

Minutes, Kirkland Alliance of Neighborhoods  
June 14, 2021 Virtual online meeting, Zoom

Note: Action items are highlighted in yellow.

Neighborhoods attending:

Central Houghton	
Everest	
Evergreen Hill	
Finn Hill	Bill Blanchard (KAN Co-Chair)
Highlands	
Juanita Neighborhoods	Leo Gilbert
Lakeview	Mark Still
Market	Ken Mackenzie, Liz Hunt
Moss Bay	
Norkirk	Huan Zou, Janet Pruitt
North Rose Hill	
South Rose Hill/Bridle Trails	Chris Kagen
Totem Lake	

City Staff/Elected Officials attending:

- David Wolbrecht, Senior Neighborhood Services Coordinator

Guests:

- Curtis Brown, South Rose Hill resident
- Terri Cleveland, Woodrose Apartments, interested in affordable apartments for seniors
- Matthew Goelzer, South Rose Hill, running for City Council position #3

7:06pm Introduction

- Co-Chair Bill Blanchard called the meeting to order

7:12pm Public comments

- None

7:12pm 85<sup>th</sup> Station Area Plan update

- Planning Commission mtg recap, Liz
  - Consultant presented new “bookends” (low/high limits)
    - The three alternatives in the original DSEIS were spaced too far apart, too wildly different in staging
    - Now considering two alternatives: Two new “June alternatives” with reduced levels
  - June Alternative A

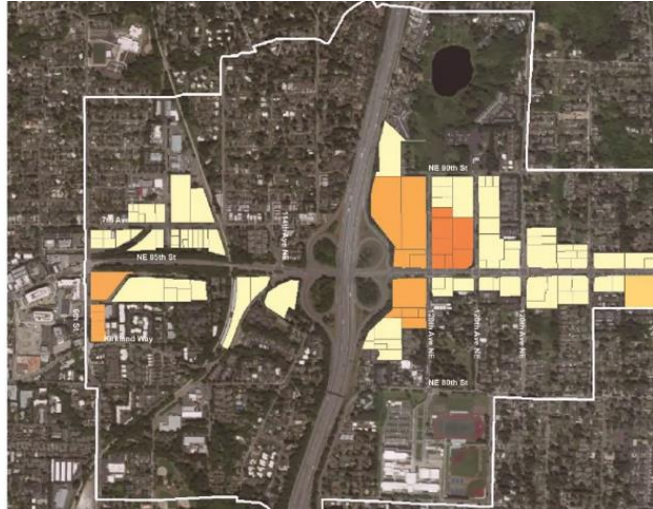
**June Alternative A  
Current Trends  
Maximum Allowable  
Zoning Heights**

*Based on the starting point of  
DSEIS Alternative 1: No Action  
and current zoning*

*Adjusts growth to reflect recent  
development trends (which  
exceed 2015 Comp Plan  
projections)*

- up to 35'
- up to 50'
- up to 67'
- up to 75'

*Note: Areas not highlighted not studied as  
redeveloped*



○ June Alternative B

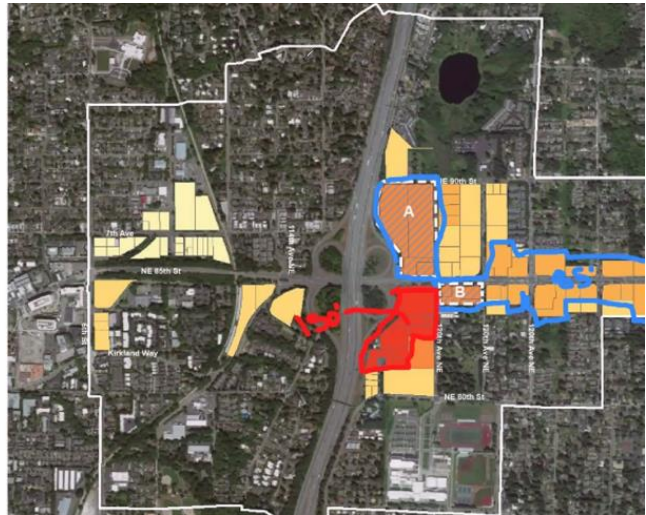
**June Alternative B Transit  
Connected Growth  
Maximum Allowable  
Zoning Heights**

*Based on the starting point of  
DSEIS Alternative 2: Guiding  
Transit-Oriented Growth*

*Areas shown in color would  
change existing zoning where  
needed to reflect growth  
assumptions*

- up to 50'
- up to 75'
- up to 100'
- up to 150'
- up to 250'

*Option to stay at 85-150' max height  
Subareas with different height options  
Note: Areas not highlighted not studied as  
redeveloped*



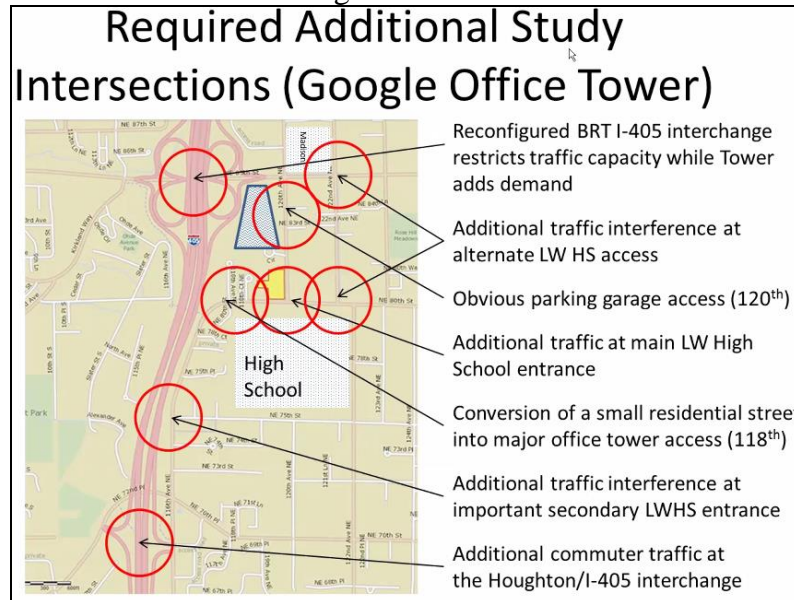
○ Recommendation to City Council

- Height is the core issue
- Commission wants to eliminate some aspects of Alternative B outright
- For example, the Lee Johnson site could have been up to 250', and the Commission said no more than 150' (10 stories, at 15' per story in commercial development)
- Zone A (Costco) (currently 35') capped at 85' rather than 150'
- Zone B (currently 35') at 85', which Alternative B called for
- Further down 85<sup>th</sup> St. (currently 35') at 85'

● Discussion

- Curtis Brown: His property is in the Alternative B red-shaded area designated as Lee Johnson for 150' height
  - City shouldn't grant exceptional height to one company; it's a gift to one company rather than proper zoning
- Ken: satellite map of the area
  - Showed how tall buildings at Lee Johnson (and elsewhere) would shade the properties to the east

- Leo: There's a "sun number" that real estate evaluations use to show shading impact
- Costco is concerned that rezoning could impact them by making them "non-conforming" and unable to modify their land usage (e.g., add a parking garage)
- Mark: Did they discuss traffic impacts?
  - Ken: Yes. Didn't get much traction on this



- Curtis: The Google sale isn't actually final yet
- Liz: The Norkirk light industrial area (along 7<sup>th</sup>) is proposed to put in residence-over-retail, kind of like Ballard
- Liz: I'm in favor of transit-oriented development but I don't see the proper elements in place here; form-based code is not going to solve the problem
- Leo: Sprawl is a big problem. Adding density at central locations makes sense, doing the most good for the most people. Need better transit and cycling infrastructure to support this kind of development.
  - Bill: Please bring this perspective to the council and commission meetings.
- KAN's official position
  - Bill shared his summary statement of KAN's position
  - Honor the established neighborhood plans, which established adequate parameters for growth
  - Liz: Is it fair to say that the neighborhood plans are a "promise?"
    - Bill: I think it's close
    - Janet: "Commitment?"
    - Chris: I resonate with the word "honor"
  - David: Note that the Station Area Plan is referenced in three of the affected neighborhood plans (Rose Hill, Highlands, Norkirk)
    - Matthew: Which sections of plans, exactly?
    - N23, RH26 – for example

- Liz: The Station Area Plan referenced in those documents did not have the limits that the current Station Area Plan has.
- Ken: Yes. The neighborhood plans have frequent references to transit-oriented development, affordable housing, etc. – but the plans had a much lower-scale intention of implementation. The city tends to pull passages and wording out and use it as justification for whatever they want.
- Curtis: Right! The existing plan, which absolutely supported reasonable growth, bore no resemblance to the Statue of Liberty scale that’s on the table now. Across the city, we’ve implemented growth in Totem Lake and we’re supporting it with a \$20M bridge and other improvements; where’s that commitment here?
- Matthew Goelzer feedback
  - Reacted poorly to the consultant’s assertion that anyone over 40 has less of a stake in the discussion because they’re not part of the future (!)
- Janet: Has there been real discussion about low-income housing?
  - Bill: Some, not enough. It’s a tough issue everywhere. One non-profit that was trying to do this work filed for bankruptcy last week.
  - Janet: It can be done well, as at Overlake in Redmond
  - Curtis: All of the talk of affordable housing has been theoretical. Susan Davis has written some good ideas.
- Call to action (Bill)
  - Let’s keep on getting comments to Council and other bodies
  - Interested KAN folks should continue meeting through the summer

8:30pm      Reaching out to isolated residents

- Chris: the SRH/BT NA board discussed the possibility of outreach to residents who may normally be isolated (e.g., senior, disabled) and may have been doubly impacted by the pandemic year’s isolation
- Suggested as a topic for a next KAN meeting, to gather ideas
- Bill to reach out to Kirkland Senior Center for possible leverage or partnership

8:34pm      Closing

- Adjourned at 8:34pm
- Next meeting: Not specified. We usually don’t meet in July.