of Kirkland Houghton Community Council Update



Kirkland Web Site Update:

You are subscribed to the **Houghton Community Council (HCC) page** for the City of Kirkland. This webpage has recently been updated.

A notice of special public meeting is [now available online](#). The HCC will tour the Lakeview Neighborhood on **Saturday, November 20, 2010 at 1:00 p.m.** The tour will begin at the northeast corner of NE 43rd Street and Lake Washington Boulevard. The purpose of this tour is to view the area along the east side of Lake Washington Boulevard to consider potential land use change.

If you have questions regarding this tour contact Senior Planner Janice Coogan (Soloff) at jsoloff@ci.kirkland.wa.us or 425.587.3257.

Update your subscriptions, modify your password or e-mail address, or stop subscriptions at any time on your [Subscriber Preferences Page](#). You will need to use your e-mail address to log in. If you have questions or problems with the subscription service, please contact support@govdelivery.com.

This service is provided to you at no charge by [City of Kirkland](#).

GovDelivery, Inc. sending on behalf of City of Kirkland · 123 Fifth Avenue · Kirkland WA 98033 · 425-587-3000

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Best,

Bryan Cummings
206-601-4358

RECEIVED

AUG 17 2010

PLANNING DEPARTMENT

BY _____

ATTACHMENT 7
PC April 14, 2011
1

August 2010

✓
Dear Kirkland Houghton Community Council and Planning Commission Members;

We are one of the families seeking to have our area of Lake Washington Boulevard rezoned. We purchased our home in 1980 and in the 30 years since, there has been no effort to re-evaluate or even examine the zoning restrictions. It seems that any review of this portion of south Kirkland is long overdue, going back almost 70 years!

The Boulevard, as I'm sure you're all aware of, has numerous multi-family designations and has had them for quite some time now. There also exists some retail and commercial properties. We are only seeking uniformity as our homes are becoming older and more difficult to maintain. The expense of upgrading and/or repairing makes no sense as selling is not a viable option due to the fact that families are not looking to move onto a street that has no real sense of neighborhood.

We are trapped by circumstances, time and an out dated zoning code. We cannot recoup any remodel costs nor can we sell to builders or home buyers. Our lot is less than 12,000 sq. ft. and under current zoning laws we could only have one house on our property so trying to replace what exists with a new home again doesn't make any financial sense. With a change in the zoning laws perhaps our property could enhance what is commonly referred to as "The Gateway to Kirkland" with several modern units instead of a 1950's house that is trapped in outmoded and out dated restrictions.

Clearly the Boulevard has a large number of multi-family properties. Our small group of home owners (less than 30) who have supported Kirkland businesses and restaurants, and who have voted for Kirkland officials and schools for many years, deserve the same designations as the other property owners in the area.

The arguments about increased density seem trite compared to the proposed projects, the current population trafficking the boulevard, and even the 29 homes being built just off 108th and 70th behind the new Metropolitan Market. We home owners need your help. We are not asking for anything unusual but rather for consistency with what already exists. The properties located just across the street and all along the Boulevard are zoned 3.6 and that's what we are asking for. It just makes sense to have the whole area zoned the same, to do otherwise is discriminatory.

The older homes are continuing to decline, some are being rented and still others are considering renting. Renters take no pride in their dwelling or in their community. The long range prospect of no zoning changes is not pretty. Here is a real opportunity to enhance one of the main entrances to Kirkland with a variety of smaller, modern homes which can attract new families to the area by offering affordable housing.

We need your help. Kirkland needs your help. This requested re-zone benefits a small number of current home owners, the city of Kirkland and all who come to visit. Instead of a run down neighborhood, the gateway to Kirkland can be inviting, modern and appealing to many who might, under the right circumstances, consider moving here.

Some who oppose this rezone are people who live in the area and all ready have that 3.6 zoning designation. Why they don't want their neighbors to have the same is unfair and selfish. Some claim environmental issues will harm the neighborhood but in reality nothing could be built outside the current restrictions on building, slope protection and all the other sensitive issues that Kirkland already protects. Some who oppose the rezone don't even live in the area. Some don't even live in the state. How absurd is it for a non resident (of Kirkland or even of Washington) to offer opinions affecting those who do live here. Owing a piece of land and living on it are two separate issues. When you live in a neighborhood everything matters on a day to day basis.

The time has come for consistency. Thank you for looking at a situation that is clearly long overdue. We appreciate your time and your consideration. We hope you will do the right thing.

Sincerely,



Mary Finkelstein



Gary Finkelstein

4204 LK WA BLVD NE
Kirkland, WA. 98033

From: [georgine foster](#)
To: [Janice Coogan;](#)
Subject: Fw: South Kirkland P&R
Date: Wednesday, January 05, 2011 9:38:47 AM

Janice, could you forward this to the HCC and Planning Commissioners.....I don't know if only the City Council may have received it as I addressed the email to 'citycouncil@ci.kirkland.wa.us'.

Thank you.....and I hope you had a great holiday.

georgine foster

----- Original Message -----

From: [georgine foster](#)
To: citycouncil@ci.kirkland.wa.us
Sent: Tuesday, September 21, 2010 8:57 AM
Subject: South Kirkland P&R

Dear City Council members, Houghton Community Council members, City Manager,

I am a member of the Lakeview Neighborhood Plan Update Advisory Group, but I would like to express some personal views about the "Process" and the possible "Fast Tracking" of the Zoning Code Amendments for the South Kirkland Park& Ride. (You will remember that the Comp Plan Amendments for the P&R were "fast tracked" the end of 2008.)

My concern is that the County is asking for expediting the Zoning Code revisions without DUE PROCESS, possibly circumventing the Lakeview Neighborhood Plan Update process, and WITHOUT Bellevue's "cooperation", as is called for in the Comp Plan.....I don't understand how a few phone calls, or meetings that do not produce at least an MOU between Kirkland, Bellevue and King County, is adequate. Unintended consequences could be devastating to the area, with congestion at the top of the list...changes to the 520 will surely have their effect on traffic in the area, too.

The amount of Affordable housing, as is stated in your packet supplied by Dorian Collins, suggests that 100% of the project could be "affordable". Redmond's Town Center TOD, the TOD in Renton, and the TOD in Northgate are all 20% Affordable and 80% Market rate.....

why is Kirkland seeking higher percentages for South Kirkland when obviously neighboring cities have chosen differently? I realize the TOD at Redmond's Overlake area is 100% affordable, but are the demographics of Lakeview and Central Houghton comparable to Overlake? If South Kirkland is to have Affordable Housing as part of its mixed use development, why not at a Rate more in keeping with what has been developed in other neighboring jurisdictions?

Note the April 16th email (below) from Gary Prince of Metro (who also authored the Application for the Grant to the Federal government).... "grant funding...is not related to the affordability issue but rather to increasing the number of parking places and mixed use development". So there is no "must have" percentage, or number, of Affordable units.

In the Affordable Housing Regulations recently approved by the City, it is noted that INITIAL "affordable housing projects" will not be required to provide the entire "mandatory" 10% affordable units for projects (as they are viewed as almost experimental....that is my summation), YET the South Kirkland Park & Ride could have 100%?

Our Lakeview Neighborhood Plan Update process had many of us spending MANY hours in meetings because we felt we had something of value to add to the process, our neighborhood, and Kirkland. Please consider how you might feel if you "participated", only to find out that it didn't really matter.

Thank you.

georgine foster
Lakeview Neighborhood Resident

From: georgine foster [mailto:georginef@msn.com]
Sent: Friday, April 16, 2010 10:59 AM
To: Prince, Gary
Cc: Paul Stewart
Subject: Re: South Kirkland P&R

Gary,
Thanks for the information!

Who might I contact to get the # and type of affordable units at the Redmond Downtown TOD, Northgate, and Overlake projects.....just for

comparison sake. I'm meeting with Paul Stewart and Dorian Collins next Wednesday and if I had these comparison figures it would be helpful for me to get "the big picture".

Again, thank you.

~georgine

----- Original Message -----

From: [Prince, Gary](#)

To: [georgine foster](#)

Cc: [Paul Stewart](#)

Sent: Friday, April 16, 2010 10:33 AM

Subject: RE: South Kirkland P&R

Georgine:

The county has worked with local jurisdictions, ARCH, and private developers to determine the number and type of affordable units. The County does not have a "vision" for the number or type of affordable units for this particular site. **The grant funding which Metro Transit has available is not related to the affordability issue but rather to increasing the number of parking spaces and the mixed use development**

We do not have an appraisal on the parcel so I cannot speak to the price for the underlying land.

Gary Prince
Senior Project Manager
Transit Oriented Development
King County Department of Transportation
206.263.6039

From: georgine foster [mailto:georginef@msn.com]

Sent: Wednesday, April 14, 2010 6:09 PM

To: Prince, Gary

Cc: Paul Stewart

Subject: Re: South Kirkland P&R

Gary, thanks for the info....I wasn't thinking that Mithun was an

Architectural/Design firm, I thought they developed the Northgate project. Has the County any "vision" for % to Median income, or the # of Units that will be 'affordable'.....and do these numbers effect how much grant money could be available for the project?

(And what might the asking price be for the "underlying land"?)

~georgine foster

--- Original Message -----

From: [Paul Stewart](#)

To: [georgine foster](#) ; [Janice Soloff](#)

Cc: [johnk](#) ; [Dorian Collins](#) ; [Prince, Gary](#)

Sent: Wednesday, April 14, 2010 10:26 AM

Subject: RE: South Kirkland P&R

Georgine,

It is my understanding that King County would request proposals from developers. Mithun is an architectural and design firm that is advising King County and is not a developer. You should contact Gary Prince for more information on this.

I would suggest that instead of these back and forth e-mails, why don't we have a meeting and we can explain the project in detail and respond to your questions.

Paul

From: [georgine foster](#)
To: [Janice Coogan](#);
cc: [Paul Stewart](#); [johnk](#);
Subject: seattletimes.
com: Dangerous ground: Hard lessons learned since the 2001 Nisqually quake
Date: Monday, February 28, 2011 12:04:53 PM

Janice, could you forward this Seattle Times article from yesterday's paper to the HCC? A timely article that contains some interesting information that all citizens should be aware of.

Thank you,
georgine foster

Dangerous ground: Hard lessons learned since the 2001 Nisqually quake

A decade ago, scientists knew Western Washington was vulnerable to much nastier shakes than the magnitude 6.8 that rattled Seattle on Feb. 28, 2001. But it's what they've learned in the last 10 years since the Nisqually earthquake that really has some researchers spooked.

http://seattletimes.nwsourc.com/html/localnews/2014343866_quake27m.html

November 18, 2010

Dear Houghton Community Council,

(As there was no video or audio taping of the Study Session on November 8, 2010, I thought I should summarize my comments of that evening...mainly covering the Associated Earth Sciences Report that was given to our Lakeview Advisory Group this summer, especially as the interpretation that most of us in the Advisory Group came to was different than explained in the Draft document – we did not say that we thought it said that NO increase in density was possible, but rather nothing more dense than 8.5 or 7.2, as that is what Associated Earth Science was asked to consider in its review. I have also included some comments which I did not relay at that meeting.)

Pg.2 --- Quoting from the AESI report: “we understand a PROPOSED update to current Neighborhood Plan is considering a higher density zoning designation (8,500 sq. ft. or 7200 sq. ft).....we developed opinions on the feasibility of the PROPOSED zoning modifications (8.5 or 7.2).”

Pg.5 ---Under Conclusions and Recommendations: “We formulated our opinions regarding the Proposed change...along with recommendations for ADDITIONAL MITIGATION to consider for HIGHER DENSITY (i.e. 8.5 or 7.2)”.

Pg. 6 --- “We recommend ANY proposed development to a density higher than currently zoned RS 12.5 designation be subjected to third party geotechnical review...due to the degree of Landslide risk ON the site or TO ADJACENT properties.”

(As pointed out by a property owner on LWB who lives directly adjacent to lots that could be developed at higher density – “who would be responsible for damages if the developer is bankrupt, or the property owner/developer doesn’t carry enough insurance?” Would a change in zoning also change the existing underlying indemnifications at RS 12.5?)

Pg. 7 --- Associated Earth Sciences states that “the current-stipulated Aggregation of 1-acre of land” (being one of their review’s Summary Points) “increases the feasibility of development of lots in areas within or near to high or moderate risk areas”. That sounds like a RECOMMENDATION that they think should be MAINTAINED, in addition to a third party geotechnical report , for ANY development in the area BEYOND the current RS 12.5. (Does their recommendation infer that for effective flexibility, there needs to be an aggregation of 1-acre...perhaps trying to accomplish flexibility with less, is not appropriate in areas within or near to high or moderate risk?)

There are surely technical advancements that would mitigate AESI concerns, but ASSUMING the highest Density designated for the Zoning Code “isn’t likely to happen” because “its too expensive to implement”, or “there are geological or environmental limitations that would prevent maximizing to the highest density designation permitted

for the area”.....have you ever known a developer that doesn't PUSH the envelope to get as much as is legally possible, by Code?

What did you think the AESI report said?

I think another statement worth Reviewing is on page 23 of 25 of the Lakeview Advisory Group Preliminary Recommendation for Lakeview Neighborhood Plan Update, File ZON07-00032: “approx. 28 of the property owners who own 38 of the homes have signed a petition in favor of the rezone to density of RM 3.6 or RM 5.0”. There are 39 HOMES/structures in this area...on 49 LOTS. In reality, 14 (of the 39 HOMES...not just (2), as the Draft states) Owners and (1) undeveloped Lot, did NOT sign either of the 2 DIFFERENTLY worded petitions (one calls for 3.6; the other simply states support of a higher density...but was not specific) that were submitted in favor of the massive increase in density. If you count the “address” of a Property only (and not Multiple signatures from the same address), there are 23 LOTS that signed for an Increase in Density. If a Signature from one address represents ALL lots owned by the signature, then 27 LOTS are represented. (Quit Claim transactions on multiple properties are Recorded with the King County Department of Assessments, all as a matter of Public record, and account for anywhere from 7 to 10 properties belonging to 1 extended family, or persons well-known to each other*.....*definition of quit claim transaction from QuitClaimDeed.com).

In addition to that, 42 (although we now have 50) Units, or “addresses” (not individual people) in Yarrow Hill (a P.U.D. of 66 Units on 17 acres = 3.8 or 5 du/d (or a 8.5 density), signed a petition that stated: “Oppose a zoning change that would allow a Density Increase to RM 3600, as well as Oppose changing the Designation to Multi-family”.....We are DIRECTLY effected by what development happens below our project --- geotechnical instability of the South Houghton Slope, removal of significant Tree canopy (noise and air-quality issues, and visual pollution of building roofs – no longer trees), additional congestion on Lake Washington Blvd...and especially, with Affordable housing incentives that could result in even MORE densification to a level qualifying as HIGH Density. From Low Density Single-Family to High Density Multi-family (even RS 8.5 with its potential to increase the total # of UNITS to 98, would DOUBLE the current # of 49 LOTS, or 2 ½ X's the current # of 39 HOMES)...an EXTREME change in Character. Would this represent Planning that was “predictable” for our RS 12.5 neighborhood? Would this be considered “reasonable” change?

In summary, a comment made by the Planning Commissioner on our Advisory Group when the owners first requested a Density increase to RS 8.5 or 7.2, says it all: “WOW! No Neighborhood ever wants to increase density”! What is the definition of “Neighborhood” and is OUR Single-family area of the Lakeview Neighborhood, at risk? We, who live here and plan to continue to live here, are probably in the “no neighborhood

wants to increase density”, but maybe those who have told the HCC and our Advisory Group that they ‘would like to sell’/’can not sell’/’its too expensive to maintain such large lots’/’across LWB is higher density’, are advocating for the re-zone to increase density and are asking the City of Kirkland to help micro-manage (to the lowest common denominator) their properties for the highest economic potential for SOME, not ALL. (Please correct me if I’m wrong, but I don’t recall but maybe 1 property owner (of those advocating for greater density) who have said they love the area and want to find a way to stay in it.) Owners who have obeyed the Regulations of their RS 12.5 neighborhood, are going to be adversely impacted by a re-zone requested by property owners who plan to MOVE out of the area (the RS 12.5 designation served them well when they bought, but I guess its outlived its usefulness) or don’t even LIVE in it now (admitted owners who ‘rent out’ their properties, or own undeveloped Lots).

A more personal view might be: How would you feel if tomorrow you woke to find that on either side of your Home there were now 3, 4, perhaps 7 dwelling units...now that’s on both sides of your property, so its a total of 6, 8, or 14 units now immediately adjacent your property where there use to be 1 house on either side? Would you be overwhelmed? Would you feel that the value of your property had been diminished?

It’s a bad economic time to sell any real property. Is it the City’s governmental duty to “help” home or land owners so that they can sell at a higher price (with a higher density designation) at the expense of others who have played by the rules (rules that all buyers into the 12.5 area knew existed when they bought, even if that was many years ago)?

Some Increase in Density is understandable, but there must be consideration for what are reasonable expectations of Predictability for an established RS 12.5 Single-family neighborhood.

From: [georgine foster](#)
To: [Janice Soloff](#);
cc: [johnk](#);
Subject: Advisory Group vote
Date: Thursday, December 09, 2010 9:01:11 AM

Janice, would you please forward the following comment to the HCC?
Thank you.

After going through my notes from the November 22nd meeting in preparation for the next meeting, I came across what I think is a "fact of interest" (I have heard HCC members asking for "how strong were the opinions of the Advisory Group", or "how much discussion did the Group have"). John Kappler recapped the opinion of the Lakeview Advisory Group regarding the South Houghton Slope Re-zone. He fairly "did not count" the 2 votes that favored RS6.3.....but did not explain why he did so. I would like to give my reason as: the 2 'votes' were NOT from Neighbors or Business owners in Lakeview...they were the Park Board member and a Planning Commissioner (for the record, NEITHER live in Lakeview).

I have in my 'stored' emails (which I can send along....I just don't know how to 'attach' all of them together) messages from members of the Group...the Melinda and Dick Skorgerson, Steve Jackson and Doug Waddell (all 4 are business owners and residents of Lakeview), Nina Peterson, Susan Thornes and Karen Levenson....supporting either NO Change in Zoning, RS 8, or RS 7.2.....John has the Tally. There was 1 member supporting RM3.6.

Thank you, John, for your FAIR portray of the 'vote' of the Neighbors and Business owners that are on the Advisory group.

georgine foster

From: [georgine foster](#)
To: [Janice Soloff](#); [Paul Stewart](#); [johnk](#);
Subject: clarification & comments on Nov.22nd meeting
Date: Friday, December 03, 2010 10:49:55 AM

Janice, could you Forward these comments to the HCC? Thank you.

Houghton Community Council Members,

On the Spread Sheet (Attachment #2) used at the November 22nd meeting, inadvertently, during the discussions, the HCC truncated ONLY 3 columns...the 12.5 column numbers were NOT.

@RS 12.5 --- 54 units....**NOT the 66 units** that was being used as the base-line for comparison to all other columns.....

So in reality, when you COMPARED the difference between what could exist at present 12.5, you didn't get the LARGER difference between what is 'Currently allowed' VS the 'Proposed Change'..... It appeared that there is not as significant a difference as there actually is...the difference between 54 units 'currently' allowed @ 12.5 and 72 units 'proposed' at RS 8.5, is a 50% increase; but, if when you compare the "mis-assumption" that 66 units are 'currently' allowed @ RS 12.5 to 72 units at RS 8.5, the increase looks like a **MODEST** 10% increase.

Shouldn't all of the 4 columns have been "rounded"/"truncated" the SAME way so that all comparisons were equally compared... ????

Comparing the 4 different Designations by using the "Total number of Acres" (19.1 was the figure given by staff being affected by the Zoning change):

at 3 dua (or RS 12.5) ----- 57.3 Units based on Current zoning (**50** LOTS exist now)
at 5 dua (or RS 8.5) ----- 95.5 Units or 70% Increase over Current
at 6 dua (or RS 7.2) ----- 114.6 Units or 100% Increase
at 7 dua (or RS 6.3) ----- 133.7 Units or 130% Increase

You may think I'm splitting hairs, but there is a CONSIDERABLE Difference depending on "how" you calculate the Density.....

	Using the Spread Sheet/ Lot Size	Using Density by
Acre		

	(per Staff data)
at RS 12.5 --- 54 Units	3 dua (equates to RS 12.5)
12.5) --- 57.3 Units	
at RS 8.5 --- 72 Units	5 dua (equates to RS 8.5)
8.5) --- 95.5 Units	
at RS 7.2 --- 90 Units	6 dua (equates to RS 7.2)
--- 114.6 Units	
at RS 6.3 --- 116 Units	7 dua (equates to RS 6.3)
--- 133.7 Units	

I think this "summary" above, is clearer and easier to understand. It shows there is a HUGE difference in how the Density is calculated and "how" the area is Zoned.....the "spread sheet" RS 7.2 is DIFFERENT than 6 dua (equating to RS 7.2)... 90 VS. 114 Units.....a difference of 24 Units, yet supposedly the "same" 7.2 Density?!!??

Yarrow Hill, with the entire West and East Property Lines COMMON (not across the street, but is **THE** exact Property Line) to the proposed area, is 66 Units on 17 acres (the Staff calls it 5 dua.... if you use the "Density by Acre" method, we would slot in at 4 dua; if you use the Spread sheet we would be between RS 12.5 and 8.5.). Whatever happens to the Density of the Proposed re-zone, we will be heavily impacted.....and so I continue to advocate for "Less is More" or "Less is Enough".

The Growth Management Act establishes a growth target of 25 - 30% ----- all of the proposed designations call for more than that. Wouldn't the "graceful" way (as the Central Houghton Neighborhood proposes in its Update) to accept Growth be about 80% or 5 dua (equivalent to RS 8.5)???

Thank you.

georgine foster

BTW: I don't recall who said at the November 22nd meeting, that the Increase in density of the South Houghton Slope makes "sense" because there is good transit service along Lake Washington Blvd....there is ONLY (1) Metro bus line on LWB. However, there are (3) bus lines (2 Metro, 1 Sound Transit) along 108th in the Central Houghton neighborhood, but I don't believe there are plans to increase the Density Designations anywhere on 108th.....

March 14, 2011

Houghton Community Council
Re: Plan area PLA3A Density

Members of the Council,

At your last meeting on February 28, 2011, those advocating for a significant density Up-zone made a few statements that I think could use clarification.

--- They know of 'only 2 who have said "no" to their position of 3600 sq.ft. lots'
On the petition(s) submitted to the Advisory Group dated 7/13/2010, of the 51 lots in PLA3A area, 26 Lots DID NOT SIGN either

--- The density advocates said "30 homeowners have signed".....

- Which petition? A) states supports 'higher density'
B) states supports 'medium density 3600'
- There are Multiple signatures on several addresses/lots
(Do those count as 1 Lot but several owners, or more than 1 owner/lot?)

(It's confusing, so I did a Summary Chart of Signatures, attached, to illustrate....it also includes the year of purchase/statutory warranty deed for those properties, according to public records of King County.)

Attachment 2 summarizes, on the flow chart supplied by Staff, the exercise you went through at a meeting late last year where the "rounding" or "truncating" of numbers for Density were discussed, so that an accurate Comparison of Density Designations could be made. It shows the number of dwelling units that could be developed by using currently existing lot size. I compared the Current # of dwelling Units that exist today with what is possible at 3, 5, 6, 7, and 9 Units per acre, so that you can image if you drive down Lake Washington Blvd, how much change (by percentage) you could see in the future.

To my point, how much increase in density is "reasonable" or "predictable?" for a Single family neighborhood. The Growth Management Act states 30-40% by 2030; the Density advocates are asking for over 375%.

If a developer comes along and proposes a PUD, within a Designation of 6 units per acre (7200 sq.ft. lot size) the density could go to 9 or 10 dwelling units per acre, right? What would be the density if the overall Designation was already 9 units per acre (13 to 15 or 16, which is HIGH Density)?????

Staff refers to RS 7200 (6 units per acre) as being "almost the same" or "similar" to what is allowed as a P.U.D in the current RS 12,500 designation.....as a rationale to consider making the Density Designation HIGHER than 6 Units per acre. No one is precluded from developing a PUD now...perhaps the Lots could all join forces and do PUDs and therefore be able to build to a Density higher than the Area designation.

I would just like you to consider what it would be like in your neighborhood if the density were changed 300%, 400%, or MORE..... How would you feel? Would it still feel like a Single-Family neighborhood?

Thank you for all your work and consideration on the South Houghton Slope - PLA3A area.

Respectfully,

georgine foster
4517 102nd lane ne
Kirkland 98033

SUMMARY OF SIGNATURES TO LOTS
AS OF 7/13/2010

ATTACHMENT 7
PC April 14, 2011

Map #	PIN	SqFt/Lot	Taxpayer Name	Site Address	"A" "SUPPORT HIGHER DENSITY RE-ZONE"	3600 "B"	LAST YEAR PURCHASED
1	1725059097	14622	KIRKLAND LOTS LLC				
2	1725059100	13368	ALMOAIBED KRISTEN B	10418 NE 43RD ST			
3	1725059136	12873	HAUFF DANIEL B	10428 NE 43RD ST			
4	1725059149	12268	SHARIFI HYDEH CO TRUSTEE				
5	1725059174	18849	ALMOAIBED ABDULLAH+KRISTEN	10414 NE 43RD ST			'04
6	1725059045	15385	DISTEFANO RICAHRD A+DIXIE L	1114 LAKE WASHINGTON			'07
7	1725059224	14154	DADVAR ANTHONY NO ADDRESS GIVEN	"NOT AVAILABLE TO SIGN"			'04
8	1725059238	12677	KIRKLAND LOTS LLC				
9	1725059261	13220	BINGHAM SCOTT F + KELLY F				
10	1725059316	13296	SWITZER SCOTT+CHERI	10433 NE 43RD ST			
11	1725059332	13851	KIRKLAND LOTS LLC				
12	1725059333	16163	KIRKLAND LOTS LLC				
13	1725059337	15901	ALMOAIBED ABDULLAH&KRISTEN				
14	4104500125	12500	GESSEL TROY D	4820 LAKE WASHINGTON			'97
15	4104500129	12557	WALKER DWAYNE M	4808 LAKE WASHINGTON			
16	4104500130	14044	CHUANG ANTHONY+WENDY				
17	4104500135	13831	MAHMOUDI BOB H+DEBBIE S	4812 LAKE WASHINGTON			
18	4104500140	18540	CICEU DANIEL+FLORENTINA	4630 LAKE WASHINGTON			107
19	4104500145	19668	MANOUCHERI ARMAN+MOHAMMAD	4618 LAKE WASHINGTON			'03
20	4104500150	20304	MANUCHERI ARMAN	4610 LAKE WASHINGTON			'00
21	4104500155	29995	MCCALE DONALD L	4604 LAKE WASHINGTON			PRE. '92
22	4104500160	11358	NELSON CHARLENE	4554 LAKE WASHINGTON			'00
23	4104500161	18397	KERMANSHAHI HAMID	4558 LAKE WASHINGTON			'98
24	4104500165	14313	CASTELL C A	4542 LAKE WASHINGTON			
25	4104500166	12990	REZVAN AMIR H	4538 LAKE WASHINGTON			'08
26	4104500167	14470	SY WAI-YU BENJY	4548 LAKE WASHINGTON			'02
27	4104500168	20906	MILLER PAMELA & ROBERT E	4546 LAKE WASHINGTON			
28	4104500180	12500	RITCHIE FREDERICK R	4530 LAKE WASHINGTON			'01
29	4104500181	12500	SKOWRONSKI WALTER E+JUDITH	4510 LAKE WASHINGTON			
30	4104500185	12500	MARTI LAURIE A+SINGH RAVI S	4524 LAKE WASHINGTON			'05
31	4104500190	11538	SANTA KAREN L	4502 LAKE WASHINGTON			
32	4104500191	12130	MISRAHY MARY LOU ANN	4506 LAKE WASHINGTON			
33	4104500195	21364	MACKLE TERRENCE R	4500 LAKE WASHINGTON			PRE. '92
34	4104500200	21991	RAJAZI	4504 LAKE WASHINGTON			'97
35	4104500205	45644	MOHAGHEGH MASSOUD	2 LOTS - 1 SIGNATURE			PRE. '92
36	4104500215	25254	ANDERSON EA ALMOAIBED F.T.	4412 LAKE WASHINGTON			'92
37	4104500216	18707	XIDIAS ANGELOS G+MARY	4410 LAKE WASHINGTON			
38	4104500220	15278	CUMMINGS ANITA J	4328 LAKE WASHINGTON			
39	4104500225	14633	MORBERG C S+LOUISE A				
40	4104500231	14520	APPLEGATE LARRY	4316 LAKE WASHINGTON			
41	4104500232	24086	MORBERG C S+LOUISE A	10220 NE 43RD ST			PRE. '92
42	4104500235	15845	DADVAR BEHNAM A+MAHNAZ	4302 LAKE WASHINGTON			'00
43	4104500240	13480	GTE TELEPHONE OPERATIONS	10211 NE 43RD ST			
44	4104500241	18750	ARNOLD THOMAS J+SUSAN BEEL	10229 NE 43RD ST			
45	4104500245	11430	FINKELSTEIN MARY	4204 LAKE WASHINGTON			PRE. '92
46	4104500250	22320	WITWICKI MAGDALENA E	4130 NE LAKE WASHINGTON			'04
47	4104500255	22500	DUNN MICHAEL E	4120 NE LAKE WASHINGTON			
48	4104500260	16757	BARTLETT DAEL A	4110 LAKE WASHINGTON			'01
49	4104500261	12808	SCHWEICKERT JANINE B	4106 LAKE WASHINGTON			
50	4104500265	15000	KAHAN JAMES L	4108 LAKE WASHINGTON			'95

TOTAL 25 LOTS SIGNED
(AS OF 7/13/2010)

- 14 FOR 3600
 - 12 "HIGHER" DENSITY
- SOME OVER-LAP

26 LOTS
DID NOT
SIGN

COMPARISON of DENSITY DESIGNATIONS

9 DUA

7 DUA

6 DUA

5 DUA

3 DUA

Map #	PIN	SqFt/Lot	Taxpayer Name	Site Address	RS 6.3 # Lots	RS 7.2 # Lots	RS 8.5 # Lots	RS 12.5 # Lots
1	1725059097	14622	KIRKLAND LOTS LLC		2.3	2.0	1.7	1.
2	1725059100	13368	ALMOAIBED KRISTEN B	10418 NE 43RD ST 9	2.1	1.9	1.6	1.
3	1725059136	12873	HAUFF DANIEL B	10428 NE 43RD ST 9	2.0	1.8	1.5	1.
4	1725059149	12268	SHARIFI HYDEH CO TRUSTEE		1.9	1.7	1.4	1.
5	1725059174	18849	ALMOAIBED ABDULLAH+KRISTEN	10414 NE 43RD ST 9	3.0	2.6	2.2	1.
6	1725059045	15385	DISTEFANO RICAHRD A+DIXIE L	4114 LAKE WASHINGTON	2.4	2.1	1.8	1.
7	1725059224	14154	DADVAR ANTHONY		2.2	2.0	1.7	1.
8	1725059238	12677	KIRKLAND LOTS LLC		2.0	1.8	1.5	1.
9	1725059261	13220	BINGHAM SCOTT F + KELLY F		2.1	1.8	1.6	1.
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11	1725059332	13851	KIRKLAND LOTS LLC		2.2	1.9	1.6	1.
12	1725059333	16163	KIRKLAND LOTS LLC		2.6	2.2	1.9	1.3
13	1725059337	15901	ALMOAIBED ABDULLAH&KRISTEN		2.5	2.2	1.9	1.3
14	4104500125	12500	GESSEL TROY D	4820 LAKE WASHINGTON	2.0	1.7	1.5	1.0
15	4104500129	12557	WALKER DWAYNE M	4808 LAKE WASHINGTON	2.0	1.7	1.5	1.0
16	4104500130	14044	CHUANG ANTHONY+WENDY		2.2	2.0	1.7	1.1
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21	4104500155	29995	MCCALE DONALD L	4604 LAKE WASHINGTON	4.8	4.2	3.5	2.4
22	4104500160	11358	NELSON CHARLENE	4554 LAKE WASHINGTON	1.8	1.6	1.3	0.9
23	4104500161	18397	KERMANSHAHI HAMID	4558 LAKE WASHINGTON	2.9	2.6	2.2	1.5
24	4104500165	14313	CASTELL C A	4542 LAKE WASHINGTON	2.3	2.0	1.7	1.1
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35	4104500205	45644	MOHAGHEGH MASSOUD		7.2	6.3	5.4	3.7
36	4104500215	25254	ANDERSON CA ALMOAIBED F.T.	4412 LAKE WASHINGTON	4.0	3.5	3.0	2.0
37	4104500216	18707	XIDIAS ANGELOS G+MARY	4410 LAKE WASHINGTON	3.0	2.6	2.2	1.5
38	4104500220	15278	CUMMINGS ANITA J	4328 LAKE WASHINGTON	2.4	2.1	1.8	1.2
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41	4104500232	24086	MORBERG C S+LOUISE A	10220 NE 43RD ST	3.8	3.3	2.8	1.9
42	4104500235	15845	DADVAR BEHNAM A+MAHNAZ	4302 LAKE WASHINGTON	2.5	2.2	1.9	1.3
43	4104500240	13480	GTE TELEPHONE OPERATIONS	10211 NE 43RD ST	2.1	1.9	1.6	1.1
44	4104500241	18750	ARNOLD THOMAS J+SUSAN BEEL	10229 NE 43RD ST	3.0	2.6	2.2	1.5
45	4104500245	11430	FINKELSTEIN MARY	4204 LAKE WASHINGTON	1.8	1.6	1.3	0.9
46	4104500250	22320	WITWICKI MAGDALENA E	4130 NE LAKE WASHINGTON	3.5	3.1	2.6	1.8
47	4104500255	22500	DUNN MICHAEL E	4120 NE LAKE WASHINGTON	3.6	3.1	2.6	1.8
48	4104500260	16757	BARTLETT DAEL A	4110 LAKE WASHINGTON	2.7	2.3	2.0	1.3
49	4104500261	12808	SCHWEICKERT JANINE B	4106 LAKE WASHINGTON	2.0	1.8	1.5	1.0
50	4104500265	15000	KAHAN JAMES L	4108 LAKE WASHINGTON	2.4	2.1	1.8	1.2

148

LOTS WHEN "ROUNDED"/TRUNCATED"

123 95 72 54

CURRENT # UNITS ON 50 LOTS

39

379%

INCREASE OVER CURRENT # UNITS

315% 243% 185% 136

As of 7/13/2010

**Lake Washington Blvd Community Group
for Improvements and Fair Zoning**

"A"

We, the undersigned residents of the East side of Lake Washington Blvd between 38 NE and 52 NE. support a higher density re-zone for our area that will result in a mix of duplexes, triplexes, cottage style homes or townhomes.

"B"

Community Members Requesting the Approval for Re-Zoning to Medium Density 3,600

received
August 23, 2010
HCC/PC
sent enaep8/26/10

To: Houghton Community Council
Kirkland Planning Commission

Re: Proposed Re-Zoning on the South Houghton Slope

In the packet received by the Lakeview Advisory Group for the May 25, 2010 meeting, it was noted on pg. 4 under 'Density options for Houghton Slope', that "if rezoned to smaller lots the likely consequences would be changes in the Houghton Slope landform, increased tree removal, potential increased erosion, and possible vehicular access challenges along Lake Washington Boulevard." I, other members of the Advisory Group, and especially the 48 Units represented (more than 50 Units via telephone conversations) on a Petition in your packet, "Oppose the zoning change that would allow a Density INCREASE to RM 3600, as well as OPPOSE changing the Designation to Multi-family (in the area known as Study Area 9 Low Density Residential)".

The MAGNITUDE of the proposed change from Low Density Single-Family 12.5 to Medium Density Multi-family 3.6 goes beyond the City's Comp Plan Goals for Stability of Neighborhoods and Predictability of development regulations. (I asked Staff if there is any precedence for such a large change in Zoning Designation – the answer was 'maybe Totem Lake' – so Lakeview, with our adjacency to Lake Washington, is comparable to Totem Lake?) The Comp Plan Vision/Framework Goals II-3, FG-3 state "An essential part of diversity is MAINTAINING the integrity of existing SINGLE-FAMILY Neighborhoods".

(Those who want the RM 3.6 designation question that I live in a multi-family project.....but our PUD density, over 17 acres, is, depending on how you calculate it, between 3.8 and 4.6 d.u.a.....still qualifying between the 12.5 and 7.2 Zoning classifications. Very different from RM 3.6!!!!)

According to the Comp Plan Section VI. Land Use chart, RS 12.5 allows up to 3 d.u.a., whereas RM 3.6 allows up to 14 d.u.a. --- nearly 5 times greater. And per KZC 112.25.2, with a Density bonus for Affordable Housing of "not to exceed 50 % of the number of units allowed in the underlying zone", it could go to 21 d.u.a. (a 7-fold increase in density) --- equivalent to a HIGH DENSITY classification. Even RM 5.0 would take the zoning, with Density Bonus, to 13.5 d.u.a. (again, a 5-fold increase over current zoning). From LOW Density Single-Family to HIGH density: how 'Fair', how 'Stable', or how 'Predictable' is that?

At RM 3.6, and a 7-fold increase in Density, what happens to "tree regulations" you spent so much time on? Trees and vegetation are essential components of the City's Tree Canopy Goals and Climate Protection Plan. As this area contains many steep slopes, streams, mature vegetation, and sensitive or hazardous areas, it is crucial to protect them...they are not isolated features. They provide visual linkage with the natural

environment, accentuate natural topography, and provide visual relief to the built environment (language taken from the Draft 2010 Comp Plan).

The South Houghton Slope is identified as UNSTABLE, and that residential development on the sensitive slope should be severely limited...it is the cumulative effects resulting from full development at MEDIUM and HIGH densities that are of greatest concern (quote from the existing Lakeview Neighborhood Comp Plan XV.A-5). But 4 to 5 d.u.a. could be permitted with Restrictions, namely, "slope stability analysis for the site, as well as (for) ADJACENT sites". Associated Earth Sciences report dated April 27, 2010, states that they were requested to characterize the geologic hazards within the study area (east of Lake Washington Blvd between NE 52nd and NE 38th Place) and provide geotechnical recommendations regarding "considering a higher-density zoning designation (8,500 sq. feet or 7,200 sq. feet in lot size or 5-6 units per acre)". There was no mention of considering RM 3600. AESI states "Due to variability in geologic units anticipated across the study area and the INCREASED role landslide hazards may play in future development, we recommend that ANY proposed development or subdivision to a density higher than the currently zoned 'RS 12.5' designation be subjected to THIRD-PARTY geotechnical review" and recommendations for mitigation of geologically hazardous areas be provided. I think it would be irresponsible to not do this before changing the Zoning for the area.

As far as "it isn't fair to not have the same zoning as across the Blvd." – major roadways are commonly used for Zoning transitions. Directly south of the 520 highway, Bellevue Way has Multi-family zoning on the east and Single-family on the west. And the Villagio apartments, formerly the Yarrow Bay Tennis Club before being renovated in 2004, was built in 1969....well BEFORE any of the residents requesting the Increase in Density bought their properties, with maybe (1) exception. They must have realized, if they just looked across the street, it was zoned differently from the east side. RS 12,500 was the prevailing regulation when they bought – should those who have abided by this Designation now be penalized by (what I consider) an unreasonable change to RM 3.6?

I do, however, agree with the sentiments of one of the residents that advocates for the increase. In their letter to you they say "How absurd is it for a non-resident to offer opinions affecting those who do live here. Owning a piece of land and living on it are two separate issues. When you live in a neighborhood everything matters on a day to day basis." The developer who owns (6) lots on NE 43rd (his brother owns 1 on LWB), and another "family trust" that controls 4 lots (2 of which are undeveloped), and those who rent-out their "homes", don't LIVE in our Lakeview Neighborhood and should not be determining the FUTURE for those of us who DO.

As the Planning Commissioner on our Advisory Group said: "Gosh! No neighborhood wants to increase their density"!!! Doesn't that make you wonder 'why' some property owners do? Could they have some 'reason' that a neighborhood RESIDENT doesn't share?

We are not saying NO increase in density – rather something more reasonable and fitting for this Single-Family area we love...a Gateway to Kirkland.

Thank you for your service and all your hard work to make Kirkland and our Lakeview Neighborhood a desirable place to live.

georgine foster
Concerned Kirkland and Lakeview Resident

From: Uwkkkg@aol.com
To: Janice Coogan; Uwkkkg@aol.com; Paul Stewart; Dorian Collins;
Subject: HCC Mtg # 3 Letter re: Trees, YBD, TOD & S. Houghton Slope
Date: Monday, March 14, 2011 3:19:39 PM

Janice:

Here's one last one with other topics for tonight...Thanks for distributing these to the emails of the HCC members...

Other items for HCC discussion

1) Trees and vegetation in parks. The reason that the neighbors wanted to make sure and be included when new trees and vegetation is introduced is that previously there was a horrific example where a row of Kentucky Coffee trees was planted. They looked small and not harmful until a local resident discovered their foliage starts at 6-8 feet off ground and grows 100 feet tall. It's branches reach 45 feet in either direction and these trees had been planted at 90 feet apart. This would have been a hedge that no one would see through (even those in properties elevated by topography).

2) Yarrow Bay Business District, TOD and S. Houghton Slope.
The Neighborhood group began to feel that the city was unbridled in their desire for housing, lots of housing, dense housing, etc. We want to maintain Kirkland as somewhere that has a neighborhood feel and a walkable feel and we want to maintain a mix of housing which includes Single Family (and some of us really like the fact that there are larger lots.... and know folks wanting to buy these larger lot parcels.

We stated that we did not want folks to drive into our gateways and feel that "YOU ARE NOW ENTERING THE DENSITY ZONE" ... Think twilight zone....

A couple last comments on each of these three areas.

2a) Houghton Slope...

I am disappointed that many from the group requesting higher density have misrepresented things.

- Last mtg several spoke and stated that they originally requested 3.6 so they were compromising
- This is not true.
- *The original request came from Sally Mackle and was a request to reduce from 12 to 8.5*

That was approved unanimously and I personally asked if 8.5 would give enough for there to be two times as many units there as now. Based on this discussion, the city asked for a geotechnical

report on 8.5 or 7.2.

- The votes by LVNC have been consistently only in favor unanimously of 8.5 with one person stating

maybe 7.2 and one (Sally) wanting 3.5. Sometimes the neighbor vote was skewed by city staff voting

We later asked to have votes be just of neighbors so you'd know what the neighbors thought.

- I changed my vote from 7.2 back to 8.5 when I began to see numerous misrepresentations.

(Folks represented "they just wanted to move back" but county records show rezones & developments)

(Folks represented that they couldn't sell their house, but records show they listed 50% above mkt value)

(signatures gathered were of "30 people" but only 21 unique properties v. 17 properties opposing or silent)

2b) TOD ...

You've received my other emails on this. I have watched HCC ask for comparisons and I've asked for comparisons and when they still haven't arrived after 2 years I did my own research and I even toured the San Francisco area properties that were mentioned. Generally the proposed project is twice as dense as other projects and would supply about half the dedicated parking of other projects. The research articles on TOD don't support the small amount of parking and state that turning Park and Ride into TOD is problematic.

I am against having any folks in Kirkland live in sardine cans even if those sardine cans are "affordable" and I really disliked the descriptions provided by Lora and Elsie when they toured and mentioned that things were immense, shocking, etc... and NO WINDOWS in bedrooms. Low income rentals also tend to get junked up with things like bikes on balconies, etc.

Mostly we need the Park and Ride property for a Park and Ride and cannot give it away for housing. We are told that there is no money for garages but one has just broken ground in another King County city. I also believe that the \$6.25 Million is available whether there is housing or not. I have repeatedly asked to see evidence of the comment that housing must be included. When I research the Urban planning site and those cities that were awarded, there are specifics of what the award will be based upon. Housing was not one of the criterion.

2c) YBD...If TOD doesn't go forward, does housing at YBD make sense? Again,

LVNC did not want folks to arrive into our city and have big buildings staring at them. We want to be clearly different than Bellevue. We want to be more like a cousin to our neighbors in Yarrow Bay, Clyde Hill, etc. We felt that adding residential here just makes the project bigger. We also felt that it seemed reckless that the city wants to jam residential (and affordable) into every corner they can squish it.

Karen Levenson
President
The Park, A Condominium
6620 Lake Washington Blvd NE #101
Kirkland, WA 98033

From: Uwkkkg@aol.com
To: uwkkkg@aol.com; [Janice Coogan](#); [Janice Coogan](#);
[Paul Stewart](#);
Subject: Quick addition for HCC please
Date: Friday, February 25, 2011 4:55:30 PM

Janice: Also please forward this...

HCC:

You'll see that Janice indicates that there may be a city wide study and then possible city wide change.

While that is fine and good, the city may decide not to change it for the city overall or it may fail to get adequate or timely consideration and change.

You are currently being asked to identify that in HCC disapproval jurisdiction we will not accept this mandated affordable housing in approved, non-conforming areas that need to be rebuilt. Later, if the city agrees with your wisdom, they can also make that change. We shouldn't wait for the city. We should insist on maintaining reasonable rules no matter what the city as a whole decides they want to do.

Thanks,
Karen Levenson

From: jcoogan@ci.kirkland.wa.us
To: Uwkkkg@aol.com
Sent: 2/25/2011 4:37:17 P.M. Pacific Standard Time
Subj: RE: Please reject city change to L4.4 - brought to your attention by Elsie

I will send this out to them today. FYI, staff is leaning toward recommending that the non-conforming policy be deleted in the Plan and studied as part of a city wide code amendment project.

Janice Coogan

Planning and Community Development

425-587-3257

jcoogan@ci.kirkland.wa.us

www.ci.kirkland.wa.us

From: Uwkkkg@aol.com [mailto:Uwkkkg@aol.com]
Sent: Friday, February 25, 2011 4:26 PM
To: uwkkkg@aol.com; Janice Coogan; Janice Coogan; Paul Stewart
Subject: HCC: Please reject city change to L4.4 - brought to your attention by Elsie

Janice - Could you please distribute to HCC.

If someone from HCC could confirm receipt.

I am particularly interested in getting this to **Elsie with HUGE THANKS for her great catch !!!**

=====

To Members of HCC:

At the most recent meeting, a change was slipped into the document without any fanfare or identifiers that a change was being made. HUGE THANKS to Elsie who caught this change. Thank you also to every one of the HCC members who discussed this before moving along.

I am writing to ask HCC to instruct staff to remove their recent change to L4.4 (pg 10 or pg 18) and to consider it a disapproval point if they don't remove the new wording. At the Lakeview Advisory Committee Meeting last week I discussed this with my fellow LVAC members. We agreed unanimously that this new wording to Lakeview zoning should be removed.

You will recall that Elsie caught an area where the city inserted a requirement for affordable housing into the area of zoning where there is approved, non-conforming density. With the words that were inserted, a rebuild of an approved, non-conforming density would now require affordable units. This wording was not in there previously. This appeared in the document rather discretely... much to the amazement of many of us.

Here's why we are asking you to instruct the removal:

1) HCC has been very clear that in the disapproval jurisdiction we do not mandate or require affordable housing. HCC has said that there can be incentives toward affordable housing but we will not allow there to be a requirement within the HCC disapproval jurisdiction. For this reason alone, it is hoped that HCC will not allow a small pocket of our area to have this type of "requirement."

2) For those of you who know that condominiums are actually legal entities filed with the state you will also understand why it would be **impossible** for this change to occur.

a) Condos are governed by two sets of condo laws (RCWs), and generally HOA laws, non-profit corporation laws, a legal declaration which is filed with the state and several other layers of rules and laws that are also part of what can be done legally.

b) To rebuild a condominium, several of the state laws and the declaration of the condo kick in

c) To make any change to the number of units or the way they as a % of the total sq footage it takes an act of god. Generally the state laws and/or declaration filed with the state require a super-majority or unanimous consent of all the owners (not just those who vote, but every owner). It also takes a super-majority or unanimous consent of all the lending banks to modify the number of units or the percentage of the building that each unit would represent.

Given item # c, you will not have any homeowner willing to convert their unit to an affordable unit while the owners retain their market priced units (generally approximately \$400,000 - 800,000). You will also not be able to get a bank to offer their unit up in sacrifice.

With the units in The Park Condominium as an example, we are unable to combine units or make any unit smaller or bigger without unanimous consent of owners & banks.

If we allow the new wording to go forward we are putting a legal impossibility into our zoning.

Whoever proposed this change is likely not familiar with the ways that condominiums are regulated by state laws.

An additional point is that these properties were built correctly within the density that existed at the time. The zoning changed later. Things were getting too dense and it was felt that any new property divisions should not be so "tight." It was never intended to take away anyone's right to have their (legally built) home reconstructed if the need arose. There is no request for greater density in this zone. It is still felt that we've maxed out regarding being built out. What is requested is that the same density, with the same # of units continue to be approved (no increases will occur re: additional traffic, etc).

Thank you for helping maintain reasonable policies for HCC jurisdiction.

Karen Levenson

President

The Park, A Condominium

From: Uwkkkg@aol.com
To: [Janice Coogan](#); [Paul Stewart](#); [Dorian Collins](#);
cc: Uwkkkg@aol.com;
Subject: HCC - URGENT re: Comp Plan updates - Wow.. Let"s make sure we"ve covered this...
Date: Wednesday, March 23, 2011 8:54:35 AM

Janice:

- Please provide information on similar zoned areas in LVN so that we can evaluate prior to final comp plan.
- Please forward this email to HCC and Lakeview Neighborhood Advisory Committee

HCC

- I'd love to hear thoughts from any/all of you, or at least know that you got this.
- Could this be agendized for some conversation at a future meeting?

=====

Hi all:

A zoning issue has just come to light. It is very controversial for folks in the north end of Lakeview Neighborhood and will likely impact all of LVN and those that use LWB.

Before I explain the details of the controversial zoning and why we need to double check our LVN portion of the Comp Plan, I'll make my requests:

1) Janice, please indicate which properties in LVN have zoning that is BN or other commercial that would allow residential units to be built at a density greater than the surrounding properties. If this sounds confusing, you'll likely understand more when you read the example below.

2) HCC please review and consider the example below... this is happening just 3 properties north of the HCC line.

NOTE: We may not be able to do anything to change what is outside HCC, but we should check what is within HCC jurisdiction ... I think we've overlooked some of these... For instance... the 24 hour mart shows zoned for residential 12/acre and I don't see this called out as commercial or BN. Then I accessed the county records and that parcel indicates "commercial." My question is whether this property, or others could have unanticipated ultra high density? Do we want that? Is it something we can even impact?

Real life example:

- The property that I'm going to describe is just 3 parcels north of the HCC zone. It fronts on LWB.
- The property has a low-rise Michael's Dry Cleaners and other small retail that serve the local residents.
- The property is zoned BN (Neighborhood business) which sounds quaint ...like the small retail that is there
- The comp plan for Moss Bay states that residential density for the streets along this area is 12/acre.
- The properties surrounding the site are all zoned max 12/acre

- The area was previously part of the downzoning when the area had bad traffic/parking from 24/acre

This would **seem** to be zoned for something similar to Michaels (etc)...something consistent w surroundings

Surprising finding:

- BN zone sounds like only quaint neighborhood business
- BN zone does not sound like residential is allowed
- By comparison we have Profession Office Zoning and Professional Office/Residential to differentiate

Surprise !!!!!!!BN allows residential with no restraint on quantity of residences!!!!

Result - Huge Parking and Traffic Impact... including much impact in HCC and on LWB:

- Submitted 2/23/11, a proposal for 143-180 units of apartments just 3 parcels north of HCC... on LWB.
- Although the comp plan describes 12/acre and surrounding properties are 12/acre, this is at least 100/acre
- Much of Moss Bay neighborhood suggests providing supplemental parking due to need for CBD parking
- Parking requirement is 1.7 dedicated stalls/unit
- The project has applied for a huge reduction in parking stalls. Calculated at only 1.2- 1.3 / unit (if 143 units)
- Residents who've experienced multifamily living testify that lowered parking means more cars on streets
- It is estimated that if 143 units are built there will likely be 114 spillover cars
- Since this project is just 3 properties north of HCC jurisdiction, many of these cars will park in LVN
- Traffic ... with 143-180 residential units and retail, this project is likely going to add 300-350 cars accessing LWB at precisely the point of the Boulevard where traffic comes to a stand-still.

Again, perhaps there is nothing that HCC can do since this is out of your jurisdiction. Mostly I'm asking for us to review any properties in LVN that might have this "hidden" residential component. We should make sure we know what our densities mean and if that is what we want to allow. Further, if we have zones that include residential, I believe that we owe it to neighbors to indicate that in the name of the zone. BN (Neighborhood business) should likely be something like BNR (Neighborhood Business / Residential).

One other thought is whether unrestricted quantity of residences as long as they "fit" into the shell is appropriate. Our discussions on how much traffic is increased along LWB is what prompts this question.

Thanks for your time and your consideration,

Karen Levenson
President
The Park, A Condominium

From: uwkkg@aol.com
To: Eric Shields; Janice Soloff; rlstyle@aol.com; Dickskogerson@pnwrealty.com; doug@waddellpropertiesinc.com; elwwal@yahoo.com; georginef@msn.com; jay@jayarnold.org; johnk@kapplerhomeplans.com; MelindaSkogerson@PNWRealty.com; ninakpete@aol.com; Paul Stewart; sjmackle@msn.com; shelley@kloba.com; brokerjax@yahoo.com; shthornes@comcast.net;
cc: public@andyheld.com; bkatsuyama@mrcs.org; c_ray_allshouse@hotmail.com; rallshouse@shorelinewa.gov; georgepworld@yahoo.com; jonpascal@comcast.net; Jon.Pascal@transpogroup.com; tennysonkk@aol.com; mikem@murrayfranklyn.com; PattiSutter@CBBain.com; betsyp@beckermayer.com; go2marine06@yahoo.com; elwhckirk70@yahoo.com; kathleen.a.mcmonigal@boeing.com; heinsight@earthlink.net; rwhit5009@aol.com;
Subject: Re: Lakeview Advisory Committee
Date: Monday, August 23, 2010 3:43:32 PM

-----Original Message-----

From: Janice Soloff <JSoloff@ci.kirkland.wa.us>
To: Uwkkg@aol.com; johnk@kapplerhomeplans.com
Sent: Mon, Aug 23, 2010 12:30 pm
Subject: RE: Letter for 8.23 HCC Meeting PLEASE FORWARD TO HCC Members

Karen, we will distribute your letter tonight. Janice Soloff
Planning and Community Development 425-587-3257 jsoloff@ci.kirkland.wa.us
www.ci.kirkland.wa.us

From: Uwkkg@aol.com [<mailto:Uwkkg@aol.com>]
Sent: Monday, August 23, 2010 3:14 PM
To: Janice Soloff; johnk@kapplerhomeplans.com
Cc: Uwkkg@aol.com
Subject: Letter for 8.23 HCC Meeting PLEASE FORWARD TO HCC Members

John and Janice and Paul ... Please forward to HCC Members

Dear members of HCC, Mr. Rick Whitney, Chair and Ms. Elsie Weber, Vice Chair,
Mr. Bill Goggins, Ms. Lora Hein, Mr. John Kappler, Ms. Kathleen McMonigal and Ms. Betsy Pringle,

Re: S. Kirkland Park and Ride - New request following review of extensive history

My name is Karen Levenson and I am president of the Park Condominium HOA, 6620 Lake Washington Blvd NE (across from Marsh Park). During the last several months I've participated as one of the members of Lakeview Neighborhood Advisory Committee. I have made most every meeting with only one or two that were in conflict with evening meeting for my business.

Unfortunately, I am unable to attend the 8/23 meeting due to vacation conflict with my family.

I do want to share a thorough overview, my understanding of the opinion of the Lakeview neighbors and private property owners and the new request that HCC take very protective action for our community.

This includes a new request to deny zoning change at S. Kirkland Park and Ride site and explanation as to why this strong request is being made by many, including all of the neighbors and private property owners involved in our Lakeview neighborhood committee.

I will try to be thorough, but the risk is that it gets wordy. I can provide locators for quotes for the Comprehensive Plan, 520 Project, Letters from King County Metro to Bellevue & Kirkland, Letters between the mayors of Kirkland and Bellevue, City Council Letters Bellevue, Kirkland and Houghton, etc.

My goal is to let you know that the "ask" for denial of housing (e.g. denial of rezone from Professional Office with zero residential) is something that has been well researched and is not a knee jerk request.

I believe that Central Houghton may very likely join Lakeview in this request to protect our communities through this means.

Finally if HCC does not deny zoning, the request then becomes a strong request unanimously agreed by neighbors and neighbor property owners of the Lakeview Neighborhood advisory group that NO ACTION is taken with a TOD project without Bellevue being at exactly the same phase in the project as Kirkland. Moving forward as Kirkland alone doubles the density and provides for less opportunity to design a project that takes advantage of topography etc.

Background:

Me - I am a HUGE supporter of our bus and other mass transit. I use our buses frequently. Some years I have used our buses as my exclusive

transportation and I did not have a car. This is important to note since I am opposed to this transit area housing in spite of strong belief in transit!!!

HCC - Listening to the tape of the 2009 HCC meeting where the Comprehensive Plan amendment was approved, some members of HCC noted that they still could deny the TOD at the time of zoning and/or at the time that the project would be completed. "And we will have high standards." Unfortunately at that meeting, tucked into the Comprehensive Plan changes was removal of protective language. It is unclear whether the HCC was sufficiently advised by Kirkland that their approval for Comp Plan Chg included removing protection from the visual and traffic impacts of TOD at S. Kirkland. .

Previously written: Lakeview Neighborhood Page XV.A-17:
"The Metro Park and Ride lot at the southern end of the Lakeview Neighborhood provides a valuable local and regional transportation function. Any future expansion of this facility should be carefully reviewed to minimize visual and traffic impacts on the surrounding area".

Following approval of 2009 Comp plan chgs, the following words were REMOVED:

"Any future expansion of this facility should be carefully reviewed to minimize visual and traffic impacts on the surrounding area."

These issues are of very large concern for LV & CH, so it seems like HCC may not have been sufficiently advised of this change.

Kirkland - Historical Comprehensive Plans have earmarked Totem Lake for transit and residential use.

No similar comments were historically made in Comp Plan for S. Kirkland area.

- During a few recent years the Park and Ride site was on the Agenda for Kirkland City council but it was not discussed or acted upon, it merely had a placeholder site.

-City of Kirkland council members have stated in council meetings that they have frustration that]

HCC won't agree to mandatory increased density and affordable housing.

- King County Metro identified S. Kirkland P&R for housing & City of Kirkland rushed forward quickly

earmarking this for density and affordability. Letters and agendas demonstrate the amount of study, or lack of, that has gone on to date.

You will have already heard other concerns of neighbors which begin with things like...

traffic, visual impact, density, set-backs, buffers, crime with high density, tiny units, no nearby services retail, employment, etc.

>> From our most recent Lakeview Neighborhood Advisory Committee meeting there was unanimous vote of the neighbors & neighbor private property owners. I was the one that stated 1) We downright disapprove and want HCC to deny zoning change. This is due to many conflicts with the Comprehensive Plan which state that increased densities should be compatible with the surrounding area, done with care not to change character, and that increased density in low density areas should be done by in-fill. Additionally traffic on 108th and Lake Wash Blvd are not even mitigated now, so anticipating mitigating traffic from 1,000 - 1,500 would seem even more impossible than mitigating the traffic we have now. 2. If zoning change denial is not supported by HCC, we should insist that the project not go forward without Bellevue being at the SAME SPOT IN THE PROCESS AS KIRKLAND all along. This was NOT stating that we merely have agreement for future restrictions and interlocal, etc. There are two reasons for being at the same step in the process with Bellevue. * First is that we can meet a developer's threshold for willingness to develop at half the density for the overall parcel. We otherwise have to meet a set threshold once when we build Kirkland alone and then we need to meet that same threshold again when Bellevue builds. Our roads cannot handle density so decreasing density as much as possible is necessary. Additionally the visual impact of density, quality of life for those living in pill box sized units, etc are completely undesirable. * Second is the fact that 90% of all the discussion of the TOD has been around building the parcel out as a well conceived rectangle using the Bellevue and Kirkland triangle shaped piece together to take advantage of placing various parts of the project where they fit best

with topography, etc. We cannot just pull back and build 200-250 units on Kirkland side if the coordination would have more of the residences or more of some other feature on the Bellevue side. The additional question here is why is Kirkland so gung-ho on this project and Bellevue has historically stated concerns with the project that Kirkland's mayor tried to assuage. It would seem that Bellevue would rush into this project as an ideal location for their density needs and affordability needs since they would not have to worry about mitigating impacts. All the mitigation work impacts Kirkland streets and infrastructure.... So hmmm?? && We were also in unanimous agreement that there should be no more than 200 units total on the 7 acre site (if HCC decided to approve zoning which we don't want). We would prefer less than 200 total if that is possible and we reject the opinion that a developer will only become involved if the project is as big as 200 (or 200 plus density and affordability bonuses). The Renton TOD is only 90 units and many smaller TODs have been identified in Washington and in high cost areas in other states like California. The smallest density possible and working with Bellevue so that the number of units is as small as possible is the "ask" from Lakeview neighbors and private property business owners. We also stated that we wanted minimum of 80% market rate and a maximum of 20% affordable housing with senior housing or assisted living preferred, partially because it provides for senior housing which the city needs and secondly it provides housing for folks that are less likely to store carson site and might benefit from transit if they cannot drive. Seniorsoften have less belongings and often live in densely built environments as this one will be. We agreed that height restrictions should specifically include any height that would be added for density or affordable "bonus.". Parking should be the same number of stalls per unit as other projects in the city require. The project should require very strict review process. As much review as possible. Thank you for your time, and for thoughtfully planning for the future of Kirkland and the protection of the shared Houghton areas. Karen Levenson

-----Original Message-----

From: Eric Shields <EShields@ci.kirkland.wa.us>
To: Janice Soloff <JSoloff@ci.kirkland.wa.us>; Bob Style <rlstyle@aol.com>; Dick Skogerson <Dickskogerson@pnwrealty.com>; Doug Waddell <doug@waddellpropertiesinc.com>; Elsie Weber <elwwal@yahoo.com>; Eric Shields <eshields@ci.kirkland.wa.us>; Georgine Foster <georginef@msn.com>; Janice Soloff <jsoloff@ci.kirkland.wa.us>; Jay Arnold <jay@jayarnold.org>; John Kappler <johnk@kapplerhomeplans.com>; Karen Levenson <Uwkkkg@aol.com>; Melinda Skogerson <MelindaSkogerson@PNWRealty.com>; Nina Peterson

<ninakpete@aol.com>; Paul Stewart <PStewart@ci.kirkland.wa.us>; Sally Mackle <sjmackle@msn.com>; Shelley Kloba <shelley@kloba.com>; Stephen Jackson <brokerjax@yahoo.com>; Susan Thornes <shthornes@comcast.net>
Cc: Andrew Held <public@andyheld.com>; Byron Katsuyama <bkatsuyama@mrsc.org>; C. Ray Allshouse - Home <c_ray_allshouse@hotmail.com>; C. Ray Allshouse - Work <rallshouse@shorelinewa.gov>; George Pressley <georgepworld@yahoo.com>; Jon Pascal <jonpascal@comcast.net>; Jon Pascal <Jon.Pascal@transpogroup.com>; Karen Tennyson <tennysonkk@aol.com>; Mike Miller <mikem@murrayfranklyn.com>; Patti Sutter <PattiSutter@CBBain.com>; Betsy Pringle <betsyp@beckermayer.com>; Bill Goggins <go2marine06@yahoo.com>; Elsie Weber <elwhckirk70@yahoo.com>; Kathleen McMonigal <kathleen.a.mcmonigal@boeing.com>; Lora Hein <heinsight@earthlink.net>; Rick Whitney <rwhit5009@aol.com>
Sent: Mon, Aug 23, 2010 11:30 am
Subject: Lakeview Advisory Committee

Congratulations on completing your recommendations on the update of the Lakeview Neighborhood Plan. Although I've not been attending your meetings, I've been party to many of the e-mails and have been getting updates from Janice and Paul. You've put in a lot of work. I appreciate your dedication. It's not my intent to weigh in on the substance of any of your recommendations at this point in time. However, I was asked by an advisory committee member to discuss one procedural issue prior to your meeting tonight with the Houghton Community Council and Planning Commission. The question is whether people who have a financial interest in property in the neighborhood, particularly property that is subject to discussion, should be on the advisory committee or allowed to participate in discussions on the issues in which they have an interest. The intent of forming an advisory committee is to obtain input for decision makers from a broad variety of interests throughout the neighborhood. Since advisory committees are providing advice, not making final decisions, the more diversity of viewpoints, the better. The value of an advisory committee is not only in the final recommendations, which presumably reflect the views of a majority of members, but also in dissenting opinions that may be presented on particular issues. In that spirit, I would say that no member of an advisory committee should be precluded from participation on any issue, but that everyone should be clear about what interest they have in each issue. The discussion of the committee should ideally be oriented to the issues, understanding that some members have different interests than others. Thank you for participating in the Lakeview Advisory Committee. I realize the process has been contentious at times, but it has been important to get all of the issues and interests on the table.

Your work will provide a solid basis for the Houghton Community Council and Planning Commission to prepare a draft new plan. And, of course, you'll get to review and provide your comments on that product in a few months. Regards, Eric Shields, Planning Director

From: Uwkg@aol.com
To: [Janice Coogan](#); [Paul Stewart](#);
[Dorian Collins](#);
cc: Uwkg@aol.com;
Subject: Please send to HCC members TODAY... Thx
Date: Monday, March 14, 2011 2:30:51 PM

Hi Janice (or Paul / Dorian):

Please forward this to HCC. This is with respect to approved non-conforming density.

Attached (at the end of this email) is one of several emails I've sent.

Even though this seems to have been thoroughly discussed and approved in 3-4 meetings, it is still appearing on the agenda.... WHY????

The question in the agenda again asks if this area should go from 1.8 to 3.6. This has been asked and answered many times. NO... NO... NO... (sorry if I sound exasperated, but... OK, I am).

The density was at 1.8 and that was found "TOO DENSE" and there was a downzoning. We do not want to go back to the problematic zoning, we just need folks to know that they can rebuild their home as-is when that becomes necessary.

To go over the several meetings....

This was discussed for 21 MINUTES on 11/8/10 and the history of downzoning was discussed with two of the female HCC members stating that they recall the downzoning meetings and the grandfathering. At the end of that meeting a vote was taken on 3 options and it was approved to be:

- 1) Condos that were approved non-conforming could be built to same density, and
- 2) They could be rebuilt due to fire, flood or simply need to rebuild due to deterioration or age, and
- 3) They would not have to have affordable units included to qualify for same density rebuild
- 4) Also the density would not be increased from 3.6 to 1.8 since the density was changed because there were historical problems when things were becoming too dense.

The discussion on approved non-conforming density is 21 mins from 1:17:30 to 1:38:00

The comments on former downzone and grandfathering are at 1:24:00

Again, at one of the next meetings this issue came up and was again supportive of 1,2,3 and 4 above and that we shouldn't wait for City of Kirkland to look at this city wide. We should move forward and put this wording into Lakeview comprehensive plan now.

Most recently, at the last meeting this came up for a third or fourth time with the same result as all the other meetings. Elsie was very firm on this and unanimously it was agreed.

Again at the last meeting, for the 3rd or 4th time there was approval on all 4 points.

Is there a reason this keeps coming up even though it has been decided upon several times?

Karen Levenson
President
The Park, A Condominium
6620 Lake Washington Blvd NE # 101
Kirkland, WA 98033

From: JSoloff@ci.kirkland.wa.us
To: Uwkg@aol.com
Sent: 11/12/2010 10:15:42 A.M. Pacific Daylight Time
Subj: RE: HCC Meeting 11/8/10 Requested Documentation

Will send this to the Houghton Community Council.

Janice Coogan (Soloff)

Planning and Community Development

425-587-3257

jsoloff@ci.kirkland.wa.us

www.ci.kirkland.wa.us

From: Uwkkkg@aol.com [mailto:Uwkkkg@aol.com]
Sent: Thursday, November 11, 2010 8:09 AM
To: Janice Soloff
Cc: Uwkkkg@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.

Karen Levenson

President

The Park, A Condominium

6620 Lake Washington Blvd NE

Kirkland, WA 98033

From: Uwkkg@aol.com
To: [Janice Soloff](mailto:Janice.Soloff); betsyp@beckermayer.com; go2marine06@yahoo.com; elwwal@yahoo.com; johnk@kapplerhomeplans.com; kathleen.a.mcmonigal@boeing.com; heinsight@earthlink.net; rwhit5009@aol.com; rlstyle@aol.com; Dickskogerson@pnwrealty.com; doug@waddellpropertiesinc.com; Eric Shields; georginef@msn.com; Janice Soloff; jay@jayarnold.org; MelindaSkogerson@PNWR Realty.com; ninakpete@aol.com; Paul Stewart; sjmackle@msn.com; shelley@kloba.com; brokerjax@yahoo.com; shthornes@comcast.net; public@andyheld.com; bkatsuyama@mrsc.org; c_ray_allshouse@hotmail.com; rallshouse@shorelinewa.gov; georgepworld@yahoo.com; jon.pascal@transpogroup.com; tennysonkk@aol.com; mikem@murrayfranklyn.com; PattiSutter@CBBain.com;
Subject: Lakeview Advisory Committee
Date: Thursday, August 19, 2010 3:28:43 PM

Hi all:

I am surprised that we were able to review every other area of zoning and move on after 10-30 minutes per area.

With S. Houghton slope we continue to have to revisit this even though we have spent dozens of hours with letters, testimony, etc... and we've reached the same conclusion repeatedly (4-5 times??).

In the end ALL of the neighbors (but one) in the advisory committee indicated they would prefer 8.5 or above to be the maximum density. One gave a bit a "wiggle room" to 7.2 but stated that she really believed it should stay at 8.5.

ONLY ONE of the neighbors in the advisory committee is in support of the increased density to 3.6. The only neighborhood resident/private prop owner in support of the 3.6 density is someone who stands to gain from this personally.

As a group, our charge has been to look at what is best for **the neighborhood as a whole** not what will be in our own personal best interest.

The neighborhood advisory group has repeatedly weighed in on this as **opposed** with only one supporter.

Karen Levenson

In a message dated 8/19/2010 12:56:30 P.M. Pacific Daylight Time, JSoloff@ci.kirkland.wa.us writes:

Attached are two additional letters related to the Lakeview Neighborhood Plan update to be discussed on August 23, 2010.

Janice Soloff

Planning and Community Development

425-587-3257

jsoloff@ci.kirkland.wa.us

www.ci.kirkland.wa.us

From: Uwkkq@aol.com
To: Janice Soloff; rlstyle@aol.com; Dickskogerson@pnwrealty.com; doug@waddellpropertiesinc.com; elwwal@yahoo.com; Eric Shields; georginef@msn.com; Janice Soloff; jay@jayarnold.org; johnk@kapplerhomeplans.com; MelindaSkogerson@PNWRealty.com; ninakpete@aol.com; Paul Stewart; sjmackle@msn.com; shelley@kloba.com; brokerjax@yahoo.com; shthornes@comcast.net;
cc: Uwkkq@aol.com;
Subject: HCC /Lakeview: Please Read Clarification:Wording otherwise likely misunderstood
Date: Monday, August 23, 2010 11:33:07 AM

Wow... being gone on family vacation, I've not previously had a chance to review the most recent minutes.

I realize that it is hard to capture accurate minutes, but I feel that these ones are dramatically different than what was discussed and agreed by Lakeview Neighbors and Lakeview Private Business owners.

I believe that we were VERY clear in our comments at the last meeting and we took votes that were UNANIMOUS by the neighbors and neighbor private property owners. This is particularly in the area of TOD.

Please see below where I feel that the minutes don't properly reflect discussion. My comments / proposed modifications are in blue italic.

Please note that we also described research on the TOD and housing does not appear to be tied to the 520 project and the housing as sometimes appears to be indicated by advocates for this project. We also researched all the historical interest and focus on Totem Lake for this type of project with nothing but placeholder on City's annual discussion until this became a frenzy of activity that seems to dismiss prior and current Comprehensive Plans.

Particularly offensive is that during the Comprehensive Plan revision of 2009 **WORDING WAS REMOVED**

For Lakeview Neighborhood Page XV.A-17 previously stated:
"The Metro Park and Ride lot at the southern end of the Lakeview Neighborhood provides a valuable local and regional transportation function. Any future expansion of this facility should be carefully reviewed to minimize visual and traffic impacts on the surrounding area".

Now the last sentence protecting neighborhood from traffic / visual impact has

been removed !!!!

Why??

These are some of the items most concerning to local neighbors in Lakeview and in Houghton.

Additionally, the project can still be denied at Zoning and Project approval (and we unanimously supported a HCC denial at zoning)

Please see other statements in blue. The concerns of the neighbors have previously been summarized as traffic, visual impact, density, set-backs, buffers, crime with high density, tiny units, no nearby services retail, employment, etc.

Lakeview Advisory Group August 4, 2010 Meeting Notes

Preliminary recommendation-last meeting

Members Present: John Kappler, Shelley Kloba, Georgine Foster, Karen Levenson (by phone), Susan Thornes, Jay Arnold, Doug Waddell, Nina Peterson, Janice Soloff, and Paul Stewart.

Members Absent: Bob Style, Dick and Melinda Skogerson

Meeting Agenda- Remaining Issues:

- TOD at South Kirkland Park and Ride
- Vision Statement
- Review of draft preliminary recommendation dated July 30, 2010

The Group discussed the revised memo dated July 30, 2010 from John Kappler (prepared by staff) that will be transmitted from the Advisory Group to the Houghton Community Council and Planning Commission to be presented on August 23, 2010. The Group went through each section to confirm its recommendation for suggested updates to the Lakeview Neighborhood Plan including discussion of a future TOD at the So. Kirkland Park and Ride lot and vision statement concepts.

Below is a summary of the comments and edits that the Group wanted staff to include:

Vision Statement Concepts

- Add text that the Houghton Community Council retains disapproval jurisdiction over the City Council on land use decisions.
- Characterize the Lakeview neighborhood as having a “special waterfront neighborhood feel”.
- The street network is well maintained and retains its neighborhood feel.
- Housing is not supported in the Yarrow Business District (on the east side of Lake Washington Blvd). From an economic development stand point, office and retail uses and not housing should be encouraged. Also from a visual standpoint there should not be medium to high density housing as you enter the city from the south.
- As a result of new SR 520 improvements, the neighborhood has resisted pressure to increase density.
- The neighborhood and pedestrian character will be retained.
- Add overhead utility lines should be undergrounded.
- Revise paragraph regarding restoration of shoreline parks by deleting how home owners can restore because that requirement is covered by the new shoreline master program regulations.
- Revise paragraph regarding maintaining vegetation in shoreline parks to keep wide expansive views.
- Revise statement regarding Yarrow Bay wetlands to add viewpoints rather than boardwalks that may impact the environment.
- Add overall statement that over time the neighborhood has pushed back on increasing density, has maintained pedestrian feel and increased traffic calming improvements.
- TOD at S park and ride- make the point that the TOD at the Park and Ride lot should not move forward with including affordable housing unless an interlocal agreement can be agreed to by all three parties to determine how the Bellevue property will be developed. If housing is included it senior housing is preferred.

>> *I think this is not an accurate characterization of what was agreed upon by **unanimous***

***vote of the neighbors & neighbor private property owners.** I was the one that stated*

1) We downright disapprove and want HCC to deny zoning change. This is due to many conflicts with the Comprehensive Plan which state that increased densities should be compatible with the surrounding area, done with care not to change character, and that increased density in low density areas should be done by in-fill. Additionally traffic on 108th and Lake

Wash Blvd are not even mitigated now, so anticipating mitigating traffic from 1,000 - 1,500 would seem even more impossible than mitigating the traffic we have now.

2. If zoning change denial is not supported by HCC, we should insist that the project not go forward without Bellevue being at the SAME SPOT IN THE PROCESS AS KIRKLAND all along. This was NOT stating that we merely have agreement for future restrictions and interlocal, etc.

There are two reasons for being at the same step in the process with Bellevue.

** First is that we can meet a developers threshold for willingness to develop at half the density for the overall parcel. We otherwise have to meet a set threshold once when we build Kirkland alone and then we need to meet that same threshold again when Bellevue builds. Our roads cannot handle density so decreasing density as much as possible is necessary. Additionally the visual impact of density, quality of life for those living in pill box sized units, etc are completely undesirable.*

** Second is the fact that 90% of all the discussion of the TOD has been around building*

the parcel out as a well conceived rectangle using the Bellevue and Kirkland triangle shaped pieces together to take advantage of placing various parts of the project where they fit best with topography, etc. We cannot just pull back and build 200-250 units on Kirkland side if the coordination would have more of the residences or more of some other feature on the Bellevue side. The additional question here is why is Kirkland so gung-ho on this project and Bellevue has historically stated concerns with the project that Kirkland's mayor tried to assuage. It would seem that Bellevue would rush into this

project as an ideal location for their density needs and affordability needs since they would not have to worry about mitigating impacts. All the mitigation work impacts Kirkland streets and infrastructure.... So hmmm??

- Relocate the existing entrance sign to Kirkland at Yarrow Bay to a better location.

Study Area 5- Transit Oriented Development at the South Kirkland Park and Ride Lot

The Group acknowledges that providing affordable housing at the south Kirkland Park and Ride lot is a high priority for the City Council. However, the Group does not believe the location is appropriate for a TOD that includes affordable housing. If housing is proposed the Group may support senior housing. The Group wanted the following priorities communicated:

1. Before any TOD proposal moves forward the Group would like to see some type of policy agreement or commitment between the METRO King County, the City of Bellevue and City of Kirkland that describes an overall master plan for the type of development on both the Kirkland and Bellevue sites. The mechanism could be in the form of inter local agreement, deed restriction, memo of understanding etc.

>>> See above explanation... The current minutes do NOT reflect what was meant by the neighbors and neighbor private business owners. We were in unanimous agreement that Bellevue needs to be at the same PLACE in the process. Not just have agreements in place. The outcome with just having agreements is much different than the outcome if you proceed at the same pace with the cities being together at each step.

2. Revise third paragraph *if proposal does move forward include text that includes:*

Priorities for a development agreement or memo of understanding should include such details as:

- overall scope of projects for both Bellevue and Kirkland sites should be described
>> Again, we do not move forward with mere descriptions, we move forward together at each phase... IF we move forward. We still prefer no change in zoning.
- maximum 200 units total for both Bellevue and Kirkland sites
>> The wording here can be confusing. We want there to be no more than 200 units total on the 7 acre site. We would prefer less than that if possible and we reject the opinion that a developer will only become involved if the project is as big as 200 (or 200 plus

density and affordability bonuses). The Renton TOD is only 90 units and many smaller TODs have been identified in Washington and in high cost areas in other states like California. The smallest density possible and

working with Bellevue so that the number of units is as small as possible is the "ask" from Lakeview neighbors and private property business owners.

- Minimum 80% market rate and maximum 20% affordable housing. For the affordable housing component senior housing or assisted living is preferred.
- Types of commercial uses (retail, office, daycare)
- Require design review process.
- Include architectural scale and site design that defines:
 - Project to be neighborhood in scale; to fit in with surrounding neighborhood; include plenty of modulation
 - Define maximum building height

>> This is to include any height "bonus" for density or affordable units

3. Include existing bullet points in memo.
4. Ensure there is adequate parking for residential.

>> This was more specifically defined than the meeting minutes reflect. Parking was to be the same number of stalls per unit as other projects in the city require.

5. Require Process IIB process

Study Area 8- Medium Density RM 3.6 areas north of NE 60th ST
Revise recommendation to delete and building footprint and add or at current building setbacks.

>> Probably important to state the "why." The wording was to be changed to allow rebuilding to the same "non-conforming" density no matter what the reason. This was to allow re-building for deterioration, etc. This was seen as important since condominiums with X number of units would need to rebuild for that same number of owners. It would be otherwise difficult to determine who gets to stay and who has to give up their home if rebuild is necessary or desirable. The rebuild should be allowed on either the existing footprint or an alternate footprint that meets the city building codes in place at time of reconstruction.

Study Area 9- Low density areas including RS 12.5 at South Houghton

Slope

The Group made the following changes to the text under the density section: delete at least and add no less than RS 7.2.

>>> At the end of this process, as well as throughout the process, the neighbors and the neighbor business owners were in favor of a maximum density with zoning 8.5. This was supported unanimously by this group of neighbors with the exception of one neighbor. The neighbor who wanted zoning to allow greater density (to zoning 3.6) was the neighbor whose property would benefit. One other neighbor provided preference for no more dense than provided by 8.5, but perhaps wiggle room to 7.2.

Transportation section-

Under Eastside Rail Corridor section revise to read dual use for pedestrian/bikes/train

>> It seemed that there was considerably more interest in no train by the Lakeview Neighbors and Neighbor Private property owners... Yes???

Under Lake Washington Blvd section add text to:

- stress the concern regarding traffic congestion along Lake WA Blvd
- increase capacity and that the issue should be forwarded to the Transportation Commission to solve.
- emphasize discouraging through traffic by reducing speed and other traffic calming measures.

In a message dated 8/13/2010 11:30:00 A.M. Pacific Daylight Time, JSoloff@ci.kirkland.wa.us writes:

Lakeview Advisory Group:

Attached are the draft meeting notes from the last meeting. For your review and comment. Let me know if you have any edits before August 18, 2010.

I will send you a link to the final packet for the joint meeting on August 23, 2010 when it is up on the website.

Let me know if you have any questions.

Janice Soloff

Planning and Community Development

425-587-3257

jsoloff@ci.kirkland.wa.us

www.ci.kirkland.wa.us

From: Uwkkkg@aol.com
To: [undisclosed-recipients;](#)
Subject: City Council Mtg - Corrections for Council and HCC
Date: Friday, September 17, 2010 6:14:48 PM

Hi all:
Please include my letter in the meeting packet.

After all the long hours and commitment of Lakeview Neighbors, it is very upsetting to see that the summary of Lakeview Neighborhood comments is GROSSLY incorrect. We previously asked that these incorrect statements be corrected so that our actual concerns and opinions would reach you. Somehow the incorrect version is still finding its way to you today...

In the taped HCC meeting, the LVN Advisory opinions were well presented to HCC and Planning commission by John Kappler, but every opinion of LVN seemed to be immediately discounted by someone I do not know... I believe he repeatedly referred to himself as "snide Andy." With every item he seemed to discount the long hours and deep research that LVN committee did over 9 months, as if this was a rogue group of bandits. Even if the LVN was unanimous following tremendous research, our opinions seemed immediately discredited and thrown out.

To be sure, the Lakeview Neighborhood Advisory participants spent a VERY long time researching and discussing the Park and Ride. We spent a very large amount of time outside of our meeting reading through the comp plan, digging out research on TOD projects, reading and watching past city meetings and study sessions, etc....We were even able to get some answers that never got answered by the City or Metro...
Then we discussed for hours... and eventually had some well founded, and consensus opinions.

As a very active participant in the LVN Advisory group, I'll try and present corrections and my belief on where we eventually landed ...(many/most were unanimous or near unanimous). Please include this information with your materials for the Sept 21st meeting.

The concerns of the neighborhood were:

- A) LVN already shoulders more than our share of density - No More High Density in LVN
- B) LVN already has more than our share of big multi-unit buildings - Big bldgs threaten neighborhood "feel"
- C) The proposed project blatantly disregards dozens of aspects of the Comp Plan (why have plan if we ignore)

D) We already have more than our share of traffic. Even current traffic not mitigated... NO MORE TRAFFIC

E) There is no shopping, nor much employment nearby. Other TODs are built where these already exist.

Our Comp Plan has for years identified Totem Lake as it is already zoned for this and has all the

appropriate amenities to support this type of urban village (see years and years of comp plan)...

LVN opinions:

1) The neighborhood advisory groups voted at last mtg. UNANIMOUSLY opposed residential use @ TOD

2) The neighborhood advisory group is asking HCC to deny zoning change

3) The group DID NOT state that we should merely "have agreements with Bellevue" before going forward.

HERE'S THE STATEMENT... VERY CLEARLY...

"WE SHOULD NOT TAKE ANY STEP W/O Bellevue taking the same step at same time".

We simply don't move forward without Bellevue acting on this with us (more on this later)

4) No more than 200 units TOTAL (including Bellevue and Kirkland ... approx 100 each) if this goes forward.

5) There appears to be repeated comment that the grant necessitates housing. This seems incorrect. We did not get any official document that shows housing necessary from the city or from Metro. We have found numerous documents about the grant and all seem to require increased parking but to date we have not found any document that requires housing. This has felt misleading. If a document exists that shows housing required for the grant, we assume our prior requests would have had this information provided to LVN

6) Renton TOD is 90 units. It is not understandable why we are told developers will only do 200+ units.

(What could possibly be different about Renton... We have asked yet received no answer).

7) Requests for acreage or units/acre of other TODs were sent to City, then City sent to Metro ... and

two months later we've still not received any answers. This is concerning. We were able to find out

much of this information on our own, so why does the city and metro not have this info to send to LVN?

- If this gets built, it appears that it will be the BIGGEST TOD PROJECT (inclusive of Bvue & KLand) .

- This appears to be one of the HIGHEST # units/acre and the units will be TINY out of necessity.

- The idea that some units could be this small and be above market rate is unthinkable
- The idea that families could move into units this small is unthinkable.
- The California TODs that were mentioned for comparison are not in comparable neighborhoods
(Here's a few... Downtown Hayward, Oakland, Richmond, San Pablo)
Also in big cities like San Jose & San Francisco where big city amenities surround.
- Consider how many people in a 6.9 acres if there are 500 units... 1500? ... maybe 215 people per acre??
Add to that 215 people/acre the additional riders, etc ... an enormous concentration of folks in one spot

HCC PLEASE SUPPORT THE STRONG FEELINGS OF YOUR NEIGHBORHOODS ...DO NOT MOVE FORWARD ... Your neighborhoods depend on your ability to protect Houghton's special characteristics. Houghton joined Kirkland w/the provision that we could veto things that will have this type of negative impact

IF YOU MOVE FORWARD, MOVE ONLY AT THE SAME PACE AS BELLEVUE

- Building w/Bvue is how project was designed & proposed. Going solo seems desperate & not rational.
- Building w/Bvue is the only way to place various components in the area where topography suits
- If developers will only participate with a minimum of 200 units it is very important to wait for Bvue so
that the project doesn't have to be so GIGANTIC. We can then build just 200 for the whole project vs
400-500 if done in two phases.

Thank you,
Karen Levenson
Lakeview Neighborhood Advisory Group Member
6620 Lake Washington Blvd NE, Kirkland, WA 98033

In a message dated 9/17/2010 4:01:30 P.M. Pacific Daylight Time, AMason@ci.kirkland.wa.us writes:

You are receiving this email at the request of Senior Planner Dorian Collins

The South Kirkland Park and Ride City Council meeting packet has now been posted to the City webpage. You may review the full meeting packet by clicking on the link below:

http://www.ci.kirkland.wa.us/Assets/City+Council/Council+Packets/092110/10c_UnfinishedBusiness1.pdf

If you have any questions please contact Dorian Collins at dcollins@ci.kirkland.wa.us or 425-587-3249.

Angela Mason

City of Kirkland Planning Department

Office Technician

425-587-3237

amason@ci.kirkland.wa.us

Mon.- Fri. 8:00-5:00

From: Uwkkkg@aol.com
To: [Janice Soloff](#);
cc: Uwkkkg@aol.com;
Subject: HCC Meeting 11/8/10 Requested Documentation
Date: Thursday, November 11, 2010 8:09:45 AM

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:

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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)

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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

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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
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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

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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.

Karen Levenson
President
The Park, A Condominium
6620 Lake Washington Blvd NE
Kirkland, WA 98033

From: Uwkkkg@aol.com
To: [Janice Soloff](mailto:Janice.Soloff); johnk@kapplerhomeplans.com;
cc: Uwkkkg@aol.com;
Subject: Letter for 8.23 HCC Meeting PLEASE FORWARD TO HCC Members
Date: Monday, August 23, 2010 3:14:25 PM

John and Janice and Paul ... Please forward to HCC Members

Dear members of HCC,
Mr. Rick Whitney, Chair and Ms. Elsie Weber, Vice Chair,
Mr. Bill Goggins, Ms. Lora Hein, Mr. John Kappler, Ms. Kathleen McMonigal and
Ms. Betsy Pringle,

Re: S. Kirkland Park and Ride - New request following review of extensive history

My name is Karen Levenson and I am president of the Park Condominium HOA, 6620 Lake Washington Blvd NE (across from Marsh Park). During the last several months I've participated as one of the members of Lakeview Neighborhood Advisory Committee. I have made most every meeting with only one or two that were in conflict with evening meeting for my business.

Unfortunately, I am unable to attend the 8/23 meeting due to vacation conflict with my family.

I do want to share a thorough overview, my understanding of the opinion of the Lakeview neighbors and private property owners and the new request that HCC take very protective action for our community.

*This includes a new request to deny zoning change at S. Kirkland Park and Ride site and explanation as to why this **strong** request is being made by many, including all of the neighbors and private property owners involved in our Lakeview neighborhood committee.*

I will try to be thorough, but the risk is that it gets wordy. I can provide locators for quotes for the Comprehensive Plan, 520 Project, Letters from King County Metro to Bellevue & Kirkland, Letters between the mayors of Kirkland and Bellevue, City Council Letters Bellevue, Kirkland and Houghton, etc.

My goal is to let you know that the "ask" for denial of housing (e.g. denial of rezone from Professional Office with zero residential) is something that has been well researched and is not a knee jerk request.

I believe that Central Houghton may very likely join Lakeview in this request to protect our communities through this means.

Finally if HCC does not deny zoning, the request then becomes a **strong** request unanimously agreed by neighbors and neighbor property owners of the Lakeview Neighborhood advisory group that NO ACTION is taken with a TOD project without Bellevue being at exactly the same phase in the project as Kirkland. Moving forward as Kirkland alone doubles the density and provides for less opportunity to design a project that takes advantage of topography etc.

Background:

Me - I am a HUGE supporter of our bus and other mass transit. I use our buses frequently. Some years I have used our buses as my exclusive transportation and I did not have a car. This is important to note since I am opposed to this transit area housing in spite of strong belief in transit!!!

HCC - Listening to the tape of the 2009 HCC meeting where the Comprehensive Plan amendment was approved, some members of HCC noted that they still could deny the TOD at the time of zoning and/or at the time that the project would be completed. "And we will have high standards." Unfortunately at that meeting, tucked into the Comprehensive Plan changes was removal of protective language. It is unclear whether the HCC was sufficiently advised by Kirkland that their approval for Comp Plan Chg included removing protection from the visual and traffic impacts of TOD at S.Kirkland. .

Previously written: Lakeview Neighborhood Page XV.A-17:
"The Metro Park and Ride lot at the southern end of the Lakeview Neighborhood provides a valuable local and regional transportation function. Any future expansion of this facility should be carefully reviewed to minimize visual and traffic impacts on the surrounding area".

Following approval of 2009 Comp plan chgs, the following words were REMOVED:

"Any future expansion of this facility should be carefully reviewed to minimize visual and traffic impacts on the surrounding area."

These issues are of very large concern for LV & CH, so it seems like HCC may not have been sufficiently advised of this change.

Kirkland - Historical Comprehensive Plans have earmarked Totem Lake for

transit and residential use.

No similar comments were historically made in Comp Plan for S. Kirkland area.

- During a few recent years the Park and Ride site was on the Agenda for Kirkland City council but it was not discussed or acted upon, it merely had a placeholder site.
- City of Kirkland council members have stated in council meetings that they have frustration that] HCC won't agree to mandatory increased density and affordable housing.
- King County Metro identified S. Kirkland P&R for housing & City of Kirkland rushed forward quickly earmarking this for density and affordability. Letters and agendas are demonstrate the amount of study, or lack of, that has gone on to date.

You will have already heard other concerns of neighbors which begin with things like...

traffic, visual impact, density, set-backs, buffers, crime with high density, tiny units, no nearby services retail, employment, etc.

*>> From our most recent Lakeview Neighborhood Advisory Committee meeting there was **unanimous vote of the neighbors & neighbor private property owners**. I was the one that stated*

1) We downright disapprove and want HCC to deny zoning change. This is due to many conflicts with the Comprehensive Plan which state that increased densities should be compatible with the surrounding area, done with care not to change character, and that increased density in low density areas should be done by in-fill. Additionally traffic on 108th and Lake Wash Blvd are not even mitigated now, so anticipating mitigating traffic from 1,000 - 1,500 would seem even more impossible than mitigating the traffic we have now.

2. If zoning change denial is not supported by HCC, we should insist that the project not go forward without Bellevue being at the SAME SPOT IN THE PROCESS AS KIRKLAND all along. This was NOT stating that we merely have agreement for future restrictions and interlocal, etc.

There are two reasons for being at the same step in the process with

Bellevue.

** First is that we can meet a developers threshold for willingness to develop at half the density for the overall parcel. We otherwise have to meet a set threshold once when we build Kirkland alone and then we need to meet that same threshold again when Bellevue builds. Our roads cannot handle density so decreasing density as much as possible is necessary. Additionally the visual impact of density, quality of life for those living in pill box sized units, etc are completely undesirable.*

** Second is the fact that 90% of all the discussion of the TOD has been around building*

the parcel out as a well conceived rectangle using the Bellevue and Kirkland triangle shaped pieces together to take advantage of placing various parts of the project where they fit best with topography, etc. We cannot just pull back and build 200-250 units on Kirkland side if the coordination would have more of the residences or more of some other feature on the Bellevue side. The additional question here is why is Kirkland so gung-ho on this project and Bellevue has historically stated concerns with the project that Kirkland's mayor tried to assuage. It would seem that Bellevue would rush into this

project as an ideal location for their density needs and affordability needs since they would not have to worry about mitigating impacts. All the mitigation work impacts Kirkland streets and infrastructure.... So hmmm??

>> We were also in unanimous agreement that there should be no more than 200 units total on the 7 acre site (if HCC decides to approve zoning which we don't want). We would prefer less than 200 total if that is possible and we reject the opinion that a developer will only become involved if the project is as big as 200 (or 200 plus density and affordability bonuses). The Renton TOD is only 90 units and many smaller TODs have been identified in Washington and in high cost areas in other states like California. The smallest density possible and

working with Bellevue so that the number of units is as small as possible is the "ask" from Lakeview neighbors and private property business owners.

We also stated that we wanted minimum of 80% market rate and a maximum of 20% affordable housing with senior housing or assisted

living preferred, partially because it provides for senior housing which the city needs and secondly it provides housing for folks that are less likely to store cars on site and might benefit from transit if they cannot drive. Seniors often have less belongings and often live in densely built environments as this one will be.

We agreed that height restrictions should specifically include any height that would be added for density or affordable "bonus."

Parking should be the same number of stalls per unit as other projects in the city require.

The project should require very strict review process. As much review as possible.

Thank you for your time, and for thoughtfully planning for the future of Kirkland and the protection of the shared Houghton areas.

Karen Levenson

From: [Todd L. Lightbody](#)
To: [Janice Coogan](#);
Subject: Re: Lakeview Neighborhood Advisory Committee
Date: Friday, February 25, 2011 9:33:48 AM

Thanks Janice. I read the copy of the Plan and amendments. I must admit I'm not sure what it all means, but do have four observations.

1. A lot of hard work was done by many good intentioned people.
2. The potential land slippage issues were recognized.
3. I just hope that the final plan and amendments incorporates the intended flexibility, but tight enough to avoid abuse by those who might try to take advantage of a loop hole.
4. The Counsel decides the density number will be closer to 4 units per acre than nine per acre.

Todd Lightbody

----- Original Message -----

From: [Janice Coogan](#)
To: [Todd L. Lightbody](#)
Sent: Thursday, February 24, 2011 9:22 AM
Subject: RE: Lakeview Neighborhood Advisory Committee

Good Morning Mr. Lightbody,

I usually email out to the HCC and PC as soon as I receive them; I don't have a record of my sent emails from that long ago. Georgine does not receive emails directed to the HCC and Planning Commission. Just to be sure I will email out the email again to HCC and PC today.

Yes the HCC will be discussing the south Houghton slope area on Monday 28th at 7:00 pm at City Hall Council Chambers. You may speak at the beginning of the meeting under items from the audience.

For a copy of the preliminary draft code amendments for the area go to the HCC webpage at

<http://www.ci.kirkland.wa.us/Assets/Planning/Planning+PDFs/Lakeview+Neighborhood+Plan+HCC+02282011+web.pdf>

Also, a site specific geotechnical report would be required by the permit applicant at time of development. This is required under today's standards.

Janice Coogan
Planning and Community Development

425-587-3257
jcoogan@ci.kirkland.wa.us
www.ci.kirkland.wa.us

From: Todd L. Lightbody [mailto:shattuck2@frontier.com]
Sent: Wednesday, February 23, 2011 7:40 PM
To: Janice Coogan
Subject: Fw: Lakeview Neighborhood Advisory Committee

Janice:

Georgine Foster called me tonight to advise me of the upcoming meeting of the Houghton Community Council. I got concerned when she indicated that she has never seen my September 1, 2010 letter. Could you confirm that The Houghton Community Council and Planning Commission received it? With all the budget cuts I could certainly understand that it could have slipped between the cracks. I continue to be very concerned that any proposed density change is being considered without the recommended physical testing by AESI.

Todd Lightbody
----- Original Message -----

From: [Janice Soloff](#)
To: [Todd L. Lightbody](#)
Sent: Wednesday, September 01, 2010 3:10 PM
Subject: RE: Lakeview Neighborhood Advisory Committee

Thank you for your comment letter. I will pass this on to the Houghton Community Council and Planning Commission.

[Janice Soloff](#)
Planning and Community Development
425-587-3257
jsoloff@ci.kirkland.wa.us
www.ci.kirkland.wa.us

From: Todd L. Lightbody [mailto:shattuck2@verizon.net]
Sent: Wednesday, September 01, 2010 3:21 PM

To: Janice Soloff

Subject: Lakeview Neighborhood Advisory Committee

Thank-you for inviting additional input from those of us that were unable to address the group during August 23rd meeting. My name is Todd Lightbody. My wife and I live at 4509 103rd Ln NE, Kirkland. Our home is directly above the slope in Study Area 9.

When I heard the proposed density change, I attended the June 29th meeting of the Lakeview Neighborhood Advisory Group. During that meeting, I expressed my reservations that the proposal to increase density to RM 3.6 could potentially increase the possibility of a landslide and/or land slippage.

Since the June 29th meeting, I have had the opportunity to review the geotechnical report ordered by the Planning Department from Associated Earth Sciences Inc. dated April 27, 2010. In addition, I obtained the latest copy of the Lakeview Landslide and Seismic Areas Map from the Kirkland Planning Department. These documents only reaffirmed my concerns.

First, let me say that I thought that points made on both sides of the density issue on Monday had some merits. There is room for compromise.

Realistically, future growth must be considered and RS 12.5 may need to be revisited. However, the RM 3.6 re-zoning proposal continues to give me great worry. I certainly feel empathy for those long time residents that have owned their properties for many years, but none for those that purchased recently and didn't do their homework or multi lot owners wanting to develop and run.

Several comments made during Monday's session seemed to dismiss the importance of the AESI Report requested by the Planning Commission. I could not disagree more !!! In both my business and personal experiences, I have lived through a number of major landslide situations. I have met people who have suffered significant financial losses, not to mention the emotional devastation that goes with losing one's home and memories. We could actually see homes sliding down the hill from our backyard. I have seen the expense and finger pointing between homeowners, developers, insurance companies and governmental entities that result

from a slope failure. When faced with an actual or potential slippage, all parties run for cover and, in hindsight, try to justify their actions or inactions. Unfortunately, too many times, it's the lawyers that get rich and the homeowners and taxpayers that suffer the pain.

As such, I would respectfully make the following observation. The AESI conclusions and recommendations assume a proposed density change from the present RS 12.5 to a possible RS 7.2. I could find no reference to RM 3.6. The Report also makes it clear that their Conclusions were based on only historical data and no physical testing. I can't help but wonder if their conclusions and recommendations would be the same with such a dramatic increase in density levels and actual physical testing.

I appreciate the comments made during Monday's meeting relative to the current fiscal limitations which will, most likely, prohibit physical testing. Unfortunately, I got the impression that the group was considering lowering the density to the requested RM 3.6 and look at any geotechnical issues on individual projects. I hope that is not the case. I would ask that if you're going to consider an increase density without testing, please be conservative and at least rely on the 7.2 to 8.5 numbers which were the basis of the Conclusions in the AESI Report.

Let me make it clear. I am not saying "yes" or "no" to any proposed change in density. However, I am saying that any radical change (with or without conditions) is premature. I respect that you are faced with many conflicting challenges, but feel confident that the Final Plan will reflect the vision of keeping Kirkland a special place for future generations.

Thank you.

From: [Todd L. Lightbody](#)
To: [Janice Soloff](#);
Subject: Lakeview Neighborhood Advisory Committee
Date: Wednesday, September 01, 2010 3:20:47 PM

Thank-you for inviting additional input from those of us that were unable to address the group during August 23rd meeting. My name is Todd Lightbody. My wife and I live at 4509 103rd Ln NE, Kirkland. Our home is directly above the slope in Study Area 9.

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Thank you.

To the Houghton Community Council and the Kirkland Planning Commission:

Thank you for the opportunity to present the views of the majority of the residents and property owners along the eastside of LWB between NE 52 and NE 38 Sts.

We are seeking a rezone of the area for several reasons:

--There has been no review of our area for at least 75 years.

--We have 12.5 zoning but many of our lots are far bigger, leaving us with land we cannot build on but for which we pay taxes.

--Other lots are 15,000 sq. ft or slightly less and again, no one can sub-divide., an 8.5 rezone would not benefit about 20 of the 39 property

-- Because of set backs, slope and streams a rezone of 8.5 does nothing for a majority of the property owners.

--These large lots do not represent the current forward thinking of the GMA or the new “build green” philosophy. More density is the future of our cities and towns so that the countryside does not have sprawl and less green house gases are used getting to work.

--To give you an idea of size, my lot is 21,000 plus sq ft and longer than ½ a football field – with one house on it. It is more than 4 times the size of a 5,000 sq.ft. lot.

--This size lot was acceptable 80 years ago, and even 30 years ago. Knowing what we know about sprawl, this size lot does not meet the “Build Green” or the GMA goals.

--We have asked for this neighborhood review so that we can finally get our chance to affect a zoning change in our area.

--We have witnessed the entire length of LWB go multi-family and commercial. The question is – why has our area been left out?

--We bring an idea to you today that asks you to consider this ½ mile area as an opportunity for Houghton and Kirkland to adopt the latest in zoning changes to reflect the GMA and the “build Green” idea.

--We are not asking for a multi-family zoning, but our own zoning that takes into consideration the special and unique nature of this large area, the only one of its kind in the city. We are asking for our own zoning that will allow the city to take the lead in Building Green while also preserving the unique and wonderful nature of our area.

--We ask that the Yarrow Hill Condos be excluded from our zoning since they already have triplexes and a majority of those owners do not want any changes. We support them and their desire to not be a part of our rezone.

--Our zoning will allow for groupings of single family homes, duplexes and triplexes, and would provide a cottage feel, with a common area for children to play, for family picnics and community get togethers. It will result it was has never been possible for us with our large lots and busy street: it would become an actual community of families.

--Our specific zoning would have all the normal restrictions that Kirkland already has in place, Built right, it could be an award winning development for Houghton and Kirkland. 30 of 39 property owners are supportive of this and encourage the Planning Commission and the Council to look positively at this once in a lifetime opportunity to make a unique and environmentally sound development in this, the Gateway into our city.

--We know of four property owners in our area who are not in favor of this change. That is understandable since they all own new, expensive view homes. However, three of those homes are isolated from the other homes and would not suffer any detriment from new construction. Real Estate agents know that new construction upgrades a neighborhood.

I invite all the members of the Houghton Community Council and of the Planning Commission to visit our area of the Blvd and hear our ideas for a positive new face for this part of Houghton. The majority of the property owners are ready any time to give you a tour of the area and answer your questions. Individuals or small groups are welcome any time.

Sally Mackle
206-465-0029

Present the petition signed by 30 of the property owners out of the 39 owners.

From: [Sally Mackle](#)
To: [Janice Soloff](#);
Subject: Lakeview meeting
Date: Wednesday, August 25, 2010 11:04:00 AM

Hi Janice,

Thanks for forwarding this on to the Houghton Community Council and the Planning Commission

Dear Houghton Community Council and Planning Commission Members,

Many of us were not able to stay for the full study session last night to hear all your questions; however, a few members of the Community Group requesting a rezone did stay and today related to me some of the questions you had.

I have answered some of your questions below, but may not have received all of them.

Why are we asking for 3.6 single family zoning?

The whole Waterfront District directly across the Blvd from us has 3.6. The Valliggio apts building apartments (3 floors and 8 buildings) directly across the street from us has at least 3.6 zoning. The rest of the Blvd and the hillside above us also have multifamily zoning.

We understand that you are considering adding very large buildings at the 520 interchange. So we are currently surrounded by multi-family and now we will have additional large commercial and retail buildings and perhaps some residential. And yet we are expected to be able to have people want to buy our homes.

Would you want to buy a home on the Blvd? Would you want to try to raise a family here under the current housing conditions?

As politely as possible we have tried to explain to you that this area is not a single family area. It is a myth to consider the Blvd as a single family area.

It is also a myth to consider the eastside of the Blvd between NE 38th and NE 52 St as a neighborhood. Ask any of the people who live here if they knew any of the other property owners except those directly next to them. The answer will be no. I only met all the property owners when the Advisory Group got underway and we met to work on the rezone issue.

It is impossible with the large lots, the steep driveways, and with the traffic and noise from the Blvd to walk between houses, not to mention dangerous. We are simply an isolated group of homes with no sense of community. What has made this so? The current zoning which keeps the large lots.

As mentioned in our remarks, our zoning has not been looked at for more than 75 years. When the waterfront across from us was rezoned in 1985 our area directly across the street was ignored. How much longer are we going to be ignored?

The only time a 8.5 density was considered was during one of our first meetings, before the Neighborhood group joined together. The 8.5, 7.2 or a 6. zoning does not meet the needs of all the property owners. Why? Because our lots are different sizes. They range from 10,500 to more than 1/2 acre. I am only 1 of 6 who has a 21,000 lot size. The rest of the lots are much smaller – 10,000 to 15,000.

With all the setbacks, the slope, ravines and streams, if we start with 3.6 we will be lucky to end up with a density of 5,000, basically the size of a single family lot. But if we start with 8.5 or 7.2 or 6. and then have to consider losing land because of the zoning restrictions, many of us will not even be able to sub-divide our large lots.

A second reason for smaller lots is AFFORDABILITY. Land equals money, and large lots cost more and therefore the new homes will cost more. The Growth Management Act wants to end sprawl, and building “green” means smaller lots and smaller houses. Both of these equal more reasonable prices homes, helping more moderate income households to live in Kirkland. I believe that is one of the goals for Houghton and for Kirkland. Developers are looking for ways to reduce the cost of homes so that more moderate income people can buy them. One of the best ways to do this is smaller lots as land costs can be one of the largest single costs of building.

Why are so many people again this?

So many people are not against this. Two homeowners have spoken out against it because they fear large condos. We are asking for single family zoning of 3.6, not RM zoning. One of the owners cannot even see any of our homes given where he is located on the hillside; the other one sees just two properties that might be developed. However, he is so far above them that his views will not be impacted in the least and as he looks straight out from his main floor he cannot see them.

The only others against this are some of the Yarrow Hill Condo owners. Again, their fear is large condos. That will not happen with 3.6 single family zoning. None of their views will be impacted. Their only impact will be driving by and then they will see new construction -- new homes that will upgrade the entire area. (During the time the Yarrow Hill condos were being built, not one person from our area

complained or tried to stop their project. Yet some owners lost hillside vegetation that was cleared by the developer, another suffered water damage because of poor construction management, and all lived with construction noise for more than 2 full years.)

This Condo association is not listed in the phone book and their gate is closed so it has not been possible to talk with the owners there. I did ask to be included in the tour that a member of the Advisory Committee gave to other members, but was not given that opportunity.

Our rezone petition has been signed by 30 out of 39 property owners. One other person could not sign for personal reasons but told us he supports us. Four others we have not been able to contact.

I hope you will do us property owners the honor of taking time to tour our properties and see the conditions we talk about and how the area would benefit from new construction and new families coming into the area. We feel this is part of your due diligence as a decision body and as a Planning Commission. Because our area is hard to get to (including difficult to park) and because you might not feel comfortable walking on some of the properties, a property owners who has permission to do this will be happy to escort you so that you can see the whole area.

Again, we thank you for your consideration and for helping us finally bring this small ½ area of the Blvd up to date with better housing, a planned development that will be attractive for families and that will bring a true sense of a neighborhood community to this part of the Blvd.

Sally Mackle and the other property owners on the east side of the Blvd.

206-465-0029 – 425-827-8544

From: [Sally Mackle](#)
To: [Janice Soloff](#);
Subject: RE: Kirkland City council meeting and the TOD site staff memorandum to council
Date: Tuesday, September 21, 2010 8:12:09 PM

Thanks for the update, John. Unfortunately, I just arrived home so will miss this. See you next week.

Janice did not understand that we are now asking for our own separate zoning for single family, including duplexes and triplexes and town homes. I hope the Council and the Commission picked that up.

And this is very important: The reason we are asking for the 3.6 is that, with the hillside, the ravine and streams, plus the setbacks, we will be lucky if we actually end up with a 5.0 zoning. So the smaller lot sizes are important because of all this, and also because many of the lots are much smaller than mine and with a larger zoning designation, would be lucky if they could add even one house. I tried to get the Advisory committee to understand this but believe I failed. Herb Chaffey told me that most of the new projects they are building are now 3.6 or 3.9 lot size. This seems to be true as we can see from the two Cam West projects in Houghton. Smaller lots equal more affordable homes, something the developers want to build given the bad economic conditions.

Also, not one person from either the Council or the Commission has called to want to see the properties up close. This has been very disappointing to all of us because we take this as a lack of interest/caring in what we are trying to do. How would you feel about leading them on a tour? Perhaps they would go with you.

Sally

From: Janice Soloff [mailto:JSoloff@ci.kirkland.wa.us]
Sent: Tuesday, September 21, 2010 2:12 PM
Subject: FW: Kirkland City council meeting and the TOD site staff memorandum to council

To Lakeview Advisory Group please see email from John Kappler below regarding tonight's City Council meeting.

Janice Soloff
Planning and Community Development
425-587-3257

jsoloff@ci.kirkland.wa.us
www.ci.kirkland.wa.us

From: John Kappler [mailto:JohnK@KapplerHomePlans.com]
Sent: Tuesday, September 21, 2010 11:06 AM
To: Nancy Cox
Cc: Paul Stewart; Janice Soloff
Subject: Kirkland City council meeting and the TOD site staff memorandum to council

Nancy,

Please forward this to all HCC members, Lakeview Neighborhood Advisory group members (and possibly Central Houghton Advisory group members as FYI).

Thanks, John

To all who have participated in the neighborhood planning efforts for Lakeview,

When we all began this process, I mentioned that the neighborhood advisory group was but one piece of the process and would not yield a conclusion, rather a beginning to the ongoing neighborhood planning process. It is important to follow this process through to completion. As we all know, this process is arduous at best and frustrating at times. I know this myself, as I went through a process like this years ago and decide to become involved further. This is why I continue to serve the community on the Houghton Community Council. My desire is that my efforts make a difference.

As a result, I am sending this email to you all today to remind you all that the Kirkland City Council is continuing the discussion on one area of the planning areas we have addressed in our neighborhood plan. This area is the Park and Ride site also known as the Transit Oriented Development Site (TOD). The link below is the memo and agenda to the Council.

<http://www.ci.kirkland.wa.us/depart/council/Agendas/agenda092110.htm>

Please review as the outcome will affect the neighborhood plan. If you can attend, please do so. You can also listen through the city web site.

I will in the future I be more diligent in alerting you with more notice to activities regarding your neighborhood plan.

John Kappler, President
Architectural Innovations P.S.

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Lake Washington Blvd Community Group for Improvements and Fair Zoning

August, 2010

Dear Kirkland Planning Commission and Houghton Community Council Members;

We are a group of property owners between 38th NE and 52 NE along the East side of Lake Washington Blvd. This is a ½ mile area of land whose zoning has not been changed for at least 75 years. We are grateful that you are taking notice of the need to update the zoning in our area. We are asking for a rezone of our area to allow for new homes to be built on smaller lots. A density of 3.6 or 5. would allow all the current home owners to add between one and four houses to their lots. The 3.6 density is the same as across the street from our area, along the waterfront, and would allow for single family homes, for clustering of homes, or for duplexes, triplexes, and townhomes.

All new housing would be subject to the same zoning restrictions in place for Kirkland, including a height restriction of 30 ft., protection of slopes, significant trees, care with hazardous areas, and other restrictions currently in the code.

The question the majority of property owners are asking is “ **Why is every other part of the Blvd, from the Bellevue city limits into downtown Kirkland, zoned multi-family, but our area is not?**” **The only reason for this is that 25 years ago, when the city did a rezone along the water side of the street, it did nothing for our side. And there seems to be no one who can tell us why not. The City has not done a look at the zoning here sine the mid 80’s, even though many of the residents have asked them to do so. This has been our first opportunity to have this issue taken up by the Councils since the mid 80’s, even though it is suppose to be done every 10 years, every seven years according to the Growth Management Act.** To have one side of our neighborhood zoned 3.6 and our side zoned 12.5 makes no sense and serves to discriminate against our ability to make changes to our property. In addition, we are paying large property taxes for many of our lots that are almost twice the size of the current zoning. So for the past 25 years have been paying additional property taxes on land that we can do nothing with.

Forty to sixty years ago, large single family lots were the norm in the city. Since then, lots have grown much smaller and most families now want these smaller lots. Also, in the past 60 years, the Blvd has changed from a neighborhood to a busy street with so much traffic that there is no sense of neighborhood, people cannot visit neighbors because of the large lots and the narrow sidewalk, and the older houses are falling into disrepair and even decay. Because of the lot sizes, the busy street, and the older homes, people are finding it difficult to sell their homes and many of them are therefore becoming rentals. Three are actually vacant and at risk of squatters or even more serious physical decay.

The recent Growth Management Act has become important as we consider changing the zoning in this area. The GMA policy is to maintain low density and farmland outside our cities by increasing the density within the cities. This will mean less traffic from outside the cities,

less use of cars and gasoline, and will contribute to keeping green space available for future generations.

Kirkland has echoed other nearby cities with a large amount of infill of newer homes in what was larger lots. The Blvd area will continue this policy by allowing greater density than the 12.5 current zoning, with the actual size of the lots being closer to ½ acre (23,000 sq. ft.) (The only other areas of Kirkland that have this zoning are Bridle Trails and Forbes Creek.)

We also realize there is a need in Kirkland for low and moderately priced housing. Because of the cost of land, large lots (12.5 is the actual zoning, but many of the lots are almost a ½ acre) are unable to allow the moderate priced housing the city wishes to attract. However, smaller lots as are currently being built on at the Nettleton and behind the Metropolitan market, because they are priced less, will allow more moderate priced homes to be built. By re-zoning this area of the Blvd. the same as the opposite side of the street, we will be able to build affordable houses and attract younger families to our area, something the waterfront side of the street is unable to do.

As a gateway into Kirkland, the Blvd. will be greatly enhanced by newer homes. Existing newer homeowners will also benefit because new construction always is more desirable to buyers. The clustering of the new homes will also result in a true neighborhood, something always lacking in the current area because of the almost ½ acre size of the lots. Smaller lots, with homes closer together, (clustered for open space for play areas for teens and children) will allow our area to be a real neighborhood.

The property owners with the almost ½ acre (21,500-23,000 sq ft.) lots are also paying taxes on property they cannot utilize and cannot subdivide. These extra taxes are an unfair burden on the property owners that would be ended with smaller lots.

Our group has visited almost every home between 38th and 52nd NE and discussed with the owners what we are doing. There are three homeowners we know of who are opposed to the zoning change. Those in newer homes will probably stay in their homes (all the newer homes are on smaller lots of 12.5, not the almost 1/2 acre lots), but when they go to sell in 20-30 years time, the rezone will be even more important and will certainly benefit them. We will bring the names and addresses of the homeowners of the Blvd. who agree with our request to your first meeting. Except for the seven homes where no one was at home for three different visits to them and that did not respond to a letter sent to them, and the three owners who have expressed opposition, all the other property owners (28 in number but who own 38 lots out of 48 lots total) have signed the petition or agree with the rezone. (I have excluded Verizon from this count.)

Newer homes along this part of the Blvd will be a great benefit to the business community in Kirkland. They will have access to more residents, many of whom will have families and will take part in shopping and dining in Kirkland.

Your decision to grant our request is well supported by the laws governing rezoning, which provide for such changes where there is:

1. A change of conditions (eight decades have passed since the original zoning and conditions along the Blvd have changed substantially since then).
2. Change in neighborhood (the entire area from 38th St. into Kirkland has changed in the intervening 60-80 years, with rezones allowing for greater density, the only exception being our area. The new changes just south of 38th St., as proposed in the updated comprehensive plan, allowing for 4-5 storey buildings and commercial usage further erodes any semblance of a single family neighborhood).
3. Change in public opinion (as seen from the fact that the great majority of the residents in our current zoning area agree with this change).

Furthermore, rezoning us the same as the rest of our area would be in line with the law which aims to prevent unfair discriminatory zoning treatment (different than similarly situated surrounding land).

Thank you for your understanding of our situation.

Sincerely,

The majority of property owners on the East side of Lake Washington Blvd between 38th and 52 NE in Kirkland who have signed their names on the petition to be presented to you at your first meeting.

We are inviting all the members of the Houghton Community Council and the Planning Commission to tour the area for rezone so that you can get a better understanding of our issues and concerns and see for yourself what passing cars cannot see. Please call Sally Mackle (206-465-0029) to schedule a time that is convenient for you. We are available for tours any day between 8 a.m. and 8 p.m.

From: [Donald McCale](#)
To: [Janice Coogan](#);
Subject: Houghton Community Council March 14 meeting
Date: Sunday, March 13, 2011 6:32:05 PM

Janice Coogan, Kirkland Planning Department.

Please forward this to all Houghton Community Council Members for their March 14 Meeting.

I am a long standing resident of Kirkland and have attended several of your meetings regarding the rezone of the South Houghton Slope. Your reaction to our request and concerns seems to be more influenced by input from those who reside outside the South Houghton Slope area than those of my neighbors.

We are not subdividing farm land we are infilling in the middle of a large metropolitan area. Lakeview is an area where demand has always been high and with availability limited therefore, expensive. Due to the demand and the unique nature of this area developers will are not about to put up “Ticky – Tac” housing. Due to environmental factors of this slope, such as wetlands, slope, seismic areas, as well as open space, significant trees and view preservation, we must build as much flexibility into design and development regulations as is possible.

Flexibility in housing design, such as attached housing and zero lot line provisions will be a tremendous benefit to the growth in this area. One only has to look at the duplex on NE 62nd, the triplex on NE 60th and the clustering of housing in Yarrow Hill to imagine the great potential for this area.

We are requesting zoning of RS 5,000 as in Kirkland’s Planning Commission’s January 2011 memo to the HCC.

Thank you

**Donald & Michelle McCale
4604 Lake Washington Blvd NE
Kirkland, Washington 98033**

RECEIVED
AUG 12 2010

PLANNING DEPARTMENT PM

August 12, 2010

BY

Houghton Community Council and Kirkland Planning Commission:

This is a request for your support in getting part of the Lakeview Neighborhood's zoning changed to a higher density than its current RS12.5. A density of 3.6 or 5. would allow for more effective use of the limited land available for development in this important and highly visible area of Kirkland.

We have lived on Lake Washington Blvd. since 1977; in a house that was build in 1933. As far as I can determine this area was platted by the Cochrane's around 1929. The non-lake side of the Blvd was platted at 12,500 sq ft lot size. At that time this area was mostly rural and large lots were a desired selling point for development. Today, this has all changed. We are at the heart of a dynamic growing urban area, with Seattle, Bellevue and Redmond at our doorstep.

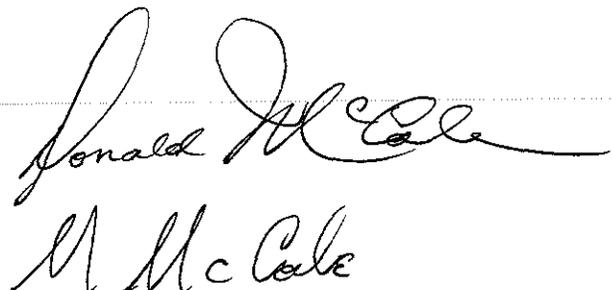
By acting now to adjust the guidelines for growth in this neighborhood we will have more control of the direction of development, thus meeting the future demands of this vibrant neighborhood.

A change to increased density would allow for:

- Improve the aesthetics of a major Kirkland gateway
- Allow for greater flexibility in site design
- Allow for consolidation of access points
- Encourages older homes to be redeveloped
- The clustering of homes, for duplexes, triplexes, town homes, and of course single family residences.
- Support infill within the Growth Management Act

As a long time resident and supporter of Kirkland, we ask your support for this requested density change. It will allow us to improve our neighborhood and enhance the image of Kirkland.

Thank you,
Donald & Michelle McCale
4604 Lake Washington blvd NE
Kirkland, Washington 98033



Charles A. Pilcher

10127 NE 62nd Street
KIRKLAND, WASHINGTON 98033-6821
(206)-915-8593 chuck@bourlandweb.com
August 23, 2010

Notes to Houghton Community Council re: Lakeview Neighborhood Advisory Group

I attended 2 meetings and parts of 2 others and want to thank those who participated, even though a large number were affiliated with the City and not Lakeview neighbors.

I. Lk. Wash. Blvd. This road defines the personality of Lakeview, and the lakefront nature of Kirkland. It cannot be modified without a complete remodel of the CBD at its northern terminus on Central Way. What we have is what we have, and must be a part of any vision of the future of Lakeview. Current congestion limits commuter thru-traffic and may actually be an asset.

II. Parks and views: Kirkland's waterfront personality, defined by the Lakeview neighborhood parks and views, and these must be maintained and improved. Trees are a part of that, but should be managed in a way to preserve both public and private views. Overhead utility wires should be placed underground whenever development makes it feasible, just as are sidewalks, curbs and gutters.

III. BNSF Trail. This should be "trail only" if at all possible. This is an amazing piece of real estate that would link Kirkland from north to south and - especially in the Lakeview neighborhood - take advantage of some of Kirkland's best views.

IV. South Kirkland Slope: The rest of Lakeview is already overwhelmingly zoned multi-family RM 3.6, and this area is an anachronism. While no one wants the entire slope covered by a single large project, creative development here - with conditions - could significantly improve the neighborhood. I heard both sides, have no stake in the game, and have concluded that a change in zoning is perfectly reasonable, for the following reasons:

1. Some older homes there are not being maintained consistent with the rest of Lakeview, because it's too expensive for owners to do so. Rezoning would allow homeowners to pursue other options that would improve the neighborhood and make the zoning consistent throughout the area, e.g., Yarrow Hill and Carillon Heights to the north and the Villagio across the street.
2. Because of the mix of new and old homes on the slope, change would be gradual, and would not require current property owners to do anything. In the meantime code enforcement should be a priority.
3. Those who live in the area should be the ones to decide if they want to change the zoning, not others who do not live there. If the majority want to keep it R 12.5 so be it. With creativity in mind, I wonder if "spot zoning" specific small projects might be acceptable, e.g., a 2-4 unit condo or townhomes compatible with the single family homes.

V. South Kirkland Park and Ride and Transit Oriented Development. This area should have no further planning until Bellevue, who will be a part of the project, joins the discussion. At this time, that is not happening. Also, it would make much more sense to me to rezone the South Kirkland Slope neighborhood of only a few properties than it would to develop the SKPR TOD. The latter would add several hundred units of multi-family housing, including low-income, and thus sandwich the South Kirkland slope between two multi-family zones. Should multi-family residential go into the SKPR TOD area, then there is no further reason to maintain R 12.5 zoning on the South Kirkland Slope..

Submitted by:

Charles A. Pilcher
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Kirkland

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Submitted by:

Charles A. Pilcher
10127 NE 62nd Street
Kirkland

To: Lakeview Advisory Group; Houghton Community Council; Kirkland Planning Commission; Kirkland City Council, Kirkland Planning Department

From: Walter Skowronski 4510 Lake Washington Blvd. Kirkland

February 14, 2011

Subject: Houghton South Slope Rezoning Issue—February 9, 2011 Preliminary Draft Lakeview Neighborhood Plan

I recently reviewed the most recent Draft Neighborhood Plan, and because I will be unable to make the February 16 meeting, I am writing this note to communicate my comments, concerns and questions. I also believe this is a far more effective method to communicate, than to stand up at LAG or HCC meetings and try to squeeze meaningful comments and issues into a three minute window. Unfortunately, these public input sessions seem to have become a bit repetitive and counterproductive, as the same cast of characters say the same things over and over again at each meeting. As long as these individuals are encouraged to keep the pressure on for higher zoning densities, I fear this unproductive atmosphere will continue.

The Draft Plan continues to improve as it evolves, reflecting inputs from many parties. However, the specificity of the proposed zoning changes for the South Houghton Slope continues to be a major concern. In addition, as I read the entirety of the plan, the proposed zoning changes appear inconsistent and in conflict with other major goals of the Draft Plan. The creation of the new PLA 3A zone completely muddies the issue, in the guise of providing flexibility. In Attachment 2, 'The Preliminary List of Proposed Zoning Code Amendments', #2 states: Create new PLA 3A zone on the south portion of Houghton slope for a group of parcels currently zoned RS 12.5. Does this mean all parcels currently zoned RS 12.5, or just selective group of parcels, and if so which ones? Right now the density range proposed is from 4 to 9 dwelling units per acre (dua). Four reflects modest density; nine reflects heavy density. I note that the draft plan retains the 4-5 dua for the North Houghton slope; and which is considered a Moderate Landslide Area. I also note that the Yarrow Bay wetlands slopes retains their 3-5 dua, due to the presence of geological, wetland, and stream constraints found in the area. Yet for the South Houghton slope, which has "steep slopes, underground springs, water courses and forested ravines", and which has long been identified as containing High Landslide Hazard soils which may contribute to slope instability, significantly higher densities are being proposed. To me this appears an inconsistent and conflicting application of zoning philosophy. I have to ask the question, Why do we want to increase this zoning density, and to an extent far greater than the North slope and Yarrow Bay Wetlands?

Page 8 lists development standards for the Houghton Slope and Yarrow Slopes, assumingly for their protection. They all sound great in theory....the devil is in the details of implementation. I note #3, the indemnification covenant, which I have brought up at council meetings before. The City may receive indemnifications for lots to be developed anew, however, I seriously doubt that such would extend to adjacent lots which may be adversely impacted by the development. And with zoning changes, existing

indemnifications are likely to become null and void. I'm in one of the high hazard areas, and am constantly concerned about the effects of heavy rainfall. The landslides of this winter's rains (including some in Kirkland) should be a reminder to all of us, that these dangers are not theoretical or hearsay....they are very real, and the City will be at serious economic risk. To provide a personal example, should I experience a geologic problem, post a zoning change and subsequent nearby development, I'd probably be in court in a nano-second. Why again do we want to increase densities ?

Page 19 cites ' Traffic on Lake Washington Blvd. has increased greatly, particularly during morning and evening commute periods. This congestion restricts local access to and from the Blvd and has created noise, safety problems, and conflicts for pedestrians, bicyclists, and adjacent residents'. Page 7 indicates: 'In many instances, the line of sight distances for automobiles entering and leaving the flow are generally too short to be safe'. This is a very serious problem today, and the Draft Plan correctly identifies it as such. If there is a member of the LAG or HCC that believes an increase in zoning densities, no matter how small, will lessen and not exacerbate the existing traffic problem, I, for one, would like to hear that rationale.

I come back to the question of Why. The draft plan summarizes very well what is proposed to be done. What it does not cover as well, is why we are changing zoning on the South slope. Maybe I missed it. For example, it does not speak to a need for growth in this area. The Vision Statement speaks of 'Infill development on the Houghton and Yarrow Bay slopes continues while maintaining the visual character of the hillsides and retaining trees to the maximum extent. Overall, the neighborhood has resisted development pressure to allow a large amount of density increases'. Ye, that is specifically what is being proposed ! Why ? Thus far, in meetings I have attended, the only apparent rationale seems to be in support of responding to proposals aggressively pursued by a small group of residents, who are trying to extricate themselves from distressed real estate situations via zoning changes. And I can point to one very blatant case of conflict of interest for purely personal gain on the LAG.

How comfortable would we all be if one morning we woke up to read in the Seattle Times---" Kirkland Increases Zoning Density in High Geologic Hazard Area to Bail Selective Residents Out of Undesirable Real Estate Situations". This may not be the case at all, but in the absence of a rationale, I can point to nothing else.

I'm not opposed to zoning changes, even for the Houghton South Slope.... if they are based upon appropriate technical analyses, and are being proposed to benefit the City and all its residents. I don't think any resident would have a problem with that. Unfortunately, I don't believe we're there yet. The LAG, HCC, and Planning Commission need to be most transparent with regards to the rationale for such an important change.

Thank you for your patience with this contentious issue, and most importantly for the time you devote to serving the City. Your dedication is most appreciated.

Walt Skowronski

4510 Lake Washington Blvd

Kirkland, WA 98033

November 15, 2010

Houghton Community Council (HCC)

Lakeview Advisory Group (LAG)

My name is Walt Skowronski, residing at the above address. I have been attending multiple HCC and LAG meetings, to voice concerns regarding the potential rezoning of the South Houghton Slope, which has turned into a very contested issue.

Unfortunately, my wife and I will not be able to attend the Nov.22nd HCC meeting on this topic, as we are busy with family for the Thanksgiving holidays. In addition, we have found it very difficult to engage in any meaningful discussion at these meetings, when you are given 3 minutes to make a statement, and unable to rebut statements made by others, no matter how outrageously inaccurate they may be.

At the last HCC meeting I attended (Oct. 25), there appeared to be a member consensus not to consider the very dense RM3.6, because it represented so drastic a change to the current single family RS12.5, and would materially and adversely alter the 'single family character' of this neighborhood; which seemed to be the one common feature that the HCC members wished to retain. Even Kirkland's Planning Department recommended against consideration of RM3.6.

Yet, I understand, at a subsequent meeting, the RM3.6 option was back on the table, being pursued by a group of homeowners, who continue to push the Commission to rezone to bail them out of distressed real estate situations, to the detriment of all other homeowners who purchased their homes in a "single- family" environment, and who could become part of a multi- family environment, should this high density zoning be enacted. It was fine for these homeowners to enjoy the single family environment all the years they have lived in their homes. But now that they want to sell and move, or monetize their assets through subdivision, they want to change the zoning to suit only their parochial interests. This hardly seems appropriate justification for the HCC to eliminate one of the few remaining attractive single family environments in Kirkland.

At the meetings I have attended, I keep hearing opinions stated as fact, when in reality they are merely personal viewpoints, and often erroneous. A case in point: at the Oct.25 HCC meeting, Sally Mackle showed pictures of my and my neighbor's properties; indicated that we were opposed to her rezoning position, and emphatically stated that new development would not 'affect' us, as our homes were high on the slope. Not only is she totally unqualified to make such a statement, but she's dead wrong. Any

development impacts us and every other homeowner in the areait impacts view corridors, geology, traffic, vegetation and the general 'character' of the area, to name but a few.

At this point, I have to ask a sensitive question: Does anyone on the HCC or LAG see a conflict of interest with individuals pursuing personal financial gain serving on these committees ?? I certainly do. It's one thing to present a personal position, as I do at these meetings and through correspondence. It is quite another to push personal agendas as a member of a City sponsored review group or commission, and receive preferential treatment at HCC meetings. (i.e. an 8 minute slide presentation vs. the 3 minute limit).

Please remember as you continue to consider this zoning issue: the South Houghton Slope is a geologic high hazard area. You can just look at my lot when you come out for a tour of the area, which I understand is being scheduled. These natural hazards cannot be eliminated....the area will always remain high hazard. The current RS12.5 has, all these years, carefully guided development, and worked well. To rezone to a RM3.6 is simply asking for trouble, despite all the assurances developers will provide or the reviews of the Planning Dept. Given the nature of the slope, troubles encountered could be costly, and most likely would involve expensive litigation for the City, despite its requirements for developer indemnifications. Why even tempt such an outcome ? For what benefit to the City ? And why rezone to a high density on the high hazard South Slope, when just to the north the moderate hazard area retains a far less dense zoning ?

I've heard the arguments back and forth at the meetings. I've paid close attention to the HCC member discussions of issues, concerns and viewpoints. It may not be a bad idea to just stop for a moment, sit back, take stock, and ask the basic questions: Now just why are we doing this ? Who's going to benefit ? What are the risks ? And, does this really make sense ??!!

I'd certainly like to hear those answers, and many of my fellow homeowners would as well.

Thank you for your interest; and thank you so much for the time and diligence you have all devoted to serving all the residents of our great City.

Sincerely,

Walt Skowronski

Walt and Judy Skowronski

4510 Lake Washington Blvd.

Kirkland, WA 98033

August 15, 2010

To: Kirkland Planning Commission; Houghton Community Council; Lakeview Advisory Group;

Kirkland Planning Department

Re: Zoning for Lakeview Single Family Area on Lake Washington Blvd.

We are Walt and Judy Skowronski and would like to comment on any proposed revision to the current zoning for the single family area that is bordered by 38th and 52nd on Lake Washington Blvd. We previously submitted a lengthy letter on this subject (July 2, 2010) to the Planning Department, and have since provided inputs to multiple Lakeview Advisory Group meetings. We have also spent time with the Planning Department leadership to better understand the City's overall growth plan and mandates. We plan to attend/ participate in the August 23rd joint Planning Commission/ HCC meeting on this topic.

After a continuing review of the issues, our recommendation remains that there be no change to the current zoning for this area (RS 12.5). Our recommendation is based upon three major premises:

1) This Area Cannot Effectively Further The City's Growth Mandate

The City's growth mandate is not all encompassing, and we understand is being applied to areas where it makes the most sense and delivers the maximum growth benefit. Changing zoning for this very small area doesn't appear to deliver much growth benefit but can have material negative impacts on this area. This is the last remaining single family area on Lake Washington Boulevard and provides homeowners with a tremendous environment not available elsewhere in Kirkland---single family, larger lots, privacy, solitude, lush vegetation, great views, proximity to major highways, and easy walking access to town. As such, it is a highly desirable residential area, and an important element of the City's wonderful 'character and feel', intangible characteristics which make Kirkland what it is today. These are precisely the reasons we relocated to Kirkland seven years ago. With densities being increased in downtown Kirkland and Totem Lake to reflect the City's growth mandate, we have yet to see the compelling reasons to rezone this one-off, and most unique area. Since zoning diversity is also a City priority, not changing zoning density in this area would make perfect sense.

2) This Area Is Geologically a High Hazard Slope Area

The City's current Comprehensive Plan describes the entire area as lying on the part of the Houghton slope identified as unstable, with residential development on the sensitive slope being severely limited. The plan indicates that current standards should allow residential densities of one to three dwelling units per acre, and that additional standards would be required to go to four or five dwelling units per acre. As part of the exercise to review and update the Lakeview neighborhood portion of the Comprehensive Plan, a limited geologic hazards assessment was conducted by Associated Earth Sciences, Inc earlier this year. This review only re- confirmed the geological hazards of this area to increases in densities. A few of their comments are:

"Due to the variability in geologic units anticipated across the study area and the increased role landslide hazards may play in future development, we recommend that any proposed development or subdivision to a higher density than the currently zoned RS 12.5 be subjected to third party geotechnical review"

“Significant erosion, landslide, and seismic hazard areas exist within the Lakeview Neighborhood study area...and are among the most severe within the current City boundaries due to the combination on overall height and steepness, geologic/ ground water conditions, and historical episodes of slope erosion”

“The currently- stipulated aggregation of 1 acre of land creates flexibility in lot layout, increasing the feasibility of development of lots in areas within or near to high or moderate risk areas”

We also note that this Associated Earth Sciences limited assessment only considered a higher density designation of 8.5 or 7.2, and not at all the designation of 3.6, which has attracted considerable discussion, debate and controversy !!

Clearly, to rezone this area without a thorough understanding of the environmental and geologic hazards would not only appear premature and inappropriate, but could also place residents in significant jeopardy and the City in a position of significant legal and financial exposure.

3) Selected Residents Are Pushing Rezoning to Solve Their Real Estate Problems

There is a petition being circulated by a number of the current single-family residents, pushing for much higher zoning densities (to 3.6). In our earlier correspondence to the Planning Department (July 2, 2010), we attempted to address each of their ‘supporting arguments’. What is evident, however, is that the reason for the main proponents push for higher densities, is to try to achieve higher real estate values, so they can sell their properties. Some have tried to sell their homes, and due to the current economic and real estate environment, have not realized market valuations to their liking. As a result, they believe a change in zoning will provide such desired valuations, at the expense of all remaining homeowners, through decreased valuations and diminished quality of life, who have no desire to sell and relocate. To us, this is tantamount to asking the City of Kirkland for a government bailout of their personal real estate problems, and should not at all be considered in the deliberations of whether a zoning change for this area is appropriate.

Unfortunately, this zoning issue has generated considerable controversy and consternation. The key question, through all the discussions, remains unanswered: Why change the current zoning at all ??

-Does the City’s growth mandate benefit from eliminating the last single –family area on LWB ??

-Have the real geologic and environmental risks to residents and the City associated with higher densities been thoroughly analyzed and understood ??

Until we all know more, any change to the current zoning would appear to be premature and hazardous at best.

Thank you for your time and understanding. We look forward to the August 23 meeting.

Sincerely,

Walt and Judy Skowronski

To: Houghton Community Council
From: 30 of the 37 homeowners in the proposed Planned Area 3
Date: March 13, 2011

We the homeowners in this neighborhood have been waiting for decades for the City to finally update our sadly deteriorating area. While maintaining our large lots with old homes, we have patiently hoped for a meaningful proposal from the City that would help change the character of our ½ mile area that would help update it and make it again a desirable area to live.

We originally wanted RM zoning to fit with that across the Blvd and all the way into downtown Kirkland. But because a **very few individuals** did not want this, in order to present a compromise, we came before the Council requesting 3,600 single family lots. This is in keeping with the lot sizes across the street and the RM zoning all along the Blvd into downtown Kirkland. We are now, and would continue to be, the only single family zoning on the Blvd.

Because of the few individuals who objected to this -- far less than the 30 residents requesting the 3,600 -- we have now agreed to compromise again, and are accept the 5,000 square foot lots for single family that the City has in its draft recommendations. The City and Council has packed their proposal for the Lakeview area with significant restrictions and set-back requirements, far more than any other area of the city. These restrictions by themselves will ultimately impose more reductions on the use of our land for new and better housing.

As home owners and voters in Houghton, we are asking the Council to vote for the city's draft recommendations, the vast majority of which you have agreed to. We ask that we receive the same consideration as the developers in the 520 interchange receive.

This is our second petition to this Council, showing that the great majority of us home owners support the original draft recommendations from the City and 5,000 sq. ft. lots

Thank you for listening to our concerns and what we, the homeowners in the area, are requesting.

Names on the attached pages.

Lakeview Residents who are supporting a rezone for Lake Washington Blvd between NE 38th and 52nd Sts., requesting 5, 000 sq. ft lots for our area.

Name	Address	Phone number	Email
FRED Ritchie	4530 Lake WA Blvd	425 425 8227488	
BENJY SY	4548 Lake Wash Blvd NE	425-889-9818	
C Nelson	4554 L W Blvd NE		
Troy Gessel	4820 Lake Wash Blvd NE	425 301-2422	
George Xidias	4410 Lk WA Blvd NE	425-753-4552	
Jacqui Bartlett	4110 LK WA BLVD NE	903 425-883-0739	jacquibartlett@gmail.com
Sally Mackley	4500 LWB		
Leah Mackley	10418 NE 43rd St	(206) 312-0888	speedbump87@hotmail.com
Arman Manouchevi	4610 Lake Wash Blvd	206-915-3000	
Fatemeh Esfahani	4618 Lake Wash	425-822-1500	
Angeles Xidias	4410 LK WA BLVD	425-7534968	angexhalas@gmail.com
Mary Xidias	4410 LK WA BLVD	425-4440377	maryx3@amsy.com

Magdalena Witwicki
4130 Lake Washington Blvd
Kirkland WA, 98033
425.803.0117
magdawitt@hotmail.com

To the Houghton Community Council,

I was informed that the meeting for Rezoning the Lakeview neighborhood was at 7:30pm not 7:00pm, so I lost my voice and was not allowed to speak at the end. I was really hoping that my voice will still count and that it may influence the decision making process.

Like you may already know there are many good reasons why the area should be divided into smaller lots, for example: This is the last non-developed area in Kirkland that desperately needs a makeover, or simply that the area has large sized lots that are being wasted and instead should be better utilized. The Houghton area went through rezoning, so why can't we?

The biggest argument that I would like to present to you today is that the city of Kirkland is not a little town anymore, and Kirkland being a growing city desperately needs more housing. The new trend we are now seeing is that "LESS IS MORE". Having a smaller home saves, energy, water, etc. Going green is the new way to go. It is the direction we are going.

It would be wise for the City of Kirkland to consider rezoning the land and making it more available to the many families that would love to come and live in our great city. Kirkland is a very desirable area to live in, by creating more housing on the smaller lots we are making it possible for future home owners to be a part of our city and enjoy everything that Kirkland offers its Residents. The idea of bigger housing in the city is slowly dying because it simply makes no sense.

So, I would like to ask you to please consider rezoning this area into the smallest lots possible and making available the future ownership of a home for the many families that wish to one day com and live in our great city.

Most home owners are agreeing, because they know that this will have to be done sooner or later. We truly hope that our vote counts, not only for us, but also for the home owners that feel the same why, but are not present at the decision making.

Sincerely,

Magdalena Witwicki