

DETERMINATION OF SIGNIFICANCE AND REQUEST FOR COMMENTS ON SCOPE OF EIS

Description of proposal: The City of Kirkland is proposing amendments to its adopted Comprehensive Plan text and map, and Zoning Code text and map related to three private Comprehensive Plan Amendment applications that were submitted as part of the 2007 Docket. The City is also proposing to adopt a Planned Action Ordinance to cover all three applications. A Planned Action Ordinance, if adopted pursuant to WAC 197-11-164 to 172, would indicate that the completed EIS adequately addresses significant impacts of the proposed action, and that future projects consistent with the analyzed projects and parameters of the Planned Action Ordinance would not require future SEPA threshold determinations or EISs. Therefore, comment during this Scoping period is encouraged. Alternatives to be addressed in the EIS include the *No Action Alternative*, i.e. continuation of the City's current GMA Comprehensive Plan without amendment, and the *Action Alternative* to include:

- Touchstone (Park Place) Private Amendment Request (Application File ZON07-00016), located on 11.7 acres at the corner of Central Way and 6th Street, generally south of Central Way, west of 6th Street, north of 2nd Avenue, and east of Peter Kirk Park. The proposal would replace 250,700 square feet of office and retail that exists on the site with 1.7 million square feet of office, retail, and hotel. On-site parking would be changed from the current 742 parking stalls to approximately 3,500 parking stalls, some of which would be structured, to accommodate the new development. The proposed amendment would increase building height from 3-5 stories to 4-8 stories as measured from the grade of Central Way and 6th Street. The proposed amendment would also allow reduction in building setbacks from 20 feet to 0 feet on Central Way and 6th Street; and from 10 feet to 0 feet next to Peter Kirk Park. These changes would be accomplished by creation of a new zoning designation. The new zone would allow taller building heights (4-8 stories), zero foot building setbacks from streets and Peter Kirk Park, and possible other changes to lot coverage, parking standards, and landscaping requirements from the existing CBD5 zoning.
- Orni Private Amendment Request (ZON07-00012) would amend the Comprehensive Plan future land use map from High Density Residential 24 to Office/Multi-Family 24, and amend the zoning map from Planned Area 5D (PLA 5D) zone to PLA 5C zone for two acres of land on 3 parcels located at 825, 903, and 911 5th Avenue (generally east of the U.S Post Office property). This amendment would allow office, multi-family or mixed-use office/multi-family uses and additional height (up to 6 stories or 60 feet).
- Altom Private Amendment Request (ZON07-00019) would amend the Comprehensive Plan future land use map and zoning map from PLA 5B zone to PLA 5C zone for two parcels of land totaling 0.86 acres located at 220 6th Street and 603 4th Avenue (generally southeast of the corner of 6th Street and 4th Avenue). The proposal would allow for increased height up to a maximum of 6 stories or 60 feet. The amendment request also includes a zoning code amendment that would remove the minimum one acre lot size requirement in order to achieve 6 stories or 60 feet in the PLA 5C zone.

Official City File Number: ZON07-00016, ZON07-00012, AND ZON07-00019

Proponent: City of Kirkland

Location of Proposal: Three noncontiguous study areas within the Moss Bay Neighborhood of Kirkland, and generally located east of Peter Kirk Park, south of Central Way/NE 8th Street, west of 10th Street; and north of Kirkland Way in the City of Kirkland, Washington.

Lead Agency: City of Kirkland

EIS Required. The lead agency has determined this proposal is likely to have a significant adverse impact on the environment. An environmental impact statement (EIS) is required under RCW 43.21C.030 (2) (c) and will be prepared. An environmental checklist indicating likely environmental impacts can be reviewed at Kirkland City Hall, Planning Department, 123 5th Ave, Kirkland WA 98033 between 8-5pm (425-828-1257), at the City's website www.ci.kirkland.wa.us, under Planning Department section, and at the Kirkland Library, 308 Kirkland Ave, Kirkland, WA 98033.

The lead agency has identified the following areas for discussion in the EIS: The EIS will consider potential impacts associated with land use, aesthetics, transportation, public services, and water and sewer utilities.

Scoping. Agencies, affected tribes, and members of the public are invited to comment on the scope of the EIS. You may comment on alternatives, mitigation measures, probable significant adverse impacts, and licenses or other approvals that may be required. The method and deadline for giving us your comments is: Mail written comments to the Responsible Official at the address below or email comments to aruggeri@ci.kirkland.wa.us. **The City must receive the comments by 4:45 pm November 8, 2007** for the comments to be considered.

Responsible official:

Eric Shields, AICP, Director
Department of Planning & Community Development
City of Kirkland
123 Fifth Avenue
Kirkland, Washington 98033
425-828-1247

You may appeal this determination of significance by following the procedures in KMC 24.02.105 Administrative appeals. Appeals should be directed to:

Nancy Cox, City of Kirkland Environmental Coordinator
Department of Planning & Community Development
City of Kirkland
123 Fifth Avenue
Kirkland, Washington 98033
425-828-1253

The appeal must be filed by: 4:45pm October 25, 2007. You should be prepared to make specific factual objections. Contact Nancy Cox, City of Kirkland Environmental Coordinator to read or ask about the procedures for SEPA appeals.

WAC 197-11-960 Environmental checklist.

ENVIRONMENTAL CHECKLIST

Purpose of checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write “do not know” or “does not apply.” Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered “does not apply.” IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject actions, the references in the checklist to the words “project,” “applicant,” and “property or site” should be read as “proposal,” “proposer,” and “affected geographic area,” respectively.

A BACKGROUND

1. Name of proposed project, if applicable:

City of Kirkland 2007-2008 Comprehensive Plan map and text amendments, zoning map and text amendments, and adoption of a Planned Action Ordinance related to three private amendment requests (Touchstone also known as Park Place, Orni, and Altom).

2. Name of applicant:

City of Kirkland

3. Address and phone number of applicant and contact person:

Angela Ruggeri, Senior Planner
City of Kirkland, Department of Planning and Community Development
123 Fifth Avenue, Kirkland, WA 98033
425-587-3256

4. Date checklist prepared:

October 15, 2007

5. Agency requesting checklist:

City of Kirkland

6. Proposed timing or schedule (including phasing, if applicable):

The Planning Commission will review and make a recommendation on the proposal in the Winter of 2007-2008, and the City Council will review and act on the proposal in the Spring of 2008. Project phasing for the Touchstone (Park Place) project is expected to occur from Fall 2008 through 2013.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Future development applications for the three noncontiguous sites are anticipated as a result of the Comprehensive Plan, Zoning, and Planned Action Ordinance amendments.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

An EIS is currently being prepared for a Planned Action Ordinance and for three Comprehensive Plan and zoning amendments located on noncontiguous parcels within the City of Kirkland's Moss Bay Neighborhood. The analysis area is characterized as a developed area with few remaining natural areas. The EIS will consider potential impacts associated with land use, aesthetics, transportation, public services, and sewer and water utilities.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

There are no pending applications for governmental approvals of other proposals directly affecting the study area.

10. List any government approvals or permits that will be needed for your proposal, if known.

Approval of the Comprehensive Plan map and text amendments, zoning map and text amendments, and the Planned Action Ordinance by the City of Kirkland City Council.

Development and Building permit review by City of Kirkland

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The Proposal consists of a Comprehensive Plan map and text amendment, zoning map and text amendments, and a Planned Action Ordinance covering three noncontiguous areas that are the subject of private Comprehensive Plan docket amendment requests described in detail below. A Planned Action Ordinance, if adopted pursuant to WAC 197-11-164 to 172, would indicate that the completed EIS adequately addresses significant impacts of the proposed action, and that future projects consistent with the analyzed projects and parameters of the Planned Action Ordinance would not require future SEPA threshold determinations or EISs.

The three noncontiguous amendments are described as follows:

ZON07-00016 (Touchstone or Park Place Amendment Request): Potential Comprehensive Plan and Zoning amendment related to private amendment "area A" (in the CBD 5 zone), located on 11.7 acres at 457 Central Way, generally south of Central Way, west of 6th Street, and east of Peter Kirk Park. The proposal would replace 250,700 square feet of office and retail that exists on the site with 1.7 million square feet of office, retail, and hotel. On-site parking would be changed from the current 742 parking stalls to approximately 3,500 parking stalls, some of which would be structured, to accommodate the new development. The proposed amendment would increase building height from 3-5 stories to 4-8 stories as measured from the grade of Central Way and 6th Street, and would allow reduction in building setbacks

from 20 feet to 0 feet on Central Way and 6th Street; and from 10 feet to 0 feet next to Peter Kirk Park. The proposal will be implemented through creation of a new zoning designation that would be mapped on the 11.7 acre site. The new zoning designation is expected to differ from the CBD 5 zone in that it would allow taller building heights (4-8 stories tall), and setbacks reduced to 0 feet on street and park frontages. The new zoning designation may also differ from the CBD 5 zone in lot coverage, parking requirements, and landscaping requirements.

ZON07-00012 (Orni Amendment Request): Potential Comprehensive Plan and Zoning amendment related to private amendment “area B” (in the PLA 5D zone), located on 3 parcels on approximately 2 acres of land located generally east of the U.S. Post Office property at 825, 903, and 911 Fifth Avenue. The proposal would change these parcels of land from High Density Residential 24 to Office/Multi-Family 24 Comprehensive Plan designation; and change from the PLA 5D zone to the PLA 5C zone. These map amendments would allow office uses, multi-family uses, or office/multi-family mixed-use and allow additional height of up to 6 stories or 60 feet. The existing use on the parcels being considered are legally existing nonconforming office buildings. Office buildings are not currently permitted in the PLA 5D zone.

ZON07-00019 (Altom Amendment Request): Potential Comprehensive Plan and Zoning amendment related to private amendment “area C” (PLA 5B zone), located on two parcels totaling 0.86 acres of land located generally southeast of 4th Avenue and 6th Street (220 6th Street and 605 4th Avenue). The proposal would change these parcels of land from PLA 5B zone to PLA 5C zone to allow for increased height up to 6 stories or 60 feet. The amendment request is accompanied by a zoning text amendment to remove the one acre minimum lot size requirement to allow for buildings of 6 stories or 60 feet in height.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The Proposal consisting of three noncontiguous areas are all located in the Moss Bay neighborhood of the City of Kirkland. Area A is located on an 11.7 acre site at 457 Central Way, south of Central Way between Peter Kirk Park and NE 6th Street and north of Kirkland Way. This site contains an office and retail complex with associated surface parking lots. Area B consists of three parcels totaling approximately 2 acres, located east of the Post Office on 5th Avenue (825, 903, and 911 Fifth Avenue). These three parcels have office buildings on them. Area C is located on a 0.86 acres at southeast of the intersection of 4th Avenue and 6th Street, just east of the Park Place request (220 6th Street and 605 4th Avenue). These two parcels have three office buildings on them.

B ENVIRONMENTAL ELEMENTS**1. Earth**

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other

The three noncontiguous areas are characterized by a gradual hill sloping from a high point generally to the east, down to a low point generally located to the west.

- b. What is the steepest slope on the site (approximate percent slope)?

Slopes of less than 15% are found on the three noncontiguous sites.

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

According to the USDA Natural Resources Conservation Service (accessed September 28, 2007), the study area is generally characterized by a mixture of the following soil types: Alderwood gravelly sandy loam (AgC); Arents, Alderwood material (AmC); Indianola loamy fine sand (InC); and Newberg silt loam (Ng).

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

The City of Kirkland Landslides and Natural Hazards Map (December 2003) indicates that there is an area classified as a Medium Hazard landslide hazard area on and adjoining Area A. There is an area classified as a High Hazard landslide hazard area north of 5th Avenue, near Area B. Unstable slopes and other geologic hazards, including development conditions and requirements for developing on or near them are governed by Chapter 85 of the Kirkland Zoning Code.

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Since the three noncontiguous sites are located in an urban area, there is the possibility that parking could occur in underground structures or that other subsurface work may be conducted in constructing buildings. This type of work may require fill and grading. Any fill or grading work will need to comply with City of Kirkland Land Surface Modification requirements contained in Kirkland Zoning Code (KZC) Chapter 115.75 or with Kirkland Municipal Code (KMC) Chapter 21.08: International Building Code. Details of grading and filling operations will be addressed on a site-specific basis through these city regulations.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Development occurring in the study area and the three noncontiguous sites subject to the Planned Action Ordinance would need to comply with the provisions of the City of Kirkland Erosion and Sedimentation regulations contained in KZC 115.35.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

The study area and the three noncontiguous sites are located in an urbanized area that is characterized by high impervious surface coverage. It is expected that redevelopment would not change impervious surface coverage greatly over that which exists in the area today. Development will have to comply with the City of Kirkland's Surface Water Master Plan (October 2005) and provisions of Chapter 15.52 of the Kirkland Municipal Code governing surface water management. Pursuant to KMC 15.52.060 design and construction standards for development or redevelopment in Kirkland shall meet or exceed storm water control requirements of the 2005 Department of Ecology Stormwater Manual.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

The following policies and regulations would apply:

- City of Kirkland Land Surface Modification requirements contained in KZC Chapter 115.75;
- International Building Code, KMC Chapter 21.08;
- City of Kirkland Erosion and Sedimentation regulations contained in KZC Chapter 115.35;
- City of Kirkland Surface Water Master Plan (October 2005);
- KMC Chapter 15.52, Surface Water Management; and
- Washington State Department of Ecology 2005 Stormwater Manual

Based on federal, state regional, and local policies and regulations, impacts to earth can be mitigated to a level of insignificance. No further earth analysis will be provided in the EIS.

2. Air

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

The Planned Action Ordinance and associated Comprehensive Plan and zoning amendments would not have direct effects on air quality. However, they will provide a framework for development within the study area for the life of the Planned Action Ordinance.

Indirectly, the Planned Action Ordinance and associated Comprehensive Plan and zoning amendments could affect air quality in three ways:

- During construction of infrastructure or private projects, dust from construction could be generated, even if localized and temporary.
- Pollutants could be released by commercial activities constructed in areas zoned according to the amended Comprehensive Plan.
- Increased traffic due to population and employment growth will generate vehicle emissions.

Pollution due to automobile usage (primarily carbon monoxide, but also particulates and oxides of nitrogen) is highest in areas of the City that experience congestion on a regular peak-hour basis. Downtown Kirkland and the on-and off-ramps to I-405 are considered congested areas of the City.

PSRC develops and monitors regional emission budgets in an air quality maintenance plan. The emission budgets are based on future growth in King, Pierce, and Snohomish Counties. The City's future growth targets are a portion of the overall King County population allocations. The PSRC monitors implementation of the air quality maintenance plan to see that regional emissions will be within the allowable emission budgets mandated by the air quality maintenance plans.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

Yes. Pollution due to automobile usage (primarily carbon monoxide, but also particulates and oxides of nitrogen) is highest in areas of the City that experience congestion on a regular peak-hour basis. Downtown Kirkland and the on-and off-ramps to I-405 are considered congested areas of the City.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Policy NE-1.3 in Kirkland's Comprehensive Plan encourages management of activities affecting air quality. The City's Natural Resource Management Plan (City of Kirkland 2003) includes guiding

principles to promote clean air, and reduce the impact of automobile use on air quality and climate change. The City also supports application of Federal, State, and regional air quality standards in KZC 115.15, Air Quality Regulations.

Puget Sound Clean Air Agency (PSCAA) regulations require construction contractors to take all reasonable steps to minimize fugitive dust emissions during construction. These required mitigation measures are designed to reduce localized impacts affecting homes and businesses adjacent to the construction sites.

Localized impacts caused by traffic emissions at congested intersections would be addressed on a case-by-case basis according to Transportation Conformity hot-spot requirements.

Any point sources will be required to use Best Available Control Technology (BACT) in accordance with PSCAA regulations. All stationary equipment must have appropriate PSCAA permits. This will greatly reduce potential air quality issues and odor issues.

Based on federal, state regional, and local policies and regulations impacts to air quality can be mitigated to a level of insignificance. No further air quality analysis will be provided in the EIS.

3. Water

a. Surface:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Area B has a mapped Type B stream on the northern, southern and western edges of the site that flows into pipes downstream and off-site. This stream flows into Lake Washington through pipes.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) of the described waters? If yes, please describe and attach available plans.

The area in question is a developed area. Any new development would likely occur in areas that are already characterized as developed and would occur outside of the buffers for streams. Redevelopment of Area B would require work adjacent to the stream described in 3.a.1) above. Any work that would need to be conducted adjacent to, over, or in the stream would be required to comply with City of Kirkland stream regulations contained in Sections 90.80 through 90.120 of the KZC.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

No fill or dredge activity is anticipated at this time. However, any fill or dredge material that does arise from redevelopment on Area B would need to comply with City of Kirkland stream regulations contained in Sections 90.80 through 90.120 of the KZC.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No surface water withdrawals or diversions are anticipated at this time. However, any surface water withdrawals or diversions would be governed by Kirkland stream regulations contained in Sections 90.80 through 90.120 of the KZC, provisions of the City of Kirkland Surface Water Master Plan (October 2005), and Kirkland Surface Water Management regulations contained in KMC Chapter 15.52.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

Any water runoff from the sites will be controlled subject to Kirkland Surface Water Management regulations, KMC Chapter 15.52.

b. Ground:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

Any development on the subject sites will be connected to municipal water sources and will not withdraw ground water. There will be no discharges to ground water.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Any development on the subject sites will connect to the municipal sewer system.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Storm water and other sources of runoff will be collected and disposed of in accordance with the provisions of City of Kirkland Surface Water Management regulations (KMC 15.52), City of Kirkland Surface Water Master Plan, and Goal U-4 and associated policies of the City of Kirkland Comprehensive Plan. The analysis area is a highly developed area with existing storm water and runoff control facilities. These facilities may need to be upgraded or replaced as a result of development resulting from the Planned Action Ordinance. Any upgrades or revisions to the existing storm water system will be made in accordance with City of Kirkland Surface Water Master Plan, Surface Water Management regulations (KMC 15.52), and City of Kirkland Comprehensive Plan policies.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

Please see response to Question 3.c.1), above.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

- Stream regulations (KZC Chapters 90.80 through 90.120);
- Kirkland Surface Water Management regulations (KMC 15.52);
- City of Kirkland Surface Water Master Plan
- City of Kirkland Comprehensive Plan Goal U-4 and associated policies

Based on federal, state regional, and local policies and regulations to reduce or control surface, ground, and runoff water impacts can be mitigated to a level of insignificance. No further surface water, ground water, or runoff analysis will be provided in the EIS.

4. Plants

a. Check or circle types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- Shrubs
- Grass
- Pasture
- crop or grain

- _____ wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
- _____ water plants: water lily, eelgrass, milfoil, other
- _____ other types of vegetation

The study area is characterized by types of vegetation that are typically found in urban areas. Trees, shrubs, and grass are found in landscaped areas outside of commercial and residential buildings and in public parks and rights-of-way.

b. What kind and amount of vegetation will be removed or altered?

It is anticipated that landscaped areas will be altered or replaced as part of development projects on the three noncontiguous sites subject to the private amendment requests (Areas A, B, and C). Any development that removes or alters vegetation will need to comply with Chapter 95 of the KZC governing tree management and required landscaping.

c. List threatened or endangered species known to be on or near the site.

None.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Provisions of Chapter 95 of the KZC governing tree management and required landscaping for site development will apply.

Based on City policies and regulations on tree management and landscaping, impacts to plants can be mitigated to a level of insignificance. No further analysis of plants will be provided in the EIS.

5. Animals

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

- _____ birds: hawk, heron, eagle, songbirds, other:
- _____ mammals: deer, bear, elk, beaver, other:
- _____ fish: bass, salmon, trout, herring, shellfish, other:

The analysis area is a highly urbanized environment. A small number of bird species and small mammals tolerant of urbanized conditions, such as songbirds and rodents, are present in the analysis area. According to the City of Kirkland Natural Resources Management Plan (2003), the streams in or in the immediate vicinity of the analysis area do not appear to represent viable fish habitat, and no fish presence was detected in them by test electrofishing in 2003.

- b. List any threatened or endangered species known to be on or near the site.

None. Salmonids listed as endangered species are present in Lake Washington, west of the study area. Streams within the analysis area do not represent viable habitat for endangered salmonids or other fish species due to their highly developed and altered state.

- c. Is the site part of a migration route? If so, explain.

No

- d. Proposed measures to preserve or enhance wildlife, if any:

None. The study area is within a highly urbanized area that currently does not contain wildlife habitat in significant quantities or with connectivity to other wildlife habitat areas. If any wildlife habitat areas should be found within the analysis area, then provisions of the City's critical areas regulations, KZC Chapters 90 (Drainage) and 95 (Tree Management and Landscaping) would regulate protection and management of those areas.

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Future site-specific development may use electric, natural gas, oil, or solar energy sources.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

The proposal will not directly affect the potential use of solar energy by adjacent properties. However, proposed revisions to the Comprehensive Plan and zoning may allow taller buildings to be built on the three noncontiguous sites within the analysis area. The Kirkland Zoning Code includes setback provisions in all zones and design guidelines for the CBD zone which would help minimize the effects of a taller building on neighboring properties' use of solar energy.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

The Comprehensive Plan includes policies that promote energy conservation, such as Policy U-1.5 "[f]acilitate and encourage the conservation of utility resources."

The City's Natural Resource Management Plan (City of Kirkland 2003) addresses natural resources including energy, and includes guiding principles and implementation strategies, such as promoting alternative transportation choices, tree retention and planting, and other measures.

Future site-specific developments will meet the City Building and Energy Codes (KMC Title 21).

Energy utilities monitor growth and demand in conjunction with local governments such as the City of Kirkland. The coordination of planning efforts via the Comprehensive Plan and other measures will continue.

Based on adopted policies and regulations, impacts to energy and natural resources can be mitigated to a level of insignificance. No further analysis will be conducted in the EIS.

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

Environmental health hazards associated with the programmatic Planned Action Ordinance, Comprehensive Plan amendments, and zoning amendments are not anticipated. Use of any hazardous materials on a project-by-project basis would be subject to Federal and State laws and the City Building and Fire Codes (KMC Title 21).

- 1) Describe special emergency services that might be required.

During construction activity for any specific parcel, the project contractor will conduct safety meetings and have in place emergency services contingency information for local emergency support services contracts, i.e., police, ambulance, fire, etc. in accordance with Labor and Industries Standards.

Long-term use of specific parcels would be subject to City zoning for allowable uses and activities, and City Fire Codes for handling of hazardous materials.

- 2) Proposed measures to reduce or control environmental health hazards, if any:

The City's Natural Resource Management Plan (2003) includes guiding principles and implementation strategies to reduce risks to human health through regulatory compliance, reductions in the use and storage of hazardous materials and waste through incentives, and public education about hazardous materials and means to manage and dispose of materials properly.

Future site-specific activities will comply with City Fire and Zoning Codes, as well as State and Federal hazardous materials regulations.

Based on adopted policies and regulations, impacts to environmental health hazards can be mitigated to a level of insignificance. No further review will be conducted in the EIS.

8. Noise

- a. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

The analysis area within the City of Kirkland is a developed urban area with typical urban noise levels. The dominant noise sources in the study area are vehicular traffic on I-405 and major arterials, train traffic on the tracks located east of the study area, and aircraft.

- b. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

As parcels are developed, construction activities could result in noise impacts. Construction noise generation would depend on the type of equipment being used and the amount of time it is in use. The noise due to most on-site construction activities would likely be minimal because of the existing traffic and background noise levels. Typical construction equipment noise levels are shown below in Table 1.

Table 1. Typical Construction Equipment Noise Levels

Construction Activity	Types of Equipment	Range of Noise Levels (dBA)	
		At 50 ft	At 1000 ft
Clearing	Bulldozer	77-96t	51-70
	Dump Truck	82-94	56-68
Grading	Scraper	80-93	54-67
	Bulldozer	77-96	51-70
Paving	Paver	86-88	60-62
	Dump Truck	82-94	56-68
Stationary Equipment	Generators	71-82	45-56
	Compressors	74-87	48-61

The range of sound levels presented stem from the variety of types of equipment that may be used for particular tasks as well as the different sound levels that may be produced by different operational modes of the same equipment. For example, some equipment will make more noise when handling heaving loads than when simply idling.

Source: U.S. Environmental Protection Agency, 1971.

Planned land uses would be consistent with the Comprehensive Plan, and are not expected to be associated with any unusual noise sources and would be generally consistent with the nature of existing

uses in the community. Therefore, operational noise levels are not expected to change substantially from current levels. Future development may add traffic, adding to background traffic noise.

c. Proposed measures to reduce or control noise impacts, if any:

Future properties would be subject to the maximum environmental noise levels established pursuant to the Noise Control Act of 1974, RCW 70.107. See Chapter 173-60 WAC. (KZC 115.95)

Typical construction/development work hours would not exceed 7:00 am to 8 p.m. on weekdays, 9:00 a.m. to 6p.m. on Saturdays, with no work permitted on Sunday's (KZC 115.25).

The State of Washington has adopted Chapter 173-62 WAC Motor Vehicle Noise Performance Standards. This section provides noise emission standards for new motor vehicles and noise emission standards for the operation of motor vehicles on public highways.

Based on adopted policies and regulations, impacts from noise can be mitigated to a level of insignificance by complying with Federal, State, and local laws. No further review will be conducted in the EIS.

9. Land and shoreline use

The EIS will include a description of current land use based on City land use inventories, the City's 2022 household and employment growth targets, and the City's capacity analysis for 2022. The analysis for this section will compare and evaluate the proposed amount, types, scale and pattern of land uses proposed in the Comprehensive Plan amendments and Planned Action in comparison with existing land use pattern and adjacent development.

This section will also address the current and proposed draft Comprehensive Plan and zoning map amendments as well as consistency with the City's Comprehensive Plan and other planning documents, as appropriate.

a. What is the current use of the site and adjacent properties?

Please see the response to Question 9, above.

b. Has the site been used for agriculture? If so, describe.

Please see the response to Question 9, above.

- c. Describe any structures on the site.

Please see the response to Question 9, above.

- d. Will any structures be demolished? If so, what?

Please see the response to Question 9, above.

- e. What is the current zoning classification of the site?

Please see the response to Question 9, above.

- f. What is the current comprehensive plan designation of the site?

Please see the response to Question 9, above.

- g. If applicable, what is the current shoreline master program designation of the site?

Please see the response to Question 9, above.

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

Please see the response to Question 9, above.

- i. Approximately how many people would reside or work in the completed project?

Please see the response to Question 9, above.

- j. Approximately how many people would the completed project displace?

Please see the response to Question 9, above.

- k. Proposed measures to avoid or reduce displacement impacts, if any:

Please see the response to Question 9, above.

1. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Please see the response to Question 9, above.

10. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

One of the proposals (Area B) may include housing in its redevelopment. Although the Comprehensive Plan and zoning designations of the other two sites allow residential uses, that is not a use that is currently anticipated within the redevelopment of Areas A and C. If Area B were to fully utilize its residential capacity within the PLA 5C zone, then it could include approximately 48 dwelling units. It is likely that dwelling units provided would be market rate dwellings affordable to middle and high income households.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None of the three noncontiguous areas that are the subject of the Planned Action currently contain residential dwellings on them. Redevelopment of the three noncontiguous areas would not eliminate any existing residential units.

- c. Proposed measures to reduce or control housing impacts, if any:

Any housing proposed for the subject parcels would be constructed in compliance with the City of Kirkland Zoning and development codes, and the provisions of Title 21, the City of Kirkland Building and Construction code.

Based on adopted policies and regulations, impacts to housing can be mitigated to a level of insignificance by complying with Federal, State, and local laws. No further review will be conducted in the EIS.

11. Aesthetics

The EIS will address overall aesthetic character of the planned action study area in terms of the quality of the urban environment, the design and character of existing buildings, and building height, bulk and scale. The degree and nature of changes and potential effects on surrounding visual character by the EIS Planned Action alternatives will be discussed.

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Please see response to Question 11, above.

- b. What views in the immediate vicinity would be altered or obstructed?

Please see response to Question 11, above.

- c. Proposed measures to reduce or control aesthetic impacts, if any:

Please see response to Question 11, above.

12. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Kirkland Zoning Code Section 115.85 prohibits glare from interior and exterior lighting sources for development in all zones of the City. The Proposal would have to comply with this code section.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

The Proposal would have to comply with City of Kirkland lighting regulations (KZC 115.85) which include provisions minimizing glare from a project spilling over on to adjacent properties and rights-of-way.

- c. What existing off-site sources of light or glare may affect your proposal?

Light sources from public rights-of-way, as well as adjacent office, multi-family, and government land uses may extend on to properties that are the subject of this proposal. However, new development would have to comply with KZC 115.85 which prohibits glare from extending to adjacent properties and rights-of-way.

- d. Proposed measures to reduce or control light and glare impacts, if any:

The Proposal will need to comply with City of Kirkland regulations governing light and glare contained in KZC 115.85.

Based on adopted policies and regulations, impacts to light and glare can be mitigated to a level of insignificance by complying with Federal, State, and local laws. No further review will be conducted in the EIS

13. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

The study area includes Peter Kirk Park and pool which is within walking distance of all three noncontiguous areas subject to the private amendment request and Planned Action. Parks and Recreation facilities and services will be addressed within the EIS. The EIS will examine existing conditions and levels of service based upon City plans, and estimated need and demand for service under each alternative in the EIS. Potential mitigation measures, including additional staffing and operational needs, as well as capital improvements will be described in the EIS.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

No

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Please see response to Question 13.a, above.

14. Historic and cultural preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

There are no sites listed on the national, state, or local historic register in the study area.

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

There are none known to be associated with the three noncontiguous areas subject to the Planned Action.

- c. Proposed measures to reduce or control impacts, if any:

Title 28 of the Kirkland Municipal Code acknowledges the importance of cultural and historic resources and adopts King County Code Chapter 20.62 to designate and act as landmarks commission for Kirkland.

Future projects will adhere to and comply with all State and Federal historical/archaeological preservation laws, should any artifacts or items be discovered during construction. Washington cultural resource laws (RCW 27.53) state that no known archaeological resources or site can knowingly be damaged without obtaining a certified permit from the Washington State Office of Archaeology and Historic Preservation (OAHP). Also under Washington State law, all archaeological sites and resources are protected on private and public lands (RCW 27.53). Section 106 of the National Historic Preservation Act of 1966, as amended, stipulates early, often, and continuous consultation with the project's Federal/State lead agency and affected Native American Tribe(s) depending on the jurisdiction of the proposed project. If any significant archaeological resources are discovered during project related construction excavation and/or operation/maintenance, all activities must stop in the immediate area. A professional archaeologist should be contacted to inspect and assess the disturbed archaeological deposits. If necessary, OAHP and the affected Native American Tribe(s) would be contacted to further assess the damaged cultural resources.

If cultural resources are found in the future, impacts to historic and cultural preservation can be mitigated to a level of insignificance by complying with Federal, State, and local laws. No further review will be conducted in the EIS.

15. Transportation

The EIS will include a detailed transportation analysis for the proposed amendments and Planned Action, including a review of the City's adopted transportation policies and concurrency management system, review/recommendations of the current concurrency management system; analysis of existing conditions within the study area; base year travel demand model validation; and future conditions analysis for the EIS alternatives; and identification of possible mitigation measures.

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

Please see the response to Question 15, above.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

Please see the response to Question 15, above.

- c. How many parking spaces would the completed project have? How many would the project eliminate?

Please see the response to Question 15, above.

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

Please see the response to Question 15, above.

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

Please see the response to Question 15, above.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

Please see the response to Question 15, above.

- g. Proposed measures to reduce or control transportation impacts, if any:

Please see the response to Question 15, above.

16. Public services

The EIS will address existing conditions based on current City plans, existing levels of service, estimated needs and demand for service, and projected levels of service under each alternative for the following public services:

- Police, Fire, and Emergency Medical Response
- Parks and Recreation
- Schools

Mitigating measures will be addressed that describe additional staffing, planned and additional proposed capital facilities and other policies or measures to meet identified significant impacts.

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

Please see the response to Question 16, above.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

Please see the response to Question 16, above.

17. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Utilities would be expanded for future development, and improved for existing users. Project specific construction activities are not expected to impact or disrupt surrounding service, but there may be a need to relocate service lines or create new connections. Ongoing maintenance of utility systems will be necessary, but no conflicts with proposed plans, policies, or regulations are expected.

The EIS will analyze City-provided sewer and water services, addressing existing conditions based on current City plans, existing levels of service, estimated needs and demand for service, and projected levels of service under each alternative for water and sewer service.

In addition to sewer and water services which will be addressed in detail in the EIS per the response above, the City of Kirkland currently provides the following utility services within the study area:

The Utilities listed below will not be addressed further in the EIS.

Surface Water

The City of Kirkland provides conveyance, detainment, and treatment of stormwater runoff throughout the City. As of 2004, the City system contains 364 public and private detention systems that include vaults and ponds, 9,867 public and private catch basins and 170.4 miles of public and private pipes. The study area itself is one of the more urbanized and developed areas of the City. Additional development within the study area is unlikely to cause a significant increase in impervious surfaces over present conditions.

The City has a Surface Water Master Plan (October 2005) that provides policy direction and capital improvement planning for the City's drainages and surface waters. The City's 2004 Comprehensive Plan's surface water level of service is to: convey, detain, and treat stormwater to provide for the public safety and welfare and to protect the hydrologic regime and fish and wildlife habitat. In addition, Chapter 15.52 of the Kirkland Municipal Code governs Surface Water Management regulations. These regulations require development to meet or exceed design and construction standards of the 2005 Washington State Department of Ecology Stormwater Manual.

Solid Waste

Curbside solid waste and recycling for all single-family and multifamily residents and some commercial customers is provided via a contact with Waste Management Sno-King. The Houghton Transfer Station in Kirkland collects 98% of the City's solid waste that is then transferred to the Cedar Hills Regional Landfill. Additional growth in the study area is expected to increase solid waste service demand. However, the City intends to allow for growth consistent with regional fair share growth targets prepared interactively with King County, the agency that coordinates County solid waste programs. The County and City have targeted to achieve specific waste reduction and recycling goals of 53% curbside recycling rate and solid waste reduction to 30.5 pounds per household per week by 2018.

The following non-City managed utilities provide additional services within the study area:

The Utilities listed below will not be addressed further in the EIS.

Puget Sound Energy

Puget Sound Energy (PSE) transmits and distributes electrical power and natural gas throughout the City and growth areas. PSE has long-range plans through the year 2022 to construct three new electric distribution substations in Kirkland and a new 115 kV line along the eastern and northern City boundaries to connect to the Sammamish substation in Redmond (Comprehensive Plan Draft Amendments 2004). Gas extensions are continuously planned, based on customer demand and new development. Natural gas is not an essential utility, and gas companies are required to demonstrate that existing ratepayers will not subsidize new customers.

Communications

Telephone service and certain related special services are provided by Verizon. System facilities within Kirkland include switching stations, trunk lines, and distribution lines. Service and facility expansions are driven by customer demand. Over time, the City is installing a fiber optic network to service its governmental facilities and traffic control systems while also partnering with other cities and schools to lay the foundation for a regional telecommunication system.

Several companies provide wireless service throughout Kirkland. Receivers are placed throughout Kirkland on tall poles, lattice-type towers, or buildings. The cellular telephone industry does not plan facilities far into the future. Market demand will determine expansion into new service areas.

C SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(Do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Please see responses in Sections B2, 3, and 7.

Proposed measures to avoid or reduce such increases are:

Please see responses in Sections B2, 3, and 7.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Please see Part B, Questions 4 and 5, above.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Please see Part B, Questions 4 and 5, above.

3. How would the proposal be likely to deplete energy or natural resources?

Please refer to B.6., above.

Proposed measures to protect or conserve energy and natural resources are:

Please refer to B.6., above.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Please refer to Section B., above.

Proposed measures to protect such resources or to avoid or reduce impacts are:

Please refer to Section B., above.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Please refer to Section B.9., above.

Proposed measures to avoid or reduce shoreline and land use impacts are:

Please refer to Section B.9., above.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Please refer to Section B.15, 16, and 17 above.

Proposed measures to reduce or respond to such demand(s) are:

Please refer to Section B.15, 16, and 17 above.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

Please refer to Section B.9, above.

