

## LeAndra Baker-Lewis

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**From:** Nathaniel Graff <nathaniel.graff@gmail.com>  
**Sent:** Wednesday, December 13, 2023 9:53 AM  
**To:** LeAndra Baker-Lewis  
**Subject:** Re: City of Kirkland: Kingsgate Visioning Workshop Presentation and Follow-Up

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**Categories:** Public Comment

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Hi LeAndra,

Thanks so much for leading this workshop and the Kingsgate neighborhood plan! Just wanted to email you because something's been sitting with me since the workshop.

Many of my neighbors expressed the following at the meeting:

1. A desire to not add more housing units to the neighborhood
2. A concern about the possibility of the homeless problem affecting our neighborhood in the future

It seems to me that the solution to homelessness might be homes. Sorry for not speaking up more at the meeting about this, it was my first exposure to NIMBYs.

Thanks again,  
Nathaniel Graff

On Nov 30, 2023, at 14:29, LeAndra Baker-Lewis <llewis@kirklandwa.gov> wrote:

Hello all,

Thank you very much for attending the Kingsgate Visioning Workshop last night and providing your comments to us. I have attached the presentation to this message for those interested in reviewing the material again.

*What happens next?*

Staff will prepare and publish a report describing feedback from the workshop as well as the survey, and will use the feedback to draft an updated neighborhood plan for Kingsgate. We also plan to continue collaborating with the Kingsgate working group members to study key issues and opportunities, as well as to review drafted plans once they're created.

Remember to check the project webpage periodically for updates: [kirklandwa.gov/KingsgatePlanUpdate](https://kirklandwa.gov/KingsgatePlanUpdate)

Please reach out to me with any questions or comments.

Sincerely,

LeAndra Baker-Lewis | *Senior Planner*

**City of Kirkland Planning & Building Department**

Phone: (425) 587-3265

[llewis@kirklandwa.gov](mailto:llewis@kirklandwa.gov) | [Kirkland Planning & Building](https://www.kirklandwa.gov/Planning-Building)

<Kingsgate\_VisioningWorkshop\_Presentation\_11292023.pdf>

## LeAndra Baker-Lewis

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**From:** Kevin Mackey <kevin@highwoodlands.com>  
**Sent:** Tuesday, October 31, 2023 3:36 PM  
**To:** LeAndra Baker-Lewis  
**Cc:** president@highwoodlands.com  
**Subject:** Re: City of Kirkland: Kingsgate Neighborhood Plan & High Woodlands

**Categories:** Public Comment

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

Hi LeAndra - Here are a few initial thoughts. I'd be happy to discuss live and clarify or enhance where needed. Doran may have additional thoughts.

### General Questions

1. What role do you see homeowner associations playing in shaping the future and guiding growth in the neighborhood? KM: Our HOA welcomes the opportunity to help shape the future and guide the growth of the neighborhood. We could do so in a number of ways, including: We could bring your group into one of our HOA board meetings to better understand and align with your mission and purpose. We could provide HOA board members and/or residents to neighborhood brainstorming and planning sessions. We could review and provide feedback and enhancements on proposals.
2. What do you envision for the future of the neighborhood in terms of development and growth? KM: This is a tough one as I'm still getting up to speed on covenants, etc., but I envision a few things: We will provide more and more desirable spaces and experiences for our community members to gather, connect, and enjoy the neighborhood. We should, where possible, seek ways to enable quality housing options for lower income individuals. We should feel an increasing sense of safety and security as we grow.
3. What aspects of the neighborhood's growth do you find most positive or most exciting? KM: I'm most excited about additions and expansions of businesses and public spaces in and near our neighborhood, where neighbors and families can gather and connect throughout the year. Today we often need to leave the neighborhood to places like Totem Lake and Bothell. I'd like to see us enhance areas like the ravine and stream that runs through High Woodlands.
4. What needs will have to be addressed to help the neighborhood accommodate future growth? KM: I'm not sure how to answer this because I think we lack a collective vision for what future growth should look like and accomplish.

### Regarding Middle Housing

1. What are the existing restrictions or rules related to ADU or other construction of additional units on a property within your homeowner association? KM: I need more time to discuss this with my fellow HOA board members and get back to you with a more accurate and comprehensive answer.

2. What steps or initiatives, if any, has the homeowner association taken to promote the construction of ADUs or other middle housing types? KM: I'm not aware of any, but I am relatively new to the HOA board. I will ask them.
3. What challenges or obstacles does the homeowner association foresee in promoting ADUs and other middle housing types, and how can they be addressed? KM: It's difficult to predict. I imagine some residents will be very supportive and some will be opposed. I will propose this topic for our next board meeting Nov 6 and get back to you.

Best regards,  
Kevin Mackey  
206.335.7271

On Wed, Oct 25, 2023 at 12:16 PM LeAndra Baker-Lewis <[llewis@kirklandwa.gov](mailto:llewis@kirklandwa.gov)> wrote:

Hello High Woodlands leadership,

Throughout this year and into 2024, The City of Kirkland is updating the Kingsgate Neighborhood Plan!

The [Kingsgate Neighborhood Plan](#) is a chapter within the City's Comprehensive plan – a citywide long-range plan that looks ahead twenty years to anticipate the needs of current and future residents, business owners, workers, and visitors to Kirkland. Similarly, the neighborhood plan creates a shared vision for the future of a specific area to ensure that future growth is guided by an established vision.

Given what we've learned from our beginning phases of outreach, homeowner associations within Kingsgate are *key* stakeholders and should be involved in this important update process. We're interested in hearing from your group on the following questions:

### **General Questions**

1. What role do you see homeowner associations playing in shaping the future and guiding growth in the neighborhood?
2. What do you envision for the future of the neighborhood in terms of development and growth?
3. What aspects of the neighborhood's growth do you find most positive or most exciting?
4. What needs will have to be addressed to help the neighborhood accommodate future growth?

### **Middle Housing**

Middle housing (also called "missing middle" housing) refers to housing types that offer multiple, individual residences inside of one housing structure that is similar in size to a traditional single-family house. Middle housing can also be a group of smaller structures clustered together. Examples of middle housing include duplexes, triplexes, fourplexes, courtyard apartments, cottage housing, townhouses, multiplexes, and live/work units.

The City of Kirkland Zoning Code currently allows for accessory dwelling units (ADUs), cottage, duplexes, triplexes in low density residential areas (See [KZC 115.07](#) and [KZC 113](#) for development regulations)

On May 8, Governor Inslee signed House Bill 1110 (HB 1110), which is intended to increase middle housing (i.e., more compact and affordable housing, including duplexes, triplexes, cottages, and ADUs) in areas traditionally dedicated to single-family detached housing. The City understands some HOAs may have codes, covenants, or restrictions that do not allow for these housing types, the following questions will help us understand what the allowances for middle housing are in your neighborhood currently. Some questions we have for your group regarding middle housing are:

1. What are the existing restrictions or rules related to ADU or other construction of additional units on a property within your homeowner association?
2. What steps or initiatives, if any, has the homeowner association taken to promote the construction of ADUs or other middle housing types?
3. What challenges or obstacles does the homeowner association foresee in promoting ADUs and other middle housing types, and how can they be addressed?

We have a variety of ways we could connect on these questions, ranging from an email response, participation in the [Kingsgate Neighborhood community survey](#), or connecting with group of members if anyone is interested to share their perspective directly with us. Please let me know if you have any questions, otherwise I look forward to receiving your responses. **All comments will be forwarded on to Planning Commission and City Council.**

Sincerely,

LeAndra Baker-Lewis | *Senior Planner*

**City of Kirkland Planning & Building Department**

Phone: (425) 587-3265

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

Response Submission Date/Time	Which neighborhood plan would you like to comment on?	Please provide comments here:	To which gender identity do you mostly identify?	What is your age?	What is your ethnicity?	Do you consider yourself...(Please select all that apply.)	Are you part of the LGBTQIA+ community?	What is your household income?	Relationship to the Kingsgate neighborhood (Select all that apply)
02/13/2024 7:27 AM	The Kingsgate Neighborhood Plan	I am a resident of Kingsgate.	Girl/Woman (cisgender or transgender)	55-64	Prefer not to answer	Prefer not to answer	Prefer not to answer	Prefer not to answer	Resident (homeowner)
04/02/2024 21:39 PM	The Kingsgate Neighborhood Plan	We need more commercial centers that are at a walkable distance. Effort to make our elementary school better should be our focus!	Boy/Man (cisgender or transgender)	25-34	Not Hispanic/Latinx	Asian	No	\$250,000 or more	Resident (homeowner)
04/13/2024 12:59 PM	The Kingsgate Neighborhood Plan	Amazing work with the 132nd park!! We need to expand that area with more grocery stores and commercial center. mini commercial centers or diversifying existing centers would be great	Boy/Man (cisgender or transgender)	25-34	Not Hispanic/Latinx	Asian	No	\$200,000 - \$249,999	Resident (homeowner)
04/14/2024 17:58 PM	The Kingsgate Neighborhood Plan	1. Direct bus service to kirkland market 2. Grocery near 132nd park 3. More retails shops, more restaurants etc	Girl/Woman (cisgender or transgender)	45-54	Prefer not to answer	White	No	\$150,000 - \$199,999	Resident (homeowner)
04/21/2024 9:38 AM	The Kingsgate Neighborhood Plan	Please develop the totem ridge business area into partial commercial area.	Girl/Woman (cisgender or transgender)	35-44	Not Hispanic/Latinx	Prefer not to answer	No	\$150,000 - \$199,999	Resident (homeowner)
04/22/2024 17:11 PM	The Kingsgate Neighborhood Plan	*disagree that we need more opportunities for rental, mixed income. there are plenty of renters already. *current roundabout installation has deviated from original plan if 2 lanes, currently it remains congested. *too much green is being removed with this plan (where is our lush green going?) and freeway noise has increased when it was already prevalent. and why do we need another on and off ramp when there are so many others that already exist. this makes me question the city's ability to plan effectively as we are still feeling the effects of the totem lake apartments that were put up and the large increase in traffic that has caused. * the sidewalks that have been rebuilt with the roundabout construction have some areas that are too steep. has anyone from the project walked them? one spot in particular exiting the neighborhood just before reaching the bottom: I'm in good shape and it's super steep for me. I can't imagine anyone in hills, elderly or with balance issues. just above that on the road, the grade has also steepened. I can't imagine how unsafe both areas will be when it's its icy *thank you for the opportunity to respond	Girl/Woman (cisgender or transgender)	55-64	Not Hispanic/Latinx	White	No	\$200,000 - \$249,999	Resident (homeowner)
04/23/2024 8:10 AM	The Kingsgate Neighborhood Plan	As a member of Kingsgate 1 and 2 since 1965, I do not want the city to come in and take over our park and pool. It is well maintained by us for all these years and we want it to stay that way. This was part of the agreement when we purchased. Thank you, Judy Rainwater	Prefer not to answer	65+	Prefer not to answer	White	No	Prefer not to answer	Resident (homeowner)
05/02/2024 11:45 AM	The Kingsgate Neighborhood Plan	Please develop a neighborhood center near 132nd park. The walkability to any near retail/commercial centers is bad. Walking to totem lake with the steep slope is impossible.  Suggestion: 1. New neighborhood center near 132nd park 2. Walkability to the village, totem lake	Girl/Woman (cisgender or transgender)	35-44	Prefer not to answer	White	Prefer not to answer	\$150,000 - \$199,999	Resident (homeowner)
05/06/2024 21:24 PM	The Kingsgate Neighborhood Plan	Please add retails shops near 132nd park. Need bus services and bus stations with direct connectivity to totem lake/kirkland downtown.	Prefer not to answer	Prefer not to answer	Prefer not to answer	Prefer not to answer	Prefer not to answer	\$100,000 - \$149,999	Resident (homeowner)
05/13/2024 18:27 PM	The Kingsgate Neighborhood Plan	No connectivity to totem lake and downtown.	Girl/Woman (cisgender or transgender)	45-54	Not Hispanic/Latinx	White	No	\$200,000 - \$249,999	Resident (homeowner)
05/13/2024 20:28 PM	The Kingsgate Neighborhood Plan	The draft policy need to be updated to include open new commercial urban centers.	Prefer not to answer	Prefer not to answer	Prefer not to answer	Prefer not to answer	Prefer not to answer	Prefer not to answer	Resident (homeowner)
05/16/2024 13:50 PM	The Kingsgate Neighborhood Plan	I am in my mid 30s and I feel our neighborhood can't match other kirkland's neighborhood if we don't become more urban centric. I strongly support the initiatives that aim to modernize our neighborhood, making it more urban and equipped with shopping complexes. I believe these changes are crucial to ensure our community remains vibrant and competitive.  We need multiple neighborhood centers, rather than focusing on one, we can enhance convenience for all residents, reduce travel time, and distribute economic activity more evenly.  An amazing opportunity would be to connect totem lake or downtown with direct bus, if not a street car  We want more parks like 132nd park. Recreational areas - tennis court, badminton court, basketball court. Maybe a creek like area. It would be superb if we can open a center to watching sports together with the community.	Boy/Man (cisgender or transgender)	25-34	Prefer not to answer	Prefer not to answer	No	\$250,000 or more	Resident (homeowner)
05/20/2024 17:30 PM	The Kingsgate Neighborhood Plan	Based on the kirkland maps, there is a hidden stream between 133rd NE and 136th NE PL. I would request you to please create a trail in that area to access the stream. It is an NGPE area and we should protect it but it would be a great site for a walk.	Boy/Man (cisgender or transgender)	45-54	Prefer not to answer	White	No	\$250,000 or more	Resident (homeowner)
05/22/2024 17:21 PM	The Kingsgate Neighborhood Plan	Living in NE 133rd PL and the walkability to retail shops and commercial center is 0/10. It will take 30 mins minimum to reach either totem lake center or kingsgate center	Boy/Man (cisgender or transgender)	25-34	Not Hispanic/Latinx	Asian	No	\$250,000 or more	Resident (homeowner)
05/24/2024 8:40 AM	The Kingsgate Neighborhood Plan	I just wanted to say a BIG PLUS + to what Aaron Jacobson said about extending the bus to kirkland heights. Please extend both 930 going to totem lake & 255 going to the kirkland downtown both to kirkland heights	Girl/Woman (cisgender or transgender)	35-44	Hispanic/Latinx	Prefer not to answer	No	\$100,000 - \$149,999	Resident (homeowner)
05/30/2024 9:54 AM	The Kingsgate Neighborhood Plan	Please shutdown the Casino Caribbean. It is filthy and shouldn't be here in a family oriented neighborhood. It is 0.6 miles from the schools. Think about kids	Boy/Man (cisgender or transgender)	35-44	Not Hispanic/Latinx	Asian	No	Prefer not to answer	Resident (homeowner)