

Michaels/Goodwill Project

Ashley Smiley <ashley.a.smiley@gmail.com>

Mon 5/6/2024 8:24 PM

To: Planning Commissioners <PlanningCommissioners@kirklandwa.gov>; LeAndra Baker-Lewis <llewis@kirklandwa.gov>

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To Whom It May Concern:

I am writing in regards to the proposal to build a very large apartment complexes on the current sites of Michael's and Goodwill in the Juanita neighborhood. I have a question and some concerns to raise. Is the proposed housing affordable or low income housing as opposed to luxury apartments?

My concern is that we already have a massive traffic problem getting off of Finn Hill in the morning and in the afternoons at peak rush-hour. We've had tons of construction in the last few years rendering it even harder to get off the hill and away from the neighborhood to get to the freeway, Bothell, Kenmore, etc. Alternate routes are limited.

The second concern I have is that the removal of the Goodwill would be the second thrift shop to be removed in recent years. We already lost Value village. There are many people struggling in our community just to make ends meet and they need to have access to affordable used goods and clothing available in Kirkland.

Aside from the traffic and charity access concerns, I am concerned about yet another unaffordable luxury apartment being built. In this case, two luxury apartment houses being built. While the need for housing is great, the residents of this community are tired of everything that made it beautiful being torn down. We have lost so many beautiful parts of our community because of housing.

I am a substitute schoolteacher not making a living wage. We are not a community that is affordable for those not in the tech world. We need to change that. We need to create housing that is affordable and we need to keep in mind appropriate locations. An alternative solution is to look to the tech companies and hold them accountable for the housing crisis they have created. They should help fix that problem. Now that all Microsoft employees are working at home surely they could use several acres of Microsoft campus to build housing.

I want Kirkland to be a community affordable for people at all salary levels. It is not when you cannot even live here with less than 65,000 per year. I recently read that is the living wage for Kirkland. Therefore, we need to stop building luxury apartments and build affordable housing and in appropriate locations. The Juanita neighborhood already has unique traffic struggles due to people cutting through Finn Hill to avoid the 520 bridge. Congesting our area more is not a proper solution in this case.

Another better place for housing is the Houghton park-and-ride. Kirkland should make use of that property and build housing there as it is a huge area with plenty of room to build an apartment complex and parking lot.

Thank you very much for taking my thoughts into consideration.

Best regards,
Ashley Smiley

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"No arruines el presente lamentandote por el pasado ni preocupandote por el futuro." -Angeles Mastretta
(Don't ruin the present lamenting the past or worrying about the future)

Bayview on the lake condominium

David Penrod <president@bayviewonthelake.org>

Thu 4/11/2024 7:34 AM

To: Planning Commissioners <planningcommissioners@kirklandwa.gov>; LeAndra Baker-Lewis <llewis@kirklandwa.gov>
Cc: manager@bayviewonthelake.org <manager@bayviewonthelake.org>; BOTL Board of Directors <directors@bayviewonthelake.org>

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Please forward the following letter to the Planning Commission in advance of the April 11 meeting.

Dear Commissioners and Planning Professionals -

Bayview on the Lake Condominiums is located immediately adjacent to Juanita Beach Park and we enjoy a great relationship with the Parks Department. Nonetheless, for the past several decades, our Owners get rather anxious whenever there are renewed discussions of connecting Juanita Beach Park to Juanita Bay Park.

Why? Over the same time period there have been two deaths of trespassers at our waterfront who engaged in unintentional life-ending activities. We routinely observe trespassers accessing our property, particularly at our beachfront from Juanita Beach Park. Weekly, and often in the spring and summer months it is nightly, there are trespassers on the pedestrian pier at Juanita Beach Park, most always causing disturbances with noise, usually about the time the bars close. One of our residents was assaulted in Juanita Beach Park while simply on a walk. Nearly every night for the past five or so months, there is at least one person sleeping in their vehicle. Cannabis use at Juanita Beach Park is prevalent, and on nice weekends there are unpermitted amplified "performances" by various "artists."

At the Juanita Bay waterfront, there is a sense of invisibility and, as we have unfortunately experienced, invincibility. I think if you polled all the residents who reside on the waterfront near Juanita Beach Park, a majority would favor an intentional and formal connection to Juanita Bay Park, but they would insist that the formal connection needs to be on well-illuminated public sidewalks where people know they are visible. The notion that any formal connection between the two parks that either transect or detract from private property values or the wildlife refuge should be clearly communicated as off the table.

Our fine Kirkland Police Department is not the cause of the crime in Juanita. As planners and policy-makers, it is your responsibility to ensure that increased density does not outrun capacity to protect the community. Please exercise your influence over increased density and increased use of public spaces and services responsibly, and please remove from discussion any "improvements" that would decrease existing property values or steal from our wildlife environments.

Also see on record: File No. IV-94-1 (Juanita Business District Rezone and Shoreline Master Program Re-designation/Bayview on the lake condominium). March 29 1995

Thank you for your consideration.

Sincerely,

David Penrod, President

Bayview on the Lake Condominium Owners Association

Fw: Development at Michael's

Allison Zike <AZike@kirklandwa.gov>

Tue 5/7/2024 2:24 PM

To: LeAndra Baker-Lewis <llewis@kirklandwa.gov>

LeAndra-

another comment for your log. Thank you!

Allison Zike, AICP | Deputy Director
City of Kirkland | Planning & Building Department
425.587.3259 | azike@kirklandwa.gov

From: Dale Snow <snowstorm98034@gmail.com>

Sent: Tuesday, May 7, 2024 2:21 PM

To: Planning Commissioners <planningcommissioners@kirklandwa.gov>

Subject: Development at Michael's

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I oppose the 350 unit development at Michaels. The traffic is intolerable now and will be impassable with all those new units.

Dale and Doris Snow
8329 ne 117th street
Kirkland 98034
Sent from my iPad

LeAndra Baker-Lewis

From: David Godfrey <dw.godfrey@outlook.com>
Sent: Monday, December 4, 2023 11:17 AM
To: LeAndra Baker-Lewis
Subject: Juanita Meeting Thursday night

Categories: Public Comment

CAUTION/EXTERNAL: This email originated from outside the City Of Kirkland. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear LeAndra:

Thanks for running the meeting on Thursday night, you did a great job keeping everyone organized and on-point!

I wanted to add a couple of comments that I didn't get to share with you:

1. I think the demographics at the meeting were a problem. To get exciting ideas about the future we need the opinions of younger people who may live here and be close to the middle of their lives in 20 years. Some, if not most, of the folks at our meeting on Thursday have been part of Juanita forever, so the ideas (including mine) are a bit stale. This is beside the fact that many of the loudest voices are unlikely to be in any earthly neighborhood in 2043. We were also obviously challenged with a lack of racial diversity. I realize the people we want most to engage are difficult to find through the typical channels, so I hope that some new tools for public outreach will emerge.
2. To me, the biggest challenge we face on almost any level is climate change. Unfortunately, I didn't hear this mentioned at all on Thursday night. We absolutely need to think about how our city will deal with a crisis that is here now. I know we have a Sustainability Master Plan; how will the policies and actions in that Plan be enacted in our neighborhood? It seems absurd at this point not to make reduction of greenhouse gas emissions our highest priority.
3. I'm all for redevelopment of the Michael's site, the Goodwill site, the area east of Juanita Village, both sides of 100th Ave north of NE 132nd St. and wherever else strip malls and other old-fashioned, auto-oriented development lurk. I'm not interested in any of these locations becoming parks.
4. For a number of reasons, I think it's really important to have meetings like this in our neighborhood. I hope any future meetings can be held at a venue such as a school in the Juanita neighborhood or the North Kirkland Community Center.

Thanks again to you and all the other staff for your good spirit, patient listening and dedication to the often fraught world of neighborhood plans.

Dave Godfrey
10306 NE 125th PL

LeAndra Baker-Lewis

From: Jack Staudt <jackmstaudt@gmail.com>
Sent: Tuesday, January 16, 2024 4:59 PM
To: LeAndra Baker-Lewis
Cc: Mbouniol@hotmail.com; dougrough@aol.com; Mimi.c.henderson@gmail.com; ingridsalmon@hotmail.com; galekb@aol.com; crystal.humphries@gmail.com; akuchera@generousgiving.org; theresa_aka_tracy@yahoo.com; mawert1@frontier.com; luke.foobar@gmail.com; jennie.jaeger@gmail.com; kirkland@hellocalvin.com; maryxus@gmail.com
Subject: Re: Juanita Working Group: Meeting #2 Video Recording

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Public Comment

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LeAndra, and all, Sorry I had to join the meeting late. I am "nursing" my wives recovery from recent surgery. She is doing well but my days are focused on her as a priority. I will review the recorded Working Group #2 Meeting to catch up on what I missed. As for the summary statements, I concurred with what others had shared - but must add one thing that I think needs to be included.

Juanita will be a welcoming, accessible, and affordable neighborhood for seniors.

I say this because, although you may not have Home pricing by neighborhood, I would think Juanita is a "lower" cost place to live than the other Kirkland neighborhoods. Because of its relative high density in existing housing, Apartments and Condos, and the larger number of older homes here, Juanita could likely be the best place for Senior Living. Home prices in smaller homes built in the 1980's, are still priced from perhaps \$700,000 and up. Yes they are smaller homes and many are "Ramblers" on a single level, but that fits a Senior's needs. Retaining this affordable and accessible housing is important.

And the two redevelopment areas in Juanita really should be focused to some degree on "affordable" Senior Living. Seniors most often do not own two cars, and drive much less as they are not "commuters", so there is less impact on traffic in those two locations. Both are located on Transit routes 230 & 231.

We all (City Planners in particular) need to remember that "Seniors" - as defined by the City of Kirkland - equal nearly 1/3 of our population, 32.7% per the recent census. And the future growth of the aging seniors population is greater than the 18 and under age group. I am sure you and your fellow Planners heard this from visits to the Kirkland Senior Council in 2023. For me as a resident of Juanita... and a Senior... these issues are significant, and I would like to see the statement above included in the vision for Juanita.

Regards from, Jack Staudt

On Tue, Jan 16, 2024 at 10:13 AM LeAndra Baker-Lewis <llewis@kirklandwa.gov> wrote:

Hello Working Group members,

Please see [THIS LINK](#) for the recorded Working Group #2 Meeting, held last week. Thank you for all those who participated. The updated drafted vision statement (with the incorporated Working Group feedback) will be available within the public meeting packet for the upcoming January 25th Planning Commission briefing. Those materials should be available on the [Planning Commission webpage](#) sometime this week.

For those not in attendance, let me know if you have any feedback on:

1. The Community Survey and Visioning Workshop results
2. The drafted vision statement
3. The proposed land use changes in Juanita
4. Any potential transit/bike/pedestrian connections in the neighborhood that you'd like to have explored

I will be sending out a poll to assess everyone's availability in mid-March for Working Group Meeting #3 early next week: I appreciate your responses to that, as it allows staff to plan accordingly.

Sincerely,

LeAndra Baker-Lewis | *Senior Planner*

City of Kirkland Planning & Building Department

Phone: (425) 587-3265

llewis@kirklandwa.gov | [Kirkland Planning & Building](#)

LeAndra Baker-Lewis

From: Inge Theisen <inge_theisen@hotmail.com>
Sent: Thursday, August 24, 2023 4:14 AM
To: LeAndra Baker-Lewis
Subject: Juanita Neighborhood Plan: August 24, 2023 study session

Follow Up Flag: Follow up
Flag Status: Completed

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Hello:

I just got the notice about this week's Planning Commission meeting and the beginning of the review process for the Juanita Neighborhood Plan.

I've been in the process of trying to cull several decades of career-change chapters of my life and came across the Oct 1993 spiral bound fat notebook of the City of Kirkland's Advisory report on the South Juanita comp plan rezone. It was a coincidence to have the Juanita Neighborhood notice about the Study session and my picking up the 1993 Planning Commission report appear at the same time. I'll be glad to bequeath it to you. Let me know if you want it. (425 823-5710, landline, not a texting telephone.

YES, I want to zoom in to your Thursday meeting. I'm really part of the Juanita/Kirkland history.

I served on the Citizen Advisory Committee of Juanita In 1986-87 until I left in October 1987 for a seasonal park ranger appointment in Death Valley NM. Attorney Casandra Noble was the Chair and I was the vice chair. Cassandra had a fine mind and loved Kirkland. She went on to serve on the Planning Commison and quickly became the chair while I still was recording minutes..

From 1984-87 I was the Recorder for he meeting of the Planning Commission and sometimes also the Houghton Community Council. I had left my traditional job as the administrator of a federally funded research center in the UW's Division of Health Sciences in order to enroll in classes to finish the kind of degree that would enable me to qualify to serve as a Park Ranger in the National Park Service (a naturalist type not a law enforcement type). That had been a dream of mine since I was a teen. I needed to supplement my return to school and becoming the Recorder was one of those jobs. On night after a meeting, I told Joe Tovar (then the head of the City department) that I wished that Juanita were part of Kirkland because then we wouldn't have lost our waterfront to private only access. Joe said "Show me on the map where you live." He said "I'll keep that in mind."

In 1986, Kirkland asked for applicants to serve on three Citizen committees, North and South RoseHill. I served on the Juanita committee and took minutes of the meetings for North and South Rosehill. I had to leave the Citizen's committee a little early when I left for a six-month seasonal appointment 1987-88 Death Valley NM seasonal appointment.

Later when Neighborhood Associations were formed, I served on the first board along with my neighbors, Marianna and Kevin Hanafeld. One year, Penny Sweet's July 4th parade project invited Neighborhoods to participate in the parade. Marianna Hanafeld asked or ideas. I suggested that we could put Juanita "on the map" if we all could find historic bathing suits and represent the historic Juanita Beaches. No one jumped at the chance. After six months, no one else proposed an idea. I brought up the historic bathing suit idea. In the face of an approaching deadline, I volunteered

to devote a half a day to searching for a source of historic bathing suits. I was able to borrow the entire historic collection of the suits from the Good Will's historic files and rent some replicas of suits from the drama department of one of the community colleges. My housemate and I were thrilled to find two suits (bathing dresses and bloomers, and caps) from the 1890s and she and I quickly chose those for ourselves. Someone loaned me a photo of the beaches of the 1920s and I spent some time on July 3 at the all-night Kinko to photocopy 350 copies. My housemate and I led our section of the parade in our 1890 outfits and we handed out our 350 copies of the Juanita Beaches photo. Penny Sweet may remember.

I don't know if anyone in your department will remember me. If Paul Stewart is still there, he might. I've outlived some of you, especially the wonderful leader, Eric Shields. It must be those wonderful (but barely paid) seasonal park ranger appointments that have given me improved longevity. Does the elder statesman, Joe Tovar, come back to visit his alma mater career location in Kirkland? Sincerely, Inge Theisen

Please no 7 story building on Juanita waterfront

Liz Moffitt <eamoffitt@gmail.com>

Thu 5/9/2024 10:15 AM

To: LeAndra Baker-Lewis <llewis@kirklandwa.gov>; Planning Commissioners <PlanningCommissioners@kirklandwa.gov>

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The only people this will benefit are the developers. It will ruin some views, add a ton of congestion to an already congested area, and where would parking for all those apartments possibly go.

This area is incredibly valuable to the public.

Elizabeth Moffitt (Juanita resident and property owner)

From: Doug Rough <dougrough@aol.com>
Sent: Thursday, August 24, 2023 7:59 PM
To: Planning Commissioners <planningcommissioners@kirklandwa.gov>
Subject: Juanita Nieghborhood Plan comments

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I am chair of the Juanita Neighborhoods Association (JNA) and tried to participate in Kirkland's Planning meeting on August 24, 2023. I mentioned how JNA has twice before recommended that the proposed Juanita Public Pathway (JPP) be included in the Juanita Neighborhood plan. We just learned early this year that the JPP was not included in previous Juanita Neighborhood plans, which is frustrating to us. We want to make sure that this year the JPP is not removed. The City Council has officially agreed to study it, the City of Bothell has agreed to finish the part of the JPP that is in Bothell "if Kirkland does their part".

We want to do whatever is necessary to make sure the JPP is included in the newest Juanita Neighborhood plan. Attached is more information about it.

--Doug Rough 425-821-5529 -- [RetreatsAndReunions.com](https://www.RetreatsAndReunions.com) [go to web site](#)
cell 425-443-8423

Proposal for 7 story height approval at Michael's site in Juanita

Kathy <dnkgoods@mindspring.com>

Wed 5/8/2024 9:05 PM

To: LeAndra Baker-Lewis <llewis@kirklandwa.gov>

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Hello LeAndra –

Here is my email testimony for the public hearing about the developer who wants the city to change their height limit law on the property where Michael's is now located.

Thank you,

Kathy Goodson

To the Kirkland City Council and the Planning Commission members:

Visual examples are usually the best. Just go to Juanita Beach Park on the first warm and sunny weekend. Seriously. Show up around 1 pm. You will see a nightmare confluence of people and vehicles. The beach lot is full, the dirt parking lot across the street is full and all of the small businesses around Starbuck's and Walgreen's have been forced to post "Parking For Customers Only" signs.

I don't know where they are legally parking, but hundreds of people are swarming into the cross walks by Spud's and a little farther north by the tennis courts. Juanita Drive traffic slows to a crawl as the crosswalk lights are flashing every few minutes. Even at current levels, there is no room for the number of people wanting to access the beach. The same is true at Juanita Bay Park just south east across the water. It would be unthinkable to throw another several hundred people into a building on that corner.

It's bad enough that more apartments will be built on the land where Michael's is located but tacking on several extra stories is ridiculous unless you decide to turn Juanita Drive into a six lane highway. Don't forget, there is another huge set of apartments being constructed on the land where the German Retirement Home used to be, about 1000 feet away from Michael's on the other side of Juanita Drive!

I'm sure there will be environmental studies and the developer will promise to mitigate any side effects of a such a huge building bordering marshland. But I would be very interested in hearing their explanation of how a 7-story structure—which will demand a parking garage out of necessity—can be built on wetlands.

Sincerely,

Kathy Goodson

Juanita Michel's

jules rasar <julesrasar@gmail.com>

Thu 5/9/2024 8:46 AM

To: LeAndra Baker-Lewis <llewis@kirklandwa.gov>; Planning Commissioners <PlanningCommissioners@kirklandwa.gov>

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PLEASE do not consider raising the height restriction near Juanita beach.

Thanks,

Jules Rasar

(Homeowner in Juanita)

LeAndra Baker-Lewis

From: Luke Travis <luke.foobar@gmail.com>
Sent: Wednesday, November 15, 2023 7:13 PM
To: LeAndra Baker-Lewis
Subject: Juanita opportunity areas

Categories: Public Comment

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Hi LeAndra, you mentioned at the walk today that it would be good to send you thoughts on any specific opportunity areas that Juanita had. Below are several such areas where I think Juanita can take action to craft a more vibrant, safe, and affordable community:

- * Traffic calming measures in neighborhoods, such as speed humps, curb bulbs, mini-roundabouts, etc (I've noticed cars are especially prone to unsafe speeds on sloped streets, of which Juanita has many)
- * Ped path between the Juanita High School and 124th. This is the part of Doug's "Juanita Public Path" that he thinks would have the highest impact, and I completely agree with him on that.
- * Connect Juanita Beach Park and Juanita Bay Park with a ped path (ideally without impacting the adjoining wetlands)
- * Upzone North Juanita town center in the same way that South Juanita was upzoned. Considering our housing shortage it would be good to see similar or higher densities. Especially since the schools and grocer are in much closer proximity to the north there. (I'd also advocate for less of a "master plan" approach so that the change is more gradual and there remains some supply of older, cheaper buildings for the local businesses.)
- * Upzone along all major corridors (principal arterial, minor arterial, and collectors) for increased density of use. The main goal here is to support and encourage transit use.
- * Connect the bike lanes along 98th/100th. It's abrupt, confusing, and unsafe that the bike lanes along here suddenly end. And this is a main arterial where we'd like people to be able to have biking as an option.
- * Repurpose one lane along the Juanita side of 124th as BAT to help bring down speeds. As it is, cars go very fast down this hill and it's not a safe or comfortable environment to cross as a pedestrian (not to mention trying to bike on this street).
- * Allow all types of residential (not just single family) in residential zones. This is an exclusionary legacy that it would be great to see the community discontinue. We shouldn't bar denser forms of housing because the "wrong kinds of people" might want to live in our neighborhoods if they could afford it.
- * In a similar vein, removing or reducing restrictions like minimum lot sizes, setbacks, FAR, height, minimum parking, would help to bring down housing costs and get more housing built. As you noted today, Kirkland is no longer a suburb. We shouldn't be zoning like we are.

* Allow for low-impact commercial in residential areas. This is something I was excited to see mentioned as a potential study issue for K2044. Experiencing this kind of low-impact commercial use in the neighborhoods of other cities I've

visited has always left me with an impression of a charming, active, and vibrant community. I'd be very excited for Juanita to allow this kind of development in the future.

I know this is a wall of text so thank you very much if you read this far :) I really appreciate the work you and colleagues are doing to guide this planning process and position Juanita to be future-oriented.

Yours, Luke

Fw: I oppose the development replacing Michael's store in Juanita.

Allison Zike <AZike@kirklandwa.gov>

Tue 5/7/2024 1:24 PM

To: LeAndra Baker-Lewis <llewis@kirklandwa.gov>

Leandra,

Another public comment below for your log.

Thanks,

Allison Zike, AICP | Deputy Director
City of Kirkland | Planning & Building Department
425.587.3259 | azike@kirklandwa.gov

From: Ken Williams <kenwilliamsfromseattle@gmail.com>

Sent: Tuesday, May 7, 2024 1:23 PM

To: Planning Commissioners <PlanningCommissioners@kirklandwa.gov>

Subject: I oppose the development replacing Michael's store in Juanita.

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Good afternoon: I oppose the development replacing Michael's store in Juanita. I was born in Kirkland and have lived on Finn Hill my entire life. The traffic, infrastructure, parking and access have deteriorated a lot but much more so in the last few years. New housing units were built on NE 122nd Place, halfway up on the right. There was insufficient parking so now a lot of cars park on the street, blocking the sidewalk and bike lanes. This is happening all over.

Adding 350 new units in Juanita with the limited roads there are now will not work. There are going to be all kinds of negative unpredicted consequences. Look how people can barely get out of the Indian restaurant next to Michaels in the evening. The idea is just wrong and we love Michaels. How many times have all of us picked up Christmas, Halloween, Easter, Fourth of July, etc. decorations, florals and supplies? Every single art piece in my house has been framed by Michaels.

We need to recognize now that the Juanita area is full.

No more development.

Ken Williams
8311 NE 117th Street
Kirkland, Wa 98034

Michael's rezone

Lightfeldt <klightfeldt@comcast.net>

Wed 4/10/2024 1:54 PM

To: Planning Commissioners <Planningcommissioners@kirklandwa.gov>

Cc: LeAndra Baker-Lewis <llewis@kirklandwa.gov>

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Planning Commissioners,

I had a conversation with people at Weidner today who own the property adjacent to Michael's. Are you aware this is the corporate headquarters for an international company that builds apartment complexes all over including 4 in Kirkland. Seems strange they knew nothing about the proposed zoning request right next door. Aren't neighbors supposed to be notified?

They could not give me answers re the easements around their building but are looking into finding records. That western exit onto Juanita Dr is already too congested according to them especially with backup on Juanita Dr.

They have tried to purchase the Michael's property several times but asking price has been too ridiculous. One comment was the soil there could not hold a seven story building.

Please do more research into this request.

Karen Lightfeldt

Sent from my iPad

Proposed 7-storey apartment building at Michaels site

Meredith Selfon <meredithselfon@gmail.com>

Mon 5/6/2024 1:57 PM

To: Planning Commissioners <planningcommissioners@kirklandwa.gov>; LeAndra Baker-Lewis <llewis@kirklandwa.gov>

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Good afternoon,

I am writing to express my concern over plans to build a seven story apartment building at the current site of the Michael's near Juanita Village. This site is directly adjacent to our sensitive wetland areas and lake shore, and extensive expansion and construction there risks causing unacceptable environmental damage.

The issue of traffic, parking, and overcrowding of the nearby beach parks in the area of Juanita Village must also be taken into account.

I am very much in favor of affordable housing, however I do not believe that the proposed units will be made affordable in any way. Just as subdividing properties on the hill and building homes that sell at over \$1,000,000 does not create more housing options for those already here that need them, the proposed units are sure to be exclusively priced waterfront properties.

Thank you for your time and consideration.

Meredith Selfon

13320 78th PL NE, Kirkland

Land Development at Michael's Location in Kirkland

Kathy Malvern <kmalvern@hotmail.com>

Thu 5/9/2024 12:00 PM

To: LeAndra Baker-Lewis <llewis@kirklandwa.gov>; Planning Commissioners <PlanningCommissioners@kirklandwa.gov>

CAUTION/EXTERNAL: This email originated from outside the City Of Kirkland. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello. I am writing as a concerned citizen regarding the proposed land development at the corner of 98th and Juanita Drive. I learned that the developer is applying for a permit to build a seven-story building at this location. I am requesting that you do not allow this to happen. The character of Kirkland is being destroyed by developments like this and I feel a seven-story building so close to the intersection would create a number of challenges. It will increase traffic at that already busy intersection. I also wonder how it will affect the green space behind it. I did not realize that land was for sale, but what an opportunity for the city to fill that space with a development that adds value to the community. I would love to see the city purchase this land and extend the lovely walkway from the park on the south side of the inlet to the Juanita Beach Park. If this is not possible, perhaps the development that goes into that space should be restricted to a smaller commercial building that enhances the neighborhood with a lower height structure offering outdoor pathways and seating.

Please help preserve beautiful Kirkland. Juanita Drive has already been permanently altered into another version of the horrible Issaquah Highlands development. Please start doing something to preserve the natural beauty of this area. This is what brought us here in the first place and the loss of character will be what eventually drives us away.

Thank you for your time.

LeAndra Baker-Lewis

From: Michael A Wert <mawert1@frontier.com>
Sent: Monday, December 4, 2023 4:13 PM
To: Madeline Weicht
Cc: LeAndra Baker-Lewis
Subject: Fwd: Service Request #31644 (Planning/Land Use/Zoning Code) Outreach to Relocate Molbaks to Kirkland

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Public Comment

CAUTION/EXTERNAL: This email originated from outside the City Of Kirkland. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Maddie,

Thanks for your reply to my service request regarding the potential opportunity for relocating Molbaks to the City of Kirkland. I look forward to any updates from the City Manager's office on the outreach to Molbaks to discuss site relocation possibilities given the future loss of their lease at the long held Woodinville CBD site.

Such a move could be a real gem for Kirkland. Perhaps this could be a consideration under the Juanita Neighborhood Plan update. The Goodwill site at NE 132nd and 100th or the vacated Houghton Park and Ride should be explored as possible candidates depending on the flexibility of future development for these sites. There may be other sites too along the 100th Ave corridor.

I copied LeAndra so she could possibly add this as another opportunity for consideration under the Juanita Neighborhood Plan update. Note that, historically, they used to be a sizable nursery at the Juanita Safeway shopping center that is now occupied by Party for Less and the Safeway Gas Station.

Thanks for your assistance!
Mike Wert

Sent from my iPhone

Begin forwarded message:

From: OUR Kirkland <noreply-kirkland@qscend.com>
Date: December 4, 2023 at 3:22:20 PM PST
To: mawert1@frontier.com
Subject: Service Request #31644 (Planning/Land Use/Zoning Code) has been closed -

Thank you for contacting the City of Kirkland. Service request ID 31644 that you filed on 12/2/2023 11:25 AM has been closed.

Closing Comments

Hi Mike,

Thank you for contacting the City of Kirkland, I have been assigned to respond to your service request.

I was able to speak to someone in the City Manager's Office about this: This is an interesting idea and something the city has considered. Kirkland would be more than happy to engage with this long-standing business as they look for alternatives. Likely, the main barriers would be the amount of space they would need and if that type of area was available in Kirkland.

If you have any additional questions regarding this service request, please feel free to contact me directly.

Thank you,

Maddie Lorentsen (Weicht)
Assistant Planner
mweicht@kirklandwa.gov

Service Request Details

ID 31644

Date/Time 12/2/2023 11:25 AM

Type Planning/Land Use/Zoning Code

Address Kirkland

Comments Is there something the City can do to reach out to Molbaks to explore the potential relocation of their Woodinville nursery to our City now that they will be losing their current site due to the redevelopment of their property to the Gates Corporation in the near future?
Thanks, Mike Wert

[Unsubscribe](#)

Timothy A. Parnell, Ed.D. & Julie W. Parnell, PT

9016 NE 133rd Place
Kirkland, WA 98034
(206) 313-0663 / (425) 444-2906
timothyaparnell@gmail.com
juwinpar@gmail.com

May 13, 2024

To The Kirkland Planning Commission,

The purpose of my letter is to communicate my perspective on the proposed development of the current Juanita Goodwill/100th NE/NE 132nd property. My wife, sons, and I have lived just up the hill from this property since 1986. We raised our family here and love our community, even now as a part of the city of Kirkland. We have been active citizens; involved in the Lake Washington School District. I am a retired elementary school teacher and administrator. Our three sons attended Thoreau Elementary School, Finn Hill Middle School and graduated from Juanita High School. This community is important to us.

It appears to me that this corner property is in need of redevelopment. I am in favor of this development, but **the current proposed plan is too big.** Much of the current plan makes sense: with the first floor being zoned commercial; upper floors being residential apartments; relocating our beloved U.S. Bank within the new building; and including the former gas station corner within the plans. After reviewing the proposed plans, **I would suggest reducing the proposal to 3-4 stories instead of 7 stories.** There are many reasons for my perspective.

- Traffic is already heavy and during “rush hours,” it is really backed up. Adding 600 units will add to an already congested area.
- The school system is already crowded and this will add to their system impacting the education of our youth.
- The infrastructure (e.g. electrical grid, police, fire, sewer, water, etc.) is already at maximum service levels and this will overload these service levels.
- The current size and architectural proposal is out of character for our community and appears merely as a money grab by our city and the developers
- The current neighborhood is already short of adequate recreational areas. There is nothing in this plan to create green space, additional play/park space, etc.

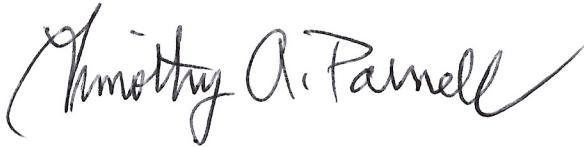
Timothy A. Parnell, Ed.D. & Julie W. Parnell, PT

9016 NE 133rd Place
Kirkland, WA 98034
(206) 313-0663 / (425) 444-2906
timothyaparnell@gmail.com
juwinpar@gmail.com

- This is not an urban area. Keep the development in the character and spirit of the neighborhood. The area closer to I405 is already being changed into a more urban neighborhood. That is where it should be located.

If the current proposal is advanced, I would be disappointed in the Planning Commission and City. If a modified, more modest, more attractive, and smaller scale proposal is made, I would be supportive.

Sincerely,



Dr. Timothy A. Parnell & Julie Parnell, PT

LeAndra Baker-Lewis

From: Nona Ganz <nonaganz112@gmail.com>
Sent: Tuesday, January 23, 2024 1:19 PM
To: Planning Commissioners
Cc: LeAndra Baker-Lewis
Subject: Juanita Neighborhood Plan

CAUTION/EXTERNAL: This email originated from outside the City Of Kirkland. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To the Planning Commission:

In the early 1970s, when Juanita was part of unincorporated King County, a huge mistake was made that will always have a negative impact on the community.

The entire area by Michael's and Widmer Properties to the lake was zoned commercial. A developer convinced the county to rezone the valuable waterfront strip to high-density residential. They did that, he bought the cherry-picked strip and consequently the massive Juanita Shores condo was built, cutting Juanita off from the water.

The hopes of having the commercial area developed similar to Moss Bay, with shops, public plaza and beachfront were dashed. A commercial area and waterfront park would have been priceless, making Juanita a gem and a place to go.

Now Michael's and Kathakali may soon be redeveloped. Please don't allow the same mistake to be made. Don't wall off the community and don't let views be totally destroyed. High density should not be on the shoreline. A public walkway along the shore is a must and should connect to the walkway in front of Juanita Shores condo. The walkway should have abundant landscaping so that one does not feel as though one is trespassing on the development's property, as is the case at Juanita Shores. The waterfront should be a pleasant place for the public.

Hopefully the trail will someday connect Juanita Bay park and Juanita Beach. Unfortunately a new dock was recently installed at Juanita Bay condo, so a linking trail may be years away. Still, someday hopefully it will happen.

Thank you,

Nona Ganz
Nonaganz112@gmail.com
10207 NE 112th St
Kirkland 98033

04.11.20024 Testimony for Planning Commission Public Meeting

Tracy Rakowsky <theresa_aka_tracy@yahoo.com>

Fri 4/12/2024 3:52 PM

To: Planning Commissioners <PlanningCommissioners@kirklandwa.gov>

Cc: Allison Zike <azike@kirklandwa.gov>; LeAndra Baker-Lewis <llewis@kirklandwa.gov>

CAUTION/EXTERNAL: This email originated from outside the City Of Kirkland. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please include the following testimony, provided verbally at last night's meeting, in the Planning Commission's meeting packet.

Hello,

My name is Theresa Rakowsky and I am a member of the Juanita Neighborhood Working Group; tonight, I am speaking on my own behalf.

I would like to ask that the City remove the currently proposed policy #16 in the Juanita Neighborhood Plan that would accommodate an increase in allowed height and residential intensity to support redevelopment in JBD 4, commonly called the "Michael's" site.

The two parcels currently designated within JBD4 are located at a very busy intersection and have extremely limited ingress and egress options. Any increased commercial or high-density residential building at that site will place a high burden on its adjacent property owners and traffic at the intersection, even if the properties are developed without parking minimums. Plus, a proposed 70' high building at that location would completely obscure the views of the lake coming from 116th street.

Furthermore, I would caution that doing so would put other current City policies in conflict with one another. For instance, the pressure to:

"Encourage residential development within commercial areas" under policy LU-3.2 should not override Policy SA-18.1, which encourages the city to "acquire privately held lake parcels adjacent to existing parks" or Policy SA-26.1, which proposes "preserving public view corridors along (and to/from) the City's street networks and public parks."

While increased housing is extremely important, it should not be accomplished at any cost. It should be thoughtfully incorporated into areas of the neighborhood that are much better suited to this type of high-intensity development and there are much better locations for this to happen than at the juncture between Juanita Bay Park and Juanita Beach Park.

I encourage the Commission to reconsider over developing that location and instead, to acquire those two parcels to increase the land for parks and wetlands in Kirkland.

Thank you.

Urgent: Opposition to Seven-Story Building Development on Juanita Lakefront. Parcel# 179150-0359

shalin mehta <shalinmehta85@gmail.com>

Thu 5/9/2024 8:15 AM

To: LeAndra Baker-Lewis <llewis@kirklandwa.gov>; Planning Commissioners <PlanningCommissioners@kirklandwa.gov>

CAUTION/EXTERNAL: This email originated from outside the City Of Kirkland. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Kirkland City Planning Commissioners,

I hope this message finds you well. I am writing to express my opposition to the proposed development of a seven-story building at 9755 NE Juanita Dr in Kirkland, parcel# 179150-0359 particularly considering its location on the lakefront.

The prospect of erecting a towering structure of such magnitude on the lakefront poses significant concerns for residents and the integrity of our beloved community. Beyond the immediate visual impact on the skyline, such a structure could fundamentally alter the character and ambiance of the area, diminishing the tranquility and natural beauty that draw residents and visitors alike to our lakefront.

Furthermore, the environmental implications of constructing a large-scale development in such close proximity to the lake must not be overlooked. Increased construction activity, along with the potential for runoff and pollution, could pose threats to the ecological balance of the lake and its surrounding ecosystem. As stewards of our environment, it is incumbent upon us to prioritize sustainable development practices that safeguard the natural resources that make Kirkland so special.

In addition to environmental concerns, the proposed development's impact on traffic, infrastructure, and community dynamics must be thoroughly evaluated. The influx of residents and visitors to the area could exacerbate existing congestion and strain local resources, while the introduction of a commercial component could disrupt the peaceful coexistence of residential and recreational spaces along the lakefront.

Given the unique significance of the lakefront as a cherished community asset, it is imperative that any development in this area be approached with the utmost caution and consideration for its long-term implications. While growth and progress are essential, they must not come at the expense of the very qualities that make Kirkland such a desirable place to live, work, and play.

Therefore, I beg the City Planning Commissioners to carefully reconsider the proposed development and explore alternative solutions that preserve the integrity of our lakefront while meeting the needs of our growing community. This may include adhering to height limit restrictions and exploring options for more sustainable, low-impact development that enhances rather than detracts from the natural beauty of our surroundings.

Thank you for your attention to this urgent matter, and I trust that you will make decisions that uphold the best interests of Kirkland and its residents, both present and future.

Sincerely,
Shalin Mehta
13103 NE 139th St, Kirkland

Re: Juanita Working Group #3: Follow-up points

Tracy Rakowsky <theresa_aka_tracy@yahoo.com>

Wed 4/3/2024 8:05 AM

To: LeAndra Baker-Lewis <llewis@kirklandwa.gov>

Hi LeAndra,

Thank you so much for this information and again for all of your (and those helping you) for all of the hard work you're doing to support this effort.

After doing more research on the previous proposals for the Michael's site and looking over the new policies/codes from the Comprehensive Plan, I've completely changed how I believe the subsection on JBD4 should be written. As currently proposed in the draft presented last week, it advocates for accommodating and increasing the allowed height at this location. However, that is in direct opposition to public and private feedback from citizens and the adjacent property owner provided during the last development proposal in front of the Planning Commission back in 2017. There was concern about increasing the height from 26' up to 45' and now Carl is wanting to go up even much higher, to 7 stories, or approximately 70'. This would obscure views of the lake (and overpower all the nearby structures), especially as one enters the intersection west on 116th, which currently provides a stunning public view of the bay.

Goal SA-14 & Policy SA-14.1 asks that all future development in floodplains be limited to avoid risk and damage to property and loss of life. By putting a large residential building right at the edge of the wetland, it would completely disregard the objectives of this policy.

Goal SA26 & Policy SA-26.1 proposes preserving public view corridors along (and from) the City's street networks and public parks. A structure 70' high on that location would be absurd and in direct conflict with this policy.

Policy SA-18.1 encourages the city to acquire privately held lake parcels adjacent to existing parks and after learning more about the site and the results of new studies, I think the properties in the JBD4 zone should be acquired by the City and incorporated into the adjacent parkland. Due to the environmental sensitivity of the surrounding wetlands, access and parking restrictions, and community responses, I can see no other positive outcome for this location.

At today's meeting and future meetings, I would like to advocate for these existing policies and to deny any requests to increase height limits at the Michael's location and specifically in the JBD4 zone. While I'm in favor of increasing housing availability in Kirkland, I will not support doing so at the expense of the greater good and in conflict with community input and the preservation of Kirkland's natural beauty. We must be wise about how we choose to accomplish our objectives and there are much more appropriate locations for increasing height throughout the Juanita neighborhood.

Thank you again,
Theresa

On Mar 29, 2024, at 9:18 AM, LeAndra Baker-Lewis <llewis@kirklandwa.gov> wrote:

Hello Theresa,

As requested, I am following up on the Juanita Corridor Study completed in 2014, as well as your request to obtain the documented feedback passed along to the land use change request applicants. Looking back through my sent emails, I was reminded that a majority of the feedback given to the applicants was over the phone, not via email. I keep noted record of most phone conversations, so this is what I remember telling each group:

Goodwill

Outreach themes

- General community support for this change due to need for additional housing in Juanita
- Potential housing at this site should be accessible and attainable for families given close proximity to schools
 - Important to identify safe connections from site to schools
- Proposed height allowance is not supported by some community members and working group members
- Planning Commission has directed staff to continue the study of this land use change request as proposed, recognizing the height proposed as among the tallest allowed in the neighborhood. Further analysis should be mindful of the precedent the allowance would set and implications on the overall design character and function of the neighborhood.
- Concerns about infrastructure capacity at the site and impacts of a large development
- Future development should support multimodal connections and provide and promote non-vehicular visits

Michaels

Outreach themes

- There hasn't been a ton of support for a large-scale residential project at this site
- folks feel strongly that the shoreline should be maintained as a public benefit to the greatest extent possible
- Strong desire for a park to park connection
- Environmental impact concerns
- The Planning Commission agrees with the staff recommendation to continue the study of this land use change request in the area outside of the Shoreline Management Area. Further studies of the JBD 4 rezone should include thought on how to best promote a connection between Juanita Bay Park and Juanita Beach Park. Generally in favor of a reduction of parking minimums for these parcels while simultaneously increasing the accessibility of goods and services in the area, ensuring that any new residents at the site do not struggle to meet their needs without a vehicle.
- Long time residents see a missed opportunity to do something similar to what was done in Moss Bay, with shops, public plaza and beachfront area. Folks want this area to main a destination.
- Juanita village (more inland) is a better location for more housing, not here

Additionally, the [Juanita Dr Corridor project webpage](#) describes the project in further detail and Public Works staff contact information is available should you have additional questions. The actual study can be accessed [here](#).

I am available if you have follow-up questions.

Sincerely,

LeAndra Baker-Lewis | *Senior Planner*
City of Kirkland Planning & Building Department
123 5th Ave, Kirkland WA 98033
Phone: (425) 587-3265
llewis@kirklandwa.gov | [Kirkland Planning & Building](#)

Fw: Upcoming development meeting

Allison Zike <AZike@kirklandwa.gov>

Thu 5/9/2024 8:30 AM

To: LeAndra Baker-Lewis <llewis@kirklandwa.gov>

FYI on public comment for your log. Thanks!

From: Tom Glanz <tom.glanz@gmail.com>

Sent: Thursday, May 9, 2024 8:26 AM

To: Planning Commissioners <PlanningCommissioners@kirklandwa.gov>

Subject: Upcoming development meeting

CAUTION/EXTERNAL: This email originated from outside the City Of Kirkland. Do not click links or open attachments unless you recognize the sender and know the content is safe.

A developer has purchased the land where Michael's is located in Juanita. He is applying to the City to waive their height limit restrictions on buildings and allow a seven story building on that corner with approximately 350 apartments above and retail below.

<https://simonandersonteam.com/listings/juanita-waterfront-land/>

Hello!

I'm writing in favor of this development and any that add housing, especially that is affordable. I'm in support of the waived height restriction as long as environmental concerns are addressed.

Additionally, congestion in the neighborhood should be addressed by reducing the parking automatically included in this development, increasing transit spending and bike infrastructure and allowing transit oriented residents to choose to live here.

Thanks!

Tom

FW: DRAFT letter to Planning Commission

Stephen Wiseman <steve@d-10.com>

Wed 4/10/2024 11:22 AM

To: LeAndra Baker-Lewis <llewis@kirklandwa.gov>

CAUTION/EXTERNAL: This email originated from outside the City Of Kirkland. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Commissioners and Planning Professionals -

Bayview on the Lake Condominiums is located immediately adjacent to Juanita Beach Park and we enjoy a great relationship with the Parks Department. Nonetheless, for the past several decades, our Owners get rather anxious whenever there are renewed discussions of connecting Juanita Beach Park to Juanita Bay Park.

Why? Over the same time period there have been two deaths of trespassers at our waterfront who engaged in unintentional life-ending activities. We routinely observe trespassers accessing our property, particularly at our beachfront from Juanita Beach Park. Weekly, and often in the spring and summer months it is nightly, there are trespassers on the pedestrian pier at Juanita Beach Park, most always causing disturbances with noise, usually about the time the bars close. One of our residents was assaulted in Juanita Beach Park while simply on a walk. Nearly every night for the past five or so months, there is at least one person sleeping in their vehicle. Cannabis use at Juanita Beach Park is prevalent, and on nice weekends there are unpermitted amplified "performances" by various "artists."

At the Juanita Bay waterfront, there is a sense of invisibility and, as we have unfortunately experienced, invincibility. I think if you polled all the residents who reside on the waterfront near Juanita Beach Park, a majority would favor an intentional and formal connection to Juanita Bay Park, but they would insist that the formal connection needs to be on well-illuminated public sidewalks where people know they are visible. The notion that any formal connection between the two parks that either transect or detract from private property values or the wildlife refuge should be clearly communicated as off the table.

Our fine Kirkland Police Department is not the cause of the crime in Juanita. As planners and policymakers, it is your responsibility to ensure that increased density does not outrun capacity to protect the community. Please exercise your influence over increased density and increased use of public spaces and services responsibly, and please remove from discussion any "improvements" that would decrease existing property values or steal from our wildlife environments.

Thank you for your consideration.

Sincerely,

Steve Wiseman
9717 NE Juanita Drive
Unit 101
Kirkland WA 98034

Board Member
Bayview on the Lake Condominium Owners Association

Fw: Regarding the Proposal for "Mixed-Use Redevelopment in the Heart of Juanita's Waterfront"

Allison Zike <AZike@kirklandwa.gov>

Mon 5/13/2024 5:40 PM

To: LeAndra Baker-Lewis <llewis@kirklandwa.gov>

LeAndra,

Please see below public comment for your log. Thank you!

Allison Zike, AICP | Deputy Director
City of Kirkland | Planning & Building Department
425.587.3259 | azike@kirklandwa.gov

From: Aviva Schecterson <a.schecterson@gmail.com>

Sent: Monday, May 13, 2024 5:36 PM

To: Planning Commissioners <PlanningCommissioners@kirklandwa.gov>

Subject: Regarding the Proposal for "Mixed-Use Redevelopment in the Heart of Juanita's Waterfront"

CAUTION/EXTERNAL: This email originated from outside the City Of Kirkland. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To the Kirkland Planning Commissioners,

As a Kirkland city resident deeply invested in the preservation and sustainable development of Kirkland's waterfront area, I am compelled to voice my concerns regarding the proposed waiver of height limit restrictions for the redevelopment of property near the waterfront for a seven-story building at the address 9755 NE Juanita Dr, Kirkland, WA. While I acknowledge the pressing need for housing in our community, it must not come at the expense of our natural environment and the well-being of current residents.

Allowing such towering structures near the waterfront could have devastating consequences for the local wildlife and ecosystem. Increased urbanization often leads to habitat destruction, disrupting the delicate balance of our ecosystem and threatening the survival of native species. Additionally, the construction and operation of such a large-scale development would likely contribute to pollution and further degrade the environmental quality of the area.

Moreover, building taller structures in this sensitive location could have profound impacts on the quality of life for current residents. Heightened buildings could obstruct scenic views, diminish access to sunlight, and exacerbate congestion and noise pollution.

In conclusion, I urge the City Council to reject the proposal to waive height limit restrictions in Kirkland's Juanita neighborhood. Let us instead explore more balanced and sensitive approaches to addressing housing needs while preserving the natural beauty and character of our waterfront communities.

Thank you for considering my concerns.

--



Aviva Maya Schecterson

Senior Combat Designer | Stoic Studio
Chair | IGDA Jewish Game Developers SIG
(She/Her)

[Website](#) | [Twitter](#) | [LinkedIn](#)

Urgent: Opposition to Seven-Story Building Development on Juanita Lakefront. Parcel# 179150-0359

shalin mehta <shalinmehta85@gmail.com>

Thu 5/9/2024 8:15 AM

To: LeAndra Baker-Lewis <llewis@kirklandwa.gov>; Planning Commissioners <PlanningCommissioners@kirklandwa.gov>

CAUTION/EXTERNAL: This email originated from outside the City Of Kirkland. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Kirkland City Planning Commissioners,

I hope this message finds you well. I am writing to express my opposition to the proposed development of a seven-story building at 9755 NE Juanita Dr in Kirkland, parcel# 179150-0359 particularly considering its location on the lakefront.

The prospect of erecting a towering structure of such magnitude on the lakefront poses significant concerns for residents and the integrity of our beloved community. Beyond the immediate visual impact on the skyline, such a structure could fundamentally alter the character and ambiance of the area, diminishing the tranquility and natural beauty that draw residents and visitors alike to our lakefront.

Furthermore, the environmental implications of constructing a large-scale development in such close proximity to the lake must not be overlooked. Increased construction activity, along with the potential for runoff and pollution, could pose threats to the ecological balance of the lake and its surrounding ecosystem. As stewards of our environment, it is incumbent upon us to prioritize sustainable development practices that safeguard the natural resources that make Kirkland so special.

In addition to environmental concerns, the proposed development's impact on traffic, infrastructure, and community dynamics must be thoroughly evaluated. The influx of residents and visitors to the area could exacerbate existing congestion and strain local resources, while the introduction of a commercial component could disrupt the peaceful coexistence of residential and recreational spaces along the lakefront.

Given the unique significance of the lakefront as a cherished community asset, it is imperative that any development in this area be approached with the utmost caution and consideration for its long-term implications. While growth and progress are essential, they must not come at the expense of the very qualities that make Kirkland such a desirable place to live, work, and play.

Therefore, I beg the City Planning Commissioners to carefully reconsider the proposed development and explore alternative solutions that preserve the integrity of our lakefront while meeting the needs of our growing community. This may include adhering to height limit restrictions and exploring options for more sustainable, low-impact development that enhances rather than detracts from the natural beauty of our surroundings.

Thank you for your attention to this urgent matter, and I trust that you will make decisions that uphold the best interests of Kirkland and its residents, both present and future.

Sincerely,
Shalin Mehta
13103 NE 139th St, Kirkland

Response Submission Date/Time	Which neighborhood plan would you like to comment on?	Please provide comments here:	To which gender identity do you mostly identify?	What is your age?	What is your ethnicity?	Do you consider yourself...(Please select all that apply.)	Are you part of the LGBTQIA+ community?	What is your household income?	Relationship to the Juanita neighborhood (Select all that apply)
9/13/2023 15:22	The Juanita Neighborhood Plan	Can you add covered bus shelters to the 4 bus stops located adjacent to the Juanita High School entrance on NE 132nd ST. The kids currently have to wait in the weather for the bus, which is currently running at once an hour. This means kids will be waiting a long time in the rain, cold, snow, or other adverse weather for the bus.	Girl/Woman (cisgender or transg)	45-54	Not Hispanic/Latinx	White	No	Prefer not to answer	Resident (renter)
4/4/2024 11:07	The Juanita Neighborhood Plan	I just heard about adding 5 miles of trail in Juanita neighborhood. And I say YES!!! YES!!! YES!!! Thank you Kirkland for prioritizing trails for health and safety. You have my vote.	Boy/Man (cisgender or transgenc)	45-54	Not Hispanic/Latinx	White	No	\$150,000 - \$199,999	Resident (homeowner)