# K2044 Comprehensive Plan Public Comments Received from October 11 - December 10, 2024 (Post-Planning Commission Hearings)

Names, emails, and addresses have been redacted

December 10, 2024

I am writing with GREAT CONCERN over the items proposed and being considered for this evening's session.

Please DO NOT REMOVE ALL RESIDENTIAL ZONING when you finalize Kirkland's 20-year Comprehensive Plan update tonight, Dec. 10. There is absolitely NO need to change ALL Residential zones to Mixed Use. Home-based businesses can and should continue to operate within residentially zoned areas, as they do in most other cities.

Our city thrives by having a mix of zones – Residential, Office, Commercial, Mixed Use, Civic, Parks, etc. Redmond and Bellevue are retaining Residential zones. I support a diversity of housing in Kirkland. Changing the three current Residential land uses to a single Residential Mixed Use designation will reduce housing diversity.

Changing all Residential zones to Mixed Use would have more significant impacts than is implied by a seemingly simple word change. It could significantly change the characteristics of residential areas including setbacks, buffers from medium-to-large commercial properties, lot coverage, etc. NOT TO MENTION ALL THE TRAFFIC ISSUES WE ARE HAVING WHICH HAVE NOT ADEQUATELY BEEN PLANNED FOR AND DEALT WITH.

I realize that the plan only removes the Residential Land Use designation, but the plan will direct the zoning changes that will be underway next year. Therefore, the Residential Land Use designation needs to be reinstated now!

I have been consistently raising this issue since at least September. I urge you to reinstate Residential zoning before it is too late.

Thank you for your service to our great city - and please, please do right by us!

December 10, 2024

I would also like to voice my opposition to the proposed removal of residential zoning in Kirkland and fully agree with all the points made in the initial email by .

Thanks for your time and consideration.

December 10, 2024

I have just become aware of the proposal to revise the residential zoning in the Comprehensive Plan. This should not be part of the Comprehensive Plan. Allowing commercial functions should be specifically limited to appropriate locations.

This follows a broadcast email dated November 26th from Jay Arnold describing modifications to the earlier proposal, to delete some of the aggressive and disruptive elements that had been previously included. No mention of this current proposal was even suggested at the time of the email and now, only two weeks later, it shows up.

This significant modification to the Comprehensive Plan at the last moment is unconscionable. It veers in a completely different direction from the recently stated understanding that growth would be in appropriate areas.

A quote from the November 26th email states: “Kirkland 2044 continues the current focus on growth Downtown and in Totem Lake, in neighborhood centers, and through middle housing in residential neighborhoods.”

Deleting residential zoning will allow developers to work the system to encroach into areas where commercial development would not normally be allowed. The building code is a system that is hard to understand and negotiate by the average citizen who could be affected by this change.

I would hope that the excuse for this to remain in the comprehensive plan is not "that the codes need to be changed before this can happen” as though the Comprehensive Plan is not that significant. It simply should not be in the Comprehensive Plan.

Thanks for listening,

December 10, 2024

I am writing on behalf of the 7,000 members of the Seattle King County Realtors to encourage your adoption of the Comprehensive Plan Update, with a commitment to diverse housing options, including middle housing, to ensure that Kirkland remains an inclusive and vibrant community.

Increased housing supply is the first and best strategy to increase housing affordability. Providing a range of housing types will not only meet the needs of current residents but also offer more affordable options to new families, young professionals, and retirees, contributing to a balanced and dynamic population.

Thank you,

December 10, 2024

I received this note in (snail) mail about the 2044 Comprehensive plan. Great I thought, let me check it out and see if I can contribute with any comments… Then I found out that there's nothing I can comment on because it's all fait accompli! What are any comments from the public supposed to achieve when you have to vote on the final form today?!? It was a perfunctory notification to hide the fact that you haven't been engaging with the community at the level that you should have.

The Comprehensive plan opens generously with a stated desire to "retain[ing] the community's unique characteristics and quality of life". Yet the entire plan is only about change – some of it very drastic. What exactly do you aim to retain, other than the name, latitude and longitude of the city? It doesn't come across in the so called "comprehensive" plan. Some of the details of the plan seem preposterous at first read and, if taken to the logical conclusion, can obliterate our city as we know it.

Why haven't you actively looked to incorporate feedback from the community (as opposed to hiring "planners" and then sending a brief note now about what they've decided)? I feel that I share many if not most of the goals stated in the plan, but many of the nitty-gritty details show a complete disregard for realities such as school crowding and traffic bottlenecks. Shouldn't we focus with enabling growth (e.g. as mandated by HB 1337) as opposed to forcing specific growth and never figure out how we can get people in and out of the city? This whole thing was very poorly executed, I'm really disappointed…

December 10, 2024

As you approach tonight's meeting and decision, I urge you to put the welfare of your constituents first. There are many stakeholders in Kirkland, but only those of us who actually live here are fully committed. In particular, organizations such as Seattle's Futurewise are sending many people to comment tonight, and I am mystified as to why Kirkland's future should depend on the wishes of people who don't live here, and who have no stake in the outcome other than an ideological one. It's easy for them to say other people should bear the costs of their wishes. But bear in mind that they don't vote here, and you have already stirred up a hornet's nest with your approach to the Plan. You may find that your positions, and the policies you put in place with the Plan, will be one of the long-term costs of catering to outsiders and influence groups, rather than listening carefully to your constituents, if the Plan creates the conditions for radical and unwanted change to Kirkland. And in the form I last saw, it does indeed create those conditions.

Yours truly,

December 10, 2024

Please DO NOT REMOVE ALL RESIDENTIAL ZONING when you finalize Kirkland's 20-year Comprehensive Plan update on December 10th.

There is no need to change ALL Residential zones to Mixed Use. Home-based businesses can and should continue to operate within residentially zoned areas, as they do in most other cities. Our city thrives by having a mix of zones – Residential, Office, Commercial, Mixed Use, Civic, Parks, etc. Redmond and Bellevue are retaining Residential zones.

I support a diversity of housing in Kirkland. Changing the three current Residential land uses to a single Residential Mixed Use designation will reduce housing diversity. Changing all Residential zones to Mixed Use would have more significant impacts than is implied by a seemingly simple word change. It could significantly change the characteristics of residential areas including setbacks, buffers from medium-to-large commercial properties, lot coverage, etc.

I realize that the plan only removes the Residential Land Use designation, but the plan will direct the zoning changes that will be underway next year. Therefore, the Residential Land Use designation needs to be reinstated now!

Thank you for your service to our great city.

, resident since 1980

December 10, 2024

Thank you for your work on updating Kirkland's 20-year Comprehensive Plan.

I grew up in Seattle, and have lived in Kirkland since 2012. We love the unique neighborhood feel of single family housing in parts of Kirkland, and feel that the city should maintain that its identity.

I have comments on the Comprehensive Plan that I ask you to please consider:

1. We are concerned with the plans to build density off of the Market street corridor and changing the area of Market St to a Neighborhood Center ( growth focus area). We do not feel this was adequately studied and would bring more traffic and congestion and worse safety to the area.
2. Please remove the recently added sentence in the Community Mixed Use definition, removing the statement that Cmty MU areas are commonly part of Neighborhood Centers. This change was not properly studied and discussed.

3. I do NOT approve of changing all Residential areas in Kirkland to Mixed Use areas. Please reinstate Residential zoning in our 20-year plan.

Best regards,

December 10, 2024

Dear Kirkland City Council:

The citizens of Kirkland have spoken up loud and clear these past months and it's time the City HEARD people, the constituents, the taxpayers. Please:

Do not approve the proposed Comp Plan. Do not remove the residential zoning.

To recap alarming things:

- For many reasons, Kirkland is already questionably affordable. You can't just declare you will make it affordable.
- Tax breaks and incentives to builders and developers will have to come from the City, which, in turn, will have to come from the residents of Kirkland. And that means increasing taxes on Kirkland residents.
- What an irony, increase taxes on residents which will mean they/we will no longer be able to afford living here just to make it 'affordable' to those who declare they have a 'right' to live wherever they want, who will expect below-market rent. That is not even realistic.
- The utter lack of communication about this has been abysmal, adding to the suspicion of residents. Including a half page in the recent utility bill was laughable. Too little, too late.
- Lack of communication means lack of transparency. Now we learn there are some last minute changes with attempts at fixing glaring mistakes. It has taken many in the community untold hours to uncover and decipher. Why has the City not sincerely and genuinely engaged with residents?
- The conflicts of interest and questionable ethics have been alarming. The Planning Commission has members who would benefit from developing and building out Kirkland. The Council and Planning Director have close ties with Livable Kirkland. The City has provided time, money and resources to Livable Kirkland. WHERE is the accountability and transparency?
- Lastly, please explain to the citizens of Kirkland why you want to destroy the character of Kirkland. Why you are beholden to developers and lobbyists and an outside activist group?

Please do not approve the measures that will change Kirkland for eternity. This is on you to do the right thing.

Sincerely,

December 10, 2024

To: Mayor, Deputy Mayor, and Councilmembers
Cc: Planning Commissioners
Cc: Planning Staff
Please DO NOT REMOVE ALL RESIDENTIAL ZONING when you finalize Kirkland's 20-year Comprehensive Plan update on December 10th.
There is no need to change ALL Residential zones to Mixed Use. Home-based businesses can and should continue to operate within residentially zoned areas, as they do in most other cities.
Our city thrives by having a mix of zones – Residential, Office, Commercial, Mixed Use, Civic, Parks, etc. Redmond and Bellevue are retaining Residential zones.
I support a diversity of housing in Kirkland. Changing the three current Residential land uses to a single Residential Mixed Use designation will reduce housing diversity.
Changing all Residential zones to Mixed Use would have more significant impacts than is implied by a seemingly simple word change. It could significantly change the characteristics of residential areas including setbacks, buffers from medium-to-large commercial properties, lot coverage, etc.
I realize that the plan only removes the Residential Land Use designation, but the plan will direct the zoning changes that will be underway next year. Therefore, the Residential Land Use designation needs to be reinstated now!. I urge you to reinstate Residential zoning before it is too late.
Thank you for your service to our great city.
Kirkland Resident-

December 10, 2024

I live here with my family. Kirkland has so much to offer, and I look forward to the expansion of the number of people who can enjoy the benefits of living in this great city; furthermore, increasing affordability supports the laudable goal of increased socioeconomic equity and diversity. The best way to achieve these is through adding more housing to the supply.

I urge the Council to _support_ policies which encourage more housing to be built and to _reject_ amendments to the Plan that weaken these pro-housing policies.

Thank you,

December 10, 2024

Dear Kelli C:urtis:
Please DO NOT REMOVE ALL RESIDENTIAL ZONING when you finalize Kirkland's 20-year Comprehensive Plan update on December 10th.

There is no need to change ALL Residential zones to Mixed Use. Home-based businesses can and should continue to operate within residentially zoned areas, as they do in most other cities. Our city thrives by having a mix of zones – Residential, Office, Commercial, Mixed Use, Civic, Parks, etc. Redmond and Bellevue are retaining Residential zones.

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Best Regards,

December 10, 2024

It is very distressing that the City of Kirkland is not willing to listen to its residents regarding zoning in current residential areas. This was reinforced during the September 12th Planning Commission meeting when Commissioner Angela Rozmyn looked at the Kirkland residents who took the time to attend the Planning Commission meeting and stated that she was not interested in our feedback. She is only interested in feedback from current residents who could not attend because they had to work an evening shift. It seems the Kirkland City Council is also ignoring feedback from current residents. No-one wants to own a single family home where anything could happen beside, behind or in front of our home when a neighbor sells their property. The only winners in this scenario are developers and the City of Kirkland with increased tax revenues.

The state law that allows up to six units per property is sufficient for growth and as I understand it, the City of Kirkland is fully meeting density requirements and there is no indication of not being able to meet them in the future.

I ask (and any neighbor I talk to asks) that you DO NOT REMOVE ALL RESIDENTIAL ZONING when you finalize Kirkland's 20-year Comprehensive Plan update on December 10th.

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I realize that the plan only removes the Residential Land Use designation, but the plan will direct the zoning changes that will be underway next year. Therefore, the Residential Land Use designation needs to be reinstated now!

This is just another way for the City to try to pave the road for 4 - 6 story buildings in our single family neighborhoods and anything else a developer or the City of Kirkland comes up with.

Thank you,

December 10, 2024

Thank you for all your hard work and care in considering an equitable, inclusive Kirkland Comprehensive Plan. I was on one of the early focus groups hosted by city staff a few years ago to provide feedback about the future of housing and land use in Kirkland. Thank you for seeking out the voices of community members who are missing from the conversation, too.

I'm happy to see that 10-minute urban centers are being considered in the Comp Plan amendments. I've lived on Goat Hill for ten years (Kirkland for 21 years) and, through this Comp Plan process, I've been inspired to start adopting more active modes of transportation when I can. I've been biking or walking to the Columbia Athletic Club and to shop in Juanita Village, and I'm committed to being "one less car on the road".

However, the lack of a grocery store is a major barrier to me using my bike or walking more frequently. I need to visit Totem Lake, Rose Hill, or Downtown Kirkland to go grocery shopping and it's a long walk and bus ride if I don't take my car. I'd love to see the Michaels land be redeveloped to mixed-use residential, including space for a grocery store with underground parking.

I'm so glad we're considering 10-minute urban centers, but I'm concerned about using it to replace transit corridors. Folks who live more than a 10-minute walk from urban centers or need to commute to work will still be incentivized to use their car over public transit, driving up (no pun intended) overall traffic as we do the important work of increasing affordable housing options to address the housing crisis.

I would love to see both the 10-minute urban centers AND transit corridors be considered in the comp plan to align with our vision of an inclusive, equitable Kirkland. Our city's 2044 Housing Inventory and Analysis report found that 23% of Kirkland homeowners and 38% of renters are cost burdened, paying more than 30% of income to housing costs.

We should not make decisions based on fear of a changing Kirkland, but on hope that Kirkland will become more affordable for everyone who makes our city a wonderful place to live.

Best wishes,

December 10, 2024

Hello Councilmembers,
I'd like to give my thoughts on the latest proposed amendments to the comp plan, now that I'm in town and had a chance to review them (and also the Nov 19 meeting recording).
I support the renaming of the Residential land use designation to Residential Mixed Use, because the city and community has shown wide support for small, neighborhood-scale retail and services in these areas. Single Family Zones should also be renamed, because the term simply isn't accurate now that Middle Housing types are allowed in these areas (and have been for multiple years).
I like Councilmember Tymczyszyn's suggested policy on middle housing, but I think it should say "Optimize middle housing regulations" to make the action item more clear.
I feel that the latest version of LU-3.2 (whether its consolidated or not) makes it seem like transit service outside of urban growth centers / neighborhood centers has no effect on what development intensity should be allowed. But that's not true: HB 1110 requires that we allow 2 additional units per parcel within .5 miles of a major transit stop, regardless of it being within an urban growth center. Granted, this definition will only apply to bus stops for STRIDE and perhaps the K Line, but transit does matter in all parts of the city, especially when it comes to reducing Vehicle Miles Traveled, which is the whole point of Goal LU-3. There should be policies reflecting the impact of transit service in all parts of the city, not just within centers.
I support H-1.6 as proposed by Staff in the packet. There should not be any requirement that the faith or community organization continue existing. In fact, HB 1377 from 2019, which requires cities to provide density bonuses for affordable housing projects on land owned by religious organization, calls for "the affordable housing development [to be] part of a lease or other binding obligation that requires the development to be used exclusively for affordable housing purposes for at least fifty years, even if the religious organization no longer owns the property". An organization deciding to sell its land so that the land is used for affordable housing instead is clearly in line with the state's intentions. These organizations provide a social good for the community, but affordable housing is also a social good. The membership interests and size of organizations will change over time.
I think the Council should keep the version of LU-4.3 originally submitted by the Planning Commission. The language doesn't force the PC to make changes they don't want, because they suggested the language. I think the PC is already able to forgo updating lot sizes in some areas.
I think the livable community glossary entry doesn't add that much and can be dropped. I think it would take a lot of discussion to define well, and that it's not really worth the effort. I feel the same way about any proposed policies that would use the term "livable". And that's from someone who spends a lot time thinking of a "Liveable" Kirkland ;) As staff pointed out, there are many policies in the plan that support quality of life for everyone in our community.
I like the latest improvements to the glossary entry for 10 minute neighborhoods.
LU-3.7 calls for revising parking requirements in a lot of different parts of the city, which is excellent, but it's now a very long, clunky sentence. Honestly, I think *all* parking requirements are worth looking at.
I was concerned about the amendment proposed for H-1.5 in the Nov 19 meeting, but the latest version is good.
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We're almost there!

December 10, 2024

Please do NOT abolish, or even reduce, single-family residential zoning districts.

I see a lot of outrage online, yet it seems as though the council is still pursuing the elimination of single-family neighborhoods. I have spoken to a lot of my neighbors and other friends who live in Kirkland, and not a single one of them supports what the city has proposed. I truly do not know where you guys are seeing any support for such a proposal, I cannot believe it is from Kirkland residents.

Please do what is right for our community and SAVE SINGLE-FAMILY RESIDENTIAL ZONING!! You all better not mess this one up!

P.S. It's infuriating that this Comp Plan update has gotten so out of hand that I have to waste my time writing this email in the hopes that you don't ruin my hometown.

Thank you,

Begin forwarded message:

**From:**
**Subject: Do The Right Thing.**
**Date:** December 10, 2024 at 9:34:05 AM PST
**To:** CityCouncil@kirklandwa.gov, Kelli Curtis <KCurtis@kirklandwa.gov>, Jay Arnold <jarnold@kirklandwa.gov>, Jon Pascal <jpascal@kirklandwa.gov>, John Tymczyszyn <jtymczyszyn@kirklandwa.gov>, Amy Falcone <afalcone@kirklandwa.gov>, Neal Black <nblack@kirklandwa.gov>, Penny Sweet <psweet@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 friends,

Tonight you're going to vote to adopt the 2044 Kirkland Comprehensive Plan ("You Belong Here"). This represents the culmination of a 3-year process that has seen its fair share of drama. So I want to have a brief history lesson.

Are you familiar with the concept of a "grandfather clause"? Do you know where it comes from? Humor me for a moment. After the Civil War, the US passed the 15th Amendment to the US Constitution, which guaranteed US citizens the right to vote no matter their race, color, or previous condition of servitude. For some Southern States, however, that simply wasn't going to do. So they passed all sorts of laws designed to skirt the 15th Amendment, including poll taxes and literacy tests. These laws weren't *explicitly* racist, because they didn't mention race at all - instead they used wealth and education as a proxy for racism. To ensure that illiterate, poor whites could still vote, they also implemented "grandfather clauses" that exempted people from these new restrictions *if their grandfather was able to vote.*

Why am I bringing this up? Because the class-as-proxy-for-race shenanigans didn't end there. Many of the concepts that have been discussed over the past couple years during deliberations about K2044, e.g. minimum lot sizes and exclusionary zoning are part of this long tradition of perpetuating racism and classism in the guise of urban planning. Seriously, go read the first two paragraphs of Wikipedia's article on Exclusionary Zoning. It's right here: https://en.wikipedia.org/wiki/Exclusionary_zoning. I'll wait.

Here's the sentence that sticks out the most: **"Exclusionary land-use policies exacerbate social segregation by deterring any racial and economic integration, decrease the total housing supply of a region and raise housing prices."**

What we've really been debating when it comes to our land use policies is to what extent we, as a city, want to perpetuate segregation in our community. I'm not talking about market forces here, I'm talking about making it **illegal** to build the only kind of housing certain people can afford in "select" neighborhoods. **It is segregation, pure and simple.**

There is a group of folks here in Kirkland desperately using every tactic they can think of to hold on to the exclusivity of their neighborhoods. They **WANT** their neighborhoods to be segregated. That's **the point**. They manufacture ridiculous controversy from their obtuse misreading of public records. They send out bald-faced lies and distortions disguised in flashy graphics to the folks they've deceived. They have operated entirely in bad faith and made absolutely no effort to problem-solve or find common ground, all the while casting anyone who disagrees with them as corrupt or a radical outsider. Now there are some folks for sure under the spell of this group who perhaps don't realize or understand what they are actually advocating for. There are others that are captive to a fear of change and who believe if they argue hard enough that they can stop Kirkland from changing at all. Maybe some of these folks are kind and well-intentioned, and deep down think they are doing the right thing. *Maybe this is all just a big misunderstanding!* **To be frank, I couldn't care less.**

**What I care about is whether we are going to wind up with a more just and equitable city or if we're going to adopt and retain policies that perpetuate both racial and socioeconomic segregation. What I care about is whether we're going to take the only meaningful action we can take as a city on climate change, which is to encourage more compact development. What I care about is whether we are going to continue to cause the cost of living in Kirkland to skyrocket as employers are forced to pay more and more to lure workers to make longer and longer commutes to our city from the far-flung places they can barely afford. What I care about is whether we're going to make any meaningful progress on creating transit-supportive land uses and reduce car-dependency. What I care about is whether our children will be able to stay in our community as they become adults, or if they will be forced out by the increasing cost of housing.**

I won't be at the meeting tonight because I'm going to go to my son's orchestra concert. So this email will have to do. What I'm asking you to do tonight is the smart thing for our city's financial sustainability, for our physical health, for our children, for our climate, for our mobility, and for our sense of community. Conveniently, it also turns out to be **the right thing** to do.

**You *know* it is the right thing to do.**

**Do the right thing.**

Sincerely,

December 10, 2024

I have spoken in person with several of you and I would like to reiterate this critical ask:

Please DO NOT REMOVE ALL RESIDENTIAL ZONING when you finalize Kirkland's 20-year Comprehensive Plan update tonight.

There is no need to change ALL Residential zones to Residential Mixed Use. Home-based businesses can and should continue to operate within residentially zoned areas, as they do in most other cities. Our city thrives by having a mix of zones – Residential, Office, Commercial, Mixed Use, Civic, Parks, etc. Redmond and Bellevue are retaining Residential zones.

I support a diversity of housing in Kirkland. Changing the three current Residential land uses to a single Residential Mixed Use designation will reduce housing diversity. Changing all Residential zones to Mixed Use would have more significant impacts than is implied by a seemingly simple word change. It could significantly change the characteristics of residential areas including setbacks, buffers from medium-to-large commercial properties, lot coverage, etc.

I realize that the plan only removes the Residential Land Use designation, but the plan will direct the zoning changes that will be underway next year. Therefore, the Residential Land Use designation needs to be reinstated now!

Thank you for your service to our great city.

December 10, 2024

The current Planning Commission plan as written should not be passed as it does not reflect what is good for Kirkland residents. It instead is the product of a very small minority who have managed to amplify their voices and usurp the will of actual residents. Over the past few months actual residents have voiced serious concerns about the plan and have largely been ignored by the City. Rather than serve its residents the current city policy is to impose on its residents the plans of outside special interests. Plans whose costs will ultimately be borne by the residents that are currently being silenced. Passing this tonight will confirm your complicity in this process.

December 10, 2024

Dear Everyone involved in Kirkland City Council and the Planning Commission:

Please DO NOT REMOVE ALL RESIDENTIAL ZONING when you finalize Kirkland's 20-year Comprehensive Plan update on December 10th.
There is no need to change ALL Residential zones to Mixed Use. Home-based businesses can and should continue to operate within residentially zoned areas, as they do in almost all other cities.

Our city thrives by having a mix of zones – Residential, Office, Commercial, Mixed Use, Civic, Parks, etc. Redmond and Bellevue are retaining Residential zones.

I support a diversity of housing in Kirkland. It should be sensibly planned and placed in order to be most successful, considering the needs of current residents, new prospective residents, and our teachers, firefighters, police, traffic, etc.

Changing all Residential zones to Mixed Use would have more significant impacts than is implied by a seemingly simple word change. It could significantly change the characteristics of residential areas including setbacks, buffers from medium-to-large commercial properties, lot coverage, etc.

I realize that the plan only removes the Residential Land Use designation, but the plan will direct the zoning changes that will be underway next year. Therefore, the Residential Land Use designation needs to be reinstated now!
I urge you to reinstate Residential zoning before it is too late. It is unclear what the benefits of having hodge-podge residences of varying sizes and set backs and requirements such as parking, access to transit, and demand for services. This needs more thought.

Thank you,

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**From:**
**To:** City Council
**Subject:** Development ParMac Car area
**Date:** Tuesday, December 10, 2024 1:09:48 PM

> **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.

The neighbors are watching and have a valid point.

See Sarah's letter below my comments.

Kirkland Council members,
Please learn from the mistakes made by King Co. The lack of enforcement of Federal environmental guidelines led to $$$,$$$ thousands of tax payer dollars and volunteer time and money fighting for GMA guideline enforcement and finally closure and/or removal of commercial business on farmland in the Sammamish Valley.

What attracts families to the area needs to be protected. Very basic needs after housing, accessibility, large open spaces to discharge stress and enjoy the outdoors, and less commercial and artificial entertainment but more fresh air please.

Juanita·
19h·

We need to encourage council to support Councilman Pascal's amendment and Option B regarding the Southern Industrial Area including, ParMac. Dear Mayor, Deputy Mayor, and Councilmembers, I am writing to express my strong support for Councilmember Pascal's proposed amendment regarding the Southern Industrial Commercial Subarea, including ParMac, and for adopting Option B as recommended by staff. As a resident living directly adjacent to the Southern Industrial Area, I have significant concerns about the potential impacts of the proposed changes to this area. Adopting Option B ensures that a comprehensive subarea plan will be developed, allowing for thoughtful and responsible planning that addresses transportation, environmental, and community concerns. This area currently lacks the infrastructure and public transportation needed to support large-scale residential upzoning, such as the apartment towers proposed in the ParMac CAR. Furthermore, Forbes Creek has already experienced environmental degradation due to increased construction activity, including projects like The Pine and the Cross Kirkland Townes. A thorough environmental impact study must precede any decisions that could exacerbate this decline. The ParMac Business Park is home to several small businesses, many of which are woman- and immigrant-owned. These enterprises contribute to Kirkland's economic and cultural diversity and risk being displaced without clear plans for

relocation. Protecting these businesses should be a priority. The scale of the proposed developments would also have a significant and lasting impact on surrounding neighborhoods. Single-family homes, including mine, would face reduced property values, loss of privacy, and changes to the neighborhood's character. Past projects in this area have already caused structural issues and reduced home saleability; proceeding without careful planning will only worsen these outcomes. While the developer has expressed openness to a subarea plan, their request to avoid delays undermines the purpose of such a study, which is to ensure informed, community-centered planning. Rushing this process risks overlooking critical issues and alienating residents. Recommendations To ensure balanced growth that considers the needs of all stakeholders, I urge the City Council and Planning Commission to prioritize the following actions: Adopt Councilmember Pascal's Amendment and Option B: A comprehensive subarea plan is essential for addressing transportation, environmental, and community impacts. Conduct an Environmental Impact Study: Evaluate the cumulative effects of ongoing and proposed developments on Forbes Creek and the surrounding area. Ensure Transparent Communication: Require the property owner and developer to notify current tenants and neighboring residents of plans and potential impacts. Limit Building Heights: Ensure that any future developments align with the surrounding neighborhood's character, minimizing visual and privacy impacts on adjacent homes. Improve Public Transportation Infrastructure: Commit to tangible improvements in public transit and road capacity before approving high-density developments. Adopting Option B and prioritizing a thorough subarea study will help restore public trust in Kirkland's planning process and ensure that future development in the Southern Industrial Area is equitable, sustainable, and aligned with the needs of residents and businesses. Thank you for your consideration.

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December 10, 2024

Dear City Council Members,
I regularly read screen captures that several friends send to me of churlish posts that seek to erode trust in civic society by a secretive Facebook group that claims to speak for "Kirkland residents."

I am a resident of Kirkland, but these Churlish posts don't speak for me, my family, my friends, or my neighbors -- though, in bad moments, they do make me feel churlish, and they probably sometimes get you down, too.

Please support a vision for the next 20 years that gives Kirkland as many options as possible to allow for abundant housing for all generations of Kirklanders, including my children.

Thank you for all the hard work that you do to plan for an inclusive future.
Warmly,

A Kirkland resident who welcomes additional housing, new neighbors, new amenities, and more options for existing residents to stay in Kirkland, connected by safe, non-car-dependent transportation options

December 10, 2024

Folks across the City are appreciative of all your work to date on the Comp Plan.

I have seen some signs of great work, collaboration and discussion. However, I have also become concerned about whether the City of Kirkland wants families to feel welcome and encouraged to put down roots, grow, learn and become active community and neighborhood members.

The overall process has been confusing and challenging and I have concerns there are important considerations which haven't been communicated with the public and/or haven't had the opportunity for residents, taxpayers and voters to appropriately review. We have observed some confusion & discussion on this topic among yourselves in some meetings - and that is understandable, given the complexity. It just feels like it is getting too rushed at the end with new concepts being proposed only in the last few days.

I have heard many from across the City who want and support Residential Zoning remaining. The current Residential zoning allows for a variety of diverse housing options. Mixed Use Zoning is not needed or appropriate for the entire city of Kirkland. I realize the current plan only removes the Residential Land Use designation, however, given how confusing and unfortunate the whole Comp Plan process is, I'm very concerned that even seemingly innocuous/reversible changes may have subversive goals that are, in fact, difficult to modify.

It seems a late change to the Comp Plan is around changing how Community Mixed Use is designated in the Land Use Chapter. This may be worth further study, however it is too late in the process to have it be part of the vote taking place now. This should be considered for a future decision.

Thank you for your consideration. I appreciate all your efforts to serve our City and its future.

December 10, 2024

The K2044 Comprehensive Plan process has raised serious concerns about the representation of resident voices, with the appearance that outsiders and special interest groups are being given more importance and priority by much of Council and staff vs those of residents. Here are a few examples:

Outsiders' Influence? The City focused on active engagement with non-residents and special interest groups, while more passively communicating with neighborhoods and residents. Regional interests above resident interests.
History Lesson or Agenda? Adopted a regional advocacy group's narrative for "Kirkland's history of exclusion" presentation.
Who's Driving the Narrative? Policy advocacy groups seem to have had a significant role in informing the Comprehensive Plan. Kirkland's Director of Planning coordinated communications with Liveable Kirkland throughout the process.
Residents Marginalized: Neighborhood Associations and residents feel marginalized, with concerns about the transparency and inclusivity of the process.
Transparency Issues: Voluminous meeting packets released just days before meetings, not to mention day of meeting changes, which limits thorough review and feedback.
Erosion of Trust: The process has led to an erosion of trust between residents and the City.
It's time for the Council to ensure that the voices of Kirkland residents are heard and prioritized. The community deserves a plan that reflects their needs and interests.

Thank you....

- Kirkland Resident

December 10, 2024

Dear Kirkland City Council – I am Dr. , the Chief Executive Officer at EvergreenHealth in Kirkland. I am writing in support of the City's 2044 Comprehensive plan that prioritizes housing affordability and equitable growth in our city. I have been a resident of Kirkland for over 20 years and reside in the Holmes Point neighborhood. As the CEO of EvergreenHealth, one of Kirkland's largest employers, I can attest to the critical role that affordable housing plays in attracting and retaining a talented workforce at all income levels.

At EvergreenHealth we know that our hospital thrives when our employees can live near where they work, reducing long commutes and increasing overall quality of life. Affordable housing options are essential not only for workers but also for the health of the local economy, ensuring that our businesses have access to the diverse talent needed to grow and innovate. EvergreenHealth is no different. Thank you for your dedication to the City of Kirkland and your continued commitment to building an inclusive and equitable community.

Sincerely,
Dr.

, MD, FACP Chief Executive Officer (he/him/his)

December 10, 2024

Please DO NOT REMOVE ALL RESIDENTIAL ZONING when you finalize Kirkland's 20-year Comprehensive Plan update on December 10th.

There is no need to change ALL Residential zones to Mixed Use. Home-based businesses can and should continue to operate within residentially zoned areas, as they do in most other cities.

Our city thrives by having a mix of zones – Residential, Office, Commercial, Mixed Use, Civic, Parks, etc. Redmond and Bellevue are retaining Residential zones.

I support a diversity of housing in Kirkland. Changing the three current Residential land uses to a single Residential Mixed Use designation will reduce housing diversity.

Changing all Residential zones to Mixed Use would have more significant impacts than is implied by a seemingly simple word change. It could significantly change the characteristics of residential areas including setbacks, buffers from medium-to-large commercial properties, lot coverage, etc.

I realize that the plan only removes the Residential Land Use designation, but the plan will direct the zoning changes that will be underway next year. Therefore, the Residential Land Use designation needs to be reinstated immediately.

I urge you to reinstate Residential zoning before it is too late.

Thank you for your service to our great city.

December 10, 2024

The Juanita Neighborhoods Association voted unanimously at a recent meeting to ask for Kirkland City Council support to fund the proposed study of the section of the Juanita Public Pathway between NE 124th and NE 128th east of Juanita High School. As you may recall, the proposal has strong support from the Juanita Country Club HOA (who own the land), as well as unofficial support from the JHS Principal, PTSA, track coach, counselors' office, and several LWSD staff (unofficial because the LWSD legal team has not yet given permission to officially support it).

Thank you.

, Chair, Juanita Neighborhoods Association

December 10, 2024

The detailed discussion of the Comprehensiver Plan has been too complex to follow and we don't have the time or background to understand the issues. Nevertheless, our impression is that elected city officials and staff are not listening to the concerns of the majority of the residents. As 25-year residents and homeowners in Norkirk, we and our neighbors want you to adopt a plan that preserves the neighborhood character of Kirkland that we love. It does not appear that you are headed in that direction with the land use proposals. We urge you to consider our concerns and ensure that you act in the best interest of the current resident voters.

December 10, 2024

Please don't remove all residential zoning from Kirkland when finalizing the Kirkland 20-year Comprehensive density plan on December 10! This is just the previously-rejected “Transit Corridor” proposal by another name.

There are good reasons for business zoning to be separate from residential areas. You know this. Kirkland residents prefer the relative quiet of our suburb and work hard to afford to live here. Businesses belong in business areas with multi-lane roads, near freeways and bus/train lines, as we’ve seen with the recent revitalized Totem Lake shopping/living area, which works well.

Longtime Kirkland residents have already been forced to move from their homes because they can no longer afford their property tax. Imagine a high-rise building in a single-family home neighborhood, with retail on the ground floor and many housing units above, all the extra traffic and noise this would cause. Families would be forced to move to avoid this. Plus, possible rises in property tax may make these original homes unaffordable. I’m sure it isn't your intention to force families out of their homes, that’s what would happen if residential zoning is removed from Kirkland.

High-rise buildings can’t co-exist with single family homes without causing a blockages of light and views. We’ve seen the canyon effect already in current developments, where developers squeeze the last salable square footage right up to the edge of the sidewalk. The current proposal for multi-use dwelling-plus-retail buildings at the current Michaels and Goodwill locations are well-placed in existing business zones.

Kirkland has Tree Preservation legislation in place, though the city doesn't enforce this effectively. More large multi-dwelling units are being built, meaning more of our oldest large trees are being cut down. These are irreplaceable for eighty to 100 years.

City Council members and Planners, Please listen to the residents of Kirkland. You are here to serve us, not to enable developers who don't live here to get rich and ruin our town in the process. We know growth is here and we must accept greater density in Kirkland, that’s progress. Listen to our suggestions and needs. Make more sensible and workable decisions.

Sincerely,

December 10, 2024

I'm writing as a homeowner in a residential neighborhood in Juanita, and also in my role with Eastside For All.

As much as I love my neighborhood, I'm concerned about my ability to age in place. My bus stop was removed during the pandemic and I'm not within walking distance to any amenities or resources. I'm concerned about when I can no longer drive. Most importantly, I think of others with fewer privileges and abilities, who are cost burdened and need more affordable & accessible housing options in Kirkland to avoid displacement.

None of my staff who support Kirkland families can afford to live in Kirkland or any of the other Eastside cities we work in. We can't afford to have an office space or community gathering space in Kirkland.

It's time to build for everyone.

I strongly support the allowance of mixed uses throughout the city to achieve what's been outlined in the Vision Statement: a city "accessible for people of all abilities to walk, bike, roll, utilize transit services, and new innovative modes of travel. Diverse housing accommodates residents in every stage of life and is accessible to shops, services, and job opportunities citywide."

Please continue to stand by this vision with an allowance for mixed use development that creates pathways for the city to implement smart design strategies to develop in ways - and places - that make the most sense, and will bring greater housing equity and improved quality of life for all.

I appreciate Kirkland's Planning Commissioners and staff for the work on the 2044 Vision, which has been many years in the making. Kirkland is responding to key data, legislative requirements, and the needs of community members (present & future generations). With your leadership, the 2044 plans will be part of an important and positive legacy.

Thank you,

December 10, 2024

I am writing to urge you to support policies in the Kirkland 2044 Comprehensive Plan that will increase the housing supply in our city. As you know, Kirkland is facing a housing affordability crisis, and this is impacting our community in many ways. Increasing the housing supply is essential to addressing affordability concerns, combating climate change by enabling denser development and reducing reliance on cars, and ensuring the financial sustainability of our city.

Moreover, increasing housing supply promotes racial and socioeconomic equity by providing more housing options for people of all income levels. It also supports our transit system by allowing more people to live near transit hubs and reduces the need for car travel. Additionally, a greater housing supply allows our seniors to age in place and provides opportunities for our children to remain in Kirkland as they grow up. Finally, increasing housing supply supports local businesses by providing a larger customer base and workforce.

I urge you to reject any amendments to the Kirkland 2044 Comprehensive Plan that would weaken policies aimed at increasing housing supply. Our city desperately needs more housing, and the Comprehensive Plan is a crucial tool for achieving this goal.

Thank you for your time and consideration.

Sincerely,

December 10, 2024

My name is , and I am writing to express my strong support for Kirkland's 2044 Comprehensive Plan. SRM has been a long standing community partner with the city of Kirkland and are deeply aware of the challenges against us to create a transit-oriented affordable future for our community.

This vote is a major milestone to shape Kirkland's growth for decades. Housing affordability and inclusivity are critical to ensuring that Kirkland remains a vibrant and welcoming city for people from all backgrounds. The Comprehensive Plan represents a thoughtful vision for sustainable growth, and I appreciate the Planning Commission's efforts to center housing affordability in their recommendations.

I'm very in touch with the Kirkland affordability crisis and recognize the need for housing for those who represent the Kirkland workforce.

Thank you for acknowledging the regional responsibility and for including policies that promote equitable and responsible growth.

Sincerely,

December 10, 2024

Dear Mayor Curits, City Council and Planning Commission,
Thank you for all of your hard work on housing. Please stay strong and implement a robust comprehensive plan that will support a diverse and growing Kirkland. I would also encourage your continued dialogue with Master Builders who can help with the practical implementation of quality housing for all income levels.
I have attached a letter of support.

--

2023 Master Builder of King and Snohomish Counties Associate of the Year

Kirkland City Council
Kirkland Planning Commission
123 5th Avenue
Kirkland, WA 98033

Subject: Gratitude and Encouragement to Continue Leadership on Housing

Dear Mayor Curtis, Council Members, and Planning Commission,

I want to express my heartfelt gratitude for your dedication and hard work addressing housing challenges in Kirkland. Your leadership and vision have made Kirkland a model for other cities across Washington, and your commitment to thoughtful growth is commendable.

While I know you may hear opposition, it is crucial to stay the course. Kirkland is growing, and we have a choice in how that growth unfolds. It will never return to the quaint town of the last century, but with your leadership, it can evolve into a vibrant, inclusive, and forward-thinking community that sets the standard for others.

Your work is far from done. I urge you to continue seeking innovative ways to increase the development of housing that supports residents across all income levels. This includes creating opportunities for retired citizens to remain in the community they've helped build and for younger generations who aspire to live in Kirkland but cannot afford the current housing options. Diversity is at the heart of what makes Kirkland special, and preserving that diversity is essential to maintaining our community's vitality.

I encourage you to implement the housing vision laid out by the Planning Commission and City staff, who have devoted countless hours to crafting thoughtful recommendations. Additionally, I recommend continuing open dialogue with the Master Builders Association and other housing advocates who can provide valuable insights. Their expertise can help streamline the building regulatory process, making it more feasible and marketable for developers to prioritize Kirkland as their place to build.

Building is a complex process fraught with challenges, many of which lie beyond the control of builders. As more cities adopt middle housing regulations, Kirkland must remain an attractive destination for development. By supporting builders and fostering an environment conducive to innovation and efficiency, Kirkland can maintain its leadership role in housing solutions.

Thank you again for your efforts and for your vision. I am confident that, together, we can continue building a Kirkland that welcomes and supports everyone.

Sincerely,

Managing Broker,

December 10, 2024

Please DO NOT REMOVE RESIDENTIAL ZONING DESIGNATIONS from Kirkland's comprehensive plan.

I do not support the change of all residential areas to "Residential Mixed Use." Home-based businesses and corner stores can exist without this unnecessary, blanket change to the entire city.

Kind regards,

December 9, 2024

Dear Council Members of City of Kirkland,
I am writing to express my strong opposition to the proposed removal of residential zoning in Kirkland.

While I understand the need to address housing challenges and promote growth, I believe that eliminating residential zoning could have significant adverse effects on our community and quality of life.
Residential zoning has been a cornerstone of stable, safe, and thriving neighborhoods in our city. By segregating commercial and high-density developments from residential areas, zoning laws have ensured a balance that fosters community cohesion, safety, and an environment conducive to raising families. Removing these will risk undermining the very fabric that makes our neighborhoods desirable places to live.

Key Concerns:
1. Increased Congestion and Strain on Infrastructure: Removing residential zoning could lead to uncontrolled development, increasing traffic, parking problems, and overburdening essential services like water, sanitation, and schools.
2. Loss of Neighborhood Character: Residential zoning helps preserve the unique identity of our neighborhoods. Without it, the character of these areas could be eroded by incompatible developments.
3. Impact on Property Values: Abrupt zoning changes may destabilize property values, causing uncertainty for current homeowners who rely on their investments for financial security.
4. Environmental Considerations: Unregulated developments could exacerbate urban sprawl and reduce green spaces, adversely affecting our local environment, wild life and community health.
While I support policies that address housing affordability and availability, I urge the council to pursue alternatives that balance these goals with the preservation of residential zoning.
Thank you for your service and for considering my perspective. I look forward to your continued commitment to the well-being of our city and its residents.

Best Regards,

Resident of Kirkland on Juanita Drive

December 9, 2024

I am writing to express my strong support for retaining the residential zoning designation. It seems it would be the responsibility of our elected and appointed officials to first protect the community you serve, and second to meet any state/county requirements.

It appears that the current proposal not only meets the requirements, but has the probability of harming the community served.
This area currently lacks the infrastructure and public transportation needed to support large-scale residential upzoning, outside the current high density areas identified and planned to include transportation, etc. A thorough environmental impact study must precede any decisions that could exacerbate declines of our environment and current residential communities.
The scale of the proposed development would also have a significant and lasting impact on surrounding neighborhoods. Single-family neighborhoods, including mine, would face significant negative impacts from reduced reduced parking requirements, increased traffic without major road changes, potentially decreased property values, loss of privacy, and changes to the neighborhood's character. Past projects in this area have already caused structural issues and reduced home saleability; proceeding without careful planning will only worsen these outcomes.
While developers would like to maximize their incomes, and outside influences/organizations seem to have the ear of our council and officials at a level that drowns out our own citizens, if we want to maintain our community while also thoughtfully planning for our future, it is critical to protect what we have.
Therefore, as the Comp Plan is reviewed for approval, I encourage the Planning Commission and City Council to adopt a version that retains our current residential zoning designation, and focuses required growth initiatives around already-designated high-density areas.
Part of the Comp Plan can be to:
•Adopt Councilmember Pascal's Amendment and Option B: A comprehensive subarea plan is essential for addressing transportation, environmental, and community impacts.
•Conduct an Environmental Impact Study: Evaluate the cumulative effects of ongoing and proposed developments
•Ensure Transparent Communication: Require the property owner and developer to notify current tenants and neighboring residents of plans and potential impacts in enough time to provide input to the developer and the city for thoughtful consideration and planning
•Limit Building Heights: Ensure that any future developments align with the surrounding neighborhood's character, minimizing visual and privacy impacts on adjacent homes.
•Improve Public Transportation Infrastructure: Commit to tangible improvements in public transit and road capacity before approving high-density developments.
•Adopting Option B and prioritizing a thorough subarea study will help restore public trust in Kirkland's planning process and ensure that future development is equitable, sustainable, and aligned with the needs of residents and businesses.
These items, especially any zoning changes, must also include commitments from METRO/Community Transit and the LW School District to ensure that they have committed to providing what will be the required services to make living in the higher density areas feasible, and include specific plans for those developments and how they will financially support the increased requirements for infrastructure so that current residents are not forced to pay for those services, including utilities, fire/police, road improvements, safety features, parks, etc.
Thank you for your consideration.
Sincerely,

Kirkland Resident/Property Owner in West of Market Neighborhood

MASTER BUILDERS ASSOCIATION of King and Snohomish Counties

WEB MBAKS.COM | OFFICE 425.451.7920
335 116TH AVENUE SE | BELLEVUE, WASHINGTON 98004

December 9, 2024

Kirkland City Council
123 5th Avenue
Kirkland, WA 98033

RE: 2044 Comprehensive Plan – Supplemental Comments

Dear Mayor Curtis and Councilmembers:

With nearly 2,500 members, the Master Builders Association of King and Snohomish Counties (MBAKS) is the largest local homebuilders' association in the United States, helping members provide a range of housing choice and attainability. We aspire to be the most trusted and respected housing experts in the region.

MBAKS expresses its continued support for the proposed Comprehensive Plan. It emphasizes the importance of developing new housing in areas already served by existing infrastructure, particularly within Urban Growth Centers, neighborhood centers, and near frequent transit stops. This focus aligns with Kirkland's vision for creating vibrant, sustainable, and active neighborhoods. Moreover, this approach will support Kirkland's continued development of middle housing and ADUs, and higher-density housing where it makes the most sense – near transit, jobs, and services.

As we know, many Kirkland residents face significant challenges with housing affordability. It is essential that the City Council maintain its focus to prioritize these needs in the final version of the Comp Plan. By promoting additional housing choices – especially those that fit into existing neighborhoods and communities – you will ensure that current and future residents have more affordable options. Higher density housing, for example, is invaluable for helping younger buyers afford their first home, enabling seniors to age in place, and offering more multigenerational living opportunities.

In summary, MBAKS fully supports Kirkland's proposed Comprehensive Plan and the bold, forward-thinking approach it represents for addressing housing growth and affordability. It is critical that the Council hold firm in its stated values and consideration of the pressing need for more housing and make decisions that will ensure long-term sustainability, accessibility, and equity for all community members.

Thank you for your leadership in shaping Kirkland's future. MBAKS encourages you to continue working toward this vision and looks forward to seeing the final plan adopted.

Sincerely,

Veronica Shakotko
Senior King County Government Affairs Manager
Master Builders Association of King and Snohomish Counties

WEB MBAKS.COM | OFFICE 425.451.7920
335 116TH AVENUE SE | BELLEVUE, WASHINGTON 98004

MASTER BUILDERS ASSOCIATION of King and Snohomish Counties

Cc: LeAndra Baker-Lewis, Senior Planner
Scott Guter, AICP, LEED AP, Senior Planner
Allison Zike, AICP, Deputy Planning & Building Director
Adam Weinstein, AICP, Planning & Building Director

December 9, 2024

DO NOT REMOVE ALL RESIDENTIAL ZONING when you finalize Kirkland's 20-year Comprehensive Plan update on December 10th.

There is no need to change ALL Residential zones to Mixed Use. Home-based businesses can and should continue to operate within residentially zoned areas, as they do in most other cities. Our city thrives by having a mix of zones – Residential, Office, Commercial, Mixed Use, Civic, Parks, etc. Redmond and Bellevue are retaining Residential zones.

Changing the three current Residential land uses to a single Residential Mixed Use designation will reduce housing diversity. Changing all Residential zones to Mixed Use would have more significant impacts than is implied by a seemingly simple word change. It could significantly change the characteristics of residential areas including setbacks, buffers from medium-to-large commercial properties, lot coverage, etc.

I realize that the plan only removes the Residential Land Use designation, but the plan will direct the zoning changes that will be underway next year. Therefore, the Residential Land Use designation needs to be reinstated now!

For the 50 years that I have lived in Houghton we have lived in a residential neighborhood where we have always had height limits to protect our views and the quality of our neighborhood.
Now you want to change that and let developers build 4-6 story buildings wherever the they want.
This is pure insanity
If this rezoning proposal passes I sincerely hope that the residents of Kirkland will get together and file a Class Action Lawsuit against the City of Kirkland for the damages this rezoning will cause to their property values and their quality of life.
I don't think it would be too hard to get 500 to a 1,000 people to join in the lawsuit and each pay $1,000 to support it. I know I would join the lawsuit.
Building a 4-6 story building in front of my house and destroying the view or even next door would cause me potentially $300,000 in damages due to lower resale values.
Even removing the current height limits restrictions would make future home buyers very reluctant to pay the premium now required for a view property if they thought it could be eliminated by an 4-6 story building!
And that's only 1 house. Multiply that by hundreds.

The City seems determined to push this disastrous and insane rezoning proposal even as they pretend, by having a few public meetings, that they are giving the residents a voice in the decision.
This is obviously false.
There is widespread outrage by the residents of Kirkland over this proposal, as you can tell from the meetings that have been held and the signs against the rezoning that are all over Kirkland.
The real question is will the City actually listen to the residents or ignore them

Kirkland

December 9, 2024

Thank you for your work on updating Kirkland’s 20-year Comprehensive Plan.

As a resident of the Market Street Neighborhood since 1999, I have loved the experience of raising my family in a great neighborhood. West of Market and the City fo Kirkland have represented a community the I'm proud to be a member of.

I have comments on the Comprehensive Plan that I ask you to please consider:
• Please remove the designation of the Market St Corridor as a Neighborhood Center. This change was not properly studied and discussed.
• Please remove the recently added sentence in the Community Mixed Use definition, removing the statement that Cmty MU areas are commonly part of Neighborhood Centers. This change was not properly studied and discussed.
• I do NOT approve of changing all Residential areas in Kirkland to Mixed Use areas. Please reinstate Residential zoning in our 20-year plan.
Best regards,

Kirkland Resident

December 9, 2024

Thank you for your work on updating Kirkland's 20-year Comprehensive Plan.
My husband and I have been Kirkland residents for 13 years. We own a home in the Market neighborhood and also own a mixed use building on Market Street. We have a daughter who attends Kirkland schools. My husband is a business owner in Kirkland. We moved to Kirkland from Seattle in 2011 because we loved the family-friendly neighborhoods and feeling of community. It was the first place we lived where we knew our neighbors and felt a true sense of community.
We have been following the work on the Comprehensive plan and sharing our input in writing and in counsel meetings. We are very concerned that the 20 year plan as written does not reflect the values or desires of the residents of Kirkland.
I have comments on the Comprehensive Plan that I ask you to please consider:
1. Please remove the designation of the Market St Corridor as a Neighborhood Center. This change was not properly studied and discussed. Market St. borders several residential neighborhoods and should not have the same designation as commercial centers.

2. Please remove the recently added sentence in the Community Mixed Use definition, removing the statement that Cmty MU areas are commonly part of Neighborhood Centers. This change was not properly studied and discussed.

3. I do NOT approve of changing all Residential areas in Kirkland to Mixed Use areas. Please reinstate Residential zoning in our 20-year plan. The residential areas in Kirkland are the reason we love this town and are part of the fabric of Kirkland. Other large cities, such as Bellevue, have been able to preserve residential areas and still have growth and promote businesses.

Best regards,

**From:**
**To:** Jay Arnold; Jon Pascal; Penny Sweet; Adam Weinstein; Amy Bolen; Kurt Triplett; James Lopez; Neal Black; Kelli Curtis; Amy Falcone; John Tymczyszyn; Allison Zike; 2044 Comprehensive Plan
**Subject:** 2044 Comprehensive Plan public comment
**Date:** Monday, December 9, 2024 3:57:57 PM

**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 City Council members and City Leaders,
Thank you for all your work on the 2044 Comprehensive Plan.

I don't think the city did a good job engaging residents in this process. I believe the planning department deliberately avoided proactively involving neighborhoods and existing residents through their neighborhood associations, likely because we are not considered a diverse group. It's disappointing that city leaders have chosen not to prioritize the needs of all residents equally.

I hope the city collects lessons learned and establishes a post mortem survey for any resident to participate not just a selected group. The reason I state this is the city has decided to disregard our community survey from May 2924 (deemed statical valid from the residents *randomly* selected) and general survey where all residents (and I assume non residents) took this survey. The survey should have been used as a resource when the 2044 Comprehensive Plan feedback was added.

I do not support the Houghton park n ride land purchased with Kirkland tax dollars to be used by the Kraken for 35 years. The Houghton Park and Ride site is in a prime location for a community benefit related to transportation and possibly housing. This location should be preserved for its intended purpose to support future transportation needs as a park and ride facility.

I do not support the city purchasing any more private property because it undermines opportunities for private development, which is essential for economic growth and community diversity. Private developments contribute to the local economy through property taxes, job creation, and commercial opportunities. In contrast, city-funded projects rely on taxpayer dollars, placing an unnecessary burden on residents.

Taxpayer-funded acquisitions often come with significant long-term costs, including maintenance, missed tax revenue, and reduced private sector investment.

The city's focus should be on creating policies and incentives that enable private development while ensuring responsible growth, rather than diverting public funds to acquire and manage properties especially when the city overpays for the property and sinks $1 million of tenant improvement for a three yr lease for a not for profit who pays very little rent (Studio East). The current approach the city has done does not show fiscal responsibility and sustainability and has created a significant favoritism for a not for profit. These funds and space could have been used and shared by other not for profits.

The way the city is spending our tax dollars is unsustainable, and it’s only a matter of time before they face financial trouble. When that happens, they’ll likely cut budgets for public services and then put a ballot measure before residents, asking us to approve it or face reduced

services. This has been the city's pattern in the past—overspending on pet projects while neglecting essential services.

The city should prioritize encouraging the full development of Kirkland Urban by the landowners. It appears that Google has a building within this area that is either underutilized or sitting vacant. It is surprising that the city has not made redeveloping this urban center a higher priority, given its potential to significantly benefit the community.

The city has been very generous with Google in the past, and it is reasonable to expect more proactive engagement to maximize the potential of this prime location. If necessary, the city could consider a land swap, offering Google the former Houghton PCC property in exchange for the undeveloped parcel at Kirkland Urban.

This Kirkland Urban site would be an ideal location for a mixed use six-story low-income apartment complex for senior citizens, as permitted by current zoning. Its proximity to amenities and the walkable downtown area would provide an excellent quality of life for residents while making better use of this valuable space.

Also development of the Kingsgate Park n Ride TOD and possibly using the possible WSDOT surplus land near the 85th interchange. All of these parcels are in our two Urban Centers and the locations are ideal since many services, jobs and ample consistent bus services using ST BRT.

---

**I strongly oppose changing residential zoning to Residential Mixed Use. This significant change is being glossed over, and the city has not conducted adequate outreach to involve the community. Reference: Page 8 in the study session packet.**

## Housing Policies

- **Alternative Policy H-2.31**: I support promoting fiscal sustainability and transparency in affordable housing programs. The city must leverage public-private partnerships, optimize taxpayer subsidies, and publish accessible data on housing projects and outcomes to ensure accountability.
- The three CARs must be addressed in well-planned community meetings and should not be approved in the 2044 Comprehensive Plan. For example, the Par Mac CAR proposes replacing light industrial/office spaces with 100% apartments, which raises serious concerns. Are these CARs being approved through the Comprehensive Plan, or will they require separate approvals?
- I oppose extending housing incentives to light industrial/business districts and support **Option B** (Page 12 in the Special Meeting packet).
- We need to keep light industrial zoning for employment and economic activity

## Housing Targets and Monitoring

- The King County-assigned growth targets are excessive and unsustainable for Kirkland. I oppose the city's commitment to:
  - **2,546 units of Permanent Supportive Housing**
  - **7,894 units for households under 50% AMI**
    Combined, these account for 80% of our required growth (10,440 units), which

will place immense strain on city resources and increase taxes for residents.
- I support **Policy H-1.5** (Attachment 6, Page 85) regarding adjusting development standards for emergency and permanent supportive housing based on their outcomes. Monitoring and KPIs should be established to assess the success and challenges of such housing. Other King County communities have faced significant difficulties, and Kirkland must proactively address potential problems.

## Economic Development and Land Use

- I oppose allowing small-scale neighborhood commercial uses in residential areas, especially given the numerous empty storefronts in commercial zones.
- I do not support removing parking standards in commercial zones.
- The **Appendix C – History of Kirkland** needs revision to reflect Kirkland's actual history rather than conflating it with Seattle's. This section should align with **Policy LU-10.6**.

## Comprehensive Plan Process

The city has failed to present at least three alternatives for the 20-year Comprehensive Plan. The lack of thorough environmental impact analysis, poor planning decisions, and lack of transparency are unacceptable. The Planning Director and other key leaders should step down for failing to act in the best interests of residents. Events and FAQs for this process have shown bias toward Livable Kirkland, undermining trust in the city's leadership.

## Infrastructure and Community Concerns

- I oppose permanently closing Park Lane or spending additional tax dollars on another study for making the street pedestrian-only.
- City staff and council members should assess neighborhood centers by walking or biking the half-mile radius to understand the infrastructure gaps, such as incomplete sidewalks, insufficient crosswalks, and inadequate lighting. These basic improvements are necessary for the proposed 10-minute neighborhoods (**Attachment 5, Page 82**).
- I support **CM Pascal's amendments to Policy GP-X** (Attachment 6, Pages 85–86) for thoroughly analyzing the fiscal impact of subsidized housing and ensuring cost transparency for taxpayers.

- The city should release a quarterly report detailing all tax breaks, development incentives, and impact fee waivers granted to developments since the adoption of the 2015 Comprehensive Plan. Net present value of the fiscal impact and per unit cost. This report should include a comprehensive spreadsheet listing each of the developments that received benefits —such as Arete, The Bower, Bloom, Upland and new Slater apartment complexes—and provide the following information for transparency:

    - Fee waivers or reductions (e.g., impact fees)
    - Bonus units awarded through zoning incentives
    - Reductions in parking requirements
    - Property tax spread to existing residents or deferred property taxes
    - Property tax exemptions under MFTE (Multi-Family Tax Exemption) programs and the number of yrs and value of the property payments
    - The monetary value of each incentive or waiver granted

This level of detail is essential for accountability and to help the community understand the full cost and implications of these incentives.

## Specific Policy Suggestions

- **Policy H-1.6**: Faith-based and nonprofit organizations should be subject to a CAR if they plan to change or expand their use.
- **Policy H-1.14**: King County Housing Authority should redevelop its existing land in Kirkland to current zoning standards or utilize unused land for low-income housing.
- **Policy H-2.72**: The city must enforce consistent permitting and regulations across all neighborhoods to prevent existing residents from being negatively impacted by lower standards in residential areas.

Thank you for your consideration and reading my feedback.

December 9, 2024

Dear City of Kirkland Councilmembers,

We are deeply concerned about the rushed nature of this latest twist in the process, which has limited the ability of citizens, Planning Commissioners, and even Councilmembers to adequately review and provide meaningful input on proposed changes. Major policy amendments, such as those introduced at the November 19th meeting, require thoughtful deliberation and should not be decided on the fly during meetings. Specifically, the reclassification of the Market Street Corridor as a "Neighborhood Center" was introduced spuriously without proper justification, Planning Commission review, or public engagement. This designation, tied to policies encouraging higher-density housing and commercial growth, is inappropriate for an area lacking the necessary infrastructure to support such development. We urge you to remove this designation from the Market Street Corridor.

Additionally, we ask that you preserve the "Residential" designation in areas primarily dedicated to residential use. Removing this designation could erode protections for these neighborhoods and lead to unintended consequences from state mandates. Home-based and small-scale commercial businesses can thrive without altering the current land use designation, as seen in neighboring cities. Lastly, we recommend removing ambiguous language like "and near" from policies targeting high-density growth in Urban and Neighborhood Centers to provide clear boundaries and guidance for future development.

For Transitional and Permanent Supportive Housing (PSH), we suggest ensuring these facilities are located near transit, support services, and job opportunities while imposing reasonable restrictions to ensure community safety, particularly around schools and playgrounds. Implementing data-driven Key Performance Indicators (KPIs) to track facility impacts and safety metrics would enable proactive management and foster collaboration with neighbors to address concerns. Your careful consideration of these requests will help create a balanced and inclusive plan for Kirkland's future.

Respectfully,

December 9, 2024

I am writing to express my opposition for any Comprehensive Plan/Plan Map designation of the Market Street. It seems that there may be some last minute Market Street classification/designation discussions occurring without an indepth public process and analysis. In addition, residents and property owners of the Market and Norkirk Neighborhoods have expressed opposition to any land use and Comprehensive Plan changes to this specific area.

Please listen to the residents you serve and remove any Market Street designation from the Comprehensive Plan update.

Thank you,

December 9, 2024

Please DO NOT REMOVE ALL RESIDENTIAL ZONING when you finalize Kirkland's 20-year Comprehensive Plan update on December 10th.

There is no need to change ALL Residential zones to Mixed Use. Home-based businesses can and should continue to operate within residentially zoned areas, as they do in most other cities. Our city thrives by having a mix of zones – Residential, Office, Commercial, Mixed Use, Civic, Parks, etc. Redmond and Bellevue are retaining Residential zones.

I support a diversity of housing in Kirkland. Changing the three current Residential land uses to a single Residential Mixed Use designation will reduce housing diversity. Changing all Residential zones to Mixed Use would have more significant impacts than is implied by a seemingly simple word change. It could significantly change the characteristics of residential areas including setbacks, buffers from medium-to-large commercial properties, lot coverage, etc.

I realize that the plan only removes the Residential Land Use designation, but the plan will direct the zoning changes that will be underway next year. Therefore, the Residential Land Use designation needs to be reinstated now!

Thank you for your service to our great city.

Kirkland Residents

December 9, 2024

To the City Council,
As a resident of Kirkland for 30 years, I urge you to delay adopting the 2044 Comprehensive growth plan as currently written. I would like a better understanding as to where the council sees growth and the transportation plan, and the implications to our infrastructure. We are already seeing traffic increase with the apartments and condos along 116th. Do we have the fire department, police, and schools for an increase in population? And, I'm concerned where the plan is putting the increased housing. Please consider housing increases in current business/resident corridors and not putting 5 homes on one lot in a residential area. I live in Juanita, and I'm already seeing smaller homes being torn down and 3000+ sq ft homes being built in their place. They just don't fit into the neighborhoods.

Thank you for your attention to this matter,

December 9, 2024

Please DO NOT REMOVE ALL RESIDENTIAL ZONING when you finalize Kirkland's 20-year Comprehensive Plan update on December 10th.

There is no need to change ALL Residential zones to Mixed Use. Home-based businesses can and should continue to operate within residentially zoned areas, as they do in most other cities. Our city thrives by having a mix of zones – Residential, Office, Commercial, Mixed Use, Civic, Parks, etc. Redmond and Bellevue are retaining Residential zones.

I support a diversity of housing in Kirkland. Changing the three current Residential land uses to a single Residential Mixed Use designation will reduce housing diversity. Changing all Residential zones to Mixed Use would have more significant impacts than is implied by a seemingly simple word change. It could significantly change the characteristics of residential areas including setbacks, buffers from medium-to-large commercial properties, lot coverage, etc.

I realize that the plan only removes the Residential Land Use designation, but the plan will direct the zoning changes that will be underway next year. Therefore, the Residential Land Use designation needs to be reinstated now!

Thank you for your service to our great city.

Kirkland Resident

December 9, 2024

Please DO NOT REMOVE ALL RESIDENTIAL ZONING, CHANGING IT TO MIXED-USE when you finalize Kirkland's 20-year Comprehensive Plan update on December 10th.

Redmond and Bellevue are retaining Residential zones. Why not Kirkland?

This is not a smart way to achieve diversity of housing in Kirkland. Changing all Residential zones to Mixed-Use will open the door to significantly changing the characteristics of residential areas that defined Kirkland including desirability, livability, and buffers from larger commercial properties, and will further exacerbate the insufficiency of Kirkland's traffic infrastructure and inability of first responders to provide lifesaving services in a timely manner.

Also, you can densify all you want, but market forces stemming from "location, location, location" will prevent densification from achieving housing affordability.

Unless, of course, you achieve affordability by decreasing desirability of living in Kirkland through densification, and/or enact and enforce significant rent control (i.e, city-wide, not just for a handful of units).

Again, from what I've seen, whatever your staff are telling you likely lacks concern and critical, sophisticated thinking regarding both short- and long-term impacts to Kirkland residents and needs serious, independent review.

PhD PE
Longtime Kirkland Resident and Youth Sports Coach

December 9, 2024

Please DO NOT REMOVE ALL RESIDENTIAL ZONING when you finalize Kirkland's 20-year Comprehensive Plan update on December 10th.

There is no need to change ALL Residential zones to Mixed Use. Home-based businesses can and should continue to operate within residentially zoned areas, as they do in most other cities. Our city thrives by having a mix of zones – Residential, Office, Commercial, Mixed Use, Civic, Parks, etc. Redmond and Bellevue are retaining Residential zones.

I support a diversity of housing in Kirkland. Changing the three current Residential land uses to a single Residential Mixed Use designation will reduce housing diversity. Changing all Residential zones to Mixed Use would have more significant impacts than is implied by a seemingly simple word change. It could significantly change the characteristics of residential areas including setbacks, buffers from medium-to-large commercial properties, lot coverage, etc.

I realize that the plan only removes the Residential Land Use designation, but the plan will direct the zoning changes that will be underway next year. Therefore, the Residential Land Use designation needs to be reinstated now!

Thank you for your service to our great city.

December 9, 2024

Mayor, Deputy Mayor, and City Council members:

Thank you for your work on updating Kirkland's 20-year Comprehensive Plan. My husband and I have owned our home in Kirkland for over 33 years in the West of Market neighborhood, and have loved our proximity to parks and the downtown area's many assets. Sadly, over the course of these years, it has become increasingly difficult to navigate our way around town at all times of the day, and our previously neighborhood-friendly area has become much less so as a result of the increased traffic and associated challenges. The continued focus on growth and high density housing does nothing to mitigate these issues.

We would like to comment on the Comprehensive Plan, and ask you to please consider the fact that many of the recently proposed changes to the plan were made without planning commission review or pubic input - thus, local residents have had no voice in these matters. We would specifically ask that you do the following:

• Please remove the designation of the Market Street Corridor as a Neighborhood Center. This change was not properly studied and discussed.

• Please remove the recently added sentence in the Community Mixed Use definition, removing the statement that Community Mixed Use areas are commonly part of Neighborhood Centers. This change was not properly studied and discussed.

• Please reinstate Residential zoning in the 20-year plan; we note that our neighboring communities of Redmond and Bellevue both retain Residential areas in their 20-year plans.. We do NOT approve of changing all Residential areas in Kirkland to Mixed Use areas.

Best regards,

December 9, 2024

Dear Kirkland City Council, Planning Commission and all the committee members,

On behalf of myself and my family who are Kirkland residents and deeply love our neighborhood, I am writing with grave concern over the newly proposed changes regarding the residential zoning designation in the 20-year Comprehensive Plan.

Please DO NOT REMOVE ALL RESIDENTIAL ZONING when you finalize Kirkland's 20-year Comprehensive Plan update on December 10th.

There is no need to change ALL Residential zones to Mixed Use. Home-based businesses can and should continue to operate within residentially zoned areas, as they do in most other cities. Our city thrives by having a mix of zones – Residential, Office, Commercial, Mixed Use, Civic, Parks, etc. Redmond and Bellevue are retaining Residential zones.

As residents of the Norkirk community, we cherish this place as our home because of its eco-friendly, family-friendly and people-friendly environment. We support a diversity of housing in Kirkland. Changing the three current Residential land uses to a single Residential Mixed Use designation will reduce housing diversity. Changing all Residential zones to Mixed Use would have more significant impacts than is implied by a seemingly simple word change. It could significantly change the characteristics of residential areas including setbacks, buffers from medium-to-large commercial properties, lot coverage, etc.

While it is understandable that the city wants development, but there are many opportunities for growth and business within a purely residential zoning designation. WE DON'T NEED MIXED USE IN THE ENTIRETY OF OUR CITY TO ACHIEVE THESE GOALS. Betting on the commodification of the land and nature is not the right way for our city's future development, as it always comes at the cost of the entire society and community's long-term well-being. As the people of the Kirkland city, we want a development that is responsible, sustainable and ecological. It would be irresponsible to rush into a bold plan without comprehensively considering, researching and preparing for the social consequences that would come with the drastic space change.

We understand that the plan only removes the Residential Land Use designation, but the plan will direct the zoning changes that will be underway next year. Therefore, the Residential Land Use designation needs to be reinstated now!

Thank you for your time and your service to our great city. We trust that you cherish this beautiful and unique community the same as we do.

Sincerely,

December 9, 2024

Please DO NOT REMOVE ALL RESIDENTIAL ZONING when you finalize Kirkland's 20-year Comprehensive Plan update on December 10th.

There is no need to change ALL Residential zones to Mixed Use. Home-based businesses can and should continue to operate within residential zoned areas, as they do in most other cities. Our city thrives by having a mix of zones – Residential, Office, Commercial, Mixed Use, Civic, Parks, etc. Redmond and Bellevue are retaining Residential zones.

I support a diversity of housing in Kirkland. Changing the three current Residential land uses to a single Residential Mixed Use designation will reduce housing diversity. Changing all Residential zones to Mixed Use would have more significant impacts than is implied by a seemingly simple word change. It could significantly change the characteristics of residential areas including setbacks, buffers from medium-to-large commercial properties, lot coverage, etc.

I realize that the plan only removes the Residential Land Use designation, but the plan will direct the zoning changes that will be underway next year. Therefore, the Residential Land Use designation needs to be reinstated now!

Thank you for your service to our great city.

December 9, 2024

Mayor, Deputy Mayor and City Council Members:

Thank you for your work on updating Kirkland's 20-year Comprehensive Plan.
My husband and I live and own a home in the West of Market neighborhood. We love our neighborhood, the parks and living in Kirkland.
We have comments on the Comprehensive Plan that we ask you to consider:
Please remove the designation of the Market St Corridor as a Neighborhood Center. This change was not properly studied and discussed.
Please remove the recently added sentence in the Community Mixed Use definition, removing the statement that Cmty MU areas are commonly part of Neighborhood Centers. This change was not properly studied and discussed.
We do NOT approve of changing all Residential areas in Kirkland to Mixed Use areas. Please reinstate Residential zoning in our 20-year plan.

Thank you for your attention to this matter.

Sincerely,

Kirkland Residents

December 9, 2024

Please DO NOT REMOVE ALL RESIDENTIAL ZONING when you finalize Kirkland's 20-year Comprehensive Plan update on December 10th.

There is no need to change ALL Residential zones to Mixed Use. Home-based businesses can and should continue to operate within residentially zoned areas, as they do in most other cities. Our city thrives by having a mix of zones – Residential, Office, Commercial, Mixed Use, Civic, Parks, etc. Redmond and Bellevue are retaining Residential zones.

I support a diversity of housing in Kirkland. Changing the three current Residential land uses to a single Residential Mixed Use designation will reduce housing diversity. Changing all Residential zones to Mixed Use would have more significant impacts than is implied by a seemingly simple word change. It could significantly change the characteristics of residential areas including setbacks, buffers from medium-to-large commercial properties, lot coverage, etc.

I realize that the plan only removes the Residential Land Use designation, but the plan will direct the zoning changes that will be underway next year. Therefore, the Residential Land Use designation needs to be reinstated now!

Thank you for your service to our great city.

December 9, 2024

Thank you for your work on updating Kirkland's 20-year Comprehensive Plan.

We are a family that have lived in Kirkland now for 10 years. We love how family friendly this neighborhood is. That is why we moved here. We have three kids and have taken full advantage of the beautiful parks, excellent schools and recreational activities within this community. We love walking around the beautiful neighborhoods and letting my kids stroll around on bikes and scooters.

I have comments on the Comprehensive Plan that I ask you to please consider:

• Market St. Corridor may be considered a Neighborhood Center?
o Please remove the designation of the Market St Corridor as a Neighborhood Center. This change was not properly studied and discussed.
o Where is this coming from? Please do not convert this Neighborhoood gem into a Juanita Village or Kingsgate Commercial Center. Families here truely value the beauty of the residential feel, the nature surroundings and we've supported the growth with ADUs and DADUs. Please don't commercialize this beauty. We've got downtown Kirkland for that.
• Please remove the statement that Cmty MU areas are commonly part of Neighborhood Centers.
o Same comment as above. This change was not properly studied and discussed.
• I strongly oppose the proposal to change all residential areas in Kirkland to Mixed Use zones. Please reinstate Residential zoning in our 20-year comprehensive plan to preserve what makes Kirkland unique and special.
o Kirkland is a family-friendly community, known for its charming residential neighborhoods, outstanding schools, parks, and stunning waterfront. It offers a perfect balance of urban amenities and suburban tranquility. Transforming our residential areas into mixed-use zones risks eroding this character and turning Kirkland into a more crowded, less inviting version of Ballard.
o Look at neighboring cities like Redmond and Bellevue—they've managed to maintain residential zones in their 20-year plans, and we should follow their lead.
o Why are we pushing for unchecked commercial growth that could compromise our community's fabric? Let's avoid a future where the unique beach-town feel of Kirkland is replaced by a more impersonal, urbanized atmosphere. Let's be responsible and listen to the concerns of our community before making such drastic changes.
Please keep Kirkland the way it is—preserve our residential zones and maintain the character that makes this city such a wonderful place to live.

Best regards,

December 9, 2024

Hello Deputy Mayor Jay, on behalf of Kirkland Community Wildlife Habitat (CWH), thank you very much for your thoughtful email of 25th November, regarding the Kirkland¬¬ 2044 Comprehensive Plan. We were pleased to read how feedback was taken into consideration; that affordable housing remains a priority, but growth scenarios such as transit corridors have been removed or scaled back, and anticipated growth planning is more moderate. This has allayed our worst fears of habitat destruction.
We also want to thank representatives of the City of Kirkland, coordinated by Senior Planner David Barnes, for an excellent and productive meeting with Kirkland Community Wildlife Habitat on 14th November. We enjoyed discussing our many common goals around wildlife and habitat retention and development, and jointly identified key areas for collaboration and support between CWH and the City of Kirkland. CWH looks forward to collaborating with the City in 2025 and beyond - and as proposed by David, to continue our planning together in quarterly meetings.

Present at our 14th November meeting for the City of Kirkland were Anna Heckman, Environmental Program Coordinator; David Barnes, Senior Planner; Kate Schmiett, Environmental Education & Outreach Specialist, and Marisa Allison, Environmental Education & Outreach Coordinator. Representing Kirkland Community Wildlife Habitat were Kirkland residents Aly Gardner-Shelby, Marilee Henry and Sharon Rodman.

Thank you very much again on behalf of Kirkland Community Wildlife Habitat volunteer team,
Best wishes,

The National Wildlife Federation's Community Wildlife Habitat program partners with cities, towns, counties, neighborhoods, and communities of all kinds to become healthier, greener, and more wildlife-friendly.
https://www.nwf.org/CommunityWildlifeHabitat
https://www.facebook.com/profile.php?id=100064751556516

December 9, 2024

Thank you for your work on the Kirkland Comprehensive Plan. I live in the Bridle Trails neighborhood (28 years) and, despite what you may have heard from my Neighborhood Association (S Rose Hill/Bridle Trails NA), we need more density! Kirkland is a great place to live, we need to make it available and accessible to more folks, at every income level. A tree come down on my neighbor's house during the windstorm, and I couldn't help thinking, maybe we could put up one of those famous 4-6 story apartment buildings in that lot!

Single family zoning is identified in Project 2025 as a conservative goal. “a conservative Administration should oppose any efforts to weaken single-family zoning.” (p. 511), which makes sense, as single-family zoning has its roots in historical redlining and racism. So let's be a progressive administration, and weaken that single-family zoning whenever possible. Thanks!

(She/her)
Live and work in Kirkland

December 9, 2024

Thank you for your work on updating Kirkland’s 20-year Comprehensive Plan.

My husband and I moved back to Kirkland 4 years ago given Kirkland's unique vibe, character, parks, quaint residential neighborhoods and vibrant culture. We love living here and think this is one of the best cities in the Eastside.

I have comments on the Comprehensive Plan that I ask you to please consider:

1. Please remove the designation of the Market St Corridor as a Neighborhood Center. This change was not properly studied and discussed.
2. Please remove the recently added sentence in the Community Mixed Use definition, removing the statement that Cmty MU areas are commonly part of Neighborhood Centers. This change was not properly studied and discussed.
3. I do NOT approve of changing all Residential areas in Kirkland to Mixed Use areas. Please reinstate Residential zoning in our 20-year plan. I have seen the impact of this in other cities and strongly believe it will ruin what our city is known for.

Thank you for the considerations.
Best regards,

December 9, 2024

Please DO NOT REMOVE ALL RESIDENTIAL ZONING when you finalize Kirkland's 20-year Comprehensive Plan update on December 10th.

There is no need to change ALL Residential zones to Mixed Use. Home-based businesses can and should continue to operate within residentially zoned areas, as they do in most other cities. Our city thrives by having a mix of zones – Residential, Office, Commercial, Mixed Use, Civic, Parks, etc. Redmond and Bellevue are retaining Residential zones.

I support a diversity of housing in Kirkland. Changing the three current Residential land uses to a single Residential Mixed Use designation will reduce housing diversity. Changing all Residential zones to Mixed Use would have more significant impacts than is implied by a seemingly simple word change. It could significantly change the characteristics of residential areas including setbacks, buffers from medium-to-large commercial properties, lot coverage, etc.

I realize that the plan only removes the Residential Land Use designation, but the plan will direct the zoning changes that will be underway next year. Therefore, the Residential Land Use designation needs to be reinstated now!

I am not sure if you are in the pockets of developers but I sure hope you are kicked out of office at the next election if you vote for this change - it is so slimy. Those of us who pay taxes in Kirkland deserve so much better. Please listen to your constituents for once.

December 9, 2024

Thank you for your work on updating Kirkland's 20-year Comprehensive Plan.

I live and work in Kirkland since 1976.
I own my home and have 3 children in Kirkland
My 3-children's own homes in Kirkland and work in Kirkland. Together there are 5-grandchildren in Kirkland.

We all moved to Kirkland because of residential properties with big yards, garages for cars, very little street parking in residential areas, it's close proximity to the lake and parks, restaurants and shopping.

I have my concerns on the Comprehensive Plan that I ask you to please consider:

- What we are experiencing are the young adults today who grew up in Kirkland, after college moved back to Kirkland bought their first house, their starter home/condo. Now they are having children, outgrowing their first house and now are looking for their forever home, a property with a decent size yard in a quiet neighborhood. Kirkland no-longer offers this choice due to zoning changes. The young adults today are having to compete with developers who drive up the price property, knock down the one home and build 2,3 or 4 living units on the same property. The developers and zoning changes is what is driving up prices, making housing unaffordable and causing good hard working young people to move away from and/or not come to Kirkland.

- Please remove the designation of the Market St Corridor as a Neighborhood Center. This change was not properly studied and discussed.

- Please remove the recently added sentence in the Community Mixed Use definition, removing the statement that Cmty MU areas are commonly part of Neighborhood Centers. This change was not properly studied and discussed.

- I do NOT approve of changing all Residential areas in Kirkland to Mixed Use areas. Please reinstate Residential zoning in our 20-year plan.

Respectfully,

West of Market

December 9, 2024

Dear Kirkland City Council Members,
Prior to your voting for the adoption of the 2044 Comprehensive Plan Amendments which includes allowing an increased building height and density at Michael's Store site (from 26' to 70' and up to 350 residential units) nearby Bayview on the Lake Condominium.
Please do not adopt the plan by seriously taking into consideration the opposition to the density change concerns of those residents in the area due to safety issues related to increased pedestrian traffic, increased vehicle congestion, increased parking challenges, and lack of available services (particularly full service grocery within walking distance). I am aware there are people in support of the density change that contend that the new residents will not have an impact on the traffic because they will all be using buses to commute and parking lots are not necessary. I disagree with this because there has been no decrease in traffic with the additions of residential buildings and businesses in the Juanita Village/Juanita Beach Park area. Please remember the area is a destination for many, which has already created increased traffic and parking challenges in the area as it is.
In addition, regarding the Juanita Neighborhood Plan for a public walkway along the lake between Juanita Beach Park and Juanita Bay Park, please take into consideration the feedback previously provided from the Bayview on the Lake COA in opposition to a public walkway across the Bayview on the Lake Condominium lake front.
Thank you in advance for considering the opposition to these changes being proposed at Michael's Store site and public walkway.

Bayview on the Lake Condominium Owner

December 9, 2024

Please DO NOT REMOVE ALL RESIDENTIAL ZONING when you finalize Kirkland's 20-year Comprehensive Plan update on December 10th.
There is no need to change ALL Residential zones to Mixed Use. Home-based businesses can and should continue to operate within residentially zoned areas, as they do in most other cities.
Our city thrives by having a mix of zones – Residential, Office, Commercial, Mixed Use, Civic, Parks, etc. Redmond and Bellevue are retaining Residential zones.
I support a diversity of housing in Kirkland. Changing the three current Residential land uses to a single Residential Mixed Use designation will reduce housing diversity.
Changing all Residential zones to Mixed Use would have more significant impacts than is implied by a seemingly simple word change. It could significantly change the characteristics of residential areas including setbacks, buffers from medium-to-large commercial properties, lot coverage, etc.
I realize that the plan only removes the Residential Land Use designation, but the plan will direct the zoning changes that will be underway next year. Therefore, the Residential Land Use designation needs to be reinstated now!
I have been a long time resident of this lovely city and a volunteer for many years. Many voices have been raising this issue since at least September. I urge you to reinstate Residential zoning before it is too late.

Thank you for your service to our great city.

35 year Kirkland Resident, former Business owner, and an advocate for more Senior Housing
Regards,

December 9, 2024

Mayor, Deputy Mayor, and City Council members:

Thank you for your work on updating Kirkland's 20-year Comprehensive Plan.

We have lived in Kirkland since 2012. Our family including 2 children and we live just off of Market Street. We love the walkablity of Kirkland and family friendly amenities and parks.

I have comments on the Comprehensive Plan that I ask you to please consider:

1. We are concerned with the plans to build density off of the Market street corridor and changing the area of Market St to a Neighborhood Center ( growth focus area). We do not feel this was adequately studied and would bring more traffic and congestion and worse safety to the area.
2. Please remove the recently added sentence in the Community Mixed Use definition, removing the statement that Cmty MU areas are commonly part of Neighborhood Centers. This change was not properly studied and discussed.

3. I do NOT approve of changing all Residential areas in Kirkland to Mixed Use areas. Please reinstate Residential zoning in our 20-year plan.

Best regards,

December 9, 2024

Dear City Council Members of Kirkland,

I am writing on behalf of Eastside For All and the communities we serve to express our strong support for the development and expansion of affordable housing in Kirkland. Thank you for prioritizing affordable housing in the Kirkland 2044 Comprehensive Plan. Housing is a fundamental need and a cornerstone of a thriving, inclusive, and equitable community. As our city continues to grow, it is crucial that we prioritize affordable housing to ensure that all residents—regardless of income—have the opportunity to live and prosper here.

I am pleased to share audio recordings featuring two testimonials from Kirkland residents, which I have attached to this message. In their own voices, these individuals share how affordable housing will impact their lives. They have entrusted me with their thoughts, knowing I would convey them to you.

I urge you to listen to these voices and consider them in your decision-making process.

Thank you for your continued dedication to our community. Together, we can ensure that Kirkland remains a welcoming and sustainable place for all.

Sincerely,

- Register to vote here

Housing Justice Organizer

December 9, 2024

Please DO NOT REMOVE ALL RESIDENTIAL ZONING when you finalize Kirkland's 20-year Comprehensive Plan update on December 10th.

There is no need to change ALL Residential zones to Mixed Use. Home-based businesses can and should continue to operate within residentially zoned areas, as they do in most other cities. Our city thrives by having a mix of zones – Residential, Office, Commercial, Mixed Use, Civic, Parks, etc. Redmond and Bellevue are retaining Residential zones.

I support a diversity of housing in Kirkland. Changing the three current Residential land uses to a single Residential Mixed Use designation will reduce housing diversity. Changing all Residential zones to Mixed Use would have more significant impacts than is implied by a seemingly simple word change. It could significantly change the characteristics of residential areas including setbacks, buffers from medium-to-large commercial properties, lot coverage, etc.

I realize that the plan only removes the Residential Land Use designation, but the plan will direct the zoning changes that will be underway next year. Therefore, the Residential Land Use designation needs to be reinstated now!

Thank you for your service to our great city.

December 9, 2024

Please DO NOT REMOVE ALL RESIDENTIAL ZONING when you finalize Kirkland's 20-year Comprehensive Plan update on December 10th.

There is no need to change ALL Residential zones to Mixed Use. Home-based businesses can and should continue to operate within residentially zoned areas, as they do in most other cities. Our city thrives by having a mix of zones – Residential, Office, Commercial, Mixed Use, Civic, Parks, etc. Redmond and Bellevue are retaining Residential zones.

I support a diversity of housing in Kirkland. Changing the three current Residential land uses to a single Residential Mixed Use designation will reduce housing diversity. Changing all Residential zones to Mixed Use would have more significant impacts than is implied by a seemingly simple word change. It could significantly change the characteristics of residential areas including setbacks, buffers from medium-to-large commercial properties, lot coverage, etc.

I realize that the plan only removes the Residential Land Use designation, but the plan will direct the zoning changes that will be underway next year. Therefore, the Residential Land Use designation needs to be reinstated now!

Thank you for your service to our great city.

December 9, 2024

Please DO NOT REMOVE ALL RESIDENTIAL ZONING when you finalize Kirkland's 20-year Comprehensive Plan update on December 10th.

Changing ALL Residential zones to Mixed Use is unnecessary. Home-based businesses can and should continue to operate within residentially zoned areas, as they do in most other cities. Our city thrives by having a mix of zones – Residential, Office, Commercial, Mixed Use, Civic, Parks, etc. Redmond and Bellevue are retaining Residential zones.

I support a diversity of housing in Kirkland. Changing the three current Residential land uses to a single Residential Mixed Use designation will reduce housing diversity. Changing all Residential zones to Mixed Use would have more significant impacts than is implied by a seemingly simple word change. It could significantly change the characteristics of residential areas including setbacks, buffers from medium-to-large commercial properties, lot coverage, etc.

I realize that the plan only removes the Residential Land Use designation, but the plan will direct the zoning changes that will be underway next year. Therefore, the Residential Land Use designation needs to be reinstated now!

This change may be worth studying but should not be added at the last minute without due process and community involvement.

Thank you for your consideration.

Sincerely,

December 9, 2024

Thank you for your work on updating Kirkland's 20-year Comprehensive Plan.

I've been a Kirkland home owner since 2019. My wife and I love our new city!

I have comments on the Comprehensive Plan that I ask you to please consider:

Please remove the designation of the Market St Corridor as a Neighborhood Center. This change was not properly studied and discussed. The market neighborhood should remain residential.

I do NOT approve of changing all Residential areas in Kirkland to Mixed Use areas. Please reinstate Residential zoning in our 20-year plan.

Best regards,

December 9, 2024

My wife Erin and I have been long time residents of Kirkland establishing our roots in the Market neighborhood in 1993. This is a wonderful place to live and raise a family and what makes it special is the charming residential neighborhoods surrounded by scaled commercial and retail that supports a balanced community. I have already noticed a decline in our neighborhood once the City waived the minimum lot size zoning that is allowing DADU's. The concept was to encourage the development of more housing that was "affordable".
This has not been the case, and it is ruining the fabric of our neighborhood while lining the pockets of developers. We need to preserve the concept of single-family home neighborhoods moving forward and not turn our city into the next downtown Bellevue.

I have comments on the Comprehensive Plan that I ask you to please consider:

• Please remove the designation of the Market St Corridor as a Neighborhood Center. This change was not properly studied and discussed.

• Please remove the recently added sentence in the Community Mixed Use definition, removing the statement that Cmty MU areas are commonly part of Neighborhood Centers. This change was not properly studied and discussed.

• I do NOT approve of changing all Residential areas in Kirkland to Mixed Use areas. Please reinstate Residential zoning in our 20-year plan.

Best regards,

December 9, 2024

To Kirkland City Council:
I am writing to express my strong opposition to the currently proposed “Neighborhood Center” which is a return to the defeated “Transit Corridor” and which I strongly opposed. City council members have not been listening to their constituents. WE DO NOT WANT THIS! Vote NO on Dec. 10. By the way, thank you, Jay Arnold for responding to me. You’re the only one.

/Market Street

December 9, 2024

First, congratulations on the extremely long, difficult to navigate and difficult to understand document produced by the planning department. I am referring to the email with the subject:

2044 Comprehensive Plan Periodic Update - Final Adoption

And addressed to Kurt Triplett, City Manager. This document is written in what I call "planningspeak", incomprehensible unless dissected with a dictionary and help from two friends who are government employees.

Regardless of all the pages of detail, there should be NO zoning changes west of Market Street. An exception could be made for buildings facing the street itself, provided a corridor/tunnel of 5 story tall apartment buildings can be avoided.

There is no need to legislate higher density housing in this totally residential area. UDUs and ADUs are being built in appropriate locations, but the cost of land in this area guarantees that none of them will be for affordable housing.

The City Council is not listening. Direction to the planning department has not changed. Changing the name of a proposal does not make any difference. You have 7 people producing incomprehensible crap. A recall effort is being mounted to get a new city council with common sense and no ties to developers. I will be helping this effort.

**From:**
**Sent:** Monday, December 9, 2024 12:26 PM
**To:** Kelli Curtis; Jay Arnold; Penny Sweet; Neal Black; Amy Falcone; John Tymczyszyn; Jon Pascal
**Cc:** Kurt Triplett; Adam Weinstein; Allison Zike; Janice Swenson
**Subject:** Comp Plan Adoption (Dec. 10 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.

To Kirkland City Councilmembers:

In adopting both the amendments and the final version of the 2044 Comprehensive Plan, I urge the City Council to keep this 20-year roadmap as non-restrictive as possible to enable abundant and affordable housing options in Kirkland accessible to all life stages, various income levels, and a diverse population. In doing so, attention should be paid to best practices for growth near transit, goods and services, schools, and other necessities.

Keeping the roadmap expansive rather than restrictive will leave the next phases open to implementing specific plans that will truly make Kirkland a welcoming and inclusive city.

Thank you for all your work on this, it's been a long and arduous process!

Kirkland 98033

December 9, 2024

Dear City Council:
I have written to Council several times and spoke at one Council meeting to implore you to preserve our neighborhoods. There is no demonstrated in reason to increase density beyond state requirements.

The recent action by Council compels me to write again, despite my personal circumstances of being without electrical service since November 19 and the resultant need to preserve charge on my electronic devices.

December 9, 2024

Dear Mayor, Deputy Mayor, Councilmembers, Planning Commissioners and Planning Staff,

It's my understanding that the Kirkland Council is considering changing the three existing Residential zoning designations to one Mixed Use designation as it finalizes Kirkland's 20-year Comprehensive Plan update on Dec. 10th. I recognize that the change will only remove the Residential Land Use designation from the Comp Plan, but this change will direct changes to zoning requirements. Characteristics of residential areas will change, most likely to the detriment of residential diversity in our city. Setbacks, buffers, lot coverage and many other requirements may change from current residential zoning requirements to something that is more appropriate to commercial, office and other designations.

I have been following Comp Plan revisions for months and am troubled that this proposed change was introduced so close to the expected date for the Council's vote to approve changes. I urge you to reinstate Residential zoning and recognize that applying a uniform designation for much of Kirkland is not an appropriate way to sustain the diversity of land uses that have made Kirkland a desirable place to live and do business.

Thanks so much for your conscientious service to this city.

December 9, 2024

Subject: Fwd: K2044 ISSUES: The entire Market St Corridor was Reclassified on 11/19/24 as a Neighborhood Center
Hello Mayor, City Council, Planning Commissioners, Kurt Triplett, and Adam Weinstein,

I totally agree with, and support this letter that was sent to you all on 12/6/24 from , Kirkland resident.
Because I don't have a working computer, I'm jumping on 's very thoughtful letter.

I too am a Kirkland resident and have been for over 50 years. I have volunteered for the City of Kirkland as a member of the Planning Commission, Design Review Board, Kirkland/King County Landmarks Commission and currently (last month of 6 year term) on the Senior Council. However, today I'm writing as a long term involved Kirkland Resident.

Back in the old days we listened and respected what the Kirkland citizens had to say. My first project as a Planning Commissioner was the development of Carillon Point. Two and a half years of listening to citizens and making changes to the development until we got it right! Personally I think Carillon Point is a great example of many people listening and compromising to produce a positive development in the City of Kirkland.

Going through this Comprehensive Plan update has been an arduous task for you, staff and the residents of Kirkland.

I do hope you will go back through emails and testimony of the hundreds of Kirkland residents who have testified and built this city to be what it is today!

Please don't change residential neighborhoods to mixed use neighborhoods. Put density where it belongs in Urban areas that were zoned as such years ago.

Please take into consideration what the residents of Kirkland want. Thank you.

Long Term Kirkland Resident

December 9, 2024

Thank you for your work on updating Kirkland's 20-year Comprehensive Plan. I've been a long-time resident of Kirkland since 2007. I have comments on the Comprehensive Plan that I ask you to please consider:

1- I have major concerns about the increasing traffic on the Market St Corridor as its the only access road to and from the West of Market neighborhood.
Traffic results from Urban centers are easier to mitigate as they are strategically located but the proposals for urbanization along corridors will have an irreversible impact on the traffic as we can't expand all these roads. Although taking buses and riding bikes have been suggested as a solution, we can't force a culture change on the residents and rain in PNW is an added reason that current residents are not commonly using buses and bikes and I don't see any study to show that this culture is changing. We can't force culture changes on the residents. Please remove the designation of the Market St Corridor as a Neighborhood Center. This change was not properly studied and discussed.

2. The cost of 195,000 affordable housing in King county @ unit cost of 30K per month will be 5.85 billion dollars per year. I am very much concerned about the economic impact of this on the middle class residents. I request officials not to overburden the current residents with taxes to fund such a large number of affordable housing for others. We should not come to a point that the current residents can't stay in their own home because they can't afford the taxes and levis to support affordable housing for others.
3. Please remove the recently added sentence in the Community Mixed Use definition, removing the statement that Cmty MU areas are commonly part of Neighborhood Centers. This change was not properly studied and discussed.

4. I do NOT approve of changing all Residential areas in Kirkland to Mixed Use areas. Please reinstate Residential zoning in our 20-year plan.

December 9, 2024

Dear City Council and City Planners,
Is this what you want? Do you want the City of Kirkland to be destroyed by mixed-use zoning throughout the entire city? Well, the people of Kirkland do NOT. You have an obligation to listen to your constituency and we are asking for you to keep Residential Zoning in place, just as other neighboring communities have done. At this point, there is complete mistrust in our City Council and Planning leadership because of these types of eleventh-hour adjustments to verbiage buried deep in the plan, without any notification or discussion with the community.

Please LISTEN to the people that you represent, not just the outside advocacy groups, and RETURN the Residential Zoning, where it belongs.

Regards,

December 9, 2024

Thank you for your work on updating Kirkland’s 20-year Comprehensive Plan.

I'm a long-time home owner and resident in Kirkland from 2007. My child went to Lakeview elementary, Kirkland Middle, and it's currently a student in Lake Washington H.S. We love all the city has to offer, with easy access to the lake and well maintain city parks. Like many families with school age kids, our only way for transportation is to drive and always during busy hours.

I have comments on the Comprehensive Plan that I ask you to please consider:

1. I have major concern about the increasing traffic on the Market St Corridor as its the only access road to and from the West of Market neighborhood.

2. Please remove the designation of the Market St Corridor as a Neighborhood Center. This change was not properly studied and discussed.

3. Please remove the recently added sentence in the Community Mixed Use definition, removing the statement that Cmty MU areas are commonly part of Neighborhood Centers. This change was not properly studied and discussed.

4. I do NOT approve of changing all Residential areas in Kirkland to Mixed Use areas. Please reinstate Residential zoning in our 20-year plan.

Best regards,

Kirkland Resident

December 9, 2024

As a Kirkland resident and homeowner I have concerns about the Comprehensive Plan and I ask you to please consider the following comments.

The first concern is procedural. We are approaching approval of a plan where significant changes are being added at the last minute without proper study or community consideration/discussion. In particular, land use changes to the Market St area (designated as Neighborhood center, whether this would allow Community Mixed Use designation within it), and the removal of the Residential designation in the city.

With this in mind:

1) Please remove the designation of the Market St Corridor as a Neighborhood Center. This change was not properly studied and discussed.

2) Please remove the recently added sentence in the Community Mixed Use definition, removing the statement that Community Mixed areas are commonly part of Neighborhood Centers. This change was not properly studied and discussed.

3) As stated in a previous email I do NOT approve of changing all Residential areas in Kirkland to Mixed Use areas. Please reinstate Residential zoning in our 20- year plan.

Thank you,

December 9, 2024

Please DO NOT REMOVE ALL RESIDENTIAL ZONING when you finalize Kirkland's 20-year Comprehensive Plan update on December 10th.

There is no need to change ALL Residential zones to Mixed Use. Home-based businesses can and should continue to operate within residentially zoned areas, as they do in most other cities. Our city thrives by having a mix of zones – Residential, Office, Commercial, Mixed Use, Civic, Parks, etc. Redmond and Bellevue are retaining Residential zones.

I support a diversity of housing in Kirkland. Changing the three current Residential land uses to a single Residential Mixed Use designation will reduce housing diversity. Changing all Residential zones to Mixed Use would have more significant impacts than is implied by a seemingly simple word change. It could significantly change the characteristics of residential areas including setbacks, buffers from medium-to-large commercial properties, lot coverage, etc.

I realize that the plan only removes the Residential Land Use designation, but the plan will direct the zoning changes that will be underway next year. Therefore, the Residential Land Use designation needs to be reinstated now!

Thank you for your service to our great city.

Kirkland Resident,

**From:**
**Sent:** Sunday, December 8, 2024 12:28 PM
**To:** Kelli Curtis; Jay Arnold; Penny Sweet; Amy Falcone; Neal Black; Jon Pascal; John Tymczyszyn
**Cc:** Planning Commissioners; Allison Zike; Janice Swenson; Scott Guter; Adam Weinstein
**Subject:** Please DO NOT REMOVE ALL RESIDENTIAL ZONING from Kirkland!

**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: Mayor, Deputy Mayor, and Councilmembers
Cc: Planning Commissioners
Cc: Planning Staff

**Please DO NOT REMOVE ALL RESIDENTIAL ZONING when you finalize Kirkland's 20-year Comprehensive Plan update on December 10th.**

There is no need to change ALL Residential zones to Mixed Use. Home-based businesses can and should continue to operate within residentially zoned areas, as they do in most other cities.

Our city thrives by having a mix of zones – Residential, Office, Commercial, Mixed Use, Civic, Parks, etc. *Redmond and Bellevue are retaining Residential zones*.

I support a diversity of housing in Kirkland. Changing the three current Residential land uses to a single Residential Mixed Use designation will reduce housing diversity.

Changing all Residential zones to Mixed Use would have more significant impacts than is implied by a seemingly simple word change. It could significantly change the characteristics of residential areas including setbacks, buffers from medium-to-large commercial properties, lot coverage, etc.

I realize that the plan only removes the Residential Land Use *designation*, **but the plan WILL direct the *zoning* changes that will be underway next year**. Therefore, the Residential Land Use designation needs to be reinstated now.

**I urge you to reinstate Residential zoning before it is too late**.

Thank you for reading my letter, your attention to this matter, and for your service to our city.

Kirkland Resident

**From:** Alex Keipert
**To:** Council
**Subject:** Fwd: Comprehensive Plan comments for your Dec 10th Council Meeting
**Date:** Monday, December 9, 2024 8:40:07 AM

Sent from my iPhone

Begin forwarded message:

**From:** Andy Keipert <akeipert@gmail.com>
**Date:** December 8, 2024 at 10:13:03 PM EST
**To:** Kelly Carlin <KCarlin@kirklandwa.gov>, Jay Arnold <JArnold@kirklandwa.gov>, Penny Sweet <PSweet@kirklandwa.gov>, Jon Pascal <JPascal@kirklandwa.gov>, Amy Falcone <afalcone@kirklandwa.gov>, Neal Black <NBlack@kirklandwa.gov>, John Tymczyszyn <jtabet@kirklandwa.gov>
**Subject: Comprehensive Plan comments for your Dec 10th Council 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.

Dear Mayor, Deputy Mayor, and City Council Members,

My name is Andy Keipert, and I have had the privilege of living in Kirkland for the past 28 years. My late wife (Alice) and I raised our two children here, spending countless cherished moments exploring Kirkland's beautiful parks and watching our kids ride their bikes through the welcoming neighborhoods. For 26 years, I have been a property owner and taxpayer, contributing to this vibrant community that I deeply value. I also strive to support others by offering below-market-rate rental units, ensuring that young couples and singles just starting out can find affordable housing without the worry of rising rents.

I have comments on the Comprehensive Plan that I ask you to please consider.

Market Street Corridor as Neighborhood Center

I appreciate the City Council's focus on adding higher-density living in neighborhood and urban centers, as this approach can help address Kirkland's housing needs while enhancing its community character. Today, I took time to explore two distinct areas in our city: the Market Street Corridor and Juanita Village. Driving along Market Street, I observed a variety of businesses scattered sporadically along the street, including law offices, engineering firms, architectural firms, dental offices, and similar establishments. While these businesses serve important professional functions, they do not naturally invite community members to gather or socialize. Additionally, the area lacks a central hub or focal point of activity, with few amenities like coffee shops, ground floor stores, or restaurants that typically foster neighborhood engagement.

In contrast, Juanita Village exemplifies how a thoughtful concentration of businesses can transform a neighborhood into a vibrant gathering space. The area boasts a mix of restaurants, coffee shops, hair salons, convenience stores, and other establishments that naturally encourage community interaction. These businesses provide both indoor and outdoor spaces where neighbors can meet, connect, and enjoy their surroundings, creating a true sense of place and community.

However, the current geographical layout along Market Street presents significant challenges in replicating such an environment. The neighborhoods directly abutting Market Street leave little room to create the kind of outdoor public meeting spaces that Juanita Village currently enjoys. Moreover, the heavy morning and evening rush hour traffic along Market Street further complicates efforts to add larger outdoor gathering spaces typical of neighborhood centers. A prime example of such a neighborhood center is downtown Redmond, which features spacious outdoor areas that encourage community interaction. Unfortunately, attempting to reproduce this experience along Market Street would likely disrupt the large traffic flow and exacerbate overflow cut-through traffic along 1st Street in the NoMak Neighborhood, negatively impacting both residents and commuters.

For the above reasons, **I'm not in favor of the Market Street Corridor being defined as a Neighborhood Center**, as it cannot meet the same types of needs for the community as does Juanita Village. Market Street is fundamentally a two-lane road heavily utilized by commuters seeking to avoid I-405 traffic during morning southbound and evening northbound rush hours. Defining it as a Neighborhood Center would not align with its current use or the physical and logistical constraints of the area. Let's not label Market Street as something it cannot realistically become, as doing so would fail to serve the true needs of the City of Kirkland.

Community Mixed Use Areas as Part of Neighborhood Centers

I fully support the concept of Community Mixed Use Areas as part of Neighborhood Centers. These areas provide a thoughtful blend of housing, businesses, and public spaces that encourage community interaction and foster vibrant, walkable neighborhoods. By integrating residential and commercial uses in Neighborhood Centers, Community Mixed Use Areas can meet diverse community needs, create natural gathering spaces, and enhance the overall quality of life for residents while supporting local businesses.

All Residential Areas in Kirkland to be Mixed Use Areas

I oppose the idea of making all residential areas in Kirkland Mixed Use Areas, as this would negatively impact the character and safety of our neighborhoods. Just as Urban and Neighborhood Centers are designed to focus on community meeting spaces, stores, and restaurants, residential neighborhoods should remain centered on single-family homes with ADUs, duplexes, townhomes and cottage homes, preserving their identity and purpose. Kirkland already benefits from a thoughtful design, with Urban Centers like downtown Kirkland and Totem Lake, and Neighborhood Centers like Juanita, Kingsgate, and Bridle Trails, all within walking distance or a short car or bus ride from residential areas. There is no need to integrate these types of businesses into neighborhoods themselves. Kirkland's current layout is far ahead of the suburban sprawl seen in areas like the Maryland and Virginia suburbs of Washington, D.C., where a 20-30 minute car trip is often required for basic errands. Our established neighborhoods surrounding Urban and Neighborhood Centers offer a balanced approach that does not require Mixed Use in all residential areas.

Picture of a Neighborhood Center

Picture of a Non-Neighborhood Center

The above two pictures of a Non-Neighborhood Center are taken almost a 1/2 mile apart. Any way you cut it, Market Street, while it does provide useful businesses to and a Neighborhood Center, shouldn't be construed as one and can serve in its own unique way by staying with a maximum 3 story and height restricted with ground floor retail.

Sincerely,

**From:**
**Sent:** Sunday, December 8, 2024 8:01 PM
**To:** Kelli Curtis; Jay Arnold; Jon Pascal; Penny Sweet; John Tymczyszyn; Neal Black; Amy Falcone
**Cc:** Kurt Triplett; Adam Weinstein; Allison Zike; Janice Swenson; Scott Guter
**Subject:** Flawed K2044 Comprehensive Plan Process Deserves Vote of No Confidence
**Attachments:** History of Exclusion on the Eastside.pdf

**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.

Mayor, Deputy Mayor, and Council Members,

In planning for and preparing the K2044 Comprehensive Plan, the City amplified certain voices by actively engaging with non-residents (e.g. – written questionnaire given to residents of a well-established long-time tent city *in Seattle*) and regional and local special interest groups while muting the voices of most current residents through passive communications indicating this would be a "minor update" to the 2035 Comprehensive Plan. This resulted in several key interest groups with the desire to impose their own narrative and policy goals on Kirkland having an outsized role in driving and informing the updates to the Comprehensive Plan.

In July 2023, the City's Human Services Coordinator, Equity, Parks and Community Services engaged with Eastside For All, Futurewise (a group whose stated organizational focus is on the Growth Management Act and local Comprehensive Plans), and Complete Streets Bellevue to have them give a presentation they had developed and been giving throughout eastern King County on the "history of exclusion" to the City's Human Services Commission during their September 26, 2023 meeting. (See email chain "History of Exclusion on the Eastside" attached.) Here is the description Brady Nordstrom, as Eastside Program Coordinator at Futurewise provided for the program.

**From:** Brady Nordstrom <brady@futurewise.org>
**Sent:** Wednesday, September 6, 2023 12:21 PM
**To:** Guillermo Rivera <guillermo@eastsideforall.org>; Antoinette Smith <AMSmith@kirkl
**Cc:** Chris Randels <crandels@cs-bellevue.org>
**Subject:** RE: History of Exclusion

Thanks for following up on this stuff, Anny! Thanks for responding, Guillermo!

Guillermo,

I think the description below can work. I found some longer event descriptions as well but t
of the presentation (that we won't be covering for this event). I did find the additional infor
more granularly:

"During this event, we will:

- Collectively discuss how past practices like Japanese internment, formal & informal
  development, exclusionary zoning, and discriminatory lending continue to shape wl
  Eastside.
- Dispel popular narratives blaming individuals for housing insecurity by emphasizin
  factors have excluded residents from attaining or sustaining affordable, safe, and st
- Consider how modern day policy decisions can perpetuate or disrupt patterns from

My bio:

**Brady Nordstrom,** Eastside Program Coordinator at Futurewise & MPA at the UW Evan

He also included a description from a prior event that was billed as "History of Exclusion on the Eastside" which included the same or very similar bullet points as above and noted that the event was part of a series of *trainings on local policy advocacy*.

The City willingly partnered with Futurewise and Liveable Kirkland throughout the K2044 Comprehensive Plan process. Just over two months after the history of exclusion presentation to Kirkland's Human Services Commission, Liveable Kirkland, Futurewise, Eastside for All, *and City of Kirkland* (along with at least four more non-Kirkland based policy advocacy groups) ***co-sponsored*** the "History of Exclusion – Kirkland Edition" event with Dr. Lorraine McConaghy as the keynote speaker on December 2, 2023. Now we know why Dr. McConaghy's talk relied so heavily on the history of the broader region to paint Kirkland with the same broad brush – it used Brady Nordstrom's History of Exclusion on the Eastside presentation as its starting point!

A month later, on January 2, 2024, City of Kirkland Senior Planner Scott Guter, responsible for leading the Housing Element update to the Comprehensive Plan, reaches out to Senior Community Engagement Coordinator Don Robinson to obtain access to the video recording and any written documentation from the December 2, 2023 presentation so that he can include it.

**From:** Scott Guter <SGuter@kirklandwa.gov>
**Sent:** Tuesday, January 2, 2024 3:00 PM
**To:** Don Robinson <DRobinson@kirklandwa.gov>
**Subject:** History of Exclusion

Don:

I'm leading the Housing Element update to the Comprehensive Plan. As part of this
policies and regulations that result in racially disparate impacts, displacement, and
Commerce recommends reviewing local historical factors that may have had a racia
reference to information provided by Dr. Lorriane McConaghy's research on Kirklan
understand that a recording of her talk in December is in the process of being edite
Would I have access to this information? Will there be any written documentation a
finalizing the recording or other documentation?

Thanks for your help.

**Scott Guter**, AICP | LEED AP

The City's partnership with Liveable Kirkland continued when Planning Director Adam Weinstein reviewed *and approved* a set of "FAQs" prepared by Liveable Kirkland in response to concerns being raised by a growing number of Kirkland residents about the draft Comprehensive Plan and the SEIS. The City eventually adopted these "FAQs" and posted them on its K2044 Comprehensive Plan webpage even though many of them have been proven to be wrong.

Meanwhile, the City marginalized and disenfranchised the Neighborhood Associations and the majority of Kirkland residents in favor of engaging with a multitude of groups across King County and the greater Puget Sound region. The City attempted to pacify residents through redirection and nullification. For example, we have asked multiple times for the original affordable housing targets Kirkland was assigned versus the targets Kirkland ultimately accepted. We have been given the runaround, being told that a different person, department, or group has the information. We have never received a response.

This approach has led to Kirkland setting policy direction based on information provided by policy advocacy groups without data or research to support it and without a proper financial, transportation, or environmental analysis of the potential impact of all of the proposed changes. Furthermore, meeting packets totaling hundreds and sometimes thousands of pages are released a mere 6 days before Planning Commission meetings and just 4 days before City Council meetings, leaving insufficient time for a close critical reading of the materials by Council or residents and thus extremely limited ability to participate and provide meaningful feedback. As a result, substantial changes are being made just days and hours before the projected vote on the final Plan without Planning Commission consideration and input, without resident input, and without meaningful consideration and input by Council.

The current Comprehensive Plan spans nearly 3,000 pages. The invitation for residents to propose amendments and Council to amend its way to anything close to an acceptable resolution is ridiculous at best and fails to address the underlying issue I set forth above - the systematic exclusion, by design, of residents from meaningful participation. This has eroded the fundamental trust that needs to exist between elected officials, city staff, and the residents they serve. If adopted, this Comprehensive Plan will be a testament to the disregard Kirkland City Government has for its residents. It will be remembered as the day Kirkland residents were told in no uncertain terms that the agenda of regional advocacy groups hold more sway in Kirkland City Hall than good governance and the will of the people. The residents of Kirkland deserve better.

I strongly urge the Council to recognize the gravity of this situation and vote **No Confidence** in the K2044 Comprehensive Plan. Doing otherwise would be a betrayal of your responsibility to the residents of Kirkland in favor of external influences that do not prioritize the well-being of this community.

Respectfully,

December 8, 2024

Subject: Comprehensive Plan comments for your Dec 10th Council Meeting

Mayor, Deputy Mayor, and City Council members:

Thank you for your hard work on updating Kirkland's 20-year Comprehensive Plan. I know it has been a long and arduous task.

My name is Kathy Jacobs, and I have been a Kirkland resident for 52 years. My husband Steve and I first lived on the corner of Central and Market in the little bungalows on the lake, then West of Market for 43 years and now, due to property taxes we couldn't afford, on Finn Hill.

I am extremely concerned about the 2044 Comprehensive Plan and have attended most meetings since May 2024, speaking at 2 meetings and writing 2 previous letters to the City Council. I was following on Zoom during the last meeting on November 19th when I lost power.

My concerns are as follows:

1. Please remove the designation of the Market St Corridor as a Neighborhood Center. This change was not properly studied and/or discussed. This is a bad look for the city at a time when we all spoke up about not making Market Street a transit corridor and now it suddenly shows up as a neighborhood center.
2. Please remove the recently added sentence in the Community Mixed Use definition, removing the statement that Community Mixed Use areas are commonly part of Neighborhood Centers. This change was not properly studied and/or discussed. Many feel these changes are being thrust upon us without input from the very people you serve.
3. I absolutely do NOT approve of changing all Residential areas in Kirkland to Mixed Use areas. Please reinstate Residential zoning in our 20-year plan. This drastic change could forever takeaway the neighborhood feel we have fought for during all our years in Kirkland.
4. As countless speakers, many of them professionals in the fields of growth and planning have spoken about, Kirkland will never be "affordable." The proximity to the lake and tech company employment makes it an attractive, well- located place to live where people continue to pay higher and higher costs for housing. To go beyond anything more than the required affordable housing is to put the burden on already overtaxed property owners. We've moved once to due high taxes and the next move will have to be out of the area if we are forced to pay for the tax breaks given to developers for this type of housing. I see the options as follows:

    1. Ask the taxpayers to make up the shortfall- many of us will be priced out of our city.

    2. Ask builders to build without tax breaks-never going to happen.

3. Cut your city budget and services to make up the shortfall your current

Comprehensive Plan policies are creating- hurts all current residents.

4. Reduce the number of affordable units to only what is required to avoid #'s 1-3 from happening.

Recently on a weeknight my husband and I needed to get to Totem Lake by 6:00 pm from an appointment on 10th and Market. Leaving the appointment at 5:15 we felt 45 minutes should be double what we would need to make it to our Totem Lake destination which closed at 6:00. Market street, 405, 124th and 132nd streets were so gridlocked that we made it with only 2 minutes to spare. There were no accidents on any of the roads as reported by the news. How can we be contemplating growth, especially growth beyond what is required, without significant infrastructure change and transit availability?

Sincerely,

December 6, 2024

Please DO NOT REMOVE ALL RESIDENTIAL ZONING when you finalize Kirkland's 20-year Comprehensive Plan update on December 10th.

There is NO need to change ALL Residential zones to Mixed Use. Home-based businesses can and should continue to operate within residentially zoned areas, as they do in most other cities.

Our city thrives by having a mix of zones – Residential, Office, Commercial, Mixed Use, Civic, Parks, etc. - it's what contributes to making Kirkland such a great community. Redmond and Bellevue are retaining Residential zones. Kirkland needs to maintain its residential zones.

I support a diversity of housing in Kirkland. Changing the three current Residential land uses to a single Residential Mixed Use designation will reduce housing diversity.

Changing all Residential zones to Mixed Use would have more significant impacts than is implied by a seemingly simple word change. It could significantly change the characteristics of residential areas including setbacks, buffers from medium-to-large commercial properties, lot coverage, etc.

I realize that the plan only removes the Residential Land Use designation, but the plan will direct the zoning changes that will be underway next year. Therefore, the Residential Land Use designation needs to be reinstated now! Please don't destroy the special character of this community by eliminating Residential zones!

Thank you for your service to this incredible city.

Kirkland Resident

December 6, 2024

Please DO NOT REMOVE ALL RESIDENTIAL ZONING when you finalize Kirkland's 20-year Comprehensive Plan update on December 10th.
There is no need to change ALL Residential zones to Mixed Use. Home-based businesses can and should continue to operate within residentially zoned areas, as they do in most other cities.
Our city thrives by having a mix of zones – Residential, Office, Commercial, Mixed Use, Civic, Parks, etc. Redmond and Bellevue are retaining Residential zones.
I support a diversity of housing in Kirkland. Changing the three current Residential land uses to a single Residential Mixed Use designation will reduce housing diversity.
Changing all Residential zones to Mixed Use would have more significant impacts than is implied by a seemingly simple word change. It could significantly change the characteristics of residential areas including setbacks, buffers from medium-to-large commercial properties, lot coverage, etc.
I realize that the plan only removes the Residential Land Use designation, but the plan will direct the zoning changes that will be underway next year. Therefore, the Residential Land Use designation needs to be reinstated now!
I urge you to reinstate Residential zoning before it is too late.
Thank you for your service to our great city.

Kirkland Resident

**From:**
**Sent:** Friday, December 6, 2024 4:26 PM
**To:** City Council
**Cc:** Planning Commissioners; Allison Zike; sguter@kirkalandwa.gov; Janice Swenson; Adam Weinstein; mnakirkland@gmail.com
**Subject:** Residential Zoning classification.

**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: Mayor, Deputy Mayor, and Councilmembers
Cc: Planning Commissioners
Cc: Planning Staff

I'm writing to you to voice my concerns about the recent proposed changes in the Kirkland's 20-year Comprehensive Plan update that remove the Residential Zoning designation.

I don't quite understand the motivation for such a drastic move, when the Residential Zoning already adequately covers the intended use for home businesses. This change opens the door for more drastic changes in our residential neighborhoods without the same type of city oversight. Most cities around us (Redmond and Bellevue included) are retaining residential zones as well.

A change in the Residential Land Use designation will affect zoning changes that will be underway next year, which is why I urge you to ensure the Residential Land Use designation is reinstated now before it's too late.

Our city thrives by having a mix of zones – Residential, Office, Commercial, Mixed Use, Civic, Parks, etc. Please DO NOT REMOVE ALL RESIDENTIAL ZONING when you finalize Kirkland’s 20-year Comprehensive Plan update on December 10th.

Thank you,

Kirkland Resident

December 6, 2024

Dear Kirkland City Council Members,

I am writing to urgently request that the Council remove Market Street's recent designation as a "Neighborhood Center" from the November 19 Council Packet. This reclassification was introduced with no prior public engagement, discussion, or transparency—despite its far-reaching consequences for our community.

The new designation paves the way for the highest-density growth along Market Street, a significant shift from its prior status. While the Market Street Corridor Plan has long existed, this abrupt change was quietly introduced just three weeks before adoption. No clear notice was given, and to my knowledge, this reclassification was not included in any Planning Commission packets or prior communications.

This rushed process has left residents in the dark. Other cities have released similar maps and policy updates months or even years in advance to allow for proper scrutiny, ensuring public understanding and feedback. Here, the sudden reclassification of Market Street appears to sidestep meaningful engagement entirely.

Market Street's unique character and the surrounding community's needs deserve careful consideration, not hurried decisions that prioritize density without public consent. I urge the Council to remove Market Street's "Neighborhood Center" designation immediately and commit to a transparent process that includes robust public involvement before revisiting any such changes.

This matter is too important to be decided without the community's voice. Please act now to prevent this rushed and unvetted decision from moving forward.

Sincerely,

December 6, 2024

To: Mayor, Deputy Mayor, and Councilmembers
Cc: Planning Commissioners
Cc: Planning Staff

Please DO NOT REMOVE ALL RESIDENTIAL ZONING when you finalize Kirkland's 20-year Comprehensive Plan update on December 10th.

There is no need to change ALL Residential zones to Mixed Use. Home-based businesses can and should continue to operate within residentially zoned areas, as they do in most other cities. Redmond and Bellevue are retaining Residential zones.

Our city thrives by having a mix of zones – Residential, Office, Commercial, Mixed Use, Civic, Parks, etc.

I support a diversity of housing in Kirkland. Changing the three current Residential land uses to a single Residential Mixed Use designation will reduce housing diversity.

Changing all Residential zones to Mixed Use would have more significant impacts than is implied by a seemingly simple word change. It could significantly change the characteristics of residential areas including setbacks, buffers from medium-to-large commercial properties, lot coverage, etc.

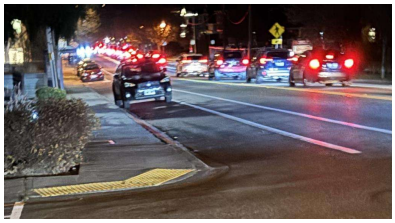
I realize that the plan only removes the Residential Land Use designation, but the plan will direct the zoning changes that will be underway next year. Therefore, the Residential Land Use designation needs to be reinstated now! I compel you to reinstate Residential zoning before it is too late.

Thank you,

Kirkland Resident

December 5, 2024

The attached photos (State St. at rush hour) show how far from reality our city planners and City Council are. Backed up way past NE 68th St. Traffic on all of our 1 lane streets are already overburdened. We can't  have more housing density when the infrastructure is absolutely NOT capable of handling it. We have 1 lane in and 1 lane out, especially at Market/Central and Lake St. Central. We need better planning. We can't rely on buses, bikes and walking. Our buses leaving the Kirkland Transit Center are essentially empty. Put your focus on Totem Lake for increased density. Leave "Old Kirkland" alone. It's not "Downtown." There's no place to park there as it is.



# K2044 Comprehensive Plan - Public Comment Form

| | |
|---|---|
| **Submitted on** | 5 December 2024, 3:46pm |
| **Receipt number** | 141 |
| **Related form version** | 7 |

## K2044 Public Comment Form

| | |
|---|---|
| **Which topic area would you like to comment on?** | General comments |
| **Please provide comments here:** | I have been a Kirkland resident for the past 14 years. I am not happy with the current growth rate and development happening in our city. The traffic has gotten worse and it is sad that the city has chosen to cut down so many beautiful trees in our area. It is a shame that city is not listening to its residents and is allowing members of Livable Kirkland to harass residents and publicly shame them for raising their voices against the plan.<br><br>If the City's goal is to be accepting of all people then they need to be respectful of the current residents. I oppose the 2044 Comp plan allowing unfettered growth and increased traffic.<br><br>I propose that this plan should be part of a ballot measure, whereby the residents can make a choice. We the single family residents end up paying majority of the property taxes while the developers get tax breaks. I hope the city council listens to us - the residents and not a for profit group with special interests. |

**From:**
**Sent:** Thursday, December 5, 2024 11:00 PM
**To:** Kelli Curtis; Jay Arnold; Jon Pascal; John Tymczyszyn; Penny Sweet; Neal Black; Amy Falcone
**Cc:** Planning Commissioners; Kurt Triplett; Allison Zike; Adam Weinstein; Janice Swenson
**Subject:** K2044 Draft and Proposed Changes

**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.

Councilmembers,

This entire process has been extremely rushed just from the standpoint of how much information is being presented at any given point in time and the very short amount of time in which to review and comment on the information. This has been an ongoing problem for citizens trying to keep track of what's being proposed and to offer input, it was a problem for Planning Commissioners and it is a problem for you all in trying to be prepared and make well-reasoned and informed decisions. You should not be trying to make major policy amendments on the fly during meetings.

**Market Street Corridor Changes**

Since the November 19th meeting, I have had more time to digest the version of the K2044 Comprehensive Plan and potential amendments that were presented in the packet for that meeting. I have discovered that among the significant changes in the packet for the 11/19/2024 Council Study Session and Meeting was a reclassification of the entire Market Street Corridor from a corridor with two small commercial mixed use areas to a "Neighborhood Center." (Market Street is colored grey - which signifies "Neighborhood Centers" - in the new Figure LU-3 that was added to the Land Use Element in the 11/19 meeting packet. *See pictures below*.) No reason was provided for this significant change, nor was it mentioned in the staff memo or in the staff presentation on 11/19.

This is a major change because of the changes in the proposed policies to focus higher density housing and commercial growth in the Urban Growth Areas *and Neighborhood Centers*. So, three weeks before the scheduled adoption of the final Comprehensive Plan, without justification, Planning Commission review, or public discussion or engagement, Market Street has suddenly been designated a major growth area. As I noted multiple times in connection with the former LU-2.4 (transit corridors), Market Street lacks the necessary infrastructure, as well as the ability to develop the necessary infrastructure, to support the high density housing and commercial growth contemplated by the proposed Land Use, Housing, and Transportation chapters policies. ***I ask that the "Neighborhood Center" designation be removed from the Market Street corridor.***

Relatedly, the sentence, "This designation is commonly applied to parcels within areas considered "neighborhood centers," was added to the definitions in the Land Use chapter of both Center Mixed Use and Community Mixed Use. Although that certainly applies to a Center Mixed Use area, it does NOT apply to Community Mixed Use areas which are defined to include only "individual or small collections of commercial uses, with or without residential development, that are located primarily *away from major streets* and serve residential communities." ***I respectfully ask that you remove the reference to "neighborhood centers" from the definition of Community Mixed Use areas.***

**Preserve and Protect Residential Use Designation**

I also want to reiterate the importance of preserving the "residential" designation for the areas of the city which are and will remain *primarily residential*. Removing this designation could significantly erode protections currently afforded to residential areas as current or projected mandates at the state level could - intentionally or unintentionally - subject these areas to a significant change in uses and livability that would not be welcome. There is no compelling reason to eliminate "residential" as a land use designation. Home-based businesses are entirely compatible with residential areas and do not require a land use or zoning change to function appropriately within residentially zoned areas. The same is true for light commercial businesses such as corner stores and the neighborhood coffee shop. Our neighboring cities have made a conscious decision to preserve "Residential" land use areas. Kirkland should too.

**Ambiguity in Policies**

I would also like to address the addition of "*and near*" to the policies directing high density and intensity growth to the Urban Growth Centers and Neighborhood Centers. This language is entirely too ambiguous and subjective and provides no clarity to residents or future city planners and leaders as to the boundaries of such growth centers. ***Please remove all instances of "and near" from the Comprehensive Plan policies targeting housing and growth in the Urban Growth Centers and Neighborhood Centers.***

**Transitional and Permanent Supportive Housing**

Transitional and Permanent Supportive Housing should be sited in areas close to reliable frequent transit, social and support services, and job opportunities to support those needing to access and rely on such housing. Data shows that transitional and PSH facilities tend to represent a greater percentage of calls for police, fire, and rescue support than other housing types. Because of the low-barrier requirements for this type of housing, the City should place restrictions on how close to schools, daycare facilities, and playgrounds such housing may be located. This is allowed under RCW 35.21.683 as long as the restrictions do not prevent siting of a sufficient number of such housing/shelters necessary to accommodate the city's projected need for such housing under the GMA. Additionally, the City should establish an active log of Key Performance Indicators for such housing facilities to track various measures, such as the following HIPPA-compliant metrics.

- **Resident Stability and Safety Metrics**
  - *Rate of Law Enforcement Interventions:* Aggregate the number of calls related to the facility, including all first responder interventions (firefighters and first aid), to gauge the impact on current city staffing and resources.
  - *Incidents Involving School Property:* Number of incidents affecting nearby school grounds.
  - *Emergency Service Calls:* Frequency and type of emergency responses without individual identifiers.
- **Community Interaction and Safety Metrics**
  - *School and Neighborhood Complaint Logs:* Generalized count of formal complaints related to the facility.
  - *Perimeter Security Compliance:* Number of reported perimeter breaches or safety-related concerns within a designated radius of the facility.
  - *Presence of Security Staff:* Hours of security coverage provided within the facility and perimeter, including a detailed ratio of security staff per resident, security shift schedules, and rest intervals to ensure adequate coverage and safety.
- **Resident Health and Wellness Metrics**
  - *Aggregate Resident Health Interventions:* Non-identifiable reporting of residents' health or wellness support services.
  - *Substance Use Treatment Engagement Rates:* Generalized on-site substance use treatment resources data.
  - *Mental Health Service Utilization:* Aggregate usage data of mental health resources provided by the shelter.
- **Facility Maintenance and Cleanliness Metrics**

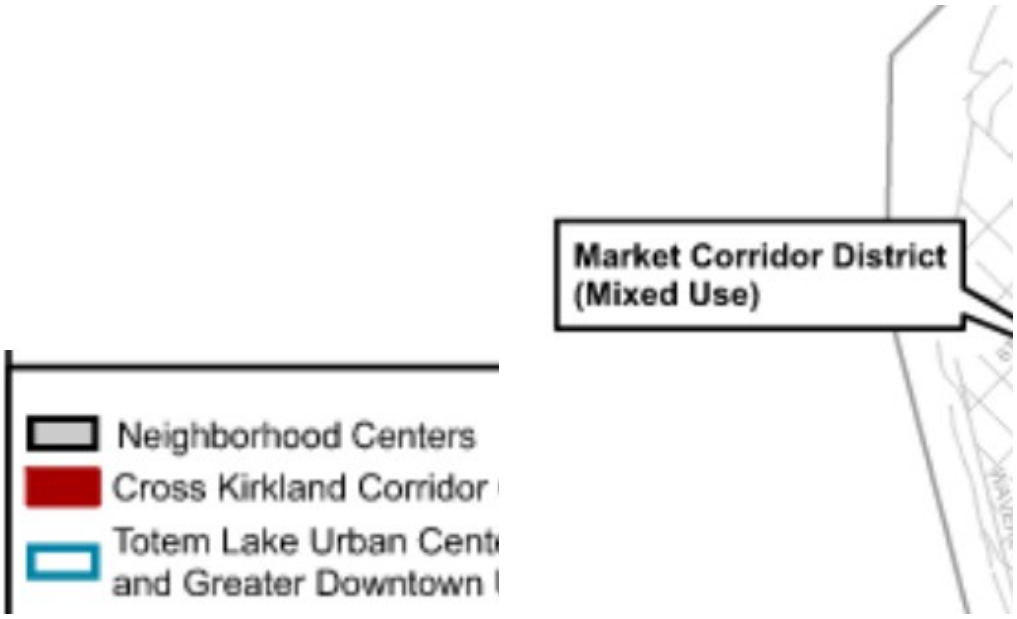
    - *Property Maintenance Reports:* Number and type of maintenance issues reported and resolved within the shelter and surrounding area.
    - *Waste Management Compliance:* Frequency and scope of neighborhood clean-up efforts related to the shelter.
- **Support Staff Ratios and Resident Engagement**
    - *Support Staff Ratios:* Ratio of support staff to residents, with clear expectations for regular visits and support sessions to address resident needs effectively.
- **Convicted Sex Offender Registration Compliance**
    - *Address Registration Verification:* Mechanisms to ensure that any convicted sex offenders living in the facility are registered with the correct address, as legally required. This compliance is essential to protecting the safety of all community members.

To further enhance safety and community integration, define specific threshold measures for each and when those thresholds are met or exceeded, targeted mitigations to limit or prevent disruptions and maintain a safe and welcoming environment are triggered. These could include increased security personnel at certain times, expanded health and wellness support, regular community meetings with shelter management, and timely maintenance responses for reported issues. This would allow facility residents, neighbors, and the facility to monitor and respond collaboratively to concerns before they escalate.

Respectfully,

**<u>Excerpts from the Draft Land Use chapter in the 11/19/24 Council Meeting Packet:</u>**

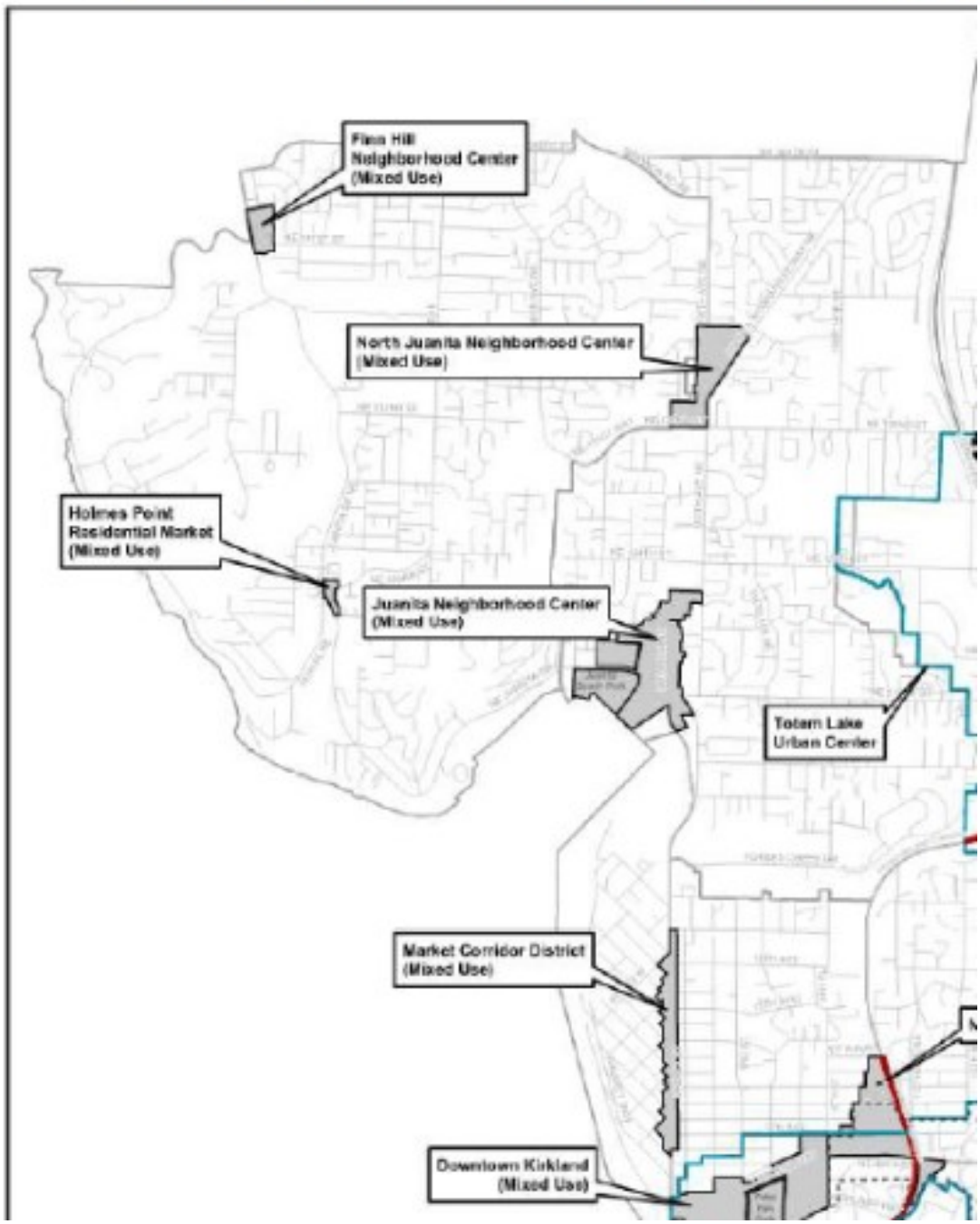
Excerpt from Figure LU-3: Urban Growth Centers and Neighborhood Centers Map:




Excerpt from Figure LU-2: Comprehensive Land Use Map (11/19/24):

Here is the full map of Urban Growth Centers and Neighborhood Centers:

## Figure LU-3: Urban Growth Centers and Neighborhood Cent



# MCCULLOUGH HILL PLLC

December 5, 2024

VIA ELECTRONIC MAL

Honorable Kelli Curtis, Mayor
Honorable City Councilmembers
City of Kirkland
123 5th Avenue
Kirkland, Washington 98033

Re: Comprehensive Plan Update
Parmac Property CAR Amendments

Honorable Mayor Curtis and Councilmembers:

We are Wfiting on behalf of Tom Schafer, long-time owner of the Parmac property in the Totem Lake area. Two years ago, Mr. Schafer submitted a Community-Initiated Amendment Request (CAR) application (CAM22-00873) to the City requesting modifications to the comprehensive plan and zoning for the Parmac property that would facilitate future residenåal development. The City incorporated the CAR request in the larger Comprehensive Plan update project and this request has worked its way favorably through the review process for more than a year and a half. Mr. Schafer has been an active participant in this process and has all ongoing feview fees associated with his request. Residential incentive policy changes for the Parmac property gained support from City staff and the Planning Commission duHng this review and it is our hope that the City Council will act favorably on the recommendation before it regarding the Parmac amendments.

Late in the process, a suggestion has been made to defer any action on the Totem Lake Business District, including the Parmac amendments, instead calling for a future subarea planning process for the area. While such a subarea plan may be a worthwhile exercise, it has no funding or and its timing is completely uncertain. As a result, if a subarea planning process supplants the pending Parmac amendments, it would simply compound the delay for residential planning f0f the Parmac property. Even if the City Council supports such a subarea plan, we strongly encourage you to take favorable action on the Parmac residendal policies currently before you. The two are not

Inconststent.

The Parmac property has been zoned for business uses for many decades, but as Tom Schafer has indicated in the planning review process, his long-standing efforts to attract investrnent for business



uses has been unsuccessful. The Parmac property is a small area sandwiched between an existing residential neighborhood and the Cross-Kirkland Connector. This location has made it less attractive for business uses but ideal for future residential development. Just in the last two years, another major multifamily residential project has been developed just south of the Parmac property ·Other business-zoned portions of the larger subarea do not share in these characteristics: they include larger areas of business zoning, a stronger history of business use and less proximity to existing residential areas. Because the Parmac property is unique in these respects, it is possible to take action to support residenåal use on the Parmac property while still undertaking a future subafea study of other portions of the Totem Lake Business Dist.]åct.

For these reasons, we strongly urge you to adopt the Parmac amendments supported by the Planning Commission. This will avoid penalizing Mr. Schafer for patiently working with the City through this Comprehensive Plan update and will not prevent the City Council from calling for a futufe subarea plan if it desires. This path will promote the development of housing in an appropriate location, on a site that history has proven is not well-suited for business uses. We appreciate your attention to this request.

Sincerely,

John C. McCullough

cc: Tom Schafer

December 5, 2024

Please DO NOT REMOVE ALL RESIDENTIAL ZONING when you finalize Kirkland's 20-year Comprehensive Plan update on December 10th.

There is no need to change ALL Residential zones to Mixed Use. Home-based businesses can and should continue to operate within residentially zoned areas, as they do in most other cities.

Our city thrives by having a mix of zones – Residential, Office, Commercial, Mixed Use, Civic, Parks, etc. Redmond and Bellevue are retaining Residential zones.

I support a diversity of housing in Kirkland. Changing the three current Residential land uses to a single Residential Mixed Use designation will reduce housing diversity.

Changing all Residential zones to Mixed Use would have more significant impacts than is implied by a seemingly simple word change. It could significantly change the characteristics of residential areas including setbacks, buffers from medium-to-large commercial properties, lot coverage, etc.

We realize that the plan only removes the Residential Land Use designation, but the plan will direct the zoning changes that will be underway next year. Therefore, the Residential Land Use designation needs to be reinstated now!

We have been raising this issue since at least September. We urge you to reinstate Residential zoning before it is too late.

Thank you for your service to our great city.

**From:**
**Sent:** Wednesday, December 4, 2024 9:46 PM
**To:** City Council; Planning Commissioners; Adam Weinstein; Scott Guter; Kelli Curtis; Jay Arnold; Neal Black; Amy Falcone; Penny Sweet; Jon Pascal; Allison Zike; Janice Swenson
**Subject:** Support for Amendments to Protect Southern Industrial Area and Adjacent Neighborhoods

**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 Mayor, Deputy Mayor, Councilmembers, Planning Commissioners, and Planning Staff,**

As a resident living directly adjacent to the Southern Industrial Area, I am writing to express my strong support for the amendments proposed by Councilmember Pascal, specifically Policy GP-X, GP-4.5, GP-4.6, H-2.X, ED 1.1, and the requirement for a Subarea Plan for the Southern Industrial Area. These policies are essential for ensuring that Kirkland's Comprehensive Plan thoughtfully considers the needs of both businesses and the surrounding community.

## Protecting Neighborhood Livability

The Southern Industrial Area, including ParMac, plays a vital role in our community—not only as a hub for local businesses but also as a buffer that supports the livability of nearby single-family homes like mine. Proposed changes to zoning and land use in this area risk:

- **Significantly Increasing Traffic:** The already constrained infrastructure in this area cannot support the additional traffic that higher-density development would bring. This will directly impact the quality of life for residents and create safety concerns for families and pedestrians.
- **Displacing Local Businesses:** ParMac and surrounding industrial spaces house businesses that are integral to Kirkland's economy and character. If displaced, these businesses will struggle to find affordable, local alternatives, potentially forcing them to relocate outside Kirkland, harming both employees and the broader community.
- **Eroding Neighborhood Character:** Allowing unchecked growth in the Southern Industrial Area without a clear plan would undermine the stability and livability of adjacent neighborhoods like mine, which are already feeling the pressures of increased development.

## The Importance of a Subarea Plan

The proposed requirement for a Subarea Plan for the Southern Industrial Area is critical. This targeted planning approach would allow Kirkland to:

- **Balance Growth and Stability:** Ensure that growth aligns with infrastructure capacity and maintains a livable environment for residents.
- **Preserve Vital Industrial Spaces:** Protect businesses that contribute to Kirkland's economy while thoughtfully planning for future needs.
- **Engage the Community:** Incorporate input from residents and business owners who are directly affected, ensuring that the plan reflects the community's priorities.

## Why These Amendments Matter

The inclusion of these policies ensures that Kirkland's growth is managed responsibly, with a clear focus on maintaining a balance between development and preserving the qualities that make this city unique. Policies like GP-X, GP-4.5, GP-4.6, and H-2.X ensure that the Comprehensive Plan prioritizes thoughtful growth while addressing affordability and equity concerns.

## Call to Action

I strongly urge you to adopt the proposed amendments and Subarea Plan requirement into the Comprehensive Plan. As someone directly impacted by decisions in this area, I believe these steps are essential for ensuring that Kirkland's future reflects the needs of its residents and businesses.

Thank you for your attention to this important matter and for your commitment to balanced, inclusive planning.

Sincerely,

Voting Homeowner Living Directly Adjacent to ParMac/Southern Industrial Area

**From:**
**Sent:** Wednesday, December 4, 2024 5:00 PM
**To:** Scott Guter; Allison Zike; Adam Weinstein; Janice Swenson
**Subject:** DO NOT REMOVE ALL RESIDENTIAL ZONING from Kirkland!

**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: Mayor, Deputy Mayor, and Councilmembers**

**Cc: Planning Commissioners**
**Cc: Planning Staff**

Dear City Leadership,

I am writing to echo the concerns of fellow residents regarding the proposed removal of all Residential zoning in Kirkland's Comprehensive Plan. I strongly urge the Council to preserve Residential zoning and safeguard the character, diversity, and balance that make Kirkland a great place to live.

## Why Residential Zoning Matters

Kirkland thrives on a mix of zones—Residential, Office, Commercial, Mixed Use, Civic, Parks, and more. These diverse designations create a vibrant, functional city while protecting the distinct qualities of each area. Cities like Redmond and Bellevue are retaining their Residential zones, and Kirkland should do the same to maintain its unique character and livability.

Removing all Residential zoning in favor of a single Residential Mixed Use designation would have far-reaching consequences:

- **Erosion of Housing Diversity:** A single Residential Mixed Use designation reduces the variety of housing types by potentially allowing higher-intensity uses throughout residential neighborhoods.
- **Impact on Neighborhood Characteristics:** The proposed change could alter setbacks, buffers, lot coverage, and other factors that define Kirkland's neighborhoods. These changes risk fundamentally transforming quiet residential areas into more congested, mixed-use environments.
- **Loss of Balance:** Residential zoning ensures a balance between housing, commercial spaces, and green areas. Removing it undermines this balance and diminishes the livability of Kirkland.

## Support for Residential Zones and ParMac

Like other residents, I support a diversity of housing options, but this can be achieved without eliminating Residential zoning. Home-based businesses already operate successfully within Residential zones, as they do in most cities, and there's no need to sacrifice the integrity of these areas to support entrepreneurship.

Additionally, areas like ParMac represent valuable commercial spaces that serve our community's needs. Preserving these areas alongside Residential zoning ensures that Kirkland remains a city where both residents and businesses can thrive.

## The Time to Act Is Now

While the plan may seem to focus on land-use designations rather than immediate zoning changes, it sets the direction for future zoning decisions. Once the Residential Land Use designation is removed, it will be much harder to reverse course.

I urge you to:

1. **Reinstate the Residential Land Use Designation:** Preserve Kirkland's Residential zones to maintain housing diversity and protect neighborhood character.
2. **Protect Commercial Spaces Like ParMac:** Retain key commercial areas that are integral to Kirkland's economy and identity.
3. **Prioritize Thoughtful Planning:** Consider the long-term implications of these changes and ensure that future zoning decisions reflect the community's needs and values.

Thank you for your service and for considering the voices of residents who care deeply about Kirkland's future. By preserving Residential zoning and balancing other land uses, we can ensure that Kirkland remains a welcoming and sustainable community for all.

Sincerely,

Voting Kirkland Resident

**From:**
**Sent:** Wednesday, December 4, 2024 4:37 PM
**To:** Allison Zike; Scott Guter; Janice Swenson; Adam Weinstein
**Subject:** Fwd: Call for Financial Analysis and Vote Delay on Kirkland's Comprehensive 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.

**Dear Kirkland City Council and Planning Commission,**

I am writing to express serious concerns about the lack of a comprehensive financial analysis accompanying the 2044 Comprehensive Plan and to urge a delay in the vote until this critical information is provided. Without transparency on the plan's financial implications, proceeding with a vote is premature and risks jeopardizing Kirkland's fiscal health and the trust of its residents.

## Where Is the Financial Plan?

The Comprehensive Plan includes significant proposals that will impact Kirkland residents, from higher taxes to fund subsidized affordable housing to strained city budgets. Yet, no detailed financial analysis has been presented to the full City Council.

A knowledgeable and dedicated community member offered detailed data highlighting affordability challenges and urging judicious use of developer incentives. However, these efforts were consistently delayed, deflected, and ultimately denied full consideration. While Councilmember Jon Pascal has commendably sought to understand the financial impacts, the remaining Council members lack the same critical insights needed to make an informed decision.

## The Cost of Moving Forward Without Data

The financial implications of the Comprehensive Plan are substantial. For example, the cost per affordable housing unit could range from $21,000 to $31,000. These are not trivial figures, and they raise pressing questions about how the City will manage taxes, services, and financial stability under the new plan.

Yet, instead of addressing these impacts before the vote, the City appears to be deferring this discussion until after the vote is taken. This approach undermines the Council's ability to make informed decisions and disregards the community's right to transparency on issues that directly affect their financial future.

## A Call for Responsible Decision-Making

To ensure that the Comprehensive Plan is financially sustainable and equitable, I urge the Council and Planning Commission to:

1. **Delay the Vote:** Postpone the Council vote on the Comprehensive Plan until a full financial analysis has been conducted and shared with all seven Council members and the public.
2. **Conduct a Transparent Financial Analysis:** Provide detailed projections of the plan's costs, including the implications for taxes, services, and Kirkland's overall budget.

3. **Engage Residents in Fiscal Discussions:** Host public workshops to review the financial analysis, answer questions, and gather input from the community before moving forward.

Significant decisions like the Comprehensive Plan should not be rushed or made in the absence of critical data. Kirkland residents and elected officials deserve a clear understanding of the financial impacts before committing to policies that will shape the city's future for decades to come.

I respectfully urge you to prioritize transparency, fiscal responsibility, and informed decision-making by delaying the vote until these steps are completed.

Sincerely,

**From:**
**Sent:** Wednesday, December 4, 2024 2:56 PM
**To:** City Council
**Cc:** Planning Commissioners; Allison Zike; Janice Swenson; Scott Guter; Adam Weinstein
**Subject:** K2044: Please Do Not Remove All Residential Zoning From Kirkland

**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: Mayor, Deputy Mayor, and Councilmembers
Cc: Planning Commissioners
Cc: Planning Staff

Please DO NOT REMOVE ALL RESIDENTIAL ZONING when you finalize Kirkland's 20-year Comprehensive Plan update on December 10th.

There is NO NEED TO CHANGE ALL RESIDENTIAL ZONES TO MIXED USE. Home-based businesses can and should continued to operate within residentially zoned areas, as they do in most other cities.

Our city thrives by having a mix of zones – Residential, Office, Commercial, Mixed Use, Civic, Parks, etc. Redmond and Bellevue are retaining Residential zones.

I support a diversity of housing in Kirkland. Changing the three current Residential land uses to a single Residential Mixed Use designation will reduce housing diversity.

Changing all Residential zones to Mixed Use would have more significant impacts than is implied by a seemingly simple word change. It could significantly change the characteristics of residential areas including setbacks, buffers from medium-to-large commercial properties, lot coverage, etc.

I realize that the plan only removes the Residential Land Use *designation*, but the plan will direct the *zoning* changes that will be underway next year. Therefore, the Residential Land Use designation needs to be reinstated now!

I have been raising this issue since at least September. I urge you to reinstate Residential zoning before it is too late.

Thank you for your service to our great city.

Kirkland Resident

December 4, 2024

Dear Council and Staff. I hope you all had a nice and relaxing Thanksgiving.

I'm writing today to express my concern regarding an e-mail that the city recently sent out as official communication, pertaining to the "City of Kirkland: K2044 Comprehensive Plan Update". I've appreciated receiving these updates and others. I find them to be a valuable source of what's been changed or updated, amendments that are up for consideration, etc.

I was shocked to see that they city chose to use this list to self-promote an event that's being sponsored by the city (questionable use of resources and the funding of Livable Kirkland, but that's for another discussion). This communication was in no way an update to the comp plan but rather, an inappropriate use of this "official" list. it adds to the confusion and trust issues that many in the community have regarding the manner in which the city and staff have gone about communicating details surrounding the plan.

I'm curious as to the rationale behind this decision and who provided approval to utilize the city's official comp plan e-mail list to support this third-party event? The city has plenty of other communication vehicles if the desire was to disseminate information. The "official" comp plan update list shouldn't have been one of them.

Thank you....

# K2044 Comprehensive Plan - Public Comment Form

| | |
|---|---|
| **Submitted on** | 3 December 2024, 5:29pm |
| **Receipt number** | 140 |
| **Related form version** | 7 |

## K2044 Public Comment Form

| | |
|---|---|
| **Which topic area would you like to comment on?** | Housing / Human Services |
| **Please provide comments here:** | Tonight since the weather has taken a turn, I was wondering where those who are unhoused can seek shelter and if there is anything I could do to help? I worry about the safety of the vulnerable people in this cold weather. |

December 2, 2024

City Council,

Thank you for your work on updating Kirkland's 20-year Comprehensive Plan.

My husband and I live and own a home in the West of Market neighborhood. We love our neighborhood, the parks and living in Kirkland.

In response to the Comprehensive Plan Update we would like to see the Council:

Reinstate the Residential Land Use designation instead of changing all residential zones to Residential Mixed Use, Corridor Mixed Use, etc. – Land Use Chapter, pp 7-8

• Residential Land Use would be defined as follows: "Accommodates predominantly residential uses with a range of allowed building types, generally ranging from single-unit to middle-housing types. This area may include small-scale commercial uses (e.g., daycares and home-based businesses)".
• In the future, if there are focused subareas in residential areas that are studied and deemed to have sufficient infrastructure to support corner stores, institutional uses, and semi-public uses, those areas must be clearly defined and can be designated as Residential Mixed Use. Or, those uses belong in Center Mixed Use zones.

Thank you for your attention to this matter.

Sincerely,

Kirkland, WA 98033

December 2, 2024

Dear City Council,

I am writing in support of the Finn Hill Neighborhood Alliance November 17th letter to you regarding the 2044 Comprehensive Plan Update. It strikes a balance between achieving strategic growth objectives and maintaining livable neighborhoods. It reiterates Kirkland's commitment to Green Infrastructure, which allows Kirkland to continue to be one of the most livable cities in the country.

Thanks so much for your time,

December 2, 2024

Kurt and Council,

I have so many issues with this email.

First, that this is being advertised in conjunction with the Comprehensive Plan update is unconscionable, particularly in view of the fact that when I suggested back in the summer that staff and Planning Commission should do more to publicize the upcoming hearings on the Comp Plan and to spell out in plain language what the proposed changes could mean, I was completely dismissed and told that they were following established protocol for providing notice to citizens. City Staff is spending a great deal of energy publicizing and actively encouraging citizens to attend this event, which is set for mere days before Council is scheduled to have its final study session and then vote on the Comprehensive Plan. If this isn't intended to push a particular agenda on the public, I don't know what is.

Additionally, this is now at least the second Liveable Kirkland sponsored event the City is "co-sponsoring" and providing City resources to host, advertise, video, etc. free of charge. Liveable Kirkland is an advocacy group with a very specific agenda. Why is the City providing resources, including a direct link in this email to Liveable Kirkland's website, to further the agenda of this relatively small advocacy group? At the November 6 Council meeting, it was stated that a neighborhood association had engaged in advocacy and the City needed to reconsider whether to provide insurance for the neighborhood associations in view of such advocacy. In light of that, I find this supply of City resources to what is indisputably an advocacy group to be really rich. Especially so since all the HNA actually did was to provide factual information to Houghton residents about how the two state representatives who represent the district in which Houghton is located have voted on matters that have had or have the potential to have a significant impact on the neighborhood (whether you find those impacts to be good or bad), and encourage residents to further educate themselves and be thoughtful when making voting decisions - something we should all do regardless of our political leanings. I find the City's association with Liveable Kirkland highly inappropriate and I am feeling increasingly unwelcome by my own City.

Regards,

December 2, 2024

Dear City Council,

I wanted to share my thoughts on a few of the potential amendments to the 2044 Comprehensive Plan ahead of tomorrow's City Council meeting. I'm concerned that Kirkland currently has a housing shortage, and I would discourage any changes to the Comprehensive Plan that weaken efforts to add more and different varieties of housing over the next 20 years, or that create additional barriers to building more housing. Specifically, I hope the council does not adopt the following amendments:

* Councilmember Tymczyszyn's proposed amendments to LU-3.4, LU-4.2, and LU-4.3.
* Councilmember Pascal's proposed new policy GP-X.

Best,

December 2, 2024

City Council,

I am a voting resident of Kirkland.

Please do not remove all single-family residential zoning designation from our neighborhoods, including a policy that supports increased residential density in “any area with the potential to be a 10-minute neighborhood” - that could be our whole City!

Comprehensive Plans should benefit the entire city, addressing the needs of both current and future residents. High-density developments should be concentrated in urban centers that have the infrastructure to support it, not in areas already overloaded with increased density from middle housing zoning changes (such as ADUs).

Kirkland residents expect a safe, balanced growth for our community.

Sincerely,

December 2, 2024

Dear City Council,

I see today that you're having a Study Session for the Draft Comprehensive Plan 2044. I've already given plenty of feedback elsewhere, so I'll spare you the recap. In this instance, I just want to focus on the Draft Housing Element. I hope you take my thoughts into consideration.

In the draft, I saw very little in the way of public, or non-market housing. I think if we want to get serious about improving affordability, and housing diversity in the city, the city itself needs to take the helm. Thankfully, we can follow the lead of other cities who've had success in this regard. In particular, Vienna. I attached a couple articles I strongly encourage you to read:

https://www.theguardian.com/lifeandstyle/2024/jan/10/the-social-housing-secret-how-vienna-became-the-worlds-most-livable-city
https://www.nytimes.com/2023/05/23/magazine/vienna-social-housing.html
https://www.huduser.gov/portal/pdredge/pdr_edge_featd_article_011314.html

Essentially, the city itself builds, owns, and operates large swaths of housing stock. Which it then operates 'at cost'. With the profit motive removed, they can keep rents low for years, and ensure proper upkeep and maintenance. They don't need to raise rents for 'market adjustment' year over year. There are no investors demanding ever higher returns. I'm only scratching the surface in this email.

I believe this is the future of housing affordability in general, and it would be amazing to see Kirkland at the forefront.

As ever, thank you for your time and your service to our city.

Cheers,

December 2, 2024

I am reviewing the most recent 2044 Comprehensive Plan updates and specifically the Land Use element, which will be part of the City Council study session this coming Tuesday night. Given the changes in the plan to now focus on “Urban Growth Centers, neighborhood centers, and middle housing options in primarily residential neighborhoods,” I believe that a change to the Lakeview Neighborhood plan is warranted to reflect that Lakeview is not part of the Greater Downtown Urban Center and revert back to the original and more reasonable language about residential housing, particularly in Lakeview Terrace. What is the best way to accomplish this and who would I need to speak with to ensure that the overall Comprehensive Plan land use changes are carried through effectively into the Lakeview Neighborhood plans?

Thanks,

December 2, 2024

Dear Mayor Curtis, Deputy Mayor Arnold and Councilmembers,

I have reviewed staff's memo dated 11/7 regarding the comp plan update. I have the following two comments:

-I emphatically suggest that H-2.25 be amended such that lot size reductions and zoning consolidation are 'approached with caution'. Potential changes like this may go too far and could jeopardize the character of Kirkland's neighborhoods.
-The incremental housing units regarding the Goodwill and Michaels sites should not be considered in the comp plan. The neighbors have yet to see the plans for these two developments.

Thank you for considering these comments and for all the work you have put into this update.

Sincerely,

FHNA member

December 2, 2024

Dear City Council,

I am writing to express my concerns regarding the current process being followed for the 2044 Comprehensive Plan. Recently, Commissioner Bria Heiser introduced a vote of No Confidence, and I would like to urge you to support this motion.

As residents of Kirkland, we have the right to demand a middle plan that strikes a balance between no growth and extreme growth. Commissioner Heiser rightly pointed out that, according to SEPA guidelines, cities are typically presented with at least three growth options for study before selecting a final plan. This standard has been followed by neighboring cities such as Bellevue, Redmond, and Seattle, where multiple options were considered before settling on a hybrid or balanced approach.

However, Kirkland was only presented with two options—one fewer than required by the state. These options, titled "No Growth" and "Growth," offered starkly opposing views without leaving room for a more moderate approach. The No Growth plan was dismissed as unviable under current state mandates, and the city has since pursued a Growth plan that focuses on massive change without considering a reasonable middle ground.
What was missing was a moderate path—a plan that could update our existing policies to meet state mandates while directing growth to areas where it had already been planned, such as the Station Area, neighborhood centers, and missing middle housing. This middle option would meet the state targets, but it was never properly documented, studied, or presented. Simply amending another plan is not a solution—this is mitigation, not planning.

Asking the city staff to assemble a balanced growth plan is not asking too much. It is the responsibility of the city to understand SEPA regulations and present comprehensive options to the commission. Residents deserve a thorough, well-considered plan that reflects all possible growth avenues, rather than an extreme, one-sided approach.
Commissioner Heiser's call for a No Confidence vote was a necessary step to halt this flawed process, even at this late stage. The vote in chambers may have been 6-1, but the sentiment in the community is clear—6-3,757in favor of a balanced, reasonable approach to growth.

This is our city, and we should not be subjected to extreme experiments. I stand with Commissioner Heiser and respectfully request that the City Council consider a vote of No Confidence in the current process and demand that a middle growth option be studied and presented.

Sincerely,

Kirkland Resident

December 2, 2024

Dear City Council,

I am writing to express my concerns regarding the current process being followed for the 2044 Comprehensive Plan. Recently, Commissioner Bria Heiser introduced a vote of No Confidence, and I would like to urge you to support this motion. I will be tracking who votes either way and ensuring all of my fellow residents understand each of your views on this moving forward.

As residents of Kirkland, we have the right to demand a middle plan that strikes a balance between no growth and extreme growth. Commissioner Heiser rightly pointed out that, according to SEPA guidelines, cities are typically presented with at least three growth options for study before selecting a final plan. This standard has been followed by neighboring cities such as Bellevue, Redmond, and Seattle, where multiple options were considered before settling on a hybrid or balanced approach.

However, Kirkland was only presented with two options—one fewer than required by the state. These options, titled "No Growth" and "Growth," offered starkly opposing views without leaving room for a more moderate approach. The No Growth plan was dismissed as unviable under current state mandates, and the city has since pursued a Growth plan that focuses on massive change without considering a reasonable middle ground.
What was missing was a moderate path—a plan that could update our existing policies to meet state mandates while directing growth to areas where it had already been planned, such as the Station Area, neighborhood centers, and missing middle housing. This middle option would meet the state targets, but it was never properly documented, studied, or presented. Simply amending another plan is not a solution—this is mitigation, not planning.

Asking the city staff to assemble a balanced growth plan is not asking too much. It is the responsibility of the city to understand SEPA regulations and present comprehensive options to the commission. Residents deserve a thorough, well-considered plan that reflects all possible growth avenues, rather than an extreme, one-sided approach.
Commissioner Heiser's call for a No Confidence vote was a necessary step to halt this flawed process, even at this late stage. The vote in chambers may have been 6-1, but the sentiment in the community is clear—6-3,757in favor of a balanced, reasonable approach to growth.

This is our city, and we should not be subjected to extreme experiments. I stand with Commissioner Heiser and respectfully request that the City Council consider a vote of No Confidence in the current process and demand that a middle growth option be studied and presented.

Sincerely,

Voting Kirkland Resident

December 2, 2024

My name is Bill Cruikshank and I live in the Moss Bay neighborhood. I support a future where Kirkland provides abundant and affordable housing for all ages, wages, and stages of life. The vast majority of my friends and family who live in Kirkland want more abundant and affordable housing. This desire is felt even more strongly amongst my friends and family who were priced out and had to move away from Kirkland. Some within my social network have been priced out of Kirkland and still work here and are frustrated that Kirkland has created this predicament. In short, a quiet majority of people support housing abundance. (Source)

I support the 2044 Comprehensive Plan where it maximizes our opportunities to unlock additional housing. However, we can better achieve our housing and sustainability goals by reintroducing the frequent transit overlay. Additionally, please remove any language that selectively creates barriers to more abundant housing, such as requiring additional studies for apartments that aren't required for single family homes. Finally, please fully commit to removing minimum parking requirements as they directly increase the cost of housing.

Thanks again for your time and effort co-creating the final draft of the 2044 Comprehensive Plan. The actions above are critical ingredients for the long-term health, happiness, and sustainability of Kirkland.

Thank you,

**From:**
**Date:** November 28, 2024 at 6:14:57 PM GMT+2
**To:** Kelli Curtis <KCurtis@kirklandwa.gov>, Jon Pascal <JPascal@kirklandwa.gov>, Jay Arnold <JArnold@kirklandwa.gov>, John Tymczyszyn <JTymczyszyn@kirklandwa.gov>, Penny Sweet <PSweet@kirklandwa.gov>, Neal Black <NBlack@kirklandwa.gov>, John Tymczyszyn <johnt@kirklandwa.gov>
**Subject: Concerns Over the 2044 Comprehensive Plan Process**

> **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 City of Kirkland Leadership,

I am writing to express my profound outrage at the City's mishandling of the 2044 Comprehensive Plan process. The recent email promoting a joint event with Livable Kirkland is the clearest example yet of how this partnership has derailed what should have been an inclusive and balanced effort.

From the outset, residents have been systematically excluded from meaningful participation. Instead, Livable Kirkland—a small advocacy group that only recently grew to 400 members after nearly eight years of existence—has been elevated to a position of outsized influence. This group has pushed a narrow agenda, misrepresenting itself as the community's voice while leveraging its connections to the City Planner and other officials to dominate the process.

The City's overt partnership with Livable Kirkland is a blatant betrayal of public trust. The email, presented under the guise of a Comprehensive Plan Update, shamelessly promotes Livable Kirkland's agenda, linking directly to their website and showcasing their access to the City Planner, who has attended multiple Livable Kirkland events but does not receive the same reception when addressing resident groups. This is not impartial governance; it is blatant favoritism.

The hypocrisy is infuriating. At the November 6 Council meeting, neighborhood associations were criticized for advocating while providing factual, nonpartisan information to residents, with threats to revoke their insurance. Yet, the City

freely provides resources and platforms to Livable Kirkland—an advocacy group with a clear political agenda—to host events, use public funds, and speak without restriction. This inequity creates an imbalance of power and silences genuine opposition, eroding confidence in the City's ability to govern fairly.

This partnership has alienated residents and steered the comprehensive plan away from serving the broader community. Instead of engaging inclusively, the City has aligned with a divisive vision that represents the interests of a select few at the expense of Kirkland's diverse population.

Kirkland deserves better. The comprehensive plan will shape our city for decades, and it must reflect the needs of all residents—not just those with preferential access to City leadership.

To restore fairness, transparency, and trust, I expect the City:

1. **Immediately Cease the Partnership with Livable Kirkland**: During the comprehensive plan process, public resources must not be used to support or promote events, initiatives, or materials sponsored by Livable Kirkland or any advocacy group. Public messaging must remain neutral and inclusive, reflecting the interests of the entire community.

2. **Restore Respect for Neighborhood Associations**: Recognize the vital role neighborhood associations play in representing their communities and offer an apology for any actions that may have discouraged their participation. Commit to strengthening support for these associations, ensuring they can share factual, nonpartisan information and engage meaningfully without fear of punitive measures.

3. **Ensure Accountability for City Leadership**: Conduct a thorough review of the decision-making process that allowed Livable Kirkland to exert disproportionate influence. Publicly disclose all meetings, partnerships, and collaborations between City staff and Livable Kirkland to address transparency concerns.

4. **Recommit to Resident-Led Engagement**: Conduct new public hearings or workshops led by neutral facilitators to allow residents to review and provide input on the comprehensive plan. Establish a resident oversight committee to monitor the allocation of public resources and ensure all community voices are heard.

5. **Acknowledge Mistakes and Commit to Rebuilding Trust**: Publicly acknowledge the missteps in managing this process and commit to greater transparency, fairness, and inclusivity in future planning efforts.

This is a defining moment for Kirkland. I urge you to take these steps to restore the integrity of the comprehensive plan process and ensure it reflects the diverse needs and voices of all residents—not just the interests of a select few.

Sincerely,

**From:**
**Date:** November 27, 2024 at 10:50:43 AM GMT+2
**To:** Kelli Curtis <KCurtis@kirklandwa.gov>, Jay Arnold <JArnold@kirklandwa.gov>, Neal Black <NBlack@kirklandwa.gov>, Amy Falcone <afalcone@kirklandwa.gov>, Jon Pascal <JPascal@kirklandwa.gov>, Penny Sweet <PSweet@kirklandwa.gov>, John Tymczyszyn <johnt@kirklandwa.gov>
**Subject: The Partnership That Led Kirkland's Comprehensive Plan Astray**

Dear City of Kirkland Leadership,

I am writing to express my profound disappointment with the City's handling of the 2044 Comprehensive Plan process. The recent email promoting a joint event with Livable Kirkland is the clearest example yet of how this partnership has derailed what should have been an inclusive and balanced effort.

From the outset, residents have been systematically excluded from meaningful participation. Instead, Livable Kirkland—a small advocacy group that only recently grew to 400 members after nearly eight years of existence—has been elevated to a position of outsized influence. This group has pushed a narrow agenda, misrepresenting itself as the community's voice while leveraging its connections to the City Planner and other officials to dominate the process.

The City's overt partnership with Livable Kirkland undermines public trust. The email, presented under the guise of a Comprehensive Plan Update, promotes Livable Kirkland's agenda, linking directly to their website and showcasing their access to the City Planner, who has attended multiple Livable Kirkland events but does not receive the same reception when addressing resident groups. This is not impartial governance; it is blatant favoritism.

The hypocrisy is undeniable. At the November 6 Council meeting, neighborhood associations were criticized for advocating while providing factual, nonpartisan information to residents, with threats to revoke their insurance. Yet, the City freely provides resources and platforms to Livable Kirkland—an advocacy group with a clear political agenda—to host events, use public funds, and speak without restriction. This inequity creates an imbalance of power and silences genuine opposition, eroding confidence in the City's ability to govern fairly.

This partnership has alienated residents and steered the comprehensive plan away from serving the broader community. Instead of engaging inclusively, the City has aligned with a divisive vision that represents the interests of a select few at the expense of Kirkland's diverse population.

Kirkland deserves better. The comprehensive plan will shape our city for decades, and it must reflect the needs of all residents—not just those with preferential access to City leadership.

To restore fairness, transparency, and trust, I urge the City to:

1. **Immediately Cease the Partnership with Livable Kirkland:**
   During the comprehensive plan process, public resources must not be used to support or promote events, initiatives, or materials sponsored by Livable Kirkland or any advocacy group. Public messaging must remain neutral and inclusive, reflecting the interests of the entire community.
2. **Restore Respect for Neighborhood Associations:**
   Recognize the vital role neighborhood associations play in representing their communities and offer an apology for any actions that may have discouraged their participation. Commit to strengthening support for these associations, ensuring they can share factual, nonpartisan information and engage meaningfully without fear of punitive measures.
3. **Ensure Accountability for City Leadership:**
   Conduct a thorough review of the decision-making process that allowed Livable Kirkland to exert disproportionate influence. Publicly disclose all meetings, partnerships, and collaborations between City staff and Livable Kirkland to address transparency concerns.
4. **Recommit to Resident-Led Engagement:**
   Conduct new public hearings or workshops led by neutral facilitators to allow residents to review and provide

input on the comprehensive plan. Establish a resident oversight committee to monitor the allocation of public resources and ensure all community voices are heard.

5. **Acknowledge Mistakes and Commit to Rebuilding Trust:**
   Publicly acknowledge the missteps in managing this process and commit to greater transparency, fairness, and inclusivity in future planning efforts.

This is a defining moment for Kirkland. I urge you to take these steps to restore the integrity of the comprehensive plan process and ensure it reflects the diverse needs and voices of all residents—not just the interests of a select few.

Sincerely,

Kirkland Resident

**From:**
**Date:** November 27, 2024 at 11:27:35 PM GMT+2
**To:** Kelli Curtis <KCurtis@kirklandwa.gov>, Jay Arnold <JArnold@kirklandwa.gov>, Neal Black <NBlack@kirklandwa.gov>, Amy Falcone <afalcone@kirklandwa.gov>, Jon Pascal <JPascal@kirklandwa.gov>, Penny Sweet <PSweet@kirklandwa.gov>, John Tymczyszyn <johnt@kirklandwa.gov>, City Council <citycouncil@kirklandwa.gov>, Planning Commissioners <planningcommissioners@kirklandwa.gov>
**Subject: Restoring Fairness and Transparency in Kirkland's 2044 Comprehensive Plan Process**

**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 Council and Planning Commission,

I am writing to express my profound disappointment with the City's handling of the 2044 Comprehensive Plan process. The recent email promoting a joint event with Liveable Kirkland is a stark example of how this partnership has compromised what should have been an inclusive and balanced planning effort.

From the beginning, the process has systematically excluded residents from meaningful participation. Instead, Liveable Kirkland—a small advocacy group that only recently grew to 400 members after nearly eight years—has been elevated to a position of outsized influence. This group has consistently pushed a narrow agenda, misrepresenting itself as the voice of the community while leveraging its connections with the City Planner and other officials to dominate the process.

The City's overt partnership with Liveable Kirkland undermines public trust. The email, framed as part of the Comprehensive Plan Update, promotes Liveable Kirkland's agenda by linking to their website and highlighting their exclusive access to the City Planner. This same planner has attended multiple Liveable Kirkland events, yet does not receive an equally open reception when

engaging with other resident groups. Such actions reveal clear favoritism, not impartial governance.

The hypocrisy is evident. At the November 6 Council meeting, neighborhood associations were criticized for advocating while merely providing factual, nonpartisan information to residents. Threats to revoke their insurance followed. Meanwhile, Liveable Kirkland—a politically motivated advocacy group—is freely provided City resources and platforms to host events, utilize public funds, and present their agenda without restriction. This inequity stifles diverse viewpoints and erodes confidence in the City's governance.

By aligning with a divisive vision and prioritizing a select few, the City has alienated residents and steered the comprehensive plan away from serving the broader community.

Kirkland deserves a comprehensive plan that reflects the needs of all residents, not just those with privileged access to City leadership. To restore fairness, transparency, and trust, I urge the City to take the following steps:

1. Do Not Rush to Meet the December Deadline:
   Follow the example set by Clyde Hill and delay the deadline for the 2044 Comprehensive Plan. This will allow for a thorough reevaluation of the Planning Commission to address conflicts of interest and rebuild trust in the process.
2. Reconstitute the Planning Commission:
   Require Planning Commission members with conflicts of interest or direct ties to Liveable Kirkland to step down. A fair and impartial commission is essential for the comprehensive plan to serve the entire community rather than select interests.
3. Request Adam Weinstein's Resignation:
   Adam Weinstein, Director of Planning and Building at the City of Kirkland, has shown through his close meetings and alignment with Liveable Kirkland that he is not working in the interest of all Kirkland residents. His actions have compromised public confidence, and his resignation is necessary to restore fairness and integrity to this process.
4. End the Partnership with Liveable Kirkland:
   Cease using public resources to support or promote Liveable Kirkland's events, initiatives, or materials. Public messaging during the comprehensive plan process must remain neutral, reflecting the interests of the entire community.
5. Support and Respect Neighborhood Associations:
   Acknowledge the critical role of neighborhood associations in representing diverse community voices. Apologize for actions that have discouraged their participation, and strengthen support for their efforts to share factual, nonpartisan information and engage meaningfully without fear of punitive measures.

6. Increase Transparency and Accountability:
   Conduct a thorough review of the decisions that allowed Liveable Kirkland to wield disproportionate influence. Disclose all meetings, partnerships, and collaborations between City staff and Liveable Kirkland to rebuild trust in the process.
7. Recenter Engagement on Resident Voices:
   Organize new public hearings or workshops led by neutral facilitators, allowing residents to review and provide input on the comprehensive plan. Establish a resident oversight committee to ensure public resources are allocated equitably and all voices are heard.
8. Acknowledge Mistakes and Commit to Improvement:
   Publicly recognize the missteps in managing this process and commit to greater transparency, inclusivity, and fairness in future planning efforts.

This is a pivotal moment for Kirkland. The 2044 Comprehensive Plan will shape our city for decades. By taking these actions, you can restore integrity to the planning process and ensure it reflects the needs and values of all Kirkland residents.

Sincerely,

Washington State Department of Transportation

Management of Mobility Division
2901 3rd Avenue, Suite 500
Seattle, WA 98121-3014
206-464-1211 / FAX: 206-464-1189
TTY: 1-800-833-6388
www.wsdot.wa.gov

November 26, 2024

City Hall
123 5th Avenue
Kirkland, Washington 98033

Dear Ms. Swenson,

The Washington State Department of Transportation (WSDOT) appreciates the opportunity to review and comment on the Kirkland draft Comprehensive Plan. Please find our comments on these planning efforts below.

WSDOT applauds Kirkland's focus on safety, maintenance and preservation, intelligent transportation systems, multimodal connectivity, and strong transportation/land use connections. We especially appreciate the city's attention to the bike, pedestrian, and transit modes. Per RCW 36.70A(6)(ii), Comprehensive Plan transportation elements are required to assess impacts to state-owned transportation facilities resulting from land use assumptions, along with proposed solutions to correct any identified deficiencies. While the transportation element analyzes impacts to I-405, WSDOT was unable to find any analysis of impacts to adjacent interchanges on SR 520 and 522. While these interchanges are outside city limits, WSDOT believes that the city's land use decisions may have an impact on these facilities. Travelers from Kirkland use these facilities to access the broader transportation system, meaning any safety or operations problems affect them directly. Therefore, it would be in the city's best interest to include an analysis of impacts from its growth.

WSDOT is also aware that, whether inside or outside city limits, our facilities can create barriers to pedestrians and active transportation users. In 2022, the Washington State Legislature passed Senate Bill 5974, the Move Ahead Washington package. The bill directs WSDOT to incorporate the principles of Complete Streets in most state transportation projects. More information, including staff contacts, can be found on WSDOT's Complete Streets webpage. As WSDOT projects on state routes in and around Kirkland advance into the design phase, we look forward to working with the city on our shared goal of a complete active transportation network across city and state facilities.

WSDOT's comprehensive planning resources for local agencies can be found on our Land Use and Transportation Guidance page. This includes a wealth of information on how WSDOT reviews local agency plans, our land use and transportation goals, best practices in building transportation efficient communities, and pertinent concurrency and SEPA guidance. WSDOT's Community Planning Portal may be particularly helpful for local jurisdictions. The portal includes data on the state transportation system often needed to complete the transportation element inventory required by the Growth Management Act. In addition to the data included in the portal, local planners can add their own data to ArcGIS Online and create custom reports.

**Further Engagement & Coordination**

WSDOT appreciates being included in Kirkland planning process. Please reach out if you would like to discuss opportunities for ongoing engagement and coordination, as well as technical assistance available during your work updating your plans. Thank you again for the opportunity to review the Kirkland draft comprehensive plan. We look forward to our continuing productive partnership.

Sincerely,

Jeff Storrar, WSDOT Management of Mobility Policy Manager

CC: Matthew Kenna, WSDOT Management of Mobility

# K2044 Comprehensive Plan - Public Comment Form

| | |
|---|---|
| **Submitted on** | 26 November 2024, 6:59pm |
| **Receipt number** | 139 |
| **Related form version** | 7 |

## K2044 Public Comment Form

| | |
|---|---|
| **Which topic area would you like to comment on?** | General comments |
| **Please provide comments here:** | I'm a bit surprised that you did not survey Kirkland residents about this plan. It feels like there are a number of areas that could be concerning to residents. It feels like there's perhaps too much of a focus on growth and the City's Diversity, Equity, Inclusion and Belonging. How do you intend to get feedback from those living in Kirkland? How do you intend to pay for the plan as it stands today? |

November 22, 2024

As a Juanita Neighborhood Association board member, long time Kirkland resident, and former long-term Kirkland Planning Dept. employee I'd like to share a few thoughts about the Draft Comp Plan language being discussed at tonight's meeting.

There has been a lot of vocal NIMBY pushback from mainly the Market and Houghton Neighborhoods about the location and amount of residential density increases originally proposed by staff earlier this year (i.e. the Transit Corridors). I believe staff were on the right track when they proposed increased densities where transit is or will be available in the future. The Transit Corridors concept should be added back to the proposed Comp Plan updates. Kirkland should be adding enough housing to support all the anticipated new jobs so that if someone works in Kirkland they can also live in Kirkland. It is more equitable to disperse the new housing densities if it is more evenly distributed throughout ALL Kirkland neighborhoods and not just the Downtown, Totem Lake, and NE 85th Corridor. Staff proposed the Transit Corridors because they were the best option to equitably meet mandated housing and job targets.

The Houghton neighborhood has been able to avoid a lot of land use issues over the last 50+ years because of the exclusionary practices of the Houghton Community Council veto authority. Over the last 30 years most of the modest housing in the Houghton, Market, and Norkirk neighborhoods has been destroyed to make way for very expensive mega-houses which contribute to the dwindling supply of middle housing in Kirkland. Kirkland is an urban city and the antiquated suburban notion of large houses on large lots is not realistic in a region with increasing residential and economic growth.

Please don't think that the loud voices that have shown up at City Council meetings are reflective of all the voices in Kirkland. There are many Kirkland voices that are highly supportive of increased densities along the Transit Corridors. The 2044 Comp Plan has the ability to make everyone in Kirkland feel welcome and not just those residents in our wealthiest neighborhoods.

Sincerely,

JNA Board Member

**From:**
**Sent:** Wednesday, November 20, 2024 12:07 PM
**To:** City Council <citycouncil@kirklandwa.gov>; Planning Commissioners <PlanningCommissioners@kirklandwa.gov>
**Subject:** Fwd: Housing is (still) popular

**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 City Council Members and Planning Commissioners,

I'm forwarding this newsletter from Sightline Institute. There may be loud voices at public meetings with "Kirkland Voter" stickers on their blue shirts who say otherwise, but the evidence suggests that the electorate understands that housing is a good thing.

Here's the URL of the article in case the hotlinks don't make it through the portal:
https://www.sightline.org/2024/11/15/in-race-after-race-people-keep-electing-pro-housing-politicians/

Sincerely,

---------- Forwarded message ---------
From: **Michael Andersen, Sightline Institute** <editor@sightline.org>
Date: Wed, Nov 20, 2024, 10:00 AM
Subject: Housing is (still) popular
To: <jennie.jaeger@gmail.com>

*View this email in your browser*

Dear Friend,

Could you use some good election news? I sorta could, and I've got some. Housing, it turns out, **is popular**.

Those of us who've seen years of trench warfare in public hearings know how some people get the wrong impression. A small, loud, and self-confident subset of homeowners feel very strongly that more homes would make their own neighborhoods worse and therefore shouldn't be allowed to exist. These people show up to public hearings.

I sympathize. When you're in elected office, few things are scarier than 15 angry people you've never seen before at a public hearing. You have no way of knowing if you're looking at 15 people or at the tip of a vast iceberg of opposition.

But one of the great things about elections is that they give everybody a chance to share their opinions without figuring out how to attend a public hearing. And year after year, election after election, most voters seem perfectly happy to elect pro-housing politicians.

For my new article, I looked at the political scoreboard across Cascadia in the wake of bipartisan bills in Oregon, Washington, and Montana that legalized duplexes, fourplexes, and sixplexes in cities around the state. Friends, it's pretty close to a shutout. In Oregon and Washington, literally no one who voted for any of these bills lost a re-election race—unless it was to someone else who had voted for the bills. In Montana, the rate of defeat, 16 percent, was exactly the same as the overall rate of defeat.

There is indeed a vast iceberg hidden beneath the surface of Cascadian housing politics. But it's an iceberg of voters who quietly support politicians who offer practical answers to our housing shortage.

Thanks for reading,

Michael Andersen

Director, Cities + Towns

## In Race after Race, People Keep Electing Pro-Housing Politicians

Contrary to some misconceptions, most voters seem to understand that housing is good.

## In case you missed it

**Parking Mandates Are Keeping Kids Out of Daycare**

But cities can ditch these arbitrary rules and help families out of the daycare desert.

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- **Vancouver Shows Just How Much It Costs to Ban Apartments** | Driving problems from inequality to sprawl to pollution, restrictions against anything but single-detached houses have to go.
- **Washington's Most Parking-Burdened Towns and Cities** | A new Sightline report details the arcane, arbitrary, and pernicious rules blocking homes and businesses across the state.

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**From:**
**Subject: ParMac**
**Date:** November 19, 2024 at 10:00:15 PM PST
**To:** Kelli Curtis <kcurtis@kirklandwa.gov>, Jay Arnold <Jarnold@kirklandwa.gov>, Neal Black <nblack@kirklandwa.gov>, Amy Falcone <afalcone@kirklandwa.gov>, Jon Pascal <jpascal@kirklandwa.gov>, Penny Sweet <psweet@kirklandwa.gov>, John Tymczyszyn <JohnT@kirklandwa.gov>, Bria Heiser <bheiser@kirklandwa.gov>, Scott Reusser <sreusser@kirklandwa.gov>, Gina Madeya <gmadeya@kirklandwa.gov>, rrutherford@kirklandwa.gov, arozmyn@kirklandwa.gov, ajacobson@kirklandwa.gov, azike@kirklandwa.gov, aweinstein@kirklandwa.gov, 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 Members of the Kirkland City Council, Planning Commission, and City Planning Staff,**

My name is , and I am a voting resident of Kirkland, living directly behind the ParMac Business Park on NE 111th St. I attempted to speak at tonight's meeting via Zoom, but my raised hand was not registered. I am writing to express my significant concerns regarding the proposed redevelopment of the ParMac site into a mixed-use residential area with tiered towers of up to 18 stories. This proposal raises numerous issues that directly impact residents, the environment, and the broader community.

## Lack of Public Transportation and Infrastructure

The proposed development would add up to 1,200 residential units in an area with inadequate public transportation infrastructure. The nearest bus line, Route 893, provides limited service during school hours and is not a viable option for daily commuting. Steep inclines on Forbes Creek Drive further limit accessibility for pedestrians and cyclists. Additionally, the existing road network around 116th Avenue NE and NE 124th Street is already overburdened, especially during peak hours.

Councilman Jon Pascal visited our home this summer to assess the situation and

noted the insufficient public transportation in this area.

This area is also bracing for increased traffic upon the completion of the 121-unit Cross Kirkland Townes development off 120th Avenue NE. That corridor already experiences significant backups during peak hours, and the cumulative traffic impact of these projects will only worsen congestion. Without significant investments in transportation infrastructure, such dense development is unsustainable and will create serious mobility challenges for current and future residents.

## Environmental Concerns for Forbes Creek

Forbes Creek is a vital ecological asset, hosting species like sockeye salmon and cutthroat trout. The recent Forbes Creek Report Card indicates a decline in its health, dropping 12 points since 2022 to a level of moderate concern. This decline coincides with increased construction activity in the area, including projects like The Pine and the Cross Kirkland Townes.

Further development on the ParMac site could lead to additional degradation of water quality and habitat. A full environmental impact study is essential before any rezoning or construction approval is considered, a concern that Councilman Pascal has also highlighted in previous council meetings.

## Impact on Existing Businesses and Adjacent Homes

The ParMac Business Park is home to several small businesses, including woman- and immigrant-owned enterprises. These businesses are at risk of displacement without clear communication or planning for relocation.

Additionally, the proposed development's scale and proximity to single-family homes—such as mine—would dramatically alter the neighborhood's character, reduce property values, and compromise privacy. Past construction projects like The Pine have already caused structural issues and reduced home saleability in the area, and this proposal would likely amplify these problems.

We were unable to sell our home earlier this summer due to the direct view of The Pine apartments from our back windows. As a result, we spent over $11,000 planting 18-foot Leyland Cypress trees, which currently only block the view of the apartments from the downstairs windows.

## Need for Comprehensive Planning and Community Input

While the developer has expressed support for a subarea plan study, their request that it not delay the project undermines the purpose of such studies: to ensure thoughtful, community-centered planning. Rushing this process disregards the legitimate concerns of residents and the need for thorough environmental and infrastructural assessments.

## Recommendations

1. **Conduct a Comprehensive Subarea Plan Study**: This study must address transportation, environmental, and community impacts before any rezoning is approved.
2. **Perform an Environmental Impact Study**: Evaluate the cumulative effects of ongoing and proposed developments on Forbes Creek and its surroundings.
3. **Ensure Transparent Communication**: Require the property owner and developer to notify current tenants and neighboring residents of plans and potential impacts.
4. **Limit Building Heights**: Reduce the proposed height of tiered towers to align with the character of the surrounding community and minimize privacy and visual intrusion for adjacent single-family homes.
5. **Improve Public Transportation Infrastructure**: Commit to tangible improvements in public transit access and road capacity before approving high-density developments.

I urge the City Council and Planning Commission to prioritize balanced growth that respects the needs of current residents, businesses, and the environment. This proposal, as it stands, poses significant risks and challenges that must be thoroughly addressed.

Thank you for considering these concerns.

Sincerely,

**From:**
**Sent:** Tuesday, November 19, 2024 4:50 PM
**To:** City Council <CityCouncil@kirklandwa.gov>; Planning Commissioners <PlanningCommissioners@kirklandwa.gov>
**Subject:** Public Comment - 19NOV2024 - A Quiet Majority Supports Housing Abundance

**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 City Council,

My name is and I live in the Moss Bay neighborhood. I support a future where Kirkland **provides abundant and affordable housing for all ages, wages, and stages of life**. The vast majority of my friends and family who live in Kirkland want more abundant and affordable housing. This desire is felt even more strongly amongst my friends and family who were priced out and had to move away from Kirkland. Some within my social network have been priced out of Kirkland and still work here and are frustrated that Kirkland has created this predicament. In short, **a quiet majority of people support housing abundance.** (Source)

I support the 2044 Comprehensive Plan where it maximizes our opportunities to unlock additional housing. However, we can better achieve our housing and sustainability goals by reintroducing the frequent transit overlay. Additionally, please remove any language that selectively creates barriers to more abundant housing, such as requiring additional studies for apartments that aren't required for single family homes. Finally, please fully commit to removing minimum parking requirements as they directly increase the cost of housing.

Thanks again for your time and effort co-creating the final draft of the 2044 Comprehensive Plan. The actions above are critical ingredients for the long-term health, happiness, and sustainability of Kirkland.

Thank you,

November 19, 2024

City Council,

I urge you to refrain from high density development in existing residential areas. Please do not change the zoning laws. We expect safe balanced growth, not radical change to our beautiful city of Kirkland.

November 19, 2024

Support for Commissioners Heiser, Madeya, and Reusser – Request for a Moderate, Resident-Focused 2044 Comprehensive Plan

Dear Kirkland City Councilmembers,

I am writing to express my full support for Commissioners Bria Heiser, Gina Madeya, and Scott Reusser in their positions on Kirkland’s 2044 Comprehensive Plan.

* I support Commissioner Heiser’s Vote of No Confidence. She rightly asserts that assembling the 2044 Comprehensive Plan through a series of amendments is poor policy management. A plan that tries to patch over its own flaws instead of addressing them directly will not serve Kirkland’s best interests. Residents deserve a clear, cohesive strategy—not a reactive collection of last-minute fixes.
* I support Commissioner Madeya’s concerns that Kirkland has taken on an outsized share of Emergency Housing, far exceeding the commitments of neighboring cities. While Kirkland prides itself on compassion, this unbalanced approach risks closing off our community to residents who depend on stability, livability, and thoughtful growth to raise their families and sustain their lives.
* I support Commissioner Reusser’s observation that removing LU 2.4 from the plan has not protected neighborhoods. Housing Element policies reintroduce the same densities that residents were already concerned about, proving that neighborhood concerns remain unaddressed. Neighboring cities have found ways to protect their residential areas while still welcoming growth—why can’t Kirkland?

The issues with this plan are not just about amendments—they reflect a deeper flaw in the foundation of the process. From the outset, resident input was deprioritized, with outside voices taking precedence. We are asking for a moderate, resident-centered plan that equally weighs the needs, hopes, and concerns of the people who live in, pay for, and care for this city. Anything less would fall short of the trust and accountability expected from our elected officials.

The timing of this request may feel late, but it reflects the deficiencies in the original process. Now is the time to correct course by creating a thoughtful, well-managed plan that reflects the values and priorities of Kirkland residents—those who will ultimately live with its outcomes.

Thank you for your service and your attention to this important matter.

Sincerely,

November 19, 2024

Request for Responsible Growth that Reflects the Will of Kirkland Residents

Dear Kirkland City Councilmembers,

Many have framed the current controversy around development as class warfare, pitting the rich against the poor. It's effective rhetoric, but it creates enemies rather than solutions. I prefer to focus on practical realities.

As representatives of Kirkland residents, your accountability lies with those who live and vote here. While housing affordability is an important issue, your duty is to reflect the priorities of Kirkland's residents and act in their best interest. The Biennial Community Survey conducted in May of this year offers clear insight into the community's concerns:

• Overdevelopment and traffic are top concerns.
• Residents also identified city planning as an important issue, one they believe is currently failing.

I understand the argument that those who work here—baristas, barbers, and other service workers—should have the opportunity to live here. Affordability is a shared goal, but simply increasing the housing supply won't solve the problem. Demand for housing in Kirkland is inelastic—more units won't make it affordable unless density erodes livability to the point that people no longer want to live here. In other words, we risk destroying what makes Kirkland desirable in the first place.

City leaders should listen to residents' concerns. Your responsibility is to Kirkland's community—not to outside interests, ideologues, or others with agendas that may not align with what's best for our city.

We are calling on you to prioritize urban centers for growth and ensure that future planning protects the livability and character of our neighborhoods. This is a crucial step towards responsible growth that aligns with residents' priorities. Residents care deeply about this city and deserve thoughtful leadership that balances affordability, development, and quality of life.

Thank you for your service and thoughtful consideration of these issues. I trust you will reflect the community's priorities as you shape Kirkland's future.

Sincerely,

November 19, 2024

Request for a Middle Path in the 2044 Comprehensive Plan

Dear Kirkland City Councilmembers,

The truth is that Kirkland can meet all its affordable housing targets—at all income levels—by aligning with current state housing laws. This alignment, coupled with leveraging existing projects that support moderate city growth, paves the way for a balanced plan that already exists; it just needs to be documented appropriately and embraced.

In fact, Deputy Planning and Building Director Allison Zike confirmed during the October 10th, 2024, Planning Commission meeting that these goals can be achieved with surplus housing capacity. This option was publicly acknowledged only after a Vote of No Confidence and a request for a middle path.

This moderate approach offers the balance our community desires—growth without compromising the livability and character of our neighborhoods. Kirkland deserves a thoughtful plan that meets state requirements while reflecting the priorities of its residents.

We respectfully ask the City Council to embrace this middle path as a responsible solution to growth. This approach not only provides for the future but also safeguards what makes Kirkland a great place to live, ensuring a balance that our community desires. We believe this is the best way forward for the 2044 Comprehensive Plan.

Thank you for your thoughtful consideration.

Sincerely,

November 19, 2024

Why doesn't the 2044 Comprehensive Plan Update include input from Kirkland residents, delivered to you July 2, 2024, via the 2024 Biennial Community Survey?

(For example, the Word Cloud feature [Intro Chapter, Page 8, Figure I-7] is constructed from input you received from a small portion of the public, not from your own statistically valic survey of Kirkland residents, from this year..)

You may think this is an inconsequential matter, purely a gripe about packaging or presentation. As a resident of Kirkland, I feel this indicates that the Council is not fulfilling its duty of representing the citizens of Kirkland.

How have you used the information discovered via your latest Biennial Community Survey?

--

Resident, Juanita Neighborhood.

**From:**
**Sent:** Tuesday, November 19, 2024 10:31 AM
**To:** Rodney Rutherford <rrutherford@kirklandwa.gov>; Bria Heiser <bheiser@kirklandwa.gov>; Scott Reusser <sreusser@kirklandwa.gov>; Gina Madeya <gmadeya@kirklandwa.gov>; Aaron Jacobson <ajacobson@kirklandwa.gov>; kallen@kirklandwa.gov; Angela Rozmyn <arozmyn@kirklandwa.gov>
**Cc:** Allison Zike <azike@kirklandwa.gov>; City Council <CityCouncil@kirklandwa.gov>
**Subject:** Request for a Vote of No Confidence in the Current Growth Plan Process

**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 Council,

I am writing to express my concerns regarding the current process being followed for the 2044 Comprehensive Plan. Recently, Commissioner Bria Heiser introduced a vote of No Confidence, and I would like to urge you to support this motion.

As residents of Kirkland, we have the right to demand a middle plan that strikes a balance between no growth and extreme growth. Commissioner Heiser rightly pointed out that, according to SEPA guidelines, cities are typically presented with at least three growth options for study before selecting a final plan. This standard has been followed by neighboring cities such as Bellevue, Redmond, and Seattle, where multiple options were considered before settling on a hybrid or balanced approach.

However, Kirkland was only presented with two options—one fewer than required by the state. These options, titled "No Growth" and "Growth," offered starkly opposing views without leaving room for a more moderate approach. The No Growth plan was dismissed as unviable under current state mandates, and the city has since pursued a Growth plan that focuses on massive change without considering a reasonable middle ground.
What was missing was a moderate path—a plan that could update our existing policies to meet state mandates while directing growth to areas where it had already been planned, such as the Station Area, neighborhood centers, and missing middle housing. This middle option would meet the state targets, but it was never properly documented, studied, or presented. Simply amending another plan is not a solution—this is mitigation, not planning.

Asking the city staff to assemble a balanced growth plan is not asking too much. It is the responsibility of the city to understand SEPA regulations and present comprehensive options to the commission. Residents deserve a thorough, well-considered plan that reflects all possible growth avenues, rather than an extreme, one-sided approach. Commissioner Heiser's call for a No Confidence vote was a necessary step to halt this flawed process, even at this late stage. The vote in chambers may have been 6-1, but the sentiment in the community is clear—6-3,757in favor of a balanced, reasonable approach to growth.

This is our city, and we should not be subjected to extreme experiments. I stand with Commissioner Heiser and respectfully request that the City Council consider a vote of No Confidence in the current process and demand that a

middle growth option be studied and presented.

Sincerely,

Kirkland Resident

Begin forwarded message:

**From:**
**Subject: Subject: Requesting the Neighborhood Protections to the Comprehensive Plan and a Middle Way**
**Date:** November 19, 2024 at 12:35:29 PM PST
**To:** kcurtis@kirklandwa.gov, jarnold@kirklandwa.gov, nblack@kirklandwa.gov, afalcone@kirklandwa.gov, jpascal@kirklandwa.gov, psweet@kirklandwa.gov, johnt@kirklandwa.gov, bheiser@kirklandwa.gov, sreusser@kirklandwa.gov, gmadeya@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 Councilmembers,

I'm a Kirkland resident of over 4 decades, raised my children here, run a small business here and have served my city in various commissions, boards and volunteer positions. I must express my disappointment in the leadership that has come to be, that has not shown a willingness to listen to the community. Please understand, I am not opposed to growth – I am for *considered growth* and in keeping with the city's character. Kirkland used to be a wonderful boutique community with more of a village, friendly appeal. With the current zoning, allowable building heights, and density plans are ruining this rapidly.

Two years ago, in a video posted on Kirkland Television, then-Mayor Penny Sweet emphasized the Village at Totem Lake as a model of how Urban Centers can meet growth management goals while protecting existing neighborhoods. I agree with her as she stated:
*"A basic tenet of what we do in Kirkland…being able to maintain neighborhoods in their current configurations allows us to have villages like this one that not only protect the other neighborhoods but become a neighborhood themselves."*

This balanced approach to growth reflects what many residents value about Kirkland—the careful management of urban development while maintaining the character and stability of our neighborhoods. With this in mind, we ask that Kirkland's approach to growth mirror the efforts of neighboring cities like Bellevue and Redmond, which have managed to meet growth goals while preserving residential neighborhoods through thoughtful, focused development in urban centers.

I was shocked to learn that the City was only given **two options**—one less than required by the state—and they were presented with politically charged titles: "**No Growth**" and "**Growth**." These extreme options left little room for a balanced discussion and is somewhat reminiscent of the 85th Station Area planning where there was such a jump from the "No Growth/Do Nothing" scenario to the second and third options. The two growth options jumped to 150' and 300' building heights (10 and 20 stories respectively) when the highest building in Kirkland at that point, was 8 stories. This forces a massive change with no moderate path. And here we are again with neighborhood housing planning. It's very difficult to not come to the conclusion that the City has an agenda and is forcing it on its residents. This erodes trust in our elected and appointed officials that is tough to win back.

Apparently, there was a moderate path that does hit our targets that unfortunately, was never properly documented, studied, nor presented. We can still rectify this and listen to Kirkland's citizens who are desperately trying to be heard.

The impacts these decisions make are significant – and what I am seeing, they are not thoroughly thought through. I am a North Rose Hill resident and feel the impact of the current density construction. Let's just look at 2 areas (there are more); **traffic** and **parks and green spaces**.

**TRAFFIC**
The traffic backups at various points during the day on 124th and 132nd are intense. I think it's important to think about the 'whole' and not just one project at a time, for example:

- The Continental Divide on 85th & 132nd has 135 residential units
- Totem Lake has The Village at Totem Lake has 852 residential units
- The Maddison Project in the Petco area on 85th is projected to have 870 residential units
- The Slater Mixed Use Project will have 802 residential units

That totals **2,659 residential units** - *and the cars that go with it* - all without any significant traffic considerations. Additionally, the density in North Rose Hill is alarming. With only a few exceptions - **EVERY lot in our neighborhood** is purchased by a developer that short-plates the property and builds 2, 4, 6 houses on it - and there is a lot of construction going on. All of those add more cars to our neighborhood and 'Neighborhood Greenways' won't solve this problem. I can find no information about how many lots this has happened to in just our neighborhood - but would love to know the numbers. I'm sure they exist somewhere, along with how many additional residential units each neighborhood is charged with absorbing; it feels like North Rose Hill is absorbing way more than its share.

It's important to note at this point, none of my comments include the Sound Transit 85th Street Station impacts, which will be significant. City officials love the concept of 'Transit Oriented Communities' or '10-minute Walkable Communities'. Sounds great and makes for some wonderful sound bites to the livability of Kirkland - but the reality isn't here. **The Sound Transit 85th Street Station will not have a Park & Ride**, despite cries from constituents. It makes no sense. For example, if I wanted to take a bus to Seattle or to the airport - I would have to take an Uber to this station or a bus, if they finally connect the buses from the neighborhoods to the station. The public transportation in Kirkland (and Eastside for that matter) is not where it needs to be to create that kind of living. Maybe in the future - I don't know. But as one of the citizens in Kirkland that has been here for over 40 years - we're being subjected to a lot of

discomfort for gains that we might never see. Again, where is the plan?

**PARKS & GREEN SPACES**

Kirkland is very protective over their Tree Canopy Policies - however, they seem to hold residents to a different set of rules than developers. I once had a very nasty visit from a City official regarding a diseased Cherry Tree that we cut down in our island cul-de-sac. They stated very accusingly that the tree belonged to the City of Kirkland and that we had no right to cut it down as it was against policy. I explained that we had paid for, planted and cared for that tree (along with others) on the island and that we maintain that island - not the City. I was told that didn't make any difference and that we were not allowed to cut down that tree. At that point, I explained that I was a Horticulturalist, showed them that the tree was diseased and that it would have died anyway - which fortunately seemed to resolve that particular issue.

All of that to say that Kirkland 'appears' to want to protect nature, yet, they are willing to let developers gobble up precious land for even more housing (which we are far past our requirements) and not plan for more open spaces and parks. Just in my neighborhood, the impacts to our neighborhood parks by an additional ~5k people (guestimate based on the 2,659 residential units and current density housing) will be tough to assimilate and very hard on the people who moved here because of those spaces. Additionally, **ALL of these new developments have no yards - NONE**. This will create even more of a demand on our parks and open spaces! These houses are crammed tightly together with windows looking into their neighbor's windows just a few feet away. This is not a 'Livable Kirkland' - this is turning into another kind of a city than the one that current residents have enjoyed. How can the City NOT preserve and create more open spaces for all of the new residents that they are building for?? This is Kirkland's character (along with the waterfront) - amplifying our character is what is important - not catering to developers and zealously exceeding requirements. Is the tax base driving this?

The Design Review Board has a responsibility to protect and further define Kirkland's character, and I personally do not feel that it is doing that. Growth is happening way too fast to assimilate - as well as to allow for the citizens who live here and pay the taxes, to weigh in on the directions that it's moving in. Please understand, I am not anti-growth. I am for **considered growth** that is inclusive to citizens' thoughts and opinions, AND allows time for input. There should be a way for some healthy back-and-forth dialogue before permanent decisions are made. It makes me sad to see the City clamp down on input and make it so arduous to comment on things. That along with the awareness of what's happening down-the-line; e.g., people don't really hear about things until after the timeframe for input has passed - what's wrong with this picture? How would you address that? Kirkland states ALL OVER THE PLACE that it is inclusive and wants people to get involved and give input - but when people do, they are really restrained. I can only think, what are they afraid of? Seriously, if I had been steering a project and somewhere along the line, some people raised some significant and sensible concerns - I would stop and re-evaluate what was going on. I would also make sure to INCLUDE people from all sides of an issue to develop a holistic solution that would address most of the concerns while achieving the goals of the project.

In conclusion, I am respectfully asking to please ensure the 2044 Comprehensive Plan includes clear protections for residential neighborhoods, reflecting the values of the community and restoring trust in the planning process and in City leaders themselves.

Thank you for your service and for your thoughtful consideration of this important issue.

Sincerely,

*Former Kirkland Cultural Arts Commission Chair*
*Former Kirkland Parks & Community Foundation Board*
*Leadership Eastside Class of 2018, Kirkland's sponsored*

Attachment: https://youtu.be/eBYm_bneLR8?feature=shared

To: Kelli Curtis <kcurtis@kirklandwa.gov>, Jay Arnold <Jarnold@kirklandwa.gov>, Neal Black <nblack@kirklandwa.gov>, Amy Falcone <afalcone@kirklandwa.gov>, Jon Pascal <jpascal@kirklandwa.gov>, Penny Sweet <psweet@kirklandwa.gov>, JohnT@Kirklandwa.gov, bheiser@kirklandwa.gov, sreusser@kirklandwa.gov, gmadeya@kirklandwa.gov

CC: Rodney Rutherford <rrutherford@kirklandwa.gov>, bheiser@kirklandwa.gov, sreusser@kirklandwa.gov, gmadeya@kirklandwa.gov, ajacobson@kirklandwa.gov, kallen@kirklandwa.gov, arozmyn@kirklandwa.gov, Allison Zike <azike@kirklandwa.gov>, Kurt Triplett <KTriplett@kirklandwa.gov>, James Lopez JLopez@kirklandwa.gov

**From:**
**Sent:** Tuesday, November 19, 2024 10:44 AM
**To:** Rodney Rutherford <rrutherford@kirklandwa.gov>; Bria Heiser <bheiser@kirklandwa.gov>; Scott Reusser <sreusser@kirklandwa.gov>; Gina Madeya <gmadeya@kirklandwa.gov>; Aaron Jacobson <ajacobson@kirklandwa.gov>; kallen@kirklandwa.gov; Angela Rozmyn <arozmyn@kirklandwa.gov>
**Cc:** Allison Zike <azike@kirklandwa.gov>; City Council <CityCouncil@kirklandwa.gov>
**Subject:** Request for a Vote of No Confidence in the Current Growth Plan Process

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Dear Kirkland City Council,

I am writing to express my concerns regarding the current process being followed for the 2044 Comprehensive Plan. Recently, Commissioner Bria Heiser introduced a vote of No Confidence, and I would like to urge you to support this motion. *I will be tracking who votes either way and ensuring all of my fellow residents understand each of your views on this moving forward.*

As residents of Kirkland, we have the right to demand a middle plan that strikes a balance between no growth and extreme growth. Commissioner Heiser rightly pointed out that, according to SEPA guidelines, cities are typically presented with at least three growth options for study before selecting a final plan. This standard has been followed by neighboring cities such as Bellevue, Redmond, and Seattle, where multiple options were considered before settling on a hybrid or balanced approach.

However, Kirkland was only presented with two options—one fewer than required by the state. These options, titled "No Growth" and "Growth," offered starkly opposing views without leaving room for a more moderate approach. The No Growth plan was dismissed as unviable under current state mandates, and the city has since pursued a Growth plan that focuses on massive change without considering a reasonable middle ground.
What was missing was a moderate path—a plan that could update our existing policies to meet state mandates while directing growth to areas where it had already been planned, such as the Station Area, neighborhood centers, and missing middle housing. This middle option would meet the state targets, but it was never properly documented, studied, or presented. Simply amending another plan is not a solution—this is mitigation, not planning.

Asking the city staff to assemble a balanced growth plan is not asking too much. It is the responsibility of the city to understand SEPA regulations and present comprehensive options to the commission. Residents deserve a thorough, well-considered plan that reflects all possible growth avenues, rather than an extreme, one-sided approach.
Commissioner Heiser's call for a No Confidence vote was a necessary step to halt this flawed process, even at this late stage. The vote in chambers may have been 6-1, but the sentiment in the community is clear—6-3,757in favor of a balanced, reasonable approach to growth.

This is our city, and we should not be subjected to extreme experiments. I stand with Commissioner Heiser and

respectfully request that the City Council consider a vote of No Confidence in the current process and demand that a middle growth option be studied and presented.

Sincerely,

Voting Kirkland Resident

--

**From:**
**Subject: Thought before council meeting**
**Date:** November 18, 2024 at 11:25:52 AM PST
**To:** <kcurtis@kirklandwa.gov>, <jarnold@kirklandwa.gov>, <nblack@kirklandwa.gov>, <afalcone@kirklandwa.gov>, <jpascal@kirklandwa.gov>, <psweet@kirklandwa.gov>, <JohnT@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 Council Members,

Over the past year I have been talking to EVERYONE I can about the comp plan and the future of Kirkland. The overwhelming consenus is that affordable housing is important and that the growth should be targeted in our urban centers such as 85th and Totem Lake.

It is also very important that you listen to the current resident's desires for keeping Kirkland the way it is and their concerns that Kirkland has become incredibly congested. It is important that efforts to grow Kirkland do not displace residents or strain our city resources. When you adding massive amounts of new people but are giving massive tax breaks, that's easy to do.

I believe most of Kirkland leans left. But if the election has taught us anything, it's that people are sick and tired and extreme positions and radical policies. They want moderation. In their schools, on their roads, in their neighborhoods, on their streets and on the city council and in their planning department. Nothing about the direction that some of the the Kirkland members are moving is moderate. And people are talking about it. Come time to vote again for city council seats, I guarantee that if the councilmembers  don't support and adopt more moderate positions regarding things like the right of

neighborhoods to choose what they want to be, housing density, the transit corridors and La Quinta, those council members won't be elected again

The planning commission made the right move in eliminating the transit corridors in the comp plan.

Please remove "Mixed Residential Use" from the comp plan. We need neighborhoods that are designated only for residential uses so that neighbors can meet and kids can safely play in the streets as they do now. This CAN include small home businesses and daycares and such. It just keeps certain that these are *primarily* residential areas. This is needed to protect against potential future state requirements that would significantly change the beautiful character of the current residential areas of the city. Redmond, Sammamish and Woodinville have already done this.

I support Deputy Mayor Arnold's proposed Policy GP-3.3, revision to LU-4.4, New H-1.9, and New H-2.20.

I support Council Member Tymczyszyn's New GP-5, revision to LU-4.3.

I support all of Council Member Pascal's proposed new policies and his proposed revision to ED-1.1.

Thank you,

Kirkland Resident and Voter

**From:**
**Subject: 2044 Comprehensive Plan**
**Date:** November 18, 2024 at 1:09:50 PM PST
**To:** "CityCouncil@kirklandwa.gov" <CityCouncil@kirklandwa.gov>, "kcurtis@kirklandwa.gov" <kcurtis@kirklandwa.gov>, "jarnold@kirklandwa.gov" <jarnold@kirklandwa.gov>, "nblack@kirklandwa.gov" <nblack@kirklandwa.gov>, "afalcone@kirklandwa.gov" <afalcone@kirklandwa.gov>, "jpascal@kirklandwa.gov" <jpascal@kirklandwa.gov>, "psweet@kirklandwa.gov" <psweet@kirklandwa.gov>, "JohnT@Kirklandwa.gov" <JohnT@Kirklandwa.gov>
**Cc:** "ktriplett@kirklandwa.gov" <ktriplett@kirklandwa.gov>, "jlopez@kirklandwa.gov" <jlopez@kirklandwa.gov>, "aweinstein@kirklandwa.gov" <aweinstein@kirklandwa.gov>, "azike@kirklandwa.gov" <azike@kirklandwa.gov>, "PlanningCommissioners@kirklandwa.gov" <PlanningCommissioners@kirklandwa.gov>

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Kirkland City Council Members,

During 38 years as a Kirkland resident, I have felt compelled to send only two letters to the City Council, including this current one, and both relate to the proposed revisions of the 2044 Comprehensive Plan. I am writing to encourage you to give serious and deliberate thought to the changes being proposed. Your council vote will have a significant impact on Kirkland's future and whether Kirkland will fall into the trap we are seeing nationally with political discourse and government actions going in extreme directions that are counterproductive and further alienate citizens from their government.

It is unfortunate that we have reached the point where rational and sensible moderate views are no longer part of the conversations in the US, despite the fact that the bulk of the population does not share the extreme views loudly vocalized by radical members of both parties. We end up with elections bouncing back and forth as citizens become disgusted with one party's radical ideas and then disgusted with the other party's different but also extreme views.

Sadly, the divisiveness and polarization are now present in the Kirkland community. Extreme views have taken hold in the City of Kirkland government and a level

contributions are not valued or wanted anymore." Further, the chairman should recuse himself. His connections and active support of Livable Kirkland create a clear bias and prevent him from being objective on these important decisions facing the city. The bias of the other Livable Kirkland members on the planning commission is also troubling.

3. Beware of oversold ideas and solutions. As the saying goes, "the enemy of good is better." Simply allowing taller buildings and greater density does nothing to address the key input costs for new housing. Kirkland's land costs are very high. Seattle area construction had the second highest year over year cost escalation, only behind Chicago, based on figures I saw one quarter ago. In addition, the number of years it takes to secure permits creates greater cost burdens for new housing. Nothing about the proposed comprehensive plan revisions impacts any of the cost drivers noted above or other costs that include design and engineering, financing, property taxes, permitting, regulatory, and operating costs. What is being proposed is an ideology without substance.

4. Do not fall for assurances that the Comprehensive Plan changes will not result in future zoning changes. If that were true, why would the supporters be pushing so hard for the changes? They can evangelize all they want, but that doesn't change the base economics.

To be completely clear, I share the following.

- I do not support increasing density in single-family neighborhoods.
- I do not support the removal of single-family designations and neighborhood designations from the Comprehensive Plan.
- I do not support the idea of increased density along transit corridors.
- Instead, the sensible approach to increasing housing would be to encourage redevelopment of class C retail centers with their large parking lots and older office properties into new multi-family housing. Thoughtful development of new housing in areas within walking distance of Kirkland's existing downtown transit center and the new transit center being constructed at I-405 would also be optimal solutions.

I am not a lone voice and know many other Kirkland residents who share the same points of view. Please listen to your constituents, including the neighborhood groups.

Sincerely,

November 18, 2024

To City Council,

I realize that reasoned arguments for why the proposed Comprehensive Plan is not the right approach for Kirkland (it's not balanced, it doesn't respect the nature of the community, it impacts property values unfairly by blocking views, it will swamp the school system, it will result in gridlock, there's no coherence to it, it would make more sense to focus growth in the city center where services and transport can handle it, no range of options was presented) will have no impact on the majority of you, because you made up your mind long ago and are driven by the ideology that more housing in any form trumps everything else, rather than representing the people who live here, pay taxes here, and elected you. (This has been evident at open meetings and in the responses I've gotten to previous mail.) That's your privilege, having been elected, so I will not waste your time with that.

However, I do ask that you pragmatically consider the actual effect of your actions, which are unlikely to be what you are so clearly striving for. I'm highly confident that those of you who are in favor of the Comprehensive Plan were deeply unhappy with the results of the recent election. Perhaps you think those results were due to voter stupidity or social media manipulation. But in fact they were due to ruling elites ignoring the very real needs and desires of voters, and voters finally seeing that clearly and tiring of it. That doesn't mean Trump and the Republicans are a solution or any better, just that voters got tired of being ignored and this was their one way of expressing it. You may disagree, and this letter is not a place to have that interesting debate, but we've had three straight elections now where the massed weight of the media and the government have failed to sway a great many voters, and the excuses are wearing thin; there is pretty clearly a message in that.

This is relevant to you because you are repeating that pattern. There is literally no respect in which the Comprehensive Plan is a positive for any voter in Kirkland today who doesn't work for a developer. It threatens the neighborhoods and schools they moved here for and the housing values they worked hard for, and it will create horrible traffic. (70th was backed up past the light the other day when I went out, so I went up Kirkland Way to 85th, and had to wait through 3 cycles of the light just to make the turn. After your Plan takes full force, it would be faster to walk. And no, the RapidRide K Line will not magically fix that, but that misallocation of resources and betrayal of residents is a matter for another time.) The vast majority of the people who live here do not want the Plan in its present form. And you know it. If you put this to a vote, it would be destroyed—but of course you won't, because you're not interested in what the voters want.

Which makes you pretty much exactly like the Democratic Party in the last election. The backlash in Kirkland, when it comes, will not just limit your overstepping—it will undo much of your work, because you ignored the people you're supposed to represent.

I suggest you try a more balanced approach. No one I've spoken to is against growth; but this is not balanced growth that respects the community and the voters. Ignore that and you may find you've accomplished nothing in the end, except to make a great many people angry and mistrustful of their government.

Yours truly,

November 18, 2024

Hello,

I am a voting resident of Kirkland.

Please do not remove all single-family residential zoning designation from our neighborhoods, including a policy that supports increased residential density in “any area with the potential to be a 10-minute neighborhood” - that could be our whole City!

Comprehensive Plans should benefit the entire city, addressing the needs of both current and future residents. High-density developments should be concentrated in urban centers that have the infrastructure to support it, not in areas already overloaded with increased density from middle housing zoning changes (such as ADUs).

Kirkland residents expect a safe, balanced growth for our community.

Sincerely,

To: City Council members
Cc: Allison Zike, Adam Weinstein, Janice Swenson
Cc: Planning Commissioners

Subj: Comments on the Comprehensive Plan update – input for Nov 19th study session

Thank you for your work on Kirkland's 2044 Comprehensive Plan. This is a huge project.

Here are my primary remaining comments on the Plan. Thank you for your consideration.

First, I support some of the amendments proposed by City Council members:

- From Mayor Curtis:
  - Policy GP-4.5, fiscal responsibility is super important!

- From Deputy Mayor Arnold:
  - Policy GP-3.3
  - Revision to LU-4.4
  - New H-1.9
  - New H-2.20

- From Council Member Tymczyszyn:
  - New GP-5
  - Revision to H-1.5

- From Council Member Pascal:
  - All of his proposed new policies
  - His proposed revision to ED-1.1

Next, concerning the new Glossary definitions prepared by staff:

- Context-Sensitive Design – I support this addition.

- Livable Community – **Improve this definition or delete it.** It only includes three essential features, which is too short of a list. Also, one of those three – mixed-use zoning – is NOT a requirement of a livable community.

Here are my comments. Please read to the end. I removed over half of my comments due to the late stage of the Plan, and the remaining comments are each important. My formatting should make these items easier to read and understand.

Some of these comments date back to the first K2044 Public Hearing on May 9th, 2044.

1. **Vision Statement Needs Edits** – I defer to the edits submitted yesterday by Nicole MacKenzie. [This is an update of a comment I submitted for the May 9th, 2024 Public Hearing.]

2. **Replace the Word Cloud – It is misleading.** Intro Chapter, Page 8, Figure I-7
   [This is a repeat of a comment I submitted for the May 9th, 2024 Public Hearing.]

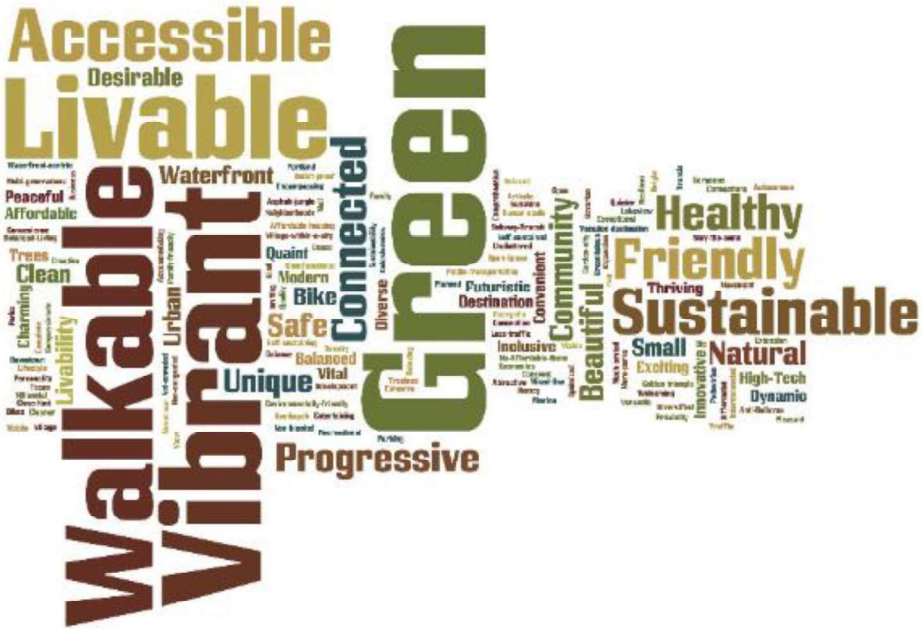
a. Replace this Word Cloud with one that reflects input from across the city. This cloud (shown below) clearly represents just a subset of public feedback yet is presented as representative of the whole community.
b. For example, use the feedback from the 2024 Biennial Community Survey to create a new cloud.
c. I also include below the cloud from the 2015 Plan, for comparison.

Principles in the plan are a reflection of the values of the community – how Kirkland should evolve with changing times.

*Figure I-7: Word Cloud From Participants at the 2023 Visioning Event*

For comparison, here is the Word Cloud from the 2035 Comp Plan:

People were also asked to write down one word to describe what they want Kirkland to be like in the next 20 years. The collection of words resulted in the following Wordle with the most common words represented in the largest text. The Wordle and the key themes from the community conversations are the foundation for the following 2035 Vision Statement and Guiding Principles, and for updates to the general element chapters and the neighborhood plans.



3. **Two errors on Land Use page 4**

    a. Table LU-1: 2044 Growth Targets – Change "King County" to "Kirkland" in rows 2 and 3.
    b. Table LU-2: Growth Targets by Income Segment – the 100-120% AMI row is missing.

4. **Reinstate the Residential Land Use designation** instead of changing all residential zones to Residential Mixed Use, Corridor Mixed Use, etc. – Land Use Chapter, pp 7-8

    a. Residential Land Use would be defined as follows: "Accommodates predominantly residential uses with a range of allowed building types, generally ranging from single-unit to middle-housing types. This area may include small-scale commercial uses (e.g., daycares and home-based businesses)".
    b. In the future, if there are focused subareas in residential areas that are studied and deemed to have sufficient infrastructure to support corner stores, institutional uses, and semi-public uses, those areas must be clearly defined and can be designated as Residential Mixed Use. Or, those uses belong in Center Mixed Use zones.

5. **I support the removal of old Policy LU-2.4,** as recommended by the Planning Commission. The Transit Corridors proposal pushed too much growth into residential neighborhoods. We need to support diversity of housing in Kirkland; not make it all one homogeneous urban landscape.

6. **Policy LU-2.6 – I support the removal** of "areas that have potential to be 10-minute neighborhoods, and areas within a ½ mile walk of full service grocery stores.

7. **Goal LU-4 – Delete the last phrase: "… enabling production of housing options for people of all income levels that are widely distributed throughout all neighborhoods."**

    a. Affordability for all incomes throughout all neighborhoods is not a wise use of affordable housing dollars (should avoid areas where land is most expensive) and it risks stranding low-income folks far from services, transit, and jobs.

8. **Policy LU-4.2 – DO NOT eliminate Residential Zones!** (See earlier comment on this topic.)

9. **Policy LU-4.3 – DELETE! -- New, REDUCED MINIMUM LOT SIZE throughout residential zones**

    a. This would create very intense density in residential zones.

    b. VERY SMALL LOTS ARE ALREADY APPEARING IN RESIDENTIAL NEIGHBORHOODS, CAUSING SIGNIFICANT GROWTH INTENSITY PRESSURES. A modest one-story house near me in a 7200 zone was replaced by a house and a condo-ized DADU, on lots of 4673 and 2330 sq ft. Those are both MUCH SMALLER than the zoned lot size and the surrounding homes.

10. **Policy LU-4.6 – Add one phrase:** "Develop standards that allow small scale neighborhood-oriented commercial uses **<u>on major streets</u>** within residential areas including corner stores and commercial uses operated within homes, …". Or delete the policy entirely.

11. **Housing Element, general comment:**

    a. There are many, many **policies in this chapter that imply cost to the city and its taxpayers**, including: provide housing subsidies, provide developer incentives, provide home ownership assistance, provide tenant relocation assistance, reduce costs of building, and so on.

b. There is very little mention of **how much all of this will cost and how it will be paid for**. Policy H-2.29 says to promote fiscal sustainability, transparency, and accountability and some comments under Goal H-3.

12. **Housing Element**, Page 1, paragraph 3, modify one sentence:

    a. REMOVE: "*Kirkland has a major role* in locally addressing the many issues within the region's housing market." (My italics)

    b. NEW SENTENCE: "**Kirkland <u>does its part to help address</u> the many issues within the region's housing market.**"

    c. Kirkland already does more than its fair share in King County by hosting the La Quinta permanent supportive housing (of which only a small portion is available to Kirkland clients), by hosting a Crisis Care Center, by hosting the Willows Youth Services Center and Emergency Shelter, and with other facilities and services.

13. **The Permanent Supportive Housing target of 2,546 units is too high**.

    a. That would be the equivalent of 20 La Quintas in Kirkland!!
    b. The Housing plan commits to distributing PSH (and all affordable housing) throughout the city, so those 20 La Quintas would be distributed to something like an average of 1.5 La Quintas in each of Kirkland's 13 neighborhoods?
    c. Kirklanders would only use a small portion of each PSH facility, with the bulk of residents coming from the rest of King County. Kirkland will do its share to help, but 2,546 PSH units would far too large of a burden on Kirkland.

14. **Add a New Policy after H-1.6, which would read: Define requirements for placement of Permanent Supportive Housing,** including **that such facilities are not sited within 1000 feet of public or private day cares, schools, or public parks;** residents should not have violent histories or active use of illegal substances; and such facilities should prioritize placement of Kirkland residents.

15. **Policy H-1.10 – Change to "...where sufficient infrastructure, service, and amenity capacity exists."** Where it exists, not just where it is planned.

16. **Policy H-2.1 – Modify – All of the neighborhoods in Kirkland have access to high-quality education, clean air, clean water, and fresh and healthy foods.** It is silly to say that Kirkland needs to plan for housing to support equitable access to these items.

17. **Policy H-2.11 – How about we support and encourage more small non-corporate landlords** in techniques to avoid possible eviction scenarios and the ability to evict tenants who are repeatedly engaging in dangerous and or harassing behaviors or who refuse to pay rent despite a demonstrated ability to do so.

18. **Policy H-2.18 – Delete. This is a repeat of H-2.8.**

19. **Policy H-2.25 –** Two changes:

    a. **Remove "exclusionary regulations and review processes"** from the language. It implies something that is not what is happening in Kirkland and is divisive language.

b. **Delete the recently added 2nd sentence**, which says: "Prioritize removing regulatory and permitting barriers that prevent moderate-intensity development in lower-intensity neighborhoods." That moderate intensity belongs in neighborhood centers, not neighborhood residential streets.

20. **Add a new Policy about our residential neighborhoods**, which are special assets in Kirkland! [This is an update of a comment I submitted for the May 9th, 2024 Public Hearing.]

    a. Policy Q-X.Y -- Support Kirkland's established neighborhoods by maintaining their unique residential qualities, supporting long-term residents, and ensuring that new construction complements the existing housing environment.

21. **Add a new policy reinforcing the importance of Neighborhood Plans**. [This is an update of a comment I submitted for the May 9th, 2024 Public Hearing.]

    a. Policy Q-Y.Z -- Neighborhood Plans describe Kirkland's vibrant neighborhoods that are unique assets in the city. The Neighborhood Plans will be updated in a proactive process in close partnership with neighborhood residents and business owners.
    b. Supporting text -- City planning staff will meet with neighborhood working groups at the beginning of each year to jointly define the goals and focus areas for Neighborhood Plan updates for the coming year. That discussion will be informed by the Planning Work Program for the coming year and priorities and hot topics as determined by each neighborhood. City staff and the neighborhood teams will work together throughout the year to complete the updates that will be presented to City Council for approval with the other year-end Comprehensive Plan updates.

**22. Transportation:**

    a. Transportation issues are one of the top concerns reported by Kirklanders in the city's 2024 Biennial Survey.
    b. The Transportation Element, the Transportation Strategic Plan (TSP), and the Transportation Implementation Plan (TIP) indicate that the city is already significantly behind in providing improvements for existing transportation needs in the city.
    c. The 2044 Comprehensive Plan describes a lot of growth in housing, jobs, and people. **The association transportation plans do not adequately describe how the transportation infrastructure will accommodate that growth.**

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Thank you for your consideration of my comments.

Kirkland Resident

**From:** Kristine Bikdash <kbikdash@outlook.com>
**Date:** November 18, 2024 at 10:38:50 PM PST
**To:** Kelli Curtis <KCurtis@kirklandwa.gov>, Jay Arnold <JArnold@kirklandwa.gov>, Neal Black <NBlack@kirklandwa.gov>, Amy Falcone <afalcone@kirklandwa.gov>, Jon Pascal <JPascal@kirklandwa.gov>, Penny Sweet <PSweet@kirklandwa.gov>, John Tymczyszyn <johnt@kirklandwa.gov>
**Subject: 11/19 Study Session - 2044 Comprehensive Plan Feedback**

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Dear Kirkland City Council Members,

As we near the final vote on Kirkland's 2044 Comprehensive plan, I appreciate all the time that has been put into developing and revising the Plan. Staff, Planning Commissioners and City Council have responded to some of the concerns raised by the community throughout this process. I highly support the direction to ensure that housing will be affordable and focus on growth in the areas of the City that had already been targets for growth – the two Urban Growth Centers and the Neighborhood Centers.

Policies that reference fiscal sustainability, transparency and accountability build trust with residents, taxpayers and voters of Kirkland and the Council's responsibility to represent the community and its interests and guide the city's development. I expect the City will follow through on implementing such fiscal responsibility & accountability policies to ensure that measures enacted yield the intended results. In particular, while it is important to provide affordable housing options to new residents, it is also essential to ensure these efforts do not unintentionally strain or displace current residents. Subsidizing affordable housing through property tax exemptions to developers reduces the city's overall revenue, while increasing the population and strain on essential services including emergency, transportation and education. Shifting further fiscal

responsibility onto current property owners and residents through higher tax rates on non-exempt properties is NOT a policy that represents residents' interests. I urge the Council to more thoroughly communicate the tax exemption policies to the community and listen to input and feedback. Developers need to take on their share of taxes to ensure services in this city are fully funded to support the anticipated growth.

With regard to the newest draft of Kirkland's 2044 Comprehensive Plan:

1. I **support** Deputy Mayor Arnold's proposed Policy GP-3.3, revision to LU-4.4, New H-1.9 and New H-2.20.
2. I **support** Council Member Tymczyszyn's New GP-5, revision to LU-3.4.
3. I **support** all of Council Member Pascal's proposed new policies and his proposed revision to ED-1.1, and sincerely appreciate the inclusion of policies to facilitate improved communication with the community.

Additionally:

4. **Neighborhood Plans:** I urge the Council to require the Planning Commission and City Planners to **adequately communicate and partner with neighborhoods to ensure that the strategy focused on "Urban Growth Centers, neighborhood centers, and middle housing options in primarily residential neighborhoods" is accurately reflected in the specific Neighborhood plans**.
    a. Many of the Neighborhood plans were initially edited based on a prior Comp plan draft and have not since been revised and should be changed to reflect the updated language.
    b. Specifically, I have reviewed the Lakeview Neighborhood plan and many of the edits may now be removed or revised.
    c. There is also new language in Policy H-2.30 (and some other updates) which should be included in the neighborhood plans.
5. **Land Use Element - Vision – Affordable Housing:** This should be changed to "Policies should promote diverse and affordable housing types that are well-connected to jobs and services by continuing to direct and encourage additional growth, including development of deeply affordable apartments, in the Urban Growth Centers and Neighborhood commercial centers where there is ready access to necessary services, amenities, and infrastructure."
6. **Land Use Element – Mixed Uses: Change to remove 10-minute neighborhoods language** for consistency**.** "Policies should enable various scales of mixed-use developments with diverse retail, office, and affordable housing options within walkable neighborhoods. Mixed use buildings should have character, individuality, and architectural diversity to harmoniously blend into the surrounding neighborhood."
7. **Land User Designations: Restore "Residential Use" instead of**

**"Residential Mixed Use."** We need to maintain certain areas of the City as designated primarily for residential uses. This does not mean that there cannot be a home-based business. It just keeps clear that these are *primarily* residential areas. This is necessary to protect against potential future state requirements that would significantly change the identity of the current residential areas of the city. This would be in alignment with Neighborhood Plans. Please maintain "Residential zones" and not change everything to "Mixed-Use" designation

8. **Policy LU-1.2**: **Remove** reference to 10-minute neighborhoods from narrative language for consistency.
9. **Policy LU-1.3**: **Revise** to "Renaming zones *other than* Residential Use to better describe the allowed mix of users therein."
10. **Policy LU-2.3**: **Revise** to "The City should monitor its existing residential and nonresidential capacity to determine how fast and where new growth is occurring, help direct the growth to areas with sufficient services and infrastructure to support the growth."
11. **Policy LU-3.7**: **Remove entirely as this is not founded in data or research**. Car-ownership is fact of life in the Pacific Northwest and families particularly must have a car to access schools, daycares, and activities. Public transportation options in Kirkland and to surrounding areas are not viable to enact this policy. Further, removal of parking requirements near large developments will simply push cars into nearby neighborhoods and the City should absolutely consult each neighborhood group to collaborate on solutions and alternatives.
12. **Policy LU-3.10 - Residential Mixed Use Areas: Revise back to Residential Use Areas.** We can still allow for small-scale businesses within Residential Use zones, but we need to maintain the Residential Use zones designation to protect our residential neighborhoods into the future. Redmond and Bellevue are also maintaining Residential Use zones in parts of their cities.
13. **Policy LU-4.2**:**Revise** to "Identify opportunities to simplify development standards in primarily residential zones by completing actions such as: renaming single-family residential zones to better describe the allowed multi-family and commercial uses therein; consolidating low-density residential zones into a single zone to simplify future Zoning Code amendments; and standardizing development standards across low-density residential zones."
14. **Policy LU-4.4**: **Remove** "10-minute neighborhood" from narrative language for consistency.
15. **Policy LU-5.8: Remove** "reducing or eliminating minimum parking requirements". **Remove** "City's Center Mixed Use areas" and **replace** with "Urban Growth Centers and Neighborhood Centers" for consistency in language and specificity as to the properties.
16. **Policy H-1.9**: **Revise** to "…where sufficient infrastructure, service, and

amenity capacity *exists*."

17. **<u>Policy H-2.25</u>**: **Revise this entirely.** It's divisive, and over-reaching for this document. **Recommendation:** "Ensure regulations and zoning review processes adhere to the comprehensive land and neighborhood plan documents."

Thank you for your consideration.

Regards,

November 18, 2024

Sent via email

Kirkland City Council

Kirkland City Hall

123 Fifth Avenue

Kirkland WA 98033

Comprehensive Plan Update

Dear Mayor Curtis, Deputy Mayor Arnold, and Councilmembers,

First, thank you for all the hard work you do every day for our city. In addition, thank you for your effort on the 2044 Comprehensive Plan. I have spoken at, and attended, many of the planning commission and city council meetings since May 2024 and care deeply, as a 52-year city of Kirkland resident, about the direction our city will take over the next 20 years. While change and growth have been a constant in our many years here, no change has been as large and impactful as the proposed 2044 Comprehensive Plan. As a longtime resident I can see many positive things in a 20-year plan to manage and strategically adapt to keep our city livable, and inclusive while keeping its unique charm and wonderful neighborhoods. I commend you for listening to the many residents' concerns about the proposed transit corridors which would have deeply affected many residential neighborhoods within Kirkland especially those east and west of Market Street. Still of concern is language about "10 -minute neighborhoods" with vague or general meaning, which has been hard to interpret and understand. Like councilmember John Pascal, I highly endorse and encourage neighborhood involvement in the zoning process which might clarify terms like this.

There is continued concern for those of us on Finn Hill about our access off the hill on two roads which will pass by two large, proposed developments at the current Goodwill and Michaels sites. While the Michaels site could be a great location for a future grocery store serving the surrounding neighborhoods and especially Juanita Village (making it a true urban village) and reducing the number of cars on the road, the number of residences above whatever retail is on the street level might create absolute gridlock without a change to the current infrastructure.

On the positive side my husband and I have spent time housesitting at our kids' home in the east of market neighborhood near Kirkland Urban. We see the value in the recent ADUs and DADUs offering more affordable housing in an area walkable to local services. I echo councilmember Pascal in putting growth into downtown, Totem Lake, and the 85th Street station area where there is already available transit and many services within walking distance.

I also ask you to make the language in PR 1.7 about the Green Loop in Finn Hill, which the city has already invested in, more definitive by taking the word "consider" out. In a city expecting a lot of growth, green areas are imperative to give us places to gather, exercise and stay grounded in nature.

In closing I firmly believe in the Democratic process of the city informing its citizens of proposed changes and then inviting vigorous debate through education, engagement, and input as councilmember Tymczyszyn has proposed in his amendments to LU 4.2 and LU 4.3. I commend the city for adding links to information about the proposed Comprehensive Plan in our utility bill, but a flier like the one we received about the road work being done on Juanita Drive would elevate the city's transparency to a higher level and reach more residents. The more people that are involved, the more consensus we can build to come up with a plan that feels like "our" plan.

Sincerely,

November 18, 2024

Council Members,

We are nearing the final vote on Kirkland's 2044 Comprehensive Plan. I appreciate all the time that has been put into developing, reviewing, and revising the Plan. I also appreciate that staff, Planning Commission, and City Council have responded to some of the concerns that have been raised by the community over the course of this process. I highly support the movement in direction towards a focus on meeting the most pressing need of ensuring the availability of affordable housing for those households at or below 50% AMI and focusing growth in the areas of the City that had already been targeted for growth - the two Urban Growth Centers and the Neighborhood Centers.

I appreciate the policies that reference fiscal sustainability, transparency, and accountability. I hope that the City will actually follow through in implementing and abiding by those policies. In particular, while it is important to provide affordable housing options to new residents, it is also essential to ensure efforts to make Kirkland accessible do not unintentionally strain or displace current residents. Subsidizing affordable housing through property tax exemptions reduces the city's overall revenue, while increasing the population and strain on essential services. It further shifts fiscal responsibility onto current property owners and residents through higher tax rates on non-exempt properties. These impacts have not been communicated to the community and are not well understood.

I support Deputy Mayor Arnold's proposed Policy GP-3.3, revision to LU-4.4, New H-1.9, and New H-2.20.

I support Council Member Tymczyszyn's New GP-5, revision to LU-4.3.

I support all of Council Member Pascal's proposed new policies and his proposed revision to ED-1.1.

After reviewing the packet for Tuesday's meeting of the PC's recommended version with staff's proposed revisions and the proposed amendments of various Council Members, I do still have some comments and proposals.

VISION STATEMENT

Short Version: Kirkland is a vibrant, welcoming, and diverse community that is innovative and economically resilient. Our city fosters a strong sense of belonging through its unique connected neighborhoods and encourages civic engagement to shape our collective future. Kirkland is accessible to all abilities, supporting various travel modes and ensuring abundant housing for all life stages. Kirkland provides essential public services and infrastructure while preserving the environment and remaining resilient and livable in a changing world.

Long Version for the Introduction Chapter:

Kirkland is a place where all people are valued and welcomed. Our city's vibrant, unique, and connected neighborhoods foster a strong sense of belonging. Kirkland encourages civic engagement by all members of the community to shape our collective future. The city is dedicated to celebrating diversity and inclusion while combating discrimination in any form.

Kirkland is accessible for people of all abilities through various and innovative modes of travel. Diverse and abundant housing accommodates residents in every stage of life and is accessible to

shops, services, and employment opportunities citywide.

Kirkland is innovative and economically resilient, providing public services and capital infrastructure that accommodates growth.

Kirkland is a sustainable city that preserves and enhances our natural and built environment for current and future generations. Kirkland is resilient and livable in the face of changing conditions.
Land Use Element – Purpose
2nd bullet point should be changed to "Kirkland's role in accommodating projected growth and balancing the housing and jobs needs resulting from such growth;".
6th bullet point should be changed to, "Exploring appropriate uses and intensities within existing Urban Growth Centers and neighborhood commercial-oriented sites while promoting...

**From:**
**Sent:** Monday, November 18, 2024 8:21 PM
**To:** James Lopez <jlopez@kirklandwa.gov>; Adam Weinstein <aweinstein@kirklandwa.gov>; Allison Zike <azike@kirklandwa.gov>
**Subject:** Comp Plan Update

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November 18, 2024

Via email

Kirkland City Council

Kirkland City Hall

123 Fifth Avenue

Kirkland WA 98034

2044 Comprehensive Plan Update

Dear Councilmember,

I am writing concerning the pending decision on the Comprehensive Plan.

I think it makes more sense to concentrate on building housing in urban and neighborhood centers, as is reflected in the current version of the Update.

I endorse amendments submitted by Councilmember Pascal that encourage neighborhood involvement in the zoning process.

I hope that specific project plans will be exposed to full review and comment, with citizen input being carefully considered, before final decisions are made. The incremental Michaels and Goodwill

housing units' relevant factors, such as traffic congestion and availability of services, should be properly addressed, not just rubber stamped for approval.

Councilmember Tymczyszyn's proposed amendments to LU-4.2 and LU-4.3 would help to ensure that zoning consolidation and lot size reductions are assessed with due care. I suggest that H-2.25 be similarly amended.

Thank you for your work on the Comprehensive Plan Update and for considering these comments.

Kirkland WA 98034

**From:**
**Sent:** Monday, November 18, 2024 11:47 PM
**To:** Kelli Curtis <kcurtis@kirklandwa.gov>; Jay Arnold <jarnold@kirklandwa.gov>; Penny Sweet <psweet@kirklandwa.gov>; Amy Falcone <afalcone@kirklandwa.gov>; Neal Black <nblack@kirklandwa.gov>; John Tymczyszyn <johnt@kirklandwa.gov>; Jon Pascal <JPascal@kirklandwa.gov>
**Cc:** Adam Weinstein <aweinstein@kirklandwa.gov>; Allison Zike <AZike@kirklandwa.gov>; LeAndra Baker-Lewis <llewis@kirklandwa.gov>
**Subject:** Costs of housing and encouraging affordable housing

**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.

All,

I'd held off on sending this set of comments to you, first because I'm sure that you are at the "glub glub" stage of data that you are working with, and I had hoped I'd see some of these thoughts come through to you or from you via other amendments. However, I don't think that this issue has been covered and so I'm sending you my thoughts.

And recognizing that your study session is imminent, I also appreciate that the likelihood of you covering this and determining a resolution on Tuesday night, is slim. I hope you will have the ability to at least think about it and possibly mention it.

The concern and suggestion for change, briefly summarized:

**Among our most critically desired and necessary outcomes is the increase in the production and availability of affordable housing. As a strategic planning and policy**

**document, that goal of affordable housing is what should be recognizable in our policies. The current draft, in approximately 20 places within the plan, states that "reducing the cost of building housing" is a policy tactic. With decades of hands-on experience to draw upon, my contention and concern is that while reducing the cost of building housing might make some housing more affordable, it is uncertain and unpredictable that it will contribute to achieving that goal. Moreover, it adds risks that can unfairly burden those who live in the properties that will be produced if quality is compromised. Instead, we should be looking at efficiencies which is a loftier goal and more likely to produce the desired result.**

I'll provide more detail in this email, however, I want you to be aware that this concern was shared with the Planning Commission prior to their approval of much of the worrisome text. I sent comments to the Planning staff and Planning Commission and my comments were acknowledged by staff. The staff thought it worthy of being added it to their powerpoint presentation at the July 25 meeting. During the ensuing discussion, two commissioners spoke to the matter with interest, and another commissioner suggested a modification of what I had proposed. However, another commissioner spoke firmly in opposition and that ended it. I am not saying that out of disrespect, simply noting it so that you are aware that I tried to get this addressed previously.

I have provided you with an attachment that notes each instance that I found. About 20 times – the redundancy alone should be cause for concern. In some instances, it calls for reducing the costs of building housing, and in some places it goes even further: it says that we should be prioritizing the reduction of the cost of building housing. As the language current stands – over and over again in the documents – developers will argue, with the full support of the language in the Comprehensive Plan, that we should next be amending our Zoning Code to reduce costs, be that in permitting, inspections, design review, materials, setbacks, you name it. And they would have the Comp Plan as their supporting argument, because of the multiple mentions and worse yet, because the document says in some places that reducing the cost of housing is to be prioritized. How can cost reduction be a priority over everything else that we want to accomplish and how we will do it? This language, in 3 of the 20 instances, says that we should have that as priority, top of the list, must happen. That's just wrong, the priority should be affordable housing outcomes. As you'll see further below, I do support making changes that will sensibly reduce costs in ways that benefit both developers and consumers. What I am deeply concerned about, is that before you are wholesale across the board policies to reduce the costs of building housing with no consideration of the desired outcome or the risks of cutting corners.

As a City, we have little impact on the significant costs of building housing. In fact, ironically, one could actually argue that with upzoning, we potentially increase the cost of the underlying land for a developer. We cannot control or impact the cost of labor or materials, nor can we control or impact the holding costs such as interest rates. Those elements, along with the acquisition costs themselves, are the primary factors in determining the developer's "nut" that they seek to cover and produce a profit margin upon. In practice, incidental reduced costs of building housing could primarily increase the profitability for the creator of the housing with little or no benefit to the user. It would be nice to think that if a project could reduce some of its building costs, that those cost savings would be passed on to the consumer in the form of lower rents or sales prices. But that is not necessarily what happens in the real world. It's all about the market.

And some of the elements developers might seek for us to change in our zoning code are not bonafide costs, instead they are increases in capacity for profit, such as decreasing setbacks or design guidelines. I'm not convinced that the economics actually pay off here and instead could create less desirable housing. I've long been frustrated with the eye-

candy that I see in new housing to lure renters and buyers, while some builders take shortcuts to reduce costs, to the detriment of the owners that are then left with increased costs for maintenance, repair or replacement.

I encourage you to look at any website for any Kirkland multi-family rental property that has come onto the market in the last several years, and look at the "amenities" or comparable screen, and you will find all sorts of features to attract tenants, and that's great, they know their target market. But if cost minimization was an earnestly desired strategy, we would not be seeing quartz countertops, wine grottoes and more. That is NOT a criticism, it's just pointing out how the marketplace works. That said, we should not have to compromise on permitting and setbacks to help the owner fund those amenities.

Just to see if I was on the right track, I posed the question to AI. Brave new world! Here's what I got:

**My question:** If a developer can reduce their cost of construction, will that savings be passed on in the form of lower rents or lower sales prices to the consumers?

**ChatGPT said:**

In most cases, if a developer reduces their construction costs, whether that savings is passed on to consumers in the form of lower rents or sales prices depends on several factors, including market demand, competition, and the developer's business strategy.

Here are a few potential outcomes:

1. **High Demand, Low Supply Market**: In areas where demand for housing is high and supply is low, developers may not reduce prices or rents even if construction costs decrease. They may choose to maintain or increase profit margins, as they know consumers are willing to pay higher prices.
2. **Competitive Market**: In a more competitive market, where there are many housing options and less demand pressure, developers might pass on some of the savings in order to attract buyers or tenants by offering lower prices or rents.
3. **Affordable Housing or Government-Incentivized Projects**: In cases where the developer is working under an affordable housing model or receiving incentives from the government, there may be requirements or pressure to pass on the savings to consumers, ensuring lower rents or sales prices.
4. **Developer's Profit Strategy**: Some developers may decide to pass on a portion of the savings to attract more buyers or tenants, especially if they expect that lower prices or rents will result in quicker sales or lease-ups.

In general, it's not a guarantee that reduced construction costs will directly translate to lower consumer prices or rents, as market dynamics and the developer's financial goals play significant roles in determining pricing.

**You said:**

Interesting. Would some of the above results be true due to Market conditions, irrespective of the actual cost of construction?

**ChatGPT said:**

Yes, many of the factors mentioned above, especially those related to market conditions, can influence pricing irrespective of the actual cost of construction. Market dynamics often have a stronger impact on rents or sales prices than the underlying cost to build. Here's how:

1. **Supply and Demand**: In a high-demand, low-supply market (e.g., a booming city with a housing shortage), prices are often driven by what consumers are willing to pay. Even if construction costs decrease, developers may still charge high rents or sales prices if they know the market can bear it. Conversely, in an oversupplied market, developers might need to lower prices even if their costs are high, simply to stay competitive.
2. **Market Competitiveness**: In competitive markets with many housing options, prices are often set based on what competitors are charging, not necessarily on the developer's cost structure. Developers may lower rents or prices to attract buyers or tenants, even if their construction costs are unchanged or even higher.
3. **Perceived Value and Location**: Factors like location, amenities, and consumer preferences also play a significant role in pricing. Even if construction costs decrease, a property in a highly desirable location could still command premium pricing because of the perceived value.
4. **Economic Conditions**: Broader economic trends such as interest rates, inflation, or unemployment can influence consumers' purchasing power, which affects rents and home prices. Developers may adjust their pricing based on these factors, independent of their construction costs.

In summary, market conditions—such as supply and demand, competition, and economic trends—often have a more immediate and significant impact on pricing than the actual cost of construction. Developers typically set prices based on what the market will bear, rather than solely on their expenses.

I will spare you the various articles that I found, because you know as well as I do, we can all find articles, even scholarly ones, that will speak to any side of an issue. I'm speaking to experience, and what I know about how pricing really works.

**Bottom line:** there is always room for improvement in what we do and how we do it. We can simplify the permitting process and doing so can reduce holding costs, with the proviso that we do not compromise safety and reliability for the consumer, nor endanger the environment, nor do we shirk sustainability. As you know, the state is already cutting back on the DRB process and I think that those processes will cause our DRB to be more efficient and that's good too. We should look thoughtfully at our mandatory parking requirements which are an enormous cost, and in doing so can not only reduce costs, but can also increase the number of units that come online. Those are just a few examples and I know there are more.

As I noted earlier, I've attached a document for you, which includes every "hit" that I could find in the plan documents with regard to reducing costs. Five of the hits are in the Housing Element, and the remaining hits are in the various neighborhood plans. In that document, I've also provided suggested alternative verbiage, which looks to addressing efficiency in building housing, rather than cost of building housing – because efficiency goes broader than cost, it addresses process as a whole, without having the focus of these policies be the reduction of costs for the sheer sake of cost cutting alone. As a matter of form, I believe that the concept could be addressed solely in the Housing element, and you could remove every mention from the Neighborhood Plans because the inclusion in the Housing element then applies all the way downward. I leave that part to your discretion.

I am sorry this is arriving so late, and I welcome your comments. I would be happy to participate with staff if there is appetite for taking this on, and I thank you for your consideration. And it's late at night and so I pre-apologize for any typos, fragments, run-ons or the like 😊

Respectfully submitted,

Kirkland WA 98033

Moss Bay Neighborhood resident since 1997

Housing element

**Policy H-1.3** Adopt development and environmental regulations that reduce the cost of building and stimulate the production of diverse types of housing at various development intensities, in ways that maintain or improve health, safety and environmental quality both for market rate and affordable housing.

*Suggested substitute for highlighted text:* encourage the creation of affordable housing

**Policy H-1.4** Reduce the cost of building diverse types of market rate and affordable housing by speeding up, simplifying, and making permitting housing more predictable and transparent to permit applicants with expected permit review timelines and revision cycles.

*Suggested substitute for highlighted text:* Encourage

**Policy H-1.5** Support persons and families experiencing homelessness in moving towards housing stability by prioritizing local and regional resources, developing specialized standards that enable the production, reduce the cost, and explore removal of regulatory barriers that prevent or obstruct the creation and equitable distribution of transitional housing, emergency shelters, permanent supportive housing and similar facilities in areas of the city with sufficient infrastructure, services, and amenity capacity that supports these housing types.

*Suggested substitute for highlighted text:* increase efficiencies,

**Policy H-1.8** Continue to support the construction of ADUs, DADUs, cottages, duplexes, triplexes, and other forms of missing middle housing and ensure zoning and regulations do not add to the cost of building housing.

*Suggested substitute for highlighted text:* encourage efficiencies in related zoning regulations.

**Policy H-1.14** (was 1.15) Cooperate with other jurisdictions, agencies, and housing organizations to increase regulatory consistency across jurisdictions and reduce regulatory and permitting complexity and reduce the cost of housing.

*Suggested change for highlighted text:* strike highlighted text altogether, the rest of the policy accomplishes the goal.

Bridle Trails Neighborhood Plan

**Policy BT 2:** Generally south of NE 65th Street surrounding Bridle Trails State Park and east of 132nd Ave NE, ~~maintain lower density, larger lots at one dwelling unit per acre~~ encourage

facilities capable of keeping horses while also encouraging infill housing to increase sustainability and decrease the cost of building housing.

*Suggested change for highlighted text:* strike highlighted text altogether, goals are covered in the Housing Element. Alternatively, consider: and encourage efficiencies in building housing.

**Policy BT 5:** Incentivize compact housing (i.e., multi-unit or clustered housing types ~~compatible in scale with single-family homes~~ that help meet the growing demand for walkable urban living) within areas with low residential intensity ~~predominantly single-family neighborhoods~~ that are in close proximity to the Bridle Trails Shopping Center to reduce the cost of building housing and increase sustainability while ~~protecting~~ ensuring the area's equestrian ~~character~~ function is recognized.

*Suggested change for highlighted text:* strike highlighted text altogether, goals are covered in the Housing Element. Moreover, the provision as written would not reduce costs. Alternatively, consider: encourage efficiencies in building housing.

**Policy BT 7:** Encourage redevelopment of the Bridle Trails Neighborhood Center into a lively, pedestrian-oriented, transit-supportive, mixed-use residential and commercial neighborhood center. Residential and commercial development is allowed and substantial commercial uses should continue to provide shops and services to the neighborhood. Commercial uses should be oriented to adjacent arterials with wide sidewalks and pedestrian pathways should connect uses on site and with adjacent properties. ~~"Design Guidelines for Pedestrian Oriented Business Districts"~~ Design regulations should be used with careful attention to the cost of building housing, architectural scale, massing and upper story step backs, pedestrian orientation and connections, sustainability, ~~compatibility with~~ support from surrounding residential uses and commercial uses across NE 70th St., building modulation, and use of materials to reduce the appearance of bulk and mass.

*Suggested change for highlighted text:* strike highlighted text altogether, goals are covered in the Housing Element. Alternatively, consider: efficiencies in building housing,

<u>Everest Neighborhood Plan</u>

**EV 8,** midway through: Increased building heights should be allowed to step up to three stories if certain retail uses that primarily serve the neighborhood are provided. Careful attention should be given through the ~~design review process~~ design regulations to pedestrian orientation, the cost of building housing, sustainability, building modulation, upper story setbacks, and use of materials to reduce the appearance of bulk and mass.

*Suggested change for highlighted text:* strike highlighted text altogether, goals are covered in the Housing Element. Alternatively, consider: efficiencies in building housing,

Finn Hill Neighborhood Plan

**Policy FH-10.1:** Encourage the Finn Hill Neighborhood Center to be a mixed-use pedestrian-oriented neighborhood commercial area with improved public amenities, public transit, access for ~~bicyclists~~ walking biking and rolling trips, trails, and sidewalk connections. Allow for higher intensity mixed use development ~~up to five stories~~ if properties are consolidated, project includes a grocery store, public plazas, affordable housing, green building and sustainable site standards. Should redevelopment occur north of NE 141st Street, the Finn Hill Neighborhood Center (FHNC) is envisioned as a pedestrian-oriented mixed-use development consisting of residential and commercial buildings, open space plazas, grocery store, small neighborhood retail stores, wine bars or pubs and improved transit service. ~~Building heights of three to five stories are appropriate.~~ To encourage redevelopment, ~~five stories~~ higher intensity development should be allowed if properties are consolidated, uses include a grocery store, the project includes public plazas, affordable housing, green building and sustainable site standards. Design ~~Guidelines for Pedestrian Oriented Business Districts~~ regulations should be used with attention to the cost of building housing, sustainability, architectural scale, massing and upper story step backs, and pedestrian connections.

*Suggested change for highlighted text:* strike highlighted text altogether, goals are covered in the Housing Element. Alternatively, consider: efficiencies in building housing,

Kingsgate Neighborhood Plan

**Policy K-2:** Foster diverse housing opportunities in neighborhood residential areas at all affordability levels to ensure continued livability for existing residents and future residents. A priority of the neighborhood is to accommodate all people regardless of income or background, and ensure the area remains a peaceful, community-oriented area of Kirkland. Factors such as the need for more housing, development that supports transit, a shift in citywide priorities, and the cost of land may result in a need for additional housing supply and a wider variety of housing types.

*Comment: This is an instance where the reference to cost is appropriate, no change suggested here.*

**Policy K-8:** Establish design regulations for the Kingsgate Neighborhood Center, including requirements that prioritize greenspace, a lower cost of building housing, sustainability, gathering locations, accessibility, lighting and safety. Thoughtful urban design creates active commercial areas by emphasizing human scale development and strategic building placement. By reducing the visual impact of parking areas and enhancing connections between commercial areas and surrounding residential neighborhoods, design regulations can support sustainability and accessibility. For the Kingsgate Neighborhood Center, these

regulations should apply to all new, expanded, and remodeled commercial, multifamily or mixed-use buildings. See policies in the commercial and mixed use sections of the Land Use Element chapter.

*Suggested change for highlighted text:* strike highlighted text altogether, goals are covered in the Housing Element. Alternatively, consider: efficiencies in building housing,

Lakeview Neighborhood Plan

**Goal L-4:** ~~Allow~~ Foster alternative residential development options that are ~~compatible~~ complementary and exist cohesively with surrounding development while also reducing the cost of building housing.

*Suggested change for highlighted text:* strike highlighted text altogether, goals are covered in the Housing Element. Alternatively, consider: while also encouraging efficiencies in building housing.

**Policy L-8.5:** ~~Limit~~ Increase maximum building height and building mass ~~to five stories~~ in YBD 2 and YBD 3 ~~Reduce building mass generally above the second floor with upper story setbacks, and vertical and horizontal modulation evaluated~~ zones ~~through the Design Review process~~ to reduce the cost of building housing and increase sustainability.

*Suggested change for highlighted text:* strike highlighted text altogether, goals are covered in the Housing Element. Alternatively, consider: to gain efficiencies in building housing

Market Street Corridor Plan

**Policy MS-10:** ~~Maintain and enhance the character~~ Remain mindful of the historic structures at the intersection at 7th Avenue and Market Street as redevelopment occurs. Existing historic resources should be considered when adjacent structures are being rebuilt or remodeled. The scale and design features of the historic buildings at the intersection of Market Street and 7th Avenue should be considered when development in that area occurs while prioritizing reducing the cost of building housing and increasing sustainability.

*Suggested change for highlighted text:*
*First, must delete the word "prioritizing" as costs of housing are not a higher priority than other policies.*
*For the rest of the text:* strike highlighted text altogether, goals are covered in the Housing Element. Alternatively, consider: while encouraging efficiencies in building housing,

**Policy MS-11:** Utilize ~~design review to administer building and site~~ design standards regulations for commercial and multiunit ~~family~~ development along the Market Street Corridor. Design ~~review is~~ standards are important for the historic area surrounding the

Market Street and 7th Avenue intersection (see Figure MS-3) and appropriate for all multi-unit ~~family~~ and commercial development along the corridor. ~~The design review process using the Design Guidelines for the Market Street Corridor or Design Standards in the Zoning Code~~ Design regulations should be used to review site and building design issues such as building placement, landscaping, and building details, as well as public improvements including sidewalk width and street furniture. These design regulations should also prioritize reducing the cost of housing and increasing sustainability.

*Suggested change for highlighted text:*
*First, must delete the word "prioritizing" as costs of housing are not a higher priority than other policies.*
*For the rest of the text:* strike highlighted text altogether, goals are covered in the Housing Element. Alternatively, consider: encouraging efficiencies in building housing and increasing sustainability.

**Policy MS-14:** Administer ~~development standards and~~ design guidelines regulations that ~~address~~ create a gradual transition~~s~~ between higher and lower intensity uses located along ~~primarily residential areas and the commercial and multifamily residential uses along~~ Market Street and lower intensity uses located further away from Market Street. Standards for more intensive development will address: building placement on the site, clustering, open space preservation, building scale in proportion with surrounding allowed heights as part of a gradual transition, incentives for protecting and growing additional vegetation, wetlands and streams, the cost of building housing, sustainability, and integration with adjacent uses. ~~The building mass and/or height of higher density structures should complement rather than dominate or overwhelm adjoining lower-intensity uses. Landscape buffers, vertical or horizontal building modulation such as upper story step backs or architectural treatments should be used to soften and separate uses by creating a transition zone. Some of the existing buildings may also need enhanced landscaping in order to prevent commercial structures from having a negative impact on adjoining residential uses.~~

*Suggested change for highlighted text:* strike highlighted text altogether, goals are covered in the Housing Element. Alternatively, consider: efficiencies in building housing

<u>Rose Hill Neighborhood Plan</u>

**RH 5** Incorporate building height and scale transitions and vegetative buffers between ~~multifamily and detached single family homes~~ different residential intensities to ensure cohesive design across the neighborhood and encourage greenspace with new development. ~~compatibility with existing neighborhood character. Multifamily standards~~ Standards for more intensive multiunit building location and design will ~~help~~ address: building placement on the site, clustering, open space preservation, building scale in proportion with the lot and with the surrounding neighborhood, preservation and

protection of existing vegetation, wetlands and streams, the cost of building housing, sustainability, and integration with ~~more traditional detached single-family homes~~ adjacent uses.

*Suggested change for highlighted text:* strike highlighted text altogether, goals are covered in the Housing Element. Alternatively, consider: efficiencies in building housing

**Policy RH 9**: ~~Conduct design review~~ Create design regulations for larger-scale commercial, residential ~~multifamily~~ , and mixed use developments to create ~~attractive~~ a cohesive ~~business~~ districts, consistent with the pedestrian and transit oriented uses envisioned, prioritizing reducing the cost of building housing, and increasing sustainability using applicable design guidelines and design regulations.

*Suggested change for highlighted text:*
*First, must delete the word "prioritizing" as costs of housing are not a higher priority than other policies.*
*For the rest of the text:* strike highlighted text altogether, goals are covered in the Housing Element. Alternatively, consider: encouraging efficiencies in building housing,

Totem Lake Neighborhood Plan

**Policy TL-21.2:** Encourage private development to help build the overall ~~character~~ community design elements of the Totem Lake Business District. Private development in the Totem Lake Business District should promote a sense of community identity and continuity. Design ~~measures~~ guidelines to achieve this goal should address important elements of design, such as human and architectural scale, the cost of building housing, sustainability, breaking up of building mass, attention to building details and pedestrian connections and orientation. Design ~~measures~~ guidelines should also recognize the differing needs and character of the various areas of the district. For example, design standards regulations in the business district's core, which support intensive development and a high level of transit and pedestrian activity, are somewhat different from those in the balance of the district. Please refer to the Business District Core goals and policies for design measures that address this area.

*Suggested change for highlighted text:* strike highlighted text altogether, goals are covered in the Housing Element. Alternatively, consider: efficiencies in building housing

November 17, 2024

Via email

Kirkland City Council
Kirkland City Hall
123 Fifth Avenue
Kirkland WA 98034

2044 Comprehensive Plan Update

Dear Mayor Curtis, Deputy Mayor Arnold and Councilmembers,

The Finn Hill Neighborhood Alliance board of directors has reviewed the City staff's memorandum of November 7 concerning Kirkland's Comprehensive Plan Update. We offer the following general comments on the policies proposed in the Update:

- The Council, the Planning Commission and Planning Department staff are to be commended for carefully considering public concerns related to the possibility that areas adjacent to transit corridors would be upzoned. Given the ambiguity of those upzoning proposals and the division that they created in the community, it was prudent to remove them as well as to remove equally general statements about upzoning near full service grocery stores or "potential" 10 minute neighborhoods. We believe it makes more sense to concentrate on building housing in urban and neighborhood centers, as is reflected in the current version of the Update.

- The FHNA board also supports language in the Comprehensive Plan Update policies that promote retaining livability of Kirkland's neighborhoods and engaging with residents in the context of significant zoning changes. (In this regard, we generally endorse amendments submitted by Councilmember Pascal that encourage neighborhood involvement in the zoning process.)

- The FHNA board notes with concern, however, that the middle growth option described in the staff memo appears to contemplate that the Michaels and Goodwill sites will be upzoned to accommodate 291 and 357 incremental units, respectively. While the FHNA board has not taken a position on these proposed developments thus far, we hope that specific project plans will be exposed to full review and comment, with citizen input being carefully considered, before final decisions are made. Consequently, we assume that the incremental Michaels and Goodwill housing units reflected in the staff memo are not viewed at this point as a "given" but are only indications of what might be

constructed if relevant factors, such as traffic congestion and availability of services, are properly addressed.

- Additionally, we are concerned about the significance of several policies that favor the consolidation of residential zones (LU-4.2), the reduction of minimum residential lot sizes (LU-4.3) and - in particular - the prioritization of "removing regulatory and permitting barriers that prevent moderate-intensity residential development in lower-intensity neighborhoods" (H-2.25). It is impossible to predict how far-reaching such policies might be; conceivably, they would undercut most residential zoning rules, transforming the character of Kirkland's neighborhoods. That is not to say that such policies should not be considered. However, they should considered only in the context of robust citizen education, engagement, and input. Councilmember Tymczyszyn's proposed amendments to LU-4.2 and LU-4.3 would help to ensure that zoning consolidation and lot size reductions are assessed with due care. The FHNA board strongly suggests that H-2.25 be similarly amended.

- Finally, the FHNA board is pleased to see that the Finn Hill Green Loop is referenced in PR-1.7. However, we recommend that the policy language not say that the City should merely "consider" protection and development of a Finn Hill greenway. The Green Loop is incorporated into the Finn Hill Neighborhood Plan, has garnered broad citizen support (based on the community survey completed for Proposition 1 last year), and the City has already made significant acquisitions to advance the Green Loop plan (for which we are very grateful). We urge the City to delete "consider" from the Green Loop bulleted item in PR-1.7.

Thank you for your work on the Comprehensive Plan Update and for considering these comments.

Respectfully submitted

FINN HILL NEIGHBORHOOD ALLIANCE BOARD OF DIRECTORS

Scott Morris, President

Cc: Kurt Triplett
Adam Weinstein
Allison Zike
FHNA Board of Directors

**From:**
**Sent:** Sunday, November 17, 2024 6:31 PM
**To:** Kelli Curtis <kcurtis@kirklandwa.gov>; Jay Arnold <jarnold@kirklandwa.gov>; Jon Pascal <jpascal@kirklandwa.gov>; John Tymczyszyn <jtymczyszyn@kirklandwa.gov>; John Tymczyszyn <johnt@kirklandwa.gov>; Penny Sweet <psweet@kirklandwa.gov>; Neal Black <nblack@kirklandwa.gov>; Amy Falcone <afalcone@kirklandwa.gov>
**Cc:** Kurt Triplett <ktriplett@kirklandwa.gov>; Adam Weinstein <aweinstein@kirklandwa.gov>; Allison Zike <azike@kirklandwa.gov>; James Lopez <jlopez@kirklandwa.gov>; Planning Commissioners <planningcommissioners@kirklandwa.gov>; mnakirkland@gmail.com
**Subject:** 2044 Comprehensive 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.

Council Members,

We are nearing the final vote on Kirkland's 2044 Comprehensive Plan. I appreciate all the time that has been put into developing, reviewing, and revising the Plan. I also appreciate that staff, Planning Commission, and City Council have responded to some of the concerns that have been raised by the community over the course of this process. I highly support the movement in direction towards a focus on meeting the most pressing need of ensuring the availability of affordable housing for those households at or below 50% AMI and focusing growth in the areas of the City that had already been targeted for growth - the two Urban Growth Centers and the Neighborhood Centers.

I appreciate the policies that reference fiscal sustainability, transparency, and accountability. I hope that the City will actually follow through in implementing and abiding by those policies. In particular, while it is important to provide affordable housing options to new residents, it is also essential to ensure efforts to make Kirkland accessible do not unintentionally strain or displace current residents. Subsidizing affordable housing through property tax exemptions reduces the city's overall revenue, while increasing the population and strain on essential services. It further shifts fiscal responsibility onto current property owners and residents through higher tax rates on non-exempt properties. These impacts have not been communicated to the community and are not well understood.

I support Deputy Mayor Arnold's proposed Policy GP-3.3, revision to LU-4.4, New H-1.9, and New H-2.20.

I support Council Member Tymczyszyn's New GP-5, revision to LU-4.3.

I support all of Council Member Pascal's proposed new policies and his proposed revision to ED-1.1.

After reviewing the packet for Tuesday's meeting of the PC's recommended version with staff's proposed revisions and the proposed amendments of various Council Members, I do still have some comments and proposals.

VISION STATEMENT

Short Version: Kirkland is a vibrant, welcoming, and diverse community that is innovative and economically resilient. Our city fosters a strong sense of belonging through its unique connected neighborhoods and encourages civic engagement to shape our collective future. Kirkland is accessible to all abilities, supporting various travel modes and ensuring abundant housing for all life stages. Kirkland provides essential public services and infrastructure while preserving the environment and remaining resilient and livable in a changing world.

Long Version for the Introduction Chapter:

Kirkland is a place where all people are valued and welcomed. Our city's vibrant, unique, and connected neighborhoods foster a strong sense of belonging. Kirkland encourages civic engagement by all members of the community to shape our collective future. The city is dedicated to celebrating diversity and inclusion while combating discrimination in any form.

Kirkland is accessible for people of all abilities through various and innovative modes of travel. Diverse and abundant housing accommodates residents in every stage of life and is accessible to shops, services, and employment opportunities citywide.

Kirkland is innovative and economically resilient, providing public services and capital infrastructure that accommodates growth.

Kirkland is a sustainable city that preserves and enhances our natural and built environment for current and future generations. Kirkland is resilient and livable in the face of changing conditions.

Land Use Element – Purpose

2nd bullet point should be changed to "Kirkland's role in accommodating projected growth and balancing the housing and jobs needs resulting from such growth;".

6th bullet point should be changed to, "Exploring appropriate uses and intensities within existing Urban Growth Centers and neighborhood commercial-oriented sites while promoting more housing choice and economic opportunity;"

Vision - Affordable Housing: This should be changed to, "Policies should promote diverse and affordable housing types that are well-connected to jobs and services by continuing to direct and encourage additional growth, including development of deeply affordable apartments, in the Urban Growth Centers and neighborhood commercial centers where there is ready access to necessary services, amenities, and infrastructure."

Mixed Uses: Change to remove 10-minute neighborhoods. "Policies should enable various scales of mixed-use developments with diverse retail, office, and affordable housing options within walkable neighborhoods. Mixed use buildings should have character, individuality, and architectural diversity to harmoniously blend into the surrounding neighborhood."

Table LU-1: 2044 Growth Targets – Current titled row "King County 2019 Values (existing)" should say "Kirkland 2019 Values (existing)" and the one titled "King County Total Target for 2044*" should say "Kirkland Total Target for 2044*."

Land Use Designations – Restore Residential Use over "Residential Mixed Use." We need to maintain certain areas of the City as designated primarily for residential uses. This does not mean that there cannot be small scale businesses such as corner stores, daycares, or home-based businesses in these areas. It just keeps clear that these are ***primarily*** residential areas. This is needed to protect against potential future state requirements that would significantly change the character of the current residential areas of the city. See the narrative language for LU-1.3 and LU-4.2 which acknowledges anticipated future State requirements. Furthermore, other policies within the Comp Plan continue to

contemplate “residential zones” rather than “residential mixed use zones,” (e.g. LU-4.3) and that makes sense. We should maintain the residential zones and not change it to a mixed-use designation.

Policy LU-1.2 – Remove reference to 10-minute neighborhoods from narrative language.

Policy LU-1.3 – Does not specifically eliminate Residential Use, but clearly that is the intent. Revise to “Renaming zones *other than* Residential Use to better describe the allowed mix of uses therein.”

Policy LU-1.4 – What is “pedestrian activation”?

Goal LU-2: 4th bullet point should simply read “Provides sufficient land area to accommodate likely growth in Kirkland” because that really is all that we should be attempting to accomplish. To the extent there is a ***need*** to reference regional planning and local goals, it should read “Provides sufficient land area based on regional planning objectives and local goals to accommodate growth likely to occur in Kirkland.”

6th bullet point should read: “Promotes access to opportunity for current and future residents of all backgrounds, abilities, and life stages.”

Policy LU-2.3 Narrative language change:

As growth occurs, the need for new housing units and commercial floorspace will increase. Kirkland is required to accommodate growth targets for housing units and employment established by the King County Growth Management Planning Council, as mandated by the Growth Management Act. The community must balance this need with the desire to continue enhancing valued community characteristics, provide infrastructure and public services to serve the new growth. The City should monitor its existing residential and nonresidential capacity to determine how fast and where new growth is occurring, help direct the growth to areas with sufficient services and infrastructure to support the growth, and ~~whether~~ to ensure that Kirkland can accommodate the required growth targets. With the ongoing housing affordability crisis ~~though~~, it is ~~also~~ important to ~~recognize that providing additional capacity beyond the assigned growth~~ focus on the targets ~~is likely to help enable housing production and~~ for affordable housing at each of the income levels ≤80% AMI to make it more likely that the City will actually achieve ~~our~~ its 20-year growth targets and provide more opportunities for people of all incomes to live in Kirkland. In addition, it is also important to encourage new jobs in the City.

Available capacity is a calculation of likely development potential in the foreseeable future based on certain assumptions and factors and assumed to cover a 20-year time horizon. Table LU-3 below shows that the City can accommodate the 2044 growth targets with its available capacity. The Housing Element and Housing Needs Inventory in the appendix of the 2044 Comprehensive Plan provide more information about Kirkland’s housing unit capacity for different income segments.

Policy LU-3.7 and LU-5.8 – There are some things that simply require having a car and there needs to be sufficient parking available to accommodate such need. See for example the article in the 11/17/2024 Seattle Times regarding this topic – a woman who said she had lived in Seattle without a car for a decade admitted that she had to buy a car as her family grew and their needs changed. Kirkland’s public transit options are far more limited than Seattle’s.

Residential Mixed Use Areas needs to be revised back to Residential Use Areas. We can still allow for and even encourage development of small-scale commercial uses within Residential Use zones, but we need to maintain the designation to protect our residential neighborhoods into the future. Even Redmond and Bellevue are maintaining Residential Use zones in certain parts of their cities.

Policy LU-4.2 should be changed as follows: Identify opportunities to simplify development standards in primarily residential zones by completing actions such as: ~~renaming single-family residential zones to better describe the allowed~~

~~multi-family and commercial uses therein;~~ consolidating low-density residential zones into a single zone to simplify future Zoning Code amendments; and standardizing development standards across low-density residential zones.

Policy LU-4.4 Remove “10-minute neighborhood” from narrative language.

Housing Element under Race, Ethnicity and Housing – The last sentence “Kirkland has a history of racial exclusion that should be addressed through expansion of affordable housing and home ownership opportunities to people of color” does not accurately state Kirkland’s history. As we have learned, there actually has been very little in the way of racial exclusion in Kirkland. This sentence should be removed or should be changed to “Kirkland should address this by expanding affordable housing and home ownership opportunities for peoples of color.”

Policy H-1.9 – Change to "...where sufficient infrastructure, service, and amenity capacity *exists*."

Policy H-2.1 – All of the schools in Kirkland provide high-quality education. It is silly to say that Kirkland needs to plan for housing to support equitable access to high-quality education.

Policy H-2.11 – How about we support and encourage more small non-corporate landlords in techniques to avoid possible eviction scenarios and also the ability to evict tenants who are repeatedly engaging in dangerous and or harassing behaviors or who refuse to pay rent despite a demonstrated ability to do so.

Policy H-2.25 – What is “moderate-intensity residential development?’’ Could we remove “exclusionary regulations and review processes” from the language? It implies something that is not what is happening in Kirkland and is divisive language.

Thank you for your consideration.

Best regards,

## Changes to Lakeview Neighborhood plan

**From**

**Date** Sun 11/17/2024 11:22 PM

**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.

Hi,

I am reviewing the most recent 2044 Comprehensive Plan updates and specifically the Land Use element, which will be part of the City Council study session this coming Tuesday night. Given the changes in the plan to now focus on “Urban Growth Centers, neighborhood centers, and middle housing options in primarily residential neighborhoods,” I believe that a change to the Lakeview Neighborhood plan is warranted to reflect that Lakeview is not part of the Greater Downtown Urban Center and revert back to the original and more reasonable language about residential housing, particularly in Lakeview Terrace. What is the best way to accomplish this and who would I need to speak with to ensure that the overall Comprehensive Plan land use changes are carried through effectively into the Lakeview Neighborhood plans?

Thanks,

## Support for planning commission and planning staff edits to Policy MB-32

**From**

**Date** Sun 11/17/2024 8:51 PM

**To** Kelli Curtis <kcurtis@kirklandwa.gov>; Jay Arnold <jarnold@kirklandwa.gov>; John Tymczyszyn <johnt@kirklandwa.gov>; Jon Pascal <JPascal@kirklandwa.gov>; Penny Sweet <psweet@kirklandwa.gov>; Amy Falcone <afalcone@kirklandwa.gov>; Neal Black <NBlack@kirklandwa.gov>

**Cc** Adam Weinstein <aweinstein@kirklandwa.gov>; Allison Zike <AZike@kirklandwa.gov>; LeAndra Baker-Lewis <llewis@kirklandwa.gov>

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Honestly, I can't even believe we are continuing to have this discussion regarding Park Lane and "expand and iterate pilot programs to enhance pedestrian-only access along Park Lane" in the context of the Comprehensive Plan. As you are all aware, there were many opinions on this subject and as a result, the Council put a pause on it. **It's my firm belief that the versions which are in your materials, be that the one that was passed by the Planning Commission (in the Draft Moss Bay Plan, page 28) OR the one that the staff is now recommending at Attachment 5, E-Page 66, are both excellent and I support either one of them**.

I know you are inundated with so many other emails and the like, so hopefully this will just be a helpful button-up for you. And I respectfully ask, if you are considering any further changes to this text, please call me at 206-947-0473.

Here's a bit longer story if you want to know more -

The Moss Bay Neighborhood Plan was very recently updated through a full process including involvement of the Neighborhood Working Group and public input. That amendment included the inclusion of MB-32 as it currently stands. Of note, that process occurred prior to the Council's vote in 2023 to defer the study of any permanent closure.

When the City Planning Staff was considering making some changes to the Moss Bay Neighborhood Plan, the Board of the neighborhood association - which, like the general public, consists of members who support pedestrianization and some who do not support closure to vehicles - discussed this policy and decided it was best to ask the City Planning Staff to update MB-32 to reflect the current status. The City Planning Staff did exactly that, and in my opinion, they did an excellent job with it. It was submitted to the Planning Commission and they passed it, as drafted by the Planning Staff. You will find that iteration in the Draft Moss Bay Neighborhood Plan, Page 28.

However, there are some stakeholders – some of whom are on the Moss Bay Board but who acted on their own behalf and not as part of the Board when meeting with City Staff - who wanted further revisions. It is my understanding that they met with the staff and, my understanding is that they worked together to add further edits. That is the iteration that appears at E-Page 66 for Tuesday's packet. And I can also support those edits, however, please be aware of the following:

- One of the changes in this version is the striking of the phrase "coordination with the Downtown Community." It is fine to delete that phrase, because it doesn't add or subtract from the policy statement itself. However, you should be aware that the Kirkland Outside of the Walls ("Walls") task force very much involved residents and downtown businesses, as well as representatives from the Chamber and KDA. It also included a property owner on Park Lane. We had multiple meetings as a task force and we had City Staff in attendance as well. My understanding is that City Staff personally approached some business owners on Park Lane to also participate, but they declined. I don't know their reasons, but we do know everyone was overwhelmed with the

shutdown and the impacts. I note this just to assure you that if you choose the Planning Commission version, that phrase referring to the Downtown Community is correct. Not necessary to include, but would not be incorrect if included.

- You will note that the following sentence has been struck from the version passed by the Planning Commission: “This allowed more outdoor space for restaurant eating and retail uses while also providing safe places for people to socialize.” Again, as a matter of this being a policy document, I can still support the striking of this sentence. However, the entire content of that sentence is accurate. The reason that the sentence has been struck, is that the individuals who met with City staff actually wanted this sentence to remain but striking the reference to using the space for restaurant and retail use, i.e. with the resulting sentence stating that the sole purpose of the 2020 closure was for socializing, which is not correct. You’ll undoubtedly remember that the restaurants were able to continue functioning at least partially because of the additional space, and in fact, the protection of commerce was the primary reason that the Walls task force worked on the various workarounds to activate the street. Admittedly, although retail use of the street would also have been allowed, that was not viable for the retailers with staff and security issues. I spoke with City staff about this, and they believe the best option here is to strike that one sentence in full so that the paragraph remains truthful, and I support their decision.

Again, I support either the Planning Commission iteration in the draft Moss Bay Neighborhood Plan OR the edited version in your packet. I am sorry to even be asking for your attention to this, and I welcome your calls or emails at any time.

Respectfully submitted,

Moss Bay Neighborhood resident since 1997

**From:**
**Sent:** Sunday, November 17, 2024 10:59 AM
**To:** City Council <CityCouncil@kirklandwa.gov>
**Cc:** Kelli Curtis <kcurtis@kirklandwa.gov>; Jay Arnold <jarnold@kirklandwa.gov>; Neal Black <nblack@kirklandwa.gov>; Amy Falcone <afalcone@kirklandwa.gov>; Jon Pascal <jpascal@kirklandwa.gov>; Penny Sweet <psweet@kirklandwa.gov>; JohnT@kirklandwa.gov
**Subject:** Comprehensive development plan; removing traffic corridors

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Members of the Kirkland City Council;

I have been appalled at the recent and extensive increase in the number of housing units being built in Kirkland, especially without an obvious increase in the width of enough streets to accommodate increased traffic. Kirkland is developing “urban canyons,” just as Bellevue has done and as Redmond is in the process of doing. Please don’t let this happen to Kirkland. I suppose the additional population would increase tax revenues, but the real winners appear to be developers who will make millions but who don’t live here, leaving current residents to mourn a reduced quality of life. Would you tell me how such rapid and extensive building will increase the quality of life for those of us who have lived here for decades?

Thank you for your time and attention,

Kirkland, WA 98033

**From:**
**Sent:** Friday, November 15, 2024 4:55 PM
**To:** City Council <CityCouncil@kirklandwa.gov>
**Cc:** Kelli Curtis <kcurtis@kirklandwa.gov>; Jay Arnold <jarnold@kirklandwa.gov>; Neal Black <nblack@kirklandwa.gov>; Amy Falcone <afalcone@kirklandwa.gov>; Jon Pascal <jpascal@kirklandwa.gov>; Penny Sweet <psweet@kirklandwa.gov>; John Tymczyszyn <JohnT@kirklandwa.gov>; Kurt Triplett <ktriplett@kirklandwa.gov>; James Lopez <jlopez@kirklandwa.gov>; Adam Weinstein <aweinstein@kirklandwa.gov>; Allison Zike <azike@kirklandwa.gov>
**Subject:** Kirkland City Comprehensive Plan input

**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 City Council members:
Thank you for all the work supporting our great city of Kirkland.

As you work to finalize the comprehensive plan, I urge you to please ensure balanced growth that preserves Kirkland's neighborhoods and values. Comprehensive Plans should benefit the entire city, addressing the needs of both current and future residents. High-density developments should be concentrated in urban centers, not in areas already adapting to increased density from middle housing zoning changes (e.g., all the ADUs popping up) as well as other area changes and constructions increasing traffic congestion in our neighborhoods.

I live in west of market and already struggling with increased traffic congestion - walking, driving, crossing etc. High density housing along that corridor will not make it affordable given presence of tech companies close by and developers catering to those needs. The notion that service staff who work in the area can afford housing here is a dream. Even if we get there no one walks with heavy groceries and without needed transportation for other needs cars will be owned parked along the streets and traffic choking current residents on either side of market.

Public transportation that will actually ease congestion is not happening anywhere in the near future.The bus system is so far behind I don't see how that will catchup to help my area residents. I have a free bus pass from my employer and unable to use it given how many hours I have to build in to use it for work or entertainment.

It is okay to expect safe, balanced growth for our community. I am hopeful and confident the council will take these inputs into consideration.

Thank you for listening.

November 15, 2024

Kirkland City Council Members,

I am a Kirkland homeowner and in advance of the final stages of review of the 2044 Comprehensive Plan, I would again like to strongly endorse the most aggressive growth alternatives.

I would have liked to see much more ambitious growth options and I believe an error in this process has been a lack of imagination and a limited scope of options that push boundaries.

When we build an amazing city, many more people will want to live here and we should welcome them. We are already in a housing crisis that calls for dramatic changes in the way our cities run. It should be much easier to build at scale. Cities should not subsidize cars with oversized roads, free parking, and mandates.

Alternate transport modes like biking and walking should take actual planning priority over cars. That means when budgets or space are limited we support peds and bikes first. This will inevitably lead to a reduction in car infrastructure and we should state that goal explicitly.

Thanks for your consideration,

November 13, 2024

Dear Council Members,

I'm writing to express my opposition to the proposed frequent transit corridor designation.

Currently, Kirkland has the zoning capacity for 2044 growth and possibly beyond. According to the Planning Director, the challenge is not growth but affordability. It's safe to say that a new small townhome in Norkirk or Market Street Neighborhoods will likely sell for around $1,400,000 - $1,750,000 and it's almost guaranteed that the owner can afford and will own a car. That's not affordable and that's not meeting the affordability goal.

Focus on Urban Centers for affordability. Currently, there's approximately 730 Acres already zoned for 10% of new units to be affordable. These areas are Totem Lake Urban Center (TL zones) and 85th Street Corridor (CMU and NMU zones). The future K-Line will connect these two Urban Centers. Out of those 730 acres, most of the land is still underutilized 1970s 1980s strip malls, surface parking lots or old small office structures all of which is currently zoned to perform 10% of the new units to be affordable. Totem Lake has started to become developed but the majority of land is still not the highest and best use (per the current zoning code). As for the 85th corridor, it's too new to judge. It's my understanding that the first application may be coming in using the new form based code.

Please focus on these two Urban Centers Totem Lake and 85th Street Corridor. There's a lot of work to build out Totem Lake. Make it attractive for both the existing property owners to consider redevelopment and attractive for housing investment. Please look at incentives, simplifying or what else can the City do to fulfill these designated Urban Centers. Often times infrastructure improvements, utility capacity or scope prohibits development. Please make sure this is not the case in Totem Lake.

As for 85th street Corridor, the Form Base Code is too new and as applications are submitted or pre-application meetings occur, Form Based Code imperfections will surface. Mithun who consulted on the form based code, is a great Architectural Firm, but only a small piece of what it takes for development to come to life. Please have City staff ready to monitor and resolve any discovered code imperfections. 85th street corridor is too valuable to have any code problems or confusion.

The residents of Kirkland had a choice to live in either Bellevue, Redmond, Seattle, Bothell, Woodinville or other. They chose Kirkland for a reason, they invested their income in Kirkland for a reason.

- Please don't cut and paste other jurisdictions policy.
- Please don't let King County make decisions on the city’s behalf.
- Please question or challenge the pressure from Puget Sound Regional Council.

The City of Kirkland has already set up a great canvas for affordability at Totem Lake and 85th st Corridor. Please hold your course and keep Kirkland Kirkland.

Thank you,

Norkirk Resident and home owner.

November 13, 2024

Hi Council and Planning Commission -

Thank you for your continued discussions and planning on the Comp Plan.

I was curious to see if by chance there has been any discussion around holding a pre-mortem before the final vote is held.

Thank you!

Thank you for the continued dedication and discussion on the future of Kirkland in the Comp Plan. This is clearly an extremely impactful project.

Comments from last night's Planning Commission and City Council meetings referred to the interest & importance of a Post-Mortem of the Comp Plan process, as it has elicited a lot of passion, interest and confusion along the way. This is common for any big project. Being honest about what went wrong and where things could have been better is always helpful. It is great to know there is energy for a Post-Mortem.

That said, given we are still months away from the target deadline, I wanted to recommend you strongly consider running a Pre-Mortem before time runs out. This is basically a Post-Mortem, but done before the project is completed (they can even be done before the project launches - and are especially helpful for BIG projects). Based on comments from last night, it sounds like there is already a wide range of things that could be brought up as imperfections in the process - and you still have time to learn from these and work towards an inclusive conclusion which incorporates these learnings.

Thank you for your consideration and I look forward to your thoughts.

**From:**
**Sent:** Thursday, September 12, 2024 1:57 PM
**To:** Planning Commissioners <planningcommissioners@kirklandwa.gov>
**Subject:** Land Use decision tonight

**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 Planning Commissioners,

As a proud voting resident of Kirkland, I am writing to express my concern with the proposed Land Use Amendment to the 2044 Comprehensive plan. I ask that you remove section LU 2.4 on transit corridors and take **Option B1 – Consider a version of Policy LU-2.4 at a future date, and add a discrete task to a future Planning Work Program to study a policy directing exploration of appropriate place for density near transit**. I am pro-growth, but also pro-infrastructure, transparency and responsibility for how this growth is achieved in our city. The current Land Use proposal does not achieve any of those. Our city has a viable plan for growth within urban centers which should be the focus of the 2044 plan. The transit corridor amendment is unnecessary and lacks sufficient data to prove it would lead to affordable housing in Kirkland.

We need a plan that shows:

1. Additional density will equate to affordable housing.
    a. Neighboring cities which invested in high density housing have not seen affordable results (Remond, Seattle).
    b. No information has been provided by the city to justify that development in these areas will lead to affordable housing.
    c. **Conduct studies and provide data that proves additional housing will be affordable in the areas proposed before locking in that these specific corridors are the right answer for our future**.

2. Appropriate infrastructure along transit corridors to accommodate new density.
    a. Metro bus service is unreliable on many of these corridors. Schools are already overcrowded. Traffic is at a standstill already in many of these areas.
    b. **Appropriate analysis and plans are required before locking into develop areas without appropriate infrastructure.**

3. Specific corridors that would be most viable.

a. Not all the corridors in the map are equally viable. There are environmental concerns, parking constraints, and narrow roads in some of these areas that cannot handle additional traffic or ensure availability of emergency services.
b. **Complete the viability analysis of which corridors should be included BEFORE adopting this into the comprehensive plan.**

4. Why we need more density than already planned for within the urban centers.
    a. Our current plans very recently enacted for the 85th street & Totem lake urban centers meet the needs for additional density in our city.
    b. **Provide a full analysis of why these corridors are required for future growth.**

Kirkland cannot afford to move forward with the transit corridor plan without adequate plans to ensure infrastructure and services are in place to support such growth. It is a responsibility to ensure that the needs of current and new residents will be supported by this plan and so far, there is not enough evidence to prove that. I support responsible and data-driven growth which this Planning Commission needs to work more diligently on before adopting the Land Use measures. Please vote tonight to **take Option B1** and remove transit corridors into the Comprehensive plan.

Thank you,

**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.

We currently have a housing problem and my rent is as much as a mortgage. I have been looking at ways to save money and biking to work is currently saving me 2500$ a year on gas and insurance alone. Creating housing near public transit will save people like me a ton of money per year because rent will go down (supply and demand) and a car will not be needed to get to work everyday. Thank you for doing this for me.

Sincerely,

A Struggling Kirkland Resident.

October 15, 2024

I am writing to express my full support for Commissioners Bria Heiser, Gina Madeya, and Scott Reusser in their positions on Kirkland's 2044 Comprehensive Plan.

1. I support Commissioner Heiser's Vote of No Confidence. She rightly asserts that assembling the 2044 Comprehensive Plan through a series of amendments is poor policy management. A plan that tries to patch over its own flaws instead of addressing them directly will not serve Kirkland's best interests. Residents deserve a clear, cohesive strategy—not a reactive collection of last-minute fixes.
2. I support Commissioner Madeya's concerns that Kirkland has taken on an outsized share of Emergency Housing, far exceeding the commitments of neighboring cities. While Kirkland prides itself on compassion, this unbalanced approach risks closing off our community to residents who depend on stability, livability, and thoughtful growth to raise their families and sustain their lives.
3. I support Commissioner Reusser's observation that removing LU 2.4 from the plan has not protected neighborhoods. Housing Element policies reintroduce the same densities that residents were already concerned about, proving that neighborhood concerns remain unaddressed. Neighboring cities have found ways to protect their residential areas while still welcoming growth—why can't Kirkland?

The issues with this plan are not just about amendments—they reflect a deeper flaw in the foundation of the process. From the outset, resident input was deprioritized, with outside voices taking precedence. We are asking for a moderate, resident-centered plan that equally weighs the needs, hopes, and concerns of the people who live in, pay for, and care for this city. Anything less would fall short of the trust and accountability expected from our elected officials.

The timing of this request may feel late, but it reflects the deficiencies in the original process. Now is the time to correct course by creating a thoughtful, well-managed plan that reflects the values and priorities of Kirkland residents—those who will ultimately live with its outcomes.

Thank you for your service and your attention to this important matter.

Sincerely,

October 22, 2024

I attended the Council and Planning Commission work session last Tuesday (10/15) evening and I want to thank the Council for the measured attitude in approaching approval of the Comprehensive Plan. The most difficult element to deal with in planning a City's future, is how can the quality of life measured and then maintained? The draft Comprehensive Plan has a great deal of facts, graphs and history, but it cannot adequately quantify quality of life, much beyond stating aphorisms. What makes people want to stay in Kirkland?

The aggressiveness of the original plan would have been a detriment to that quality. If something doesn't feel right, it probably isn't. That has been expressed in many ways by others. It is easier to add onto a plan than subtract from it. Also, the 10 minute neighborhood is too vague in its present form to be understood by seemingly nearly everyone. It needs work before it should be considered for part of the Comprehensive plan.

Thank you for listening!

October 22, 2024

I am writing to express my concerns regarding the current process being followed for the 2044 Comprehensive Plan. At the prior meeting, Commissioner Bria Heiser introduced a vote of No Confidence, and I would like to urge you to support this motion.

As residents of Kirkland, we have the right to demand a middle plan that strikes a balance between no growth and extreme growth. Commissioner Heiser rightly pointed out that, according to SEPA guidelines, cities are typically presented with at least three growth options for study before selecting a final plan. This standard has been followed by neighboring cities such as Bellevue, Redmond, and Seattle, where multiple options were considered before settling on a hybrid or balanced approach.

However, Kirkland was only presented with two options—one fewer than required by the state. These options, titled "No Growth" and "Growth," offered starkly opposing views without leaving room for a more moderate approach. The No Growthplan was dismissed as unviable under current state mandates, and the city has since pursued a Growth plan that focuses on massive change without considering a reasonable middle ground.
What was missing was a moderate path—a plan that could update our existing policies to meet state mandates while directing growth to areas where it had already been planned, such as the Station Area, neighborhood centers, and missing middle housing. This middle option would meet the state targets, but it was never properly documented, studied, or presented. Simply amending another plan is not a solution—this is mitigation, not planning.

Asking the city staff to assemble a balanced growth plan is not asking too much. It is the responsibility of the city to understand SEPA regulations and present comprehensive options to the commission. Residents deserve a thorough, well-considered plan that reflects all possible growth avenues, rather than an extreme, one-sided approach.
Commissioner Heiser's call for a No Confidence vote was a necessary step to halt this flawed process, even at this late stage. The vote in chambers may have been 6-1, but the sentiment in the community is clear—6-3,757in favor of a balanced, reasonable approach to growth.

This is our city, and we should not be subjected to extreme experiments. I stand with Commissioner Heiser and respectfully request that the City Council consider a vote of No Confidencein the current process and demand that a middle growth optionbe studied and presented.

Sincerely,
Kirkland Resident

October 22, 2024

Dear Kirkland City Council Members and Planning Commission Members,

I am writing to express my full support for Commissioners Bria Heiser, Gina Madeya, and Scott Reusser in their positions on Kirkland's 2044 Comprehensive Plan.

1. I support Commissioner Heiser's Vote of No Confidence. She rightly asserts that assembling the 2044 Comprehensive Plan through a series of amendments is poor policy management. A plan that tries to patch over its own flaws instead of addressing them directly will not serve Kirkland's best interests. Residents deserve a clear, cohesive strategy—not a reactive collection of last-minute fixes.

2. I support Commissioner Madeya's concerns that Kirkland has taken on an outsized share of Emergency Housing, far exceeding the commitments of neighboring cities. While Kirkland prides itself on compassion, this unbalanced approach risks closing off our community to residents who depend on stability, livability, and thoughtful growth to raise their families and sustain their lives.

3. I support Commissioner Reusser's observation that removing LU 2.4 from the plan has not protected neighborhoods. Housing Element policies reintroduce the same densities that residents were already concerned about, proving that neighborhood concerns remain unaddressed. The off-the-cuff suggestion of ½ mile from grocery stores was not based on any data, facts nor has any evidence of providing growth with appropriate infrastructure including the fact that many of our local grocery stores are slated to be closed or sold in a major acquisition. Neighboring cities have found ways to protect their residential areas while still welcoming growth—Kirkland should too!

The issues with this plan are not just about amendments—they reflect a deeper flaw in the foundation of the process. From the outset, resident input was deprioritized, with outside voices taking precedence. We are asking for a moderate, resident-centered plan that equally weighs the needs, hopes, and concerns of the people who live in, pay for, and care for this city. Anything less would fall short of the trust and accountability expected from our elected officials.

The timing of this request may feel late, but it reflects the deficiencies in the original process. Now is the time to correct course by creating a thoughtful, data-driven and well-managed plan that reflects the values and priorities of Kirkland residents—those who will ultimately live with its outcomes.

Thank you for your service and your attention to this important matter.

Sincerely,

October 22, 2024

Our names are and , a married couple living in the Juanita Finn Hill area. We are writing to express our full support for Commissioners Bria Heiser, Gina Madeya, and Scott Reusser in their positions on Kirkland's 2044 Comprehensive Plan.

1. We support Commissioner Heiser's Vote of No Confidence. She rightly asserts that assembling the 2044 Comprehensive Plan through a series of amendments is poor policy management. A plan that tries to patch over its own flaws instead of addressing them directly will not serve Kirkland's best interests. Residents deserve a clear, cohesive strategy—not a reactive collection of last-minute fixes.
2. We support Commissioner Madeya's concerns that Kirkland has taken on an outsized share of Emergency Housing, far exceeding the commitments of neighboring cities. While Kirkland prides itself on compassion, this unbalanced approach risks closing off our community to residents who depend on stability, livability, and thoughtful growth to raise their families and sustain their lives.
3. We support Commissioner Reusser's observation that removing LU 2.4 from the plan has not protected neighborhoods. Housing Element policies reintroduce the same densities that residents were already concerned about, proving that neighborhood concerns remain unaddressed. Neighboring cities have found ways to protect their residential areas while still welcoming growth—why can't Kirkland?

The issues with this plan are not just about amendments—they reflect a deeper flaw in the foundation of the process. From the outset, resident input was deprioritized, with outside voices taking precedence. We are asking for a moderate, resident-centered plan that equally weighs the needs, hopes, and concerns of the people who live in, pay for, and care for this city. Anything less would fall short of the trust and accountability expected from our elected officials.

The timing of this request may feel late, but it reflects the deficiencies in the original process. Now is the time to correct course by creating a thoughtful, well-managed plan that reflects the values and priorities of Kirkland residents—those who will ultimately live with its outcomes.

Thank you for your service and your attention to this important matter.

Sincerely,

October 22, 2024

Dear City Council and Planning Commission Members,
Thank you for the opportunity to comment on this very important chapter of Kirkland's 2044 Comprehensive Plan. Please see my feedback below:

• Support for Vice Chair Heiser's Amendments

I support all of Vice Chair Heiser's proposed amendments, as listed in Attachment 4 of the meeting packet. Her edits are sensible and on point.

• Support for Policy H-2.XX (Fiscal Sustainability)

I support Policy H-2.XX, which staff added in response to public feedback:
"Policy H-2.XX - Promote fiscal sustainability, transparency, and accountability to existing taxpayers when subsidizing affordable housing programs and incentives."

• Concern Regarding Kirkland's Emergency Housing Target

Kirkland's target of adding 2,522 units of emergency housing is way out of scale for Kirkland (page 3).
"Emergency housing needs were determined by dividing the total countywide emergency housing needs by the city's percent share of planning countywide housing growth."
Kirkland's number should be based on our specific emergency shelter needs, not the countywide growth. Homeless individuals should be provided shelter in their own communities. Displacing homeless people to Kirkland forces them to leave the community they know and are connected to.

• Opposition to the New Proposed Policy H-2.XX (Attached Dwellings)

I do not support this new proposed policy, especially increasing the number of attached dwelling units. I recommend sticking with current laws, such as HB1110:
"Policy H-2.XX – Advocate for amendments to the Washington State Building Code to support the creation of housing that is more physically and financially accessible... such as allowing more attached dwellings with residential code construction, and simplifying building requirements while maintaining health and safety standards."

• Request to Update Goal H-2 to Reflect Kirkland

Please update Goal H-2's first paragraph to better reflect Kirkland, not a generic city:
Current text: "Extremely low-, very low-, and low-income residents often have limited choices when seeking an affordable home and neighborhood. Many BIPOC communities and immigrant groups face disparities in access to opportunity areas with high-quality schools, jobs, transit, and access to parks, open space, and clean air, water, and soil."
This does not accurately describe Kirkland, as we have high-quality public schools, clean air, water, soil, and access to green spaces throughout the city.

• Clarify Vague and Confusing Phrases

Several policies contain unclear language that needs revision for better understanding. For example:
o Policy H-1.1:
"Prioritize context-sensitive regulatory and programmatic reforms to urgently bridge gaps in the city's housing land capacity for households at or below 50% AMI."
This is unclear. Does it mean changing zoning to enable the construction of deeply affordable housing throughout the city?
o Policy H-1.5:
"Adopt development and environmental regulations that reduce the cost of building and stimulate the production of diverse types of housing, while maintaining health, safety, and

environmental standards."
Doesn't building to health, safety, and environmental standards potentially increase, rather than reduce, costs?
o Policy H-1.10:
"Develop a context-sensitive program that allows housing intensity bonuses for faith-based, or other non-profit and community-based organizations..."
What does "context-sensitive" mean here?
• Acknowledge Kirkland's Housing Strengths
There is little mention of the wonderful aspects of Kirkland's housing and neighborhoods in the Comprehensive Plan. Our housing and neighborhoods are great assets for the city. While we need to address affordability, we should also celebrate the diversity of our existing housing and the unique neighborhoods we have.
Thank you for considering my comments.
Best regards,

**From:**
**Sent:** Tuesday, October 22, 2024 9:07 AM
**To:** Kelli Curtis <kcurtis@kirklandwa.gov>; Jay Arnold <Jarnold@kirklandwa.gov>; Neal Black <nblack@kirklandwa.gov>; Amy Falcone <afalcone@kirklandwa.gov>; Jon Pascal <jpascal@kirklandwa.gov>; Penny Sweet <psweet@kirklandwa.gov>; John Tymczyszyn <JohnT@kirklandwa.gov>; Bria Heiser <bheiser@kirklandwa.gov>; Scott Reusser <sreusser@kirklandwa.gov>; Gina Madeya <gmadeya@kirklandwa.gov>; Rodney Rutherford <rrutherford@kirklandwa.gov>; Angela Rozmyn <arozmyn@kirklandwa.gov>; Aaron Jacobson <ajacobson@kirklandwa.gov>; Katya Allen <kallen@kirklandwa.gov>; Allison Zike <azike@kirklandwa.gov>; Adam Weinstein <aweinstein@kirklandwa.gov>
**Subject:** CAM22-0032 – Comments on the Housing Chapter

**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 City Council and Planning Commission Members,

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- **Support for Vice Chair Heiser's Amendments**
  I support all of Vice Chair Heiser's proposed amendments, as listed in Attachment 4 of the meeting packet. Her edits are sensible and on point.
- **Support for Policy H-2.XX (Fiscal Sustainability)**
  I support Policy H-2.XX, which staff added in response to public feedback:
  *"Policy H-2.XX - Promote fiscal sustainability, transparency, and accountability to existing taxpayers when subsidizing affordable housing programs and incentives."*
- **Concern Regarding Kirkland's Emergency Housing Target**
  Kirkland's target of adding 2,522 units of emergency housing is way out of scale for Kirkland (page 3).
  *"Emergency housing needs were determined by dividing the total countywide emergency housing needs by the city's percent share of planning countywide housing growth."*
  Kirkland's number should be based on our specific emergency shelter needs, not the countywide growth. Homeless individuals should be provided shelter in their own communities. Displacing homeless people to Kirkland forces them to leave the community they know and are connected to.
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  *Current text: "Extremely low-, very low-, and low-income residents often have limited choices when seeking an affordable home and neighborhood. Many BIPOC communities and immigrant groups face disparities in access to opportunity areas with high-quality schools, jobs, transit, and access to parks, open space, and clean air, water, and soil."*
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    What does "context-sensitive" mean here?

- **Acknowledge Kirkland's Housing Strengths**
  There is little mention of the wonderful aspects of Kirkland's housing and neighborhoods in the Comprehensive Plan. Our housing and neighborhoods are great assets for the city. While we need to address affordability, we should also celebrate the diversity of our existing housing and the unique neighborhoods we have.

Thank you for considering my comments.

Best regards,

October 22, 2024

Dear Kirkland City Council Members,

I am writing to express my deep concern regarding the current proposals for extreme density in our community and the apparent failure to meet state requirements that mandate providing citizens with three options for growth.

While I understand the need to accommodate future growth and development, I believe that the proposed plans for extreme density go beyond what is reasonable for maintaining the character and livability of our neighborhoods. Such proposals risk overwhelming our infrastructure, further increasing traffic congestion, and straining public services, all of which will negatively impact the quality of life for Kirkland residents.

Moreover, I am troubled by the fact that the city has not offered citizens the state-required three options for growth. This lack of choice not only limits our ability to engage in meaningful dialogue about the future of our community but also fails to honor the principles of transparency and citizen involvement in the planning process. The residents of Kirkland deserve to have a voice in shaping the future of our city, with multiple growth scenarios that consider diverse needs and preferences.

While I trust that all involved are committed to acting in the best interests of our community, it is essential that the decision-making process remains impartial and free from any influence that could undermine the public's trust. Transparency in this area is crucial to ensure that the choices made truly reflect the needs and desires of Kirkland's residents, rather than any individual or group interests.

Current residents of Kirkland are also voters who care deeply about the direction our city takes. Decisions made today will influence future elections, as we seek representatives who genuinely listen to and act on the concerns of their constituents.

I urge the City Council to reconsider the current proposals and work toward developing a range of growth options that reflect the input and priorities of Kirkland’s residents. The current comprehensive plan does not respect the preservation of our unique neighborhoods and natural spaces.

Thank you for your attention to this matter. I remain hopeful that each of you will take these concerns into consideration as you move forward with the planning process.

Very sincerely,

October 22, 2024

I am writing to express my full support for Commissioners Bria Heiser, Gina Madeya, and Scott Reusser in their positions on Kirkland's 2044 Comprehensive Plan.

1. I support Commissioner Heiser's Vote of No Confidence. She rightly asserts that assembling the 2044 Comprehensive Plan through a series of amendments is poor policy management. A plan that tries to patch over its own flaws instead of addressing them directly will not serve Kirkland's best interests. Residents deserve a clear, cohesive strategy—not a reactive collection of last-minute fixes.
2. I support Commissioner Madeya's concerns that Kirkland has taken on an outsized share of Emergency Housing, far exceeding the commitments of neighboring cities. While Kirkland prides itself on compassion, this unbalanced approach risks closing off our community to residents who depend on stability, livability, and thoughtful growth to raise their families and sustain their lives.
3. I support Commissioner Reusser's observation that removing LU 2.4 from the plan has not protected neighborhoods. Housing Element policies reintroduce the same densities that residents were already concerned about, proving that neighborhood concerns remain unaddressed. Neighboring cities have found ways to protect their residential areas while still welcoming growth—why can't Kirkland?

The issues with this plan are not just about amendments—they reflect a deeper flaw in the foundation of the process. From the outset, resident input was deprioritized, with outside voices taking precedence. We are asking for a moderate, resident-centered plan that equally weighs the needs, hopes, and concerns of the people who live in, pay for, and care for this city. Anything less would fall short of the trust and accountability expected from our elected officials.

The timing of this request may feel late, but it reflects the deficiencies in the original process. Now is the time to correct course by creating a thoughtful, well-managed plan that reflects the values and priorities of Kirkland residents—those who will ultimately live with its outcomes.

Thank you for your service and your attention to this important matter.

Sincerely,

October 22, 2024

Dear City Council and Planning Committee.

Wondering why Kirkland has taken a different approach on the proposed Neighborhood Plan updates that include calls for increased density and high density corridors on 70th and 108th streets then Bellevue, Redmond, and Seattle on the Growth Mandate? It is my understanding that those cities had three options for this. We here in Kirkland have only two – No Growth and High Density.

I am asking for the City to create a balanced / moderate plan that can and should be included in this rather less than transparent process that has been applied by you throughout this entire process.

Thank you for your time and attention to this matter.

October 22, 2024

The letter below is a form letter which you will no doubt receive from other Kirkland residents who are imploring the Council to offer a moderate plan option for growth. We could restate it, but the “form letter” states our views succinctly.

In the last meeting of the Planning Commission, a Commissioner stated that the majority of people attending the meetings are in favor of the plan.We watch the broadcast on channel 26. There are many people who have obligations that preclude attending the meetings in person. This should not devalue our opinions. Therefore we hope you will give value to these written comments.

Likewise, during the last meeting of the Planning Commission, a Commissioner compared written criticisms of the plan to be similar to Yelp reviews of restaurants etc. The gist was that people only share written comments if they have something negative to say. The implication was that it must follow that there must be many positive people but they just aren’t writing to the Commissioners and Council members. Once again, I hope you will realize that there are many people who do not support the current plan since it does not address a moderate approach.

Subject: Support for Commissioners Heiser, Madeya, and Reusser – Request for a Moderate, Resident-Focused 2044 Comprehensive Plan

Dear Kirkland City Councilmembers,

I am writing to express my full support for Commissioners Bria Heiser, Gina Madeya, and Scott Reusser in their positions on Kirkland’s 2044 Comprehensive Plan.

1. I support Commissioner Heiser’s Vote of No Confidence. Shet rightly asserts that assembling the 2044 Comprehensive Plan through a series of amendments is poor policy management. A plan that tries to patch over its own flaws instead of addressing them directly will not serve Kirkland’s best interests. Residents deserve a clear, cohesive strategy—not a reactive collection of last-minute fixes.
2. I support Commissioner Madeya’s concerns that Kirkland has taken on an outsized share of Emergency Housing, far exceeding the commitments of neighboring cities. While Kirkland prides itself on compassion, this unbalanced approach risks closing off our community to residents who depend on stability, livability, and thoughtful growth to raise their families and sustain their lives.
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The issues with this plan are not just about amendments—they reflect a deeper flaw in the foundation of the process. From the outset, resident input was deprioritized, with outside voices taking precedence. We are asking for a moderate, resident-centered plan that equally weighs the needs, hopes, and concerns of the people who live in, pay for, and care for this city. Anything less would fall short of the trust and accountability expected from our elected officials. The timing of this request may feel late, but it reflects the deficiencies in the original process.

Now is the time to correct course by creating a thoughtful, well-managed plan that reflects the values and priorities of Kirkland residents—those who will ultimately live with its outcomes.
Thank you for your service and your attention to this important matter.
Sincerely,

**From:**
**To:** City Council
**Cc:** Kelli Curtis; Jay Arnold; Neal Black; Amy Falcone; Jon Pascal; Penny Sweet; John Tymczyszyn
**Subject:** Why is Kirkland City Council Accepting Ignoring 50% of Residents?
**Date:** Thursday, October 17, 2024 12:18:10 PM

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Dear City Council,

My name is . My wife and I have lived in Kirkland (Moss Bay) since 2020. Our daughter was born here and will attend Lakeview Elementary in 2028.

I understand this message is late in the process, however, the feedback remains relevant and far from too late. As recent as October 10th, Commissioner Angela Rozmyn defended extreme growth of the 2044 plan by stating that "half of the speakers at the meeting were for the plan". This is a concerning rebutal from the captain steering the ship. In this scenario, speakers, i assume, are residents and customers of the City. In my job, if I were to ever knowingly move forward with a product or solution that 50% of customers did not want, on the basis that it was too late for feedback or we put in too much work to date, I would be fired quickly. This means I did the wrong research up front and I let the weight of sunk costs on time invested over power creating the right product or solution. Creating the wrong product or solution is always more costly long term. Why does Kirkland City Council believe ignoring 50% of its residents concerns is acceptible instead of working towards a middle solution? If a Lakeview Elementary Teacher ignored 50% of their students concerns for an issue that would impact all of their students and there were other solutions, would we be ok with that? I believe the answer is no we would not be ok with that.

I've expressed concerns about the lack of adequate SEPA-required growth alternatives in the current comprehensive planning process. Despite numerous requests from commissioners, elected officials, and community members, a moderate growth alternative has yet to be explicitly presented to the Planning Commission or City Council. Without a proper analysis, the Commission and Council have been forced to amend their way out of the extreme growth scenario put forward, which is inadequate and shortsighted. I commend those commissioners and councilmembers who have shown leadership by conducting their own research and asking the right questions. Your thoughtful and measured approach is a step toward restoring trust with the community.

It has been argued that the 2044 Comprehensive Plan does not differ significantly from the 2035 plan, but this is inaccurate on several levels. A key distinction is that the 2035 plan included three growth alternatives for study, whereas this plan has not. For reference, please see the attached 2035 document.

Furthermore, I fully support Commissioners Bria Heiser, Gina Madeya, Scott Reusser as well as Council Members Pascal and Tymczyszyn in their recently stated positions on the 2044 Comprehensive Plan:

- Commissioner Heiser rightly argues that assembling the 2044 Comprehensive Plan through a series of amendments is poor policy management. A plan should be a cohesive, forward-thinking strategy —not a patchwork of fixes that fails to address core issues.

SEPA mandates an environmental review that includes a range of alternatives, not just a "no-action" scenario and the proposed growth alternative. The current Draft EIS and SEIS only considers these two options and shows no difference between them in housing units. The proposed growth action has been stated throughout the process to actually offer a significant increase in density and growth so why are they showing the same number of housing units? In addition, growth is clearly being moved away from the commercial centers and into neighborhoods. Please see the below screenshot for just one example, highlighting the Totem Lake area.

- I also support Commissioner Heiser's assertion that the comprehensive plan lacks any policy to protect neighborhoods, unlike many of our neighboring cities. She called for the inclusion of at least

one policy that recognizes and preserves the essential character of Kirkland's neighborhoods.

- Commissioner Madeya raises an important point regarding Kirkland's outsized commitment to Emergency Housing, far exceeding the commitments of neighboring cities or the need in Kirkland. While Kirkland prides itself on compassion, this disproportionate burden and unbalanced approach risks closing off our community to residents who depend on stability and thoughtful growth to raise their families and sustain their lives.
- Commissioner Reusser highlights the removal of LU 2.4 still fails to protect Kirkland's unique neighborhoods. The policies introduced under the Housing Element continue to push higher densities and undermine the character of the neighborhoods that make Kirkland special. Neighboring cities have found ways to protect residential areas while accommodating growth—why can't we?

In Summary -

The shortcomings of this plan go beyond individual amendments; they reflect a flawed process from the start, where resident input was at best sidelined and at worst cherry picked to support agendas or external voices. All stakeholders should have been heard in a cohesive and inclusive manner, rather than fostering divisive naratives through limited and insufficient growth options. Combined with labeling residents as "those that have money" and "those with less money" in early presentations, this process operated with bias from the begining. We deserve a comprehensive plan that prioritizes the needs, concerns, and aspirations of the people who live in and invest in this community. I want affordable housing, I want Kirkland to grow, I want the new restaurants, stores, and neighbors that come with growth. An example would be focusing on growth efforts on 85$^{th}$ and 124th streets. I don't want a plan approved that is based on **hoping** people will not seek to maximize capitalism leaving our neighborhoods riddled with zoning variances that lower the quality of living without providing affordable access to anyone.

Thank you for your time and careful consideration

Linked documents:
https://www.kirklandwa.gov/.../kirkland-2035...

https://www.kirklandwa.gov/.../2044-comprehensive-plan...

**From:**
**Sent:** Tuesday, October 15, 2024 3:50 PM
**To:** Kelli Curtis <kcurtis@kirklandwa.gov>; Jay Arnold <Jarnold@kirklandwa.gov>; Neal Black <nblack@kirklandwa.gov>; Amy Falcone <afalcone@kirklandwa.gov>; Jon Pascal <jpascal@kirklandwa.gov>; Penny Sweet <psweet@kirklandwa.gov>; John Tymczyszyn <JohnT@kirklandwa.gov>; Bria Heiser <bheiser@kirklandwa.gov>; Scott Reusser <sreusser@kirklandwa.gov>; Gina Madeya <gmadeya@kirklandwa.gov>; Rodney Rutherford <rrutherford@kirklandwa.gov>; Angela Rozmyn <arozmyn@kirklandwa.gov>; Aaron Jacobson <ajacobson@kirklandwa.gov>; Katya Allen <kallen@kirklandwa.gov>; Allison Zike <azike@kirklandwa.gov>; Adam Weinstein <aweinstein@kirklandwa.gov>
**Cc:** Houghton Neighborhood Association <centralhoughton@gmail.com>
**Subject:** 108th Density

**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 Council and Planning Commission members-

The ideas for the high density and 108th thoroughfare and are very alarming. With Metro involved, and clearly needing to spend money to get money, it is now THE TAIL WAGGING THE DOG. The disruption, cost and detriment to our neighborhood with que jumps and massive widenings for a small -SMALL- gain in bus travel time are ridiculous.

Do any of you realize that bus ridership is incredibly low, Metro can figure out their K line with the existing buses they have now. Perhaps revisiting in the far future as or if ridership grows.

The only options are all or nothing and not an appropriate way to inform and make decisions on. As paid and/or elected officials you all have an obligation to slow down, research, and give full transparency to us- being that we live here. PLEASE LISTEN TO OUR NEIGHBORHOOD

Respectfully

Houghton Homeowner

**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,

My name is and I live in South Rose Hill, just next to the Houghton P&R, which has partially been converted to a park with pickleball courts, a community garden, and a skate park. These improvements have been great: every day when I walk my dog, I see lots of kids playing on the skate park and people playing on the pickleball courts. This shows the community had a need for exercise options in walking distance, and we are making use of it.

I'm reaching out to share some ideas I had to further expand on the use of the P&R to address other unmet needs of the neighborhood.

I read on Kirkland's website about project 2044 and I saw that one aspect of the project is walkability. The 10-minute city, where parks, groceries, and things to do can be within a 10-minute walk or bus ride, is inspiring to me and I think the remaining, unused part of the Houghton P&R can be used to help the surrounding Bridle Trails and South Rose Hill communities.

From the walkability score heat map I found on the city website (https://www.kirklandwa.gov/files/sharedassets/public/v/1/city-managers-office/images/10-minute-neighborhood/heat-map.pdf), the area just around this P&R doesn't score too high because there aren't any amenities within walking distance.

Given all this, my wish would be for this part of the neighborhood to be rezoned as needed, to allow for building some businesses there. Here is what we are missing in our neighborhood, which I think would enhance the vibrancy and community feeling:

- a coffee shop
- a restaurant
- a farmers market or grocery store

Allowing for these would be a great thing for the neighborhood and bring us up to the walkability of some other Kirkland neighborhoods.

Reaching out to both ask what is the plan for this land and offer my above ideas. I do love Kirkland and the idea of being able to walk instead of driving to get all my needs met is wonderful. Thanks for your consideration.

Thank you,

Dear City Council Members and Planning Commissioners,

I am a Kirkland resident in Juanita.
Kirkland urgently needs housing, especially deeply affordable housing. I want Kirkland to be welcoming, inclusive, and socio-economically integrated. I want Kirkland to be multigenerational and robust.
I want my teenagers to be able to stay near family and friends. We should not force a whole generation to move away from Kirkland.
I want people who work in Kirkland to be able to live in Kirkland.
As long as most of our essential workers have to commute long distances, our services will struggle to provide staffing, especially during extreme weather or other events that make long commutes impossible. Last winter, my mother experienced a health emergency during the massive ice storm and a power outage in the greater Portland area. She suffered needlessly due to lack of healthcare staffing caused by workers unable to commute long distances for the entire week of the storm. Kirkland cannot provide robust essential services to any of us if workers cannot afford to live in Kirkland with us.
We especially need to create deeply affordable housing. For years, my neighbor has lived quietly in his vehicle in my grocery store's parking lot, and over the course of each year hundreds of women and children live in cars in a church parking lot in Kirkland. No one should have to sleep in a car.
The new affordable housing that we create should support socio-economic integration – not segregation of our city. That is why I support the vision statement in the Housing Element.

Thank you.
Sincerely,

October 14, 2024

Dear Members of the Planning Commission and City Council,

I am a long-time Kirkland resident (since 2006) who appreciates the safety, character, and overall livability of the neighborhood that we call home. While I understand the importance of housing affordability and homelessness, I do not support the hyper urbanization that is being proposed and do not believe it is a balanced approach with the hopes and needs of current residents. A balanced approach to growth would reflect what many residents value about Kirkland. It would carefully manage urban development, while maintaining the character and stability of our neighborhoods.

I implore you to listen to what we are saying as residents of Kirkland. Please reject the specific policies in the proposed Kirkland Housing Element that allow for excessive densification in our neighborhoods and open spaces, which will create more congestion and traffic than we already have. Allowing multi story apartment buildings to be placed scattershot within existing single-family neighborhoods would create traffic, parking, and environmental degradation overtaxing our existing schools and infrastructure. This plan creates the potential to ruin this wonderful community in the name of progress.

I appreciate and support City Councilmembers like Jon Pascal and John Tymczyszyn, who advocate for responsible growth and for Kirkland residents by focusing on density and affordability in Urban Centers like Totem Lake and the NE 85th Street Area Station Plan rather than by altering the fabric and character of Kirkland's residential neighborhoods in the Comp Plan. I urge fellow Kirkland City Councilmembers to follow their lead.

Sincerely,

October 15, 2024

My name is and I have been a resident of Finn hill neighborhood since Jan 1 2009. Our family has owned a property and now are renting our current larger home in the same neighborhood. Ours kids 9 and 4 years old, go to Sandburg Elementary and Creative Montessori preschool. I am very active at our school PTSA and over the years have built a thriving and very active moms community (over 772 members in Kirkland) in the Finn Hill and surrounding neighborhoods. We love meeting for playdates in our beautiful parks and go on stroller walks with our preschoolers and babies. We love the clean air we have in Kirkland. The moms in my neighborhood come from all walks of life. Many have framed the current controversy around development as class warfare, pitting the rich against the poor. It's effective rhetoric, but it creates enemies rather than solutions. I prefer to focus on practical realities.

As representatives of Kirkland residents, your accountability lies with those who live and vote here. While housing affordability is an important issue, your duty is to reflect the priorities of Kirkland's residents and act in their best interest. The Biennial Community Survey conducted in May of this year offers clear insight into the community's concerns:

• Overdevelopment and traffic are top concerns. (Our neighborhood has 5 bus routes which has now been cut to only 1. Traffic is very high and not sustainable to added density.)
• Residents also identified city planning as an important issue, one they believe is currently failing.

I understand the argument that those who work here—teachers, paraeducators, and other service workers—should have the opportunity to live here. Affordability is a shared goal, but simply increasing the housing supply won't solve the problem. Demand for housing in Kirkland is inelastic—more units won't make it affordable unless density erodes livability to the point that people no longer want to live here. In other words, we risk destroying what makes Kirkland desirable in the first place. We have to be think of the environmental impact in our neighborhoods.

City leaders should listen to residents' concerns. Your responsibility is to Kirkland's community—not to outside interests, ideologues, or others with agendas that may not align with what's best for our city.

We are calling on you to prioritize urban centers for growth and ensure that future planning protects the livability and character of our neighborhoods. This is a crucial step towards responsible growth that aligns with residents' priorities. Residents care deeply about this city and deserve thoughtful leadership that balances affordability, development, and quality of life.

Thank you for your service and thoughtful consideration of these issues. I trust you will reflect the community's priorities as you shape Kirkland's future.

Sincerely,

**From:**
**Sent:** Tuesday, October 15, 2024 10:33 AM
**To:** Neal Black <nblack@kirklandwa.gov>; Amy Falcone <afalcone@kirklandwa.gov>; Kurt Triplett <KTriplett@kirklandwa.gov>; Kelli Curtis <kcurtis@kirklandwa.gov>; Jon Pascal <jpascal@kirklandwa.gov>; Penny Sweet <psweet@kirklandwa.gov>; John Tymczyszyn <JTymczyszyn@kirklandwa.gov>; Jay Arnold <jarnold@kirklandwa.gov>
**Cc:** Adam Weinstein <aweinstein@kirklandwa.gov>; Allison Zike <azike@kirklandwa.gov>
**Subject:** Support for Commissioners Heiser, Madeya, and Reusser – Request for a Moderate, Resident-Focused 2044 Comprehensive Plan

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Dear Kirkland City Councilmembers,

I am writing to express as a resident of Kirkland my full support for Commissioners Bria Heiser, Gina Madeya, and Scott Reusser in their positions on Kirkland's 2044 Comprehensive Plan.

1. I support Commissioner Heiser's Vote of No Confidence. She rightly asserts that assembling the 2044 Comprehensive Plan through a series of amendments is poor policy management. A plan that tries to patch over its own flaws instead of addressing them directly will not serve Kirkland's best interests. Residents deserve a clear, cohesive strategy—not a reactive collection of last-minute fixes.
2. I support Commissioner Madeya's concerns that Kirkland has taken on an outsized share of Emergency Housing, far exceeding the commitments of neighboring cities. While Kirkland prides itself on compassion, this unbalanced approach risks closing off our community to residents who depend on stability, livability, and thoughtful growth to raise their families and sustain their lives.
3. I support Commissioner Reusser's observation that removing LU 2.4 from the plan has not protected neighborhoods. Housing Element policies reintroduce the same densities that residents were already concerned about, proving that neighborhood concerns remain unaddressed. Neighboring cities have found ways to protect their residential areas while still welcoming growth—why can't Kirkland?

The issues with this plan are not just about amendments—they reflect a deeper flaw in the foundation of the process. From the outset, resident input was deprioritized, with outside voices taking precedence. We are asking for a moderate, resident-centered plan that

equally weighs the needs, hopes, and concerns of the people who live in, pay for, and care for this city. Anything less would fall short of the trust and accountability expected from our elected officials.

The timing of this request may feel late, but it reflects the deficiencies in the original process. Now is the time to correct course by creating a thoughtful, well-managed plan that reflects the values and priorities of Kirkland residents—those who will ultimately live with its outcomes.

Thank you for your service and your attention to this important matter.

Sincerely

October 15, 2024

Dear City Council and Planning Commission Members,
As a long standing Kirkland resident, I am writing to express my views on recent developments regarding the Comp Plan.
1. First, I want to express my support for the Vote of No Confidence regarding the current planning approach. Please focus on providing three distinct growth options including a balanced and thoughtful middle approach rather than continuing along the current path.
2. Second, our neighborhoods are the bedrock that make Kirkland unique, yet they remain unprotected under current plans. Please focus on density where it makes sense and protect our neighborhoods as once articulated by Penny Sweet in the context of the Totem Lake project. We can reach our targets—in the Station Area, Urban Centers, and through continued support for Middle Housing—without expanding high-density development into existing residential neighborhoods. Despite the removal of Transit Corridors by the Planning Commission, several policies within the Housing Element leave our neighborhoods vulnerable to rapid and irreversible densification—something that neighboring cities are actively avoiding.
3. Hear the growing grassroot concerns of Kirkland citizens, residents and property taxpayers and act appropriately regarding fiscal sustainability, transparency, and taxpayer accountability when it comes to subsidizing affordable housing programs and incentives. We must prioritize the needs of our residents while ensuring responsible financial management.
4. Finally, please incorporate the three pages of detailed historical corrections and recommendations submitted by our city historian, Loita Hawkinson to address factual inaccuracies and clarify key points in the narrative of Dr. Lorraine McConaghy. It is critical that these edits are fully incorporated into the final version to ensure public record accuracy. Adopting an incomplete or not fully informed narrative without these corrections presents a distorted version of our history.
Thank you for your consideration and efforts on behalf of your constituents and Kirkland.
Sincerely,

October 15, 2024

I am writing to express my concerns regarding the current process being followed for the 2044 Comprehensive Plan. Last week, Commissioner Bria Heiser introduced a vote of No Confidence, and I would like to urge you to support this motion.

As residents of Kirkland, we have the right to demand a middle plan that strikes a balance between no growth and extreme growth. Commissioner Heiser rightly pointed out that, according to SEPA guidelines, cities are typically presented with at least three growth options for study before selecting a final plan. This standard has been followed by neighboring cities such as Bellevue, Redmond, and Seattle, where multiple options were considered before settling on a hybrid or balanced approach.

However, Kirkland was only presented with two options—one fewer than required by the state. These options, titled "No Growth" and "Growth," offered starkly opposing views without leaving room for a more moderate approach. The No Growth plan was dismissed as unviable under current state mandates, and the city has since pursued a Growth plan that focuses on massive change without considering a reasonable middle ground. What was missing was a moderate path—a plan that could update our existing policies to meet state mandates while directing growth to areas where it had already been planned, such as the Station Area, neighborhood centers, and missing middle housing. This middle option would meet the state targets, but it was never properly documented, studied, or presented. Simply amending another plan is not a solution—this is mitigation, not planning.

Asking the city staff to assemble a balanced growth plan is not asking too much. It is the responsibility of the city to understand SEPA regulations and present comprehensive options to the commission. Residents deserve a thorough, well-considered plan that reflects all possible growth avenues, rather than an extreme, one-sided approach. Commissioner Heiser's call for a No Confidence vote was a necessary step to halt this flawed process, even at this late stage. The vote in chambers may have been 6-1, but the sentiment in the community is clear—6-3,757in favor of a balanced, reasonable approach to growth.

This is our city, and we should not be subjected to extreme experiments. I stand with Commissioner Heiser and respectfully request that the City Council consider a vote of No Confidence in the current process and demand that a middle growth option be studied and presented.

Sincerely,

October 15, 2024

I am writing to express my full support for Commissioners Bria Heiser, Gina Madeya, and Scott Reusser in their positions on Kirkland's 2044 Comprehensive Plan.

1. I support Commissioner Heiser's Vote of No Confidence. She rightly asserts that assembling the 2044 Comprehensive Plan through a series of amendments is poor policy management. A plan that tries to patch over its own flaws instead of addressing them directly will not serve Kirkland's best interests. Residents deserve a clear, cohesive strategy—not a reactive collection of last-minute fixes.
2. I support Commissioner Madeya's concerns that Kirkland has taken on an outsized share of Emergency Housing, far exceeding the commitments of neighboring cities. While Kirkland prides itself on compassion, this unbalanced approach risks closing off our community to residents who depend on stability, livability, and thoughtful growth to raise their families and sustain their lives.
3. I support Commissioner Reusser's observation that removing LU 2.4 from the plan has not protected neighborhoods. Housing Element policies reintroduce the same densities that residents were already concerned about, proving that neighborhood concerns remain unaddressed. Neighboring cities have found ways to protect their residential areas while still welcoming growth—why can't Kirkland?

The issues with this plan are not just about amendments—they reflect a deeper flaw in the foundation of the process. From the outset, resident input was deprioritized, with outside voices taking precedence. We are asking for a moderate, resident-centered plan that equally weighs the needs, hopes, and concerns of the people who live in, pay for, and care for this city. Anything less would fall short of the trust and accountability expected from our elected officials.

The timing of this request may feel late, but it reflects the deficiencies in the original process. Now is the time to correct course by creating a thoughtful, well-managed plan that reflects the values and priorities of Kirkland residents—those who will ultimately live with its outcomes.

Thank you for your service and your attention to this important matter.

Sincerely,
33 Year Kirkland Resident

October 15, 2024

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**Subject: Support for Commissioners Heiser, Madeya, and Reusser – Request for a Moderate, Resident-Focused 2044 Comprehensive Plan**

Dear Kirkland City Councilmembers,

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- I support Commissioner Heiser's Vote of No Confidence. She rightly asserts that assembling the 2044 Comprehensive Plan through a series of amendments is poor policy management. A plan that tries to patch over its own flaws instead of addressing them directly will not serve Kirkland's best interests. Residents deserve a clear, cohesive strategy—not a reactive collection of last-minute fixes.

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Thank you for your service and your attention to this important matter.

October 15, 2024

I am writing to express my full support for Commissioners Bria Heiser, Gina Madeya, and Scott Reusser in their positions on Kirkland's 2044 Comprehensive Plan.

I encourage you to be bold & recommend a more moderate growth plan focusing more on business centers such as 85th St. I ask you to listen to the residents of Kirkland like Kenmore Councilmember Debra Srebnik did when she cast the deciding vote to turn down the HTH housing project. Her comment was that the council needed to listen to the residents. and they did.

1. I support Commissioner Heiser's Vote of No Confidence. She rightly asserts that assembling the 2044 Comprehensive Plan through a series of amendments is poor policy management. A plan that tries to patch over its own flaws instead of addressing them directly will not serve Kirkland's best interests. Residents deserve a clear, cohesive strategy—not a reactive collection of last-minute fixes.
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Thank you for your service and your attention to this important matter.
Sincerely,

--
"If we ever forget that we are One Nation Under God then we will be a nation gone under."
Ronald Reagan

"Traveling - it makes you speechless and then turns you into a storyteller."
Ibn Battuta

October 15, 2024

I am an active community member and a long-time Kirkland homeowner. I am writing to you on be-half of thousands other Kirkland residents who like me share strong concerns about several aspects of Kirkland's 2044 Comprehensive Plan.

Please consider doing the following to represent our vital interests:

• Support the Vote of No Confidence – This vote is not personal. It’s a clear request to City Staff to follow state mandates and provide at least three distinct growth options. The Planning Commission is not responsible for creating a third option by amending the second.

• Protect Kirkland’s Neighborhoods – Our neighborhoods are a cornerstone of what makes Kirkland unique, yet they are left unprotected in these plans. Although the Transit Corridors were removed at the Planning Commission, several policies in the Housing Element leave neighborhoods vulnerable to rapid and irreversible densification—something neighboring cities are not proposing.

• Support Policy H-2.XX – We must promote fiscal sustainability, transparency, and accountability to taxpayers when subsidizing affordable housing programs and incentives.

Thank you for serving our city and helping Kirkland's special community.

Sincerely,

October 15, 2024

Dear Kirkland City Councilmembers,

My wife (on CC here) and I are long-term residents of Kirkland, we own and live in our family house on 11th Ave.

Many have framed the current controversy around development as class warfare, pitting the rich against the poor. It's effective rhetoric, but it creates enemies rather than solutions. I prefer to focus on practical realities.

As representatives of Kirkland residents, your accountability lies with those who live and vote here. While housing affordability is an important issue, your duty is to reflect the priorities of Kirkland's residents and act in their best interest. The Biennial Community Survey conducted in May of this year offers clear insight into the community's concerns:

• Overdevelopment and traffic are top concerns.
• Residents also identified city planning as an important issue, one they believe is currently failing.

I understand the argument that those who work here—baristas, barbers, and other service workers—should have the opportunity to live here. Affordability is a shared goal, but simply increasing the housing supply won't solve the problem. Demand for housing in Kirkland is inelastic—more units won't make it affordable unless density erodes livability to the point that people no longer want to live here. In other words, we risk destroying what makes Kirkland desirable in the first place.

City leaders should listen to residents' concerns. Your responsibility is to Kirkland's community—not to outside interests, ideologues, or others with agendas that may not align with what's best for our city.

We are calling on you to prioritize urban centers for growth and ensure that future planning protects the livability and character of our neighborhoods. This is a crucial step towards responsible growth that aligns with residents' priorities. Residents care deeply about this city and deserve thoughtful leadership that balances affordability, development, and quality of life.

Thank you for your service and thoughtful consideration of these issues. I trust you will reflect the community's priorities as you shape Kirkland's future.

Regards,

October 15, 2024

The letter below is a form letter which you will no doubt receive from other Kirkland residents who are imploring the Council to offer a moderate plan option for growth. We could restate it, but the "form letter" states our views succinctly.

In the last meeting of the Planning Commission, a Commissioner stated that the majority of people attending the meetings are in favor of the plan.
We watch the broadcast on channel 26. There are many people who have obligations that preclude attending the meetings in person. This should not devalue our opinions. Therefore we hope you will give value to these written comments.

Likewise, during the last meeting of the Planning Commission, a Commissioner compared written criticisms of the plan to be similar to Yelp reviews of restaurants etc. The gist was that people only share written comments if they have something negative to say. The implication was that it must follow that there must be many positive people but they just aren't writing to the Commissioners and Council members. Once again, I hope you will realize that there are many people who do not support the current plan since it does not address a moderate approach.
Subject: Support for Commissioners Heiser, Madeya, and Reusser – Request for a Moderate, Resident-Focused 2044 Comprehensive Plan

Dear Kirkland City Councilmembers,

I am writing to express my full support for Commissioners Bria Heiser, Gina Madeya, and Scott Reusser in their positions on Kirkland's 2044 Comprehensive Plan.

1. I support Commissioner Heiser's Vote of No Confidence. Shet rightly asserts that assembling the 2044 Comprehensive Plan through a series of amendments is poor policy management. A plan that tries to patch over its own flaws instead of addressing them directly will not serve Kirkland's best interests. Residents deserve a clear, cohesive strategy—not a reactive collection of last-minute fixes.
2. I support Commissioner Madeya's concerns that Kirkland has taken on an outsized share of Emergency Housing, far exceeding the commitments of neighboring cities. While Kirkland prides itself on compassion, this unbalanced approach risks closing off our community to residents who depend on stability, livability, and thoughtful growth to raise their families and sustain their lives.
3. I support Commissioner Reusser's observation that removing LU 2.4 from the plan has not protected neighborhoods. Housing Element policies reintroduce the same densities that residents were already concerned about, proving that neighborhood concerns remain unaddressed. Neighboring cities have found ways to protect their residential areas while still welcoming growth—why can't Kirkland?

The issues with this plan are not just about amendments—they reflect a deeper flaw in the foundation of the process. From the outset, resident input was deprioritized, with outside voices taking precedence. We are asking for a moderate, resident-centered plan that equally weighs the needs, hopes, and concerns of the people who live in, pay for, and care for this city. Anything less would fall short of the trust and accountability expected from our elected officials.

The timing of this request may feel late, but it reflects the deficiencies in the original process. Now is the time to correct course by creating a thoughtful, well-managed plan that reflects the values and priorities of Kirkland residents—those who will ultimately live with its outcomes.

Thank you for your service and your attention to this important matter.
Sincerely,

October 15, 2024

Dear Kirkland City Councilmembers,

I am writing to express my full support for Commissioners Bria Heiser, Gina Madeya, and Scott Reusser in their positions on Kirkland's 2044 Comprehensive Plan.
I support Commissioner Heiser's Vote of No Confidence. She rightly asserts that assembling the 2044 Comprehensive Plan through a series of amendments is poor policy management. A plan that tries to patch over its own flaws instead of addressing them directly will not serve Kirkland's best interests. Residents deserve a clear, cohesive strategy—not a reactive collection of last-minute fixes.
I support Commissioner Madeya's concerns that Kirkland has taken on an outsized share of Emergency Housing, far exceeding the commitments of neighboring cities. While Kirkland prides itself on compassion, this unbalanced approach risks closing off our community to residents who depend on stability, livability, and thoughtful growth to raise their families and sustain their lives. The comprehensive plan does not address how these low-income units will be funded, and, more specifically, how they will impact existing property owners.

I'm very concerned that property owners will primarily be the ones responsible for covering these costs. Emily King, a resident of Kirkland and tax accounting professional, has presented compelling data to the planning commission and Council that this plan will result in increased property taxes for homeowners.
I support Commissioner Reusser's observation that removing LU-2.4 from the plan has not protected neighborhoods. Housing Element policies reintroduce the same densities that residents were already concerned about, proving that neighborhood concerns remain unaddressed.
Neighboring cities have found ways to protect their residential areas while still welcoming growth—why can't Kirkland?
The issues with this plan are not just about amendments—they reflect a deeper flaw in the foundation of the process. From the outset, resident input was deprioritized, with outside voices taking precedence. Commissioner Angela Rozmn wants us to believe that the city has been engaging with residents for well over a year now, and it's extremely late in the process to bring up concerns. Holding focus groups with Housing and Human Services, reaching out to Camp United We Stand and focusing on "priority populations" does not constitute broad community outreach. Clearly, she is wrong, as evidenced by the growing concerns and outcry from the community.

We are asking for a moderate, resident-centered plan that equally weighs the needs, hopes, and concerns of the people who live in, pay for, and care for this city. Anything less would fall short of the trust and accountability expected from our elected officials.

The timing of this request may feel late, but it reflects the deficiencies in the original process. Now is the time to correct the course by creating a thoughtful, well-managed plan that reflects the values and priorities of Kirkland residents—those who will ultimately live with its outcomes.

Thank you for your service and your attention to this important matter.
Sincerely,

October 15, 2024

I am writing to express concern about the planned adoption of the historical narrative for Kirkland, as provided by Dr. Lorraine McConaghy in the 2044 Comprehensive Plan. It is important to document our city's past and in so doing the narrative must be accurate and reflect Kirkland's unique history.

Our city historian, Loita Hawkinson, submitted three pages of detailed corrections and recommendations to address factual inaccuracies and clarify key points. It is critical that these edits are fully incorporated into the final version to ensure the public record reflects the truth. Adopting the current, flawed narrative without addressing these corrections risks presenting a distorted version of our history, which could potentially damage Kirkland's reputation.

Additionally, the conflation of Kirkland's history with Seattle's undermines the city's ability to stand apart—both in the past and present. Kirkland is not responsible for Seattle's past mistakes, nor should it be tied to Seattle's current challenges managing housing and homelessness. Kirkland's rich and diverse history is distinct and deserves to be told accurately and fairly. Failing to do so risks marginalizing and minimizing the contributions of those early BIPOC residents and their families who still live here to the growth and success that has made Kirkland what it is today.

We respectfully urge the Council to review and adopt Loita Hawkinson's edits before the 2044 Comprehensive Plan is finalized. Accuracy in public records is non-negotiable, and Kirkland's narrative should reflect the city's real history—not a borrowed version from neighboring cities. Thank you for your consideration. I hope that you will ensure Kirkland's history is presented with accuracy, integrity, and respect.

Respectfully,

**From:**
**Sent:** Tuesday, October 15, 2024 9:50 AM
**To:** Kelli Curtis <kcurtis@kirklandwa.gov>; Jay Arnold <jarnold@kirklandwa.gov>; Neal Black <nblack@kirklandwa.gov>; Amy Falcone <afalcone@kirklandwa.gov>; Penny Sweet <psweet@kirklandwa.gov>; Jon Pascal <jpascal@kirklandwa.gov>; John Tymczyszyn <johnt@kirklandwa.gov>; Rodney Rutherford <rrutherford@kirklandwa.gov>; Bria Heiser <bheiser@kirklandwa.gov>; Scott Reusser <sreusser@kirklandwa.gov>; Angela Rozmyn <arozmyn@kirklandwa.gov>; Aaron Jacobson <ajacobson@kirklandwa.gov>; Katya Allen <kallen@kirklandwa.gov>; Gina Madeya <gmadeya@kirklandwa.gov>; Kurt Triplett <ktriplett@kirklandwa.gov>; Adam Weinstein <aweinstein@kirklandwa.gov>; Allison Zike <azike@kirklandwa.gov>
**Subject:** 2044 Comprehensive 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.

Kirkland City Council and Planning Commission,

I am writing to express my concerns regarding the current process being followed for the 2044 Comprehensive Plan. Last week, Commissioner **Bria Heiser** introduced a **vote of No Confidence**, and I would like to urge you to support this motion, request a 6 month extension for completing and adopting the 2044 Comprehensive Plan, and take steps to ensure consideration of a well-developed balanced and reasonable moderate growth option.

As residents of Kirkland, we have the right to demand a **middle plan** that strikes a balance between no growth and extreme growth. Commissioner Heiser rightly pointed out that, according to SEPA guidelines, cities are typically presented with at least **three growth options** for study before selecting a final plan. This standard has been followed by neighboring cities such as **Bellevue, Redmond,** and **Seattle**, where multiple options were considered before settling on a hybrid or balanced approach.

However, Kirkland was only presented with two options. These options, titled "**No Growth**" and "**Growth**," offered starkly opposing views without leaving room for a more **moderate approach**. The **No Growth** plan was dismissed as unviable under current state mandates, and the city has since pursued a **Growth** plan that focuses on **massive change** without considering a reasonable middle ground.

What was missing was a **moderate path**—a plan that could update our existing policies to meet state mandates while directing growth to areas where it had already been planned, such as the **Station Area**, **neighborhood centers**, and **missing middle housing**. In fact, Deputy Planning and Building Director Allison Zike confirmed at last week's Planning Committee meeting that Kirkland can meet even its affordable housing targets, including for <30% AMI, with only the minor upgrades to existing zoning regulations required to comply with HB 1110 and adoption of zoning amendments that would allow developments that have already been requested at Parmac, the Michael's site, and the Goodwill site. Other options to achieve that <30% AMI target could include modifying current zoning in the Urban Growth Centers and defined Neighborhood Centers to more strongly encourage such development. This **middle option** would

meet the state targets, but it was never properly documented, studied, or presented. Simply **amending** another plan is not a solution—this is mitigation, not planning.

Asking the city staff to assemble a **balanced growth plan** is not asking too much. It is the responsibility of the city to **understand SEPA regulations** and present comprehensive options to the Commission. Residents deserve a thorough, well-considered plan that reflects all possible growth avenues, rather than an extreme, one-sided approach.

Commissioner Heiser's call for a **No Confidence** vote was a necessary step to halt this flawed process, even at this late stage. The vote in chambers may have been **6-1**, but the sentiment in the community is clearly in favor of a balanced, reasonable approach to growth.

This is our city, and we should not be subjected to extreme experiments. I stand with Commissioner Heiser and respectfully request that the City Council consider a **vote of No Confidence** in the current process and demand that a **middle growth option** be studied and presented.

Respectfully,

October 15, 2024

Dear Kirkland City Councilmembers,

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The timing of this request may feel late, but it reflects the deficiencies in the original process. Now is the time to correct course by creating a thoughtful, well-managed plan that reflects the values and priorities of Kirkland residents—those who will ultimately live with its outcomes.

Thank you for your service and your attention to this important matter.

Sincerely,

October 15, 2024

As long-time voting residents of Kirkland, we applaud those members of the Planning Commission who supported the removal of the Transit Corridors from the Comprehensive Plan.

We urge the Council to keep the Transit Corridors out of the Comprehensive Plan.
Regarding the Residential Neighborhood Densification part of the Comprehensive Plan:

We appeal to your common sense to delay the December 2024 vote on the 2044 comprehensive plan for at least 6 months:

• From what we gather, having attended several City Council / Planning Commission meetings over the last few months, the 2044 comprehensive plan seems to have been put together in a hasty manner with little transparency to Kirkland residents.

• At a minimum, we believe that the Residential Neighborhood Densification plan as currently proposed would destroy our City forever if implemented. We do not want Kirkland to become like downtown Redmond. Kirkland as already too crowded.

• We would venture to say that a majority of Kirkland residents do not have the slightest idea about what is being proposed.

• In fact, we had no idea what the 2044 comprehensive plan was about until we were informed of some of the details by Finn Hill Neighborhood Alliance (FHNA) a few months ago.

• Without this being put to a vote by “We The People” of Kirkland, we are being deprived of our constitutional rights.

• With regard to DEI (Diversity, Equity, and Inclusion), it seems to us that “We The People” of Kirkland are being excluded from this 2044 comprehensive plan process.

Best Regards,

Long-term residents of Finn Hill
Members of FHNA

MASTER BUILDERS ASSOCIATION of King and Snohomish Counties

WEB MBAKS.COM | OFFICE 425.451.7920
335 116TH AVENUE SE | BELLEVUE, WASHINGTON 98004

October 15, 2024

Kirkland City Council
Kirkland Planning Commission
Kirkland City Hall
123 5th Avenue
Kirkland, WA 98033

RE: 2044 Comprehensive Plan Joint Study Session

Dear Mayor Curtis, Councilmembers, and Planning Commissioners:

With nearly 2,500 members, the Master Builders Association of King and Snohomish Counties (MBAKS) is the largest local homebuilders' association in the United States, helping members provide a range of housing choice and attainability. We aspire to be the most trusted and respected housing experts in the region.

As Kirkland considers policies that shape housing choice, supply, and affordability for the foreseeable future, MBAKS appreciates the hard work conducted by city officials and staff to update the Plan and respectfully submits these comments in support of the following Kirkland 2044 growth strategy and housing policies.

**Land Use Element Policies**

**Policy LU-1.1: Maintain clear, predictable, and objective development regulations that are easy to understand and consistent with City goals and policies.**

MBAKS supports Policy LU-1.1. Maintaining clear, predictable and objective development regulations is essential to enabling project applicants to plan appropriately for housing they are seeking to build. Tools that enhance predictability related to project timelines and what land use laws and ordinances are in place are vital for planning timelines and financing for projects.

MBAKS also appreciates Kirkland's efforts to comply ahead of the deadline with the permitting requirements established in SB 5290 this past legislative session. Regulations and long permit timelines can create significant obstacles for those seeking housing by driving up costs and pushing new homes even further out of reach for many buyers and renters. Adhering to the provisions of this new law early shows policy support to cities and would address a key barrier to facilitating more housing choices.

**Policy LU-1.3: Identify opportunities to simplify development standards in zoning districts by completing actions including, but not limited to:**
- **Consolidating the number of individual zones into related and simplified groups based on existing conditions and planning objectives (e.g., consolidating existing lower density residential zones such as RS, RSX, and RSA into a single zone type);**
- **Renaming zones to better describe the allowed mix of uses therein;**

- **Eliminating or combining zones that only apply to a limited number of parcels; and**
- **Standardizing development standards across similar zones.**

MBAKS supports Policy LU-1.3. Simplifying development standards in zoning districts can significantly enhance the efficiency and clarity of urban planning processes. By consolidating the number of individual zones into related and simplified groups based on existing conditions and planning objectives, we can streamline the regulatory framework. For example, merging lower density residential zones such as RS, RSX, and RSA into a single zone type can reduce complexity and make it easier for developers and residents to understand and comply with zoning regulations. This consolidation can also help in achieving more consistent and predictable development outcomes, aligning with broader planning goals and community needs.

Additionally, renaming zones to better describe the allowed mix of uses and eliminating or combining zones that apply to a limited number of parcels can further simplify the zoning code. Clear and descriptive zone names can improve transparency and public understanding of zoning regulations, fostering greater community engagement and support. Standardizing development standards across similar zones can ensure uniformity and fairness in the application of regulations, reducing administrative burdens and potential conflicts. These actions collectively can create a more efficient, equitable, and user-friendly zoning system that supports sustainable growth and development

**Policy LU-2.1: Support a range of development intensities in Kirkland that enables development to accommodate growth and supports equitable access to housing and jobs, while recognizing and protecting environmentally sensitive areas.**

MBAKS supports Policy LU-2.1. By allowing for varied development intensities, Kirkland can create diverse housing options that cater to different income levels and family sizes, promoting inclusivity and affordability. This approach also encourages mixed-use developments that integrate residential, commercial, and employment opportunities, fostering vibrant and economically resilient communities. Implementing thoughtful planning and development practices can balance growth with environmental stewardship, ensuring that natural habitats and resources are preserved for future generations. This holistic strategy will help Kirkland thrive as a sustainable, inclusive, and dynamic city.

**Policy LU-2.2: Facilitate infill development and encourage redevelopment of underutilized land.**

MBAKS supports Policy LU-2.2 to facilitate infill development and encourage the redevelopment of underutilized land. By focusing on these strategies, Kirkland can make the most of existing infrastructure and resources, reducing the need for expansive new developments that can strain our environment and community services. Infill development allows us to create vibrant, walkable neighborhoods that enhance the quality of life for residents while preserving open spaces and natural areas.

Allowing more infill home choices, such as duplexes and triplexes, in addition to single-family detached homes, would create more housing choices for families in neighborhoods close to jobs, transit, schools, parks, and other amenities. Multiplexes, such as duplexes, triplexes, fourplexes, and sixplexes, are more affordable than detached, single-dwelling houses because land costs, which account for a significant portion of a home's value, can be shared across several households.

Likewise, there is a critical need to help all community members find housing in our rapidly growing region and ADUs are a vital component to addressing this need. ADUs provide additional housing choices that fit into our existing communities and neighborhoods, creating an affordable option for current residents and those just moving to our region. ADUs make it easier for younger buyers to qualify for their first home, enable seniors to age in place, and expand options for multigenerational living.

**Policy LU-2.4: Explore additional capacity for higher-intensity residential uses along identified frequent transit corridors once the NE 85th St Station Area residential development has achieved a number of residential units with vested permits equal to the affordable housing pioneer provision and ensure development regulations enable diverse housing options and small-scale retail and commercial opportunities. [Abbreviated language].**

MBAKS supports Policy LU-2.4 and encourages support of bold housing growth and capacity in Kirkland, especially near frequent transit stops. Focusing study on more than 100 dwelling units per acre near frequent travel supports affordable housing and active, mixed-use neighborhoods where jobs, services, and housing are clustered around routes and trails which aligns with Kirkland's vision statement.

Housing located near transit reduces our reliance on cars, reducing traffic congestion and greenhouse gas emissions and creating more sustainable communities. It also supports walkable neighborhoods and helps to accommodate growth by enabling higher-density housing in the very places where the Growth Management Act intends for our region to grow inside our urban areas.

**Policy LU-3.4: Focus higher density land uses primarily in areas served by frequent transit service.**

MBAKS supports Policy LU-3.4. Allowing land by transit to be developed at higher densities would enable more people to live within easy walking distance of transit, helping to maximize its use. It would also encourage more equitable, sustainable, and less expensive housing exactly where it makes the most sense. This design better connects higher density housing options and jobs to planned transit stations or transit corridors. It allows residents to commute to work and take advantage of a variety of amenities without needing a car. Likewise, some major job centers simply do not have mass transit nearby and are also surrounded by low-density, single-family zoning. Allowing more people to live near work both enriches their lives by shortening commutes and relieves government from the financial burden of paying for commuters.

**Policy LU-3.7: Pursue reducing or removing minimum vehicle parking requirements in: walkable areas with convenient shops, services and good transit service; and for residential uses, including low-density, middle-housing, and stacked dwelling unit housing types.**

MBAKS supports Policy LU-3.7. Parking requirements add to the cost of housing by increasing the land area required or the need for structured parking, both of which are very significant expenses. With each stall in a parking garage costing tens of thousands of dollars to build, parking requirements can impose significant costs on new housing, directly increasing the cost of housing for both renters and owners.

Reducing or removing minimum vehicle parking requirements in walkable areas with convenient shops, services, and good transit service, as well as for residential uses including low-density, middle-housing, and stacked dwelling unit housing types, is a forward-thinking approach that can significantly benefit Kirkland. By easing these requirements, we can encourage more efficient land use, promote sustainable transportation options, and reduce the overall cost of housing development. This strategy supports the creation of vibrant, pedestrian-

friendly neighborhoods where residents can easily access daily necessities without relying on cars. Additionally, it aligns with environmental goals by reducing carbon emissions and traffic congestion. Embracing this policy can help Kirkland foster a more inclusive, affordable, and environmentally conscious community.

**Policy LU-4.2: Identify opportunities to simplify development standards in primarily residential zones by completing actions such as: renaming "single-family residential zones" to better describe the allowed multi-family and commercial uses therein; consolidating low-density residential zones into a single zone to simplify future Zoning Code amendments; standardizing development standards across low-density residential zones, etc.**

MBAKS supports Policy LU-4.2. Simplifying development standards in primarily residential zones is a crucial step towards creating a more efficient and adaptable zoning framework in Kirkland. By renaming “single-family residential zones” to better reflect the allowed multi-family and commercial uses, we can provide clearer guidance and foster a more inclusive understanding of the diverse housing options available. Consolidating low-density residential zones into a single zone will streamline future Zoning Code amendments, making the regulatory process more straightforward and reducing administrative burdens. Additionally, standardizing development standards across low-density residential zones will ensure consistency and fairness, facilitating smoother development processes and encouraging a variety of housing types that meet the needs of our growing community.

**Policy LU-4.3: Establish a new, reduced minimum lot size applied throughout residential zones to support affordability, more opportunities for fee-simple ownership, and housing supply objectives.**

MBAKS supports Policy LU-4.3. Establishing a new, reduced minimum lot size across residential zones in Kirkland is a strategic move to enhance housing affordability, increase opportunities for fee-simple ownership, and meet housing supply objectives. By lowering the minimum lot size, Kirkland can enable the development of smaller, more affordable homes that cater to a broader range of income levels. This approach not only makes homeownership more accessible but also encourages a diverse mix of housing types, from single-family homes to townhouses and cottages. Additionally, it supports the efficient use of land, helping to address the growing demand for housing without expanding the city’s footprint. Implementing this policy will foster a more inclusive and sustainable community, ensuring that Kirkland remains a vibrant and welcoming place for all residents.

**Policy LU-4.5: Encourage new residential growth to meet City objectives of environmental sustainability, economic growth, and Diversity, Equity, Inclusion, and Belonging principles, and including Washington State required allowances for middle-housing types such as Accessory Dwelling Units, Cottages, and multi-plexes in lower-density neighborhoods.**

MBAKS supports Policy LU-4.5. By incorporating Washington State’s required allowances for middle-housing types such as Accessory Dwelling Units (ADUs), cottages, and multi-plexes in lower-density neighborhoods, we can create more inclusive and diverse communities. These housing options provide affordable and flexible living arrangements, making homeownership more accessible, especially for first-time buyers and those with varying income levels. Additionally, promoting such growth supports environmental sustainability by optimizing land use and reducing urban sprawl. This approach not only stimulates economic growth through increased housing supply and construction jobs but also fosters a sense of belonging and equity by ensuring that all residents have access to safe, affordable, and diverse housing options.

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**Housing Element Policies**

**Policy H-1.4: Increase residential development intensity in areas with infrastructure, services, and amenities to accommodate greater housing choice for people at all stages of life.**

MBAKS supports Policy H-1.4 and increasing residential development intensities to accommodate housing choice for people at all stages of life. Concentrating housing in well-connected zones, can better utilize public resources, reduce urban sprawl, and preserve green spaces, all while offering a variety of options—from affordable apartments to family-sized units.

Allowing more home choices, such as duplexes and triplexes, in addition to single-family detached homes, would create more housing choices for families in neighborhoods close to jobs, transit, schools, parks, and other amenities. Multiplexes, such as duplexes, triplexes, fourplexes, and sixplexes, are more affordable than detached, single-dwelling houses because land costs, which account for a significant portion of a home's value, can be shared across several households.

MBAKS also supports the development of accessory dwelling units (ADUs). There is a critical need to help all community members find housing in our rapidly growing region and ADUs are a vital component to addressing this need. ADUs provide additional housing choices that fit into our existing communities and neighborhoods, creating an affordable option for current residents and those just moving to our region. ADUs make it easier for younger buyers to qualify for their first home, enable seniors to age in place, and expand options for multigenerational living.

**Policy H-1.5: Adopt development and environmental regulations that reduce the cost of building and stimulate the production of housing, both for market rate and affordable housing.**

MBAKS supports Policy H-1.5 to adopt development and environmental regulations that reduce the cost of building. Regulations and long permit timelines can create significant obstacles for those seeking housing by driving up costs and pushing new homes even further out of reach for many buyers and renters. The following improvements can go a long way toward alleviating significant cost pressures on housing.

*Administrative Approval of Final Plats:* Administrative approval of final plats can save weeks and even months of delay in getting on council agendas for final approval, bringing greater efficiency to the permit process, and reducing an unnecessary cost pressure on housing.

*Building Permit Submittal Before Final Plat:* Allowing building permit submissions prior to final plat approval can substantially reduce the time spent on the development process. By initiating the permitting process earlier, cities help homebuilders minimize delays between planning and construction, ultimately expediting project timelines, lowering carrying costs, and providing more housing units. Additionally, allowing building permit processing before final plat approval enables cities to assess permit fees more accurately over time and recover costs in a timely manner, increase predictability of permit submittals for larger projects, and provide a greater diversity of housing types to constituents.

*Lot Splitting:* Implementing an expedited administrative process for 'lot splitting' will allow the division of existing lots into two separate parcels, thereby allowing numerous benefits, including:

- Expanding housing supply.
- Increasing homeownership opportunities.
- Enabling housing at lower price points, creating more starter home options for first time buyers.
- Offering existing homeowners flexibility to stay in their homes and/or create a home for extended family.
- Allowing infill construction that is low-impact and supports the environmental goals of the GMA.

*SEPA Infill Exemptions:* Completing this environmental analysis upfront will create more consistency and streamline projects with upfront expectations of mitigation costs and requirements, saving time and money. We appreciate Kirkland's proactive approach to help ease some of these regulatory burdens and reduce certain cost pressures on new housing without compromising environmental protections or other important policy goals.

*Parking Standards:* Parking requirements add to the cost of housing by increasing the land area required or the need for structured parking, both of which are very significant expenses. With each stall in a parking garage costing tens of thousands of dollars to build, parking requirements can impose significant costs on new housing, directly increasing the cost of housing for both renters and owners.

*Simplifying Design Review:* The design review process often adds unnecessary delays and costs to the homebuilding process, creating a significant hurdle in the effort to add more housing choices. Furthermore, the design review process is sometimes used by residents as a tool to block new housing altogether in their neighborhoods. Design review can create a great deal of uncertainty over the development timeline on any given project. This lack of predictability and potential for delays makes projects having to undergo design review riskier for investors and more expensive to finance.
*Form-Based Codes:* Form-based codes are beneficial because they enable local governments to eliminate restrictive zoning, while providing the regulatory means to achieve development objectives, such as compact, pedestrian friendly walkable neighborhoods, with greater certainty.

**Policy H-1.6: Reduce the cost of building market rate and affordable housing by speeding up, simplifying, and making permitting housing more predictable and transparent to permit applicants with expected permit review timelines and revision cycles.**

MBAKS supports Policy H-1.6 and reducing the cost of building by making permitting more predictable and transparent to permit applicants with expected permit timelines and revision cycles. A predictable and transparent permitting process is crucial for facilitating more housing options. Uncertainty and unpredictability in the permitting process can deter investment and delay project completion, limiting the availability of new housing.

The passage of SB 5290 reshaped the requirements counties and cities must adhere to when processing permit applications. The bill emphasizes the importance of Goal 7 of the Growth Management Act (GMA) which states "Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability."

Under SB 5290, local jurisdictions are encouraged to adopt project review and code provisions to assist in streamlining their permitting processes. When three or more of the following practices are adopted, jurisdictions can avoid the requirement to refund a portion of permit fees if they exceed permit timelines.

- Expediting permit application review for compliant projects.

- Establishing interlocal agreements to share permitting staff and resources.
- Budgeting for on-call permitting assistance to handle workload challenges and allocating new positions based on permit revenue growth.
- Making pre-application meetings options for permit applicants.
- Allowing all housing types as permitted use in all applicable zones.
- Aligning public hearing requirements for permit applications with state law.
- Allowing outside professionals with appropriate licenses to certify components of applications.

**Policy H-1.12: Prioritize meeting the city's housing needs in the city's urban centers, commercial centers, and near transit where sufficient infrastructure, services, and amenity capacity is planned.**

MBAKS supports Policy H-1.12. Housing located near transit reduces our reliance on cars, reducing traffic congestion and greenhouse gas emissions and creating more sustainable communities. It also supports walkable neighborhoods and helps to accommodate growth by enabling higher-density housing in the very places where the Growth Management Act intends for our region to grow inside our urban areas. Doing so also successfully helps protect forests and farmland.

**Policy H-1.13: Maximize the efficient use of land near areas with existing or planned transit infrastructure, services, and amenities with residential intensities, development standards and infrastructure improvements appropriate for urbanized infill development patterns.**

MBAKS supports Policy H-1.13 and encourages increasing density near transit by providing infill housing at higher densities in transit-served areas. Allowing land by transit to be developed at higher densities enables more people to live within easy walking distance of transit, helping to maximize its use. It would also encourage more equitable, sustainable, and less expensive housing exactly where it makes the most sense.

MBAKS also encourages consideration of reducing building setbacks and reduced street widths which are often used in tandem with smaller lot sizes. Lot sizes are reduced to ensure zoned densities may be achieved and open space is focused on common open space areas. Likewise, street standards with reduced widths can allow more flexibility in site design, which can result in one or more additional lots in a development over what would be possible with wider streets. The ability to use private streets where appropriate can also provide flexibility in site design.

As mentioned in support of proposed policy H-1.5 above, parking requirements add to the cost of housing by increasing the land area required or the need for structured parking. These requirements end up forcing people who buy or rent housing to pay for parking regardless of their actual needs. Likewise, the provisions in House Bill 1110 eliminate off-street parking for middle housing within a half-mile of a major transit stop.

**Policy H-1.18: Cooperate with other jurisdictions, agencies, and housing organizations to increase regulatory consistency across jurisdictions and reduce regulatory and permitting complexity and reduce the cost of housing.**

MBAKS supports Policy H-1.18 and welcomes the continued opportunity to work with Kirkland and other partners on ways to ensure an adequate supply of housing and reduce the cost of housing by increasing regulatory consistency across jurisdictions and minimize regulatory and permitting complexity.

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**Policy H-2.2: Ensure that affordable housing opportunities at a variety of income levels are not concentrated but are available throughout the city and especially in walkable areas with good access to transit, employment, parks, and neighborhood-serving retail, especially grocery stores.**

MBAKS supports Policy H-2.2 and encourages Kirkland to adopt intentional actions to expand housing choices throughout its communities to help address the expansion of housing and neighborhood choice for all residents of all incomes. At its core, transit-oriented development (TOD) is designed to better connect higher density housing options and jobs to planned transit stations or transit corridors. TOD involves a mix of uses, allowing residents to commute to work and take advantage of a variety of amenities without needing a car. Employer-oriented development (EOD) is a similar concept that refers to increasing zoning to allow more homes near employment centers. Some major job centers simply do not have mass transit nearby and are also surrounded by low-density, single-family zoning. Allowing more people to live near work both enriches their lives by shortening commutes and relieves government from the financial burden of paying for commuters.

Parking requirements also add to the cost of housing by increasing the land area required or the need for structured parking, both of which are very significant expenses. With each stall in a parking garage costing tens of thousands of dollars to build, parking requirements can impose significant costs on new housing, directly increasing the cost of housing for both renters and owners. These requirements end up forcing people who buy or rent housing to pay for parking regardless of their actual needs.

In many cases, minimum parking requirements also go beyond what is necessary to ensure that residents have adequate parking and may encourage higher rates of car ownership and driving, which not only increase congestion and pollution, but ignores the benefits of living near high-capacity transit. In addition, one-size-fits-all parking requirements can lead to excess land dedicated to parking that might otherwise be used for housing. Where parking standards are reduced or eliminated, areas typically devoted to parking stalls can be utilized for housing, providing more housing choices and benefiting the environment.

We thank you for the opportunity to comment on, and encourage your support for, the proposed land use and housing policies. Your hard work is appreciated and MBAKS wants to serve as a trusted resource for you, your staff, and the community. If you have any questions or would like more information, please don't hesitate to contact me at vshakotko@mbaks.com or 425.435.8990. Thank you for your consideration of our comments.

Sincerely,

Veronica Shakotko
Senior King County Government Affairs Manager
Master Builders Association of King and Snohomish Counties

Cc: LeAndra Baker-Lewis, Senior Planner
Scott Guter, AICP, LEED AP, Senior Planner
Allison Zike, AICP, Deputy Planning & Building Director
Adam Weinstein, AICP, Planning & Building Director

October 15, 2024

Dear Kirkland City Council (cc to the Planning Commission):

I am writing to implore you to address and respond to the public feedback you have been getting regarding Kirkland's 2044 Comprehensive Plan and to pay serious attention to the No Confidence vote put forward by Commissioner Heiser. The Council and the Planning Commission must take a step back and reflect on how this flawed plan and process has been and let go of the 'full steam ahead' approach.

Severely lacking in this process:

Transparency. Several commissioners have clear conflicts of interest. This raises ethical concerns. Where is the city on the ethics issues?

Clear communication. Communication has been dismal. People have learned about the Plan on social media. When the Commission was asked why it was not communicated directly to people, we were told that is not their job.

Citizen's concerns not addressed. Multiple meetings, speakers, letters, showing up, and the theme from the Commission has been 'we are going to do what we are going to do and there is nothing you can do about it.'

Public dismissal of citizen's concerns (summer meeting). Appalling.

Accountability. Commissioners are hiding behind personal agendas.

Outside voices taking precedence. In the past when citizens spoke at City meetings we had to give our name AND address. Why has that changed? We need transparency to hear when people from elsewhere can weigh in on issues that affect Kirkland residents. Maybe they have the right to speak, but we, Kirkland residents, should have a more weighted communication vs. someone from Seattle or Bothell or Woodinville coming to meetings to tell us how they want Kirkland to change.

Realistic transportation. Let's be real, some (emphasis some) people will commute by bike or bus but the reality is we have needs for cars so please stop with the idea everyone should take kids, buy groceries and go to appointments by bus. And stop with the idea that people don't have cars so new builds don't need garages.

Transportation corridors. This idea has never made sense. As one example, try getting onto Market Street between 4-5 p.m.

While the Comprehensive Plan maybe started out as brainstorming (where it starts out that all ideas are good ideas, and then you move to throw out the unworkable ones), honestly, this has become a runaway train. Reasonableness, common sense, reality, a need to be right, a desire to make Kirkland a disrupter are not reasons to blow things up. We have consistently asked for thoughtful growth. We have asked to be heard.

Please be aware that while you have heard from many Kirkland residents, you should also know many many have not made their views known for a variety of reasons: don't have full understanding of the Plan, don't have time to write a letter or attend a meeting,

afraid to speak publicly, feel the City doesn't listen, they go to meetings and it seems the Commission is entrenched in their views and the citizen input is merely perfunctory.

I have heard some very articulate speakers make sound observations and can speak brilliantly about the flaws in this plan (just one flawed example, the number of units Kirkland is shooting for are way off).

Another example, the City paid (and how much?) to Dr. Lorraine McConaghy claiming Kirkland was racist in the past, and the Commission let that stand, IN THE PUBLIC RECORD, even as Loita Hawkinson, who is a true Kirkland historian, debunked that. The Commission and City has yet to refute the Dr. McConaghy narrative and now MUST include Loita Hawkinson's three pages of detailed corrections and recommendations to address factual inaccuracies and clarify key points into the public record.

Lastly, if you haven't read Emily King's (Kirkland resident) incredible analysis of what this plan would do to the City and residents financially, and the impact on people's taxes and the City budget, it is a must see (Youtube it). She is brilliant, highly credible and highly knowledgeable.  Emily King is someone the City should pay serious attention to.

Thank you.

Kirkland

October 15, 2024

Dear Kirkland City Councilmembers,

Many have framed the current controversy around development as class warfare, pitting the rich against the poor. It's effective rhetoric, but it creates enemies rather than solutions. I prefer to focus on practical realities.

As representatives of Kirkland residents, your accountability lies with those who live and vote here. While housing affordability is an important issue, your duty is to reflect the priorities of Kirkland's residents and act in their best interest. The Biennial Community Survey conducted in May of this year offers clear insight into the community's concerns:

• Overdevelopment and traffic are top concerns.
• Residents also identified city planning as an important issue, one they believe is currently failing.

I understand the argument that those who work here—baristas, barbers, and other service workers—should have the opportunity to live here. Affordability is a shared goal, but simply increasing the housing supply won't solve the problem. Demand for housing in Kirkland is inelastic—more units won't make it affordable unless density erodes livability to the point that people no longer want to live here. In other words, we risk destroying what makes Kirkland desirable in the first place.

City leaders should listen to residents' concerns. Your responsibility is to Kirkland's community—not to outside interests, ideologues, or others with agendas that may not align with what's best for our city.

We are calling on you to prioritize urban centers for growth and ensure that future planning protects the livability and character of our neighborhoods. This is a crucial step towards responsible growth that aligns with residents' priorities. Residents care deeply about this city and deserve thoughtful leadership that balances affordability, development, and quality of life.

Thank you for your service and thoughtful consideration of these issues. I trust you will reflect the community's priorities as you shape Kirkland's future.

Sincerely,

October 15, 2024

Dear Kirkland City Councilmembers,

I am writing to express my full support for Commissioners Bria Heiser, Gina Madeya, and Scott Reusser in their positions on Kirkland's 2044 Comprehensive Plan.

1. I support Commissioner Heiser's Vote of No Confidence. She rightly asserts that assembling the 2044 Comprehensive Plan through a series of amendments is poor policy management. A plan that tries to patch over its own flaws instead of addressing them directly will not serve Kirkland's best interests. Residents deserve a clear, cohesive strategy—not a reactive collection of last-minute fixes.
2. I support Commissioner Madeya's concerns that Kirkland has taken on an outsized share of Emergency Housing, far exceeding the commitments of neighboring cities. While Kirkland prides itself on compassion, this unbalanced approach risks closing off our community to residents who depend on stability, livability, and thoughtful growth to raise their families and sustain their lives.
3. I support Commissioner Reusser's observation that removing LU 2.4 from the plan has not protected neighborhoods. Housing Element policies reintroduce the same densities that residents were already concerned about, proving that neighborhood concerns remain unaddressed. Neighboring cities have found ways to protect their residential areas while still welcoming growth—why can't Kirkland?

The issues with this plan are not just about amendments—they reflect a deeper flaw in the foundation of the process. From the outset, resident input was deprioritized, with outside voices taking precedence. We are asking for a moderate, resident-centered plan that equally weighs the needs, hopes, and concerns of the people who live in, pay for, and care for this city. Anything less would fall short of the trust and accountability expected from our elected officials.

Sincerely,

A Kirkland voting resident

October 15, 2024

I know you're likely getting a lot of emails these days from people who would prefer all future density to be added to our city centers rather than spread throughout Kirkland. (A bit ironically a lot of these same people say they dislike the development patterns of Bellevue and Redmond which have been doing exactly this.) As a Commissioner pointed out at the most recent Planning Commission meeting, you almost exclusively hear from people who are unhappy, not those who support a chosen direction.

So I'm sending you a quick email to remind you that there are many of us who support the direction the city is heading. We recognize that Kirkland needs to do far more to balance housing demand with supply. We recognize that density is a vital tool in meeting Kirkland's climate goals. It's also the key lever we have to support and expand transit services in our area.

In the words of Strong Towns: "No neighborhood should be exempt from change. No neighborhood should be subject to radical change." Despite what people imagining 4-6 story buildings might claim, I posit that focusing growth near grocery stores and transit isn't extreme, it's just common sense.

Keep up the good work,

October 15, 2024

Dear Kirkland City Councilmembers,

I am writing to express my full support for Commissioners Bria Heiser, Gina Madeya, and Scott Reusser in their positions on Kirkland's 2044 Comprehensive Plan.

1. I support Commissioner Heiser's Vote of No Confidence. She rightly asserts that assembling the 2044 Comprehensive Plan through a series of amendments is poor policy management. A plan that tries to patch over its own flaws instead of addressing them directly will not serve Kirkland's best interests. Residents deserve a clear, cohesive strategy—not a reactive collection of last-minute fixes.
2. I support Commissioner Madeya's concerns that Kirkland has taken on an outsized share of Emergency Housing, far exceeding the commitments of neighboring cities. While Kirkland prides itself on compassion, this unbalanced approach risks closing off our community to residents who depend on stability, livability, and thoughtful growth to raise their families and sustain their lives.
3. I support Commissioner Reusser's observation that removing LU 2.4 from the plan has not protected neighborhoods. Housing Element policies reintroduce the same densities that residents were already concerned about, proving that neighborhood concerns remain unaddressed. Neighboring cities have found ways to protect their residential areas while still welcoming growth—why can't Kirkland?

The issues with this plan are not just about amendments—they reflect a deeper flaw in the foundation of the process. From the outset, resident input was deprioritized, with outside voices taking precedence. We are asking for a moderate, resident-centered plan that equally weighs the needs, hopes, and concerns of the people who live in, pay for, and care for this city. Anything less would fall short of the trust and accountability expected from our elected officials.

The timing of this request may feel late, but it reflects the deficiencies in the original process. Now is the time to correct course by creating a thoughtful, well-managed plan that reflects the values and priorities of Kirkland residents—those who will ultimately live with its outcomes.

Thank you for your service and your attention to this important matter.

Sincerely,

Kirkland Resident

October 15, 2024

I am writing to express my full support for Commissioners Bria Heiser, Gina Madeya, and Scott Reusser in their positions on Kirkland's 2044 Comprehensive Plan.

1. I support Commissioner Heiser's Vote of No Confidence. She rightly asserts that assembling the 2044 Comprehensive Plan through a series of amendments is poor policy management. A plan that tries to patch over its own flaws instead of addressing them directly will not serve Kirkland's best interests. Residents deserve a clear, cohesive strategy - not a reactive collection of last-minute fixes.

2. I support Commissioner Madeya's concerns that Kirkland has taken an outsized share of Emergency Housing, far exceeding the commitments of neighboring cities. While Kirkland prides itself on compassion this unbalanced approach risks closing off our community to residents who depend on stability, livability, and thoughtful growth to raise their families and sustain their lives.

3. I support Commissioner Reusser's observation that removing LU 2.4 from the plan has not protected neighborhoods. Housing Element policies reintroduce the same densities that residents were already concerned about, proving that neighborhood concerns remain unaddressed. Neighboring cities have found ways to protect their residential areas while still welcoming growth - why can't Kirkland?

4. Has anyone considered the effects this excessive growth will have on our schools? We just spent millions of dollars rebuilding them and already they are getting squeezed by the growth.

The issues with this plan are not just about amendments - they reflect a deeper flaw in the foundation of the process. From the outset, resident input was deprioritized, with outside voices taking precedence. We are asking for a moderate, resident centered plan that equally weighs the needs, hopes, and concerns of the people who live in, pay for, and care for this city. Anything less would fall short of the trust and accountability expected from our elected officials.

The timing of this request may feel late, but it reflects the deficiencies in the original process. Now is the time to correct course by creating a thoughtful, well-managed plan that reflects the values and priorities of Kirkland residents - those who will ultimately live with its outcomes.

We elect officials that will protect our city and hear resident voices. It is obvious that our voices are not being heard! Keep in mind that our schools, first responders, and roads cannot handle the growth that you are trying to force upon our city.

Thank you for your service and your attention to this important matter.

Resident

October 15, 2024

Hello City Council Members and Planning Commissioners,

I wanted to share my comments I intend to read at tonight's public meeting in support of housing along transit corridors in the 2044 Comprehensive Plan.

My name is . I grew up in Redmond and I feel so lucky to have made Kirkland my forever home for the last 19 years. My husband and I were able to build a home in the Juanita Beach area with the luck of favorable market forces at the bottom of the recession.

I have seen many changes living my 41 years on the Eastside. I have learned that change is inevitable and sometimes essential for communities to thrive.

Housing supply on the Eastside has been behind demand for decades, especially in Kirkland. Because of this, it's difficult to get the childcare support I need for my 5- and 8-year-olds: my parents sold my childhood home in Redmond in 2017, moved out of the area, and when they tried moving back to the Eastside in 2021, the closest home they could afford is a 40-minute drive north from Kirkland. The distance makes them less available to help and emergency situations more stressful.

My child's pre-k school schedule is thrown into disarray when weather conditions in far-reaching areas like Gold Bar have inclement weather because that is where her teachers can afford to live.

My family struggles when our support network lives further away because of a lack of affordable housing in Kirkland and on the Eastside. I'm concerned my children will be unable to live anywhere close to me when they become adults and I am elderly. There may come a day when I must choose either my family or staying in my wonderful forever-home of Kirkland.

I support increasing the variety of middle-housing options along transit corridors paired with a robust plan to increase public transit and safer active modes of transportation such as walking and biking.

Change is inevitable, but we have the opportunity now to make a positive impact on a more accessible Kirkland for future generations.

Thank you.

October 15, 2024

Dear Kirkland City Councilmembers,

I am writing to express my full support for Commissioners Bria Heiser, Gina Madeya, and Scott Reusser in their positions on Kirkland's 2044 Comprehensive Plan.

1. I support Commissioner Heiser's Vote of No Confidence. She rightly asserts that assembling the 2044 Comprehensive Plan through a series of amendments is poor policy management. A plan that tries to patch over its own flaws instead of addressing them directly will not serve Kirkland's best interests. Residents deserve a clear, cohesive strategy—not a reactive collection of last-minute fixes.

2. I support Commissioner Madeya's concerns that Kirkland has taken on an outsized share of Emergency Housing, far exceeding the commitments of neighboring cities. While Kirkland prides itself on compassion, this unbalanced approach risks closing off our community to residents who depend on stability, livability, and thoughtful growth to raise their families and sustain their lives.
3. I support Commissioner Reusser's observation that removing LU 2.4 from the plan has not protected neighborhoods. Housing Element policies reintroduce the same densities that residents were already concerned about, proving that neighborhood concerns remain unaddressed. Neighboring cities have found ways to protect their residential areas while still welcoming growth—why can't Kirkland?

The issues with this plan are not just about amendments—they reflect a deeper flaw in the foundation of the process. From the outset, resident input was deprioritized, with outside voices taking precedence. We are asking for a moderate, resident-centered plan that equally weighs the needs, hopes, and concerns of the people who live in, pay for, and care for this city. Anything less would fall short of the trust and accountability expected from our elected officials.

The timing of this request may feel late, but it reflects the deficiencies in the original process. Now is the time to correct course by creating a thoughtful, well-managed plan that reflects the values and priorities of Kirkland residents—those who will ultimately live with its outcomes.

Thank you for your service and your attention to this important matter.

Sincerely,

October 15, 2024

I have been a proud Kirkland resident for 11 years. I was only recently made aware of the "Comprehensive Plan" through signage in my neighborhood provided by cherishkirkland.org. You would think a plan encompassing so many changes would have been socialized more for public input, but it sadly was not.

For the past five weeks I have started to listen in on the Planning Committee meetings and hear the pleas of others in my community fall on what seems like deaf ears. Commissioners Bria Heiser, Gina Madeya, and Scott Reusser seem to be the only three commissioners willing to listen to those within our community.

Two years ago, in a video posted on Kirkland Television, then-Mayor Penny Sweet emphasized the Village at Totem Lake as a model of how Urban Centers can meet growth management goals while protecting existing neighborhoods. I agree with her as she stated:
“A basic tenet of what we do in Kirkland…being able to maintain neighborhoods in their current configurations allows us to have villages like this one that not only protect the other neighborhoods but become a neighborhood themselves.”

This balanced approach to growth reflects what many residents value about Kirkland—the careful management of urban development while maintaining the character and stability of our neighborhoods. With this in mind, we ask that Kirkland’s approach to growth mirror the efforts of neighboring cities like Bellevue and Redmond, which have managed to meet growth goals while preserving residential neighborhoods through thoughtful, focused development in urban centers.

I am also writing to express my full support for Commissioners Bria Heiser, Gina Madeya, and Scott Reusser in their positions on Kirkland’s 2044 Comprehensive Plan.

1. I support Commissioner Heiser’s Vote of No Confidence. She rightly asserts that assembling the 2044 Comprehensive Plan through a series of amendments is poor policy management. A plan that tries to patch over its own flaws instead of addressing them directly will not serve Kirkland’s best interests. Residents deserve a clear, cohesive strategy—not a reactive collection of last-minute fixes.
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Thank you for your service and your attention to this important matter.

Sincerely,

Kirkland Resident for 11 years
Mother of two young children

October 15, 2024

Dear Kirkland City Councilmembers,

I am writing to express my full support for Commissioners Bria Heiser, Gina Madeya, and Scott Reusser in their positions on Kirkland's 2044 Comprehensive Plan.

1. I support Commissioner Heiser's Vote of No Confidence. She rightly asserts that assembling the 2044 Comprehensive Plan through a series of amendments is poor policy management. A plan that tries to patch over its own flaws instead of addressing them directly will not serve Kirkland's best interests. Residents deserve a clear, cohesive strategy—not a reactive collection of last-minute fixes.
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Thank you for your service and your attention to this important matter.

Sincerely,

Kirkland Resident

October 15, 2024

The ideas for the high density and 108th thoroughfare and are very alarming. With Metro involved, and clearly needing to spend money to get money, it is now THE TAIL WAGGING THE DOG. The disruption, cost and detriment to our neighborhood with que jumps and massive widenings for a small -SMALL- gain in bus travel time are ridiculous.

Do any of you realize that bus ridership is incredibly low, Metro can figure out their K line with the existing buses they have now. Perhaps revisiting in the far future as or if ridership grows.

The only options are all or nothing and not an appropriate way to inform and make decisions on. As paid and/or elected officials you all have an obligation to slow down, research, and give full transparency to us- being that we live here.
PLEASE LISTEN TO OUR NEIGHBORHOOD

Respectfully

Houghton Homeowner

October 15, 2024

It is never too late:

For a moderate, resident-centered plan that equally weighs the needs, hopes, and concerns of the people who live in, pay for, vote and care for this city. Anything less will fall short of the trust and accountability expected from our elected officials.

My full support for Commissioners Bria Heiser, Gina Madeya, and Scott Reusser in their positions on Kirkland's 2044 Comprehensive Plan.

I doodle as a way of voicing my concerns and optimism that Kirkland will continue to grow, prosper while remaining the special city that it has been and still can be.

I look forward to your decisions and response. Here's to vibrant neighborhoods where you know you belong.

October 15, 2024

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Thank you for your service and your attention to this important matter.

Sincerely,

October 15, 2024

Dear Kirkland City Councilmembers,

The truth is that Kirkland can meet all its affordable housing targets—at all income levels—by aligning with current state housing laws. This alignment, coupled with leveraging existing projects that support moderate city growth, paves the way for a balanced plan that already exists; it just needs to be documented appropriately and embraced.

In fact, Deputy Planning and Building Director Allison Zike confirmed during the October 10th, 2024, Planning Commission meeting that these goals can be achieved with surplus housing capacity. This option was publicly acknowledged only after a Vote of No Confidence and a request for a middle path.

This moderate approach offers the balance our community desires—growth without compromising the livability and character of our neighborhoods. Kirkland deserves a thoughtful plan that meets state requirements while reflecting the priorities of its residents.

We respectfully ask the City Council to embrace this middle path as a responsible solution to growth. This approach not only provides for the future but also safeguards what makes Kirkland a great place to live, ensuring a balance that our community desires. We believe this is the best way forward for the 2044 Comprehensive Plan.

Thank you for your thoughtful consideration.
Sincerely,

Attachment:
Video of the October 10, 2024 Planning Commission Meeting
https://youtu.be/bzzWbqfeGtU

**From:**
**Sent:** Tuesday, October 15, 2024 4:34 PM
**To:** Allison Zike <azike@kirklandwa.gov>; Central Houghton Neighborhood Association <centralhoughton@gmail.com>
**Subject:** Plan for Houghton area

**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 give consideration to the more moderate approach for our area.

October 15, 2024

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Thank you for your service and your attention to this important matter.

Sincerely,

**From:**
**Sent:** Tuesday, October 15, 2024 7:06 PM
**To:** Kelli Curtis <kcurtis@kirklandwa.gov>; Jay Arnold <jarnold@kirklandwa.gov>; Neal Black <nblack@kirklandwa.gov>; Amy Falcone <afalcone@kirklandwa.gov>; Jon Pascal <jpascal@kirklandwa.gov>; Penny Sweet <PSweet@kirklandwa.gov>; John Tymczyszyn <johnt@kirklandwa.gov>; City Council <citycouncil@kirklandwa.gov>; Planning Commissioners <planningcommissioners@kirklandwa.gov>
**Subject:** Pro-housing email

**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 City Council Members and Planning Commissioners,
I am a Kirkland resident in Juanita.

Kirkland urgently needs housing, especially deeply affordable housing. I want Kirkland to be welcoming, inclusive, and socio-economically integrated. I want Kirkland to be multigenerational and robust.

I want my teenagers to be able to stay near family and friends. We should not force a whole generation to move away from Kirkland.

I want people who work in Kirkland to be able to live in Kirkland.

As long as most of our essential workers have to commute long distances, our services will struggle to provide staffing, especially during extreme weather or other events that make long commutes impossible. Last winter, my mother experienced a health emergency during the massive ice storm and a power outage in the greater Portland area. She suffered needlessly due to lack of healthcare staffing caused by workers unable to commute long distances for the entire week of the storm.

Kirkland cannot provide robust essential services to any of us if workers cannot afford to live in Kirkland with us.

We especially need to create deeply affordable housing. For years, my neighbor has lived quietly in his vehicle in my grocery store's parking lot, and over the course of each year hundreds of women and children live in cars in a church parking lot in Kirkland. No one should have to sleep in a car.

The new affordable housing that we create should support socio-economic integration – not segregation of our city. That is why I support the vision statement in the Housing Element.

Thank you.

Sincerely,

October 15, 2024

I am writing to express my full support for Commissioners Bria Heiser, Gina Madeya, and Scott Reusser in their positions on Kirkland's 2044 Comprehensive Plan.

1. I support Commissioner Heiser's Vote of No Confidence. She rightly asserts that assembling the 2044 Comprehensive Plan through a series of amendments is poor policy management. A plan that tries to patch over its own flaws instead of addressing them directly will not serve Kirkland's best interests. Residents deserve a clear, cohesive strategy—not a reactive collection of last-minute fixes.
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The timing of this request may feel late, but it reflects the deficiencies in the original process. Now is the time to correct course by creating a thoughtful, well-managed plan that reflects the values and priorities of Kirkland residents—those who will ultimately live with its outcomes.

Thank you for your service and your attention to this important matter.

Sincerely,

Kirkland Resident

October 15, 2024

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Thank you for your service and your attention to this important matter.

Sincerely,

October 15, 2024

Dear Kirkland City Councilmembers,

I am writing to express my full support for Commissioners Bria Heiser, Gina Madeya, and Scott Reusser in their positions on Kirkland's 2044 Comprehensive Plan.

1. I support Commissioner Heiser's Vote of No Confidence. She rightly asserts that assembling the 2044 Comprehensive Plan through a series of amendments is poor policy management. A plan that tries to patch over its own flaws instead of addressing them directly will not serve Kirkland's best interests. Residents deserve a clear, cohesive strategy—not a reactive collection of last-minute fixes.

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Thank you for your service and your attention to this important matter.

Sincerely,

Begin forwarded message:

**From:**
**Subject: Comprehensive Plan - Process Concerns and Support for Commissioners and Council Members Calling for a More Moderate Plan**
**Date:** October 15, 2024 at 11:53:40 AM PDT
**To:** Kelli Curtis <kcurtis@kirklandwa.gov>, Jay Arnold <jarnold@kirklandwa.gov>, Neal Black <nblack@kirklandwa.gov>, afalcone@kirklandwa.gov, Jon Pascal <jpascal@kirklandwa.gov>, psweet@kirklandwa.gov, jtymczyszyn@kirklandwa.gov, johnt@kirklandwa.gov
**Cc:** bheiser@kirklandwa.gov, Scott Reusser <sreusser@kirklandwa.gov>, Gina Madeya <gmadeya@kirklandwa.gov>, ktriplett@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 Council,

I urge you to take the time to read this message carefully, as it addresses critical concerns with the comprehensive planning process. I've ensured that all points are well-sourced and supported.

I've repeatedly expressed concerns about the lack of adequate SEPA-required growth alternatives in the current comprehensive planning process. Despite numerous requests from commissioners, elected officials, and community members, a moderate growth alternative has yet to be explicitly presented to the Planning Commission or City Council. Without a proper analysis, the Commission and Council have been forced to amend their way out of the extreme growth scenario put forward, which is inadequate and shortsighted. I commend those commissioners and councilmembers who have shown leadership by conducting their own research and asking the right questions. Your thoughtful and measured approach is a step toward restoring trust with the community.

It has been argued that the 2044 Comprehensive Plan does not differ significantly from the 2035 plan, but this is inaccurate on several levels. A key distinction is that **the 2035 plan included three growth**

**alternatives for study**, whereas this plan has not. For reference, please see the attached 2035 document.

Furthermore, I fully support Commissioners Bria Heiser, Gina Madeya, and Scott Reusser in their recently stated positions on the 2044 Comprehensive Plan:

- Commissioner Heiser rightly argues that assembling the 2044 Comprehensive Plan through a series of amendments is poor policy management. A plan should be a cohesive, forward-thinking strategy—not a patchwork of fixes that fails to address core issues.

  SEPA mandates an environmental review that includes a range of alternatives, not just a "no-action" scenario and the proposed growth alternative. The current Draft EIS and SEIS only considers these two options and shows no difference between them in housing units. The proposed growth action has been stated throughout the process to actually offer a significant increase in density and growth so why are they showing the same number of housing units? In addition, growth is clearly being moved away from the commercial centers and into neighborhoods. Please see the below screenshot for just one example, highlighting the Totem Lake area.

Table 4.1-8. Comparison of Residential and Employment Growth in the Growth and Existing Plan Alternatives

| Neighborhood | Forecasted Existing Plan Additional Housing Units by 2044 | Forecasted Growth Alternative Additional Housing Units by 2044 | Forecasted Existing Plan Additional Employment by 2044 | Forecasted Growth Alternative Additional Employment by 2044 |
|---|---|---|---|---|
| Bridle Trails | 298 | 464 | -24 | 343 |
| Central Houghton | 602 | 1,322 | 560 | 1,619 |
| Everest | 25 | 135 | 539 | 566 |
| Finn Hill | 906 | 493 | 414 | 314 |
| Highlands | 59 | 43 | 8 | 38 |
| Juanita | 1,080 | 763 | 573 | 673 |
| Kingsgate | 664 | 362 | 141 | 107 |
| Lakeview | 350 | 439 | 1,529 | 1,555 |
| Market | 118 | 720 | 126 | 867 |
| Moss Bay | 714 | 513 | 1,563 | 1,460 |
| Norkirk | 72 | 543 | 246 | 828 |
| North Rose Hill | 1,314 | 1,742 | 1,714 | 2,563 |
| South Rose Hill | 788 | 854 | 7,562 | 6,272 |
| Totem Lake | 3,081 | 1,678 | 10,032 | 7,779 |
| **Citywide Total** | **10,071** | 10,071 | **24,984** | **24,984** |
| **Growth from 2019 Base Year** | **13,200** | **13,200** | **26,490** | **26,490** |

Source: City of Kirkland, 2044 Comprehensive Plan Update and Transportation Strategic Plan: Development Capacity Analysis, 2024
Note: The Growth Alternative adds development capacity beyond the growth targets that are not reflected in expected growth.

- I also support Commissioner Heiser's assertion that the comprehensive plan lacks any policy to protect neighborhoods, unlike many of our neighboring cities. She called for the inclusion of at least one policy that recognizes and preserves the essential character of Kirkland's neighborhoods.

- Commissioner Madeya raises an important point regarding Kirkland's outsized commitment to Emergency Housing, far exceeding the commitments of neighboring cities or the need in Kirkland. While Kirkland prides itself on compassion, this disproportionate burden and unbalanced approach risks closing off our community to residents who depend on stability and thoughtful growth to raise their families and sustain their lives.

- Commissioner Reusser highlights the removal of LU 2.4 still fails to protect Kirkland's unique neighborhoods. The policies introduced under the Housing Element continue to push higher densities and undermine the character of the neighborhoods that make Kirkland special. Neighboring cities have found ways to protect residential areas while accommodating growth—why can't we?

The shortcomings of this plan go beyond individual amendments; they reflect a flawed process from the start, where resident input was sidelined in favor of external voices. All stakeholders should have been heard in a cohesive and inclusive manner, rather than fostering a divisive dynamic through limited and

insufficient growth options. We deserve a comprehensive plan that prioritizes the needs, concerns, and aspirations of the people who live in and invest in this community. Our voices must not be ignored.

Though this message may come late in the process, it reflects the deficiencies in the process itself. Now is the time to correct course and create a thoughtful, well-managed plan that reflects the values of Kirkland residents, who will ultimately live with its outcomes.

Thank you for your time and careful consideration.

October 15, 2024

Dear Kirkland City Councilmembers,

I am writing to express my full support for Commissioners Bria Heiser, Gina Madeya, and Scott Reusser in their positions on Kirkland's 2044 Comprehensive Plan.

1. I support Commissioner Heiser's Vote of No Confidence. She rightly asserts that assembling the 2044 Comprehensive Plan through a series of amendments is poor policy management. A plan that tries to patch over its own flaws instead of addressing them directly will not serve Kirkland's best interests. Residents deserve a clear, cohesive strategy—not a reactive collection of last-minute fixes.

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3. I support Commissioner Reusser's observation that removing LU 2.4 from the plan has not protected neighborhoods. Housing Element policies reintroduce the same densities that residents were already concerned about, proving that neighborhood concerns remain unaddressed. Neighboring cities have found ways to protect their residential areas while still welcoming growth—why can't Kirkland?

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Thank you for your service and your attention to this important matter.

October 15, 2024

The process to amend the 2044 Comprehensive Plan, conducted by the Planning Department, Planning Commission, and City Council, has been perceived as biased and aiming for preconceived outcomes—alarming outcomes causing concern among many residents of Kirkland.

As a resident of Kirkland for nearly 25 years, I join the ranks of these worried citizens and declare unequivocally: I have NO CONFIDENCE in the methods used by the Planning Commission or City Council to enhance affordable housing and transit in Kirkland. These entities lack a clear strategy to guarantee the realization of their intended goals.

Regarding the 25-year perspective, a veteran City Councilperson asserted at the 08/07/24 City Council Meeting that “putting five-story buildings all along the transit corridors is not realistic. I lived on Market Street for 25 years. The house is still there, seven years later. Nobody’s going to build multiple housing there. It’s probably gonna be a 5000 square foot something at some point.”

According to zoning regulations from seven years ago, which remain in effect, the property sold by the councilmember is designated for a single-family dwelling. Indeed, a five-story structure on this site is impractical. If sold today, the lot would likely host a trendy Single-Family Residence/Attached Accessory Dwelling Unit/Detached Accessory Dwelling Unit complex, where the SFR and AADU are minimally connected by a 6x8-foot wall, all built on speculation and priced steeply at over $1000 per square foot.

This is not affordable housing.

Affordable housing is a pressing issue. However, the Councilmember's anecdote fails to address the ambiguous and permissive language endorsed by the biased officials in the Planning Department, Planning Commission, and City Council. The lot previously owned by the Councilmember is within a proposed "transit corridor," with no assurances that it won't be combined with adjacent lots for the construction of a five-story building where single-family homes currently exist.

The Councilmember’s anecdote is not a guarantee; it is irrelevant.

Despite the objections of concerned citizens, it is probable that the Planning Commission and City Council will proceed based on their biases and personal agendas, ignoring the voices of their constituents.

Recently, I sarcastically suggested that the Planning Commission's vision for "Transit Corridors" might as well include fantastical elements such as unicorns and rainbows.

In terms of the Housing Element, particularly concerning density and "affordability," I now request inclusion of policies promoting the conversion of Kirkland's significant trees into housing for those employed within Kirkland.

For design options that are as feasible and achievable as many of the proposed amendments to the 2044 Comprehensive Plan, Keebler Cookie Company should be consulted.

On a related note, a Planning Commission member has repeatedly cited recent surveys of

Kirkland residents to support her agenda, overlooking the outreach shortcomings. Notably, the surveys presented priorities without context or consequences. Lacking this crucial information, many residents might agree in principle with ideas like affordable housing, ten-minute neighborhoods, transit corridors, and broader transportation choices.

If these surveys had included options for unicorns flying along rainbows magically illuminating transit corridors underneath, and lining the transit corridors with significant trees converted into residences for elfin cookiemakers—concepts such as these might have garnered high approval ratings as well.

In summary: I add my name to the list of concerned Kirkland residents—AND PLANNING COMMISSIONERS—expressing NO CONFIDENCE in the process and content of proposed changes to the 2044 Comprehensive Plan.

October 15, 2024

City Councilmembers, Planning Commission and Staff-

Thank you for the continued dedication and discussion on the future of Kirkland in the Comp Plan. This is clearly an extremely impactful project.

Comments from last night's Planning Commission and City Council meetings referred to the interest & importance of a Post-Mortem of the Comp Plan process, as it has elicited a lot of passion, interest and confusion along the way. This is common for any big project. Being honest about what went wrong and where things could have been better is always helpful. It is great to know there is energy for a Post-Mortem.

That said, given we are still months away from the target deadline, I wanted to recommend you strongly consider running a Pre-Mortem before time runs out. This is basically a Post-Mortem, but done before the project is completed (they can even be done before the project launches - and are especially helpful for BIG projects). Based on comments from last night, it sounds like there is already a wide range of things that could be brought up as imperfections in the process - and you still have time to learn from these and work towards an inclusive conclusion which incorporates these learnings.

Thank you for your consideration and I look forward to your thoughts.
There are many explanations of a Pre-Mortem, but I will just share the one that comes when Googling "what is a pre-mortem".

October 15, 2024

Council, Planning Commission and Staff:

I appreciate the thoughtful planning and discussion which has been part of this process, however as a voter, taxpayer and resident I'm disappointed & disheartened in the current situation and the way it is trending.

As I have learned from observing Planning Meeting and Council Sessions, it seems there are always issues with any claim about "this being rushed". So I won't go there - I will focus on the fact there still seems to be confusion across so many critical parts in the process on what the plans & proposals actually are. Recent changes to wording; terminology such as "corridors" and "10 minute neighborhoods" and "4-6 stories", 13,000 units, 20,000 units, etc. -- all seem to be causing confusion.

I have seen confusion from within the Planning Commission, the Council and residents across Kirkland. I have seen blame for this confusion be cast upon basically everyone. These are important decisions and I believe it is incumbent on our elected officials and those they select to bring great clarity before monumental decisions are chosen. Even though last week's vote of No Confidence did not pass, it is still remarkable and telling it was even brought up.

Kirkland's future growth - and critical decisions about it - should be arrived at only after thoughtful analysis, considering many inputs, has been completed. It feels right now there is a very strong difference of opinion across individuals and bodies across Kirkland's government. It feels as though the December 2024 deadline is unfortunately the driving force - and as such we have the tail wagging the dog.

I would encourage our elected officials and those they appoint to consider:
• Stay focused on delivering existing plans such as the 85th St. Station Plan which provides massive growth in housing and transportation. Adding more at this time will divert our ability to deliver and learn.
o Other committed investments we should learn before making additional commitments including:
♣ Adoption of missing middle that are leading to massive growth in ADUs and cottages
♣ Growth being focused in commercial centers
• Provide Council with a range of options to consider for the Comp Plan, and have option(s) that clearly represent feedback from current residents, taxpayers and voters
o This does not seem like it must be an all-or-nothing outcome -- there are a range of possibilities, and these have been extremely unclear
• Be extremely clear about what Kirkland is legally required to do & in the event any of the options provided to Council exceeds what is required, be very clear about:
o A) WHY we need to exceed,
o B) How this excessiveness benefits current residents,
o C) What projects the City will forego because they will be committing more time, resources and public funds to a Comp Plan that exceeds requirements (like any private entity, the City of Kirkland's resources are not infinite and doing more than needed has a cost)

Thank you for your consideration.

, A current resident, taxpayer and voter

October 15, 2024

Dear Kirkland City Councilmembers,

Two years ago, in a video posted on KirklandTelevision, then-Mayor Penny Sweet emphasized the Village at Totem Lake as a model of how Urban Centers can meet growth management goals while protecting existing neighborhoods. As she stated:
“A basic tenet of what we do in Kirkland…being able to maintain neighborhoods in their current configurations allows us to have villages like this one that not only protect the other neighborhoods but become a neighborhood themselves.”
This balanced approach to growth reflects what many residents value about Kirkland—the careful management of urban development while maintaining the character and stability of our neighborhoods. With this in mind, we ask that Kirkland’s approach to growth mirror the efforts of neighboring cities like Bellevue and Redmond, which have managed to meet growth goals while preserving residential neighborhoods through thoughtful, focused development in urban centers.
We respectfully urge the Council to focus density where it belongs and where the City Staff confirm we can reach out targets—in the Station Area, Urban Centers, and through continued support for Middle Housing—without expanding high-density development into existing residential neighborhoods.
Please ensure the 2044 Comprehensive Plan includes clear protections for residential neighborhoods, reflecting the values of the community and restoring trust in the planning process and in City leaders themselves.
Thank you for your service and for your thoughtful consideration of this important issue.
Sincerely,

PS – I live and vote in Kirkland and I will remember this.
Attachment: https://youtu.be/eBYm_bneLR8?feature=shared

October 15, 2024

I am writing to express my full support for Commissioners Bria Heiser, Gina Madeya, and Scott Reusser in their positions on Kirkland's 2044 Comprehensive Plan.

1. I support Commissioner Heiser's Vote of No Confidence. She rightly asserts that assembling the 2044 Comprehensive Plan through a series of amendments is poor policy management. A plan that tries to patch over its own flaws instead of addressing them directly will not serve Kirkland's best interests. Residents deserve a clear, cohesive strategy—not a reactive collection of last-minute fixes.
2. I support Commissioner Madeya's concerns that Kirkland has taken on an outsized share of Emergency Housing, far exceeding the commitments of neighboring cities. While Kirkland prides itself on compassion, this unbalanced approach risks closing off our community to residents who depend on stability, livability, and thoughtful growth to raise their families and sustain their lives.
3. I support Commissioner Reusser's observation that removing LU 2.4 from the plan has not protected neighborhoods. Housing Element policies reintroduce the same densities that residents were already concerned about, proving that neighborhood concerns remain unaddressed. Neighboring cities have found ways to protect their residential areas while still welcoming growth—why can't Kirkland?

The issues with this plan are not just about amendments—they reflect a deeper flaw in the foundation of the process. From the outset, resident input was deprioritized, with outside voices taking precedence. We are asking for a moderate, resident-centered plan that equally weighs the needs, hopes, and concerns of the people who live in, pay for, and care for this city. Anything less would fall short of the trust and accountability expected from our elected officials.

The timing of this request may feel late, but it reflects the deficiencies in the original process. Now is the time to correct the course by creating a thoughtful, well-managed plan that reflects the values and priorities of Kirkland residents—those who will ultimately live with its outcomes.

Thank you for your service and your attention to this important matter.

Sincerely,

Kirkland Resident

October 15, 2024

Dear Kirkland City Councilmembers,

I am writing to express my full support for Commissioners Bria Heiser, Gina Madeya, and Scott Reusser in their positions on Kirkland's 2044 Comprehensive Plan.

1. I support Commissioner Heiser's Vote of No Confidence. She rightly asserts that assembling the 2044 Comprehensive Plan through a series of amendments is poor policy management. A plan that tries to patch over its own flaws instead of addressing them directly will not serve Kirkland's best interests. Residents deserve a clear, cohesive strategy—not a reactive collection of last-minute fixes.
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The timing of this request may feel late, but it reflects the deficiencies in the original process. Now is the time to correct course by creating a thoughtful, well-managed plan that reflects the values and priorities of Kirkland residents—those who will ultimately live with its outcomes.

Thank you for your service and your attention to this important matter.

Sincerely,

Kirkland Resident

Begin forwarded message:

**From:**
**Subject: Requesting the Neighborhood Protections to the Comprehensive Plan and a Middle Way**
**Date:** October 14, 2024 at 1:57:56 PM PDT
**To:** Kelli Curtis <kcurtis@kirklandwa.gov>, Jay Arnold <Jarnold@kirklandwa.gov>, Neal Black <nblack@kirklandwa.gov>, Amy Falcone <afalcone@kirklandwa.gov>, Jon Pascal <jpascal@kirklandwa.gov>, Penny Sweet <psweet@kirklandwa.gov>, JohnT@kirklandwa.gov, bheiser@kirklandwa.gov, sreusser@kirklandwa.gov, gmadeya@kirklandwa.gov
**Cc:** Rodney Rutherford <rrutherford@kirklandwa.gov>, ajacobson@kirklandwa.gov, kallen@kirklandwa.gov, arozmyn@kirklandwa.gov, Allison Zike <azike@kirklandwa.gov>, Kurt Triplett <KTriplett@kirklandwa.gov>, James Lopez <JLopez@kirklandwa.gov>

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Dear Kirkland City Councilmembers,

I'm a Kirkland resident of over 4 decades, raised my children here, run a small business here and have served my city in various commissions, boards and volunteer positions. I must express my disappointment in the leadership that has come to be, that has not shown a willingness to listen to the community. Please understand, I am not opposed to growth – I am for *considered growth* and in keeping with the city's character. Kirkland used to be a wonderful boutique community with more of a village, friendly appeal. With the current zoning, allowable building heights, and density plans are ruining this rapidly.

Two years ago, in a video posted on Kirkland Television, then-Mayor Penny Sweet emphasized the Village at Totem Lake as a model of how Urban Centers can meet growth management goals while protecting existing neighborhoods. I agree with her as she stated:

*"A basic tenet of what we do in Kirkland…being able to maintain neighborhoods in their current configurations allows us to have villages like this one that not only protect the other neighborhoods but become a neighborhood themselves."*

This balanced approach to growth reflects what many residents value about Kirkland—the careful management of urban development while maintaining the character and stability of our neighborhoods. With this in mind, we ask that Kirkland's approach to growth mirror the efforts of neighboring cities like Bellevue and Redmond, which have managed to meet growth goals while preserving residential neighborhoods through thoughtful, focused development in urban centers.

I was shocked to learn that the City was only given **two options**—one less than required by the state—and they were presented with politically charged titles: "**No Growth**" and "**Growth**." These extreme options left little room for a balanced discussion and is somewhat reminiscent of the 85th Station Area planning where there was such a jump from the "No Growth/Do Nothing" scenario to the second and third options. The two growth options jumped to 150' and 300' building heights (10 and 20 stories respectively) when the highest building in Kirkland at that point was 8 stories. This forces a massive change with no moderate path. And here we are again with neighborhood housing planning. It's very difficult to not come to the conclusion that the City has an agenda and is forcing it on its residents. This erodes trust in our elected and appointed officials that is tough to win back.

Apparently, there was a moderate path that does hit our targets that unfortunately, was never properly documented, studied, nor presented. We can still rectify this and listen to Kirkland's citizens who are desperately trying to be heard.

The impacts these decisions make are significant – and what I am seeing, they are not thoroughly thought through. I am a North Rose Hill resident and feel the impact of the current density construction. Let's just look at 2 areas (there are more); **traffic** and **parks and green spaces**.

**TRAFFIC**
The traffic backups at various points during the day on 124th and 132nd are intense. I think it's important to think about the 'whole' and not just one project at a time, for example:

- The Continental Divide on 85th & 132nd has 135 residential units
- Totem Lake has The Village at Totem Lake has 852 residential units
- The Maddison Project in the Petco area on 85th is projected to have 870 residential units
- The Slater Mixed Use Project will have 802 residential units

That totals **2,659 residential units** - *and the cars that go with it* - all without any significant traffic considerations. Additionally, the density in North Rose Hill is alarming. With only a few exceptions - **EVERY lot in our neighborhood** is purchased by a developer that short-plates the property and builds 2, 4, 6 houses on it - and there is a lot of construction going on. All of those add more cars to our neighborhood and 'Neighborhood Greenways' won't solve this problem. I can find no information about how many lots this has happened to in just our neighborhood - but would love to know the numbers. I'm sure they exist somewhere, along with how many additional residential units each neighborhood is charged with absorbing; it feels like North Rose Hill is absorbing way more than its share.

It's important to note at this point, none of my comments include the Sound Transit 85th Street Station impacts, which will be significant. City officials love the concept of 'Transit Oriented Communities' or '10-minute Walkable Communities'. Sounds great and makes for some wonderful sound bites to the livability of Kirkland - but the reality isn't here. **The Sound Transit 85th Street Station will not have a Park & Ride**, despite cries from constituents. It makes no sense. For example, if I wanted to take a bus to Seattle or to the airport - I would have to take an Uber to this station or a bus, if they finally connect the buses from the neighborhoods to the station. The public transportation in Kirkland (and Eastside for that

matter) is not where it needs to be to create that kind of living. Maybe in the future - I don't know. But as one of the citizens in Kirkland that has been here for over 40 years - we're being subjected to a lot of discomfort for gains that we might never see. Again, where is the plan?

**PARKS & GREEN SPACES**

Kirkland is very protective over their Tree Canopy Policies - however, they seem to hold residents to a different set of rules than developers. I once had a very nasty visit from a City official regarding a diseased Cherry Tree that we cut down in our island cul-de-sac. They stated very accusingly that the tree belonged to the City of Kirkland and that we had no right to cut it down as it was against policy. I explained that we had paid for, planted and cared for that tree (along with others) on the island and that we maintain that island - not the City. I was told that didn't make any difference and that we were not allowed to cut down that tree. At that point, I explained that I was a Horticulturalist, showed them that the tree was diseased and that it would have died anyway - which fortunately seemed to resolve that particular issue.

All of that to say that Kirkland 'appears' to want to protect nature, yet, they are willing to let developers gobble up precious land for even more housing (which we are far past our requirements) and not plan for more open spaces and parks. Just in my neighborhood, the impacts to our neighborhood parks by an additional ~5k people (guestimate based on the 2,659 residential units and current density housing) will be tough to assimilate and very hard on the people who moved here because of those spaces. Additionally, **ALL of these new developments have no yards - NONE**. This will create even more of a demand on our parks and open spaces! These houses are crammed tightly together with windows looking into their neighbor's windows just a few feet away. This is not a 'Livable Kirkland' - this is turning into another kind of a city than the one that current residents have enjoyed. How can the City NOT preserve and create more open spaces for all of the new residents that they are building for?? This is Kirkland's character (along with the waterfront) - amplifying our character is what is important - not catering to developers and zealously exceeding requirements. Is the tax base driving this?

The Design Review Board has a responsibility to protect and further define Kirkland's character, and I personally do not feel that it is doing that. Growth is happening way too fast to assimilate - as well as to allow for the citizens who live here and pay the taxes, to weigh in on the directions that it's moving in. Please understand, I am not anti-growth. I am for **considered growth** that is inclusive to citizens' thoughts and opinions, AND allows time for input. There should be a way for some healthy back-and-forth dialogue before permanent decisions are made. It makes me sad to see the City clamp down on input and make it so arduous to comment on things. That along with the awareness of what's happening down-the-line; e.g., people don't really hear about things until after the timeframe for input has passed - what's wrong with this picture? How would you address that? Kirkland states ALL OVER THE PLACE that it is inclusive and wants people to get involved and give input - but when people do, they are really restrained. I can only think, what are they afraid of? Seriously, if I had been steering a project and somewhere along the line, some people raised some significant and sensible concerns - I would stop and re-evaluate what was going on. I would also make sure to INCLUDE people from all sides of an issue to develop a holistic solution that would address most of the concerns while achieving the goals of the project.

In conclusion, I am respectfully asking to please ensure the 2044 Comprehensive Plan includes clear protections for residential neighborhoods, reflecting the values of the community and restoring trust in the planning process and in City leaders themselves.

Thank you for your service and for your thoughtful consideration of this important issue.

Sincerely,

*Former Kirkland Cultural Arts Commission Chair*
*Former Kirkland Parks & Community Foundation Board*
*Leadership Eastside Class of 2018, Kirkland's sponsored*

October 15, 2024

I'm very upset with your plans to continue to destroy Kirkland with all your plans of more density and more crazy bus drivers. I've walked 7 miles through Kirkland for the last 41 years. I've had people come up and introduce themselves over all these years. I'm constantly meeting new people and especially people with dogs because I love them! All these people I talk to want to vote you all out of office because they're very unhappy with what you are doing to Kirkland. I've almost been killed so many times walking. I had a guy come at me from behind, in a double truck, while I was in the crosswalk off 68th. His buddy grabbed the steering wheel and he hit a brick wall instead of me. Twenty block bricks went into the middle of the road. I would have died. Another time while on the sidewalk, a guy came at me from the gas station, I jumped from the hood of his car and off to the side. He continued off curb and continued texted down the street, a man who stopped told me. A bus driver, just a couple weeks ago around 6:00 pm turned right off 68th toward Google and didn't stop at the red light. And not while it was turning red. And believe me, I could go on about many more times. It's already crazy around here. Your plans will increase this along with crime. I fight to get on and off 68th from my home. And for the first time for a long time I saw and talked with a police officer. I learned just how few police officers you have. And all the cameras at lights aren't used to give speeding tickets. You're teaching kids they don't have to follow laws. I used to feel protected in Kirkland. I knew the police officers. I don't feel that way anymore. And why do we have a Kirkland City Manager who doesn't own a home in Kirkland? Why would he care about the people living here??
I even talked to a guy in Bellevue who said his parents own a home west of Market and all of his friends are upset with your plans.

Thanks,

October 15, 2024

I have lived in Kirkland for over 20 years: my neighborhood and the city have undergone many changes in that time. As the city plans for the next 20 years, I am writing to express my full support for Commissioners Bria Heiser, Gina Madeya, and Scott Reusser in their positions on Kirkland's 2044 Comprehensive Plan.

1. I support Commissioner Heiser's Vote of No Confidence. She rightly asserts that assembling the 2044 Comprehensive Plan through a series of amendments is poor policy management. A plan that tries to patch over its own flaws instead of addressing them directly will not serve Kirkland's best interests. Residents deserve a clear, cohesive strategy—not a reactive collection of last-minute fixes.

2. I support Commissioner Madeya's concerns that Kirkland has taken on an outsized share of Emergency Housing, far exceeding the commitments of neighboring cities. While Kirkland prides itself on compassion, this unbalanced approach risks closing off our community to residents who depend on stability, livability, and thoughtful growth to raise their families and sustain their lives.

3. I support Commissioner Reusser's observation that removing LU 2.4 from the plan has not protected neighborhoods. Housing Element policies reintroduce the same densities that residents were already concerned about, proving that neighborhood concerns remain unaddressed. Neighboring cities have found ways to protect their residential areas while still welcoming growth—why can't Kirkland?

The issues with this plan are not just about amendments—they reflect a deeper flaw in the foundation of the process. From the outset, resident input was deprioritized, with outside voices taking precedence. We are asking for a moderate, resident-centered plan that equally weighs the needs, hopes, and concerns of the people who live in, pay for, and care for this city. Anything less would fall short of the trust and accountability expected from our elected officials.

The timing of this request may feel late, but it reflects the deficiencies in the original process. Now is the time to correct course by creating a thoughtful, well-managed plan that reflects the values and priorities of Kirkland residents—those who will ultimately live with its outcomes.

Thank you for your service and your attention to this important matter.
Sincerely,

October 15, 2024

The plan that the newly awakened residents of Kirkland have been fighting its own city council and commissioners over, was presented as a choice between “Do Nothing” (a misnomer I imagine) and “High Density Everywhere a Developer Wants to Build”. There are clearly other options.

I was not at the October 10th Planning Commision meeting but I was told that AFTER Bria Heiser’s Vote of No Confidence, Deputy Planning Director Allison Zike confirmed that Kirkland can meet all its growth targets through a moderate path—without the excessive density currently under consideration. Why did it take a Vote of No Confidence to let us know that a moderate option was known to be possible. Why only present “do nothing” or “Build anywhere”?

The individual and collective duty of our city council and the commissioners it appoints is torepresent the interests of the residents of the City of Kirkland. If this Comprehensive Plan passes, you will have failed.
I continued to be truly outraged at the lack of outreach that was done. It seems like a calculated end-run around the residents of this city. The lack of outreach is – in my opinion -- malfeasance. The city reached out to “Camp United We Stand” – a mobile tent city – and a high school civics class? Meanwhile, the residents of this city are still JUST finding out about the insanity that is the 2044 Comprehensive Plan.

I used to trust and have faith in my city council. I no longer do. I suspect that is true for a growing number of residents of Kirkland. I would try and fix that as soon as possible. Do not vote on this plan.

Sincerely,

**From:**
**Sent:** Tuesday, October 15, 2024 4:18 PM
**To:** Jay Arnold <Jarnold@kirklandwa.gov>; Neal Black <nblack@kirklandwa.gov>; Amy Falcone <afalcone@kirklandwa.gov>; Jon Pascal <jpascal@kirklandwa.gov>; Penny Sweet <psweet@kirklandwa.gov>; John Tymczyszyn <JohnT@Kirklandwa.gov>; Bria Heiser <bheiser@kirklandwa.gov>; Scott Reusser <sreusser@kirklandwa.gov>; Gina Madeya <gmadeya@kirklandwa.gov>; Rodney Rutherford <rrutherford@kirklandwa.gov>; Angela Rozmyn <arozmyn@kirklandwa.gov>; Aaron Jacobson <ajacobson@kirklandwa.gov>; Katya Allen <kallen@kirklandwa.gov>; Allison Zike <azike@kirklandwa.gov>; Adam Weinstein <aweinstein@kirklandwa.gov>; Kelli Curtis <kcurtis@kirklandwa.gov>
**Cc:** centralhoughton@gmail.com
**Subject:** increased density and high density corridors on 70th and 108th streets

**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 City Council and Planning Committee.

Wondering why Kirkland has taken a different approach on the proposed Neighborhood Plan updates that include calls for **increased density and high density corridors on 70th and 108th streets** then Bellevue, Redmond, and Seattle on the Growth Mandate? It is my understanding that those cities had three options for this. We here in Kirkland have only two – No Growth and High Density.

**I am asking for the City to create a balanced / moderate plan that can and should be included in this rather less than transparent process that has been applied by you throughout this entire process.**

Thank you for your time and attention to this matter.

**From:**
**Sent:** Tuesday, October 15, 2024 12:14 AM
**To:** Kelli Curtis <kcurtis@kirklandwa.gov>; Jay Arnold <Jarnold@kirklandwa.gov>; Neal Black <nblack@kirklandwa.gov>; Amy Falcone <afalcone@kirklandwa.gov>; Jon Pascal <jpascal@kirklandwa.gov>; Penny Sweet <psweet@kirklandwa.gov>; John Tymczyszyn <JohnT@kirklandwa.gov>; Bria Heiser <bheiser@kirklandwa.gov>; Scott Reusser <sreusser@kirklandwa.gov>; Gina Madeya <gmadeya@kirklandwa.gov>; Rodney Rutherford <rrutherford@kirklandwa.gov>; Angela Rozmyn <arozmyn@kirklandwa.gov>; Aaron Jacobson <ajacobson@kirklandwa.gov>; Katya Allen <kallen@kirklandwa.gov>; Allison Zike <azike@kirklandwa.gov>; Adam Weinstein <aweinstein@kirklandwa.gov>
**Subject:** Cherish Kirkland

**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 Kirkland **City Council and Planning Commission:**

**I am an active community member and a long-time Kirkland homeowner. I am writing to you on be-half of thousands other Kirkland residents who like me share strong concerns about several aspects of Kirkland's 2044 Comprehensive Plan.**

**Please consider doing the following to represent our vital interests:**

- Support the Vote of No Confidence – This vote is not personal. It's a clear request to City Staff t**o follow state mandates and provide at least three distinct growth options. The Planning Commission is not responsible for creating a third option by amending the second.**

- **Protect Kirkland's Neighborhoods – Our neighborhoods are a cornerstone of what makes Kirkland unique, yet they are left unprotected in these plans. Although the Transit Corridors were removed at the Planning Commission, several policies in the Housing Element leave neighborhoods vulnerable to rapid and irreversible densification—something neighboring cities are not proposing.**

- **Support Policy H-2.XX – We must promote fiscal sustainability, transparency, and accountability to taxpayers when subsidizing affordable housing programs and incentives.**

**Thank you for serving our city and helping Kirkland's special community.**

**Sincerely,**

**Kirkland, WA 98034**

October 15, 2024

Dear Kirkland City Council members,

We are writing to express our full support for Commissioners Bria Heiser, Gina Madeya, and Scott Reusser in their sensible positions on Kirkland's 2044 Comprehensive Plan.

1. We support Commissioner Heiser's Vote of No Confidence. She rightly asserts that assembling the 2044 Comprehensive Plan through a series of amendments is poor policy management. There is no plan. There is no strategy, really. It is a laundry list of "carte blanch" policies that do not take into consideration the impacts, both positive and negative, to ALL Kirkland residents. Residents deserve a clear, cohesive strategy—not a reactive collection of last-minute fixes to an innately flawed policy.
2. We support Commissioner Madeya's concerns that Kirkland has taken on an outsized share of Emergency Housing, far exceeding the commitments of neighboring cities. And for what purpose? While Kirkland prides itself on compassion, this unbalanced approach risks closing off our community to residents who depend on stability, livability, and thoughtful growth to raise their families and sustain their lives.
3. We support Commissioner Reusser's observation that removing LU 2.4 from the plan has not protected neighborhoods. Housing Element policies reintroduce the same densities that residents were already concerned about, proving that neighborhood concerns remain unaddressed. Neighboring cities have found ways to protect their residential areas while still welcoming growth—why can't Kirkland?

We stand with a growing number of neighbors who are exceedingly dissatisfied with the handling of this process and the current outcome of irresponsible growth.

The issues with this plan are not just about amendments—they reflect a deeper flaw in the foundation of the process. From the outset, there was a clear bias to exclude single-family homeowners' input, with outside voices taking precedence. We are asking for a moderate, resident-centered plan that equally weighs the needs, hopes, and concerns of the people who live in, pay for, and care for this city. Anything less would fall short of the trust and accountability expected from our elected officials.

The timing of this request may feel late, but it reflects the deficiencies in the original process. Now is the time to correct course by creating a thoughtful, well-managed plan that reflects the values and priorities of Kirkland residents—those who will ultimately live and shoulder the financial burden of its outcomes.

Thank you for your service and your attention to this important matter.

Sincerely,

October 15, 2024

I am writing to express my full support for Commissioners Bria Heiser, Gina Madeya, and Scott Reusser in their positions on Kirkland's 2044 Comprehensive Plan.

1. I support Commissioner Heiser's Vote of No Confidence. She rightly asserts that assembling the 2044 Comprehensive Plan through a series of amendments is poor policy management. A plan that tries to patch over its own flaws instead of addressing them directly will not serve Kirkland's best interests. Residents deserve a clear, cohesive strategy—not a reactive collection of last-minute fixes.
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The issues with this plan are not just about amendments—they reflect a deeper flaw in the foundation of the process. From the outset, input from Kirkland Residents was deprioritized, with outside voices taking precedence.

We are asking for a moderate, Kirkland resident-centered plan that equally weighs the needs, hopes, and concerns of the people who live in, pay for, and care for this city. Anything less would fall short of the trust and accountability expected from our elected officials.

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Thank you for your service and your attention to this important matter.

Sincerely,

Kirkland Resident

October 15, 2024

Many have framed the current controversy around development as class warfare, pitting the rich against the poor. It's effective rhetoric, but it creates enemies rather than solutions. I prefer to focus on practical realities.

As representatives of Kirkland residents, your accountability lies with those who live and vote here. While housing affordability is an important issue, your duty is to reflect the priorities of Kirkland's residents and act in their best interest. The Biennial Community Survey conducted in May of this year offers clear insight into the community's concerns:

• Overdevelopment and traffic are top concerns.
• Residents also identified city planning as an important issue, one they believe is currently failing.

I understand the argument that those who work here—baristas, barbers, and other service workers—should have the opportunity to live here. Affordability is a shared goal, but simply increasing the housing supply won't solve the problem. Demand for housing in Kirkland is inelastic—more units won't make it affordable unless density erodes livability to the point that people no longer want to live here. In other words, we risk destroying what makes Kirkland desirable in the first place.

City leaders should listen to residents' concerns. Your responsibility is to Kirkland's community—not to outside interests, ideologues, or others with agendas that may not align with what's best for our city.

We are calling on you to prioritize urban centers for growth and ensure that future planning protects the livability and character of our neighborhoods. This is a crucial step towards responsible growth that aligns with residents' priorities. Residents care deeply about this city and deserve thoughtful leadership that balances affordability, development, and quality of life.

Thank you for your service and thoughtful consideration of these issues. I trust you will reflect the community's priorities as you shape Kirkland's future.

Sincerely,

October 15, 2024

Dear Kirkland City Councilmembers,

I am writing to express my full support for Commissioners Bria Heiser, Gina Madeya, and Scott Reusser in their positions on Kirkland's 2044 Comprehensive Plan.

1. I support Commissioner Heiser's Vote of No Confidence. She rightly asserts that assembling the 2044 Comprehensive Plan through a series of amendments is poor policy management. A plan that tries to patch over its own flaws instead of addressing them directly will not serve Kirkland's best interests. Residents deserve a clear, cohesive strategy—not a reactive collection of last-minute fixes.

2. I support Commissioner Madeya's concerns that Kirkland has taken on an outsized share of Emergency Housing, far exceeding the commitments of neighboring cities. While Kirkland prides itself on compassion, this unbalanced approach risks closing off our community to residents who depend on stability, livability, and thoughtful growth to raise their families and sustain their lives.

3. I support Commissioner Reusser's observation that removing LU 2.4 from the plan has not protected neighborhoods. Housing Element policies reintroduce the same densities that residents were already concerned about, proving that neighborhood concerns remain unaddressed. Neighboring cities have found ways to protect their residential areas while still welcoming growth—why can't Kirkland?

The issues with this plan are not just about amendments—they reflect a deeper flaw in the foundation of the process. From the outset, resident input was deprioritized, with outside voices taking precedence. We are asking for a moderate, resident-centered plan that equally weighs the needs, hopes, and concerns of the people who live in, pay for, and care for this city. Anything less would fall short of the trust and accountability expected from our elected officials.

The timing of this request may feel late, but it reflects the deficiencies in the original process. Now is the time to correct course by creating a thoughtful, well-managed plan that reflects the values and priorities of Kirkland residents—those who will ultimately live with its outcomes.

Thank you for your service and your attention to this important matter. I hope you will listen to the residents requesting a more moderate approach to growth.

Best regards,

October 15, 2024

Two years ago, in a video posted on KirklandTelevision, then-Mayor Penny Sweet emphasized the Village at Totem Lake as a model of how Urban Centers can meet growth management goals while protecting existing neighborhoods. As she stated: "A basic tenet of what we do in Kirkland…being able to maintain neighborhoods in their current configurations allows us to have villages like this one that not only protect the other neighborhoods but become a neighborhood themselves."

This balanced approach to growth reflects what many residents value about Kirkland—the careful management of urban development while maintaining the character and stability of our neighborhoods. With this in mind, we ask that Kirkland's approach to growth mirror the efforts of neighboring cities like Bellevue and Redmond, which have managed to meet growth goals while preserving residential neighborhoods through thoughtful, focused development in urban centers.

We respectfully urge the Council to focus density where it belongs and where the City Staff confirm we can reach out targets—in the Station Area, Urban Centers, and through continued support for Middle Housing—without expanding high-density development into existing residential neighborhoods.

Please ensure the 2044 Comprehensive Plan includes clear protections for residential neighborhoods, reflecting the values of the community and restoring trust in the planning process and in City leaders themselves.

Thank you for your service and for your thoughtful consideration of this important issue.

Kirkland resident for over 20 years..

Attachment: https://youtu.be/eBYm_bneLR8?feature=shared

Sincerely,

October 15, 2024

I am writing to express concern about the planned adoption of the historical narrative for Kirkland, as provided by Dr. Lorraine McConaghy in the 2044 Comprehensive Plan. While we appreciate efforts to document our city's past, the narrative must be accurate and reflect Kirkland's unique history.

Our city historian, Loita Hawkinson, submitted three pages of detailed corrections and recommendations to address factual inaccuracies and clarify key points. It is critical that these edits are fully incorporated into the final version to ensure the public record reflects the truth. Adopting the current, flawed narrative without addressing these corrections risks presenting a distorted version of our history, which could potentially damage Kirkland's reputation.

Additionally, the conflation of Kirkland's history with Seattle's undermines the city's ability to stand apart—both in the past and present. Kirkland is not responsible for Seattle's past mistakes, nor should it be tied to Seattle's current challenges managing housing and homelessness. Kirkland has its own distinct story and deserves to be told accurately and fairly.

We respectfully urge the Council to review and adopt Loita Hawkinson's edits before the 2044 Comprehensive Plan is finalized. Accuracy in public records is non-negotiable, and Kirkland's narrative should reflect the city's real history—not a borrowed version from neighboring cities.

Thank you for your time and attention to this important matter. We trust in your commitment to ensuring Kirkland's history is represented with accuracy, integrity, and respect.

Sincerely,

**10/14/2024**

**To: Kirkland City Council, Planning Commission and City Planning Staff**

**RE: 2044 Proposed City of Kirkland Comprehensive Plan**

**We urge you to step back and create at least a viable middle plan – a moderate plan.**

> **A moderate plan -** a plan that could update our existing policies to meet state mandates while directing growth to areas where it has already been planned, such as the **Station Area** (area surrounding the Rapid Ride Station revisions to 85 st and I-405) and **neighborhood centers**. This **middle option** would meet the state targets, but it was never properly documented, studied, or presented.

Asking the city staff to assemble a **balanced growth plan** is not asking too much. It is the responsibility of the city staff to **understand SEPA regulations** and present comprehensive options to the Planning Commission, the City Council and to the citizens of Kirkland. Residents deserve a thorough, well-considered plan that reflects all possible growth avenues, rather than an extreme, one-sided plan.

Thank you for considering this request.

**10/14/2024**

**To: Kirkland City Council, Planning Commission and City Planning Staff**

**RE: 2044 Proposed City of Kirkland Comprehensive Plan**

# We recommend a NO Confidence vote on the 2044 Comprehensive Plan as written on 10/10/24.

The City of Kirkland is creating a substantial loss of confidence in our local government. Sadly, existing property owners in Kirkland were not directly contacted about the comp plan meetings. Probably 95% of current Kirkland home/condo owners are completely unaware of the Comp Plan deliberations… which may bring dramatic changes to their neighborhoods. No wonder your tax-paying homeowners are frustrated.

# We request that you consider these changes:

## 1) Find a Middle Plan as Planning Commissioner Bria Heiser has recommended.

We need a compromise between NO change (to the Comprehensive Plan) and the extreme growth that is now the only plan being recommended by City Staff and Planning Commission. Concentrate higher density housing in the Urban Growth Centers.

## 2) Housing for Homeless, and Low/ Moderate Incomes

Kirkland should **institute REGULATIONS for Homeless Housing in Kirkland.** Low Barrier housing, in particular, needs substantial resources, and counseling to help people overcome addictions and mental illness to help people get back on their feet. Housing for the unhoused needs to be near public transportation. Putting low and moderate housing (especially on **church properties** in established residential neighborhoods) should come **with regulations** to ensure the character and safety of the neighborhood is preserved.

**Amend the following policy**

**Policy H-1.8** – Support housing for the unhoused by prioritizing local and regional resources, developing **specialized standards** that enable the production, of low cost housing… and insure the safety and character of existing residential neighborhoods.

~~and remove~~ ~~any regulatory barriers that prevent or obstruct the creation and equitable distribution oftransitional housing, emergency shelters, permanent supportive housing and similar facilities~~

Locate this type of housing in areas of the city with sufficient infrastructure, services, and amenity capacity that supports these housing types.

## 3) Reduce traffic congestion. More Density = More TRAFFIC and Gridlock on residential streets.

**Traffic in Kirkland is a nightmare NOW. Do not promote significant density increases in existing residential neighborhoods . Restrict higher density housing to the Kirkland Growth Centers. Amend the following policy:**

**Policy H-1.2** – Explore affordable housing requirements, or other means of achieving community benefits related to housing, without creating barriers to housing. **Traffic impacts should be minimized** when increases to development capacity are considered.

## 4)Restrict development of ADU's to ONE ADU per existing residential lot.

**2,3 and 4 ADUs on existing single family lots should be NOT be allowed. Several ADU's ( more than 1 ADU) developed on an existing single family lot will double and triple the traffic on our residential streets making Kirkland a LESS desirable place to live.**

## 5)Maintain Impervious surface requirements of approximately 50% in existing residential areas. Minimize runoff into City Storm Water system.

**Kirkland used to have a goal of reducing impervious surfaces to about 50% of the lot coverage. New ADU developments with 2&3 ADU's have significantly higher impervious surfaces than Kirkland used to promote. Upgrades to our storm water system to accommodate this growth will be expensive and result in significant tax increases.**

## 6)Expand the bus lines serving Kirkland in our residential neighborhoods and our urban growth centers.

Thank you for your consideration

Kirkland residents

**From:**
**Sent:** Tuesday, October 15, 2024 7:13 AM
**To:** Kelli Curtis <kcurtis@kirklandwa.gov>; Jay Arnold <Jarnold@kirklandwa.gov>; Neal Black <nblack@kirklandwa.gov>; Amy Falcone <afalcone@kirklandwa.gov>; Jon Pascal <jpascal@kirklandwa.gov>; Penny Sweet <psweet@kirklandwa.gov>; John Tymczyszyn <JohnT@Kirklandwa.gov>; Bria Heiser <bheiser@kirklandwa.gov>; Scott Reusser <sreusser@kirklandwa.gov>; Gina Madeya <gmadeya@kirklandwa.gov>; Rodney Rutherford <rrutherford@kirklandwa.gov>; Angela Rozmyn <arozmyn@kirklandwa.gov>; Aaron Jacobson <ajacobson@kirklandwa.gov>; Katya Allen <kallen@kirklandwa.gov>; Allison Zike <azike@kirklandwa.gov>; Adam Weinstein <aweinstein@kirklandwa.gov>
**Cc:**
**Subject:** Planning Commission Density Plan Options

**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 anyone in the City Government involved in mapping out the future of Kirkland with regards to Increased Density Planning:

As longtime residents of Houghton, in Kirkland, both my husband and I would like to express our deep concern for the radical idea seemingly embraced by certain members of our City Government and its Planning Commission. That idea is that the essential nature of Kirkland should be dramatically re-designed as a sterile jungle full of multiple unit concrete (or rather pressboard) boxes (ala what's happened in Redmond) where residents can pay exorbitant rents to developers and landlords for the privilege of living in glorified tenements and with little opportunity to build any equity with which to eventually purchase their own property or home. This "master plan" is not right for Kirkland. It may be right for South Seattle, where much outdated industrial property can be intelligently transitioned to multiple unit housing, thereby IMPROVING the property, and connecting easily to mass transit servicing all of Seattle and the East Side, but to destroy the essential, very green and residential nature of our lovely city by the lake Is madness. We should, instead, cultivate our very special attributes and revel in them, the very reasons people want to visit and/or live here.

People like to talk about “diversity” these days. Well, the Seattle area has much in the way of diversity in neighborhoods, each with its own special charm. Queen Anne is different from Capitol Hill, Fremont from Madison Park, but each has its own essential nature. None of the above would benefit by erecting giant boxes full of residential “compartments”. Such designs are very popular in places like China, built out of necessity for a population of nearly 1.5 billion striving to emerge from drastic poverty, and infinitely preferable to primitive shelters, but they are frightening as well as exploitative in what is essentially a traditionally very livable community.

Syndicates of often far away investors like nothing more than to dangle dollar bills in front of naive, homeowners, getting them to surrender their often lifetime homes so that they can maximize their profits by building on every square inch of land, ripping out trees and incredibly lovely native vegetation which all purify our air and keep our ecosystem balanced. How Is this in any way “progress” or “improvement”?

Re-zoning to drastically increase density is a permission slip for the most exploitative developers to destroy our lifestyle, and skip town to wreak havoc on the next idyllic community. Please don’t do their bidding. Do not become their “useful idiots”. We have entrusted you with our city to represent our interests, not their greed.

Sincerely,

October 15, 2024

The Biennial Community Survey conducted in May of this year provides valuable insights into the priorities for urban growth of Kirkland residents. These concerns were traffic congestion and overdevelopment. Residents expressed dissatisfaction with current planning efforts.

City leaders must prioritize listening to the concerns of residents. Your responsibility lies with the Kirkland community, not with external interests, ideological groups, or individuals whose agendas may not align with the best interests of the city.
Affordable housing is a goal that many of us share, simply increasing the housing supply in a broad brush approach will impact the liveability and character of our established neighborhoods. We urge you to prioritize urban centers such as Kirkland Urban, 85th St Station Area, and Totem Lake for future growth and to ensure that future planning efforts protect the livability and character of our neighborhoods. This is a crucial step towards achieving responsible growth that aligns with the priorities of residents. The Kirkland community deeply cares about the city and deserves thoughtful leadership that balances affordability, development, and quality of life.
--
Thanks,

## FW: Houghton: 2024 Comprehensive Plan, Land Use Element Study Session *attachment

**From** Adam Weinstein <AWeinstein@kirklandwa.gov>
**Date** Mon 10/14/2024 1:33 PM
**To** LeAndra Baker-Lewis <llewis@kirklandwa.gov>
**Cc** Allison Zike <AZike@kirklandwa.gov>

1 attachments (175 KB)
July 11 Planning Commission (2).pdf;

Hi LeAndra – See attached comments from the HNA re. the neighborhood plans.

Thanks, Adam

**Adam Weinstein**
*Director of Planning and Building*

City of Kirkland
123 5th Avenue
Kirkland, WA 98033

(425) 587-3227
aweinstein@kirklandwa.gov

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**From:** Houghton Neighborhood Association <centralhoughton@gmail.com>
**Sent:** Monday, October 14, 2024 1:29 PM
**To:** City Council <citycouncil@kirklandwa.gov>; Neal Black <nblack@kirklandwa.gov>; Amy Falcone <afalcone@kirklandwa.gov>; Jay Arnold <JArnold@kirklandwa.gov>; Penny Sweet <psweet@kirklandwa.gov>; Jon Pascal <jpascal@kirklandwa.gov>; Kelli Curtis <kcurtis@kirklandwa.gov>; John Tymczyszyn <JTymczyszyn@kirklandwa.gov>
**Cc:** Adam Weinstein <AWeinstein@kirklandwa.gov>; Allison Zike <azike@kirklandwa.gov>; Planning Commissioners <planningcommissioners@kirklandwa.gov>; Houghton Neighborhood Association <centralhoughton@gmail.com>; Kurt Triplett <KTriplett@kirklandwa.gov>
**Subject:** Houghton: 2024 Comprehensive Plan, Land Use Element Study Session *attachment

**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.

October, 13th 2024
2024 Comprehensive Plan, Land Use Element Study Session

Honorable City Councilmembers,

We, the Board of the Houghton Neighborhood Association, would like to address the new two-month Neighborhood Planning Process the city proposed and you approved.

## Concerns with the New Neighborhood Planning Process

- **Bureaucratic and Isolating Process:**
- The new process lacks in-person engagement and appears driven solely by staff and commissioners creating a divide between the planning department and the Houghton community.
- **Absence of Community Involvement:**
- Planning Commissioners introduced, discussed and passed amendments without publishing them in advance or allowing public comment from the affected community.

## Recommendation to Properly Fund the Planning Department

- **Staffing Needs:**
- Planning Director Weinstein claimed the department needed 2 additional personnel to conduct full community engagement. We suggest Council either hire these or reprioritize less critical work plan items to enable proper neighborhood engagement.

## Dissatisfaction with the 2024 Neighborhood Plan

- **Rushed and Detached Planning:**
- The plan seems hurried, and has been worked on by individuals who are unfamiliar with the neighborhood and did not gather meaningful community input. As an example, planning commissioner amendments were not published for feedback from the impacted communities.
- We believe the output can lead to unintended consequences.

- **Call for a Re-Do:**
- We request that the Council consider redoing the planning process to allow for proper community input and engagement on neighborhood plans.
-

## Process Issues

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- **Lack of Communication:**
- Neighborhood Associations were sent a marked-up document with a two-week response deadline, and the final plan was passed without further engagement. This is unfair to neighborhoods that do not have long tenure associations. HNA provided comments on each section
- of the plan (attached again for reference), however never heard back.
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- **Missed Opportunity for Inclusivity:**
- The process could have showcased Council values of inclusivity through neighborhood meetings to foster mutual understanding and collaboration.
-

## Objections to Policy Changes

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- **LU-2.6 Housing Policy:**
- We oppose the substitution of LU-2.4 with LU-2.6, which proposes expanding housing near grocery stores within a 0.5-mile radius. This hastily added policy leads to similar issues as LU-2.4. Specifically to Houghton/Everest, this policy will likely affect development
- in/around the Houghton Everest Neighborhood Center, without consideration for gridlock at the intersection, and with no clear plans for how to expand transportation options.
-
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-
- **Opposition to Height and Parking Changes:**

- We object to development exceeding three stories in Houghton due to current traffic issues and lack of infrastructure. We also disagree with reducing parking requirements, these have not worked for the Ascent Building on 6th Street in Everest which has reduced

- parking - the very first tenant has asked the city to make an exception and have ~50 cars park on residential streets rather than take public transportation.

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## Support for Traditional, Inclusive Planning

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- **Return to a Comprehensive Planning Process:**

- On behalf of our 4,000+ neighbors, we request a return to a more traditional, engaging, and inclusive neighborhood planning approach.
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- **Preserve Single-Family Neighborhoods:**

- We support and already have a mix of housing in Houghton but believe single-family neighborhoods still have a place in Kirkland. We also favor increasing density where infrastructure already supports growth, e.g. in the 85th and Totem Lake Urban Growth Centers.

-

Respectfully Submitted,

Houghton Neighborhood Association Board of Directors
*attachment
--

Page, and paragraph references are to CompPlanPublicHearing 2 - Neighborhood Plans packet found here:
https://onedrive.live.com/view?id=8D7AE2CDBC7E8F73!28480&resid=8D7AE2CDBC7E8F73!28480&authkey=!ADg7nK0S5XF2YIU&wdo=2&cid=8d7ae2cdbc7e8f73

Action items highlighted in yellow
Questions in pink
Regular text is comment or explanation

# Edits and changes requested by Central Houghton Neighborhood Association on their Neighborhood Plan section of Comp Plan update:

**Vision statement**
Pg 121
¶ 3: Even though in the prior Overview, changes were made to reflect the 'predominantly residential neighborhood', the third paragraph in Vision confusingly drops this for the vague term quality of life. We think it should be changed back to predominantly residential character, as this is more specific. The rest of third paragraph should remain the same.

¶ 4: Add '....improvements designed *with safety as a priority as detailed in Vision Zero Plan* and compatible with surrounding development, parks, and trails.

¶ 4: *The Cross KirklandCorridor provides pedestrian and bicycle connections linking the corridor to parks and other neighborhood gathering places.'* This language indicates that the only use of the CKC is for recreation, not transportation (to shopping) or commuting (to work or school). This is important if we are going to get funding for paving or installing separated paths for walking and higher speed travel, such as biking or scooters. Add language such "CKC is vital part of our non-motorized Transportation System"

Pg 123
¶ 1 In discussing the HENC, 'designs to meet the retail and service needs of the community' should indicate a small business emphasis. The community has expressed a desire to NOT have Big Box retailers such as WalMart, Home Depot, Target, movie complexes, etc that would have a regional draw. This is to retain "local" feel and character as well as an acknowledgment that our street infrastructure is overburdened and at LOS E or F at most intersections.

¶ 2 The first sentence has stricken residents, the second clause should also strike ~~*residents of*~~ *other Kirkland neighborhoods and the larger community.*For consistency in the sentence. If you are removing individuation of residents in our neighborhood, you should do so when referring to other neighborhoods.

There are many opportunities here, not just for open spaces but shared gathering or meeting spaces. The B.E.S.T. gym was supposed to be open for public hours when it was designed and built. NW University has opened campus to rental and other opportunities for sports and meeting spaces. HNA has used the LWSD and NWU facilities for meeting space. We think the vision for Houghton is for the public to have many opportunities for multi use buildings and gathering spaces. The Fire Station community room is an example. As density increases, and it will, we need to think about making better use of especially our public but also our private spaces.

¶ 3 Trees and views can co-exist.
Why strike *character* for vague descriptor *charm?* Suggest strike ~~*that contribute to neighborhood's distinctive character/charm*~~
This says the 3 parks meet our needs. We don't understand why we need to strike youngest residents from Phylis Needy- that is an accurate description of who that park is targeted for. Park design and equipment was intentionally chosen for youngest park users. The park's namesake fought long and hard to have the bathrooms installed for the very reason that young children need a bathroom *Right Away.* Speaking in visionary terms and 20 year plans, Houghton would like to see some green park or other area add recreation equipment sized for teens, adults, seniors, and those with specialized movement needs.

**Historical Context**
Pg 125
¶ 6 Left out is the fact that every 4 years the voters of Houghton had to vote to maintain the Community Council and vote for its Councilmembers. The Houghton Community Council was maintained by an overwhelming majority for 53 years. It ceased to exist, despite voter approval, by State House Bill 1769 in 2022 at the request of Kirkland City Council.

Pg 126
Policy CH-1.2 , ¶ 5: We ask for 108th to be renamed Houghton Boulevard, to enhance a visible neighborhood marker which will enhance the neighborhood character. We also ask the neighborhood to be formally renamed Houghton from legacy Central Houghton, as there are no other surrounding Houghtons necessitating the "Central" modifier.

**Natural Environment**
Pg 130
¶ 6 Policy CH-2.2 As most of the CKC falls within this landslide, erosion, and liquefaction zone, particular care should be taken when considering development along the CKC, especially larger developments that may imperil the downslope Lakeview community.

¶ 7 Policy CH-2.3 Since we have this policy, shouldn't we have mention LEEDS certification buildings and other sustainability and climate change goals and measures here? Protecting wildlife is a City goal and exists in other elements of the Comprehensive Plan. Unless there is a distinctive wildlife goal for this neighborhood, remove this Policy and/or refer to other Comp Plan elements that contain this policy

**Land Use**

**Residential**

Pg 131 Again why the removal of neighborhood character as a term?
What is the reason for switching from density, a zoning and numerical units/acre measurement to the word intensity which has much more subjective implications of activity over measurable concentration (of people, or buildings, or square footage, etc)

Policy Ch-3.1 the term “housing styles” should be replaced with “housing type”. Style implies a design choice(Victorian, Craftsman, Mid-century modern) versus type (large single McMansion, cottage, townhouse, apartment, row home)

“Promote” is the city’s goal. If anything we would want to *Promote slow density development with concomitant transportation infrastructure development.*

Policy CH-4.1 should read Allow a variety of development types that provide housing choice in residential areas. See above

Pg 132
Policy CH-4.3: Is this a done deal?Why are we striking “medium” and just leaving “high?” Need more information and discussion.In your own Policy LU-1.4: Encourage site and building design that promotes valued community characteristics such as pedestrian activation, high quality materials, publicly accessible and welcoming spaces, and transition strategies that bridge scales between areas with varying land use intensities. You call for transition strategies bridging areas of varying land use. That was the exact reasoning and implementation for having medium density housing in the former medium density areas. That is our transition strategy. Do not change the transition zoning/designation here.

**Commercial**

Pg 132
map of HENC, Are the NW university building and the 2 properties east of the Shell station really not in the HENC boundary? These properties have been recently or will be developed soon. Their proximity to the 68th/108th intersection, the commercial area, and current and future transit make them an integral part of the HENC and should be included as such, with all the opportunities and responsibilities of mixed use development.

Goal CH-5 Change to: The Neighborhood Center is a strong and vibrant mix of commercial, residential, (add) **and public uses** that primarily serve the adjacent neighborhoods.The inclusion of public uses is an acknowledgement that the City of Kirkland is a property owner in this area: Houghton Village and the King County Housing Authority apartments across the street from Met Market. These properties should/could be for public use as well as commercial or retail use. In general we think that any Neighborhood Center should be considered, in the future, as possible spaces for public City use, since the City has gotten into purchasing land. We do

support the term “primarily serve the adjacent neighborhoods” as it implies smaller scale businesses.

Pg 133
*Policy CH-5.3 Alternate modes of transportation should also be encouraged.* We would like to see a less vague and active voice word used here. Ex *Alternate modes of transportation will be included in new development.* Passive voice means neither the City nor new development is committed to even considering alternate modes of transportation, such as transit, bicycling or walking.

Policy CH-5.4 Again, using the word encourage is somewhat meaningless. Either upzone or don’t. This Policy refers to ONLY ONE property, so be careful!

Pg 134
¶ 1 Strike sentence *A connection to the Cross Kirkland Corridor should be provided from 106th through this area.* There are 2 **already.** One is a path here just south of this property to 106th Ave. There **also is** a stairway with runnel from the CKC to 68th St on the west side of the property.

¶ 2&3 Not to sound like a broken record, but PUBLIC use should be included along with commercial, residential and mixed use.

Policy CH-7.1 and Policy CH-7.2 How does the Houghton Center development plan relate to or differ from the 6th Street Corridor Study Plan?

Pg 135
Policy CH-7.2 reduce ingress and egress conflicts. Currently the Neighborhood Center is zoned as allowing drive-thru businesses. Given the policy and the restricted and congested nature of this area, Drive thru businesses should not be allowed unless all vehicle queuing can be contained on property and not impede access to other businesses on property by either vehicles or pedestrians.

Pg136
Just as with other Schools and Places of Worship, please include under Goal CH-9, a policy like CH-8.1 *Provide opportunities for early community involvement in any expansion plans for, modifications to, or changes in uses within schools and places of worship.*

Policy CH-9.5 This policy has significant changes that were not discussed with the surrounding neighbors, nor the community as a whole. Buffering and mitigating Northwest University activity, whether theirs or other groups they have contracted with, has been a long and ongoing dispute with adjacent neighbors. Changes to this policy should be left to a PLA-1 Hearing process.

**Transitional Areas**
It is unclear if this is for Northwest University only or is this paragraph about all transitional areas in Central Houghton and part of the Land Use section of the Neighborhood Plan. Either way it should be made clear what the definition of transitional area means (residential type? Density? use?etc) and a map to indicate which properties or area of a single property qualifies as transitional.

Move street classification map to **AFTER** the section of Transitional Area Goal CH-10 and Policy CH-10.1 Breaking up the discussion with the map is very confusing and doesn't allow the map to relate to the Transportation Section

**Transportation**
Pg 140
Goal CH-11 safe *mobility along 108th….*Add the word safe
This Goal should also include 68th Street with ALL THE SAME verbiage as for 108th. NE 68th Street serves as the only access to I405 for the south end of Kirkland. Further, it is the only east-west connection south of 85th/Central for vehicles and transit. Furthermore, all policies below that are for 108th Ave NE should also be for NE 68th Street.

Pg 141
Policy CH-11.2 Add the word safety to usability and accessibility of 108th Ave NE (and 68th, see above) for all modes of transportation. This includes lighting, ADA ramps, protected bike lanes, policies regarding placement and removal of trash cans from sidewalks, auditory signals at RRFB crosswalks for sight impaired, leading pedestrian signals at intersection with 68th, etc We definitely support the continuation of bike lanes to create a connected system.
We DO want the city Public Works to have a goal to maintain 108th medians in an attractive way that they are not now.

**Open Space and Parks**
Pg 144
Carillon Woods - Last sentence, add "invasive species removal" to reforestation as a high priority.

**Public Services and Facilities**
Pg 145
Policy CH-14.1 Even though the entire section has been removed, we want to keep undergrounding of utility wires and telephone poles as a vision Houghton has and should be encouraged if not included in significant new developments.

**Gateways**
Pg 146
Policy CH-16.1 It should be noted that the northern most gateway straddles 2 neighborhoods: Everest and Houghton. Consideration should be given to what is emphasized in a gateway feature that includes both neighborhoods.

Pg 147
CH-17 Design Standards for 108th Again this should also include NE 68th Street as a significant transportation corridor in the Houghton neighborhood. Add "**Continuous** *bike lanes on both sides of the street*"

**Comments regarding the update process in general**
From May 5 KAN meeting notes, City statement of process:

- Neighborhood Plan Update process: interim requests between Comp Plan cycles
- Annual process open to all, at no/low cost
- Similar to CAR process, but key differences in application
- Planning Commission makes recommendations on which requests make it to the Planning Work Program, and Council makes final decision for adoption
- Changes drafted by staff and reviewed for adoption with annual Comp Plan amendments
- More detail on the process and criteria are TBD

As of yet, KAN and Neighborhood Associations have **YET** to receive what the process or any criteria look like. Such a CAR-type process gives City Council (and staff) the opportunity to say they can't accommodate the workload and reject proposed changes. This is especially true in "good times" when development is booming. That is when it is particularly hard to get on the work plan for the Planning Commission and the Work Program for the year. And if the Neighborhood is denied inclusion in that year's work plan, do we get priority for the following year? If there are transportation section updates desired, does it also go to the Planning Work program or is that through the Transportation Commission and Council? That is just the annual option for neighborhood plans.

We still don't see how the City can do 13 Neighborhood Plan updates at the same time it is doing a Comp Plan update with the staff it currently has. The City has told us it can't currently do Neighborhood Plan updates because of staff time shortages so how can it do 13 all at once?

The biggest reason **we personally** have a problem with this change is that it feels like the process is going from a holistic look at all the elements of a neighborhood and a discussion: organic, messy, lengthy as most discussions are, to a bureaucratic process driven and initiated by staff time and the Council.

October 14, 2024

Dear Kirkland City Councilmembers,
We appreciate your commitment to the future of our city. My family is writing to request a growth plan that balances community development with the pressing need for affordable housing, while protecting the character of our neighborhoods.
Former Mayor Penny Sweet highlighted the Village at Totem Lake as a model for achieving growth while also protecting existing neighborhoods. We believe in this balanced approach: promoting focused urban development that addresses affordable housing needs while preserving the stability and character of residential areas.
Currently, the options presented—"growth" vs. "no growth"—do not offer a realistic choice. A no-growth scenario would result in fines, loss of state funding, and potential legal action that forces growth anyway. This binary choice feels disingenuous and does not provide an opportunity for meaningful community input or compromise.
We urge the Council to provide at least three practical growth plans, rather than an unrealistic extreme. Additionally, in requesting public records for transportation studies, the 2017 study was the latest provided. The study already highlighted significant concerns regarding peak congestion, neighborhood impacts, and future growth challenges along key corridors like 6th Street. Given the urban planning recommendations for updated transportation analysis every 5-10 years, especially considering the extreme growth being proposed, as Reid Ewing states, "Regular transportation studies are necessary every 5-10 years to accommodate urban growth and maintain the quality of life for residents" (Ewing, R. 'Best Development Practices', 2008), we are curious why a new transportation study has not yet been conducted to ensure that growth plans align with current realities and community needs.
Cities like Bellevue and Redmond have managed to meet growth goals while protecting neighborhoods, and Kirkland can do the same. We need thoughtful planning that aligns with our community values and preserves trust in the planning process.
Thank you for considering our request and for your ongoing service to Kirkland.
Sincerely,

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(10/24/2024 follow up email to Council)

Dear Kirkland City Councilmembers,
I want to sincerely apologize for an error in my recent letter regarding growth options for Kirkland. In that communication, I referenced a quote attributed to urban planning expert Reid Ewing. Upon further review, I realize that the quote was not directly sourced from his work, and I apologize for any confusion or misinformation this may have caused. I screwed up on adding it. My apologies. Being clueless on the quote does not negate our concern.
Our intention was to express concern over why a transportation study has not been conducted since 2017, especially given the rapid growth in Kirkland.We still firmly believe in the necessity of updated transportation analysis to ensure that Kirkland's growth aligns with community needs.
Thank you for your understanding, and I appreciate your continued efforts for our community.
Sincerely,

October 14, 2024

Dear City of Kirkland Mayor Curtis, City Council, Planners, and Planning Commissioners,

Our family has resided in Norkirk for twenty-seven years and we are in support of urban density and preservation of farm lands and forests, not sprawl. We were very surprised that the light rail was not included with the building of the new 520 bridge. Thus sending the higher capacity toward Bellevue and Redmond to be the transit hubs not Kirkland. It makes sense for growth to expand out from these main hubs. In 2028 we will have the Inline Bus Rapid Transit at I-405/Northeast 85th St, with the multi level highway, higher commercial and residential structures expanding the growth from that area would somewhat follow the original 'neighborhoods plan' to scale from high to low down to the lake. 4-6 story buildings near this high infrastructure seems to be compatible with that design plan.

Regarding transit, Market Street's bus stops are not high capacity transit. Prior to COVID I was commuting daily by metro bus from a Market St stop to North Seattle. There was very high capacity at the 520 exchange at Evergreen point, on my return, often two full buses would bypass me! Also Kirkland south park and ride had high ridership. Since then many folks have purchased electric vehicles. It will take time, and only with very, very convenient travel without transfers to push the majority of Kirkland commuters and riders to use the public transit.

These re-zonings that are already in place will substantially increase housing supply by 15 to 20,000 units. On property that is not close to Lake Washington, at lower costs the buyers should be able to include the 10% low cost apartments. The cost of the property in neighborhoods near the lake is very, very expensive and the developers will no doubt choose to build upscale for their higher cost return,

The Totem Lake shopping area has already established the increased height with many multi-story apartments and condos and the intersection of 116th/124th, the "Slater" apartments has established the south area with higher height of five stories. It makes sense to continue building any commercial buildings and new apartments (more housing) at the increased height with 4-6 stories in this zoned area.

The housing market is already improving: Market Street's new connected town house structures are already building in much more density and continually increasing in height and capacity from what was previously in place (previously small homes or small commercial). It's happening with the plan that is in place.

I believe the broad housing policies currently being proposed would allow a much too random approach for our downtown and neighborhoods. I recall the previous Kirkland plan, was 'for all commercial and housing structures to scale from high to low', from what would become 'Urban' at seven and eight stories, scaling down to five stories (Vela) with the west facades to step down to three stories, then two story on the west side of Lake St. to the lake. It's a good design plan! Let's continue. Let's maintain a human scale through out downtown and neighborhoods and scale from the transit hub (85th/i405) down to the lake.

To increase the housing density immediately next to Kirkland Urban could continue increasing density with three stories on 85th Street and maintain the scaling to the lake design plan. Also allowing three cottage dwellings per lots would (and is) also increasing density but with maintaining the current lower height code, and to continue the human scale/walkable neighborhoods we love and that make Kirkland such a great place to live and visit. Preserving the design, the large and

small parks, waterfront walkways and our older trees (and replace those removed)— this would continue to enhance the our northwest city.

Thank you for your time and for reading my letter,

October 14, 2024

Dear Mayor Curtis and Members of the Kirkland City Council,

Dear Kirkland City Councilmembers,

Two years ago, in a video posted on KirklandTelevision, then-Mayor Penny Sweet emphasized the Village at Totem Lake as a model of how Urban Centers can meet growth management goals while protecting existing neighborhoods. As she stated:
“A basic tenet of what we do in Kirkland…being able to maintain neighborhoods in their current configurations allows us to have villages like this one that not only protect the other neighborhoods but become a neighborhood themselves.”

This balanced approach to growth reflects what many residents value about Kirkland—the careful management of urban development while maintaining the character and stability of our neighborhoods. With this in mind, we ask that Kirkland’s approach to growth mirror the efforts of neighboring cities like Bellevue and Redmond, which have managed to meet growth goals while preserving residential neighborhoods through thoughtful, focused development in urban centers.

We respectfully urge the Council to focus density where it belongs and where the City Staff confirm we can reach out targets—in the Station Area, Urban Centers, and through continued support for Middle Housing—without expanding high-density development into existing residential neighborhoods.

Please ensure the 2044 Comprehensive Plan includes clear protections for residential neighborhoods, reflecting the values of the community and restoring trust in the planning process and in City leaders themselves.

Thank you for your service and for your thoughtful consideration of this important issue.

Sincerely,

Attachment: https://youtu.be/eBYm_bneLR8?feature=shared

October 14, 2024

Dear Mayor Curtis and Members of the Kirkland City Council,

I am writing to express concern about the planned adoption of the historical narrative for Kirkland, as provided by Dr. Lorraine McConaghy in the 2044 Comprehensive Plan. While we appreciate efforts to document our city's past, the narrative must be accurate and reflect Kirkland's unique history.

Our city historian, Loita Hawkinson, submitted three pages of detailed corrections and recommendations to address factual inaccuracies and clarify key points. It is critical that these edits are fully incorporated into the final version to ensure the public record reflects the truth. Adopting the current, flawed narrative without addressing these corrections risks presenting a distorted version of our history, which could potentially damage Kirkland's reputation.

Additionally, the conflation of Kirkland's history with Seattle's undermines the city's ability to stand apart—both in the past and present. Kirkland is not responsible for Seattle's past mistakes, nor should it be tied to Seattle's current challenges managing housing and homelessness. Kirkland has its own distinct story and deserves to be told accurately and fairly.

We respectfully urge the Council to review and adopt Loita Hawkinson's edits before the 2044 Comprehensive Plan is finalized. Accuracy in public records is non-negotiable, and Kirkland's narrative should reflect the city's real history—not a borrowed version from neighboring cities.

Thank you for your time and attention to this important matter. We trust in your commitment to ensuring Kirkland's history is represented with accuracy, integrity, and respect.

Sincerely,

October 14, 2024

I am writing this letter in regards to the plan to increase the density of housing in Kirkland City. I live in the West of Market neighborhood and I am regularly talking with our neighbors both immediate and all over Kirkland.
We are all strongly against this plan to build 4-6 storey housing in an already dense area such as ours. I understand from talking to some neighbors that our neighborhood is already at the required density for at least 2 more decades. Despite this, an attempt is being made to increase the density here for unspecified reasons (such as "it is needed").
Please understand that this is an important issue for all of us. I would like to know where you stand on this. It would impact my decision on whether or not I vote for you.

Thanks,

**From:**
**Sent:** Monday, October 14, 2024 11:06 PM
**To:** Kelli Curtis <kcurtis@kirklandwa.gov>; Jay Arnold <jarnold@kirklandwa.gov>; Neal Black <nblack@kirklandwa.gov>; Amy Falcone <afalcone@kirklandwa.gov>; Jon Pascal <jpascal@kirklandwa.gov>; Penny Sweet <psweet@kirklandwa.gov>; John Tymczyszyn <JohnT@kirklandwa.gov>; Bria Heiser <bheiser@kirklandwa.gov>; Scott Reusser <sreusser@kirklandwa.gov>; Gina Madeya <gmadeya@kirklandwa.gov>; Rodney Rutherford <rrutherford@kirklandwa.gov>; Angela Rozmyn <arozmyn@kirklandwa.gov>; Aaron Jacobson <ajacobson@kirklandwa.gov>; Katya Allen <kallen@kirklandwa.gov>; Allison Zike <azike@kirklandwa.gov>; Adam Weinstein <aweinstein@kirklandwa.gov>
**Cc:** Central Houghton Neighborhood Association <centralhoughton@gmail.com>
**Subject:** Proposed Neighborhood Plan Updates Regarding Increased Density and High Density Corridors on 70th and 108th Streets

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City Councilmembers and Commissioners,

I am a longtime Houghton resident (almost 40 years) who has spent many hours trying to make sense of the efforts to "create an acceptable plan" to address housing and transit development issues via the Kirkland 2044 Comprehensive Plan. It is an extensive and overwhelming project to grasp. But I hope my thoughts will still count in the midst of this process.

I am hopeful that the Planning Commission and the Kirkland City Council will "hear" the voices that are trying to suggest a more moderate approach to the issues of housing density, especially in regard to the Houghton neighborhood area. The suggested move to high density housing from the existing primarily single family homes within the 108th and 68th street corridors will destroy what has been a very desirable and liveable neighborhood area on the Eastside, and will not solve the housing issues facing the King County metro area. In addition, the proposed transit portion of the 2044 comprehensive plan (in partnership with Metro) is a dangerous addition to this neighborhood. Members of our community have termed this transit plan the creation of the "Houghton Highway". Yes we have traffic problems along the 108th route at certain times of the day, but the outrageous expense of adding additional lanes to accomodate a Rapid Ride bus system that rifles along 108th every 7 minutes is plain ridiculous, as well as dangerous. In addition, Metro has based their projections for ridership on data from 2017 (or before), which is pre-Covid. I live here and walk along 108th almost daily and my observations are that ridership has dropped tremendously since 2020, and has never recovered to pre-Covid levels. The safety of drivers, bicylists, and pedestrians (including children) who walk and ride along 108th will be sorely impacted if this transit plan is ever put into effect.

I appreciate you all taking the time to read my thoughts, and I urge you to adopt a more "middle ground" approach to address the issues of housing and transportation in our beloved Houghton neighborhood.

Sincerely,

October 14, 2024

The truth is that Kirkland can meet all its affordable housing targets—at all income levels—by aligning with current state housing laws. This alignment, coupled with leveraging existing projects that support moderate city growth, paves the way for a balanced plan that already exists; it just needs to be documented appropriately and embraced.

In fact, Deputy Planning and Building Director Allison Zike confirmed during the October 10th, 2024, Planning Commission meeting that these goals can be achieved with surplus housing capacity. This option was publicly acknowledged only after a Vote of No Confidence and a request for a middle path.

This moderate approach offers the balance our community desires—growth without compromising the livability and character of our neighborhoods. Kirkland deserves a thoughtful plan that meets state requirements while reflecting the priorities of its residents.

We respectfully ask the City Council to embrace this middle path as a responsible solution to growth. This approach not only provides for the future but also safeguards what makes Kirkland a great place to live, ensuring a balance that our community desires. We believe this is the best way forward for the 2044 Comprehensive Plan.

Video of the October 10, 2024 Planning Commission Meeting https://youtu.be/bzzWbqfeGtU

Thank you for your thoughtful consideration.

Sincerely,

**From:**
**Sent:** Monday, October 14, 2024 8:46 PM
**To:** Kelli Curtis <kcurtis@kirklandwa.gov>; Jay Arnold <Jarnold@kirklandwa.gov>; Neal Black <nblack@kirklandwa.gov>; Amy Falcone <afalcone@kirklandwa.gov>; Jon Pascal <jpascal@kirklandwa.gov>; Penny Sweet <psweet@kirklandwa.gov>; John Tymczyszyn <JohnT@kirklandwa.gov>; Bria Heiser <bheiser@kirklandwa.gov>; Scott Reusser <sreusser@kirklandwa.gov>; Gina Madeya <gmadeya@kirklandwa.gov>; Rodney Rutherford <rrutherford@kirklandwa.gov>; Angela Rozmyn <arozmyn@kirklandwa.gov>; Aaron Jacobson <ajacobson@kirklandwa.gov>; Katya Allen <kallen@kirklandwa.gov>; Allison Zike <azike@kirklandwa.gov>; Adam Weinstein <aweinstein@kirklandwa.gov>
**Cc:** centralhoughton@gmail.com; Cherish Kirkland <cherish.kirkland1@gmail.com>
**Subject:** Please create a moderate, balanced plan for Kirkland's growth

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As a 23-year Kirkland resident, I have watched with astonishment as the Planning Commission has run wild with radical ideas about how to reshape Kirkland to its own tastes, ignoring the people who actually live--and vote--here. The majority of the Commission wants to make Kirkland over with randomly placed, dense apartments for which there will be grossly inadequate parking and schools (dense housing may be cheaper per person for the City, but it generates far less revenue per person for the school district), which will disrupt neighborhoods, and which will block views people paid a great deal of money for, relying on Kirkland's height limit. And the only two reasons I've heard are: 1) Kirkland should be a bustling, vibrant city, and 2) inclusion. As for #1, why? Everyone who lives here moved here because it *wasn't* a bustling, vibrant city; anyone who wants that can live in Seattle, or even Bellevue. And as for #2, all that seems to really mean is "build more units, a small fraction of which will be for low-income people, but most of the new residents will be wealthy." If you want more housing for low-income people, then build it directly with taxpayers' money; no need to give developers big handouts--that come with big downsides for current residents--to do that. Those are remarkably weak justifications that feel more like ideology than valid public policy, and it feels like the Commission is thinking, "Hey, this is what we personally want, and it's a good thing no one who matters lives here, so we can do this!"

My impression is that the majority of the Council is in sympathy with the Planning Commission. That's your prerogative, but it's remarkably bad politics. I eagerly await 2025, when the first of you who come up for reelection is asked: "So you feel that height limits are exclusionary?" Or "So you think it's acceptable to have people on the Planning Commission who are employed by developers whose business benefits directly from the policy they are promoting?" Or "Why is it necessary to disrupt the entire city to handle growth that could easily be handled with existing rules and/or growth in the city center? Was it really impossible to come up with a way to channel that growth?" Or "Why didn't you come up with 3 growth options, like all the neighboring cities, focusing only on a policy more radical than any of the neighbors?" Or "So you feel Kirkland's policies should be shaped by activist organizations largely consisting of non-residents?" Or "Why don't we cut out the middlemen and let the developers and King County run Kirkland directly?"

I think you get the drift. Remember: There is not a single aspect of the proposed changes to land use that actually benefits the people who live and vote here. Not the dense apartments, not the tall buildings, not the removal of the

height limit, not the transit corridors. And all those harm Kirkland's citizens in significant ways. I have yet to talk with any resident who is anti-development, but they are for reasonable development that respects the people who live here and the nature of the city they love. But they are deeply unhappy with the approach the Planning Commission has chosen to take. If you approve this disastrous, poorly-conceived Plan, you may actually succeed in generating an anti-growth backlash that will make Kirkland far less amenable to your goals than would have been the case if you had adopted a moderate, balanced approach.

I wish you luck in making the right decision.

**From:** Kelli Curtis <kcurtis@kirklandwa.gov>
**Sent:** Monday, October 14, 2024 5:51 PM
**To:** Carmine V. Anderson <CVAnderson@kirklandwa.gov>
**Subject:** Fwd: Response to Planning Commission meeting Oct 10th, 2024

I don't believe I've forward this one for OurKirkland?

Begin forwarded message:

**From:**
**Subject: Response to Planning Commission meeting Oct 10th, 2024**
**Date:** October 14, 2024 at 12:17:43 PM PDT
**To:** "'John Tymczyszyn'" <johnt@kirklandwa.gov>, <centralhoughton@gmail.com>, "'Rodney Rutherford'" <rrutherford@kirklandwa.gov>, <afalcone@kirklandwa.gov>, "'Bria Heiser'" <bheiser@kirklandwa.gov>, "'Scott Reusser'" <sreusser@kirklandwa.gov>, "'Angela Rozmyn'" <arozmyn@kirklandwa.gov>, "'Aaron Jacobson'" <ajacobson@kirklandwa.gov>, <kcurtis@kirklandwa.gov>, <jarnold@kirklandwa.gov>, <nblack@kirklandwa.gov>, <jpascal@kirklandwa.gov>, <psweet@kirklandwa.gov>, <abolen@kirklandwa.gov>, <azike@kirklandwa.gov>
**Cc:**

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Oct 14, 2024

Dear Planning Commissioners and City Councilors,

The meeting October 10th was interesting because of the lofty goals the state of Washington has and hearing how you plan to implement them.
From personal experience I have a few comments to add.

First I find the inclusion piece interesting. We probably need more people of diverse backgrounds on the City Council and Planning Commission if we want to understand diversity and discrimination and inclusivity. Especially if they are like so many on City Council members in the past that have used Kirkland as a stepping stone to higher office. Still, I am glad we get anyone that can volunteer their time. Several projects throughout the years have taken up hours and hours of meetings until everything fell through and it was seemingly a waste of time and money for all of us. It was also enlightening that you avoided saying people of color when you were talking about discrimination. Admittedly, language has to change if you want to get your point across without mixing up people who descended from African Slaves, people who crossed into the US illegally from Mexico, people who have ancestors that lived in Washington state before European explorers arrived, and the more recent huge influx of people of color that come from Asia. The whole conversation can just reek of stereotypes.

In my life, I have mostly experienced discrimination based on religion or sex so I cannot really know what people have experienced regarding other types of prejudicial discrimination. On the other hand, I do have experiences that make me understand one of the barriers to increasing the stock of middle houses using shared housing or ADUs. When a person decides to rent a room or another living space on their own property they should be discriminating. You have to pick and choose who you think will be the best fit for your family situation. It isn't something the government should be involved in. We were house rich/ cash poor when I was a teenager because it was hard for my mother to get good paying jobs. The solution was renting out parts of our house to help pay the bills. But various things occurred that would make me want to be very picky now when it comes to choosing who to rent part of my house to, especially since it is difficult to evict someone. Many people would take this approach. If you are a single mom then having a man rent might make you feel your children are less safe than if you are renting to a woman. If you are South Asian than having someone renting your ADU who speaks your language might make you

feel like you will have less misunderstandings. A home owner might also have a particular group of people they specifically want to accommodate. Maybe a home owner only wants to rent for 9 months. Looking for a specific type of college student to rent to: a lesbian, a quiet Japanese woman, or a person that shares the home owners religious beliefs, would be discrimination in the legal sense. So what I am trying to say is that with housing you have two goals that don't always mesh. One is to increase the 'missing middle' housing stock especially in established neighborhoods. Encouraging ADUs is a gentle way to go about this without straining services too much or totally changing the character of the neighborhood. At the same time you want to make sure there is housing for all types of people no matter what their income is. But does this standard have to be upheld in every neighborhood and in all housing types? Philosophically maybe yes, but practically maybe no. People who rent property in their own living space or adjacent to it need to feel they have the flexibility to choose the person that best fits into their situation.

One of the things many cities are unable to control is foreign investment. This is having an effect on the housing market especially its relationship to increasing the cost of housing or the ups and downs in new construction in condos and apartments. Vancouver British Columbia is one example of a city grappling with this issue. In Kirkland neighborhoods, foreign investors are buying houses and leaving them empty. There isn't much the City of Kirkland can do about it. In addition to that people from out of state are using properties they have purchased for the sole purpose of renting them as Airbnb. This is an advantage to Kirkland in some ways because it brings more tourists to town. Most of the people I know prefer to stay in Airbnb rentals around the world when they travel. Renting to the Airbnb market is also a good situation for snowbirds who live somewhere else for half the year so their house doesn't stand empty. It can provide much needed income for those on a fixed budget. A person doesn't have to deal with eviction issues since travelers usually stay a much shorter time that someone with a lease.

The documents that you are crafting have noble goals but I doubt if the city has control over what will actually happen to the housing situation in the greater Kirkland area. At the meeting on October 10th several commissioners referenced what Bellevue and Redmond are doing and feel we should make similar policies. Right now Kirkland is quite distinct from both those cities and I feel we should be more cautious about using them as an example and look farther a field at what is happening elsewhere in the US for more ideas.

No matter what policies you put in place you will not be able to accommodate the hundreds of people that want affordable or low income housing within the city of Kirkland nor will you be able to find the money to support the schools and hospitals and parks that will also need to be provided for a large increase in the population. If there is not enough room for an inflex of children in the neighborhoods at the local schools they will have to be bussed. Good luck finding new drivers! My young granddaughter often cannot get to school because on some days they are told no bus driver is available at the last minute. The closest school in Redmond has no room for the children in her housing development and the school she was assigned to is at least a 45 minute up-hill walk away. That is a lot to expect of a 7 year old. They don't have a car so they cannot drive there.

Admittedly many people have to live a long distance from their jobs. People in Kirkland often have jobs in Renton, Everett and Seattle. My husband took a bus to Renton or Everett for more than 20 years. You cannot wave a magic wand and make workforce housing at an employment site. And even if you could, it might not be a perfect solution. Businesses make changes all the time. Boeing moved its engineers from Renton to Everett leaving many employees forced to commute from cities south of Renton all the way to Everett. But one solution has been employers stepping up and providing transportation with custom buses or organizing vanpools. The city of Kirkland seems to think it can provide affordable housing for people (house cleaners, restaurant workers and gardeners are often mentioned) who work in Kirkland so they can live in Kirkland and not need an

automobile. This concept is hard to fathom since people in those types of jobs need a car to work at different locations every day.

Another idea the Commissioners agreed on was that developments should be near full service grocery stores. All I can say is 'dream on'. I live within walking distance of several stores. One has discount groceries but a poor selection. The other has a better selection but at very high prices. The person living near the grocery store with cheap food might want things at the expensive store. Grocery stores are usually run by corporations that decide where they want a store to be. And land owners decide on what the lease will be. There was an Albertsons in Juanita and one in Woodinville. One property now has a Goodwill instead and the other property changed to a home decorating store. The planners have mentioned using the Goodwill site for housing. This would remove a local place where people meet some of their basic needs. Where else in the Juanita area can you buy clothes? There was a Larry's in Redmond Town Center and one in Kirkland near the Motel 6. Both properties are fitness clubs now after changing businesses several times. (Funnily enough, people drive to these locations rather than getting exercise by walking to them.)There was a Top Foods in Crossroads but now it's a housing development. The property where Michaels is presently could be a grocery store but the planners have mentioned they would prefer it to be housing. Kroger and Albertson corporations might merge soon. If they do, what corporate decisions might they make that will affect grocery stores in Kirkland in the future? Grocery stores in lower income neighborhoods in Washington State have been closing after suffering an influx of thievery. Developing housing based on grocery store locations is a bad plan. What we have learned in the last 4 years is that there are a variety of ways to get food other than driving to the grocery store yourself. When you talk about looking toward Redmond's solution for apartment living, you must take into account that many of the small apartments there don't even have an oven or a freezer or cupboards to store much food in. (Not to mention some bedrooms do not even have a window to the outside.)

The ten minute neighborhood idea doesn't make any sense at all. We have hills, we have incomplete sidewalks, we have rainy weather and we have schools an day care facilities that are not 10 minutes away from most people's houses. You cannot have all the services you need in one place.What world do you live in where you think that is a viable goal? Kirkland is filled with nail and hair salons and banks. How many men get their nails and hair cut on a regular basis or go to the bank instead of paying online?

Another idea that was discussed was providing housing with supportive services to the currently unhoused. This is a very well-meaning concept to support. But who will pay for providing housing for all the folks that are currently living in a tent on the side of the road? Taxpayers didn't even support the last hospital bond issue! You cannot snap your fingers and get support services out of thin air. I have never heard of a college offering a social worker degree in counseling for mental illness, drug and alcohol dependency, and homelessness. It seems like that would be quite the specialty. How many young people do you think would want to sign up for such a program? Where do the funds come from that pay for the wrap around social services people keep referencing? If it is the federal government, good luck with that especially if the former guy makes it into office again. Personally, I have found it very difficult to find a counselor that meets my needs and I even have insurance that might possibly pay for it. Look at California and see how well they are doing with these types of programs. Your vision of homelessness as 'rare, brief and onetime' is ridiculous and has no place in a planning document. Try saying lets make mental illness 'rare, brief and one time' or lets make 'alcoholism rare, brief and one time'. They are all interconnected. And what is 'homelessness' anyway? In many countries people live in tents or move from place to place. This isn't abnormal behavior. My brother rode his bike around Washington and Oregon and slept in a tent. He even slept on the beach in Santa Monica and didn't wash because he was sure the water was poisoned. Did he choose to live in a shelter? No…he said he didn't want to be with those other crazy people. Eventually the State of California put him in a very nice board and care home after he was picked up by the police and sectioned. Did he decide he wanted to go somewhere else...of course. Freedom is

everything for many people. Fortunately after spending more time as an 'un-housed' wanderer he ended up in a board andcare home in another city for a longer stint and then later in a nursing home. But he snuck out at night through a window so his bracelet wouldn't set off an alarm at the door (wearing the shoes I had sent him that he was concerned were radioactive) and walked 8 blocks before dying of a heart attack. I don't think it was the radioactive shoes that caused it. A jogger noticed him in the next morning before the facility even knew he was gone. I am really glad he didn't spend his last days under an unknown freeway overpass where I would always wonder what happened to him. Wouldn't it be great if every person with his condition was able to be housed in a board and care facility with supportive services like he was? Absolutely. If the government hadn't paid for his care, would I have paid for it out of my pocket? No. Did I let him live in my house when I ran a daycare? No. If I wanted to make a donation to housing I would support the programs for women and children. Children are the future and as a society their well-being should be a priority. We cannot help everyone.

I have one final comment. Another woman who bought a house in Kirkland spoke at the end of the meeting. My heart really went out to her. She was upset that she waited and saved so she could buy a single family home in Kirkland. I totally agreed with her sentiment that those of us that chose our single family neighborhoods were looking for that exact experience. The city officials act very disrespectfully telling the neighborhoods that it is no longer acceptable for us to treasure what we hold dear about living in Kirkland. It feels as if we are being told we are all prejudiced snobs for feeling comfortable living with like minded people who worked hard to have a small piece of property and a home with a bit of space between neighbors. And in my case a view of the lake. We bought our house with a sizable down payment from savings and a loan at 13.25 percent. We worked hard and went without many luxuries, including a second car, just so we could live here. Some of Planning Commissions implications that housing regulations should change to provide multifamily housing anywhere there is a bus line will destroy what I love about my neighborhood. You seem to care more

about those outside of Kirkland that want to live here cheaply over those of us that are an important part of the fabric of the community. I'd love it if my house wasn't worth as much as it is now and I paid less in taxes. But the city needs to be grateful for those of us whose houses have appreciated because our taxes pay for so many good things including parks, schools and hospitals.

Admittedly this is an overly long letter. It might have been shorter if the Planning commission meeting hadn't lasted over 5 hours and covered so many topics at once.

Sincerely,

With no AI assistance

October 14, 2024

Dear Kirkland City Councilmembers,
Many have framed the current controversy around development as class warfare, pitting the rich against the poor. It's effective rhetoric, but it creates enemies rather than solutions. I prefer to focus on practical realities.
As representatives of Kirkland residents, your accountability lies with those who live and vote here. While housing affordability is an important issue, your duty is to reflect the priorities of Kirkland's residents and act in their best interest. The Biennial Community Survey conducted in May of this year offers clear insight into the community's concerns:
• Overdevelopment and traffic are top concerns.
• Residents also identified city planning as an important issue, one they believe is currently failing.

I understand the argument that those who work here—baristas, barbers, and other service workers—should have the opportunity to live here. Affordability is a shared goal, but simply increasing the housing supply won't solve the problem. Demand for housing in Kirkland is inelastic—more units won't make it affordable unless density erodes livability to the point that people no longer want to live here. In other words, we risk destroying what makes Kirkland desirable in the first place. City leaders should listen to residents' concerns. Your responsibility is to Kirkland's community—not to outside interests, ideologues, or others with agendas that may not align with what's best for our city.

We are calling on you to prioritize urban centers for growth and ensure that future planning protects the livability and character of our neighborhoods. This is a crucial step towards responsible growth that aligns with residents' priorities. Residents care deeply about this city and deserve thoughtful leadership that balances affordability, development, and quality of life.

Thank you for your service and thoughtful consideration of these issues. I trust you will reflect the community's priorities as you shape Kirkland's future.
Sincerely,

October 14, 2024

Dear Kirkland City Councilmembers,

Two years ago, in a video posted on Kirkland Television, then-Mayor Penny Sweet emphasized the Village at Totem Lake as a model of how Urban Centers can meet growth management goals while protecting existing neighborhoods. As she stated:

“A basic tenet of what we do in Kirkland…being able to maintain neighborhoods in their current configurations allows us to have villages like this one that not only protect the other neighborhoods but become a neighborhood themselves.”

This balanced approach to growth reflects what many residents value about Kirkland—the careful management of urban development while maintaining the character and stability of our neighborhoods. With this in mind, we ask that Kirkland’s approach to growth mirror the efforts of neighboring cities like Bellevue and Redmond, which have managed to meet growth goals while preserving residential neighborhoods through thoughtful, focused development in urban centers.

We respectfully urge the Council to focus density where it belongs and where the City Staff confirm we can reach our targets—in the Station Area, Urban Centers, and through continued support for Middle Housing—without expanding high-density development into existing residential neighborhoods.

Please ensure the 2044 Comprehensive Plan includes clear protections for residential neighborhoods, reflecting the values of the community and restoring trust in the planning process and in City leaders themselves.

Thank you for your service and for your thoughtful consideration of this important issue.

Sincerely,

Kirkland Resident

Attachment: https://youtu.be/eBYm_bneLR8?feature=shared

October 14, 2024

Dear Mayor Curtis and Members of the Kirkland City Council,

I am writing to express concern about the planned adoption of the historical narrative for Kirkland, as provided by Dr. Lorraine McConaghy in the 2044 Comprehensive Plan. While we appreciate efforts to document our city's past, the narrative must be accurate and reflect Kirkland's unique history.

Our city historian, Loita Hawkinson, submitted three pages of detailed corrections and recommendations to address factual inaccuracies and clarify key points. It is critical that these edits are fully incorporated into the final version to ensure the public record reflects the truth. Adopting the current, flawed narrative without addressing these corrections risks presenting a distorted version of our history, which could potentially damage Kirkland's reputation.

Additionally, the conflation of Kirkland's history with Seattle's undermines the city's ability to stand apart—both in the past and present. Kirkland is not responsible for Seattle's past mistakes, nor should it be tied to Seattle's current challenges managing housing and homelessness. Kirkland has its own distinct story and deserves to be told accurately and fairly.

We respectfully urge the Council to review and adopt Loita Hawkinson's edits before the 2044 Comprehensive Plan is finalized. Accuracy in public records is non-negotiable, and Kirkland's narrative should reflect the city's real history—not a borrowed version from neighboring cities.

Thank you for your time and attention to this important matter. We trust in your commitment to ensuring Kirkland's history is represented with accuracy, integrity, and respect.

Sincerely,

Kirkland Resident

-----Original Message-----
From:
Sent: Monday, October 14, 2024 11:59 PM
To: Kelli Curtis <kcurtis@kirklandwa.gov>; Jay Arnold <Jarnold@kirklandwa.gov>; Neal Black <nblack@kirklandwa.gov>; Amy Falcone <afalcone@kirklandwa.gov>; Jon Pascal <jpascal@kirklandwa.gov>; Penny Sweet <psweet@kirklandwa.gov>; John Tymczyszyn <JohnT@kirklandwa.gov>; Bria Heiser <bheiser@kirklandwa.gov>; Scott Reusser <sreusser@kirklandwa.gov>; Gina Madeya <gmadeya@kirklandwa.gov>; Rodney Rutherford <rrutherford@kirklandwa.gov>; Angela Rozmyn <arozmyn@kirklandwa.gov>; Aaron Jacobson <ajacobson@kirklandwa.gov>; Katya Allen <kallen@kirklandwa.gov>; Allison Zike <azike@kirklandwa.gov>; Adam Weinstein <aweinstein@kirklandwa.gov>
Cc: centralhoughton@gmail.com
Subject: Density and New Busing Plans

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'm very upset with your plans to continue to destroy Kirkland with all your plans of more density and more crazy bus drivers. I've walked 7 miles through Kirkland for the last 41 years. I've had people come up and introduce themselves over all these years. I'm constantly meeting new people and especially people with dogs because I love them! All these people I talk to want to vote you all out of office because they're very unhappy with what you are doing to Kirkland. I've almost been killed so many times walking. I had a guy come at me from behind, in a double truck, while I was in the crosswalk off 68th. His buddy grabbed the steering wheel and he hit a brick wall instead of me. Twenty block bricks went into the middle of the road. I would have died. Another time while on the sidewalk, a guy came at me from the gas station, I jumped from the hood of his car and off to the side. He continued off curb and continued texted down the street, a man who stopped told me. A bus driver, just a couple weeks ago around 6:00 pm turned right off 68th toward Google and didn't stop at the red light. And not while it was turning red. And believe me, I could go on about many more times. It's already crazy around here. Your plans will increase this along with crime. I fight to get on and off 68th from my home. And for the first time for a long time I saw and talked with a police officer. I learned just how few police officers you have. And all the cameras at lights aren't used to give speeding tickets. You're teaching kids they don't have to follow laws. I used to feel protected in Kirkland. I knew the police officers. I don't feel that way anymore. And why do we have a Kirkland City Manager who doesn't own a home in Kirkland? Why would he care about the people living here??
I even talked to a guy in Bellevue who said his parents own a home west of Market and all of his friends are upset with your plans.

Thanks,

Sent from my iPhone

October 14, 2024

I am writing to express my concerns regarding the current process being followed for the 2044 Comprehensive Plan. Last night, Commissioner Bria Heiser introduced a vote of No Confidence, and I would like to urge you to support this motion.

As residents of Kirkland, we have the right to demand a middle plan that strikes a balance between no growth and extreme growth. Commissioner Heiser rightly pointed out that, according to SEPA guidelines, cities are typically presented with at least three growth options for study before selecting a final plan. This standard has been followed by neighboring cities such as Bellevue, Redmond, and Seattle, where multiple options were considered before settling on a hybrid or balanced approach.

However, Kirkland was only presented with two options—one fewer than required by the state. These options, titled "No Growth" and "Growth," offered starkly opposing views without leaving room for a more moderate approach. The No Growth plan was dismissed as unviable under current state mandates, and the city has since pursued a Growth plan that focuses on massive change without considering a reasonable middle ground.
What was missing was a moderate path—a plan that could update our existing policies to meet state mandates while directing growth to areas where it had already been planned, such as the Station Area,neighborhood centers, and missing middle housing. This middle option would meet the state targets, but it was never properly documented, studied, or presented. Simply amending another plan is not a solution—this is mitigation, not planning.

Asking the city staff to assemble a balanced growth plan is not asking too much. It is the responsibility of the city to understand SEPA regulations and present comprehensive options to the commission. Residents deserve a thorough, well-considered plan that reflects all possible growth avenues, rather than an extreme, one-sided approach.
Commissioner Heiser's call for a No Confidence vote was a necessary step to halt this flawed process, even at this late stage. The vote in chambers may have been 6-1, but the sentiment in the community is clear—6-3,757in favor of a balanced, reasonable approach to growth.

This is our city, and we should not be subjected to extreme experiments. I stand with Commissioner Heiser and respectfully request that the City Council consider a vote of No Confidence in the current process and demand that a middle growth option be studied and presented.

Sincerely,

October 14, 2024

Dear Kirkland City Council,
I am writing to express my opposition to the 2044 Comprehensive Plan.
Firstly, it is well-known that Kirkland's infrastructure is already under strain, yet the plan does not propose any improvements to address this.
Secondly, as a resident along 100th Ave, I have personally experienced significant traffic congestion, with commute times doubling during peak hours, even at major intersections like I-405. Adding more housing units will only exacerbate this issue.
Moreover, the plan assumes continued high growth for Kirkland and the Seattle region, but with recent economic changes and international uncertainties, there is insufficient evidence to support this assumption.
Lastly, most cities focus on increasing density in core areas first, and 98034 does not meet these criteria. I do not wish to see Kirkland turn into Bellevue, but if density must increase, I strongly urge you to start with Downtown Kirkland, instead of 98034. We must also ensure that for every tree removed, more are planted in return in the neighbourhood.
Thank you for taking the time to read my concerns. I sincerely hope my voice will be heard in this important matter.

Best regards,

Kirkland Resident along 100th Ave, WA 98034

**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 Council,

I am writing to express my opposition to the 2044 Comprehensive Plan.

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Secondly, as a resident along 100th Ave, I have personally experienced significant traffic congestion, with commute times doubling during peak hours, even at major intersections like I-405. Adding more housing units will only exacerbate this issue.

Moreover, the plan assumes continued high growth for Kirkland and the Seattle region, but with recent economic changes and international uncertainties, there is insufficient evidence to support this assumption.

Lastly, most cities focus on increasing density in core areas first, and 98034 does not meet these criteria. I do not wish to see Kirkland turn into Bellevue, but if density must increase, I strongly urge you to start with Downtown Kirkland, instead of 98034. We must also ensure that for every tree removed, more are planted in return in the neighbourhood.

Thank you for taking the time to read my concerns. I sincerely hope my voice will be heard in this important matter.

Best regards,

Kirkland Resident along 100th Ave, WA 98034

--

Best wishes

October 14, 2024

Subject: Ensure Historical Accuracy in the 2044 Comprehensive Plan

Dear Mayor Curtis and Members of the Kirkland City Council,

I am writing to express concern about the planned adoption of the historical narrative for Kirkland, as provided by Dr. Lorraine McConaghy in the 2044 Comprehensive Plan. While we appreciate efforts to document our city's past, the narrative must be accurate and reflect Kirkland's unique history.

Our city historian, Loita Hawkinson, submitted three pages of detailed corrections and recommendations to address factual inaccuracies and clarify key points. It is critical that these edits are fully incorporated into the final version to ensure the public record reflects the truth. Adopting the current, flawed narrative without addressing these corrections risks presenting a distorted version of our history, which could potentially damage Kirkland's reputation.

Additionally, the conflation of Kirkland's history with Seattle's undermines the city's ability to stand apart—both in the past and present. Kirkland is not responsible for Seattle's past mistakes, nor should it be tied to Seattle's current challenges managing housing and homelessness. Kirkland has its own distinct story and deserves to be told accurately and fairly.

We respectfully urge the Council to review and adopt Loita Hawkinson's edits before the 2044 Comprehensive Plan is finalized. Accuracy in public records is non-negotiable, and Kirkland's narrative should reflect the city's real history—not a borrowed version from neighboring cities.

Thank you for your time and attention to this important matter. We trust in your commitment to ensuring Kirkland's history is represented with accuracy, integrity, and respect.

Sincerely,

Kirkland, Wa

October 14, 2024

Dear Kirkland City Council,

I am writing to express my concerns regarding the current process being followed for the 2044 Comprehensive Plan. Last night, Commissioner Bria Heiser introduced a vote of No Confidence, and I would like to urge you to support this motion.

As residents of Kirkland, we have the right to demand a middle plan that strikes a balance between no growth and extreme growth. Commissioner Heiser rightly pointed out that, according to SEPA guidelines, cities are typically presented with at least three growth options for study before selecting a final plan. This standard has been followed by neighboring cities such as Bellevue, Redmond, and Seattle, where multiple options were considered before settling on a hybrid or balanced approach.

However, Kirkland was only presented with two options—one fewer than required by the state. These options, titled "No Growth" and "Growth," offered starkly opposing views without leaving room for a more moderate approach. The No Growth plan was dismissed as unviable under current state mandates, and the city has since pursued a Growth plan that focuses on massive change without considering a reasonable middle ground.
What was missing was a moderate path—a plan that could update our existing policies to meet state mandates while directing growth to areas where it had already been planned, such as the Station Area, neighborhood centers, and missing middle housing. This middle option would meet the state targets, but it was never properly documented, studied, or presented. Simply amending another plan is not a solution—this is mitigation, not planning.

Asking the city staff to assemble a balanced growth plan is not asking too much. It is the responsibility of the city to understand SEPA regulations and present comprehensive options to the commission. Residents deserve a thorough, well-considered plan that reflects all possible growth avenues, rather than an extreme, one-sided approach.
Commissioner Heiser's call for a No Confidence vote was a necessary step to halt this flawed process, even at this late stage. The vote in chambers may have been 6-1, but the sentiment in the community is clear—6-3,757in favor of a balanced, reasonable approach to growth.

This is our city, and we should not be subjected to extreme experiments. I stand with Commissioner Heiser and respectfully request that the City Council consider a vote of No Confidence in the current process and demand that a middle growth option be studied and presented.

Sincerely,

October 14, 2024

Dear Kirkland City Councilmembers,

Many have framed the current controversy around development as class warfare, pitting the rich against the poor. It's effective rhetoric, but it creates enemies rather than solutions. I prefer to focus on practical realities.

As representatives of Kirkland residents, your accountability lies with those who live and vote here. While housing affordability is an important issue, your duty is to reflect the priorities of Kirkland's residents and act in their best interest. The Biennial Community Survey conducted in May of this year offers clear insight into the community's concerns:

Overdevelopment and traffic are top concerns.
Residents also identified city planning as an important issue, one they believe is currently failing.

I understand the argument that those who work here—baristas, barbers, and other service workers—should have the opportunity to live here. Affordability is a shared goal, but simply increasing the housing supply won't solve the problem. Demand for housing in Kirkland is inelastic—more units won't make it affordable unless density erodes livability to the point that people no longer want to live here. In other words, we risk destroying what makes Kirkland desirable in the first place.

City leaders should listen to residents' concerns. Your responsibility is to Kirkland's community—not to outside interests, ideologues, or others with agendas that may not align with what's best for our city.

We are calling on you to prioritize urban centers for growth and ensure that future planning protects the livability and character of our neighborhoods. This is a crucial step towards responsible growth that aligns with residents' priorities. Residents care deeply about this city and deserve thoughtful leadership that balances affordability, development, and quality of life.

Thank you for your service and thoughtful consideration of these issues. I trust you will reflect the community's priorities as you shape Kirkland's future.

Sincerely,

October 14, 2024

We are writing to express our concern about the way the city is handling the 2044 Comprehensive Plan.

Commissioner Heiser is right - we need a plan that balances growth with our city's character. Other cities have looked at multiple options, but Kirkland only presented us with two extremes: no growth or crazy growth.

We need a middle ground that updates our current plans and directs growth to areas we've already planned for. This would meet the state's requirements without going overboard and destroying the neighborhood character of Kirkland.

The city staff should have presented us with this option. It's their job to understand the rules and give us all the options.

Commissioner Heiser's vote of no confidence is a good step. It shows that we, the residents, want a fair and balanced plan.

If the city council fails to listen to residents adopt a plan that preserves the neighborhood character of Kirkland that we still love after being 25-year residents and homeowners in Norkirk, we will do everything in our power to ensure that you are not returned to office.

Thanks,

October 14, 2024

Dear City Council and Planning Commission Members,
I am writing to express my strong support for the upcoming Vote of No Confidence regarding the current planning approach. This vote is not personal; it is a critical request for City Staff to adhere to state mandates by providing at least three distinct growth options. It is essential that the Planning Commission not be tasked with creating a third option by merely amending the second.
Our neighborhoods are the cornerstone of what makes Kirkland unique, yet they remain unprotected under the current plans. Despite the removal of Transit Corridors by the Planning Commission, several policies within the Housing Element leave our neighborhoods vulnerable to rapid and irreversible densification—something that neighboring cities are actively avoiding.
Additionally, I urge you to back Policy H-2.XX, which emphasizes fiscal sustainability, transparency, and accountability to taxpayers when it comes to subsidizing affordable housing programs and incentives. We must prioritize the needs of our residents while ensuring responsible financial management.

Thank you for considering these important points as you move forward with your deliberations.
Sincerely,

October 14, 2024

I am a Kirkland registered voter and resident who appreciates the safety, character, and overall livability of the neighborhood that we call home. While I understand the importance of housing affordability and homelessness, I do not support the hyper urbanization that is being proposed and do not believe it is a balanced approach with the hopes and needs of current residents. A balanced approach to growth would reflect what many residents value about Kirkland. It would carefully manage urban development, while maintaining the character and stability of our neighborhoods.
I implore you to listen to what we are saying as voters and residents of Kirkland. Please reject the specific policies in the proposed Kirkland Housing Element that allow for excessive densification in our neighborhoods and open spaces, which will create more congestion and traffic than we already have. Allowing multi story apartment buildings to be placed scattershot within existing single-family neighborhoods would create traffic, parking, and environmental degradation overtaxing our existing infrastructure. This plan creates the potential to ruin this wonderful community in the name of progress.
I appreciate and support City Councilmembers like Jon Pascal and John Tymczyszyn, who advocate for responsible growth and for Kirkland residents by focusing on density and affordability in Urban Centers like Totem Lake and the NE 85th Street Area Station Plan rather than by altering the fabric and character of Kirkland's residential neighborhoods in the Comp Plan. I urge fellow Kirkland City Councilmembers to follow their lead.

Sincerely,

October 14, 2024

Dear Mayor Curtis and Members of the Kirkland City Council,

I am writing to express concern about the planned adoption of the historical narrative for Kirkland, as provided by Dr. Lorraine McConaghy in the 2044 Comprehensive Plan. While we appreciate efforts to document our city's past, the narrative must be accurate and reflect Kirkland's unique history.

Our city historian, Loita Hawkinson, submitted three pages of detailed corrections and recommendations to address factual inaccuracies and clarify key points. It is critical that these edits are fully incorporated into the final version to ensure the public record reflects the truth. Adopting the current, flawed narrative without addressing these corrections risks presenting a distorted version of our history, which could potentially damage Kirkland's reputation. Much like Shakespeare's play about King Richard III perpetuated incorrect information about him for 500 years, casting him as a villain, which was only recently corrected. Not a hunchback, was a legitimate ruler of England. But the historic stream of information was poisoned after his death, and it persisted.

Additionally, the conflation of Kirkland's history with Seattle's undermines the city's ability to stand apart—both in the past and present. Kirkland is not responsible for Seattle's past mistakes, nor should it be tied to Seattle's current challenges managing housing and homelessness. Kirkland has its own distinct story and deserves to be told accurately and fairly.

We respectfully urge the Council to review and adopt Loita Hawkinson's edits before the 2044 Comprehensive Plan is finalized. Accuracy in public records is non-negotiable, and Kirkland's narrative should reflect the city's real history—not a borrowed version from neighboring cities.

Thank you for your time and attention to this important matter. We trust in your commitment to ensuring Kirkland's history is represented with accuracy, integrity, and respect.

Sincerely,

**From:**
**Sent:** Monday, October 14, 2024 9:02 PM
**To:** Kelli Curtis <kcurtis@kirklandwa.gov>; Jay Arnold <jarnold@kirklandwa.gov>; Neal Black <nblack@kirklandwa.gov>; Amy Falcone <afalcone@kirklandwa.gov>; Jon Pascal <jpascal@kirklandwa.gov>; Penny Sweet <psweet@kirklandwa.gov>; John Tymczyszyn <johnt@kirklandwa.gov>; Bria Heiser <bheiser@kirklandwa.gov>; Scott Reusser <sreusser@kirklandwa.gov>; Gina Madeya <gmadeya@kirklandwa.gov>; Rodney Rutherford <rrutherford@kirklandwa.gov>; Angela Rozmyn <arozmyn@kirklandwa.gov>; Aaron Jacobson <ajacobson@kirklandwa.gov>; Katya Allen <kallen@kirklandwa.gov>; Allison Zike <azike@kirklandwa.gov>; Adam Weinstein <aweinstein@kirklandwa.gov>
**Subject:** Request for prioritizing high-density residential growth in identified urban areas

**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 Council member:

I am writinjg to you today as a 25-year resident and community volunteer in Kirkland. The Biennial Community Survey conducted last May provides valuable insights into the priorities for urban growth of Kirkland residents. These concerns were traffic congestion and overdevelopment. Residents expressed dissatisfaction with current planning efforts.

City leaders must prioritize listening to the concerns of residents. Your responsibility lies with the Kirkland community, not with external interests, ideological groups, or individuals whose agendas may not align with the best interests of the city's residents.

Affordable housing is a goal that many of us share. We want city employees, educators and service workers to be able to live in the community where they work. But simply increasing the housing supply in a broad brush approach will impact the liveability and character of our neighborhoods. Expanding high density development into established residential neighborhoods will ultimately make Kirkland a less desirable place to live.

We urge you to prioritize urban centers such as Kirkland Urban, NE 85th St Station Area, and Totem Lake for future growth and to ensure that future planning efforts protect the livability and character of our established neighborhoods. Please protect residential neighborhoods in the 2044 Comprehensive Plan. This is a crucial step towards achieving responsible growth that aligns with the priorities of residents and restores confidence in the City's planning. The Kirkland community deeply cares about the city and deserves thoughtful leadership that balances affordability, development, and quality of life.

Thank you for your thoughtful consideration of these important planning issues.

Sincerely,

October 14, 2024

Dear Kirkland City Council Members, Planning Commissioners and city staff,

I am writing to express my disappointment with the current plans and policies being proposed. I would like to address three key points:
1. Support for Commissioner Bria Heiser's Call for a Vote of No Confidence: I support Commissioner Bria Heiser's call for a vote of no confidence during the commission hearing on October 10, 2024. There is a pressing need for a balanced growth option that lies between no growth and the extreme policy changes currently being forced upon us, the residents and taxpayers of Kirkland.
2. Protect Our Neighborhoods: Kirkland's suburban neighborhoods are the reason families like mine, and many others, have chosen to make Kirkland our home. We have all worked hard to invest in our families' futures. The radical policy changes proposed by the Planning Commission threaten these investments. It is unfair to us, the residents and taxpayers of Kirkland, that the proposed policies seem to cater to everyone except those of us who live here.
3. Tax Impacts of Unreasonable Affordable Housing Targets: One of the residents, Emily King, made an excellent presentation highlighting how replacing tax-paying housing with tax-exempt housing will increase the tax burden on current residents. This could make housing unaffordable for some current residents, especially those on fixed incomes.

Additionally, I came across a video
https://youtu.be/l_r-_z4Gs8g
that I believe is relevant to this discussion. I would appreciate it if the City Council members and Planning Commissioners could provide their comments on it.

Thank you for your attention to these matters.
Sincerely,

October 14, 2024

I respectfully urge the Council to focus density where it belongs and where the City Staff confirm we can reach our targets—in the Station Area, Urban Centers, and through continued support for Middle Housing—without expanding high-density development into existing residential neighborhoods.

Please ensure the 2044 Comprehensive Plan includes clear protections for residential neighborhoods, reflecting the values of the community and restoring trust in the planning process and in City leaders themselves.

Two years ago, in a video posted on KirklandTelevision, then-Mayor Penny Sweet emphasized the Village at Totem Lake as a model of how Urban Centers can meet growth management goals while protecting existing neighborhoods. As she stated:

“A basic tenet of what we do in Kirkland…being able to maintain neighborhoods in their current configurations allows us to have villages like this one that not only protect the other neighborhoods but become a neighborhood themselves.”

Thank you for your service and for your thoughtful consideration of this important issue.

Sincerely,

Attachment: https://youtu.be/eBYm_bneLR8?feature=shared

October 13, 2024
Dear Council and Staff….

To be blunt, I'm saddened at the way our city has been pulled apart with everything surrounding the Comp Plan. I believe that much of this surrounds the fact that the city provided only 2 options in which to examine…"no growth" and "extreme growth". Maybe this was the impetus for Mayor Curtis' statement last month during public comment as those who were "pro-growth" and "against growth". I appreciated the later apology, but what's being heard, is that anyone who's looking for some middle ground, or a plan that's well-reasoned, is considered "against growth". This is far from the truth.
I think we can all agree that "no growth" isn't what's going to help us move forward. So…we're left with only one option – "extreme growth". Our neighboring cities have introduced a middle groud solution, but why not Kirkland? Why hasn't Kirkland developed a plan all could get behind and support vs the divisive and overarching massive growth plan that's on the table? SEPA guidelines point to typically 3 options being presented, but evidently, Kirkland has chosen to ignore these.
I support Commissioner Heiser's "Vote of no Confidence" and ask the city to develop a balanced growth plan. Imagine the impact that this would have to help begin the community healing process, to know that council is listening, and to begin working together towards a solution that everyone can embrace, vs one that's been developed from a top down approach of Staff, Council and the Planning Commission. As citizens, I don't think this is too much to ask vs the 2 extreme sides that have been presented.
Thank you…

**From:**
**Sent:** Sunday, October 13, 2024 10:21 PM
**To:** Rodney Rutherford <rrutherford@kirklandwa.gov>; Bria Heiser <bheiser@kirklandwa.gov>; Scott Reusser <sreusser@kirklandwa.gov>; Gina Madeya <gmadeya@kirklandwa.gov>; Aaron Jacobson <ajacobson@kirklandwa.gov>; Katya Allen <kallen@kirklandwa.gov>; Angela Rozmyn <arozmyn@kirklandwa.gov>
**Cc:** Allison Zike <azike@kirklandwa.gov>
**Subject:** Request for a Vote of No Confidence in the Current Growth Plan Process

**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 Council,

I am writing to express my concerns regarding the current process being followed for the 2044 Comprehensive Plan. Commissioner **Bria Heiser** introduced a **vote of No Confidence**, and I would like to urge you to support this motion.

As residents of Kirkland, we have the right to demand a **middle plan** that strikes a balance between no growth and extreme growth. Commissioner Heiser rightly pointed out that, according to SEPA guidelines, cities are typically presented with at least **three growth options** for study before selecting a final plan. This standard has been followed by neighboring cities such as **Bellevue, Redmond,** and **Seattle**, where multiple options were considered before settling on a hybrid or balanced approach.

However, Kirkland was only presented with two options—one fewer than required by the state. These options, titled "**No Growth**" and "**Growth**," offered starkly opposing views without leaving room for a more **moderate approach**. The **No Growth** plan was dismissed as 'not viable' under current state mandates, and the city has since pursued a **Growth** plan that focuses on **massive change** without considering a reasonable middle ground.
What was missing was a **moderate path**—a plan that could update our existing policies to meet state mandates while directing growth to areas where it had already been planned, such as the **Station Area**, **neighborhood centers**, and **missing middle housing**. This **middle option** would meet the state targets, but it was never properly documented, studied, or presented. Simply **amending** another plan is not a solution—this is mitigation, not planning.

Asking the city staff to assemble a **balanced growth plan** is not asking too much. It is the responsibility of the city to **understand SEPA regulations** and present comprehensive options to the commission. Residents deserve a thorough, well-considered plan that reflects all possible growth avenues, rather than an extreme, one-sided approach.

This is our city, and we should not be subjected to extreme experiments. I stand with Commissioner Heiser and respectfully request that the City Council consider a **vote of No Confidence** in the current process and demand that a **middle growth option** be studied and presented.

Sincerely,

Kirkland Resident