



November 7, 2017

Kirkland Planning Commission  
City Hall  
123 Fifth Avenue  
Kirkland WA 98033

Re: Finn Hill Neighborhood Plan

Dear Planning Commissioners,

The Finn Hill Neighborhood Alliance (FHNA) submits these comments in connection with your consideration of the Finn Hill neighborhood plan on Thursday, November 9, 2017. We address three issues below:

- Item B: Rezone area RSA 6-E to RSA 4. Consistent with previous testimony, FHNA continues to support rezoning area RSA 6-E to RSA 4 south of 120<sup>th</sup> Street as recommended by the Planning Department staff. We agree that the topography and the tree canopy to the south of 120<sup>th</sup> support a downzone in order to enhance tree preservation and minimize surface water runoff and risk of downslope erosion. We note that further development to the south of 120<sup>th</sup> Street will entail improvements to 73<sup>rd</sup> Avenue, which will also increase runoff and risks of slides.
- Item D: Rezone RSA 6-B to remove triangular area from Holmes Point Overlay. FHNA also supports the Planning Department's recommendation that the triangle between 80<sup>th</sup> Avenue and Juanita Drive south of Juanita Woodlands Park be retained as part of the Holmes Point Overlay area. The area in question is sloped, with water run off crossing Juanita Drive and draining onto properties to the south and west of the Juanita Drive that are in the Holmes Point Overlay zone area. While the Timberlake development removed some of the tree canopy that once characterized this triangle of land, this development did not, so far as FHNA can tell, comply with the HPO regulations that were in force at the time – but the consequence should not be that the whole area will now be removed from the HPO and that future development can occur without regard to the tree preservation provisions of the HPO. In short, the FHNA opposes any decision that would contract the perimeter of the HPO.
- Item E: Timing of rezones. The Planning Department staff memo notes that the effective date of downzones might be deferred to allow property owners additional time to submit development applications so that they will have vested rights to develop properties at current zoning notwithstanding future downzones. FHNA opposes a delay in the effective date of zoning changes because any deferral of that date would undercut the fundamental purpose of the proposed

downzones, which is to reduce the intensity of future residential development so that the remaining Holmes Point tree canopy will be better preserved and water runoff and erosion risks reduced.

Thank you for considering these comments.

Respectfully submitted

FINN HILL ALLIANCE BOARD OF DIRECTORS

A handwritten signature in blue ink, appearing to read "Scott Morris".

Scott Morris, President

cc: Eric Shields  
Jeremy McMahan  
Janice Coogan  
FHNA Board of Directors