

Comments on what you like about other Neighborhood Centers

South Kirkland Park and Ride (12)

I like dense housing so that we can get better transit. If we build lots of housing units we will have better chance of getting HCT on CKC.

We need transit - don't object to this bulk as much because of the setting.

Transit is good

good transit center

disappointed that the retail opportunity morphed - retail needs to stay an important focus.

TOD - ugly, too big mass at street, not accessible to bus area where walkers are, not enough retail, not neighborhood friendly.

affordable housing please

must have lots of ground floor retail

we need to allow enough height/density so developers can afford to put parking underground. Otherwise we will get little businesses and big surface parking lot.

density restrictions for residential needed

I like nothing about TOD - no design, traffic mess. Right up to street with small narrow and dangerous sidewalk

So unfortunately unattractive and unavailable to bus riders (retail). Sidewalk and building too close to street.

Carillon Park (11)

we need to keep it as retail/restaurants and not offices. A neighborhood center can't empty out at 5pm.

upper floor setbacks

this has too much "bulk" in spite of vary roof lines. Like underground parking.

like stepped back buildings

retail at street - good

this is office and retail. not much of a step-back from retail below. Not good for our NC.

step backs are great on major street - less needed on side and back street/facades.

mix of surface and underground parking

+ underground parking

set backs and underground parking

this is good height. Like variation in roof line.

step-back to improve skyline and prevent canyons

Queen Anne (16)

Retail and residential density to support businesses

love the short crosswalks. No left + right turn lanes to cause 100' crossings

particularly attractive because of trees. These would take a while to accomplish. Like the back in angle parking.

appreciate large corners for visibility and collecting larger numbers of people safely. Bump outs are great to decrease crossing distance.

open corners good

this is taller than I'd like to see. Don't like to back in to parking. I'm terrible at it.

height is ok with me. this could be great view residential property.

restaurants are great

no on street parking

too tall buildings - don't like. I like street parking (encourage use of retail). trees like. like variation of buildings.

chamfered corners (at intersections) where buildings meet at side walk. Design review needed.

trees

sidewalk seating (wide sidewalks)

angle parking. wide sidewalks. open areas on corners.

angle parking. more care density. does hurt width/turn lanes

corner setbacks for driver and ped safety

Downtown Redmond (10)

-Don't like this--Retail doesn't make a statement, I'm never attracted to shopping there, and all street parking for retail

-Change building height to at least 35' or more, allow 4 stories retail @10-13, 1st floor. No micro units or pods-- min.

site/unit

-Didn't like this (I've seen the reality) too much "Bulk" too dark, uniform and appearance of mass

-Visual breakage of straight lines on roofs by variation

-This street is dead because there are not enough residents. Need to allow more height. Require affordable housing. Require 3+ BR units so families can live here. Require resident parking to be unbundled by rent
- Step backs required for 3 or more floors. First floor retail, step back floors above for residential
-Street scape plan/ park lane, down town. Eliminate power/ utility lines. Focus: boutique neighborhood
-Not a fan of on street parking. We need all the lane space we can get.
-looks ok, retail doesn't look like it, gets much use, modulation is good, too tall.

Houghton Center (14)

-Houghton Ctr should stay in Neighborhood Center and not add any office or residential. If we want people to walk paces the being in good retail (restaurant) they will walk
-MOst important of all-- Save/ increase the amount of RETAIL available to the 4 neighborhoods, especially grocery + BARTELL
-Need gym-type. More places to sit in front of stores.
-RETAIL= MOST IMPORTANT. Residential and office are OK, whatever pencils out for developers with the least traffic impacts
Adequate parking for retail used--surface or underground preferable to above ground parking garage.
NO to drive-throughs, take up too much land
More height is ok if it were not. ALL taller. keep PCC choice-- maybe more smaller specialty food stores grocery store
A bank is probably unnecessary given mobile technology
I love the current scale--it suits the neighborhood and gets a lot of use. I do not want any taller buildings--unless 3 stories would get amazing design features.
I'm ok with more height
Could deal with multi-level parking if its not visible from thoroughfares
grocery store REQUIRED PCC preferred swap height for step backs to achieve size required
allow height so enough residents to support more than just hair and nail salons

U Village (15)

Good aspects-buildings, wide sidewalks etc. Middle section with parking needs more work
Like place for people to gather and sit (small groups)
Must be vibrant like park lane
2 Stories, Surface parking for easy grocery shopping, pedestrian walkways in parking area, no residential!!! this is all about retail, grocery, restaurant
Sidewalk dining tables
Really like this U village idea, low profile- 2 stories, wide walkways between buildings
pedestrian only areas away from cars
great storefront designs
like walking access to stores, village/town feel, different building types
love the neighborhood feel, pedestrian walkability
Larger buildings behind first tier, opening --- lines
want a design review, want trees, want residential above- parking under building, want grocery stores or stores dry cleaner
Like the look of separate shop buildings, need design review
This is the closest to what I would like- wide sidewalks, shops close to each other, retail mostly. I think retail would be best, if we need to go to 4 floors to keep grocery, make large step backs.
I like that there is no parking within the shopping center, cars are out of sight.

Outreach and Education

In front of store! Like the idea of person to person research. Make our neighborhood seem friendly - the Girl Scout encounter.
Find a way to do an on-line survey. Start building a bigger database of Houghton email addresses.
Re:Survey. 1) use some survey online and at tables (PCC/MetMarket) handouts. 2) have people check off which neighborhood (Central Houghton, Lakeview, Everest, Moss Bay, Other). I will help with survey design and tables (Pilcher)
Parking Impact on residential neighborhoods. Need careful eval and planning
Brian Marshall
Suzanne Welton - want design review, do not want drive thru, require 1st floor min height 13-15', require 1st floor min depth, require building set backs from street, require building set backs from 1st floor, require limited density, limit overall size, want pedestrian friendly & wide sidewalks, do not want affordable housing, want restaurants and outdoor

seating, want modulation of building, do not want require height restrictions, want corner public space, want underground power

Parking Lot of other topics (8)

if we have no residential density cap, we will get apodments

other examples: Santa monica, juanita village, 15th in Cap Hill

parking must be adequate so neighborhoods don't get the overflow. streets near houghton beach very impacted in this way.

find (even pay) an independent consultant who can educate us from the perspective of developers

when you say "we" will go to the city. Who is that city council? Planning D???? Who will we be working with?

do not change waddel's property to mixed use

design review is mandatory but we have to get the DRB to find its courage.

Does city of kirkland have a design review board? if not? how is one formed? who gets to be on it.

Notes from meeting

July to touch base and start to form questions

Aug hold working meetings

Need a valid way to collect information

Survey – split out – resident and non-resident

Stream line the process for engaging with us. City simplified process – present our topics

Zoning map – commercial and retail

Nelson Group must likely to redevelop

No plans on the books to redevelop – NO current plans

Large sewer line that goes thru our streets in front of Lakeview

We can't tell them what kind of business we want – city can restrict use

We don't have design review – do we want?

No drive thru restrictions

Parking – all commercial areas are not allowed to have parking in front of stores. All new development will have parking behind or underground.

1st floor in BC zone – 75% has to be retail or commercial – 25% residential

Other zones have other restrictions

TOD has 1st floor heights to be min height

Consider depth of shop

How do we make sure we get a grocery store – min requirements of size of grocery store need to be successful

Min dwelling size

When you apply you have traffic mitigation. Traffic goes with building permit

Get developer to come in to give us the business perspective