

Michaels/Goodwill Project

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

Mon 5/6/2024 8:24 PM

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

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To Whom It May Concern:

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

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

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

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

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

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

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

Thank you very much for taking my thoughts into consideration.

Best regards,
Ashley Smiley

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

Bayview on the lake condominium

David Penrod <president@bayviewonthelake.org>

Thu 4/11/2024 7:34 AM

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

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

Dear Commissioners and Planning Professionals -

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

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

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

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

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

Thank you for your consideration.

Sincerely,

David Penrod, President

Bayview on the Lake Condominium Owners Association

Fw: Development at Michael's

Allison Zike <AZike@kirklandwa.gov>

Tue 5/7/2024 2:24 PM

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

LeAndra-

another comment for your log. Thank you!

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

From: Dale Snow <snowstorm98034@gmail.com>

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

To: Planning Commissioners <planningcommissioners@kirklandwa.gov>

Subject: Development at Michael's

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

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

LeAndra Baker-Lewis

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

Categories: Public Comment

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

Dear LeAndra:

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

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

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

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

Dave Godfrey
10306 NE 125th PL

LeAndra Baker-Lewis

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

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Public Comment

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

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

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

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

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

Regards from, Jack Staudt

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

Hello Working Group members,

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

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

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

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

Sincerely,

LeAndra Baker-Lewis | *Senior Planner*

City of Kirkland Planning & Building Department

Phone: (425) 587-3265

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

LeAndra Baker-Lewis

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

Follow Up Flag: Follow up
Flag Status: Completed

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Hello:

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

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

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

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

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

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

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

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

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

Please no 7 story building on Juanita waterfront

Liz Moffitt <eamoffitt@gmail.com>

Thu 5/9/2024 10:15 AM

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

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

This area is incredibly valuable to the public.

Elizabeth Moffitt (Juanita resident and property owner)

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

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

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

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

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

Kathy <dnkgoods@mindspring.com>

Wed 5/8/2024 9:05 PM

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

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Hello LeAndra –

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

Thank you,

Kathy Goodson

To the Kirkland City Council and the Planning Commission members:

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

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

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

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

Sincerely,

Kathy Goodson

Juanita Michel's

jules rasar <julesrasar@gmail.com>

Thu 5/9/2024 8:46 AM

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

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

Thanks,

Jules Rasar

(Homeowner in Juanita)

LeAndra Baker-Lewis

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

Categories: Public Comment

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

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

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

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

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

Yours, Luke

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

Allison Zike <AZike@kirklandwa.gov>

Tue 5/7/2024 1:24 PM

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

Leandra,

Another public comment below for your log.

Thanks,

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

From: Ken Williams <kenwilliamsfromseattle@gmail.com>

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

To: Planning Commissioners <PlanningCommissioners@kirklandwa.gov>

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

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

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

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

No more development.

Ken Williams
8311 NE 117th Street
Kirkland, Wa 98034

Michael's rezone

Lightfeldt <klightfeldt@comcast.net>

Wed 4/10/2024 1:54 PM

To: Planning Commissioners <Planningcommissioners@kirklandwa.gov>

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

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Planning Commissioners,

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

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

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

Please do more research into this request.

Karen Lightfeldt

Sent from my iPad

Proposed 7-storey apartment building at Michaels site

Meredith Selfon <meredithselfon@gmail.com>

Mon 5/6/2024 1:57 PM

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

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Good afternoon,

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

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

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

Thank you for your time and consideration.

Meredith Selfon

13320 78th PL NE, Kirkland

Land Development at Michael's Location in Kirkland

Kathy Malvern <kmalvern@hotmail.com>

Thu 5/9/2024 12:00 PM

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

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

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

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

Thank you for your time.

LeAndra Baker-Lewis

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

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Public Comment

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

Hi Maddie,

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

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

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

Thanks for your assistance!
Mike Wert

Sent from my iPhone

Begin forwarded message:

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

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

Closing Comments

Hi Mike,

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

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

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

Thank you,

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

Service Request Details

ID 31644

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

Type Planning/Land Use/Zoning Code

Address Kirkland

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

[Unsubscribe](#)

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

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

May 13, 2024

To The Kirkland Planning Commission,

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

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

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

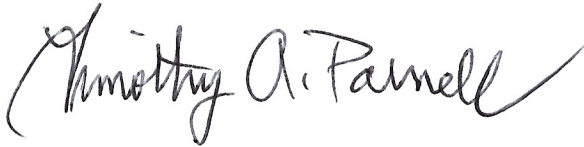
Timothy A. Parnell, Ed.D. & Julie W. Parnell, PT

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

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

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

Sincerely,



Dr. Timothy A. Parnell & Julie Parnell, PT

LeAndra Baker-Lewis

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

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

To the Planning Commission:

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

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

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

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

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

Thank you,

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

04.11.20024 Testimony for Planning Commission Public Meeting

Tracy Rakowsky <theresa_aka_tracy@yahoo.com>

Fri 4/12/2024 3:52 PM

To: Planning Commissioners <PlanningCommissioners@kirklandwa.gov>

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

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

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

Hello,

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

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

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

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

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

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

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

Thank you.

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

shalin mehta <shalinmehta85@gmail.com>

Thu 5/9/2024 8:15 AM

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

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

Dear Kirkland City Planning Commissioners,

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

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

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

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

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

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

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

Sincerely,
Shalin Mehta
13103 NE 139th St, Kirkland

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

Tracy Rakowsky <theresa_aka_tracy@yahoo.com>

Wed 4/3/2024 8:05 AM

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

Hi LeAndra,

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

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

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

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

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

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

Thank you again,
Theresa

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

Hello Theresa,

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

Goodwill

Outreach themes

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

Michaels

Outreach themes

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

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

I am available if you have follow-up questions.

Sincerely,

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

Fw: Upcoming development meeting

Allison Zike <AZike@kirklandwa.gov>

Thu 5/9/2024 8:30 AM

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

FYI on public comment for your log. Thanks!

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

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

To: Planning Commissioners <PlanningCommissioners@kirklandwa.gov>

Subject: Upcoming development meeting

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

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

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

Hello!

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

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

Thanks!

Tom

FW: DRAFT letter to Planning Commission

Stephen Wiseman <steve@d-10.com>

Wed 4/10/2024 11:22 AM

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

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

Dear Commissioners and Planning Professionals -

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

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

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

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

Thank you for your consideration.

Sincerely,

Steve Wiseman
9717 NE Juanita Drive
Unit 101
Kirkland WA 98034

Board Member
Bayview on the Lake Condominium Owners Association

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

Allison Zike <AZike@kirklandwa.gov>

Mon 5/13/2024 5:40 PM

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

LeAndra,

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

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

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

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

To: Planning Commissioners <PlanningCommissioners@kirklandwa.gov>

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

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

To the Kirkland Planning Commissioners,

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

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

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

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

Thank you for considering my concerns.

--



Aviva Maya Schecterson

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

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

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

shalin mehta <shalinmehta85@gmail.com>

Thu 5/9/2024 8:15 AM

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

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

Dear Kirkland City Planning Commissioners,

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

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

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

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

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

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

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

Sincerely,
Shalin Mehta
13103 NE 139th St, Kirkland

From: Jennie J <jennie.jaeger@gmail.com>

Sent: Sunday, May 19, 2024 10:28 PM

To: 2044 Comprehensive Plan <2044comprehensiveplan@kirklandwa.gov>; Planning Commissioners <PlanningCommissioners@kirklandwa.gov>

Cc: Liam Myers <contact.liam789@gmail.com>; Nora Myers <noram.pnw@gmail.com>; Bob Myers <portlandbobarino@gmail.com>

Subject: Support abundant housing in Kirkland, including at Michael's & Goodwill sites

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,

I live in North Juanita in the neighborhood behind Safeway. I served on the Juanita Working Group.

I strongly support plans to add significant amounts of housing at the Michael's and Goodwill sites. Both sites have some of the best transit service available in Kirkland.

I have children who I hope will be able to find housing in Kirkland in 5 or so years when they are done with college and ready to live on their own. My kids are deeply concerned about climate change. They plan to live no-car or low-car lifestyles. Multi-family housing at the Michael's and Goodwill sites would likely be ideal locations for them – close to transit, amenities, services, many jobs, their family, and maybe even their life-long friends, too -- unless their friends are all forced to move away due to lack of housing.

Even if many of the new housing units are luxury units, the increase to the housing supply will still help my kids find apartments as wealthier people move out of their older apartments into the new ones. Like in a game of musical chairs, if you add enough chairs to the game (even if some are fancy ones) then everyone can find a seat.

So, for the sake of my kids and their friends, I ask you to support abundant housing in Kirkland, especially in the walkshed of transit corridors, including at both the Michael's and Goodwill sites.

Thank you,
Jennie Jaeger

Fw: As Finn Hill residents we would like to share our opinions about the very large Juanita/Finn Hill developments that have been proposed

Allison Zike <AZike@kirklandwa.gov>

Tue 5/21/2024 12:41 PM

To: LeAndra Baker-Lewis <llewis@kirklandwa.gov>; Janice Swenson <JSwenson@kirklandwa.gov>

Please see below public comment

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

From: Gandolfo, Richard J <rgandolf@fredhutch.org>

Sent: Tuesday, May 21, 2024 9:48 AM

To: Planning Commissioners <planningcommissioners@kirklandwa.gov>

Subject: As Finn Hill residents we would like to share our opinions about the very large Juanita/Finn Hill developments that have been proposed

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.

As Finn Hill residents we would like to share our opinions about the very large Juanita/Finn Hill developments that have been proposed. Basically, we believe these developments are not needed nor wanted by the vast majority of our neighborhood residents whether they speak up or not. Most folks are already complaining that the traffic issues, particularly in the areas proposed, are already out of hand. Adding this many new units, therefore autos, to the already congested rush hour traffic is a horrible idea. The Goodwill project is a mega development. At that corner - add that to the traffic flow? No less irksome would be the Michaels development. On that corner...seriously?? The traffic on that corner of Juanita Drive already backs up in long lines. And that intersection is already dangerous to pedestrians and bikers. Finally, keeping the very tall buildings off the Lake side of Juanita Drive enhances the feeling of openness that we love in our area. This way everyone can appreciate at least the breeze and knowledge of the lake just over the lower height buildings. We already know about the other very large developments there are going up all over the area in general. And their impact in traffic density has not even begun to impact yet. It's time to preserve some quality of control here and we'd appreciate if our representatives did not acquiesce to every mega developers wishes.

Thanks for your time.

The family of Richard Gandolfo and Maryam Bigverdi

Fw: South Juanita Michaels redevelopment plan feedback

Allison Zike <AZike@kirklandwa.gov>

Tue 5/21/2024 7:04 AM

To: LeAndra Baker-Lewis <llewis@kirklandwa.gov>; Janice Swenson <JSwenson@kirklandwa.gov>

Please see below public comment

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

From: Justin Heistand <justin.d.heistand@gmail.com>

Sent: Monday, May 20, 2024 8:39 PM

To: Planning Commissioners <planningcommissioners@kirklandwa.gov>

Subject: South Juanita Michaels redevelopment plan feedback

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,

No. Please do not do this. A seven story high rise with water views certainly does NOT support the proposed rationale provided of providing housing for all income levels. This will support high priced units only. That is not diversifying our units available. Second, the traffic at 116th/juanita/98th/100th intersection is already awful during commuting times. Adding 700 units directly at this intersection with limited east/west bus options coming off Finn Hill is going to make this a lot worse! That is not even considering that Juanita beach park is a gathering spot for our community drawing many more to this area. A 7 story high rise on the water side of Juanita drive will change the character of the neighborhood in a negative way. This is a community centered around the lake. Using the park, seeing the water from different public vantage points is what draws people to this area and supports the retail shops. I support redevelopment of this site within the density allowed by the existing restrictions, but not a 70 foot building in our beach town.

Justin Heistand
justin.d.heistand@gmail.com

Fw: Concerns for both goodwill and Michael's developments

From: RV E <theebengers@gmail.com>

Sent: Monday, May 20, 2024 8:41 PM

To: Planning Commissioners <planningcommissioners@kirklandwa.gov>

Subject: Concerns for both goodwill and Michael's developments

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.

I am writing with concerns of proposals for large developments at both the goodwill and Michael's locations.

I assume the argument for expanding scope of the project is that more housing is needed. I think the only fair plan is to support building housing at the Goodwill consistent with its current zoning (200+ units). Not increasing this 3x.

My concerns include: traffic (132nd is a primary route on and off Finn Hill), the relative lack of transit in this location (compared to 124th/100th or Juanita/116th/98th), and the visual scale. I also have concerns about process, including that the City has not effectively gotten word out about this to the community. This DEVELOPER is not a person living in the community proposing this. It is someone who wants to maximize units, to maximize profits. I don't believe the health of the community as a whole is being considered in any serious way.

Vanessa Nelson

Sent from my iPhone

Fw: Goodwill and Michael's Site Development Plans

Allison Zike <AZike@kirklandwa.gov>

Tue 5/21/2024 7:03 AM

To: LeAndra Baker-Lewis <llewis@kirklandwa.gov>; Janice Swenson <JSwenson@kirklandwa.gov>

Please see below public comment

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

From: Andrea Thompson <dudleythompson@gmail.com>

Sent: Monday, May 20, 2024 9:02 PM

To: Planning Commissioners <planningcommissioners@kirklandwa.gov>

Subject: Goodwill and Michael's Site Development 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.

First of all I would like to say thank you to the Finn Hill Neighborhood Alliance for sending out an update to the community on these two huge projects. I have seen the signs in both locations, but because I have been driving by, I have not been able to read the information to see what was being considered. So thank you!

I tend to agree with the FNHA, I am very concerned about both of these locations in terms of traffic and access. The Goodwill location is a major artery and is already very congested. I can not imagine adding 600 units to that location and trying to get students to all three schools along this route. I would urge the city to keep with current zoning and not allow for the larger request from the developer.

In addition I would like to know from the city council what data is available on where Kirkland is at in terms of meeting the goals of reducing the housing "crisis". What numbers were mandated by the State and County, what projects have been completed and what projects are in the pipeline? When I look at the development so far it seems staggering. The acreage by Willows Road, the area by Fred Meyer and the areas around Totem Lake have exploded. I also believe that these are not affordable options for many and I wonder how it is actually helping the crisis by building housing that is still too costly. I think the Kirkland residents are due an update on this data to see where the City is at to be able to make informed decisions going forward.

I would also like to add that the corner where Michael's is located is also very difficult to get in and out of and I can not imagine adding housing and additional retail to a place that already is quite difficult to navigate.

Also, these two retailers are two of only a handful of affordable family friendly options in Kirkland. Losing these two businesses will hit families hard. I feel that Kirkland has lost so many family friendly businesses over the last 10 years and nothing has come up in their place after redevelopment was completed. In fact, many of these mixed use store fronts are still empty with no retail tenants. Where is the data showing that we need more businesses when we can not even fill the current sites. Business

policies or financial incentives that would support small businesses would also be something for the city to consider. What is the point of mixed use storefronts that are empty for year after year - so hard to lease out that the building owners charge for street parking to help make up the losses.

I would strongly urge the City Council to please proceed with a conservative approach in both of these locations. I know we need to support growth but sensible development needs to somehow come back into focus. At one time, buildings were not allowed to be higher than 5 stories, but the Urban Development in downtown changed that precedent and It appears that the flood gates are opening on this zoning revision unless the City Council can take a stand and say no to these powerful developers and help to maintain some sort of plan that will manage growth in a more moderate way.

Andrea Thompson

Zoning changes for new developments at Goodwill and Michaels

Mark Mason <mm98034@gmail.com>

Mon 5/20/2024 10:52 AM

To: LeAndra Baker-Lewis <llewis@kirklandwa.gov>; City Council <citycouncil@kirklandwa.gov>

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Hello,

I am a resident in the Finn Hill neighborhood of Kirkland. I would like to voice my opinion regarding the two developments under consideration at Michaels and Goodwill. I am not in favor of changing the zoning for either location. I believe the current zoning is a much more accurate representation of the preference of the residents who reside in these areas. These locations are not downtown Kirkland. The impact to traffic congestion will be very high. Current mass transit is not a viable option for most people.

The visual aesthetics will be imposing, with minimal open space. I do not understand why the City would forego open space requirements. Open space is an integral value to the residents of Kirkland. The lack of parking will create a burden to existing businesses, when the new residents look for a place to park their cars.

What is the plan to accommodate all the new students? Portables??

Please keep the zoning as is...Thank You

--

Mark Mason

425-269-0438

Fw: PlanningCommissioners@kirklandwa.gov

Allison Zike <AZike@kirklandwa.gov>

Tue 5/21/2024 12:57 PM

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

Please see below public comment

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

From: Doug Rough <dougrough@aol.com>

Sent: Sunday, May 19, 2024 6:47 PM

To: Planning Commissioners <planningcommissioners@kirklandwa.gov>

Subject: PlanningCommissioners@kirklandwa.gov

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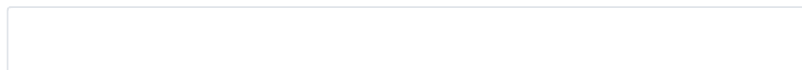
Planning Commissioners,

I wanted to give some background on the Juanita Public Pathway. The Juanita Neighborhoods Association (JNA) proposed this over ten years ago back when I was simply a member. Somehow it got lost in the city's planning, such that as of last year, no one I talked to had heard of it. Now that I am chair of the JNA, I have tried to make sure this does not happen again. I have talked to literally hundreds of people about it, mostly on my daily walks through my neighborhoods and through Edith Moulton park. I have gotten two segments from King 5 TV on it (see one below). Of the hundreds of people I have spoken to about it, I have found only one--one single person only--who was not in favor of it (too costly). Everyone else was in favor, and most were strongly in favor of it.

Everyone I contacted at Juanita High School is in favor of it. The track coach in particular is strongly in favor. I have talked to or emailed Bothell as well as Woodinville City Council members. All I contacted were in favor, several strongly in favor. Manka Dingra, State Senator from this area is in favor of it. Roger Goodman, State Representative for this area, is strongly in favor of it and offered to help in any way he can.

For the May 23 planning commission meeting, it is important to note that the JPP has lots of support!

[Proposed trail in Kirkland would extend Burke-Gilman by connecting Bellevue to Bothell | king5.com](https://www.king5.com/story/news/local/2024/05/19/proposed-trail-in-kirkland-would-extend-burke-gilman-by-connecting-bellevue-to-bothell/1187111700)



Proposed trail in Kirkland would extend Burke-Gilman by connecting Belle...

The Juanita Public Pathway would be a safer way for pedestrians to get around, advocates say.

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

Fw: Goodwill Project

Allison Zike <AZike@kirklandwa.gov>

Tue 5/21/2024 12:57 PM

To: LeAndra Baker-Lewis <llewis@kirklandwa.gov>; Janice Swenson <JSwenson@kirklandwa.gov>

public comment below

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

From: Jamal M. <jamalq@hotmail.com>

Sent: Sunday, May 19, 2024 8:17 PM

To: Planning Commissioners <planningcommissioners@kirklandwa.gov>

Subject: Goodwill Project

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

Dear Commissioners,

While I respect the rights of property owners to develop to maximize benefit and returns, I don't believe this location can support a development of this magnitude without infringing on the quality of life for those currently living on Finn Hill (traffic congestion). In addition, the proposed scale of the project is much too commercialized, and oversized development within this community.

I do not support any exemptions that may allow for any scale increase of any proposed development of the current Goodwill site on NE 132st and 100th ave NE.

I'm a local resident living less than one mile from this site.

I trust the commission will do the right thing and not grant any property use exemptions in this matter.

Regards,

Jamal Mubarak

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Fw: Development proposal at 132nd and 100th

Allison Zike <AZike@kirklandwa.gov>

Tue 5/21/2024 12:48 PM

To: LeAndra Baker-Lewis <llewis@kirklandwa.gov>; Janice Swenson <JSwenson@kirklandwa.gov>

Please see below public comment

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

From: Keithdbuffalofan <keithdbuffalofan@comcast.net>

Sent: Tuesday, May 21, 2024 12:44 PM

To: Planning Commissioners <planningcommissioners@kirklandwa.gov>

Subject: Development proposal at 132nd and 100th

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 Commission

This 600 unit proposal is way too dense in the number of units, the scale and massing of the proposal, and how much of the site it occupies, and out of keeping with the character of the surrounding community.

This area of Kirkland generally has two and three story townhomes and apartments with single-family residential out beyond that. A proposal that would restrict building height to three stories or at the most four stories with main floor retail in a mixed use scenario would be much more in keeping with this portion of Kirkland

As proposed, this massive development would have tremendous impact on traffic in the immediate area given the difficulty of access to the property, which is directly across the street from Juanita elementary school and next to a new fire station this is also a crowded intersection many times during the weekday hours. Out in the amount of cars generated by the development to the already overcrowded street system would only exacerbate current traffic issues. Also, 600 units would necessitate additional investments in infrastructure, including utilities. Kirkland is already behind on adding Parkland per resident as stipulated in most national standards. This would require additional Parkland to meet standards. There are already or not being met.

Density and size of the proposal is more keeping with the Totem Lake area or the area immediately around the 85th St. interchange. Don't start changing the character of our community and areas where it doesn't belong.

Reduce the density and scale of this project to something more and keeping with the community. We do support mixed development at this location, but it needs to be the size and scale that's more appropriate.

Keith B Dunbar
Finn Hill

Sent from my iPhone

Fw: File No. CAM23-00554 Development at Michaels 98th St Juanita

Allison Zike <AZike@kirklandwa.gov>

Fri 5/24/2024 6:59 AM

To: LeAndra Baker-Lewis <llewis@kirklandwa.gov>; Janice Swenson <JSwenson@kirklandwa.gov>

FYI

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

From: Peter Horne <ptr.hrn@gmail.com>

Sent: Thursday, May 23, 2024 3:26 PM

To: Planning Commissioners <planningcommissioners@kirklandwa.gov>

Subject: File No. CAM23-00554 Development at Michaels 98th St Juanita

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 Sir

As residents living near to this proposed development we wish to strongly object to this application.

We consider the site is far too small for 300 housing units plus retail shopping, and that the proposal is inappropriate, and completely out of scale with its surroundings.

The site is next to an environmentally sensitive wet site with birds, including Bald Eagles nesting there. There are also beavers and otters.

The site cannot cope with the traffic generated by 300 extra cars as there is poor access to both Juanita drive and 98th Avenue. There is already a major traffic jam at the adjacent traffic lights during rush hours.

We would be happy to see the site redeveloped with 30 units as allowed by the current maximum building height.

Kind regards

Peter & Cheryl Horne
9715 NE Juanita Drive #409, Kirkland, WA 98034
Home (+1) 425 658 7369
Cell (+1) 206 376 4545

Fw: New high density apartments

Allison Zike <AZike@kirklandwa.gov>

Fri 5/24/2024 6:52 AM

To: LeAndra Baker-Lewis <llewis@kirklandwa.gov>; Janice Swenson <JSwenson@kirklandwa.gov>

LeAndra-

A few more comments came in during the hearing last night.

Thank you,

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

From: Steven Lepofsky <slepofsky@live.com>

Sent: Thursday, May 23, 2024 6:10 PM

To: Planning Commissioners <planningcommissioners@kirklandwa.gov>

Subject: New high density apartments

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 wanted to comment on the new plans for apartments at the site of the Michaels and Goodwill. As a resident of Finn Hill, I am concerned that the city has not done enough infrastructure improvements to warrant adding so many new housing units.

The traffic getting off of the hill is already terrible, often taking 15-20 minutes just to get down to 100th. Adding so many new units without upgrading area capacity will make the problems worse.

Overall, I am concerned about:

- General traffic (e.g. trying to get to work or take my daughter to Juanita High in the morning)
- Emergency response times - getting ambulances and fire through to the hill will be even more problematic, but it's not uncommon to need to go to the ER without an ambulance. These changes could add significant time.
- Emergency service availability - wait times at Evergreen can already be in the hours. It does not have the capacity to greatly increase our population.

- School sizes - schools, particularly middle and high, do not currently have the capacity to accommodate large influxes of new students.

I am not in favor of increasing population density without first improving infrastructure. Far too often we see increases to population without ever (or taking decades to) improve all of the above.

Before we give the city license to greatly grow density, we need to see improvements such as:

- New roads to access Finn Hill and potentially have direct cross-overs of 100th to have easier access to highways and arterials to neighboring cities. This may require buying existing residences for construction. It is not unreasonable to demand these fees come from developers of new apartment complexes who are going to add to significant congestion.
- A 3rd party study of the impacts to emergency response times on Finn Hill.
- New emergency care capacity. While I understand that Evergreen is a private institution, the city should cover the cost of expanding ER access **before** allowing significantly more people to move in - not after someone has already died waiting for care.
- New school capacity in expectation of the influx of students. We do not want to go for years of having students with too-large class sizes or being otherwise under-served before the district is able to catch up.

I will not support any members who vote in favor of these new plans without the above list in future elections, regardless of their policies on other topics. I do not reach out for political commentary very often, so I hope you will understand the impact of this.

Thank you for reading,
-Steven Lepofsky

File No. CAM23-00554 Development at Michaels 98th St Juanita

Peter Horne <ptr.hrn@gmail.com>

Thu 5/23/2024 3:22 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.

Dear Sir

As residents living near to this proposed development we wish to strongly object to this application.

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We would be happy to see the site redeveloped with 30 units as allowed by the current maximum building height.

Kind regards

Peter & Cheryl Horne

9715 NE Juanita Drive #409, Kirkland, WA 98034

Home (+1) 425 658 7369

Cell (+1) 206 376 4545

Fw: On the Juanita Land Use Proposals, for KCP44 Public Hearing #2

Allison Zike <AZike@kirklandwa.gov>

Thu 5/23/2024 3:06 PM

To: Janice Swenson <JSwenson@kirklandwa.gov>; LeAndra Baker-Lewis <llewis@kirklandwa.gov>

FYI

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

From: James Sugarbroad <maryxus@gmail.com>

Sent: Thursday, May 23, 2024 2:43 PM

To: Planning Commissioners <PlanningCommissioners@kirklandwa.gov>

Subject: On the Juanita Land Use Proposals, for KCP44 Public Hearing #2

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 James Sugarbroad. I've been a resident and community member of and, until our recent non-profit conversion, co-owner of the Verne & Wells Club in Kirkland since 2014. More specifically, I've been in the Totem Lake and Juanita neighborhoods since 2016.

Lately, I've been working with the Juanita Community Plan Update Working Group, and so I've been considering the ramifications of both the Goodwill and Michael's site proposals since November 2023. In all of that time, I have not come up with a single reason why these proposals wouldn't improve the Juanita community.

The fact is that Kirkland as a whole needs a lot more housing, and that housing will have to be more dense to meet the current and *growing* housing needs of Kirkland and the surrounding region. Currently, approximately 80% of housing in Juanita is low-density housing, and the pockets of mid-density housing that exist are garden apartments and townhome complexes with labyrinthine parking lots that can take several minutes just to leave. All of this car dependent, mid-density housing is focused along the middle of 98th/100th Ave NE corridor, which is already one of the few transit corridors that our low-density development has warranted from King County Metro.

These developments will help change that, and as an example, let's look at the Michael's site. At the junction of three bus routes, a densely populated building without parking will be a notable increase to bus usage statistics for the city. Additionally, because of agglomeration economics and walkable accessibility, the additional 300+ residents of the development will certainly be a boon to all of the businesses at Juanita Village and across 98th Ave NE. Those businesses are currently dependent on car traffic customers to make ends meet, but they also exist at one of the busiest crossroads in the city of Kirkland.

I have heard arguments against the increased height, but I honestly believe those are specious, at best, and discriminatory, at worst. Sufficiently dense development will require more height from many-to-most of our buildings, as a general rule, and the Juanita Village development is already five-to-six stories tall. Aesthetic preferences about building height and views are not strictly invalid, but in my mind, they pale in comparison to our needs. No one needs a view as much as anyone needs a home.

I have also heard arguments in favor of using the space to more safely connect the two nearby parks together. That is a lovely idea, but this development is:

- A. Not incompatible with such a linkage, insofar as it is possible because
- B. The biggest barrier to any linkage between the two parks is actually the condominiums next to Juanita Bay Park, who have historically refused to allow a walkway to be built along the shore behind them.

Since it seems unlikely that this will change easily, I believe the additional housing will be more useful. And because the new development will likely also include sidewalk installation, it will functionally fulfill the role of more safely connecting the parks just by existing. Plus, because of its proximity to transit and the already-planned commercial space, it could easily be built to house a lobby for transit users (for inclement weather, etc). That would be a broader boon to the community as a whole than even a more direct, scenic path between the parks.

Likewise for the Goodwill development. By building it densely, mixed-use, and without parking along a transit junction, it can be the first in what ought to be a series of densification redevelopments for the de facto commercial district that currently exists there. It could be tied together with a community gathering/small local bazaar space on that extremely awkward triangle plot at the corner of 100th Ave NE & Juanita Woodinville Way NE. And being next to a hill, the Goodwill or any future dense development in that area will have minimal effect on nearby views.

The final argument I've heard against these developments is that they will increase traffic. But...how? Where will the cars come from? On the Working Group's walking tour of these sites, the folk who criticized these developments suggested that the new residents would bring in the cars. But if there is no additional parking built into the buildings, how will this be the case? Maybe outside people might wish to visit the new businesses, but where would they park? Do those who imagine this extra traffic believe that more cars will spontaneously spawn on the roads when the population level of the area reaches a certain number?

They don't. People don't travel in cars to places where it is inconvenient to travel by car, *because* it is inconvenient, unless they have no other choice. Which is, to be fair, the choice that US city development has left us with. But in reality we'd be encouraging citizens of Juanita and Finn Hill to walk more, because there would finally be enough nearby to walk to. And rather than generating spontaneous new traffic, the sudden influx of several hundred pedestrians and cyclists should, if anything, spur the development of more businesses and services to accommodate them.

A virtuous cycle. As opposed to the vicious cycle of increased roads and parking, creating more distance between all of us, and generating the further need to drive to get anywhere.

Public Hearing Comment of Draft Juanita Neighborhood Comp Plan Updates

Margaret Bouniol <mbouniol@hotmail.com>

Thu 5/23/2024 3:03 PM

To: Planning Commissioners <PlanningCommissioners@kirklandwa.gov>

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

Kirkland Planning Commissioners:

As a Juanita Neighborhood Association Board member and former COK planner, I'd like to offer the following comments on the Draft Juanita Neighborhood Plan as part of tonight's public hearing:

Michael's/Kathkali Properties:

The Michael's property owner has proposed a change to the Comp Plan land use designation to allow a mixed-use building with a 75-foot height limit. Development of both sites is heavily constrained by the required buffer from the adjacent Juanita Bay wetlands, the limitations of the Shoreline Master Plan, a likely high-water table that makes underground parking unfeasible, and traffic impacts from access points very close to the intersection of Juanita Dr/98th Ave NE.

My primary concerns about the proposal are the increased height and potential building bulk that will loom over the nearby intersection of Juanita Dr/98th Ave NE and the negative environmental effects on the nearby lake and wetlands. Both properties currently have improvements that intrude into the wetland and/or its buffer. More intensive development than what is already allowed under the current JBD2 zoning will likely have more negative environmental impacts than the current uses.

This intersection is also a main entrance point to the Juanita Neighborhood and an opportunity for developments that will make a positive statement about Juanita and the nearby lake and public park. Although increasing the much-needed housing supply in Kirkland is important, the units built at this location will mostly likely be upper-income units due to its proximity to Lake WA. Even though the current code requires that 10% of those units be affordable housing, I find there is little public benefit to justify the increased building height just to allow more very expensive units to be built. Additionally, none of the other zones/properties waterward of Lake WA Blvd or Juanita Dr allow 75-foot-tall structures. Permitting a 75-foot height limit so close to Lake WA will set a future precedent for other property owners to request Comp Plan amendments allowing additional height along the Kirkland waterfront. Public access to and visibility of Lake WA is a much greater public benefit than a few additional expensive units added to the Kirkland housing supply. I am not opposed to an increase in housing density at this location as most traffic impacts will be addressed during the SEPA process for specific redevelopment proposals.

Juanita Public Pathway:

I am in total support of the JPP but would like to expand its scope by extending the pathway south of NE 116th with a terminus on Forbes Creek Dr and the stairs to Crestwoods Park. This extension could also link the JPP with the Cross Kirkland Corridor which is adjacent to portions of Forbes Creek Dr.

~Margaret Bouniol, AICP

Fw: Comments on proposed density increase at Goodwill and Michael's sites

Allison Zike <AZike@kirklandwa.gov>

Thu 5/23/2024 1:53 PM

To: LeAndra Baker-Lewis <llewis@kirklandwa.gov>; Janice Swenson <JSwenson@kirklandwa.gov>

FYI

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

From: Carl Wilson <cjwils@msn.com>

Sent: Thursday, May 23, 2024 1:11 PM

To: Planning Commissioners <planningcommissioners@kirklandwa.gov>

Subject: Comments on proposed density increase at Goodwill and Michael's sites

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 Planning Commission Members:

My name is Carl Wilson. I have lived on Finn Hill in Kirkland for roughly 25 years at 13529 93rd Ave NE. I am retired from the City of Bellevue as a transportation engineer, and I served on the City of Kirkland Transportation Commission a few years ago.

I recognize that Kirkland needs more housing, but proposals to allow buildings up to 70 or 75 feet high at the Goodwill and Michael's sites would simply too much for those locations.

Some "density examples" are provided near the end of the document entitled "Juanita and Kingsgate Neighborhood Plan Update Policy Briefing Planning Commission Study Session April 11, 2024." One of the examples shows a six-story development in Seattle's First Hill. This not an example of why the proposed developments would be good in two proposed locations in Kirkland; no, it is really an example of why such developments would be grossly inappropriate for the proposed locations, as described below:

1. The First Hill example is surrounded by buildings as tall or taller than it is; thus, it is compatible with its neighborhood and does not stand out as a visual eyesore. The proposed developments would definitely stand out as eyesores at the Goodwill and Michael's sites.
2. The First Hill example is in an area where a high level of transit availability, combined with high walkability and an abundant mix of nearby businesses and services makes it feasible to live without a car. Very few people would be willing to live without a car at the Goodwill or Michael's sites. We simply don't have enough transit and other services to sustain car-free living at the proposed sites. Thus, the local street system would be overloaded with traffic if these proposals are built.

Metro does not have the money to greatly increase transit availability in the proposed locations, and will not have the money in the foreseeable future, probably never in my lifetime.

Please do not increase the density of the proposed locations.

Thank you for your consideration.

Fw: Micheal's property development Junatia village area

Allison Zike <AZike@kirklandwa.gov>

Thu 5/23/2024 8:15 AM

To: LeAndra Baker-Lewis <llewis@kirklandwa.gov>; Janice Swenson <JSwenson@kirklandwa.gov>

FYI

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

From: David Penrod <president@bayviewonthelake.org>

Sent: Thursday, May 23, 2024 7:57 AM

To: Planning Commissioners <planningcommissioners@kirklandwa.gov>

Subject: Micheal's property development Junatia village 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.

I want to express my concerns and out right rejection to this development project of 300 units on the property. There is not enough space or distance away from the busy intersection for all the traffic that will be coming and going from the apartment complex.

Maybe a 4 story building limited to 45FT height with 100 units would be a better use of this area.

The best use of this area for the community would be to develop it into a park / open space.

The intersection is already very busy. Adding more congestion is not going to help make this area more livable. It will have Just the opposite affect.

Best regards

Dave Penrod

President@bayviewonthelake.org

Fw: Juanita Neighborhood Plan Update - Goodwill site and comments

Allison Zike <AZike@kirklandwa.gov>

Thu 5/23/2024 8:14 AM

To: LeAndra Baker-Lewis <llewis@kirklandwa.gov>; Janice Swenson <JSwenson@kirklandwa.gov>

 1 attachments (79 KB)

05122024 comment on Goodwill site.pdf;

FYI

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

From: Katherine Casseday <katherine@cassedaytraffic.com>
Sent: Wednesday, May 22, 2024 9:05 AM
To: Planning Commissioners <planningcommissioners@kirklandwa.gov>
Cc: board@finnhill.org <board@finnhill.org>
Subject: Juanita Neighborhood Plan Update - Goodwill site and comments

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, Kirkland Planning Commissioners

I appreciate your work to support the City and City Planners through the Neighborhood Plan Updates and process.

As a resident of the Finn Hill neighborhood, I realize that I rely on the same services, the same street network, the same schools and community as residents of the Juanita Neighborhood - and all the neighborhoods of the City. Please encourage the City staff to remember to communicate directly with adjacent neighborhoods about plan updates. It's important to us all.

Attached is my comment letter regarding the proposed changes to zoning and building height limits for the Goodwill site in the North Juanita Neighborhood Center. In brief, I encourage you to reject the proposed increase in height limitation for the site. I support the redevelopment of the site into a vibrant commercial and residential area of the neighborhood center - at the current zoning and height limit. At the current zoning/development levels allowed, it would be a great addition to the community and neighborhood center.

Let me know if you have any questions about the letter.

Be well and happy.

Katherine Casseday

--

Katherine Casseday

(206) 450-8758

katherine@cassedaytraffic.com

--

This email has been checked for viruses by Avast antivirus software.

www.avast.com

Fw: Proposed Goodwill and Michaels projects - PRO

Allison Zike <AZike@kirklandwa.gov>

Thu 5/23/2024 8:14 AM

To: LeAndra Baker-Lewis <llewis@kirklandwa.gov>; Janice Swenson <JSwenson@kirklandwa.gov>

FYI

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

From: Ingrid Degginger <ingrid.degginger@gmail.com>

Sent: Wednesday, May 22, 2024 9:42 AM

To: Planning Commissioners <planningcommissioners@kirklandwa.gov>

Subject: Proposed Goodwill and Michaels projects - PRO

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

To the Planning Commission,

I am a homeowner in the Finn Hill neighborhood and recently learned about the proposed developments at the Goodwill and Michaels sites. In disagreement with the sentiments of the FNHA board, I believe the development should go forward as proposed. I believe the Finn Hill community would be better served by advocating for increased bus and transit service in the Finn Hill neighborhood. Additionally, I believe the community would be better served by working to attract and retain businesses to the area. For example, the former LA fitness site in the Inglemoor Village and multiple storefronts in the shopping complex at the Texaco station have been vacant for years. I am so excited about the opening of the urgent care on Juanita Drive. If our community is better served by transit and able to access businesses and services without leaving Finn Hill, I believe our quality of life would improve while allowing us to support the proposed developments. We cannot be NIMBY complainers while our region faces a housing crisis of monumental scope. I look forward to welcoming future neighbors to our wonderful Finn Hill community.

Sincerely,

--

Ingrid Degginger

ingrid.degginger@gmail.com

8215 NE 124th St

Fw: Proposed Goodwill development

Allison Zike <AZike@kirklandwa.gov>

Thu 5/23/2024 8:14 AM

To: LeAndra Baker-Lewis <llewis@kirklandwa.gov>; Janice Swenson <JSwenson@kirklandwa.gov>

FYI

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

From: Brett Lemoine <brett.h.lemoine@gmail.com>

Sent: Wednesday, May 22, 2024 9:47 AM

To: Planning Commissioners <planningcommissioners@kirklandwa.gov>

Subject: Proposed Goodwill development

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.

Good morning!

I'd like to voice my enthusiastic approval for redeveloping the Juanita Goodwill location - but with an important caveat.

The zoning is currently for 250 residential units. Given the size of the corridor and the adjacent school, this seems appropriate and (more importantly) safe. It won't significantly impact the use of 132nd for the residents of Finn Hill getting into and out of the neighborhood).

The proposal (as rendered below) is too big. It would be too large for 132nd and 100th, cause entirely too much traffic and safety issues for bikes and pedestrians and significantly alter the neighborhood.

I do think this site needs redevelopment. And the area needs more housing. But increasing the zoning by more than double seems foolhardy.



Fw: Goodwill/Michaels

Allison Zike <AZike@kirklandwa.gov>

Thu 5/23/2024 8:13 AM

To: LeAndra Baker-Lewis <llewis@kirklandwa.gov>; Janice Swenson <JSwenson@kirklandwa.gov>

FYI

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

From: Shannon Lemoine <lemoines@comcast.net>

Sent: Wednesday, May 22, 2024 10:41 AM

To: Planning Commissioners <planningcommissioners@kirklandwa.gov>

Subject: Goodwill/Michaels

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,

I would like to express my concerns about the proposed development at the current Goodwill location on NE 132nd Street. I do not believe the area infrastructure could support the zoning increase to allow for 600 units. The increase in traffic on a major arterial and the increased pressure on schools, parks, police, fire, and other local services would be devastating for the entire area. In addition, the area is not well served by mass transit currently, leaving the new development's residents dependent on cars. I am aware that Kirkland needs more housing and would support building housing at the Goodwill location consistent with its current zoning of 200 units.

I have similar concerns about the proposed development at the current Michaels site. In particular, the increase in traffic at an already congested intersection.

In short, I urge the commission to leave zoning as it currently is.

Sincerely,

Shannon Lemoine

Kirkland Resident

Fw: Goodwill Site Proposal

Allison Zike <AZike@kirklandwa.gov>

Thu 5/23/2024 8:12 AM

To: LeAndra Baker-Lewis <llewis@kirklandwa.gov>; Janice Swenson <JSwenson@kirklandwa.gov>

FYI

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

From: Jackie Pendergrass <jpende47@gmail.com>

Sent: Wednesday, May 22, 2024 10:49 AM

To: Planning Commissioners <PlanningCommissioners@kirklandwa.gov>

Subject: Goodwill Site Proposal

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 live in the neighborhood behind Goodwill since 1976. The proposal for that space is way too big for the location. 600 units! Right now there are issues with the traffic at that corner. Public transit exists but looking at the buses, they are usually totally empty. One does not see many people at bus stops throughout the day. The city thinking people living here will ride transit or bikes are not looking at reality. Especially when Metro cuts services in Kirkland.

While there has been a citywide survey of where/what development should occur. Personally, I don't think I'm qualified or knowledgeable to know what would be best for Rose Hill, Houghton etc. I do know what I know a lot about Juanita and Finn Hill. I think there should be a discussion with the neighborhoods most impacted when talking about such large scale developments. I also think discussion should occur with the schools in the area which could be impacted.

I also know the thinking is we need more housing. We need more affordable housing. My question is the following: the current "young" generation are having less and less children. If we build these megastructures, will we find them empty in the not too distant future.

I also think their drawing of what would go in that space is ugly and not fitting in with the area. They need to scale down the height and number of units or just go to retail there.

--

--

--

Jackie Pendergrass
jpende47@gmail.com

"Be with people who make you laugh"

Lucy K. California

Fw: Zoning changes at Michaels and Goodwill sites

Allison Zike <AZike@kirklandwa.gov>

Thu 5/23/2024 8:11 AM

To: LeAndra Baker-Lewis <llewis@kirklandwa.gov>; Janice Swenson <JSwenson@kirklandwa.gov>

FYI

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

From: Jaime F. Olavarria <jaime@uw.edu>

Sent: Wednesday, May 22, 2024 11:33 AM

To: Planning Commissioners <planningcommissioners@kirklandwa.gov>

Subject: Zoning changes at Michaels and Goodwill sites

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.

Many neighborhoods in Kirkland are growing at a rapid pace: Homes in new developments are sprouting in many places. This reflects the increase in population and the corresponding need for housing in Kirkland. But, as it is, there is serious congestion at peak hours in the streets leading from downtown to Finn Hill. In this context, the proposed developments at both the Michaels and the Goodwill sites are completely out of proportion. Adding nearly 800 units at both the Michaels and Goodwill sites will simply swamp traffic in the few routes that exist to get to and from Finn Hill. Please do not approve these changes in zoning. Growth is inevitable, but, to maintain the character of our neighborhood, it should proceed wisely.

Sincerely,
Jaime Olavarria

Fw: High Rises at Michael's and Goodwill

Allison Zike <AZike@kirklandwa.gov>

Thu 5/23/2024 8:09 AM

To: LeAndra Baker-Lewis <llewis@kirklandwa.gov>; Janice Swenson <JSwenson@kirklandwa.gov>

FYI

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

From: amoe5@comcast.net <amoe5@comcast.net>

Sent: Wednesday, May 22, 2024 12:48 PM

To: Planning Commissioners <planningcommissioners@kirklandwa.gov>

Subject: High Rises at Michael's and Goodwill

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.

I am so disgusted with how a wonderful city like Kirkland has been changed into a high rise and traffic nightmare. We have lost all of our personality and specialness. I live off NE 116th and can hardly find a time that I don't wait 3 to 5 minutes just to turn off my street on to NE 116th. It is the only way out of my dead-end street so I have no other choice. The traffic streams endlessly from Juanita Drive and 100th toward the freeway. Maybe when the city planners expanded the on and off ramps at 405 thought people would be nice and let us in. NOT SO!! I wait and wait and wait and am sure I'm not the only one who feels this way. We already have a new high rise going in across from Juanita Beach which will complicate the traffic even further so adding another one at the beach plus at NE 132nd will be a nightmare. And don't get me started at traffic and accessibility at Totem Lake and the 500 unit high rise behind Dunn Lumber. We are being choked to death. Do not add more high rise buildings!

Fw: Major development proposed for Goodwill Store

Allison Zike <AZike@kirklandwa.gov>

Thu 5/23/2024 8:08 AM

To: Janice Swenson <JSwenson@kirklandwa.gov>; LeAndra Baker-Lewis <llewis@kirklandwa.gov>

FYI

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

From: Amy Kolve <amy.kolve@gmail.com>

Sent: Wednesday, May 22, 2024 1:00 PM

To: Planning Commissioners <PlanningCommissioners@kirklandwa.gov>

Subject: Fwd: Major development proposed for Goodwill Store

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.

Amy

(425) 283-7019

----- Forwarded message -----

From: **Amy Kolve** <amy.kolve@gmail.com>

Date: Tue, May 21, 2024 at 11:29 AM

Subject: Major development proposed for Goodwill Store

To: <planningcommission@kirklandwa.gov>

The current zoning code makes sense. Paris is a lovely city with buildings no more than 3-4 stories tall. Keep Kirkland in scale with a livable, walkable city where sunshine falls on everyone. Don't change the zoning code to allow for buildings 6-7 stories tall.

I'm living next door to an approved City of Kirkland housing development that is aggressive in its height and density, it is massively overpriced and not a care for the small affordable home that once Kirkland had in plenty. Very few of these giant homes have sold, a lesson to learn. Make housing feel human, to scale. Apartment buildings three stories tall, where if the power goes out you can still walk to the top floor or get out to the ground in case of an emergency.

Think human, keep it to scale.

Thank you,

-Amy Kolve, 60 year Kirkland resident

FW: Support Michaels and Goodwill redevelopment and eliminate design reviews

2044 Comprehensive Plan <2044comprehensiveplan@kirklandwa.gov>

Thu 5/23/2024 8:05 AM

To: Allison Zike <AZike@kirklandwa.gov>; LeAndra Baker-Lewis <llewis@kirklandwa.gov>

FYI

Janice Swenson, Senior Planner|City of Kirkland Planning and Building Department

jswenson@kirklandwa.gov, 425-587-3257

City of Kirkland website: www.kirklandwa.gov

Want to learn more about the Comprehensive Plan update and how to get involved? Visit Kirklandwa.gov/K2044 or ask me for more info!



From: Robert Myers <portlandbobarino@gmail.com>

Sent: Wednesday, May 22, 2024 10:48 PM

To: 2044 Comprehensive Plan <2044comprehensiveplan@kirklandwa.gov>; Planning Commissioners <PlanningCommissioners@kirklandwa.gov>

Subject: Support Michaels and Goodwill redevelopment and eliminate design reviews

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,

I live in Juanita and have two teens who will be looking for housing in Kirkland in coming years.

Support plans to redevelop the Michael's and Goodwill sites.

Both sites are within easy walking distance of many amenities and services, and both have some of the best transit service available in Kirkland. Both are within a short bus commute from many thousands of jobs, especially in healthcare. (EvergreenHealth alone employs 5000 staff members in Kirkland.)

Someday my kids may live in these new developments, or my wife and I may retire in one of them.

Eliminate or significantly limit the design review process.

Form should not be valued over function for new residents.

As an engineer, I've worked in a place where a handful of designers were given disproportionate power to make arbitrary aesthetic demands that were not based on customer input or needs. These demands added cost, delayed schedules, and degraded the function of the product. While possibly improving some features, their demands made other features worse that customers cared about more.

We should not continue to make this same mistake for residents of multi-family housing in Kirkland.

Multi-family housing residents deserve equity.

It is inequitable that Design Review, which adds cost and project delays, applies to multi-family homes but not to single-family homes.

Design Review Board members are typically not living in multi-family homes. Instead they are typically neighbors who pass by but don't have recent experience or reason to care about the experience of living in the space or about cost or schedule trade-offs. They may even want to use their power to delay or block projects. Whether intentionally or not, these neighbors often insist on design modifications that are arbitrary and that may make the space less livable and less energy efficient for future residents. Where can a renter fit their furniture in the smaller, oddly-shaped rooms that result from setbacks and modulation? Additional heat escapes through every extra corner added. Design Review Board demands often increase costs and cause schedule delays.

Who should be on Design Review Boards?

The review should focus on the needs of the future residents who will care about the inside, as well as the outside, and the cost trade-offs. Therefore, the members of the Design Review Board should be current, very recent, or very soon-to-be renters of multi-family housing, especially if they plan to live in the area.

Or, if the concern is that architects from other parts of the country will make designs that aren't appropriate for our area, the process could be a brief review with feedback from a panel of three retired NW architects.

Or, the review could be conducted by a trained City staff member based on objective rules.

How do we avoid schedule slips? Waive the review.

If the review is not completed within a designated short window of time, then the review process should be waived automatically.

Better yet, waive all Design Reviews. So far I'm not seeing housing going in fast enough to stop the wave of homelessness.

Sincerely,

Bob Myers

Juanita resident

FW: Support housing on the Michael and Goodwill sites

2044 Comprehensive Plan <2044comprehensiveplan@kirklandwa.gov>

Thu 5/23/2024 8:04 AM

To: Allison Zike <AZike@kirklandwa.gov>; LeAndra Baker-Lewis <llewis@kirklandwa.gov>

FYI

Janice Swenson, Senior Planner|City of Kirkland Planning and Building Department

jswenson@kirklandwa.gov, 425-587-3257

City of Kirkland website: www.kirklandwa.gov

Want to learn more about the Comprehensive Plan update and how to get involved? Visit Kirklandwa.gov/K2044 or ask me for more info!



From: Nora Myers <noram.pnw@gmail.com>

Sent: Wednesday, May 22, 2024 10:55 PM

To: 2044 Comprehensive Plan <2044comprehensiveplan@kirklandwa.gov>; Planning Commissioners <PlanningCommissioners@kirklandwa.gov>

Subject: Support housing on the Michael and Goodwill sites

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

Hello,

I am a junior in highschool and a member of the Kirkland community. I would like to continue to live in this area near my family and friends. This is currently not possible for me. There is a deficit of housing that we need to fill.

Please build more housing on the Michael's and Goodwill lots.

Please also build plentiful housing in all parts of Kirkland, especially near transit, including these lots.

Thank you,

Nora Myers

Juanita resident

Fw: Proposed Juanita Projects

Allison Zike <AZike@kirklandwa.gov>

Thu 5/23/2024 7:59 AM

To: LeAndra Baker-Lewis <llewis@kirklandwa.gov>; Janice Swenson <JSwenson@kirklandwa.gov>

FYI

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

From: Barry@cosmegroup.com <barry@cosmegroup.com>

Sent: Wednesday, May 22, 2024 4:15 PM

To: Planning Commissioners <planningcommissioners@kirklandwa.gov>

Cc: bkc@cosmegroup.com <bkc@cosmegroup.com>

Subject: RE: Proposed Juanita Projects

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 Whom it May Concern -

I would like to express my opinion that I am in complete agreement with my wife's comments below about both proposed projects.

Thanks,
Barry Cosme
Barry@Cosmegroup.com

-----Original Message-----

From: bkc@cosmegroup.com <bkc@cosmegroup.com>

Sent: Wednesday, May 22, 2024 3:46 PM

To: planningcommissioners@kirklandwa.gov

Subject: Proposed Juanita Projects

I tried to send this through the city Comprehensive Plan - Public Comment Form, but the Captcha form would never show up so I couldn't

submit it. Therefore, I am sending my comments below:

To whom it may concern,

My concerns are related to the two projects in the Juanita area. First, I feel the existing regulations should stay in place. They are a much better fit for the two areas in question. With the traffic issues and congestion that are already felt in the Juanita area by Michaels, adding 7 floors of retail/housing will only add much more to the congestion in the intersection along with access issues for any retail clients and the building's occupants. While I agree our city needs more affordable housing and some more dense housing in some areas, Kirkland is also cherished for its charm and environment. To put in high rise housing definitely takes away any charm especially to our waterside properties. The affordable housing needs to be added in a tasteful and unassuming way - not a huge overbearing building.

This brings me to my second concern in the Juanita area - The project for the Goodwill property. Again I believe the city should also stay with its original density and building policies for this area. Again the housing will be beneficial, but should be done in a much more modest project than the developer would like to see happen. This is directly across from an elementary school, which will be a benefit for young families, but will also be a burden on the school district if this is a huge development. There are no other properties in the area for the district to obtain to build or expand schools to support that many more students along with the fact that the district does not have funds to do this right now. A 600 unit facility would also add an extreme amount of traffic to this already congested area. I would like to see the existing density restrictions and number of unit restrictions for both areas remain. I do not believe it is in the best interest of the city of Kirkland to change these; affecting the environment, the traffic, the schools, and the aesthetic feeling of Kirkland.

Thank you,
Karen Cosme
Kirkland Resident

Fw: Goodwill Site Development Proposal and Michaels Site Development

Allison Zike <AZike@kirklandwa.gov>

Thu 5/23/2024 7:35 AM

To: LeAndra Baker-Lewis <llewis@kirklandwa.gov>; Janice Swenson <JSwenson@kirklandwa.gov>

FYI

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

From: chrisvanbemmel <chrisvanbemmel@protonmail.com>

Sent: Wednesday, May 22, 2024 6:17 PM

To: Planning Commissioners <planningcommissioners@kirklandwa.gov>; Finn Hill Neighborhood Alliance <board@finnhillalliance.org>

Subject: Goodwill Site Development Proposal and Michaels Site Development

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.

I've been informed that there is a proposal for a massive development, far exceeding the earlier planned 200 - 250 residential units at the NE 132nd St. Goodwill site. The proposal for 600 residential units will be a monstrosity in the neighbourhood, strongly affecting traffic along one of the few major access roads to Finn Hill. There was a lot of community input to the neighbourhood zoning plan, and this project, if enacted, would be contrary to a viable balanced development for the area.

My concern with the redevelopment of the Michael's site with a seven story residential project on Juanita Drive is the effect on traffic at the intersection of Juanita Drive/NE 116th Ave and 98th Ave NE. At times of heavy traffic, the westbound cars pile up on 116th intersection halfway or more up the hill coming from I405. It can take several lights at the intersection to get onto Juanita Drive. For cars heading east on Juanita Drive past Juanita Beach Park, there is a pile up of cars. The proposed residential project will exacerbate the traffic situation at that intersection.

Will traffic studies be undertaken for these two developments?

For the reasons given above, I am opposed to these two developments.

Chris van Bemmel
7914 NE 129th Street
Kirkland

Sent with [Proton Mail](#) secure email.

Fw: Juanita Neighborhood Plan Updates for Goodwill/Michaels Sites

Allison Zike <AZike@kirklandwa.gov>

Thu 5/23/2024 7:35 AM

To: LeAndra Baker-Lewis <llewis@kirklandwa.gov>; Janice Swenson <JSwenson@kirklandwa.gov>

FYI

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

From: Ruth Chaus <rgar10@yahoo.com>

Sent: Wednesday, May 22, 2024 6:59 PM

To: Planning Commissioners <planningcommissioners@kirklandwa.gov>; board@finnhill.org <board@finnhill.org>

Subject: Juanita Neighborhood Plan Updates for Goodwill/Michaels Sites

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.

May 22, 2024

To: Planning Commissioners

Re: Juanita Neighborhood Plan Updates for Goodwill/Michaels Sites

**I don't want 100th Ave NE in Juanita to become the new Lake City Way of Kirkland.
A vertical housing canyon of concrete to the street.**

I don't want to lose the relaxed feeling of the neighborhood, which is reinforced by trees, green spaces, buildings with human scale proportions.

So, in planning mixed housing/retail spaces, density **must** be balanced with maintaining a livable neighborhood.

Buildings that are terraced, with fewer (2-3) floors by the street have a more relaxed ambience, blend better into public spaces.

How will building heights impact the views of neighbors uphill? If they have to look at roofs, they should be attractive, not an eyesore. As little lake view as possible should be blocked.

Can Green Roofs and Green Walls be required? Both intensive and extensive. These could reduce pollution, manage water run-off, provide habitat for birds and pollinators, reduce the heat island effect. It might mitigate some of the loss of a view by substituting a comparably beautiful view. Perhaps there are federal or state funding sources to offset the initial cost of these.

Similarly, can bioswales be incorporated into landscaping by the streets?

How will this planned density effect small businesses in the area? Will Goodwill and Michaels be able to relocate within our area? Will there be affordable retail and commercial spaces available in the future?

Both sites are located at major intersections, that already get congested at commute times and with elementary school traffic. How do you propose to manage some 600-1000 more vehicles per day at these intersections? Will any expanded bus service include Finn Hill? If not, will there be a strategically located park and ride?

Thank you for your consideration.

Ruth Chaus

Fw: Proposed development of Goodwill and Michael's sites.

Allison Zike <AZike@kirklandwa.gov>

Thu 5/23/2024 7:34 AM

To: LeAndra Baker-Lewis <llewis@kirklandwa.gov>; Janice Swenson <JSwenson@kirklandwa.gov>

FYI

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

From: Paul Manley <pgmanley13@gmail.com>

Sent: Wednesday, May 22, 2024 7:16 PM

To: Planning Commissioners <planningcommissioners@kirklandwa.gov>

Subject: Proposed development of Goodwill and Michael's sites.

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.

Greetings. I live on Finn Hill. The development of the Goodwill site is particularly concerning as modification of traffic lanes to accommodate the load of up to 1200 vehicles is worrisome (2 per unit). Especially the zoning is changed.

If it's relevant, I support these sites for low income housing. However, unless transit and the traffic infrastructure are properly matched, this portends to be a problem.

Any chances of a passenger ferry system? If there was a quick bus to a Kirkland sited terminal, I'd love to use it to connect to the UW light rail interface.

Paul Manley
12524 88th Pl NE
425.445.4607

Fw: Goodwill and Michael's development proposals - Long term residents of Finn Hill

Allison Zike <AZike@kirklandwa.gov>

Thu 5/23/2024 7:32 AM

To: LeAndra Baker-Lewis <llewis@kirklandwa.gov>; Janice Swenson <JSwenson@kirklandwa.gov>

FYI

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

From: McMillan <m7m@ix.netcom.com>

Sent: Wednesday, May 22, 2024 9:57 PM

To: Planning Commissioners <planningcommissioners@kirklandwa.gov>

Subject: Goodwill and Michael's development proposals - Long term residents of Finn Hill

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.

Goodwill and Michael's development proposals

The proposed project for 600 residential units and ±15,000 sf of retail space at the Goodwill site (next to the fire station and across from Juanita Elementary School, on NE 132nd Street) - versus the 200-250 units that current zoning allows is **totally unacceptable**.

We have lived on Finn Hill for 22 years. NE 132nd St. is a primary route on and off Finn hill. From what we can see of the above proposal, we are very concerned that, if this were allowed to happen, we might not be able to get on or off Finn Hill in a timely manner in an emergency.

The existing congestion is enough for us to be concerned already.

We have concerns about the process, including that the City has not effectively gotten word out about this to the community.

The residents of Finn Hill need more time to understand what is being proposed.

We echo Finn Hill Neighborhood Alliance's (FHNA) concerns about the above high intensity proposal for the following reasons:

- This area is already highly congested with a complex mixture of vehicle traffic, school buses, fire trucks, and school children at various times of the day. Currently, there are 3 traffic lights on NE 132nd St. concurrently managing the

following in a very tightly compressed area:

- Juanita Elementary school traffic egress and ingress not to mention school children crossing back and forth on NE 132nd St at various times during the day
 - Critical Fire department emergency egress and ingress.
 - Heavy traffic at the intersection of NE132nd St. and 100th Ave NE during morning and evening rush hour and various other anomalous times
- Adding additional complexity of the scale of 200 to 600 units plus retail in this already highly congested area is to say the least, **ill advised.**
 - If this were allowed to go forward, how would the residents enter and exit the parking area for this additional 200 to 600 units?
 - If the entry and exit were situated off 100th Ave, this could result in additional traffic tie-ups and possible hazardous conditions.
 - If the entry and exit for this additional 200 to 600 units were situated off NE132nd St., this area is already highly congested.

Michael's site proposal

- We have the same reservations about the “**Michael's**” site proposal as Juanita Dr. is another primary route on and off Finn hill. The current traffic on Juanita Dr is even more intense than the **Goodwill site** and is arguably even more difficult to navigate in and out of **Michael's** as it is.
- If either or both of these proposals is allowed to move forward, this will greatly exacerbate and cause issues with the non-primary route on and off Finn Hill.

Best Regards,
Long term residents of Finn Hill
Members of FHNA

Fw: comment on Goodwill site and Michael's site plan variances

Allison Zike <AZike@kirklandwa.gov>

Thu 5/23/2024 7:24 AM

To: LeAndra Baker-Lewis <llewis@kirklandwa.gov>; Janice Swenson <JSwenson@kirklandwa.gov>

FYI

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

From: Bryan Willman <bryanwi@bryanwi.com>

Sent: Wednesday, May 22, 2024 10:39 PM

To: Planning Commissioners <planningcommissioners@kirklandwa.gov>

Subject: comment on Goodwill site and Michael's site plan variances

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

Hello, I am a resident of Kirkland (up the hill from Juanita bay...)

I take the view that "by rights" projects (things that conform to current zoning) should generally be allowed without obstruction - permit processes should be timely. Granting variances (or amending zoning to the same effect) are very sketchy - there was a plan, why is it now changing?

I think for the goodwill site, the builder should be allowed to build the 250 or so unit currently allowed ("by right") without undue obstruction, but that a 600 unit apartment is "too much" (I have misgivings about 250 but current zoning is current zoning.) It's already a traffic problem. Across from a school.

AND

That large number of apartments suggests that very few to none of them will be the 2 bedroom or 3 bedroom units that families want - that is, it may not serve the goal of letting families with small children live near a school.

As for the Michael's site - the developer requested density, versus what current zoning allows, isn't so clear to me - but that intersection is already a problem for cars, bicycles (I ride it often), and I presume sometimes pedestrians.

There's light rail going near rose hill, is there not (eventually....)? All of the "tall" (more than 5 stories say) buildings ought to be there, since there will be a traffic mess there anyway.

CAM23-00554: Oppose Michael's Rezone

Michael Fitzgerald <kapaluafitz@gmail.com>

Thu 5/23/2024 6:51 AM

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

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

Hello, LeAndra -

Please include my comments here regarding the Michael's rezone under CAM23-00554 as part of the record and forward to Planning Commission (and Council, as appropriate).

I am a 10+ year resident of Juanita and I am not opposed to growth. However, growth must be managed and not simply mitigated with conditions. My major concern with the rezone of the Michael's site is the tremendous impacts upon traffic that can be anticipated from such a density increase.

Juanita Drive is a major commuting route and as it exists now, trying to turn into and out of my condominium property onto NE Juanita Drive is a difficult task that is often complicated with pedestrian traffic as well. Anyone who has ever driven and tried to turn left onto NE Juanita Drive from northbound 98th Avenue NE in an afternoon can recognize that existing traffic already overwhelms the existing street infrastructure. The Juanita Community traffic is already stressed! Adding an additional 500 - 1,000 residents will increase pedestrian traffic that will cause even further access challenges to and from my home. Placing such density so close to one of the busiest intersections in Juanita will result in increased back-ups at intersections, blocked intersections from vehicles trying to beat the traffic lights, and delay access for existing residents even further. Even if additional vehicle access points are not added at the Michael's site, the proposed increased density so close to an intersection is predictably detrimental to promoting harmony and providing reasonable public safety. I'm certain that Staff's reflex is to suggest alternative transportation methods or even to limit resident parking to just one vehicle or something, but the reality is that we are not a public transportation community. I was amazed yesterday when I actually observed two people waiting for the bus at the bus stop nearest the Michael's site. Normally there is but one or none waiting to board a mostly-empty bus. Despite peoples' wishes otherwise, residents and travelers in and through the Juanita community are largely vehicle-dependent. This will not change with new residents.

My secondary concern with the increased density here is the predictable impacts to crime and public safety. Although existing fire stations are seemingly very appropriately positioned, there are no known police substations in the Juanita community. Increased density brings increased crime, and there are numerous ways this can be managed. I'll leave this to our city professionals to determine, but if this rezone is approved, I recommend that a condition be placed on the approval for the proponent to provide a police substation unless not wanted by KPD. Of course, KPD would probably recognize this site as not an ideal location for a substation due to the existing and worsening

traffic conditions. To my knowledge, crime is not necessarily increasing in the Juanita Community, but we are nonetheless dependent upon our Police Department. Only in the last few months have I observed what seems to be an increased police presence in Juanita. In the past few days a trailer-mounted camera system has been installed at Juanita Beach Park so the presumption is that there are criminal elements at play not necessarily obvious to residents like me. Keeping Juanita Beach Park gates open all night despite signage stating the park closes at 10pm seems silly considering there are people in the park most nights throughout the night. Collectively it seems that either law enforcement is stressed or the park is experiencing stress; dramatically increasing density will increase revenues for the city, but not likely catch up to the park service and public safety needs that appear already stressed.

Lastly, please consider the impacts on the nearby nature preserve and wetlands. Providing such a large density so close to environmentally sensitive areas sends a message of not really caring about the environment and the Pacific Flyway.

Growth is inevitable in such a vibrant and beautiful community as Kirkland and yet, right at one of the busiest intersections in the community is the wrong place for it. I encourage the PC and Council to disapprove this rezone request due to the detrimental impacts in an already stressed area.

Thank you for considering my opinions and experiences.

--

Michael Fitzgerald
9717 NE Juanita Drive
Kirkland WA 98034

kapaluafitz@gmail.com

Juanita Neighborhood Plan file #CAM23-00554

Pat Emery <pemery45@yahoo.com>

Thu 5/23/2024 3:57 AM

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

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

I am a homeowner in the Kingsgate area of Kirkland and am a frequent visitor to both Juanita Bay Park and Juanita Beach. I walk between the two every day and pass by the area being considered for the development as described under this Proposed Land Use Change. I understand that this is intended to be a 7-story, mixed-use development with both residential (300 units) and commercial (4000-4500 sq ft) spaces which would require an exemption to the height restrictions in this area. I am very much opposed to this project. I believe that the development as planned, its scope and size, are totally inappropriate for this location. I am very concerned about its impacts on the surrounding neighborhood and the additional traffic it would generate. Please reject this proposal.

Thank you for your consideration.

Pat Emery

14318 126th Ave NE #D201

Kirkland, WA 98034

pjemery@msn.com

Sent from my iPad

RE: Juanita Village and the City Comprehensive Plan

Adam Weinstein <aweinstein@kirklandwa.gov>

Wed 5/22/2024 5:14 PM

To: Eric C <ericecarlson1@gmail.com>

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

Hi Eric – Thanks for the email and apologies for the delayed response. We'll forward this to the Planning Commission.

Adam

Adam Weinstein

Director of Planning and Building

City of Kirkland
123 5th Avenue
Kirkland, WA 98033

(425) 587-3227

aweinstein@kirklandwa.gov

From: Eric C <ericecarlson1@gmail.com>

Sent: Thursday, May 16, 2024 10:51 AM

To: Adam Weinstein <aweinstein@kirklandwa.gov>

Subject: Juanita Village and the City 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 Mr. Weinstein,

It has come to my attention that the City is presently considering adoption of zoning changes in Juanita Village including upzoning the Michaels site for mixed use, mid - rise development. As a resident of Holmes Point and an architect and urban designer I support transit oriented development, housing opportunities and greater density where appropriate. However, the present proposal is development overkill.

- I infer that the 7 story provision for the Michaels site is dictated by building codes that allow "5 over 2" podium over wood frame construction.
- But the question from an urban design and community planning standpoint is if this is appropriate for the site and environs. It may be feasible from the code perspective but it is at least 2 stories taller than other structures with 98th Ave. NE frontage

in the Village. It is out of character with the local context, even if upper stories were to be set back from the property lines. A visit to Bothell's new development along Bothell Way/SR 522 illustrates how a small town can be transformed thusly - not all of it in a good way.

- The Michaels site is pivotal, lying at the circulation fulcrum of the Village. Assuming its development in concert with the adjacent Indian restaurant the property will prospectively set the tone of the Village character in the future.
- I do not object to mixed use development and more housing. In fact, it could enhance the Village character. But it should be no more - and desirably less than - 5 stories, with step backs for upper floors, more akin to the character of Lake Street in downtown Kirkland.
- Furthermore, given the location, and regardless the height/density proposed, the City should expect any developer here to proffer substantial pedestrian and related amenities to enhance the vital connection between Juanita Bay Park and Juanita Beach Park.

Sincerely,
Eric E. Carlson, AIA
13468 64th Terrace NE
Kirkland, WA 98034

new development Juanita Bay parl

Kay Prater <kay.prater56@gmail.com>

Wed 5/22/2024 2:52 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.

Hello,

I am asking you and the city council to reject the request to put a seven story apartment/retail building on the corner of 98th and Juanita Drive. I'm not sure if you have done a traffic study in this busy corridor, but I can tell you that adding an additional 300 apartment units will cause extreme duress to the environment as well as the traffic. This is a busy area daily, especially during morning and evening commute times. There are Eagle nests in the trees at the north end of the walking bridge and I'm sure they won't continue to nest there if construction begins to tear down the restaurant and Michaels to build something that the area does not need. Juanita Village and the area surrounding the village has many apartments and condos for rent. We don't need additional apartments and retail in an environmental protected area..

As I was reading the information the council was wanting to approve I was shocked that you want to open up the beach area between the restaurant and the park to the general public. My husband and I live in the Juanita Shores condos. Our building was built in the 1980's and our land extends out into Juanita Bay. We are very protective of our beach area due to the fact that we have turtles and Heron that frequent our beach. If you decide to allow the general public to use this access the herons and turtles will disappear. My husband and I walk to the park and the bird/turtle sanctuary daily and we use the public sidewalk to get there. I don't understand why you think the general public need to tramp along the beach to cut through to those areas.

I believe if you, or anyone on the council lived in our building you would not approve this building being built or access to the park via the beach area. Please, please reject this request. It will not improve our area, it will destroy the beauty of the sanctuary.

Sincerely,

Kay Williams-Prater



May 22, 2024

Via email

Planning Commission
City of Kirkland
123 Fifth Avenue
Kirkland WA 98033

Juanita Neighborhood Plan Update:
Proposals to Upzone the Goodwill Store and Michaels Store Parcels

Dear Commissioners,

The Finn Hill Neighborhood Alliance (FHNA) is writing in regard to proposals to upzone the parcel on which the Goodwill store is located at the intersection of NE 132nd Street and 100th Avenue NE as well as the parcel on which the Michaels store is located at the intersection of Juanita Drive and 98th Avenue NE.

FHNA is deeply concerned that these upzoning proposals are inappropriate in terms of their impact on traffic and the character of the neighborhoods in which they are sited. FHNA believes that the upzoning proposals should be more carefully analyzed and exposed to public comment than has occurred in connection with the current Comprehensive Plan update.

FHNA recognizes that both the Goodwill and Michaels sites are located in the Juanita Neighborhood, not in Finn Hill itself. However, both sites front on the only roads that provide access the southern half of the Finn Hill neighborhood. Thousands of Finn Hill residents drive to and from their homes via these roads every day. Accordingly, how the development of these parcels will affect traffic, transit, and demand for adjacent services (private and public) is a matter of significant concern to Finn Hill residents.

FHNA learned about the potential for rezoning the Goodwill and Michaels sites just recently. We informed the Finn Hill community about the proposals on Sunday. Since then, we have received three dozen emails from Finn Hill neighbors, in addition to numerous Facebook and other social media posts.

Many Finn Hill residents have explicitly acknowledged Kirkland's need for more housing options, particularly in the form of affordable housing – a point that the FHNA board also acknowledges. Many Finn Hill residents indicated that some increase in density at the Goodwill and Michaels sites might be justifiable. However, all residents who sent comments to FHNA voiced concern or alarm about the current state of the plans to upzone the Goodwill site to 600 residential units

and the Michaels site to a seven story residential and commercial complex. They highlighted the following issues:

- Increase in traffic: The streets on which the Goodwill and Michaels parcels are located are already extremely busy, with cars densely jammed at various times of the day. It does not appear that the City has analyzed how it can manage the traffic impact of development of the Goodwill and Michaels parcels in accordance with proposed upzones.
- Site-specific traffic issues:
 - The Michaels site appears to pose particularly challenging vehicular access issues, given that it is relatively narrow and provides ingress/egress only to eastbound traffic on Juanita Drive. Additionally, cars exiting the site that seek to head north on 98th are required to cross two lanes of Juanita Drive within a very short distance. This is a challenging maneuver even today; it will be more difficult to manage in an environment with increased traffic.
 - The Goodwill site may also present ingress/egress issues (particularly for cars exiting the site that seek to travel north on 100th). However, the more acute traffic problem related to intense development of this site is that it is located across the street from Juanita Elementary, which has heavy traffic as parents drop off and pick up their children at the beginning and end of every school day.
- Transit: While the Michaels site is located on a designated transit corridor, the Goodwill site is not. More importantly, in both cases, public transit service is deficient. It does not appear that the City has analyzed what level of transit service will be required to mitigate the traffic impacts of the proposed developments and whether Metro or an equivalent agency is prepared to deliver such services.
- Neighborhood character:
 - A seven story building on the Michaels site seems to be significantly overscaled given the location and size of the parcel. Such a building would crowd the corner on which it is located and tower over adjacent structures. Decades ago, Kirkland was wise to limit the heights of buildings adjacent to Lake Washington. It would appear to be imprudent to discard that policy now.
 - The proposed rezone for the Goodwill site would produce a monolithic block that is similarly overscaled for its location. Furthermore, the Goodwill parcel does not sit within the perimeter of the planned North Juanita town center. Has the City considered whether approving a development of 600 residential unit building, with commercial space and a parking structure, will precipitate a southward expansion of the North Juanita town center along 100th? If so, has the City considered the consequences of such an extensive expansion?

Perhaps the issues that Finn Hill's residents have raised about the proposed Goodwill and Michaels rezones can be satisfactorily answered. However, those answers will not be developed

in the context of a comprehensive plan update that must be completed by the end of the year. As the record currently stands, it appears that the proposals to rezone the Goodwill and

Michaels sites would provide their developers with a financial windfall without compensating public benefits. While the projects would provide additional housing, there is no assurance that much of the additional housing would be affordable – what the City really needs – and that other community enhancements would be provided, and that the traffic and related impacts of the developments would be mitigated.

The questions raised by the proposed Goodwill and Michaels rezones deserve the type of analysis and public scrutiny that accompany a traditional proposal to rezone a particular property or that would be addressed in a planned action process. FHNA believes that rather than attempt to slide major rezones of particular sites into a neighborhood plan update, it would be more appropriate, and be more transparent, to include general development guidelines in the neighborhood plan update, with specific proposals for the Goodwill and Michaels properties to be addressed subsequently, when there is time for robust community input and thorough analysis of traffic, transit, environmental and community impacts.

In conclusion, we urge the Planning Commission to refrain from endorsing the current proposals to rezone the Goodwill and Michaels parcels as part of the Comprehensive Plan update.

Thank you for considering these comments.

Respectfully submitted,



Scott Morris
President, Board of Directors
Finn Hill Neighborhood Alliance

Cc: Adam Weinstein
LeAndra Baker-Lewis
FHNA Board of Directors

Michael's site, for May 23rd Planning Mtg.

Kate Conant <conantk@hotmail.com>

Wed 5/22/2024 12:35 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.

LeAndra Baker Lewis-

For the May 23rd Planning Commission meeting, I wish to voice my opposition to the JP16 policy recommendation that is part of the Juanita Neighborhood plan revision.

The Michaels site should not go forward for multi-story residential development.

Burying this issue in the Juanita Neighborhood plan, when the issue is of regional significance to Park users, is not a decision that the City of Kirkland will be proud of.

The previous neighborhood plan incorporates a vision where there is connectivity between the Juanita Parks. It is a vision that will need multiple steps in the future to reach, but it is the necessary direction for a livable future Kirkland. All future development, if there is development – perhaps development of a park segment - should support the Park-to-Park connection.

I have watched the planning meetings, and the City Planners are trying to answer the question "How can we put a usable building on the Michaels site?" It is not a good site for a multistory residential building.

- It is hard to create a unified character with adjacent buildings that include: a restaurant, an office building, and a multi-story condo.
- Site access is a tortured, winding easement that circles the Weidner office building.
- There is not enough parking space for the 200-300 units in the development, so parking will not be provided to residents at levels usually required.
- Future residents will be left with not-great access to transit, and local retail that cannot meet their basic needs. Future residents will likely need to ride a bus to the grocery store – a set of lifestyle circumstances that doesn't really make sense.

Like many things about this multi-story residential development, it just doesn't work.

Solving these issues requires asking a different question - Not, how can we put a building on the Michaels site, but instead "What is the best use of the Michaels site for the future of Kirkland?" A different question results in a different answer.

- Create a pass-through pocket park, conceptually linking the parks on either side
- Kirkland citizens are avid users of the Juanita parks. They battle a highly traffic-ed intersection and sketchy sidewalks to access the parks – Give them space and room to navigate between the two parks!

- Give space to wildlife – Juanita Bay Park is a recognized wildlife sanctuary that is used by wildlife photographers in surrounding cities. Preserve the near-shore ecosystem (Kathakali) - a last tiny section of what we have left. Preserve the cottonwood trees and the views toward the water - breathing space for Kirkland citizens.

The Michaels site is a bad place for a housing development, but a brilliant site for a park.

In the future, as we drive through one of Kirkland's busiest intersections, we have a choice of what we see. We can live with an awkward, multi-story residential building that doesn't work for its residents and is a disappointment for Kirkland citizens. Or, we can realize that a building is a barrier to realizing a better, greener future for Kirkland, and we can continue working toward the park we need and want.

Kate Conant
Kirkland resident

Development of Goodwill site - May 23rd Planning meeting

Kate Conant <conantk@hotmail.com>

Wed 5/22/2024 11:10 AM

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

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

LeAndra Baker-Lewis-

I am writing regarding the redevelopment of the Goodwill property at 132nd St and 100th Ave. in Juanita neighborhood of Kirkland.

- It is fine that the property will be redeveloped. It is an opportunity to improve the use of what is already a built environment
- It is a good site for housing density and retail
- I understand the region's need for affordable housing and this is a good place to add **well-designed, enjoyable homes** for those who need an affordable price point.

The scope of the project is at issue. Concerns:

- The proposed 6 story, 700 unit development is out of character with the surrounding community.
- Surrounding multi-unit apartments are typically 2-story, with one 3-story building. Much of the surrounding community is single family residential
- Added traffic from 700 households and retail traffic, adding to surface streets
- Additional traffic from 700 households and retail adding to existing congestion in front of Juanita grade school (across the street from the development).
- Concerns about deployment of fire/emergency vehicles - already a problem during school start- / end- traffic back-ups - will only be exacerbated by 700 households and additional retail added to the mix.

Thank you for your hard work in moving the Juanita Neighborhood plan forward. I hope we can make a better community together.

I hope these comments can be part of the record for the May 23rd Planning meeting.

Kate Conant

Juanita Resident

Fw: juanita

Allison Zike <AZike@kirklandwa.gov>

Wed 5/22/2024 8:24 AM

To: LeAndra Baker-Lewis <llewis@kirklandwa.gov>; Janice Swenson <JSwenson@kirklandwa.gov>

Please see public comment below

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

From: Bev v <bev47@gmail.com>

Sent: Wednesday, May 22, 2024 8:18 AM

To: Planning Commissioners <PlanningCommissioners@kirklandwa.gov>

Subject: juanita

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.

I have lived here for 45 years. I have watched the area grow, I am against your proposal to have a 7 story building on the corner where Michaels is located. and the Goodwill site. The traffic around here is terrible. Anytime the city has something going at Juanita beach, I watch people drive around and around looking for parking. I have asked for years to get it fixed. At one time I was told no one who was on the council even lived in Juanita. The roads are all one lane. The council has it in their heads I should ride a bike or take a bus to the market. Guess what? People are not giving up cars. We are buying electric and more efficient ones. I can't pick up a sick kid from school if I take the bus or ride a bike. Traffic is here to stay and you need to make the infrastructure support it. Plannine on all this housing in Juanita is just plain crazy. Putting in this many units here is wrong. We can barely support what we have. All you see are dollar signs. I hope that this project is rejected, but the council has shown us, they know so much more than the people who live here... lol
I am so disappointed with the way you are going..
Bev Vaughn

Fw: Michael's Proposed development

Allison Zike <AZike@kirklandwa.gov>

Wed 5/22/2024 8:13 AM

To: LeAndra Baker-Lewis <llewis@kirklandwa.gov>; Janice Swenson <JSwenson@kirklandwa.gov>

Please see below public comment

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

From: Lightfeldt <klightfeldt@comcast.net>

Sent: Tuesday, May 21, 2024 9:53 PM

To: Planning Commissioners <Planningcommissioners@kirklandwa.gov>

Subject: Michael's Proposed development

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.

Planning Commissioners,

>

> I hope you will consider opposing the proposed zoning amendment being requested for the Michael's site for the following reasons:

>

> 1. Increased traffic from retail and 350 housing units will overwhelm an already overburdened intersection. Traffic on Juanita Dr., 98th and NE 116th St. gets very backed up especially during summer months with high park use and Friday market. Whereas housing seems to be a key issue the City is trying to sell, mitigating traffic is an even more important issue. Adding the possibility of hundreds of more cars directly on to that intersection will not help with Kirkland's traffic challenges.

>

> 2. Entrance and egress to the property is insufficient for adding additional retail and cars from 350 units. The main entrance out of Michael's currently allows only

> for a right turn and it is very close to the intersection. It is questionable if Michael's property has legal access to the easement on the west side of Weidner property as they are saying.

>

> 3. A seven story building is out of scale for the neighborhood. Even the buildings on the north side of Juanita Dr. are only 4 stories. This 7 story monolith rising out of the ground blocking sun and sky is inappropriate for keeping the small community feel. Even downtown Kirkland

doesn't have a seven story building.

>

> 4. This code amendment would also apply to the Kathkali restaurant property next store which also has ingress-egress issues and is not suitable for 7 story building located so near the waterfront.

Please require the City and/or developer to do more investigation before approving this amendment. It is my understanding the developer had a traffic study done which says there would be no impact on the intersection. Can we have an objective study done? They have said Weidner will provide parking which they won't. They have not shown/verified what the entrance will be onto Juanita Dr. It's been known for awhile that Michaels is sinking. Will the property support a seven story building?

Little has been shared about changes to the neighborhood plan with the Juanita community. There needs to be more outreach so more input.

> Karen Lightfeldt

>

> .

>

> Sent from my iPad

FW:

Allison Zike <AZike@kirklandwa.gov>

Wed 5/22/2024 8:13 AM

To: LeAndra Baker-Lewis <llewis@kirklandwa.gov>; Janice Swenson <JSwenson@kirklandwa.gov>

Please see below public comment

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

From: Carol Hoag <carolhoag2@gmail.com>

Sent: Wednesday, May 22, 2024 7:29 AM

To: Planning Commissioners <planningcommissioners@kirklandwa.gov>

Subject:

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 proposed apartment/condo buildings that want to go into the property where the Goodwill and the Michael's stores are a terrible idea. The roads around both places and all of Juanita and Totem Lake are already so crowded now.

Traffic is already bad all the time. With all those units comes more and more cars trying to get in and out of those buildings!

It is already hard to get in and out of Michaels. You have to go through the condo bldg next to it. And no, people don't take the bus.

Both these sites can't accommodate more than a 100 unit bldg.

Thank you,

Carol Hoag

Fw: proposals Michaels/Goodwill

Allison Zike <AZike@kirklandwa.gov>

Wed 5/22/2024 8:12 AM

To:Janice Swenson <JSwenson@kirklandwa.gov>;LeAndra Baker-Lewis <llewis@kirklandwa.gov>

Please see below public comment

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

From: Paula Bates <paulabates@comcast.net>

Sent: Wednesday, May 22, 2024 7:26 AM

To: Planning Commissioners <planningcommissioners@kirklandwa.gov>

Subject: proposals Michaels/Goodwill

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.

ABSOLUTELY NOT!!! Kirkland has become a greedy city that is constantly looking to generate more revenue for their coffers. They care nothing about how it affects those of us that live and drive within any area of the city. We are already so over-crowded on our roadways that it is extremely time consuming and a waste of gas (over inflated in the state of WA) to try to navigate a trip to the grocery store! The “powers that be” seem to donate our roads to events in specific areas (Juanita Beach) where cars are forced to detour for “mommy and me” events, fund raising runs etc etc etc. AND they are allowing bike traffic to use the same road space as cars. They have also scheduled road construction all over the city at the same time so that no matter which direction one takes we are forced to stop at their discretion. These projects oftentimes go on for more than a year!!

I want no more high rises filling up every available space. The city has also reduced the minimum lot size for dwellings and encourages three story houses and condos which of course mean more revenue. Nothing should be done without a vote of the people. WE PAY THE TAXES. I don't want to lose either Michaels or Goodwill as I frequent both. We have to stop this madness. It's my opinion that this is a result of long-term liberal leadership. Seattle is no longer safe or a place of choice for visitor travel. Beautiful neighborhoods are being destroyed with no consequence to the perpetrators. I can't take a tree down on my property without the City of Kirkland's consent (which they won't give unless it is diseased or dying) but new construction rapes the landscape of trees and foliage. Our greenery is being replaced by tall, ugly painted buildings. The city officials have given themselves way too much power and control. It's time for the public to demand to have our say regarding any changes to the city that we reside in and pay for.

Fw: High Rise Development at Michael's Site

Allison Zike <AZike@kirklandwa.gov>

Tue 5/21/2024 8:54 PM

To: LeAndra Baker-Lewis <llewis@kirklandwa.gov>; Janice Swenson <JSwenson@kirklandwa.gov>

Please see public comment below

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

From: Janice Gerrish <janicegerrish@gmail.com>

Sent: Tuesday, May 21, 2024 1:23 PM

To: Planning Commissioners <planningcommissioners@kirklandwa.gov>

Subject: High Rise Development at Michael's Site

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.

I hope that the Michael's site zoning does not change to accommodate development greed. The history of the site begins when Lake Washington was lowered 9 feet and created silted mudflats in a glacial till environment.. This was a bonanza of created shoreline property that was built upon without any environmental or building codes in those pre-city days. I wonder if there will be a city or state geological review of that site before a new cement slab/foundation is placed at that site.

I would like to bring attention to the close proximity to several city parks that have water and fish sensitivities. Will there be a study of how building construction and impervious surface runoff will impact the water quality and wildlife? I am thinking about the salmonids, blue heron, the turtles that sit on the floating logs and sun themselves.

Changing the zoning for that area is basically greed. The city of Kirkland has met and exceeded the Federal requirement for density & development. There is already a commercial center across the road on both sides. The aesthetics of a tall building on that corner would be terrible. The impact of more in/out driveways in that area would be terrible because the traffic congestion at that intersection is already bad.

Please redevelop this area and traffic flow into something community positive, compatible with the parks and low impact on the pedestrian & car traffic.

Fw: Higher density is not supported

Allison Zike <AZike@kirklandwa.gov>

Tue 5/21/2024 8:48 PM

To: LeAndra Baker-Lewis <llewis@kirklandwa.gov>; Janice Swenson <JSwenson@kirklandwa.gov>

Please see public comment below

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

From: Alan A <alan.adams135@gmail.com>

Sent: Tuesday, May 21, 2024 1:34 PM

To: Planning Commissioners <planningcommissioners@kirklandwa.gov>

Subject: Higher density is not supported

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,

Please do not approve increased density at the Goodwill site and Michaels site projects as amendments to the Juanita Neighborhood Plan (part of 2044 Kirkland Comprehensive Plan update).

1. Safety -- Morning traffic and safety near the fire station and school are already a big concern. Traffic is regularly backed up up the hill. An electric bicyclist already crashed coming down the hill and access to the fire station could become even more blocked, further hindering emergency response times. An additional vehicle exit to the school is already needed. With any development, please be sure to add an exit or two from the school on to 100th Ave NE and/or to the rear of the school.
2. Who is asking for greater density? Why is this being proposed? .
3. Prop 1 / Houghton Park & Ride --
 - a. If high demand is driving a push for higher density, consider selling, at a profit, the former Houghton Park and Ride property purchased by the city that was proposed for use in the 2023 Prop to a company to develop.
 - b. It is more accessible to the highway and public transportation routes.
 - c. There is more space available at this location for parking.

4. School and Tax Impacts

- a. Will the apartment dwellers pay property or other taxes that will support increased attendance at schools and greater use of city resources?
- b. Will developers pay tax for increased value and revenue of the property?
- c. Please share how apartment dwellers contribute to the local tax basis.

5. Parking

- a. Where will parking be located for the apartments and retail space, under the buildings?

Thank you for addressing these questions,

Alan Adams

alan.adams135@gmail.com

Fw: Proposed Development at the Goodwill Site

Allison Zike <AZike@kirklandwa.gov>

Tue 5/21/2024 8:47 PM

To: LeAndra Baker-Lewis <llewis@kirklandwa.gov>; Janice Swenson <JSwenson@kirklandwa.gov>

Please see public comment below

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

From: Janice Gerrish <janicegerrish@gmail.com>

Sent: Tuesday, May 21, 2024 2:07 PM

To: Planning Commissioners <planningcommissioners@kirklandwa.gov>

Subject: Proposed Development at the Goodwill Site

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.

My family has lived on Finn Hill for thirty plus years. We have observed changes in buildings and traffic loads. The intersection and crosswalks in the area of 132nd & 100th is already major thoroughfare and accident prone. There is also the Safeway shopping mall area nearby that adds to the intensity of traffic/pedestrian mix and multiple driveways that test driver alertness. There is no need for more commercial stores in that area.

There is an expanded grade school and new Fire Station 24 across the street from each other. There is a large apartment complex immediately behind. The redevelopment of the Goodwill site will aggravate the traffic situation in that area. The area should not be rezoned for a taller or larger (sq. feet) building. Tall buildings should be restricted to downtown Kirkland. An increase in car traffic is dangerous and not compatible with the family oriented, foot traffic already in the area..

There is a great need for residential buildings that would serve the median and lower income residents who work in the city but few can afford to rent in city limits. Development of this site should be both aesthetically compatible with the surrounding community and humanitarian. The City doesn't need more expensive gerbil habitats or the feeling of a ghetto. There should be open walkable spaces, a large fenced playground and two parking spaces for each unit. This site is already near schools, churches, shopping and on the bus line. Apply for Federal funding.

Fw: Proposed changes to Juanita

Allison Zike <AZike@kirklandwa.gov>

Tue 5/21/2024 8:46 PM

To: LeAndra Baker-Lewis <llewis@kirklandwa.gov>; Janice Swenson <JSwenson@kirklandwa.gov>

Please see public comments below

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

From: Jared Silvia <jsilvia@gmail.com>

Sent: Tuesday, May 21, 2024 2:37 PM

To: Planning Commissioners <planningcommissioners@kirklandwa.gov>

Subject: Proposed changes to Juanita

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,

I am sharing my thoughts on the proposed development in the Juanita Neighborhood at both the Goodwill and Michaels sites.

I understand that the city must find new places for housing to accommodate our growing population, and I support greater density. However, density without parallel investment in infrastructure and services is a bad combination. I hope the commission considers some factors before making any recommendations to the council regarding these proposed developments.

- 1) **Changes to zoning height** - The 75' and 70' height allowances requested for these developments seem aggressive. Please consider a compromise between the current 35' or 26' limits and the requested increases. Something closer to four stories would fit in with the current apartments in Juanita Village and the surrounding housing in North Juanita.
- 2) **Transportation and parking** - Public transit options in North Juanita are minimal. Given the current infrastructure, most folks who would live in the new apartments would likely commute by car. Decreasing the parking requirements for the Goodwill site seems shortsighted without the co-investment in local transit options. Households with two full-time workers will probably need two cars, given how far North Juanita is from work centers.

This additional car activity would strain an intersection that already sees considerable traffic delays in the morning and evening commute. Given its proximity to Juanita Elementary, it would also present a potential safety issue. Many children walk to school in the morning along the street next to the proposed development.

If the city is prepared to invest in additional transit options in North Juanita, it would help. For example, a local commuter bus that would circle frequently between North Juanita, Totem Lake, and Juanita Village during commuting hours would be a beneficial investment. Please think creatively about how to integrate this new traffic flow into the current situation.

3) **Parks and outdoor space** - I would like the commission and city to consider requiring the developers to invest in a public outdoor space or parklets at the proposed Goodwill development. The city's parks are already under strain; Juanita Beach Park is overwhelmed on sunny days. A public outdoor space at the development would create a spot for the community and increase the attractiveness for pedestrians in the area. This foot traffic could be helpful for nearby retail and services. For the Michaels site, the emphasis should be on preserving a strong pedestrian connection between Juanita Beach Park and Juanita Bay Park.

4) **Changes to retail** - Goodwill and Michaels are retail options rapidly disappearing from urban centers like Kirkland. Goodwill represents a cost-effective retail option for many of the neighbors of North Juanita. Many students at Juanita Elementary receive free or reduced-cost meals because of their family's socioeconomic status. Where will families at these income levels shop if the Goodwill is displaced? Similarly, the Michaels is deeply loved by many of our youth and seniors. I understand that the commission and city cannot control the market forces that make these businesses viable. I'd appreciate it if you could consider these changes' impact on the neighborhood. Affordability isn't just about the price of housing.

Thank you for taking the time to hear my thoughts. As they deliberate, I would happily continue the conversation with the commission and council.

Cheers,
Jared

Jared Silvia

M: 617-460-9828

9212 NE 141st St., Kirkland, WA

Fw: Juanita development

Allison Zike <AZike@kirklandwa.gov>

Tue 5/21/2024 8:44 PM

To: LeAndra Baker-Lewis <llewis@kirklandwa.gov>; Janice Swenson <JSwenson@kirklandwa.gov>

Please see public comment below

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

From: Sue Taylor <powdersue@gmail.com>

Sent: Tuesday, May 21, 2024 3:01 PM

To: Planning Commissioners <planningcommissioners@kirklandwa.gov>

Subject: Juanita development

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.

I'd like to express my dismay at hearing that you are considering changing the zoning on the corner of 132nd and 100th (Goodwill building) from 250 units to 600 units. I don't think that's a good fit for this part of town where we have no highrise buildings. Traffic on 100th is already too congested and 132nd, as one of the few routes up to Finn Hill, would be too crowded adding 1000 extra cars. I'd also like to object to large scale development on Juanita Dr and 98th (Michael's building) for similar reasons.

I appreciate your efforts to add density in Kirkland, with the goal of more affordable housing. We constantly keep an eye on the housing marketplace and have noticed that all new construction is selling for well over \$1,000,000. I would hope that your goals for density would align with finding ways to mitigate builder costs, thereby allowing them to sell houses, townhouses, condos for "affordable" prices. Cottage communities seem like a good approach, but those too, are selling for much more than "affordable".

Thank you for keeping Juanita a village atmosphere.

Sue Taylor
12104 - 95 Place NE, Kirkland, 98034
425-941-1607

Fw: public comment in advance of May 23 Kirkland Planning Commission Meeting

Allison Zike <AZike@kirklandwa.gov>

Tue 5/21/2024 8:43 PM

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

LeAndra-

Janice would have got this through the Comp Plan email below, but I wanted to make sure you saw the last comment re: Juanita CARs.

thanks,

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

From: Marypat Meuli <marypat_meuli@hotmail.com>

Sent: Tuesday, May 21, 2024 7:40 PM

To: Planning Commissioners <planningcommissioners@kirklandwa.gov>; 2044 Comprehensive Plan <2044comprehensiveplan@kirklandwa.gov>

Subject: public comment in advance of May 23 Kirkland Planning Commission 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.

Hello! Since I am unable to attend Thursday's meeting, I wanted to provide comments on two items on the agenda.

1. *2044 Comprehensive Plan Public Hearing #2, File No. CAM22-00032, Purpose: Conduct a public hearing to gather public testimony on proposed amendments to the Land Use, Sustainability-Climate-Environment, and Human Services Elements of the Comprehensive Plan.*

- My comments: There is a lot of material here, and I appreciate the city's stated goal of maintaining a complete and balanced community. I do not think that Kirkland is currently "complete" or "balanced" enough, so I will provide some specific comments about the Land Use element, a mix of support and objection.
 - i. As a frequent transit user, I **support the area identified by the Frequent Transit Corridor Overlay (figure LU-4) and the Corridor Mixed Use** land use definition. Providing more predictable and frequent transit would encourage more transit use. Having a mix of commercial and residential along the corridor would expand business opportunities in Kirkland while also giving us a greater variety of housing options.
 - ii. I **strongly support consolidation of zoning policies**, (LU 1.3 & LU 4.2). Simplification would result in lower complexity (and cost) for development and is a step the city can take to build us the inclusive and sustainable future we want.
 - iii. I **oppose design reviews** in general because they seem to be a way to legitimize prejudice and uphold barriers. I'm not sure what Policy LU 1.4 means when it states "Encourage site and building design ..." We should think hard how or

if design reviews contribute to our vision of an equitable and sustainable Kirkland. Whose voices are being heard? Who is benefiting from the reviews and their decisions?

- iv. I **support transit-oriented development** (specifically LU 2.4, 3.1, 3.4, 3.6, 4.4, & 7.2) since it allows more people to be less dependent on a car. A frequent concern of aging residents is losing the ability to drive, and how it shrinks their world. Imagine a future Kirkland that supported more people to age in place, able to go places without needing a car.
- v. I **strongly support reducing and removing parking requirements** (LU 3.7 & 5.8) Parking is expensive real estate, and it caters to those who are fortunate enough to have the means to afford a car. When we prioritize parking, we maintain the status quo and reduce the opportunities to do something more inclusive and sustainable with that space.
- vi. I **strongly support pedestrian accessibility and safety** (LU 3.9). Encouraging more direct connections throughout the city will encourage pedestrian safety and convenience.
- vii. I **support a reduced minimum lot size** (LU 4.3) to support housing affordability.
- viii. I **strongly support small-scale commercial use** (LU 4.6) and would love to see a bodega on every corner. These commercial locations provide local small business opportunities as well as being a convenient store or café to meet neighbor's needs.
- ix. I **strongly oppose LU 10.4 regarding construction or renovations near historic buildings**. This seems highly subjective (what is "historic"? what is "near"? what is "respect"?) and can be another way to legitimize barriers to progress by raising a "But it's historic!" sign. At some point, if a building is around long enough, something built today will be "historic". This policy will add overhead to making changes "near" "historic" buildings and will impede change that could help Kirkland be a more sustainable and equitable city. Kirkland has had "historic" buildings moved to other sites, so "near" may be as subjective as "historic" in this case.

2. *2044 Comprehensive Plan Public Hearing #2: Juanita Neighborhood Plan Update, File: CAM23-00554; Kingsgate Neighborhood Plan Update, File: CAM23-00555; and General Neighborhood Plan Amendments, File No. CAM22-00032. Purpose: Conduct a public hearing to gather public testimony on proposed amendments to the Neighborhood Plan chapters of the Comprehensive Plan*

- My Comments: I **support dense housing at both the Goodwill and Michael's sites** because it would give more people a chance to call Kirkland home. As a resident of Kirkland for the past 22 years, I have seen how a lack of affordable housing is preventing the people who work in our community from living here. I want to see more varied housing options so that our teachers, firefighters, police officers, and others who support our community, can live here. They deserve the option to live where they work.

Thank you,
Marypat

Re: Re Juanita Neighborhood Plan file #CAM23-00554

PATRICIA EMERY <pjemery@msn.com>

Tue 5/21/2024 8:13 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.

Sent from my iPad

> On May 21, 2024, at 8:02 PM, PATRICIA EMERY <PJEMERY@msn.com> wrote:

>

> I am a frequent visitor to both Juanita Bay Park and Juanita Beach. I walk between the two every day and pass by the area being considered for the development described under this Proposed Land Use Change. I am very much opposed to this project. I understand that this is intended to be a 7-story development with both residential and commercial spaces, and that it would require the city to allow an exemption to the height restrictions currently in force. The current restrictions should be upheld with no exemptions allowed. The development as planned is totally inappropriate for this site. Please reject this proposal.

>

> Thank you for your consideration.

>

> Pat Emery

> 14318 126th Ave NE #D201

> Kirkland, WA 98034

> pjemery@msn.com

>

>

>

>

> Sent from my iPad

Fw: Michaels site projects <Concerns>

Allison Zike <AZike@kirklandwa.gov>

Tue 5/21/2024 7:36 PM

To: LeAndra Baker-Lewis <llewis@kirklandwa.gov>; Janice Swenson <JSwenson@kirklandwa.gov>

Please see below public comment

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

From: Robert Kreiling <robkre@microsoft.com>

Sent: Tuesday, May 21, 2024 6:04 PM

To: Planning Commissioners <planningcommissioners@kirklandwa.gov>

Subject: Michaels site projects <Concerns>

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.

More housing development is not sustainable. The Michaels & Goodwill site projects will only make a terrible situation worse. In summary, traffic congestion poses multifaceted challenges, impacting travel time, safety, the environment, and overall quality of life in Kirkland.

The increased house density is causing the following problems in Kirkland:

1. Increased Travel Time:

- 112Th to 405 is inaccessible M-F; congested roads lead to longer travel times. Commuters spend more hours stuck in traffic, affecting their productivity and quality of life.
- Daily delays can be frustrating, especially when people are trying to reach work, school, or other essential destinations.

2. Environmental Impact:

- Congestion contributes to increased emissions of greenhouse gases and air pollutants. Idling vehicles consume more fuel and release harmful substances.
- Noise pollution from honking, engine noise, and braking also affects the environment and residents living near busy roads.

3. Safety Concerns:

- [High congestion levels can lead to an increase in traffic incidents due to closer vehicle spacing and overheating of vehicles during summer months¹.](#)

- Bad weather conditions can exacerbate congestion and lead to crashes. The turbulence caused by an initial crash can even trigger additional accidents.

4. Reduced Economic Efficiency:

- Congestion impacts the economy by wasting time and fuel. Businesses face higher transportation costs due to delays in goods delivery.
- Inefficient traffic flow affects supply chains, logistics, and overall economic productivity.

5. Quality of Life Decline:

- Crowded roads create stress and frustration for commuters. Mental well-being suffers due to the daily grind of traffic congestion.

It is clear Kirkland is only concerned about supporting the needs of property developers.

Fw: 2044 Comprehensive Plan Public Hearing #2, File No. CAM22-00032

Allison Zike <AZike@kirklandwa.gov>

Mon 5/20/2024 7:40 AM

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

FYI on public comment below

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

From: Amy Wang <awangtx@hotmail.com>

Sent: Sunday, May 19, 2024 1:53 PM

To: Planning Commissioners <PlanningCommissioners@kirklandwa.gov>

Cc: Allison Zike <azike@kirklandwa.gov>; City Council <CityCouncil@kirklandwa.gov>; mnakirkland@gmail.com <mnakirkland@gmail.com>

Subject: 2044 Comprehensive Plan Public Hearing #2, File No. CAM22-00032

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 Planning Commission

My husband, my son and I moved to the Market Neighborhood in 2020 after living in Central Houghton for 13 years. It has been an exciting time to see a variety of comprehensive plans being implemented throughout the city, including the Cross Kirkland Corridor, Kirkland Urban redevelopment and Totem Lake Village. My family enjoyed these new developments and spending more time with friends in Kirkland than in neighboring cities. I am incredibly grateful for the expertise and commitment of the Planning Commission and City staff, whose efforts have made all this possible.

I would like to share some comments for the planning meeting on May 23rd and appreciate your time reviewing them.

I'm concerned about the traffic volume during school drop-off and pick-up times, as well as the congestion on Market Street heading toward NE 116th and I-405 during peak hours. Market Street has been frequently closed due to utility upgrades and new housing developments in recent years. Any further increase in population density would exacerbate already congested roads. I strongly recommend that the city consider alternative areas for increased density in the area with wider streets with at least two car lanes in each direction and ample space for public parking.

Secondly, I urge the Planning Commission to maintain the existing JBD 4 zoning for the southwest corner of Market and NE 116th. The current plan incorporates nature preservation alongside commercial use. The walking pathway from Juanita Beach Park to Juanita Bay Park is enjoyed daily by residents and visitors, and it's important to maintain this existing plan.

Thank you for your considerations in the future planning for the Market neighborhood.

Sincerely,
Amy Wang

Fw: Michael's Site Development concerns

Allison Zike <AZike@kirklandwa.gov>

Tue 5/21/2024 7:36 PM

To: LeAndra Baker-Lewis <llewis@kirklandwa.gov>; Janice Swenson <JSwenson@kirklandwa.gov>

Please see below public comment

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

From: Monica Kreiling <monik@microsoft.com>

Sent: Tuesday, May 21, 2024 6:34 PM

To: Planning Commissioners <planningcommissioners@kirklandwa.gov>

Subject: Michael's Site Development concerns

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.

As a Kirkland resident, I am very concerned about the proposed development at the current Michael's location. We cannot continue to overdevelop our neighborhoods, making traffic issues even worse.

Traffic congestion is a pervasive issue that significantly impacts urban life. It's characterized by slower speeds, longer trip times, and increased vehicular queuing. The concerns associated with traffic congestion are multifaceted, affecting not only the efficiency of transportation systems but also the health and well-being of individuals.

Economic Impacts:

- **Lost Productivity:** [Traffic congestion leads to wasted time for commuters and commercial transport, resulting in substantial economic costs due to lost productivity¹.](#)
- **Increased Transportation Costs:** [The unpredictability of travel times necessitates additional planning and can increase transportation costs for goods and services².](#)

Environmental Concerns:

- **Air Pollution:** [Idling vehicles contribute to air pollution, which can have detrimental effects on public health and the environment³.](#)
- **Greenhouse Gas Emissions:** [Congested roads mean more fuel consumption and higher emissions of greenhouse gases, exacerbating climate change³.](#)

Health and Social Implications:

- **Stress and Health Issues:** The frustration and chronic stress from traffic congestion can lead to health problems such as cardiovascular disease and mental health issues⁴.
- **Reduced Quality of Life:** Time spent in traffic is time away from family, recreational activities, and other aspects of life that contribute to overall well-being⁵.

Strategies for Mitigation:

- **Improving Public Transportation:** Enhancing the efficiency and coverage of public transit can reduce the number of vehicles on the road².
- **Traffic Management:** Advanced traffic management systems and smart traffic lights can help alleviate congestion³.
- **Urban Planning:** Developing cities in a way that promotes walkability and cycling can reduce reliance on cars⁶.

Fw: Proposed development at Michael's and Goodwill sites

Allison Zike <AZike@kirklandwa.gov>

Tue 5/21/2024 7:34 PM

To: LeAndra Baker-Lewis <llewis@kirklandwa.gov>; Janice Swenson <JSwenson@kirklandwa.gov>

Please see below public comment

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

From: Mary Olavarria <marola16@aol.com>

Sent: Tuesday, May 21, 2024 6:36 PM

To: Planning Commissioners <planningcommissioners@kirklandwa.gov>

Subject: Proposed development at Michael's and Goodwill sites

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

Dear Commissioners,

Lack of housing is a serious problem in the greater Seattle area, including Kirkland. While it is important to address this, it is also crucial to consider the infrastructure and the surrounding neighborhoods when planning a massive project. The proposed developments at both the Michaels and the Goodwill sites are completely out of proportion. There are few ways to access my home at the top of Finn Hill when coming from the south. Already, because of traffic backups, I avoid going to downtown Kirkland before 10 am and coming home between 4:30 and 6:30. The area is just too congested. Now these proposals want to add, together, almost 1000 units! (That's 1000 more cars, at least, don't kid yourself that new residents won't use their cars!) These proposals compromise the only routes that exist. The geography of the area prohibits creating new thoroughfares.

Finn Hill and Juanita are special neighborhoods, with unique geography and character. But if we cannot access our homes, then how special will it be to live here?

Please do not approve a change in the zoning. Our neighborhood cannot support it.

Sincerely,

Mary Olavarria

CAM23-00554- Juanita & Kingsgate- Michaels and Goodwill

Lisa Berenson <lisab8186@gmail.com>

Tue 5/21/2024 2:49 PM

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

Cc: Lisa Berenson <lisab8186@gmail.com>

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.

I am contacting you regarding CAM23-00554- Juanita & Kingsgate- Michaels and Goodwill.

I am Lisa Berenson, LEED AP and a long time resident at 8113 NE 110th Place, Kirkland, WA 98034. My email address is below.

I am OPPOSED to the (2) projects at Michaels and Goodwill. No Mid-Rise Development on these (2) Properties !

If developed, the structures should be limited to the Existing Zoning and/ or be restricted to Low-Rise Affordable housing. The new housing by Michaels needs to be set back on the parcel and should NOT exceed the current height of the adjacent Weidner Building. Also, the Negative impacts to the condos behind the Michaels site and the successful Indian Restaurant next door which is already squeezed into its current location; this a very successful Community Restaurant that has been building Community, Not to mention the Columbia Athletic Club across the street.

I am Extremely Concerned and Opposed to these Proposed Zoning changes to Appease this Developer and these Proposed Projects.

The Negative Impacts- change to Building Heights, Setbacks, and etc, the Design of these buildings, Traffic impact, Open sky, Currently there is No Tree Canopy and Open green space; the **List to Oppose is Long.**

Michaels is the only store of its kind in the Kirkland area and is a "community & neighborhood staple" in our neighborhood.

Also, Goodwill is the last store of its kind in Kirkland ever since Value Village left due to various reasons.

Where are these "staples of our community" going to be relocated or will they be forced out of Kirkland.

If both of these retailers are forced out....Michaels in Bellevue Crossroads, Ben Franklin Crafts in Redmond, Value Village in Woodinville, Goodwill in Bellevue, etc.

The LAST "thing" Kirkland needs is Another Over- Sized Mixed- Use Building that does Not meet the needs of the Residence of Kirkland.

We need Housing Units! **But, these proposed zoning changes to appease to accommodate these (2) projects Negatively Impact our Neighborhoods.**

We need Diverse, **Moderate** sized Mixed- Use that provides Units without Drastic Changes to the Current Zoning, Contains a Large Percentage of **Affordable Housing**, Adds Tree Canopy, Preserves Open Sky, Fosters Connection & Community, and **Protects the Retail stores that reside on these Properties- we need " everyday everybody stores"**.

We **Do Not Need** More Specialty Retail similar to what already exists at Kirkland Urban and Kirkland Totem Lake; these are **Not Sustainable and are " sugar coating"**.

These (2) Proposed Projects are located in and near " the heart " of Kirkland Residential Neighborhoods. The Proposed changes to Zoning is inappropriate at these (2) Locations.

Also, the site at Goodwill; The public school across the street, the new fire station on the same premises, and a new Mid-Rise utilizing the majority of the Goodwill Property is a recipe for disaster in so many ways.

The City of Kirkland has " sold out to Developers "Too Many Times at the Expense of " Regular Kirkland Residents" who NEED MORE AFFORDABLE HOUSING.

Regards,

Lisa Berenson, LEED AP

lisab8186@gmail.com

206-409-3958

Fw: Proposed 600-unit residential units at Goodwill site

Allison Zike <AZike@kirklandwa.gov>

Tue 5/21/2024 5:24 PM

To: LeAndra Baker-Lewis <llewis@kirklandwa.gov>; Janice Swenson <JSwenson@kirklandwa.gov>

Please see public comment below

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

From: Judy Wright <jamesjudy@msn.com>

Sent: Tuesday, May 21, 2024 4:27 PM

To: Planning Commissioners <PlanningCommissioners@kirklandwa.gov>

Subject: Proposed 600-unit residential units at Goodwill site

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 have lived on Finn Hill for 45 years and have adapted to the changes and growth of Kirkland over the years. However, there is not the infrastructure (roads, public transportation) to support an additional 600 living units on the property where Goodwill is currently located. There are very few ways to get off Finn Hill, with NE 132nd Street being a major means of access. Traffic is always heavy in that area, especially at school drop-off and pick-up times at both Juanita Elementary and Juanita High School, with long backups on both NE 132nd St. and 100th Ave. NE. I can't imagine what adding vehicles from 600 apartments would do to the traffic in this area, but it can't be good.

While we understand the need for some additional housing in the Kirkland area, we strongly oppose approval of any variance which would increase density beyond that allowed by current code. Adding a lot more people and housing will only further downgrade the quality of life in Kirkland we used to enjoy

Lee & Judy Wright

Fw: Goodwill site zoning

Allison Zike <AZike@kirklandwa.gov>

Tue 5/21/2024 5:24 PM

To: LeAndra Baker-Lewis <llewis@kirklandwa.gov>; Janice Swenson <JSwenson@kirklandwa.gov>

Please see public comment below

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

From: Helen Hague <hkthague@gmail.com>

Sent: Tuesday, May 21, 2024 5:01 PM

To: Allison Zike <azike@kirklandwa.gov>; Bryan Cole <bcole@kirklandwa.gov>

Subject: Goodwill site zoning

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,

As a resident of Finn Hill, I urge the planning commission to retain and enforce the current zoning for the Goodwill site. 200 - 250 residential units at that site is appropriate and plenty for that location. Given the volume of traffic that already goes through that intersection, and its proximity to the elementary school and fire station, a significantly larger residential development would be inappropriate, and damaging to the neighborhood environment.

Thank you,
Helen Hague

Fw: CAM22-00023-- Redeveloping current Michaels location

Allison Zike <AZike@kirklandwa.gov>

Tue 5/21/2024 1:02 PM

To: LeAndra Baker-Lewis <llewis@kirklandwa.gov>; Janice Swenson <JSwenson@kirklandwa.gov>

Please see below public comment

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

From: Arjang Tahmasebie <arjang.tahmasebie@gmail.com>

Sent: Friday, May 17, 2024 11:43 PM

To: Planning Commissioners <PlanningCommissioners@kirklandwa.gov>

Cc: Allison Zike <azike@kirklandwa.gov>; City Council <CityCouncil@kirklandwa.gov>; mnakirkland@gmail.com <mnakirkland@gmail.com>

Subject: CAM22-00023-- Redeveloping current Michaels location

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.

Subject: Concerns Regarding Proposed Development Near Juanita Beach and Bay Parks

Dear City of Kirkland Planning Team

I am writing to express my deep concern about the proposed development at the current Michaels location near Juanita Beach Park. While I understand that property owners have rights within the current zoning regulations, I believe we must carefully consider the environmental impact of such a large-scale project and do not accept the requested zoning change/variance in order to protect the nearby sensitive area as well as maintaining the harmony with the surrounding buildings

1. Environmental Sensitivity:

- o Juanita Beach and Bay Parks are vital natural areas, home to endangered species and wetlands. These parks contribute to the unique character of our city.
- o A tall building near these parks could negatively affect wildlife habitats and disrupt the delicate balance of the ecosystem.

2. Traffic and Noise:

- o The additional traffic and noise generated by a large development could harm the tranquility of these two parks.

- We should explore alternative locations for densification, such as the area around Public Storage on 87th St NE where access is much easier.

3. Balancing Growth and Preservation:

- While growth is essential, we must find a balance that respects our environment and existing community.
- Concentrating 300 residential units in a 7 story building may strain local resources and impact the quality of life for current residents as both Market street and NE 116th St are already at capacity during rush hours.

I encourage thoughtful planning and community engagement to ensure sustainable development that benefits both residents and our natural surroundings.

Thank you for your attention to this matter.

Sincerely,

Arjang Tahmasebie

927 20th PL W, Kirkland WA 98033

Fw: Goodwill Site development

Allison Zike <AZike@kirklandwa.gov>

Tue 5/21/2024 12:58 PM

To: LeAndra Baker-Lewis <llewis@kirklandwa.gov>; Janice Swenson <JSwenson@kirklandwa.gov>

Please see below public comment

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

From: chris watson <cwkirkland1@gmail.com>

Sent: Sunday, May 19, 2024 6:18 PM

To: Planning Commissioners <PlanningCommissioners@kirklandwa.gov>

Subject: Goodwill Site development

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

Dear Commissioners,

While I respect the rights of property owners to develop to maximize benefit and returns, I don't believe this location can support a development of this scale without infringing on the quality of life for those currently living on Finn Hill (traffic congestion). In addition, the proposed scale of the project is much too commercialized, and over sized development within this community.

Thus I do not support any exemptions that may allow for any scale increase of any proposed development of the current Goodwill site on NE 132st and 100th ave NE.

I'm a local resident living less than one mile from this site.

I trust the commission will do the right thing and not grant any property use exemptions in this matter.

Regards,

Chris Watson

Response Submission Date/Time	Which neighborhood plan would you like to comment on?	Please provide comments here:	To which gender identity do you mostly identify?	What is your age?	What is your ethnicity?	Do you consider yourself...(Please select all that apply.)	Are you part of the LGBTQIA+ community?	What is your household income?	Relationship to the Juanita neighborhood (Select all that apply)
09/13/2023 15:22 PM	The Juanita Neighborhood Plan	Can you add covered bus shelters to the 4 bus stops located adjacent to the Juanita High School entrance on NE 132nd ST. The kids currently have to wait in the weather for the bus, which is currently running at once an hour. This means kids will be waiting a long time in the rain, cold, snow, or other adverse weather for the bus.	Girl/Woman (cisgender or transgender)	45-54	Not Hispanic/Latinx	White	No	Prefer not to answer	Resident (renter)
04/04/2024 11:07 AM	The Juanita Neighborhood Plan	I just heard about adding 5 miles of trail in Juanita neighborhood. And I say YES!!! YES!!! YES!!! Thank you Kirkland for prioritizing trails for health and safety. You have my vote.	Boy/Man (cisgender or transgender)	45-54	Not Hispanic/Latinx	White	No	\$150,000 - \$199,999	Resident (homeowner)
05/18/2024 13:23 PM	The Juanita Neighborhood Plan	<p>5/18/2024</p> <p>Greetings - I am a long time resident on the hill just east of the Columbia Athletic Club and I have just today learned of the proposed zoning changes to the property that currently contains Michael's and Kathkali Restaurant. Surprising to see that work on this started back in August of 2023 - am curious how neighborhood notifications of these actions were missed. I have now talked to a number of neighbors where I live on NE 113th Place, and no one has been aware of these proceedings.</p> <p>I would like to go on record as strongly opposing the zoning modifications to allow 300 apartments on the described site. This would indeed have incredibly negative impacts on the neighborhood. I will mimic most of the written comments already on file and say that large multi-story apartments that block lowland views and inject more unmanageable traffic and people should not be allowed on this property. There is already plenty of multi-family housing in this small area of Juanita. The current description of uses for JBD4 is fine - residential, office, and retail with maximum of two stories. A height limit of 26' is fine - increasing to 70' or even 45' would be oppressive.</p> <p>Roger Baer 10110 NE 113th Place Kirkland</p>	Boy/Man (cisgender or transgender)	65+	Not Hispanic/Latinx	White	No	\$100,000 - \$149,999	Resident (homeowner)
05/20/2024 8:58 AM	The Juanita Neighborhood Plan	<p>I am a lifelong resident of the City of Kirkland, and live in the Juanita neighborhood.</p> <p>I am concerned that the modification of the zoning of the JBD4 lots to allow for a 73-foot structure will have a net negative effect on the physical and natural environment of the Juanita neighbor. I would like to see an artists representation from street level of such a large structure on that site. Is that available? Has that been part of the presentation process?</p> <p>Also, the original Michaels Property Community-Initiated Amendment Request (Phase I), File No. CAM20-00676, presented on August 9, 2021 reported a requested increase in the allowed building height to a height similar to the nearby Juanita Bay Building. That building height is 48 feet. The new proposal, if agreed to, would allow for the JDB4 building to reach a height of 73 feet. What has changed in the past few years to warrant such a radical increase in the allowed height of a development on the shoreline?</p> <p>Is the property subject to the city's Shoreline Master Program? The Michael's building site is within the Urban Mixed designation of the shoreline environment. The maximum height allowed in the Urban Mixed shoreline environment, under that program, is 41 feet. The Kathakali building site is within the Natural shoreline environment. The maximum height allowed in the Natural shoreline environment is 25 feet. Has this been changed?</p> <p>I really appreciate your help in clarifying all this. Thank you.</p> <p>Michael Enberg Kirkland, WA</p>	Boy/Man (cisgender or transgender)	55-64	Prefer not to answer	Prefer not to answer	No	Prefer not to answer	Resident (homeowner)
05/20/2024 11:19 AM	The Juanita Neighborhood Plan	<p>As long time Juanita residents who pay very high taxes, we are VERY concerned about the 2 pending residential planning sites (current Michael's location & Goodwill location). These residential unit quantities for each location are way above and beyond what the surrounding infrastructure can accommodate. These need to be revisited, revised and reduced to realistic unit quantities.</p> <p>The traffic will be non stop gridlock! It's already close to that every AM and PM as is.</p> <p>Our infrastructure is currently bursting at the seams and getting worse let alone add all this new housing at key intersections resulting in major headaches for our neighborhood.</p> <p>The city needs to stop seeing \$\$ signs and do the right thing for our community by restricting these developments. Much smaller unit numbers, sure, but not multi hundreds. Like seriously? It's beyond obvious it's not a good fit. Head east or north for larger developments. Don't shove it in where it doesn't fit. Hope you all do the right thing as needed by OUR community which is to either greatly reduce or STOP these developments.</p> <p>Please amend to be REASONABLE. Current plan is ridiculous.</p> <p>Elizabeth & Paul Walsh</p>	Prefer not to answer	Prefer not to answer	Prefer not to answer	Prefer not to answer	Prefer not to answer	Resident (homeowner)	
05/23/2024 3:40 AM	The Juanita Neighborhood Plan	<p>I am a frequent visitor to both Juanita Bay Park and Juanita Beach. I walk between the two every day and pass by the area being considered for the development of the project described under the file #CAM23-00554 which describes the building of, what I understand to be, a 7-story complex of both residential (300 units) and commercial spaces (4000-4500 square feet). I also understand that this would require an exemption to the height restrictions for buildings in this area.</p> <p>I am very much opposed to this project and feel that its scope and size are totally inappropriate for this location. I believe that the current height restrictions should be upheld with no exemptions allowed. Please reject this proposal.</p>	Prefer not to answer	Prefer not to answer	Prefer not to answer	Prefer not to answer	Prefer not to answer	Resident (homeowner)	

Hello, I have some thoughts on the development of the land Michael's and the Indian restaurant are on. I am a walker, regularly between Juanita Beach and Juanita Bay, I nervously bicycle regularly on 100 from Totem Lake/Kingsgate to Juanita Village and I drive a car toward destinations in Juanita, Kirkland and up Finn Hill.

I am concerned about the environmental impact of digging down deep enough to support a 7 story structure, being so close to the lake, and wetlands being disturbed/eliminated.

The complex will cause cars idling in the intersection due to back ups in every direction and cars not being able to turn in or out of the complex. (It is already challenging and the volume of customers at Michael's must be less than the volume when the complex is built.) Parking at Juanita Village, Juanita Beach Park, the park across the street from it and Juanita Bay Park is challenging now. Parking and traffic surrounding the area will be more impacted with more businesses and residents being added. Signs go up now indicating Juanita Beach parking is full. Cars circle around trying to find parking causing more congestion in the area. Busses will not mitigate the traffic challenges. They do not run often enough, fast enough or in all the directions people need to get to.! Yep I have taken the bus numerous times and it is always a challenge.

How will the cost of the units be handled? The type of people who could afford the elite/expensive housing on the lake will not be bus riders. Thus they will add their cars to the congestion in the area. How many units will be affordable? It seems like in Totem Lake where affordable units were being touted does not have that many. My family members were looking for affordable housing there and could not find anything in their price ranger.(continued below)

05/23/2024 16:44 PM The Juanita Neighborhood Plan

Girl/Woman (cisgender or transgender)

65+

Not Hispanic/Latinx

White

No

\$50,000 - \$74,999

Visit Juanita,Other: CITIZEN OF KIRKLAND LOOKING AT THE BIG PICTURE

I live near Totem Lake/ Kingsgate. I fully support Totem Lake being developed. There is more fun here now with the park, the wetlands and the over pass than there used to be. And downtown Kirkland and stay low rise and cute - which is why people move here- I do not support the amount of housing going in at 98th/100 because it is already lovely, keep it that way. There is no need to turn that small area into an overdeveloped city. Make it more of a park. WE know Juanita Beach fills up.

Build up at 100/132 and at North Juanita and Kingsgate. Don't do it down there. ease up on the regulations of where and how DADU's and ADU's can be built, that can help more with housing. (Meeting the requirements can be quite the challenge.)

Will the complex get access to the water for their residents? Will they be able to moor their power boats there? That does not sound very supportive of the environment.

I know you are set on developing it but please be reasonable given the already heavy traffic of commuters, people recreating and the environment. Look at the convenience for everybody, the environmental impact of building and the environmental impact of heavier traffic of residents and business patrons. Thank you for reading this.