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**From:** Liz Hunt <liz@starwhite.net>  
**Sent:** Tuesday, February 4, 2025 1:11 PM  
**To:** Kelli Curtis; Jay Arnold; Neal Black; Amy Falcone; Penny Sweet; John Tymczyszyn; Jon Pascal; Rodney Rutherford; Bria Heiser; Scott Reusser; Aaron Jacobson; Gina Madeya; Justin Robbins; Angela Rozmyn  
**Cc:** Liz Hunt; Allison Zike; Scott Guter  
**Subject:** Planning Work Program comments for tonight's Joint Study Session

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Hello Council Members and Planning Commissioners,

I have a few comments on the PWP for tonight's study session. Thank you for your time and consideration of these items.

- **Item 13, Middle Housing/HB1110/etc., Phase 1**
  - **Focus on required legal changes.**
  - Remove this part: "Include exploration of expanding inclusionary zoning requirements to apply in all residential zones for all development topologies". (Appears in staff memo.)
- **Item 13, Middle Housing/HB1110/etc. Phases 1 and 2**
  - **Should we request waivers from any of the new state law requirements?**
  - Our zoning code already enables significantly more housing units than our 2044 GMA targets and Kirkland is already the #3 most dense city in the state! (WA State Office of Financial Mgmt data)
  - Shouldn't we get some exception for being so dense already?
  - We need our own Kirkland-specific GMA to preserve Kirkland's open spaces.
- **Item 24, K2044 Comp Plan Update Implementation**
  - **Need more definition around this task.**
  - This is a large effort
  - For example, the 2044 Housing Element has 54 policies vs. 17 in the 2035 chapter.
- **Item 21, Parking Policy**
  - **Add: and with respect to residential neighborhood capacity needs**
  - Current definition is: Review parking standards for consistency with City policies related to sustainability, affordable housing, and neighborhood retail.
- **Evaluate MFTE Program [staff-proposed item]**
  - **I support adding this work item.**
  - We need a data-driven study of our affordable housing strategy; how are we going to enable 79% of our GMA target housing units being affordable to 0-50% of AMI which will be very expensive?
- **Neighborhood Plan Amendment Request (NPAR) Process [staff-proposed item]**
  - Will neighborhood plans only be updated by amendments going forward?
  - Will planning staff periodically review neighborhood plans holistically? And would neighborhoods be involved in that process?

Thank you,

Liz Hunt  
Kirkland Resident

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**From:** Claypool <claypool@nwlink.com>  
**Sent:** Tuesday, February 4, 2025 5:15 PM  
**To:** Kelli Curtis; Neal Black; Amy Falcone; Jon Pascal; Penny Sweet; John Tymczyszyn;  
Planning Commissioners  
**Subject:** Fennel and density. Use sparingly.

**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 Council and Planning Commission members,

I would like to add that despite resident opposition, Kirkland's Planning Commission and City Council persist in trying to do the same thing, over and over again, pushing Kirkland to do more density than required by the State. It's like we're trying to cook something in a shared kitchen, and one of the chefs insists on putting Anise in everything. You can call it Anise (AN iss), or Anise (an NEES), or licorice, or fennel, but it all tastes like licorice. Density is a flavor that needs to be used sparingly, in appropriate recipes. It is not a flavor to put in every dish in the city, nor every neighborhood.

Quit spicing our local recipe to go heavy on the flavor preferred by state government. It is not their kitchen. It is not their spice cupboard. Let local jurisdictions cook what they want to cook, and listen to the people who actually live here and will be eating it. We have plenty of other spices, besides fennel. There's being creative in your cooking, and there's making the food inedible. Your heavy hand with the anise seed is spoiling the stew we are carefully building. Use a less heavy hand, and go light on the salt, too.

Cindy Claypool

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**From:** Brady Nordstrom <brady@housingconsortium.org>  
**Sent:** Tuesday, February 4, 2025 3:54 PM  
**To:** City Council; Planning Commissioners  
**Subject:** HDC Comment on Kirkland Planning Work Program Discussion (2/4/2025)

**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 Council & Planning Commission:

My name is Brady Nordstrom and I'm the Associate Director of Government Relations and Policy at the Housing Development Consortium ("HDC"). HDC is a King County-wide nonprofit that represents organizations that design, build, and operate affordable housing. This includes members that are based in Kirkland and members that operate affordable housing in Kirkland. I'm writing to comment on the *"Joint Council and Planning Commission Review of 2024-2026 Planning Work Program ("PWP") Status and 2025-2027 PWP Priorities"* discussion that is happening today (2/4) at your 5:30 PM Special Joint Meeting. Since I know that time is short between this email and your session, I'll keep this email brief and will share a **bulleted list (below) of priorities that we believe can make a difference for affordable housing in Kirkland.**

**We appreciate Kirkland's ongoing emphasis on housing affordability and access as you discuss priorities in the coming weeks and months.** I've shared this in the past, but I feel it's important to emphasize: A significant portion of Kirkland's population already struggles with housing costs as is reflected in polling and census data. Kirkland's 2044 Housing Inventory and Analysis report found that 23% of Kirkland homeowners and 38% of renters are cost burdened, paying more than 30% of income to housing costs. Keep in mind that 80% AML, which is the state income limit for "affordable housing," for a household of two in Kirkland is \$88,800, per the [Kirkland City website](#).

As such, we appreciate the focus on work priorities that can move the needle on housing affordability and access in Kirkland. Based on the packet materials, we support a Council and Commission Work Program recommendation that includes, and emphasize, the following existing and new priorities:

- **Housing Strategic Plan Update.** This may be one of the highest-impact actions to support an effective affordable housing approach in Kirkland.
- **Citywide incentive and inclusionary requirements.** We support well-calibrated code-based affordable housing incentives and requirements that balance the need for affordable housing with the need to expand housing supply for current and future residents. Remember that affordability requirements must be implemented at the time of an upzone for the policy to be legal under the RCW, to avoid a violation of the takings clause.
- **Please include direction to includes effective affordable housing strategies and support in any neighborhood activation or plan update that you put into the PWP** (ex: Totem Lake Southern Industrial Subarea Plan, Activation of the NE 85th Street Station Area Plan, Downtown Plan Update, etc.).

- **Parking policy update.** Please review parking requirements and align with affordable housing strategies and other city goals. Parking is a major cost driver for housing.
- **Implement Comp Plan Housing Element and Land Use Element policies** that support affordable housing at scale. In particular, there is an ongoing need for increased resources to support housing. Any time that there is a gap between affordable rents and market rents, providers need a mix of public financing, loans, and other financial tools to enable affordable housing creation.

Thank you for considering our comments and keeping the focus on affordable housing in Kirkland. HDC hopes to be a valuable partner and collaborator as you discuss and finalize your work program. Please don't hesitate to reach out if you have any questions or requests.

Best Regards,  
Brady Nordstrom

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**Brady Nordstrom** *(he/him)*

Associate Director of Government Relations and Policy

[Housing Development Consortium of Seattle-King County](#)

1326 5<sup>th</sup> Avenue, Suite 230 | Seattle, WA 98101

C: (253) 886-2099