

especially the playground. Possibly the mitigating architectural design features discussed in our response to item 1 above would prove useful.

To help us better visualize and understand the effects of the Towers on the viewscape of the school, we would appreciate treeless views of the Towers from the playground and the SW corner of our building.



From public meeting material. Academy building entrance. It will not look like that from November to March.



From public meeting material. Shows the view-filtering effect of one tree from one point of reference.



The same viewpoint without the tree, which will be leafless for 5 months of the year and whose lifespan cannot be guaranteed. An exercise in perspective as the playground equipment seems nearly the size of the tower. Thanks to Jeff Bedford's wife, Lynda, for this rendering. We would appreciate Inland providing the "without trees" views that we have requested, some of which they showed us in our informative July 20 virtual meeting.

1037 NE 65 STREET, Suite 60034, Seattle, WA 98115

3. Retention of vegetative screening between the Towers and the Montessori playground.

We sincerely appreciate Inland's efforts on this matter.

4. Shadow Patterns cast from Tower A and B

We agree that the revised solar study shows the shadowing effects of the two Towers on our trees will be minimal: perhaps restricting some early morning sunlight during the darker months. That said most of our relevant trees are deciduous and won't miss the minimal loss of winter sunlight.

We look forward to the upcoming DRB meeting on October 3 and hearing the ideas from all parties.

Best regards,

David and Jeff Bedford
Property Managers
Bedford Properties, LLC

Cc: Jennifer Anderer, Associate Planner, City of Kirkland
Aiofe Blake, Associate Planner, City of Kirkland
John Fisher, Inland Group



November 4, 2022

City of Kirkland Design Review Board
123 Fifth Avenue
Kirkland, WA

SUBJ: The landscaped buffer between the Polaris project and Montessori School

Dear Members of the Design Review Board,

My clients appreciate the care and attention that the members of the Design Review Board have paid to the importance of the landscape buffer along the northern property line of the Polaris project. This significant vegetation helps protecting the privacy and security of the Montessori School and its maintenance will help foster compatible land uses and neighborly relations. We are pleased that the trees identified by species, location and dimension in the submitted landscape plan are to be retained or, where appropriate, replaced.

We understand that KZC 95.51 requires that these trees are to be protected in perpetuity. That is appropriate because the life cycle of the structures and uses on the Inland and Bedford properties will far exceed the life cycle of existing trees. Although the City code is not specific about the size of replacement trees, we ask that the DRB specify that the size of any replacement trees in this buffer area be of comparable size to the tree(s) they would replace, not simply nursery stock saplings. We would ask that the City staff identify appropriate language for consideration by the DRB to achieve this important design objective.

We look forward to answering questions you may have at your meeting of September 19.

Respectfully,

A handwritten signature in black ink, appearing to read 'Joseph W. Tovar', written over a light blue circular stamp.

Joseph W. Tovar, FAICP
Tovar Planning
540 Dayton Street, #202
Edmonds, WA 98020

cc Jennifer Anderer, Associate Planner, City of Kirkland
Jon Regala, Planning Supervisor, City of Kirkland
John Fisher, Inland Group

October 6, 2022

VIA EMAIL

janderer@kirkland.gov

tnguyen@kirkland.gov

Jennifer Anderer
Associate Planner, Planning and Building Department
City of Kirkland
123 Fifth Avenue
Kirkland, WA 98033

RE: LWSD Comments on Polaris/Adera at Totem Lake Housing Development

Dear Ms. Anderer:

The Lake Washington School District (the "District") submits these comments regarding the proposed Polaris Multi-family 442-unit Apartment Community located at 12335 NE 120th Ave., Kirkland. We understand that this development is currently planned for 300 affordable units and 142 market rate units. We have been in communication with Patrick Tippy of Horizon Housing who is the affordable housing project partner on the development. He confirmed that the developer expects this project to generate 300-400 new K-12 students. Approximately half of those students will be elementary age students.

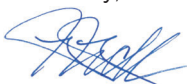
We support the increased availability of affordable housing within the school district boundaries; however, we also want to ensure that the district has adequate infrastructure and classroom space to support housing growth. Our elementary and middle schools in this area, even without this proposed project, are already projected to be at or over capacity.

The developer should be required to partner with the school district to provide options for school space, such as preschool, in the planned retail/commercial area of the development. This planned space will help to offset the impacts of the large numbers of students expected from this development, will ensure early childhood opportunities, and will help to alleviate capacity constraints at the elementary schools serving this area.

We plan on continuing discussions with Horizon Housing and the Inland Group. We believe that strategic partnerships will lead to creating livable communities and places that are desirable for our parents and residents.

Thank you for the opportunity to comment.

Sincerely,



Brian Buck
Executive Director, Support Services

Cc: Kurt Triplett, City Manager
Allison Zike, Senior Planner