

Fact Sheet

Project Title

City of Kirkland Comprehensive Plan Update

Proposed Action and Alternatives

No Action Alternative

The No Action Alternative represents the continuation of the City's current Comprehensive Plan (adopted July 1995, with amendments through December 9, 2003) through the adopted 2012 planning horizon. The current Comprehensive Plan would accommodate growth to 2012. The No Action Alternative does not include any of the -components listed under the Proposed Action.

Proposed Action

The Proposed Action consists of the following components:

- 1. Updated Growth Targets and Land Use Capacity**
 - Extension of the City's GMA planning horizon from 2012 to 2022;
 - Adoption of new housing and employment targets to meet 2022 population and employment growth forecasts from the State of Washington as required by GMA and by Countywide Planning Policies from King County.
- 2. Policy and Text Amendments**
 - Revisions associated with court or Growth Management Hearing Board decisions or changes to GMA;
 - Technical and editorial refinements to Comprehensive Plan goals and policies;
 - Creation of a new Human Services Element;
 - Rewrite of the Economic Development Element that generally maintains the same intent of the existing element, except for industrial areas;
 - Revisions to the Land Use Element policies on "Regional and Community Facilities" to incorporate state law on essential public facilities and on industrial uses;
 - Few minor new policies in other elements;
 - Addition of new or updated information since adoption of the 1995 GMA Comprehensive Plan.

3. Zoning Code Amendments

- Zoning Code Amendments to Chapters 135, 140, 160 and minor changes to other chapters relating to the Comprehensive Plan Update items above.

4. Private Comprehensive Amendment Requests

- Potential Comprehensive Plan and Zoning changes relating to two private amendment study areas.

5. Comprehensive Plan Land Use and Zoning Map Consistency Amendments

- Map changes to the City Wide Land Use Map, the Subarea Neighborhood Maps and the Zoning Map to correct a few mapping errors and to change the land use designations and zoning to Park/Open Space for several parcels of land obtained by the City for park use;
- Map changes to the City Wide Land Use Maps to re-designate RS 5.0 zoned parcels (8 to 9 dwelling units per acre) as low density rather than medium density to make consistent the Land Use Map, Zoning Map and development regulations. This change is proposed in conjunction with the proposed revisions to the text in Comprehensive Plan Appendix H (text is revised and moved to the Land Use Element).
- Neighborhood map corrections to the Subarea Neighborhood Plan Land Use Maps and implementing Zoning Map corrections to make them consistent with the Comprehensive Plan's Land Use Map for all land use designations and residential density.
- Correction to Split Zone Parcels in Planned Area 6B

Location

The City of Kirkland is located in King County, immediately adjacent to the eastern shore of Lake Washington. The City is bounded by the communities of Bellevue, Yarrow Point and Clyde Hill to the south, Redmond to the east, and unincorporated King County to the north, northwest and northeast. Within its incorporated boundaries, the City's gross land area consists of approximately 7,000 acres. Excluding public rights-of-way, the total net land area is approximately 5,200 acres.

The City of Kirkland's population as of April 2003 is 45,630 persons; Kirkland is the eighth largest city in King County and the seventeenth largest city in Washington State (Source: Office of Financial Management, April 1, 2003).

Phased Environmental Review

SEPA encourages the use of phased environmental review to focus on issues that are ready for decision, and to exclude from consideration issues already decided or not yet ready for decision-making [WAC 197-11-060 (5)]. Phased review is appropriate where the sequence of a proposal is from a programmatic document, such as an EIS addressing a comprehensive plan, to other documents that are narrower in scope, such as for a site-specific, project-level analysis. The City of Kirkland is using phased review, as authorized by SEPA, in its environmental review of growth management planning actions. The analysis in this Draft EIS will be used to review the environmental impacts of the proposed Comprehensive Plan alternatives and other related actions, including subarea plans and implementing regulations.

Environmental review of the proposal is being phased pursuant to the provisions of the SEPA Rules [WAC 197-11-060(5)]. Phasing allows environmental review to focus on issues that are ready for decision, while deferring decisions that require additional information. Phased

review allows the City of Kirkland to focus on broad land use and policy actions prior to the consideration of a more detailed plan and policies.

Proponent

City of Kirkland

Date of Implementation

December 2004

Lead Agency

City of Kirkland
Planning and Community Development Department
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Required Approvals

Adoption of the 10-year GMA update of the Comprehensive Plan and related Zoning Code and Zoning Map Amendments by the City of Kirkland City Council; review and comment by Washington State Department of Community, Trade and Economic Development as required by the State of Washington Growth Management Act; Puget Sound Regional Council consultation and transportation element certification.

EIS Authors and Principal Contributors

The Draft EIS has been prepared under the direction of the City of Kirkland Planning and Community Development Department.

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Date of Draft EIS Issuance

The Draft EIS will be issued on July 1, 2004.

Public Comment

Affected agencies, tribes, and members of the public are invited to comment on this Draft EIS. Comments may be provided in writing or verbally. Written comments should be directed to the contact person address identified above or may be submitted electronically to tswan@ci.kirkland.wa.us

Date Comments Due

Comments on the Draft EIS will be due by close of business, July 30, 2004.

Public Hearings and Meetings

On Monday, July 12, 2004, an informational public open house will be held in the Peter Kirk Room, Kirkland City Hall.

On Monday July 19, 2004 a courtesy hearing will be held before the Houghton Community Council in the Peter Kirk Room, Kirkland City Hall.

The public hearing regarding the DEIS and the Comprehensive Plan Amendments will be held on Thursday July 22, 2004 before the Planning Commission and Transportation Commission at 7pm in the Council Chambers, Kirkland City Hall.

Previous Environmental Documents

The Final EIS for the City of Kirkland's Comprehensive Plan was issued on March 9, 1995. Since the adoption of the Comprehensive Plan on July 11, 1995, the City of Kirkland has issued the following Addenda to the Final EIS:

- 1996 Comprehensive Plan Amendment, September 1996
- 1997 Comprehensive Plan Amendment, November 1997
- 1998 Comprehensive Plan Amendment, November 1998
- 1999 Comprehensive Plan Amendments, October 1999
- NE 85th Street Corridor Sub-Area Plan, June 2000
- 2001 Comprehensive Plan Amendments, September 2001
- Totem Lake Neighborhood Sub-Area Plan, September 2001
- North Rose Hill Neighborhood Plan Update, February 2003
- Lake Washington Technical College Legislative Rezone and Plan Amendment, February 2003
- Evergreen Hospital Master Plan, June 2003
- 2003 Legislative Rezones (Private Amendment Requests), October 2003
- Totem Center Zoning Code and Map Amendments TL 1 and TL 2, February 2004
- Market Incentives for Affordable Housing, March 2004
- Zoning Code Amendments to the LI Zones, May 2004

The City issued the following Adoption Notices and Determinations of Non-Significance:

- Legislative Rezones, March 1996
- Legislative Rezones, August 1999
- Legislative Rezones, March 2000
- Totem Center Zoning Code and Map Amendments TL 3, June 2002

Location of Background Information

City of Kirkland Planning and Community Development Department. See Lead Agency and Responsible Official Address listed above.

Additional information about the Comprehensive Plan Update can be found on the Planning and Community Development Department's Comprehensive Plan Information web page:

http://www.ci.kirkland.wa.us/depart/planning/comp_plan.htm

Draft EIS Purchase Price

A paper copy of the Draft EIS is available for \$33.00 at Kirkland City Hall, 123 Fifth Avenue, Kirkland Washington.