



CITY OF KIRKLAND
PLANNING AND BUILDING DEPARTMENT
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MEMORANDUM

Date: October 7, 2015

To: Kurt Triplett, City Manager

From: Dorian Collins, Senior Planner, AICP
Paul Stewart, Deputy Director, AICP
Eric Shields, Director, AICP

Subject: Study Session: 2013-2015 Comprehensive Plan Update, Totem Lake Business District, File CAM13-00465, #9

I. RECOMMENDATION

Staff recommends that the City Council review and provide direction on two Planning Commission transmittal memos in the following order:

1. Citizen Amendment Requests (CARs) for Evergreen Healthcare, Rairdon, Astronics, Morris, the Totem Commercial Center and Walen.
2. Totem Lake Business District Plan and related Zoning Map and Zoning Code amendments.

Staff also recommends that the City Council provide direction to staff on how to proceed with consideration of a Planned Action Ordinance (PAO) for Totem Lake. Staff recommends that there be a further evaluation in 2016 prior to determining whether to enact a PAO, and if so, how best to structure it.

At the study session, staff recommends the following format for the first two items above:

- Staff introduction.
- Planning Commission Chair Eric Laliberte summarizes the Planning Commission recommendation.
- Council questions, discussion and direction.

Staff recommends that a brief staff presentation on the topic of the PAO follow the discussion on the Totem Lake CARs and Plan update.

II. BACKGROUND DISCUSSION

The Planning Commission has completed its review and recommendations for the Totem Lake Business District Plan, the Totem Lake CARs and the Walen CAR (North Rose Hill), which are part

of the 2013-2015 GMA update to the Comprehensive Plan, discussed at the October 6, 2015 study session.

The extensive public outreach effort for the Comprehensive Plan Update process was discussed in the staff memo prepared for the discussion on [October 6th](#). Additional activities for the Totem Lake Plan update included input from the larger community at meetings of the Kirkland Business Roundtable and the quarterly "Totem Lake Conversations" meetings of the Totem Lake business community. In addition, a stakeholders meeting was convened in January 2014 on the topic of the industrial lands, and specifically, the Parmac area. Changes to the boundaries of the Totem Lake Urban Center under consideration by the Planning Commission were shared with the Juanita Neighborhood Association (November 10, 2014) and the North Rose Hill Neighborhood Association (November 17, 2014). The City has also maintained a webpage for the [Totem Lake Business District Update](#), which provides an opportunity for interested people to join a listserv to stay informed.

The Planning Commission held many study sessions on topics related to the Totem Lake Business District Plan update in 2014 and 2015. Materials from those meetings are available on the [Planning Commission Webpage](#). Four public hearings were held on items related to the Totem Lake Business District and Urban Center:

- **July 23, 2015:** Hearings and deliberations on the [Walen Citizen Amendment Request](#) and update of the [North Rose Hill Neighborhood Plan](#)
- **August 13, 2015:** Hearings and deliberations on the [Totem Lake Citizen Amendment Requests \(Part 1\)](#) and [\(Part 2\)](#) and on the [Totem Lake Business District Plan Update \(and related Code and Map amendments\)](#)
- **September 10, 2015:** Continuation of hearing on the Totem Commercial Center CAR [Totem Commercial Center CAR \(9/10\)](#)
- **September 24, 2015:** Continuation of hearing and deliberations on the [Totem Commercial Center CAR \(9/24\)](#)

The City also prepared a Draft **Environmental Impact Statement** (EIS) on the Comprehensive Plan Update and the proposed Citizen Amendment Requests, and a Planned Action EIS for Totem Lake Urban Center. A public comment period was provided and a hearing was held on the EIS. The Final EIS will be issued in October 2015. Attachment 1 to this memo provides background and discussion on the Planned Action EIS, including staff's thinking regarding the advisability of adopting a PAO this year.

Public comments were accepted throughout the Comprehensive Plan update process and the Planning Commission considered the comments as they were received. Comments from the various study sessions, hearings, visioning program, and community events have been summarized into **public comment logs** by topic and attached to the Planning Commission transmittal memos.

Note that a binder has been placed in the Council Study Room with paper copies of all of the public comments received during the Comprehensive Plan Update process. Comment logs by topic (including the Totem Lake Business District Plan update and Totem Lake and Walen CARs) are attached to the Planning Commission transmittal memos and are also provided in the binder.

III. NEXT STEP

- **December 8, 2015**: City Council will take final action on the Comprehensive Plan Update, including map and code amendments.

If the City Council has any questions regarding the topics to be presented and discussed at the October 20, 2015 study session, please contact Dorian Collins at dcollins@kirklandwa.gov, 425-587-3249.