

Appendix A

SEPA Checklist and Determination of Significance



Memorandum

Date: June 15, 2004

To: City of Kirkland Comprehensive Plan Update SEPA File

City of Kirkland File No. IV-02-1, #5(a)

cc:

From: Deborah Munkberg

Subject: **SEPA Checklist: Updated Population and Housing Data**

On March 12, 2004, the City of Kirkland issued a SEPA Environmental Checklist and Determination of Significance for the 10-year update of the City's Comprehensive Plan.

The Environmental Checklist describes that an Environmental Impact Statement (EIS) is underway for the Comprehensive Plan Update and provides a brief summary of the elements of the environment to be analyzed in the EIS.

Question A.11 asks for a brief, complete description of the proposal. The response to this question included identification of future estimated population and housing targets in 2012 (the planning horizon for the current Comprehensive Plan) and 2022 (the proposed time horizon for the Comprehensive Plan Update). The response included the following estimates:

- 2012 housing target – 24,890 units
- 2012 population – 51,964 persons
- 2022 population – 57,631 persons

The analysis in the Checklist was based on this data, as well as other demographic data provided in response to Question A.11.

In preparing the EIS, the City has refined and updated their population and housing data. The revised data for the items listed above is slightly different and lower than the estimates provided in the Checklist:

- 2012 housing target – 24,501 units
- 2012 population – 50,756 persons
- 2022 population – 55,327 persons

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These data are based on updated household size information and confirmation of housing target information from King County. The updated information was used in the EIS analysis and the slight difference between the original and update data is noted here.

The Checklist has not been updated to incorporate the revised data. The differences between the original and updated data are slight and not significant. Also, to the extent that there is a difference, the original data consists of relatively higher population/housing numbers, so that Checklist impact analysis and conclusions are based on a worse case than would result from the updated data.

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 and Zoning Code to comply with the State of Washington Growth Management Act. Alternatives to be addressed in the EIS include the *No Action Alternative*, i.e. the existing plan (continuation of the City's current GMA Comprehensive Plan to year 2012), and the *Action Alternative* to include:

- Updates the *Comprehensive Plan* to address a 2022 plan horizon and associated household and employment targets;
- Refinements to the City's current *Comprehensive Plan Elements* generally retaining current policy intents;
- Potential Comprehensive Plan and Zoning changes relating to *two private amendment study areas*. Private amendment study area "A" (PLA 6B zone) is generally located north of 7th Ave S, south of 2nd Ave S, east of 2nd St S, and west of 3rd Pl S. For the PLA 6B study area, the City will consider changes to the Comprehensive Plan's Land Use maps and the associated neighborhood plan text, and the Zoning Code text relating to some or all of the study area to change the allowed residential density from medium density/RM3.6 to high density/RM1.8 (1800 square feet of land area per residential unit). The second private amendment study area "B" (LIT zone) is located west of 6th St S and east of the BNSF railroad tracks. For the LIT study area, the City will consider changes to the Comprehensive Plan Land Use maps and the associated neighborhood plan text, the Zoning Map and possibly the Zoning Code text relating to some or all of the study area to change the land use designation and zoning from Industrial/Light Industrial Technology (LIT) to Office-Multi-Family/PR3.6 (office/residential at 3600 square feet of land area per residential unit and other uses). Some of the properties within the study areas have two different land use designations and zoning on the same property. Corrections may be made to the Comprehensive Plan Land Use maps and text, and the Zoning Map to make the properties internally consistent;
- Additional environmental study for *Totem Center* (west of I-405 including Totem Lake Mall and area north of the mall to NE 132nd) to meet the criteria for application of the categorical exemption for new residential and mixed-use development per RCW 43.21C.229; and
- Minor amendments to the *Zoning Code Amendments* to Chapters 5, 140, 160 and possibly minor changes to other chapters relating to the Comprehensive Plan Update process and the private amendment requests. The Zoning Code amendments are procedural in nature.

Official City File Number: IV-02-1, #5 (a)

Proponent: City of Kirkland

Location of Proposal: Kirkland City Limits.

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 citywide impacts associated with land use, population/housing/ employment, aesthetics, transportation, and natural resources. In addition, a more detailed review of the Totem Center Area and two private amendment study areas will be analyzed for the same topics. While land classification amendments are not proposed for Totem Center in the 2004 Comprehensive Plan Update, the EIS will review the environmental analysis conducted to date for the area to provide a record for prior environmental review and to provide sufficient environmental analysis to meet the criteria for application of the categorical exemption for new residential and mixed-use development per RCW 43.21C.229.

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 tswan@ci.kirkland.wa.us. **The City must receive the comments by 4:45 pm Monday April 1, 2004** 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

Date: _____ Signature: _____

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 Thursday March 25, 2004. 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

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 agencies 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 the proposed project:

City of Kirkland 2004 Comprehensive Plan, Zoning Code, and Zoning Map Updates,
File IV-02-1

2. Name of Applicant:

City of Kirkland

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

Teresa Swan
City of Kirkland, Department of Planning and Community Development
123 Fifth Avenue, Kirkland WA 98033
425-828-1263

4. Date checklist prepared:

March 11, 2004

5. Agency requesting checklist:

City of Kirkland

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

The Comprehensive Plan Update is projected to be finalized in early September 2004. Adoption of the revised Comprehensive Plan would follow issuance of a final EIS.

7. Plans for future additions, expansion, or further activity related to or connected with this proposal:

The project area consists of the incorporated City of Kirkland. In the future, specific development proposals within this project area, including the private amendment requests, and minor Comprehensive Plan and Zoning Code Amendments, will be proposed and reviewed consistent with the provisions of the Comprehensive Plan and Kirkland development regulations including the Kirkland Zoning Code.

8. Environmental information that has been prepared, or will be prepared, directly related to this project:

An EIS is currently being prepared for the Comprehensive Plan Update. The EIS will consider potential citywide impacts associated with land use, population/housing/employment, aesthetics, transportation, and natural resources. In addition, a more detailed review of the Totem Center Area and two private amendment study areas will be analyzed for the same topics. See Figures 1 through 3 at the conclusion of the Checklist.

9. Applications that are pending for governmental approvals or other proposals directly affecting the property covered by the proposal:

The City of Kirkland is proposing Zoning Code and Municipal Code amendments for the Totem Center area. A Planning Commission Public Hearing was held on February 12, 2004. A City Council hearing has not yet been scheduled.

10. List of governmental approvals or permits that will be needed for the proposal:

- Approval of the Comprehensive Plan Amendments by the City of Kirkland City Council.
- State Agency review pursuant to GMA (RCW 36.70).
- Puget Sound Regional Council – Transportation Element Certification.

11. Brief, complete description of the proposal, including the proposed uses and the size of the project and site:

The Comprehensive Plan guides future development and capital improvements within the City of Kirkland. The City is proposing amendments to its adopted Comprehensive Plan to comply with the State of Washington Growth Management Act. Alternatives to be addressed in the DEIS include the No Action Alternative, i.e. the existing plan (continuation of the City’s current GMA Comprehensive Plan to year 2012), and the Action Alternative to include:

- Updates the Comprehensive Plan to address a 2022 plan horizon and associated household and employment targets;
- Refinements to the City’s current Comprehensive Plan Elements generally retaining current policy intents;
- Potential Comprehensive Plan and Zoning changes relating to two private amendment study areas. Private amendment study area “A” (PLA 6B zone) is generally located north of 7th Ave S, south of 2nd Ave S, east of 2nd St S, and west of 3rd Pl S. For the PLA 6B study area, the City will consider changes to the Comprehensive Plan’s Land Use maps and the associated neighborhood plan text, and the Zoning Code text relating to some or all of the study area to change the allowed residential density from medium density/RM3.6 to high density/RM1.8 (1800 square feet of land area per residential unit). The second private amendment study area “B” (LIT zone) is located west of 6th St S and east of the BNSF railroad tracks. For the LIT study area, the City will consider changes to the Comprehensive Plan Land Use maps and the associated neighborhood plan text, the Zoning Map and possibly the Zoning Code text relating to some or all of the study area to change the land use designation and zoning from Industrial/Light Industrial Technology (LIT) to Office-Multi-Family/PR3.6 (office/residential at 3600 square feet of land area per residential unit and other uses). Some of the properties within the study areas have two different land use designations and zoning on the same property. Corrections may be made to the Comprehensive Plan Land Use maps and text, and the Zoning Map to make the properties internally consistent;
- Additional environmental study for Totem Center (west of I-405 including Totem Lake Mall and area north of the mall to NE 132nd) to meet the criteria for application of the categorical exemption for new residential and mixed-use development per RCW 43.21C.229; and
- Zoning Code Amendments to Chapters 5, 140, 160 and possibly minor changes to other chapters relating to the Comprehensive Plan Update process and the private amendment requests. The Zoning Code amendments are procedural in nature.

The City’s current and projected demographics are summarized in Table 1 below:

Table 1. Current and Future Population, Housing, and Employment Growth – Kirkland

Population – City of Kirkland [1]			
2000	2012	2022	
45,054	51,964	57,631	

Housing Units – City of Kirkland			
2000	2012 Target [2]	2022 Target [3]	Capacity
21,831	24,890	27,311	27,974

Employment – City of Kirkland			
2000 [3]	2012 Target [4]	2022 Target [3]	Capacity
32,384	30,464	41,184	53,128

[1] Population sources – State OFM 2000; Kirkland Comprehensive Plan Update, 2022. The 2012 forecast is based on straight-line projection between 2010 Puget Sound Regional Council forecasts and City of Kirkland 2022 Comprehensive Plan Update forecasts based on household target figures from King County.

[2] Year 2012 net household target added to Year 1991 households = 5,837 representing 1992-2012 targets.

[3] Year 2000--2022 net household target equals 5,480 households. Year 2000--2022 net employment target equals 8,800 jobs. Year 2000 employment based on City estimates. State Employment Security Department/PSRC estimates of employment was 38,828, which were later found to have significant discrepancies.

[4] Year 1991 employment of 21,864 plus net employment target of 8,600 for years 1992-2012.

12. Location of the proposal, including street address, if any, and section, township, and range; legal description; site plan; vicinity map; and topographical map, if reasonably available:

The Comprehensive Plan addresses the incorporated City of Kirkland. See Figure 1. Kirkland has a land area of approximately 11 square miles and is located east of Lake Washington. Kirkland is 10 miles east of downtown Seattle, immediately west of Redmond, and immediately north of Bellevue. The City of Kirkland's population as of April 2003 is 45,630 persons. It is the eighth largest city in King County and the seventeenth largest city in Washington State (Source: Office of Financial Management, April 1, 2003).

The Totem Center Study area can be described as that area generally bounded by I-405 to the west, NE 132nd Street to the north (north City limits), Evergreen Hospital to the east, and NE Totem Lake Way to the south. See Figure 2. Within the study area, new zoning regulations and rezones are proposed (not approved to date) to implement the policies contained within the Totem Lake Neighborhood Plan. Environmental analysis of the Totem Lake Neighborhood Plan was conducted in September 2001 through an EIS Addendum to the City of Kirkland Final Comprehensive Plan EIS (March 1995), and through a recent EIS Addendum addressing rezone proposals (February 11, 2004). While the Comprehensive Plan will update the plan horizon and growth targets, no future land use reclassifications are proposed for the Totem Center. However, the Comprehensive Plan Update environmental review provides an opportunity to review the environmental analysis conducted to date for the Totem Center Study Area to:

- Analyze the potential development envelope within the TL1&TL2 zones and potential aesthetic impacts;
- Provide sufficient environmental analysis to meet the criteria for application of the categorical exemption for new residential and mixed-use development per RCW 43.21C.229;
- Consolidate and provide a record of previous environmental review of the Totem Center in one document.

Private amendment study area "A" (PLA 6B zone) is generally located north of 7th Ave S, south of 2nd Ave S, east of 2nd St S, and west of 3rd Pl S. For the PLA 6B study area, the City will consider changes to the Comprehensive Plan's Land Use maps and the associated neighborhood plan text, and the Zoning Code text relating to some or all of the study area to change the allowed residential density from medium density/RM3600 to high density/RM1.8 (1800 square feet of land area per residential unit). The second private amendment study area "B" is located west of 6th St S and east of the BNSF railroad tracks. For the LIT study area, the City will consider changes to the Comprehensive Plan Land Use maps and the associated neighborhood plan text, the Zoning Map and possibly the Zoning Code text relating to some or all of the study area to change the land use designation and zoning from Industrial/Light Industrial Technology (LIT) to Office-Multi-Family/PR3.6 (office/residential at 3600 square feet of land area per residential unit and other uses). Some of the properties within the study areas have two different land use designations and zoning on the same property. Corrections may be made to the Comprehensive Plan Land Use maps and

text, and the Zoning Map to make the properties internally consistent. See Figure 3 for locations of the two private amendment study areas.

B. ENVIRONMENTAL ELEMENTS

The environmental information below should be considered in the context of the 2004 Comprehensive Plan, Zoning Code, and Zoning Map Update proposal. The proposal refines but retains in essence the City's Comprehensive Land Use Plan for the community. There will be a greater level of population, housing and employment associated with extending the Comprehensive Plan time horizon to 2022. However, the Plan/Zone Update is not intended to change the rate of development that may be allowed over the planning period.

1. Earth

- a. **General description of the site (underline):** flat, rolling, hilly, steep slopes, mountainous, other

Please refer to the EIS which will programmatically describe current conditions, impacts to the natural environment (including earth), and mitigation measures addressing the City generally, and the Totem Center and private amendment study areas in particular. Soils and natural hazards information will be based on the recent Kirkland Natural Resource Management Plan (2003), and supporting inventories and analysis.

The Affected Environment and Impact analyses (growth at the new horizon year) will be qualitatively described at the Citywide, Totem Lake, and private site levels. Relevant analysis from the prior City Comprehensive Plan EIS (1995) may also be incorporated. Mitigation measures will include the implementation of strategies in the Natural Resource Management Plan and City development regulations. Any potential residual cumulative impacts will be described as appropriate.

Future site-specific activities will comply with City Building and Zoning Codes, as well as State and Federal regulations and would be subject to further environmental review on a case-by-case basis.

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

Please see the response to question 1.a, above.

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

Please see the response to question 1.a, above.

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

Please see the response to question 1.a, above.

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

Please see the response to question 1.a, above.

f. Could erosion occur as a result of clearing, construction, or use?

Please see the response to question 1.a, above.

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

Please see the response to question 1.a, above.

h. Describe the proposed measures to reduce or control erosion, or other impacts to the earth, if any.

Please see the response to question 1.a, above.

2. Air

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

Adoption of the Comprehensive Plan amendments would not have direct effects on air quality. The Comprehensive Plan will, however, provide a framework that will guide growth and development in the City during the 20-year planning period.

Indirectly, the Comprehensive Plan 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 during residential wood burning at new homes and from any new industrial facilities constructed in areas zoned according to the Comprehensive Plan.
- Increased traffic due to population and employment growth will generate vehicle emissions (which will continue to be the single largest air pollutant source category within the City).

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. The Totem Lake area as a whole experiences daily congestion due to the intersection of major thoroughfares and I-405. In addition to downtown Kirkland and the on- and off-ramps of I-405, other congestion problem areas include 100th Avenue NE in Juanita, NE 85th Street in Rose Hill, and the length of Lake Washington Boulevard from State Route 520 (SR 520) to downtown.

PSRC develops and monitors regional emission budgets in an air quality maintenance plan. The emission budgets are based on future growth for 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 odors that may affect your proposal? If so, generally describe.

None.

c. Describe proposed measures to reduce or control emissions or other impacts to air, if any.

Policy NE-1.2 in Kirkland's Comprehensive Plan (to be renumbered NE-1.3 in the 2004 Update) 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.

Future site-specific project actions would be subject to further environmental review on a case-by-case basis.

At a programmatic level, 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, and wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Please refer to the EIS, which will programatically describe current conditions, impacts to the natural environment, and mitigation measures addressing the City, and the Totem Center and private amendment study areas in particular. A brief description of water resources in Kirkland will be included, based on the recent Kirkland Natural Resource Management Plan (City of Kirkland 2003), and supporting inventories and analysis. If available, information from the City's Surface Water Management Plan update will be included.

The Affected Environment and Impact analyses (growth at the new horizon year) will be qualitatively described at the Citywide, Totem Lake, and private site levels. Relevant analysis from the prior City of Kirkland Comprehensive Plan EIS (1995) may also be incorporated. Mitigation measures will include the implementation of strategies in the Management Plan and City development regulations. Any potential residual cumulative impacts will be described as appropriate.

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

Please see the response to question 3.a, 1. above.

3. **Estimate the amount of fill and dredge material that could 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 materials.**

Please see the response to question 3.a, 1. above.

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

Please see the response to question 3.a, 1. above.

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

Please see the response to question 3.a, 1. above.

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

Please see the response to question 3.a, 1. above.

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.**

Please see the response to question 3.a, 1. above.

2. **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any. 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) is expected to serve.**

Please see the response to question 3.a, 1. above.

c. Water Runoff (including storm water)

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

Please see the response to question 3.a, 1. above.

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

Please see the response to question 3.a, 1. above.

- d. Describe proposed measures to reduce or control surface, ground, and runoff water impacts, if any.**

Please see the response to question 3.a, 1. above.

4. Plants

- a. Types of vegetation found on site:**

Deciduous trees:

Evergreen trees:

Shrubs:

Grass:

Pasture:

Wet Soil Plants:

Water Plants:

Please refer to the EIS, which will programmatically describe current conditions, impacts to the natural environment, and mitigation measures addressing the City generally, and the Totem Center and private amendment study areas in particular. A brief description of natural resources including plants and animals in Kirkland will be based on the recent Kirkland Natural Resource Management Plan (2003), and supporting inventories and analysis.

The Affected Environment and Impact analyses (growth at the new horizon year) will be qualitatively described at the Citywide, Totem Lake, and private site levels. Relevant analysis from the prior City of Kirkland Comprehensive Plan EIS (1995) may also be incorporated. Mitigation measures will include the implementation of strategies in the Management Plan and City development regulations. Any potential residual cumulative Natural Resource impacts will be described as appropriate.

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

Please see the response to question 4.a, above.

- c. List threatened or endangered species or critical habitat known to be on or near the site.**

Please see the response to question 4.a, above.

- d. Describe proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on site.**

Please see the response to question 4.a, above.

5. Animals

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

Fish: bass, chinook salmon, coho salmon, steelhead, bull trout, cutthroat trout, herring, shellfish, other

Amphibians: Pacific treefrog, red-legged frog, northwestern salamander, long-toed salamander, other

Reptiles: lizards, common garter snake, northwestern garter snake, painted turtle, other

Birds: red-tailed hawk, great blue heron, bald eagle, songbirds, ducks, crows, waterfowl, northern flicker, other

Mammals: raccoon, opossum, deer mouse, vagrant shrew, Townsend's vole, Townsend's mole, little brown rat, black-tailed deer, bear, elk, beaver, other

Please see the response to question 4.a, above.

- b. **List any threatened or endangered species or critical habitat near the site.**

Please see the response to question 4.a, above.

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

Please see the response to question 4.a, above.

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

Please see the response to question 4.a, above.

6. Energy and Natural Resources

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

As a nonproject action, the proposal will not create any additional needs for energy. Future site-specific developments may use electric, natural gas, oil, wood stove, or solar energy sources.

- b. **Would the project affect the potential use of solar energy by adjacent properties? If so, explain.**

Please see the response to question 6.a, above.

- 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 Update does not impact energy and natural resources directly. It does include 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.

Future site-specific project actions would be subject to further environmental review on a case-by-case basis.

At a programmatic level, impacts to energy and natural resources can be mitigated to a level of insignificance. No further analysis will be conducted in the nonproject EIS.

7. Environmental Health

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

The Comprehensive Plan will guide and direct future growth throughout the City of Kirkland. Environmental health hazards associated with the programmatic Comprehensive Plan are not anticipated. Use of any hazardous materials on a project-by-project basis would be subject to Federal and State law 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. **Describe proposed measures to reduce or control environmental health hazards.**

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 and would be subject to further environmental review on a case-by-case basis.

At a programmatic level, impacts to environmental health hazards can be mitigated to a level of insignificance. No further review will be conducted in the nonproject EIS.

b. Noise

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

The City of Kirkland is a developed urban area with typical urban noise levels. The dominant noise sources are vehicular traffic on I-405 and major arterials, aircraft, and motorboats on Lake Washington.

Noise in the Totem Lake area is dominated by I-405. Regional interchanges that provide access to and through this area are located at NE 124th and 116th Street.

Noise in the private amendment study areas consists of typical urban sources. Noise sources in PLA 6B include vehicular traffic, aircraft, and an occasional motorboat. In the LIT study area, typical noise sources include that from vehicular traffic and train traffic on the adjacent tracks.

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

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 2.

Table 2. Typical Construction Equipment Noise Levels

Construction Activity	Types of Equipment	Range of Noise Levels (dBA)	
		At 50 ft	At 1000 ft
Clearing	Bulldozer	77-96	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.

3. Describe 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.

Future site-specific project actions would be subject to further environmental review on a case-by-case basis.

At a programmatic level, impacts to 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.

8. Land and Shoreline Use

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

The EIS will include a description of current land uses based on City land use inventories, the City's 2022 household and employment growth targets, the City's capacity analysis for 2022, and an assessment of the potential for induced or secondary growth impacts of the No Action Alternative and Action Alternative.

In the Totem Center and the private amendment study areas, the analysis will more specifically describe the amount, types, scale, activity levels and patterns of uses anticipated, together with a discussion of potential land use compatibility impacts.

This section will also address the current and proposed draft Comprehensive Plan, Zoning Code, and Zoning Map amendments as well as consistency with external planning documents where applicable, including Growth Management Act goals, Shoreline Management Act goals, Countywide Planning Policies, adjacent jurisdiction plans, and Puget Sound Regional Council plans.

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

Please see the response to Question 8.a, above.

c. Describe any structures on the site.

Please see the response to Question 8.a, above.

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

Please see the response to Question 8.a, above.
- e. What is the current zoning classification of the site?**

Please see the response to Question 8.a, above.
- f. What is the current comprehensive plan designation of the site?**

Please see the response to Question 8.a, above.
- g. If applicable, what is the current shoreline master program designation of the site?**

Please see the response to Question 8.a, above.
- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.**

Please see the response to Question 8.a, above.
- i. Approximately how many people would reside or work in the completed project?**

Please see the response to Question 8.a, above.
- j. Approximately how many people would the completed project displace?**

Please see the response to Question 8.a, above.
- k. Describe proposed measures to avoid or reduce displacement impacts, if any.**

Please see the response to Question 8.a, above.
- l. Describe proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.**

Please see the response to Question 8.a, above.

9. Housing

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

The EIS will provide a programmatic analysis of population, housing and employment growth (and their indirect impacts) associated with the two alternatives. Recent development trends, buildable lands capacity, growth forecasts for population and employment, and housing affordability will be summarized and incorporated in this analysis. The impacts associated with the 2022 population and employment targets will be assessed.

In the Totem Center and the private amendment study areas, the analysis will more specifically describe the anticipated population, housing and employment patterns, together with a discussion of potential impacts.

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

Please see the response to Question 9.a, above.

- c. Describe proposed measures to reduce or control housing impacts, if any.**

Please see the response to Question 9.a, above.

10. Aesthetics

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

The EIS analysis will address potential general impacts related to urban design, including building height, mass, form and design, and streetscape associated with the Comprehensive Plan, Zoning Code, and Zoning Map Updates and the ability of the City's design standards to mitigate impacts.

For the Totem Center area, the overall aesthetic character of the area will be described 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 to the existing environment will be described, with specific attention to potential impacts to views from the surrounding area and shadow impacts within and surrounding the area.

A view and shadow study of the Totem Center area will be conducted. A narrative description, together with any available illustrations or data will be incorporated.

The analysis for the private amendment study areas will focus on the aesthetic character of the surrounding area and applicable height, bulk, and scale standards.

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

Please see the response to Question 10.a, above.

- c. Describe proposed measures to reduce aesthetic impacts, if any.**

Please see the response to Question 10.a, above.

11. Light and Glare

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

An aesthetics analysis focusing on potential view, shadow and light/glare impacts will be addressed in the Comprehensive Plan EIS. See section B.10 above.

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

Please see the response to Question 11.a, above.

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

Please see the response to Question 11.a, above.

d. Describe the proposed measures to reduce or control light and glare impacts, if any.

Please see the response to Question 11.a, above.

12. Recreation

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

The City of Kirkland has an extensive park system, which includes waterfront parks, natural park areas (nature parks), community parks, and neighborhood parks. The City-owned park system contains approximately 502 acres, of which about 172 acres are developed.

Distinctive recreational landmarks in the Totem Center area include Totem Lake itself, natural greenbelts along Juanita Creek and its tributaries, and the preserved natural areas along steep slopes in the neighborhood. Southwest of Totem Center, the North Kirkland Community Center and Park provide an opportunity for informal and organized play, as well as a meeting place for local residents.

Private amendment subareas A and B (PLA 6B and LIT zones) are located within walking distance to many parks in downtown Kirkland. Peter Kirk Park and pool is located to the north, Everest Park is located to the east past the BNFS railroad line, and Terrace Park is located to the south. To the west, Lake Street/Lake Washington Boulevard provides access to numerous waterfront parks.

Neighborhood and community parks have a level-of-service (LOS) of 2.1 acres/1,000 persons, while the nature parks have an LOS of 5.7 acres/1,000 persons. The LOS standard for indoor (non-athletic) recreation space is 700 sq. ft./1,000 persons and 500 sq. ft./1,000 persons for indoor (athletic) recreation space. Future development will not be denied based on these standards, but mitigation, impact fees, or other development contributions are required to meet the standards for desired LOS. Table 3 summarizes potential total acres needed by 2012 and by 2022.

Table 3. Park Acres Needed Based Upon 2012 and 2022 Growth Targets

Park	LOS Standard per 1,000 population	2012 Acres or SF	2022 Acres or SF	Acres or SF Available 2000
Neighborhood Park	2.1 acres	109	121	84
Community Park	2.1 acres	109	121	130
Nature Park	5.7 acres	296	328	301
Total Acres		514	571	515
Indoor non athletic recreation	700 square feet	36,374	40,342	41,000
Indoor athletic recreation	500 square feet	25,982	28,816	0
Total Square Feet		62,356	69,157	41,000

Results would indicate that by 2012 the overall number of park acres is adequate, but that there would be a need for neighborhood parks. At 2022, there would be needs for both neighborhood and nature parks. Today, in 2012, and in 2022 there would be a need for indoor athletic recreation facilities.

The City of Kirkland Capital Improvement Program (CIP) identifies funded and unfunded park projects between 2004-2009. In total, the City of Kirkland has \$9,624,800 for parks funding, with an additional request for \$15 to \$28 million. Major funded projects include a Central Houghton Park development, a skate park, Juanita Bay Park Wetland Restoration, and Ben Franklin Elementary Playfields Improvements. Approximately 3.6% of the City's funding for parks comes directly from impact fees. Annual current revenues for impact fees average \$40,000.

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

No.

c. Describe proposed measures to reduce or control impacts on recreation, including recreational opportunities to be provided by the project or applicant.

Implementation of the Parks, Recreation, and Open Space Plan and City of Kirkland Comprehensive Plan.

Implementation of the Kirkland Capital Improvement Program (2004-2009) and use of Impact Fees and Real Estate Excise Tax.

Kirkland Municipal Code (KMC) Title 27 recognizes that new residential growth and development in the city will create additional demand and need for parks in the city. Impact fees help maintain the City's level-of-service (LOS) standard and ensure that the cost of new public facilities needed to serve the new growth and development is proportionately paid-for by the new growth and development.

Future site-specific project actions would be subject to further environmental review on a case-by-case basis.

At a programmatic level, park and recreation impacts can be mitigated to a level of insignificance. No further review will be conducted in the programmatic EIS.

13. Historic and Cultural Preservation

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

There are many sites listed on the National, State, and City preservation registers as identified in Table 4.

Table 4. Historic Structures and Sites

List A: Properties Recognized on the National and State Registers of Historic Places

Building or Site	Address	Date Built	Neighborhood
Loomis House	304 8th Ave. W.	1889	Market
Sears Building	701 Market St.	1891	Market
Campbell Building	702 Market St.	1891	Market

Building or Site	Address	Date Built	Neighborhood
*Peter Kirk Building	620 Market St.	1891	Market
Trueblood House	127 7th Ave.	1889	Norkirk
Kirkland Woman's Club	407 1st St.	1925	Norkirk
Marsh Mansion	6610 Lake Wash. Blvd.	1929	Lakeview
Kellett/Harris House	526 10 th Ave. W.	1889	Market

*The Kirkland Landmark Commission recognizes these properties as community landmarks.

List B: Properties Designated by the City as Community Landmarks

Building or Site	Address	Date Built	Neighborhood
Newberry House	519 1st St.	1909	Norkirk
Nettleton/Green Funeral	400 State St.	1914	Moss Bay
Kirkland Cannery	640 8th Ave.	1935	Norkirk
Landry House	8016 126th Ave. NE	1904	South Rose Hill
Tompkins/Bucklin House	202 5th Ave. W.	1889	Market
Burr House	508 8th Ave. W.	1920	Market
Sutthoff House (moved)	4120 Lake Wash. Blvd.	1903	Lakeview
Shunway Mansion (moved)	11410 100th Ave. NE	1909	South Juanita
French House (moved)	4130 Lake Wash. Blvd.	1874	Lakeview
Snyder/Moody House	514 10th Ave. W.	1889	Market
McLaughlin House	400 7th Ave. W.	1889	Market
American Legion Hall	138 5th Ave.	1931	Norkirk
Larson/Higgins House	424 8th Ave. W.	1889	Market
Hitter House	428 10th Ave. W.	1889	Market
Cedarmere/Norman House	630 11th Ave. W.	1895	Market
Dorr Forbes House	11829 97th Ave. NE	1906	South Juanita
Brooks Building	609 Market St.	1904	Market
Williams Building	101 Lake St. S.	1930	Moss Bay
Webb Building	89 Kirkland Ave.	1930	Moss Bay
5th Brick Building	720 1/2 Market St.	1891	Market
Shumway Site	510-528 Lake St. S.		Lakeview
Lake WA Shipyards Site	Lake Wash. Blvd./Carillon Point		Lakeview
Lake House Site	10127 NE 59th St.		Lakeview
*First Church of Christ Scientist (moved)	203 Market Street	1923	Market

*The Kirkland Landmark Commission recognizes these properties as community landmarks.

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

Non-applicable to the nonproject action.

- c. Describe 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.

Future site-specific project actions would be subject to further environmental review on a case-by-case basis.

At a programmatic level, 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.

14. Transportation

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

The transportation section of the EIS will include an inventory of transportation infrastructure, existing and projected future traffic link volumes and levels of service (LOS), a recent collision analysis, a list of projects in the City's Capital Improvement Plan (CIP) and Capital Facilities Plan (CFP) that will mitigate the transportation impacts, and the proposed network of non-motorized facilities identified in the Non-Motorized Transportation Plan (NMTP). The City's methodologies used in the traffic forecasting model and LOS analysis will be described. The various methods that the City uses to encourage non-motorized transportation modes will be explained.

The transportation section will include identified impacts and mitigating measures that can be taken to reduce the impacts for the projected traffic in 2022, including projects in the CIP and CFP, completion of the City's non motorized transportation network identified in the NMTP, and other measures to increase multi-modal options.

A review of transportation impacts will be focused in the Totem Center area. Traffic impact analysis for the Totem Center area will be prepared, along with the 2022 LOS for the intersections affected by future development in the area, and the proposed transportation improvements and other mitigation planned in or near the Totem Center area to maintain the adopted 2022 LOS.

Two private amendment study areas will be analyzed. For the PLA 6B private amendment study area, a traffic impact analysis will be done for a change in zoning and land use designation from RM 3600/medium density to RM 1800/high density. For the Light Industrial Technology private amendment study area west of 6th Street South and east of the railroad tracks, the same analysis will be done for a change in zoning and land use

designation from LIT/light industrial to PR3600/professional office residential at medium density.

A traffic analysis for the study areas will be completed, along with descriptions of the existing and proposed changes in zoning and land use designation, the 2022 LOS for the intersections affected by future development in the areas, the proposed transportation improvements and other mitigation planned in or near the study areas to maintain the adopted 2022 LOS. An analysis of the alternatives will be included for consistency with the overall City programs and policies for transportation. This consistency analysis may be cross-referenced and included in the Relationship to Plans and Policies section.

Future development applicants will complete site-specific traffic analysis when a site-specific project is submitted.

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

Please refer to the response to Question 14.a, above.

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

Please refer to the response to Question 14.a, 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.**

Please refer to the response to Question 14.a, above.

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

Please refer to the response to Question 14.a, above.

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

Please refer to the response to Question 14.a, above.

- g. **Describe proposed measures to reduce or control transportation impacts, if any.**

Please refer to the response to Question 14.a, above.

15. Public Services

- 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 explain.**

Adoption of the Comprehensive Plan Amendments would not have direct effects on public services. The Comprehensive Plan will provide a framework that will guide growth and development in the City during the 20-year planning period. Increased population and employment results in greater demand for public services. The City and service providers involved work cooperatively to provide services at adopted community service levels.

Police- The City of Kirkland Police Department provides a variety of services throughout the City of Kirkland including: patrol, traffic, K-9, investigation, special response, and community service. Calls for service in 2003 totaled 33,622, and "on view" responses to incidents totaled 23,404. The portion of calls or "on view" responses classified as "Part 1" Crime¹ totaled 1,817. There are 65 commissioned personnel and 31 non-commissioned staff positions. Currently, the police department provides a level of service (LOS) of 1.42 officers per 1,000 population. Because of future development throughout Kirkland, the Police Department can expect an incremental increase in calls for emergency service.

Fire- The City provides emergency response to fire and medical emergencies, fire prevention, public education and participates in regional specialized response for hazardous materials, technical rescue and paramedic services. The City of Kirkland staffs

¹ This category is commonly known as the "Crime Index." It includes criminal homicide (which includes murder and non-negligent manslaughter; but excludes deaths by negligence, attempts to kill, suicides, accidental deaths, justifiable homicide and traffic fatalities), forcible rape, robbery, aggravated assault (excludes simple assaults), burglary, larceny-theft, motor vehicle theft and arson. This is a general definition and year 2003 data may not fit all of the examples in the category.

six fire stations with a minimum of 17 paid personnel on-duty per shift. Year 2003 calls for service were 1,306 for fire, 5,031 for emergency medical services, and 838 “other”.

The Fire Department LOS for 90% of all incidents is as follows: Emergency medical response time of five minutes, non emergency medical response time of 10 minutes, and fire suppression response time of 5.5 minutes. Additionally, Policy PS 1.2 in the City's Comprehensive Plan (1995) identifies a LOS of one fire station per 14,200 persons, although this policy is proposed for amendment in the 2004 Comprehensive Plan Update so that the focus is upon response time only based on the recommendations of the City's Fire Department and Fire Safety Commission. The City's population is expected to increase by approximately 12,001 persons between 2003 and 2022, which would likely increase the potential for calls for service.

Health Care- Evergreen Hospital Medical Center and the associated office campuses are located within the Totem Center, providing medical care throughout the entire region. The hospital is located at 12040 NE 128th Street, just north of the Totem Lake shopping center. Numerous medical offices and businesses are located adjacent to the hospital along NE 132nd and the south side of 124th NE.

Schools - The Lake Washington School District serves all of Kirkland. Many LWSD schools outside the Kirkland city limits also serve students living within Kirkland. In total, there are 12 Elementary Schools in or near Kirkland serving the student population. Muir Elementary along 132nd Avenue NE (outside of the City limits) serves the Totem Lake area, and Peter Kirk Elementary and Lakeview Elementary serve the downtown area including the private amendment study areas. There are a total of three middle schools in or near Kirkland serving the Kirkland student population, with Kamiakin Junior High (outside of the City limits) serving the Totem Lake area and Kirkland Junior High serving the downtown area including the private amendment study areas. The Community School (elementary), Northstar Jr. High and the International Jr./Sr. High School (combined) serve Kirkland as well as the entire district. Juanita High School serves the Totem Lake area, with Lake Washington High School serving more of the downtown area of Kirkland. Best High School also serves Kirkland and the entire district.

The City of Kirkland has not collected impact fees for the District because of its slight decline or stagnant level of school age population over the past years. However, the School District is expecting an increase in demand in the near future. The District has indicated that sizable developments proposed in the future may be requested to pay mitigation fees to offset any school impacts. Table 5 provides enrollment information and Table 6 estimates student generation over the 2012 and 2022 planning periods for the Kirkland area.

Table 5. Capacity and Enrollment at Public Schools Serving Kirkland

Elementary Schools	Total Capacity	Total Enrollment 2002-2003
Bell	483	342
Community	69	67
Franklin	529	461
Frost	495	481
Juanita	483	338
Keller	495	464
Kirk	529	521
Lakeview	392	381

Elementary Schools	Total Capacity	Total Enrollment 2002-2003
Muir	506	495
Rose Hill	415	363
Sandburg	621	501
Thoreau	483	416
Twain	529	548
Total	6,029	5,378
Junior High Schools		
Finn Hill	558	514
Kamiakin	684	717
Kirkland	709	504
International*	360**	368**
Total	2,311	2,103
High Schools		
Juanita	1,380	1,248
Lake Washington	1,513	1,325
International*	See Jr.High **	See Jr. High **
Best*	202	176
Total	3,095	2,749
Grand Total	11,435	10,230

Source: LWSO Six-Year Capital Facility Plan, Appendix A; personal communication Forrest W. Miller, Director of Support Services, Lake Washington School District, March 11, 2004)

*Schools that service entire district

**International School is a combined junior and senior high school

Table 5. Student Generation – Potential Student Generation in the City of Kirkland and Kirkland Student Share of Enrollment Compared to Capacity

(Schools would have additional enrollment from areas outside Kirkland based on attendance boundaries)

Unit Type	2003 School Enrollments (Schools serving Kirkland)	Average student generation rates, Juanita Region and Lake Washington Region	2012 Estimated Total Students Generated in Kirkland	2022 Estimated Total Students Generated in Kirkland	School Capacity in 2003
Single family - elementary		0.438	4,906	5,393	
Multifamily - elementary		0.029	397	439	
Total Elementary	5,378		5,303	5,832	6,029
Single family - junior high		0.0735	823	905	
Multifamily - junior high		0.014	192	212	
Total Junior High	2,103		1,015	1,117	2,311
Single family - high school		0.075	840	923	
Multifamily - high school		0.01	137	151	
Total High School	2,749		977	1,075	3,095
Total	10,230		7,294	8,024	11,435

Notes: The calculations are based on an average of student generation rates as follows (personal communication, Lynn Pyke, Lake Washington School District, March 11, 2004):

The Juanita region covers the Totem Lake area down to NE 100th Street and Finn Hill. Single family generation rates are: 0.588 elementary, 0.074 junior high, 0.088 senior high. No multifamily rates.

The Lake Washington region covers the downtown Kirkland areas and southern Kirkland. Single family generation rates are: 0.288 elementary, 0.073 junior high, 0.062 senior high. Multifamily generation rates are: 0.029 elementary, 0.014 junior high, 0.010 senior high.

Year 2022 household breakdown is assumed at 15,144 multifamily dwellings and 12,312 single family dwellings consistent with City Transportation Model assumptions. Year 2012 Household Breakdown assumes the same ratio of multifamily and single family units, applied to the 2012 Household Target of 24,890.

The School District maintains a six-year capital facility plan to update and match growth needs. The current plan covers the 2003-2008 planning years and identifies the standard of service throughout the District, based on program year, class size, the number of classrooms, students and programs of special need, and other factors (determined by the district), which would best serve the student population. During the next six years the district will begin and/or complete the modernization of many of the schools within Kirkland, including construction of two new elementary schools on *existing* sites. Based on enrollment projections and planned permanent facilities, the Lake Washington School District does not anticipate the need to acquire additional portables during the next six-year period. As schools are modernized, capacity will be added to replace portables currently on school sites to the extent that enrollment projections for those schools demand (Lake Washington School District 2003). During succeeding planning periods, the School District will regularly update its student forecasts and capital improvement needs to meet demands.

b. Describe proposed measures to reduce or control direct impacts on public services.

Apply Comprehensive Plan policies, including:

- Policy PS-1.1 requires that the City “[p]rovide fire and emergency services and police services to the public which maintain accepted standards as new development and annexations occur.” Policy PS-1.3 would require “...a system of streets that facilitates improved emergency response times.” Policy PS-1.4 promotes adequate fire flow. Policy PS-1.5 would ensure that review of development proposals consider safety and security principles. Policy PS-1.7 requires regular update of Fire and Policy functional plans to achieve consistency with the Comprehensive Plan.
- Policy TL 9.2 in the City's Comprehensive Plan (1995) requires future development of the Evergreen Hospital Medical Center to be consistent with a master plan that is reviewed by the City, which includes all known future development plans for the facility.
- Policy PS-2.2 (to be renumbered as 3.2) requires coordination with regional service providers to maintain appropriate levels of service. PS-2.4 (to be renumbered as PS-3.4 in the 2004 Comprehensive Plan Update) requires coordination with the Lake Washington School District in the planning and provision of joint activities and facilities.

Implement the City's Capital Improvement Program, which addresses public safety. The Kirkland 2004-2009 Capital Improvement Program includes construction, acquisition and upgrade of police and fire facilities and purchase of major pieces of equipment.

Coordinate with the Lake Washington School District to implement its Six-Year Capital Facility Plan.

Future development in the City will generate tax revenues to help offset public services that may be required.

Future site-specific project actions would be subject to further environmental review on a case-by-case basis.

At a programmatic level, impacts to public services can be mitigated to a level of insignificance by complying with Federal, State, and local laws. No further review will be conducted in the nonproject EIS.

16. Utilities

a. Underline utilities currently available at the site:

Electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic systems,
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 City of Kirkland currently provides the following utility services:

Water

The City provides water service to properties south of NE 116th Street (general boundary) including the majority of the City limits and the private amendment request areas, whereas Totem Center is served by the Northshore Utility District for water service. The City's 1998 Comprehensive Water System Plan establishes 112 gallons/day/capita as the LOS for water distribution, and 362 gallons/capita of water storage plus 3.2 million gallons for fire storage LOS. The City's 1995 Comprehensive Plan establishes a LOS standard of 119 gallons/day/capita, with water storage standards remaining the same. The 2004 Comprehensive Plan Amendments propose a LOS for water distribution of 112 gallons/day/capita consistent with the City Water System Plan.

The 1998 Water Plan assumes a 2018 build-out year and references the City's 1995 Comprehensive Plan for population projections, assuming a total population of 53,120 in 2018. The City's population as of April 2003 is 45,630 (Office of Financial Management). Given these populations, between 2003 and 2018 the population would increase by 7,490 persons or 16%. Annualizing the growth forward to the year 2022, the total population in 2022 would be 55,117. The City's Comprehensive Plan Update projections assume a 2022 population of 57,631, which is a little higher. At a future population of 55,117 to 57,631, there would be a net increase in water demand of 1.1 to 1.3 MGD.

Sewer

The City provides sanitary sewer service to the majority of the City limits and private amendment request areas. It does not, however, provide service for properties north of NE 116th Street (general boundary), including Totem Center, which are served by the Northshore Utility District.

The King County Department of Natural Resources (formerly known as METRO) conveys and treats Kirkland's wastewater. The City's 1993 Comprehensive Sewer System Plan ('93 Comp Plan) identified a level of service that would provide 100 gallons/day/capita for sewer collection.

No population projections were given in the '93 Comp Plan. However, the City's overall Comprehensive Plan Update EIS of 1995 updated some of the sewer system information and projections. The '95 update identified that for a range of 47,950 to 51,000 persons by the year 2012 (about 40,000 in the City's sewer service area), the City did not anticipate difficulties in providing sewer service. It was anticipated that up to an additional 729,000 GPD would be generated by Kirkland residents by 2012. The 2004 Comprehensive Plan Update estimates that between 2012 and 2022 another 567,100 GPD will be generated bringing the 2022 estimated waste discharge to nearly 1.3 million GPD.

Surface Water

The City of Kirkland provides conveyance, detention, 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. Additional development in the City could increase impervious surfaces over present conditions, and could require additional drainage facilities.

The City is currently in the process of amending the 1994 Surface Water Master Plan. The City's 1995 Comprehensive Plan identifies a surface water management standard of 24-hour event, 100-year detention with 0.2 c.f.s. per acre. The 2004 Comprehensive Plan Update would generalize the level of service 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.

Solid Waste

Curbside solid waste and recycling for all single-family and multifamily residents and some commercial customers is provided via a contract 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 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:

Northshore Utility District

The Northshore Utility District provides water and sewer services to northern portions of the City above NE 116th Street generally. The Northshore Utility District currently plans for growth according to the assumptions and planned improvements outlined in the 2000 Water System and Wastewater Comprehensive Plans. These plans assumed the population projections as outlined in the City's 1999 amended Comprehensive Plan.

The Wastewater Plan assumes all areas within the boundary would be sewered by 2020 and covers wastewater treatment through the 2020 period. The population service area in

within the City of Kirkland is estimated to be 48,153 by 2020 (including Kirkland's Potential Annexation Area); considering Northshore's service area in the City and PAA, this would assume a population increase of about 4,000 persons between the Years 2000 and 2020.

The Water Plan assumes a 2020 build-out population serving 89,020 persons or approximately 45,679 residences. In 1998 there were 2,355 water service connections within the City of Kirkland.

The Northshore Plans outline the need for replacement and repair of the older, damaged sections of the systems. Repair and maintenance to the current system will occur when needed, and Northshore does not anticipate any problem in accommodating Kirkland's future growth through the 2020 planning period.

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.

TV Cable Services and Internet

Service is available throughout Kirkland via Comcast and other companies. The Kirkland system is fed from a microwave-receiving site in Bellevue. The majority of trunk and distribution lines are overhead lines rather than underground. The local provider has the technical capacity to serve any new development in the city by simply adding new trunk or distribution lines. High speed DSL service is available in the community.

Describe proposed measures to reduce or control direct impacts on utilities.

Apply Comprehensive Plan policies, including the Utilities Element, which promote:

- Maintenance of inventories (Policy U-1.1)

- Coordination of capital facilities and utilities based on the Kirkland Land Use Element (Policies U-1.2, U-6.1, and U-5.2 now to be renumbered U-6.2),
- Establishment of levels of service (Policy U-1.3 and Goal U-5 now to be renumbered U-6)
- Provision of services in an environmentally sensitive manner, and to reduce visual and land use compatibility impacts (Policies U-1.4, U-1.6, U-1.7)
- Goal U-2 to provide high quality water with an efficient system.
- Goal U-3 to protect public health and environmental quality with its sewer system.
- Policy U-3.1 to coordinate with adjoining and regional wastewater service providers.
- Goal U-4 and associated policies to provide adequate drainage facilities while enhancing water quality and the natural water systems and habitat.

Implement the City's Capital Improvement Program, which addresses the City's water and sewer utilities.

Update the City's sewer plans and water plans to the appropriate horizon years in coordination with the City's regular Comprehensive Plan annual amendment process, and the City's regular budgeting process, etc. Utility Element policies provide a framework for the coordination.

Continue to coordinate with the Northshore Utility District ensure functional plans support the City's land use plans, as well as with King County Metro regarding wastewater treatment. Utility Element policies provide a framework for the coordination.

Future site-specific project actions would be subject to further environmental review on a case-by-case basis.

At a programmatic level, impacts to utilities can be mitigated to a level of insignificance by complying with Federal, State, and local laws. No further review will be conducted in the nonproject EIS.

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Date Submitted: _____

**D. 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?**

See Sections B 2, 3 and 7.

Proposed measures to avoid or reduce such increases are:

See Sections B 2, 3 and 7.

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

Please refer to Part B, Questions 4.a, above.

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

Please refer to Part B, Questions 4.a, above.

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

Please refer to B.6.a.

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

Please refer to B.6.c.

- 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 B above.

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

Please refer to 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?**

See B8.

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

See B8.

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

See B15 and B16.

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

See B15 and B16.

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

See B8.

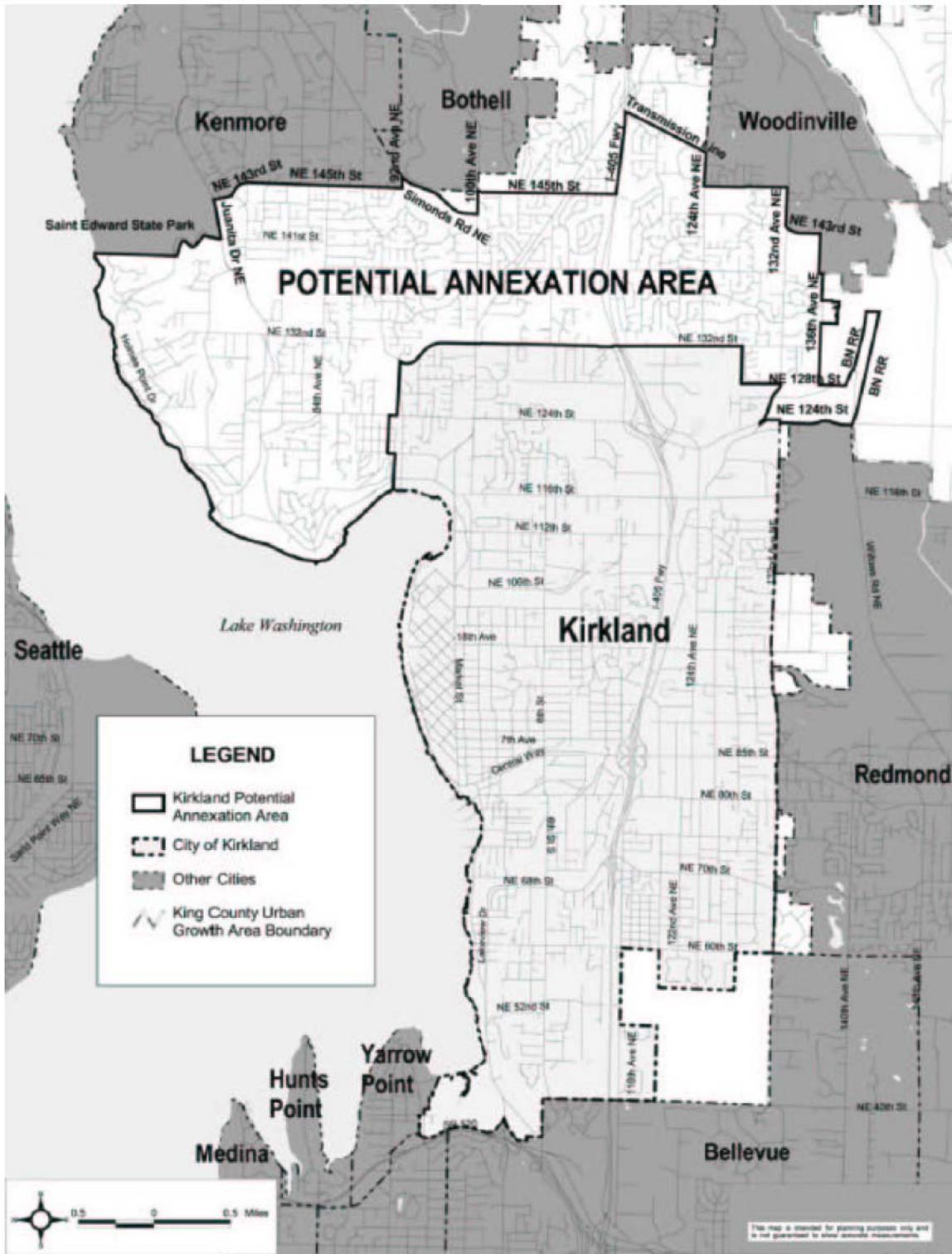


Figure 1: City of Kirkland City Limits

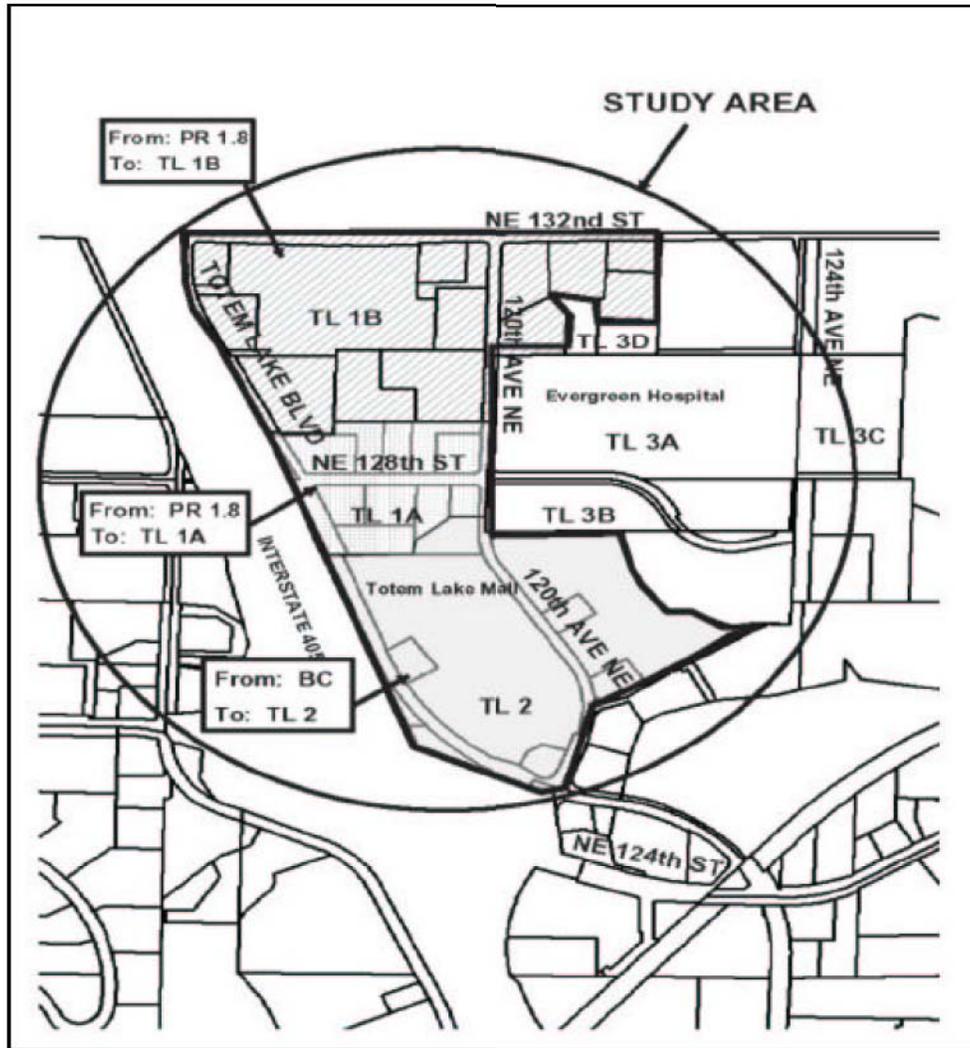


Figure 2: Totem Center Area

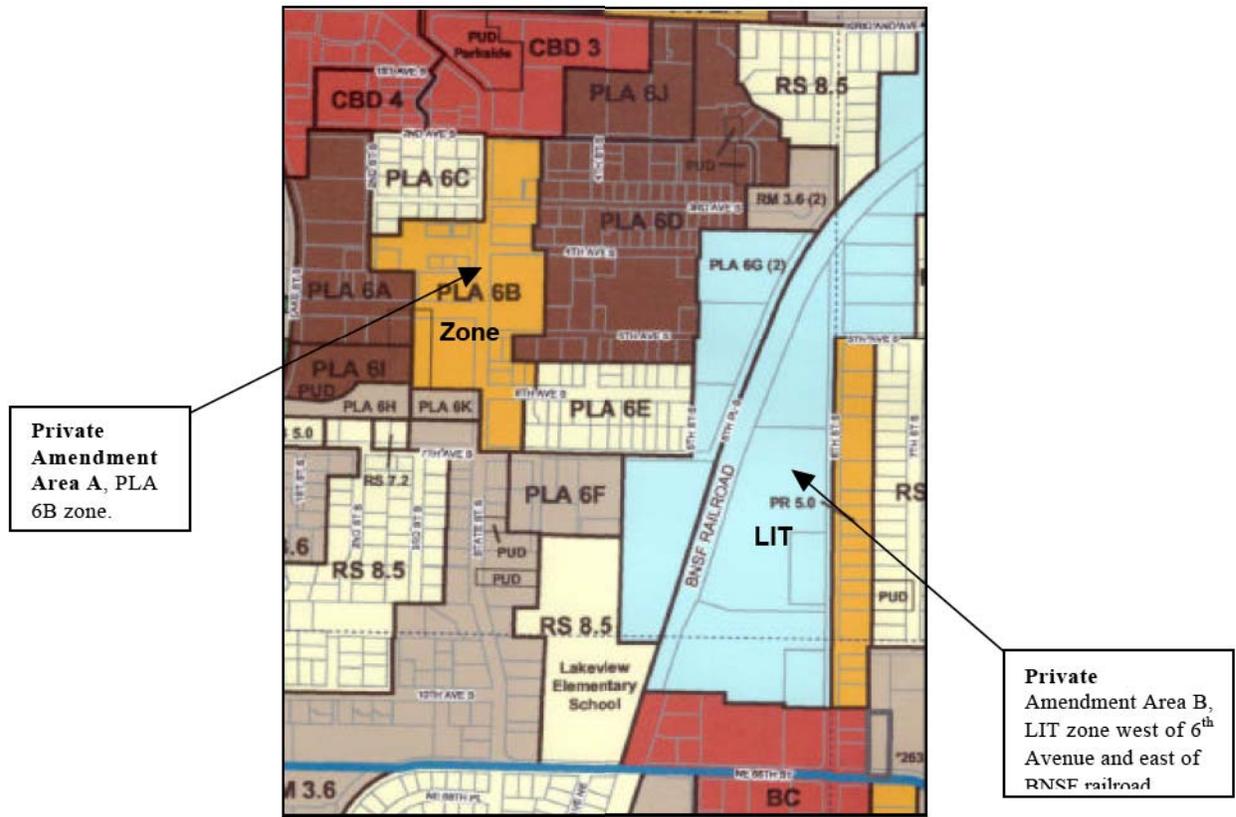


Figure 3: Private Amendment Areas

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