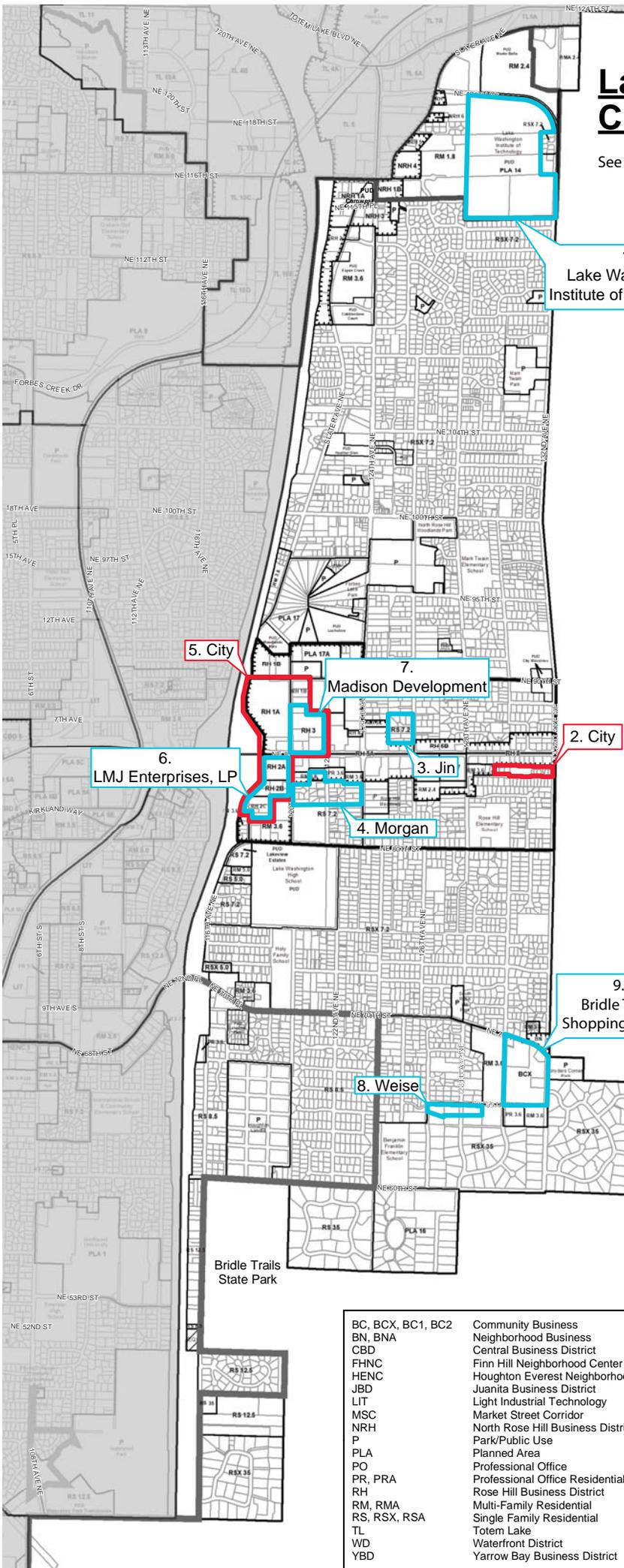


Land Use Zoning Change Study Areas

See attached for more information



1. Lake Washington Institute of Technology

5. City

7. Madison Development

2. City

6. LMJ Enterprises, LP

3. Jin

4. Morgan

9. Bridle Trails Shopping Center

8. Weise

Bridle Trails State Park

BC, BCX, BC1, BC2	Community Business
BN, BNA	Neighborhood Business
CBD	Central Business District
FHNC	Finn Hill Neighborhood Center
HENC	Houghton Everest Neighborhood Center
JBD	Juanita Business District
LIT	Light Industrial Technology
MSC	Market Street Corridor
NRH	North Rose Hill Business District
P	Park/Public Use
PLA	Planned Area
PO	Professional Office
PR, PRA	Professional Office Residential
RH	Rose Hill Business District
RM, RMA	Multi-Family Residential
RS, RSX, RSA	Single Family Residential
TL	Totem Lake
WD	Waterfront District
YBD	Yarrow Bay Business District



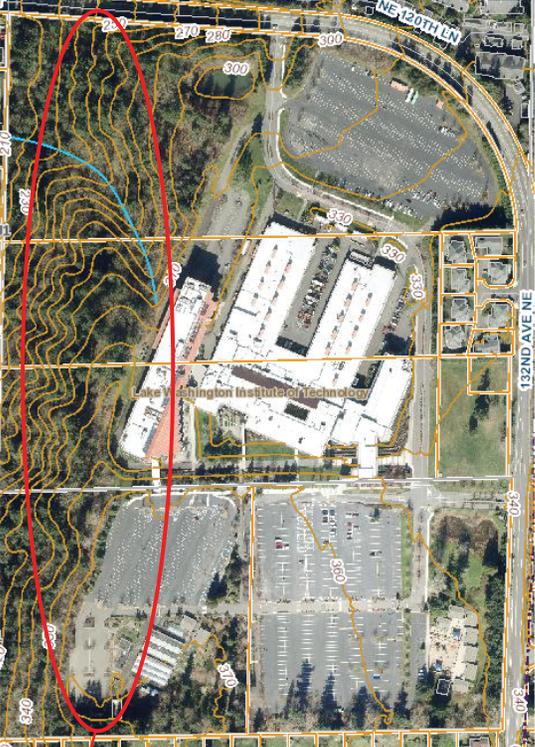
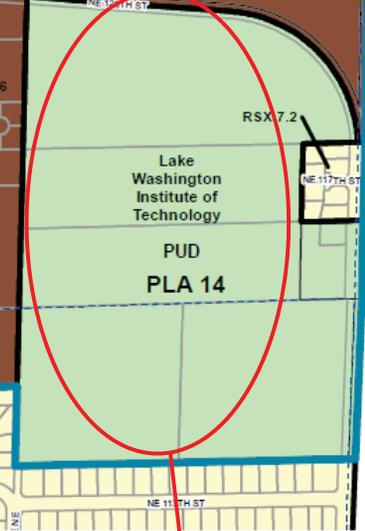
Most Recent Amendatory Ordinances:
 O-4624, O-4625, O-4626, O-4628, 4636, and 4637
 Passed by the Kirkland City Council on:
 December 12, 2017 and January 16, 2018

	Totem Lake Urban Center
	NE 85th Subarea Boundary
	Other Neighborhoods
	Planned Unit Development
	(HL) Historic Landmark
	(EQ) Equestrian
	(AE) Adult Entertainment
	Houghton Community Municipal Corp. Area
	Design Districts



Property owner and City requests for land use/zoning change by Neighborhood as of 7/17/2018

- Notes:
1. Sites with additional development potential are outlined in blue; vacant parcels are outlined in pink.
 2. Sites with additional development potential are defined as non-residential parcels with land value greater to or equal to 50% of improvement value, or residential parcels with sufficient land area to accommodate additional units based on the underlying zoning.

North Rose Hill Neighborhood	Aerial Map	Zoning	Further Developable/Vacant
<p>1. Applicant: Lake Washington Institute of Technology</p> <p>Requests:</p> <ol style="list-style-type: none"> 1. Expand existing or future master plan improvements into existing Natural Greenbelt Protection Easement along western slope. 2. Allow market rate housing in addition to affordable housing. (see April 23 email) <p>Issues:</p> <ul style="list-style-type: none"> • Should this slope area be designated a wildlife corridor or visual amenity in addition to critical area? • Should future development be prohibited in existing NGPE? <p>Existing NRH Plan Policies:</p> <ul style="list-style-type: none"> • Only pedestrian/bike connections allowed in NGPE area. • Only affordable housing allowed. <p>Existing Land Use/Zoning: Institutions/Planned Area 14</p> <p>Environmental Constraints: Stream and High Landslide Susceptibility area</p> <p>Options:</p> <ol style="list-style-type: none"> A. Retain existing policies. B. Revise housing policy to encourage both market rate and affordable housing. C. Designate NGPE area to preserve the tree canopy for wildlife corridor and woodland in addition to geologic hazard areas with revised master plan. D. Allow the master plan process to determine a minimum allowable encroachment into the NGPE after first utilizing the redevelopment potential in the existing surface parking lot; subject to environmental review analysis. <p>Preliminary Staff Recommendation: B, C and D.</p>	 <p style="text-align: center;">NGPE area</p>	 <p style="text-align: center;">Study Area</p>	 <p style="text-align: center;">Study Area</p>

NE 85th ST Subarea

2. Applicant: City

Requests: Increase density and/or commercial capacity on existing larger underdeveloped sites within Rose Hill Business District commercial corridor or expand boundaries of District.

Justification: Increase housing opportunity sites and opportunities for smaller-scale commercial uses to implement the 10 minute neighborhood and adopted Housing Strategy Plan.

Issue: Determine if there is interest in changing land use designations to expand commercial uses or rezone to higher density within existing business district boundary or expanding district at perimeter.

(Also see Jin and Morgan requests below.)

Study Area:
South perimeter of East End (128th to 132nd) - behind RH8, east of RM 3.6 zone, and north of NE 84th St.

Zoning Options:

- A. No Change - Retain Low Density RS 7.2
- A. Rezone to Mixed Use Limited Commercial/ Multifamily
- B. Rezone to Mixed Use Office/Multifamily
- C. Rezone to Multifamily

Preliminary Staff Recommendation: None at this time (additional study needed).

Aerial Map



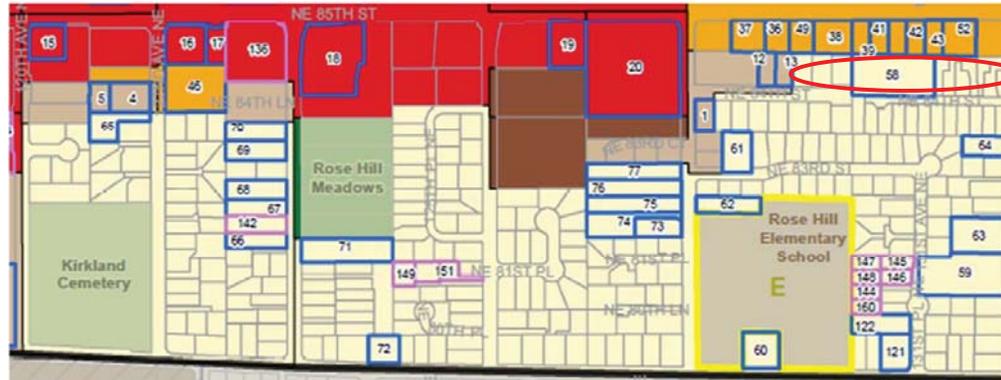
Study Area

Zoning



Study Area

Further Developable/Vacant:



Study Area

NE 85th ST Subarea

3. Applicant: Jin

Request: Rezone property owned by applicant to mixed use commercial/multifamily or higher density residential. Expand to 4 lots within the RS 7.2 zone.

Justification - increase density to provide more affordable housing and expand retail uses near NE 85th St commercial corridor, Sound Transit BRT station on lots with homes built in the 1960's (see June 4 email).

Location - 8527 126th Avenue NE (PIN 123310-0879)

Existing Zoning/Land use: RS 7.2 min. lot size/Low Density Residential 6 du/acre

Study Area Options:

- A. Jin's request of 4 properties in RS 7.2 zone, including his lot:
 8519 - 10,400 s.f.
 8523 - 19,200 s.f.
 8525 - 15,600 s.f.
 8527 - 14,000 s.f.
- B. Expand study area to include all 11 properties in RS 7.2, including those in Option A:
 8535 - 6,482 s.f.
 12503 - 10,400 s.f.
 12507 - 20,016 s.f.
 12500 - 17,500 s.f.
 12506 - 16,930 s.f.
 12514 - 15,281 s.f.
 8707 - 16,033 s.f.

Zoning Options:

- A. No Change - retain Low Density RS 7.2
- B. Rezone to Commercial
- C. Rezone to Mixed Use Limited Commercial/Multifamily
- D. Rezone to Multifamily
 - o High
 - o Medium

Preliminary Staff Recommendation: None at this time (additional study needed).

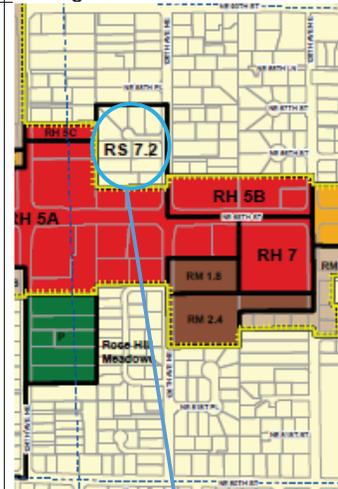
Aerial Map



A. Jin's request

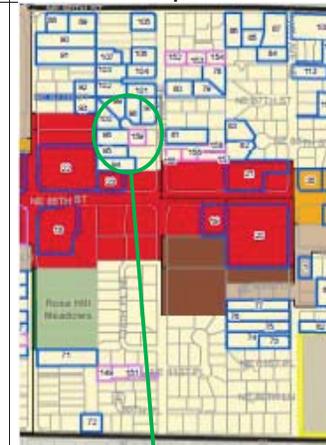
B. Expanded Study Area

Zoning



Study Area

Further Developable/Vacant



Study Area

NE 85th ST Subarea

4. Applicant: Martin and Sharon Morgan

Request: Rezone four parcels owned by applicant to commercial zone or higher residential density.

Applicant Justification - increase density and intensity of uses near Sound Transit station; maintain single family uses in other areas of neighborhood (see May 1 email).

Location/Existing Zoning/Land Use:

Two parcels are zoned RM 3.6 at 8249 122nd Ave NE (PIN 123310-0275) and 8251 122nd Ave NE (PIN 123310-0276) Medium Density

Two parcels are zoned RS 7.2 at 8241 122nd Ave NE (PIN 123310-0270) and 8245 122nd Ave NE (PIN 123310-0271) Low Density-single family

Parcel sizes:
 8251-10,506 s.f.
 8249 - 20,735 s.f.
 8245 - 19,085 s.f.
 8241 - 12,150 s.f.

Study Area Options:

- A. 4 lots owned by Morgans
- B. Expand study area to RS 7.2 zoned properties between 120th Ave NE and 124th Ave NE, north of the cemetery (see City proposal above).

Land Use/Zoning Options:

- A. No Change - retain medium and low density RM 3.6 and RS 7.2
- B. Rezone to Commercial
- C. Rezone to Mixed Use Commercial/Multifamily
- D. Rezone to Multifamily
 - o High
 - o Medium

Preliminary Staff Recommendation:

None at this time, but not in support of rezoning to commercial.

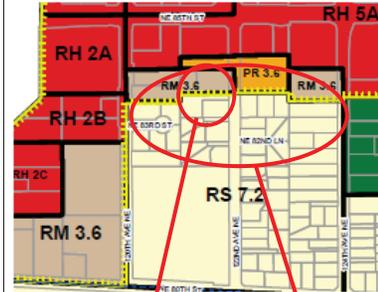
Aerial Map



A. Morgans' Request

B. Expanded Study Area

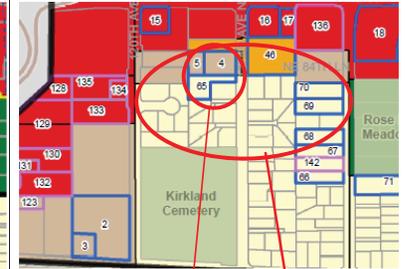
Zoning



A

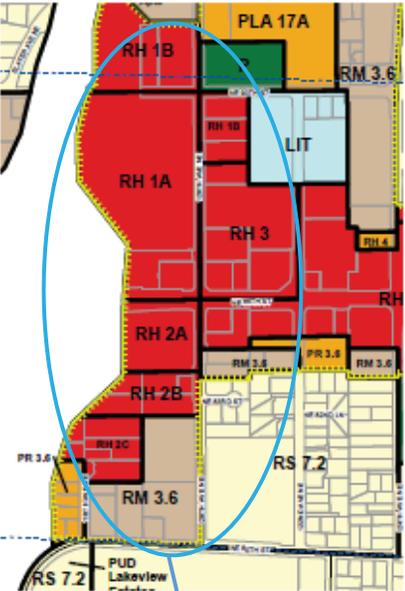
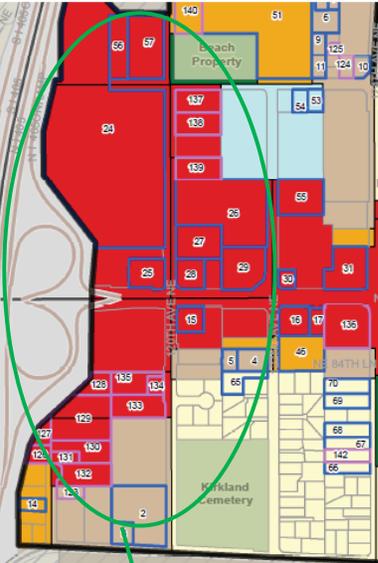
B

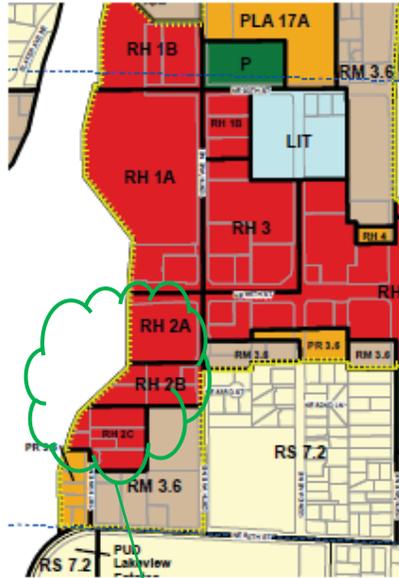
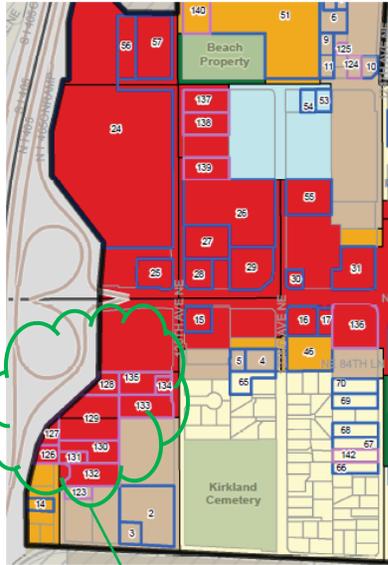
Further Developable/Vacant



A

B

NE 85 th ST Subarea	Aerial Map	Zoning	Further Developable/Vacant
<p>5. Applicant: City</p> <p>Request: Consider increased density and intensity of land uses within the existing RHBD Regional Center zones closest to the future Sound Transit Station at NE 85th/I-405 interchange and Bus Rapid Transit along NE 85th ST.</p> <p>Issue: Are land use changes needed in RHBD Regional Center to take advantage of proximity to BRT Station and future BRT along NE 85th for Transit Oriented Development?</p> <p>Existing RH 1A, 1B, 2A, 2B, 2C, RH3 zoning already allows a mix of commercial and residential uses and building height of 5-6 stories. Issues to study include: is additional height needed, increases in lot coverage, mix of uses to encourage retention of office space and jobs, and other code changes to accommodate the urban density envisioned by the original Rose Hill Business District plan, zoning, and to support future transit investments.</p> <p>Existing Land Use: Commercial</p> <p>Land Use/Zoning Options:</p> <ul style="list-style-type: none"> A. No Change - retain current zoning standards. B. Revisit zoning regulations to increase height in locations now allowing a maximum 67' height limit, increase lot coverage in locations now allowing 80% to 90% or 100%, evaluate mix of uses and ground floor use restrictions. <p>Preliminary Staff Recommendation: None at this time (additional study needed).</p>			

NE 85 th ST Subarea	Aerial Map	Zoning	Further Developable/Vacant
<p>6. Applicant: LMJ Enterprises, LP (Lee Johnson car dealership site)</p> <p>Contact: John McCullough with McCullough Hill Leary, PS</p> <p>Requests: Consider increased density and height within existing RH2A, B and C zones for both short and long term development.</p> <ol style="list-style-type: none"> Short term: zoning changes allowing height increase to 75' across entire site, for residential over ground floor commercial. Future Master Plan for consolidated site development of more than 5 acres phased over 10 +/- years with 160' height (15 stories) for residential and commercial. <p>Applicant Justification: Increase height and density because of location near BRT station/regional trans. corridor and capacity of site to make sizeable contributions to housing and commercial capacity (see July 6 email).</p> <p>Issue: Should additional height or density be approved, both in short and long term, in recognition of TOD opportunity adjacent to planned Sound Transit BRT station and future BRT along NE 85th?</p> <p>Existing RH 2A, 2B, 2C, zoning allows a mix of commercial and residential uses with building heights of 4-6 stories (maximum 67') generally transitioning with topography of site. No density limit, except in RH 2C, (12 du/acre).</p> <p>Existing Land Use: Commercial</p> <p>Land Use/Zoning Options:</p> <p>Short term:</p> <ol style="list-style-type: none"> No change - retain current height and density standards. Increase height limit for mixed use residential/commercial uses across entire site to 75'. Increase height in locations now allowing a maximum 67' height limit. Increase density in locations now allowing maximum of 12 du/acre to unlimited density. <p>Long Term:</p> <ol style="list-style-type: none"> Wait until next cycle of Neighborhood Plan update to consider proposal. 	 <div data-bbox="569 1073 848 1135" style="border: 1px solid red; padding: 2px; text-align: center;">Car Dealership Property Study Area</div>	 <div data-bbox="1199 954 1446 1016" style="border: 1px solid red; padding: 2px; text-align: center;">Car Dealership Property Study Area</div>	 <div data-bbox="1650 954 1898 1016" style="border: 1px solid red; padding: 2px; text-align: center;">Car Dealership Property Study Area</div>

<p>B. During this update, establish policy for Master Plan process now for RH 2A, B, C. for some minimum number of acres.</p> <p>C. During this update, draft policy to establish in the future height limits/density and mix of uses/connections/open space/design guidelines.</p> <p>Preliminary Staff Recommendation:</p> <ul style="list-style-type: none">• None at this time for changes to height or density for either short or long term proposals (additional study needed). <p>Short term proposal:</p> <ul style="list-style-type: none">• If a change to height and density is allowed, refine as necessary, design guidelines for all new, expanded or remodeled commercial, multifamily or mixed use buildings. <p>Long term:</p> <ul style="list-style-type: none">• Establish policies to develop a master plan for future long term development of TOD at this site for a minimum acreage that involves Rose Hill residents.• Establish policies to refine as necessary, design guidelines for all new, expanded or remodeled commercial, multifamily or mixed use buildings.			
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NE 85th ST Subarea

7. Madison Development request for RH 3 code amendments

Contact: Jim Gallagher, Principal with Madison Development

Requests: Madison Development requests code amendments to RH 3 zone (Petco site at NE 85th ST and 120-122nd Ave NE) to change:

- maximum lot coverage from 80% to 100% (while providing open space plazas and gardens into the design),
- increase building height by eight feet (from 67' to 75') to allow for decorative parapets, residential roof amenity spaces, open railings, landscape planters,
- reduce the required parking ratio for residential and retail uses.

The proposed mixed use residential (market and affordable housing)/commercial project is currently going through the Design Review Process with the Design Review Board and requesting these minor code changes will allow them to achieve the desired vision and development goals for the site.

The reduced parking ratio request may be able to be achieved administratively through the allowed parking modification or shared parking provisions in the Zoning Code without a code amendment (See July 13, 2018 letter). Applicant is preparing a parking study.

Applicant Justification: The lot coverage and height requests would allow the project to meet the intent and vision for the RH-3 zoning and Design Guidelines to achieve an urban mixed use residential/commercial, transit oriented project near the new Sound Transit Station at the NE 85th ST/I-405 Interchange.

Five Parcels: 123850-0110, 0115, 0125, 0135, 0140

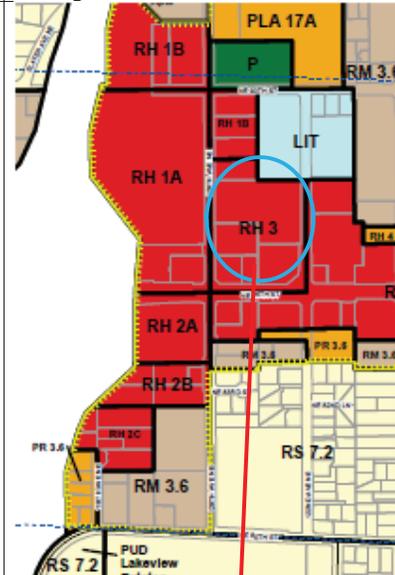
Issue: The 80% lot coverage may have been an oversight when transferring the old BCX suburban commercial zoning requirements to the more urban mixed use RH 3 zoning in 2006. The unusual existing grade changes of the site sloping from the higher point at NE 85th ST to the lower parking lot below, make it challenging

Aerial Map



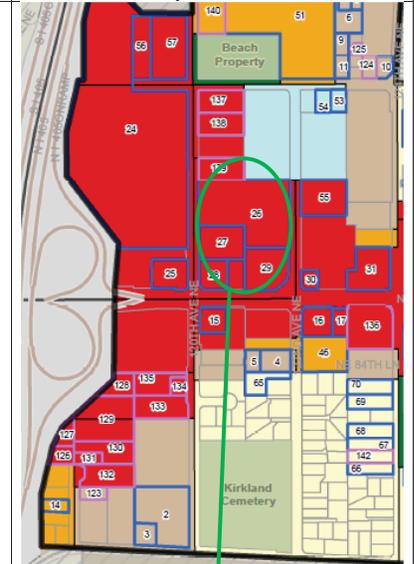
RH 3 Study Area

Zoning



RH 3 Study Area

Further Developable/Vacant



RH 3 Study Area

<p>for the applicant to meet the way the code requires maximum building height to be calculated.</p> <p>Existing RH 3 zone allows a mix of commercial and residential uses with building heights of 67' above average building elevation along the north side of the zone with a maximum of 45' above NE 85th ST.</p> <p>Maximum lot coverage is 80%.</p> <p>Parking code requirements depend on the type of commercial use (retail, office, or restaurant). For residential uses parking requirements are based on number of bedrooms. For a studio (1.2 per unit) or 1.3 for 1 bedroom to 1.8 per 3 or more bedrooms plus visitor parking.</p> <p>Existing Land Use: One story mixed commercial</p> <p>Land Use/Zoning Options:</p> <ul style="list-style-type: none"> A. No change retain current height, lot coverage and parking standards. B. Increase building height limit for mixed use residential/commercial uses to 75' and lot coverage to 100%. <p>Preliminary Staff Recommendation:</p> <p>Support approving code amendments to increase maximum lot coverage to 100%; building height to 75' above average building elevation consistent with other higher density commercial areas. Staff supports the concept of shared or reduced parking arrangement between the commercial and residential uses given the location near the future transit facilities provided the mix of tenants and results of a parking analysis.</p>			
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Bridle Trails Neighborhood
8. Applicant: Daniel Weise

Request: Change land use from LDR 1 to LDR 5 for 3 properties around Silver Spurs Ranch at 6422 128th Ave NE (PIN 1241500340), 6425 128th Ave NE (PIN 1241500345), 6424 126th Ave NE (PIN 1241500351) (see March 26, 2018 email).

Applicant Justification - increase density because these lots gain access from NE 65th ST, and therefore have more in common with RS 7.2 zone rather than with the rest of Silver Spurs, which receives access from NE 60th ST.

Issue: Would this request compromise the equestrian vision for this neighborhood?

Existing Land Use: Low Density single family
 Existing Zoning: RSX 35

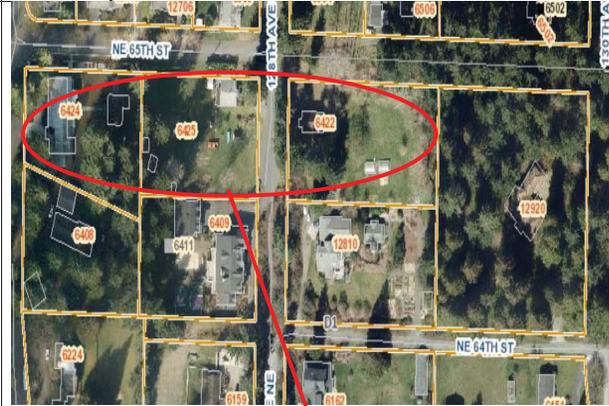
Parcel Sizes:
 6422 - 45,738 s.f.
 6424 - 35,741 s.f.
 6425 - 35,711 s.f.

Study Area:
 3 lots including the Weise property, all outside the Silver Spurs Ranch Development.

Land Use/Zoning Options:
 A. No Change -Retain LDR 1 RSX 35 zoning
 B. Rezone to LDR 5 RSX 7.2

Preliminary Staff Recommendation: No change in order to preserve equestrian uses.

Aerial Map



Study Area

Zoning



Study Area

Further Developable/Vacant



Study Area

Bridle Trails Neighborhood

9. Applicant: Bridle Trails Shopping Center

Contacts: Don Wells with Tech City Bowl, and Richard Schoebel with ROIC, Tom Parsons and Glen Scheiber with The Holland Group

Requests:

- Increase building height to 65 feet and higher to increase mixed use density for both Tech City Bowl and Bridle Trails shopping center properties, and allow for rooftop open space amenities (see June 28 2018 letter).
- Allow residential flexibility on ground floor. Affordable housing at max 20% of residential units.
- Flexibility in parking standards. See written proposal.

Existing Neighborhood Plan policies support developing a plan for future development of the commercial center that involves both South Rose Hill and Bridle Trails residents.

Establish new design guidelines for the commercial center for all new, expanded or remodeled commercial, multifamily or mixed use buildings.

Study Issues:

- o How extensive should the master plan be?
- o Minimum lot size consolidation?
- o Are the existing performance standards in plan adequate or need revising?
- o Increase building height to what?
- o Add affordable housing requirement
- o Currently no design review is required in BCX- Should this be changed?

Land Use/Zoning Options:

- A. Keep existing BCX zoning
- B. Establish BT Neighborhood Center Zoning including an increase in building height

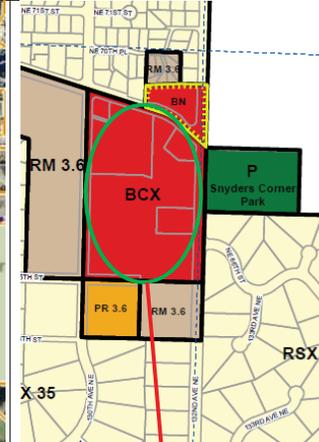
Preliminary Staff Recommendation: Some range of height/density increase, and associated zoning code amendments.

Aerial Map



Study Area

Zoning



Study Area

Further Developable/Vacant



Study Area



11605 132nd Avenue NE | Kirkland, Washington 98034
p: (425) 739-8100 | f: (425) 739-8298 | LWTech.edu

April 23, 2018

Joan Lieberman-Brill
Senior Planner
Planning & Building Department
City of Kirkland
123 57th Ave.
Kirkland, WA 98033-6189



Dear Joan:

It was a pleasure to meet with you last week to discuss the Lake Washington Institute of Technology's future plans regarding possible housing and how our planning efforts coordinate with the City's long term planning.

Housing for students and/or employees has been a consideration of the College for some time. In 2011, the College conducted a feasibility study on housing. This effort was reviewed with the City's Planning Department (Eric Shield and Tony Leavitt) and we were informed that the College has the right to construct on-campus housing in any location the approved College Master Plan permits.

As a result, it was our understanding that the City considers on-campus housing to be a natural outgrowth of LWTech's educational mission, and thus permitted outright under the campus' zoning classification. Development would require a formal amendment of the existing Master Plan, a process that would be expected to take six months to complete.

However, given the limited footprint the College currently has, and per our conversation, we are going to pursue the possibility of some form of development of the existing greenbelt located immediately west of the campus. We fully understand the potential limits to any development and will certainly discuss with you the outcome of our environmental assessment.

In summary, long-term future facility and space planning for Lake Washington Institute of Technology does include the possibility of student/employee housing and would request this be included in any planning considerations for the City for the North Rose Hill area.

We would be glad to provide any additional information regarding LWTech's future plans. Please let me know if there are any questions.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that appears to read "Amy Morrison Goings".

Dr. Amy Morrison Goings
President

Joan Lieberman-Brill

From: Jin <kensou@gmail.com>
Sent: Monday, June 04, 2018 1:11 PM
To: Joan Lieberman-Brill
Cc: kayleenilan@hotmail.com; Janice Coogan; Adam Weinstein; David Wolbrecht; Sean LeRoy
Subject: Re: Planning of NE 85th St Subarea
Attachments: image001.png

Hi Joan/Adam,

It was great talking to you on Saturday, it was a very informative workshop! Adam asked me to send a written submission of my suggestions so please consider this email my formal submission.

As I mentioned, I live at 8527 126th Ave NE. The 4 lots in this community have original houses (1960s) and are directly north to the commercial zone on NE 85th St. Because of the age of the houses, if the city wishes to reshape/rezone this "transitional" area, this particular block would be a great candidate for further development. Around this particular area, there are a few new constructions - all of which are SFH of around ~3200-3300 sqft. Directly east of my property, DGR Development is almost finished with 4 new residences ([SUB16-02513](#), and [SUB16-02514](#)). A couple of houses north of that, Merit Homes is starting the application for 3 new residences ([LLA16-03092](#), [SUB16-03093](#)). It seems every new construction pretty much tries to maximize their FAR to be as close to 50% as possible. For this area, houses of this size translate to a sell price at (current) market prices of around ~\$1.5-\$1.6 million. Without any changes/rezoning, I imagine any further investment by developers in this block would consist of houses in the 3300-3500 range, decreasing affordability for a block that has great accessibility: Safeway and Walgreens across NE 85th St, Costco a few blocks away, a number of coffee shops, a number of different restaurants all within a 5-minute walk, a child care center across the street ([Kiddy Academy](#)) and less than 5 minutes from 405. With the proposed Rose Hill Mixed Use project just a few blocks west of this block and the Public Transit plans on 405, this area will only become more vibrant.

Because of the reasons above, I think increasing density in this "transition" area would benefit the community in the long term. A mixed-use zoning change would not only provide affordable living (apartments/condos) in an accessible zone but also add additional space for further retail. If mixed-use is deemed as not necessary for this block, changing it to a medium density zone would allow developers to pack more (smaller) houses in these lots - most likely a set of town homes, which would be much more affordable than current new construction SFH in the area.

For example, [my lot](#) is 14,000 sqft but of the easement that provides access to my 3 neighbors and because the access easement does not count towards lot size (is this something that I could apply for an exception?), my lot is effectively around 10,000 sqft (for the purposes of subdivision). This means only a single home can be built on this lot (with a fairly large yard though!). My neighbor to the south has the same predicament: their lot is 10,400 sqft which means it also does not meet minimum size requirements for subdivision.

When I talked to Adam, I mentioned to him I'd also chat with my neighbors about this. I'll ask them to submit their thoughts, if they have any.

Thanks for your time!
Jin

On Thu, May 10, 2018 at 1:22 PM Joan Lieberman-Brill <JLiebermanBrill@kirklandwa.gov> wrote:

Hi Jen,

We will be considering candidate transition areas bordering the existing Rose Hill Business District, but don't yet know where these will be.

We will be exploring this topic at the Saturday, June 2 public workshop that will be held at the Lake Washington Institute of Technology from 11-2. At that time we will receive feedback from workshop attendees on a draft vision statement for the combined Rose Hill neighborhoods/NE 85th St. Subarea and a separate vision statement for the Bridle Trails neighborhood.

We will also have exercises to find out where along the commercial corridor there are desired locations for increased housing density. The City Council has given strong direction to study increasing opportunities for housing in strategic areas to address the need for more housing and affordable housing, during neighborhood plan updates. You will have an opportunity to suggest locations where you think it would be appropriate at the workshop.

We look forward to seeing you on June 2nd.

Sincerely,

Joan Lieberman-Brill, AICP

Senior Planner

Kirkland Planning & Building Department

425-587-3254

jbrill@kirklandwa.gov

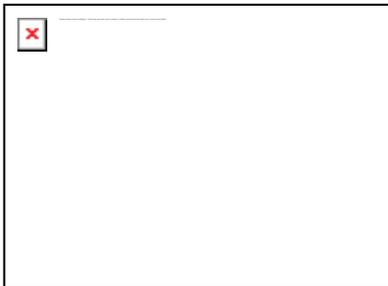
Mon – Thus

From: Jin [mailto:kensou@gmail.com]
Sent: Thursday, May 10, 2018 1:09 AM
To: kayleenilan@hotmail.com; Joan Lieberman-Brill
Subject: Planning of NE 85th St Subarea

Hi Joan/Kaylee,

I just learned about the ongoing planning for the Rose Hill area. I was reading through document <http://www.kirklandwa.gov/Assets/Planning/Planning+PDFs/Planning+Commission/North+South+Rose+Hill+26+Bridle+Trails+Neighborhood+Plan+Update+Memo+with+Attachments+WEB+-+CAM18-00082.pdf> and I had a couple of questions regarding the NE 85th St Subarea.

I live at **8527 126th Ave NE** which lies just north of the RH 5A area. This block is currently zoned as RS 7.2



Reading the planning update, it sounds like there's a desire to revisit the land-use of the areas along the 85th corridor. Would my property fall under this "transitional area"? If so, do you have any information to share regarding what kind of changes the planning department is considering?

Thanks,

Jin

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Joan Lieberman-Brill

From: Martin Morgan <martinmorgan77@gmail.com>
Sent: Tuesday, May 01, 2018 12:35 AM
To: Joan Lieberman-Brill; Janice Coogan
Subject: Land use request

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

I would like to request the following properties located in South Rose Hill within the NE 85th St Subarea. Be zoned to allow for commercial use.

The properties are commonly Known as:

8241 122nd Ave. NE
8245 122nd Ave. NE
8249 122nd Ave. NE
8251 122nd Ave. NE

Thank you,
Martin Morgan
425-443-1988

Joan Lieberman-Brill

From: Sharon Morgan <emgardens88@yahoo.com>
Sent: Tuesday, May 01, 2018 10:11 AM
To: Janice Coogan; Joan Lieberman-Brill
Subject: South Rose Hill Neighborhood Update Plan

Hello,

As a property owner on 122nd Ave NE in the South Rose Hill neighborhood, I would like to see much higher density, including expanded commercial, between 120th Ave NE and 124th Ave NE north of the Kirkland Cemetary to NE 85th Street. This would create a more walkable, multi-modal area to take advantage of the upcoming BRT on the 85th/405 street overpass and would help maintain the single family residential feel in the rest of the neighborhood from NE 80th Street south by concentrating the density along NE 85th Street.

Thank you!
Sharon Morgan

McCULLOUGH HILL LEARY, PS

July 6, 2018

VIA ELECTRONIC MAIL

Joan Lieberman-Brill, AICP
Senior Planner
Planning & Building Department
City of Kirkland
123 5th Avenue
Kirkland, Washington 98033-6189

Re: Rose Hill Neighborhood Plan Update

Dear Joan:

We are writing on behalf of LMJ Enterprises, LP, owner of the property located at the southeast quadrant of the I-405 interchange at NE 85th Street (the "Property"). A vicinity map and relevant Property information are attached to this letter. The Property comprises zones 2A, 2B and 2C in the Rose Hill Business District in the Kirkland Zoning Code (the "Code").

Earlier this year, the City initiated a process to update the Rose Hill Neighborhood Plan, within which the Property is located. We are writing to request that as part of the Plan Update, the City consider certain changes to the Code to provide for some limited additional height and density for the Property. In addition, with the upcoming Sound Transit Rapid Ride station to be located at the adjacent interchange, we believe it is timely to consider a process for future transit-oriented development (TOD) of the Property. Our suggestions are set forth in the attached memorandum.

The Property is uniquely located to support such potential redevelopment. It is located at the intersection of an interstate highway and a major arterial. The future Sound Transit facility will connect it directly to the regional high-capacity transit system. The Property is of sufficient size to accommodate a meaningful mixed-use development while at the same time providing appropriate scale transitions to neighboring sites to the south.

As our regional light rail and high-capacity transit network builds out across the Puget Sound area, it is critical for cities to make smart use of well-located sites like this one to provide for future residential and job growth. Sites like this that can accommodate urban density need to be zoned for it, both to make good use of our investment in rail and to reduce redevelopment pressure on

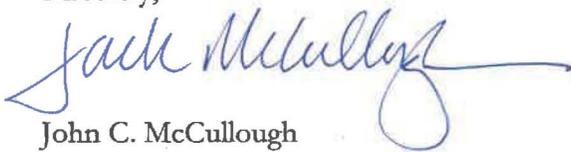
July 6, 2018
Page 2 of 2

valuable single-family neighborhoods. Once a site is redeveloped, it is removed from our land use inventory for generations. Thus, it is important to get the density equation right today.

For this reason, we are making recommendations both for some modest immediate increases in height and density for the site, to bring those heights in line with prevailing development patterns on similar sites in the region. But we are also recommending adopting special overlay provisions that will create a process to consider an urban TOD proposal at this location, so that this potential opportunity is not lost.

We appreciate your consideration of these suggestions and we look forward to participating in the Plan Update process in the months ahead.

Sincerely,

A handwritten signature in blue ink that reads "John C. McCullough". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

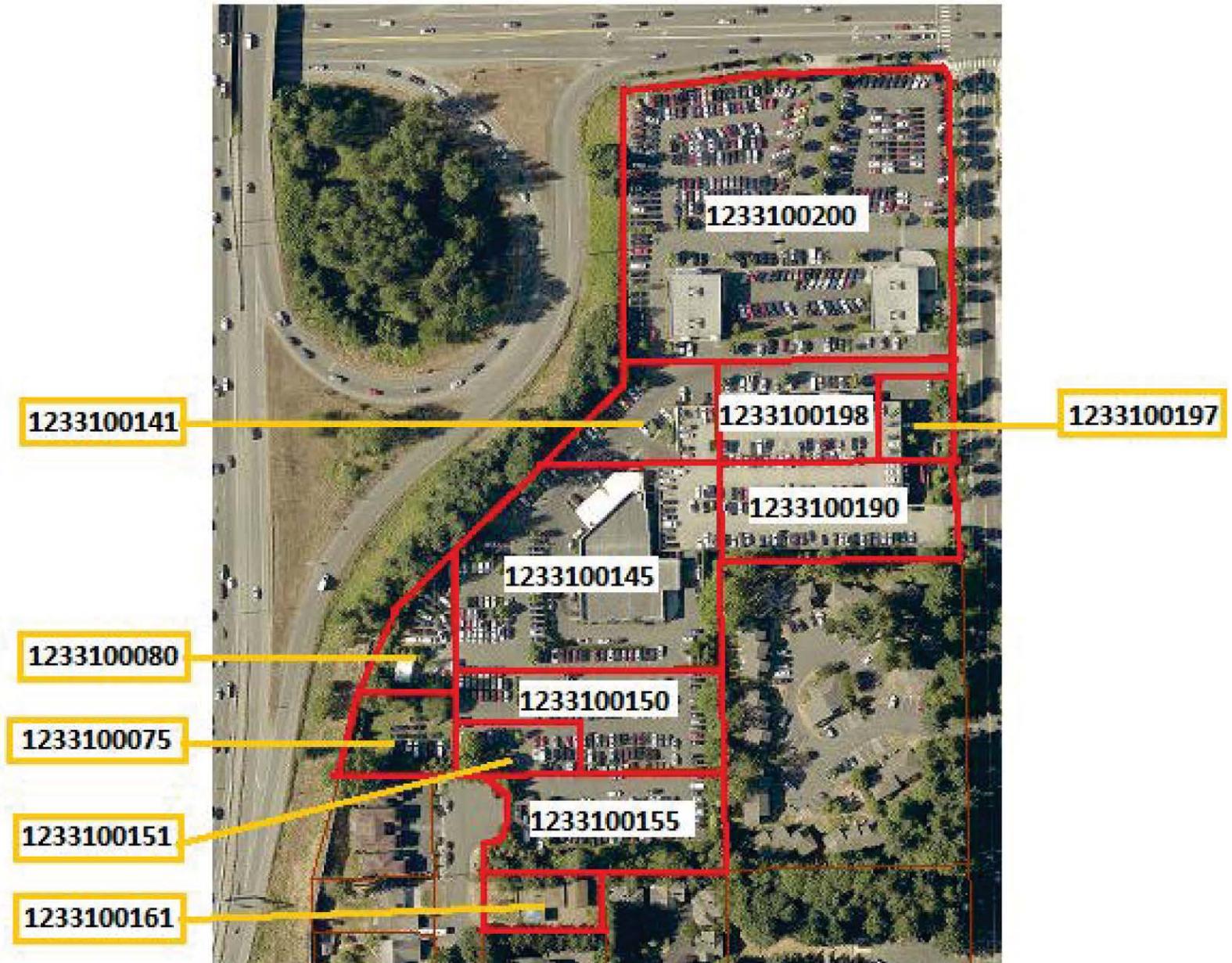
John C. McCullough

JM:ldc

cc: Tod Johnson

LEE JOHNSON CHEVROLET PROPERTY ATTACHMENT 6

Principal Address: 11845 NE 85th St, Kirkland, WA 98033



**Lee Johnson Chevrolet Property
I-405 & NE 85th Street**

*Zoning Recommendations
July 2018*

Key Site Characteristics

- Large site adjacent to I-405 (9.7 acres)
- Limited land use compatibility issues
- Superior access to I-405 and arterial system
- Adjacent to future regional high-capacity transit station

Objectives

- Implement transit-oriented development (TOD) zoning
- Provide for short-term and long-term redevelopment options
- Coordinate building heights with building code allowances for mixed-use projects

Proposal

1. Increase Heights Consistent with market and code allowances

- Increase heights from 67'/45'/33' (north/middle/south) to 75' across entire site; site planning can address transition issues
- This height matches building code allowances. 75' equates to "5 over 2" construction
- 5-over-2 multifamily projects (75') are common in urban markets throughout the region (see attached examples)
- This height increase allows for more housing, more efficient development in the short term
- These changes would roughly allow for an additional 400 units (+/-) of new housing, beyond the approximately 800 units that current zoning might support

2. Provide for TOD Overlay Zoning

- Create a new overlay zone in the Code, available only for sites larger than 5 acres, located on a major arterial within ¼ mile of a high-capacity transit station
- Sites within the overlay can use existing zoning or opt to seek Master Plan approval under the overlay
- Master Plan application would be reviewed per Chapter 142 of the Zoning Code

- Master Plan includes site plan, open space/landscaping plan, circulation plan, access plan, impact mitigation and phasing plan over 10 +/- years (long enough to accommodate more than one development cycle, in case a recession intervenes)
- TOD Overlay allows 160' heights for residential office/retail (see examples of 160'-tall buildings)
- Mix of uses would be determined by the market, but must include some neighborhood-serving retail uses
- Final City Council approval is by Development Agreement, which would govern public benefits, mitigation and project phasing/vesting
- A predominantly residential project under this overlay could produce 2400 units, though a mixed-use scenario with more office, hotel and retail would reduce this number

Examples of 75-foot mixed use apartment buildings

AXLE APARTMENTS

Interbay, Seattle
Lennar Multifamily



THE WHITAKER APARTMENTS

West Seattle
Lennar Multifamily Communities



AVA CAPITOL HILL

Capitol Hill, Seattle

AvalonBay Communities



MODERA CAPITOL HILL

Capitol Hill, Seattle

Mill Creek Residential



SPRING DISTRICT APARTMENTS

Bellevue, Washington
Security Properties



MODA APARTMENTS

Belltown, Seattle
Equity Residential



Examples of 160-foot buildings

Coppins Well Apartments

First Hill, Seattle

Holland Development



1001 Minor Avenue Apartments

First Hill, Seattle

Holland Development



The Danforth Apartments

Madison & Broadway, Seattle

Columbia Pacific



300 Terry Avenue N. Hotel

South Lake Union, Seattle

Stanford Hotels



Google Buildings (Podium office + residential tower)

South Lake Union, Seattle

Vulcan



Alto Apartments

Belltown, Seattle

Harbor Urban



Urban Union

South Lake Union, Seattle
Schnitzer West



Polyclinic on Madison

First Hill, Seattle
HAL Real Estate

