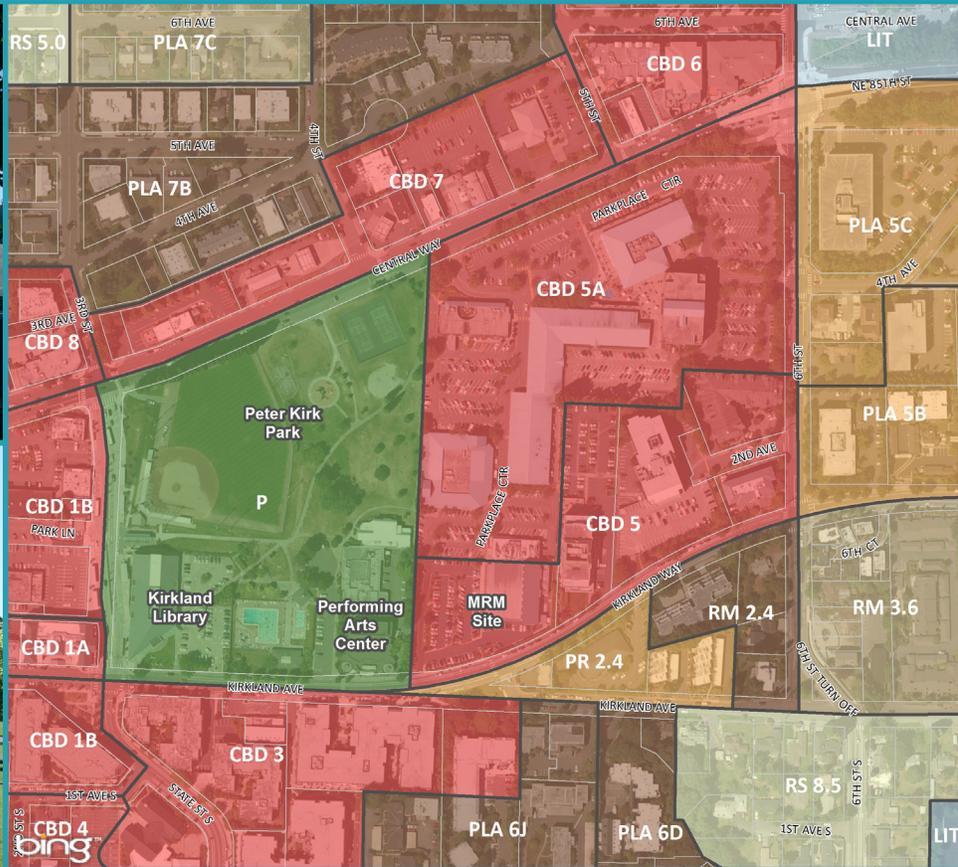


MRM Private Amendment Request Final Supplemental Environmental Impact Statement





February 13, 2013

Subject: MRM Private Amendment Request (PAR)

Dear Reader:

The MRM Private Amendment Request (PAR) would amend the Kirkland Comprehensive Plan and Central Business District 5 (CBD 5) zoning to allow more intensive development. The proposed amendment would allow eight stories in building height (100 feet) rather than five stories (67 feet) as currently permitted. It could also allow more intensive residential use, which is currently limited to 12.5% of the gross floor area for the MRM site (KZC 50.35.110).

This Final SEIS responds to public comments received on the Draft SEIS, issued on October 17, 2013. The Final SEIS also provides corrections and clarifications to the environmental analysis contained in the Draft SEIS. The Final SEIS carries forward all the alternatives that were evaluated in the Draft SEIS without substantial changes. No final decisions have been reached regarding the proposal or other alternatives at this time.

The MRM site is located at 434 Kirkland Way, and is 74,200 square feet (1.7 acres) in size. The site currently contains an office building of 21,258 square feet and surface parking. In 2010, the MRM site was part of an alternatives analysis for the Parkplace development site, which is located immediately north of the MRM site: *Comprehensive Plan Land Use, Capital Facility, and Transportation Amendments and Zoning and Municipal Code Amendments Final Supplemental Planned Action Environmental Impact Statement* (Final SEIS) (City of Kirkland, 2010).

Should you have any questions, please contact Angela Ruggeri, whose contact information is below. Angela Ruggeri, AICP, Senior Planner Department of Planning and Community Development City of Kirkland 123 Fifth Avenue Kirkland, WA 98033 425-587-3256 aruggeri@kirklandwa.gov

To review project information or sign up to be notified by email of public meetings and other notices, please see the project website:
http://www.kirklandwa.gov/depart/planning/Code_Updates/PAR/MRM.htm.

Sincerely,

A handwritten signature in black ink, appearing to read "Eric Shields".

Eric Shields, AICP
SEPA Responsible Official
Director Department of Planning and Community Development

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FACT SHEET

Project Title

MRM Private Amendment Request (PAR)

Proposed Action and Alternatives

The proposal is a PAR to amend the Kirkland Comprehensive Plan, zoning map and/or zoning code to permit more intensive development on the MRM site. The Municipal Code Design Guidelines related to the Central Business District may also be amended as part of implementation. Developed uses under the PAR could be either residential or office use, and either residential or office use could contain ground floor retail. Building height would be a maximum of 100 feet (average building elevation). Currently, the CBD 5 zone limits building height to 67 feet (3-5 stories, depending on distance from Kirkland Way). Residential use is permitted in the CBD 5 zone for properties fronting on 2nd Avenue and Peter Kirk Park. However, residential development within 170 feet of Peter Kirk Park is limited to 12.5 percent of the gross floor area (KZC 50.35.110). The proposal would modify these existing limitations.

The proposal is located at 434 Kirkland Avenue. The 1.7-acre site is located within the Kirkland Central Business District (CBD), which is within the Moss Bay neighborhood. The site is contiguous to the Parkplace shopping center on the north and Kirkland Avenue on the south; a variety of civic uses are located to the west and northwest, including the Kirkland Performance Center, Peter Kirk Park and Pool, the Kirkland Transit Center and the Kirkland Library; office development is located to east. The site is designated CBD 5 on the Comprehensive Plan map and zoning map. The site currently contains a commercial building and surface parking.

The EIS evaluates a large number of alternatives to test a variety of outcomes and provide comprehensive information to City officials and citizens about the environmental effects of the proposed PAR. These alternatives, listed below, include office and residential use, both on-site and off-site, and different building heights. In all alternatives, ground floor retail is assumed with either office on upper stories or residential uses on upper stories. The alternatives are described in greater detail in Chapter 2 of this Final SEIS.

No Action

1. Office Alternatives

- a. MRM site
- b. Off-Site
- c. CBD 5

2. Residential Alternatives

- a. MRM Site
- b. Off-Site
- c. CBD 5

Proponent

The proposal is sponsored by MRM Kirkland, LLC.

Lead Agency

City of Kirkland

Tentative Date of Implementation

Spring 2014

Responsible Official

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Licenses or Permits Required

Implementation of the PAR or alternatives, except No Action, would require recommendations by the Planning Commission and action by the City Council to amend the Comprehensive Plan and Moss Bay Neighborhood Plan, and the zoning map and/or text of the zoning code to allow the uses and/or intensity of development that are evaluated in the SEIS.

Additional amendments to the Comprehensive Plan Transportation element or the Capital Facilities element, the Capital Improvement Program (CIP), and/or development regulations (possibly KZC Chapter 112) may also be required to implement the proposal. Potential changes are identified in the Draft Supplemental Environmental Impact Statement (Draft SEIS) based on the findings of the analysis. Any required amendments would be considered concurrent with City action on the PAR.

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Final EIS Date of Issuance

February 13, 2014

Date of Final Action

Spring 2014

Location of Background Data

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

Purchase of Final EIS

Hard copies of the Final SEIS are available for review at the Planning Department at City Hall, 123-5th Ave and at the downtown Kirkland Library, 308 Kirkland Ave. The document is posted on the City's Web site at http://www.kirklandwa.gov/depart/planning/Code_Updates/PAR/MRM.htm. The purchase price of a copy of the Final SEIS is based on reproduction costs of printed documents or compact discs.

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TABLE OF CONTENTS

Cover Letter	i
Fact Sheet	iii
Table of Contents	vii
1.0 Summary	1-1
1.1 Purpose of Proposed Action	1-1
1.2 State Environmental Policy Act Process and Public Involvement	1-1
1.3 Organization of this Document	1-2
1.4 Proposed Action, Alternatives, and Objectives	1-2
1.5 Summary of Impacts and Mitigation Measures	1-4
1.6 Significant Unavoidable Adverse Impacts	1-26
2.0 Alternatives	2-1
2.1 Background Information	2-1
2.2 Proposal and Alternatives	2-2
3.0 Clarifications and Corrections to the Draft SEIS	3-1
4.0 Comments and Responses to Comments on the Draft SEIS	4-1
5.0 References	5-1
5.1 Personal Communication	5-1
5.2 Printed References	5-1
6.0 Acronyms and Abbreviations	6-1
7.0 Distribution List	7-1
7.1 Federal Agencies	7-1
7.2 Tribes	7-1
7.3 State and Regional Agencies	7-1
7.4 Services, Utilities, and Transit	7-1
7.5 Community Organizations	7-2
7.6 Newspapers	7-2
7.7 Adjacent Jurisdictions	7-2
7.8 Others	7-2

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1.0 SUMMARY

1.1 Purpose of Proposed Action

The proposal is a Private Amendment Request (PAR) to amend the Kirkland Comprehensive Plan, zoning map, and/or zoning code to permit more intensive development on the MRM site (434 Kirkland Way), which is adjacent to the Parkplace shopping center immediately to the north. Redevelopment of the Parkplace property was analyzed under a Planned Action Environmental Impact Statement (EIS) in 2008. The MRM site is located within the Kirkland Central Business District (CBD), and the property is zoned CBD-5. One option for the PAR is to amend the provisions of the CBD-5 zone to allow greater building height and increase the proportion of a building that can be developed for residential uses. Another option is to permit greater building height and more intensive office development.

1.2 State Environmental Policy Act Process and Public Involvement

The SEIS is programmatic or non-project in nature (per WAC 197-11-442 and 197-11-774) and it does not evaluate a specific development proposal. Construction impacts, therefore, are not addressed at this stage of environmental review. If the proposed PAR is approved by the City Council, additional environmental review would occur in the future when a project-specific development application is submitted.

Scoping

Pursuant to the State Environmental Policy Act (SEPA), the City published a Determination of Significance (DS)/scoping notice on April 18, 2013. The notice announced that a supplemental environmental impact statement (SEIS) would be prepared and invited public comment on the scope of the document, including areas for discussion and alternatives that would be considered. The comment period ended on May 9, 2013. Five written comment letters were received. Elements of the environment that were identified as a result of scoping, and which were addressed in the Draft SEIS, include: land use patterns; relationship to plans, policies and regulations; aesthetics (height, bulk and scale, views); transportation; public services; and utilities. Information regarding economic and fiscal issues was also provided in an appendix to the Draft SEIS.

Public Involvement Opportunities

In addition to the initial scoping period, the City of Kirkland established a 30-day comment period on the Draft SEIS, during which written comments were accepted from agencies and members of the public. The Kirkland Planning Commission also held a public meeting on the MRM PAR during the comment period on November 14, 2013. Public comments offered at this meeting were recorded. Responses to all comments received are presented in Chapter 4 of this Final SEIS.

Prior Environmental Review

This SEIS supplements the Draft and Final SEISs published in 2010 for the Parkplace project. That project included amendments to the Comprehensive Plan and zoning code to permit redevelopment and intensification of land uses of the Parkplace shopping center site in downtown Kirkland. The Parkplace site is adjacent to the MRM property and many of the environmental issues raised by that proposed action are similar to those associated with the MRM PAR. Based on the direction provided in a decision of the Central Puget Sound Growth Management Hearings Board [CPSGMHB] (*Davidson Serles v. City of Kirkland*), the Parkplace Final SEIS considered a range of on-site and off-site alternatives. Prior to preparation of the Draft SEIS, a site screening and selection study was performed to identify appropriate off-site alternatives (see Appendix B of the Draft SEIS). Relevant information in the Parkplace SEIS was used as part of the current analysis, as encouraged by the SEPA statute and rules.

1.3 Organization of this Document

The City of Kirkland issued a Draft Supplemental Environmental Impact Statement (Draft SEIS) on October 17, 2013, analyzing the potential environmental impacts of three primary alternatives. This Final Supplemental Environmental Impact Statement (Final SEIS) completes the environmental analysis by providing responses to comments received on the Draft SEIS, as well as other clarifications and corrections. Hereafter, references to the Final SEIS refer to this document, while references to the Environmental Impact Statement (EIS) refer to the combined Draft and Final SEIS.

This Final SEIS is composed of the following chapters and appendices:

- Chapter 1: A summary of significant impacts, mitigation measures, and significant unavoidable adverse impacts evaluated in the EIS.
- Chapter 2: A description of the alternatives analyzed by the EIS.
- Chapter 3: Clarifications and Corrections to the Draft SEIS in response to public comments or City staff review. Text that has been inserted, modified, or deleted since publication of the Draft SEIS is shown in ~~strikeout~~/underline format.
- Chapter 4: Responses to public comments received on the Draft SEIS.
- Chapter 5: References cited in this document.
- Chapter 6: Acronyms and Abbreviations used in the document.
- Chapter 7: A distribution list of agencies and individuals who have been provided with a notice of availability of this document.

The Final SEIS does not repeat the entirety of the contents of the Draft SEIS, and the two documents should be considered together for a complete discussion of alternatives, impacts, and mitigation measures.

1.4 Proposed Action, Alternatives, and Objectives

Objectives

General Objectives

- Develop a mix of uses.
- Plan the site to connect to the neighborhood.
- Create transitions to neighboring uses.
- Enhance the pedestrian environment.
- Integrate vehicle access with the neighborhood.
- Incorporate sustainability principles into development.

Office Development

- Accommodate additional employment in the CBD in a mixed-use development containing retail/services and office uses.
- Increase employment proximate to the Transit Center to encourage greater use of public transit and to decrease dependency on single occupant vehicle use.

Residential Development

- Create additional housing opportunities in the CBD.

- Accommodate additional housing at urban densities in a location proximate to a wide range of goods and services, and public amenities.
- Locate housing proximate to the Transit Center to encourage greater use of public transit and to decrease dependency on single occupant vehicle use.
- Provide affordable housing.

Proposed Action and Alternatives

The proposed action (MRM PAR) is programmatic/non-project and legislative in nature (i.e., amendment of the Comprehensive Plan and zoning code), and the alternatives are programmatic/non-project in nature as well. A specific development proposal has not been submitted for the MRM property and buildings have not been designed. The SEIS evaluates a large number of alternatives to test a variety of outcomes and provide comprehensive information to City officials and citizens about the environmental effects of the proposed PAR. As noted, these include office and residential use, both on-site and off-site, and different building heights. In all alternatives, ground floor retail is assumed with either office on upper stories or residential uses on upper stories.

The Alternatives analyzed in this SEIS are summarized below. A detailed description of each alternative can be found in Chapter 2.

No Action Alternative

The No Action alternative assumes that the City Council would not take action on the MRM proposal, but that the MRM site would be developed for office and retail uses at the intensity permitted in existing zoning regulations. An estimated 249,312 square feet of building area could be developed, comprised of 199,450 square feet of office use and 49,862 square feet of ground floor retail use at a maximum building height of 67 feet. A No Action residential scenario is not considered in the SEIS because that option is not considered economically practical due to the limited number of units permitted by existing zoning regulations.

Alternative 1: Office Development (Maximum Development)

The office development alternatives represent the most intensive use of the MRM property and of the alternative sites. Four scenarios are evaluated; each includes primarily office use with ground floor retail in a 100-foot tall building.

1.A MRM SITE

Alternative 1.a evaluates development of an office building on the MRM site which would include 264,523 gross square feet of area, including approximately 33,065 square feet of ground floor retail use and 231,458 square feet of office space above. Developed floor area ratio and building height would be the same as what has been approved for development on the adjacent Parkplace site.

1.B OFF-SITE ALTERNATIVE (POST OFFICE SITE)

Under Alternative 1.b, 1.7 acres of the Post Office site would be redeveloped for the same type, amount and form of development as the MRM site: 264,523 gross square feet, 33,064 square feet of ground floor retail, and the balance in office space, in a 100-foot building.

Alternative 1.b also evaluates development of the entire Post Office site (3.3 acres) for an amount of office/retail development comparable to CBD 5 development (Alternative 1.c).

1.C CBD 5 REDEVELOPMENT

Alternative 1.c assumes that all of CBD 5 would be rezoned and that three other properties within CBD 5 that are considered under-developed (520 Kirkland Way, 550 Kirkland Way and 570 Kirkland Way) could redevelop in the future, in whole or part, for the same uses and at the same intensity as proposed for the MRM property. The

cumulative amount of redevelopment assumed for Alternative 1.c, including the MRM proposal, would be 540,593 square feet, including 473,019 square feet of office use and 67,574 of retail use in a 100-foot tall building.

Alternative 2: Residential Development

In general, all Alternative 2 residential development scenarios are expected to reduce environmental impacts to some degree relative to an office development for most elements of the environment, particularly traffic. The comparative fiscal and economic impacts of office and residential use are identified in a separate report which is appended to, but not part of, the Draft SEIS (see Appendix D), pursuant to WAC 197-11-440(8) and 197-11-448.

2.A MRM SITE

Under Alternative 2.a, the MRM site would be developed primarily for multi-family residential use, with retail uses on the ground floor. Approximately 289 residential units could be developed, assuming a unit size of 800 square feet. Ground floor retail use (33,065 square feet) would be the same as for Alternative 1.a.

2.B OFF-SITE ALTERNATIVE (POST OFFICE SITE)

Under Alternative 2.b, 1.7 acres of the Post Office site would be redeveloped for the same type, amount and form of development as the MRM site: 264,523 gross square feet, 33,064 square feet of ground floor retail and 289 multi-family residential units in a 100-foot building. Alternative 2.b also evaluates development of the entire Post Office site (3.3 acres) for an amount of office/retail development comparable to CBD 5 development (Alternative 2.c).

2.C CBD 5

Alternative 2.c assumes that in addition to the MRM property, all or portions of three other properties within CBD 5 that are considered under-developed (520 Kirkland Way, 550 Kirkland Way and 570 Kirkland Way) could redevelop in the future for residential use. The cumulative amount of redevelopment assumed for Alternative 2.c, including the MRM proposal, would be 540,593 square feet, including 67,574 of retail use and 591 residential units in a 100-foot building. A lower building height scenario is also analyzed. Moreover, to provide an additional comparison of impacts, this same amount of development is evaluated on the entire 3.3-acre Post Office site (Alternative 2.b).

1.5 Summary of Impacts and Mitigation Measures

Major Impacts of the Alternatives

Land Use Patterns

All alternatives could intensify sites in the Downtown vicinity with either mixed office/ retail or mixed residential/retail uses compared to existing uses. Building height and intensity would be similar to what the City has approved for the Parkplace site. The residential alternatives would reflect and continue the observed trend in the CBD, manifest for more than 20 years, of redevelopment of sites for mixed-use residential, where zoning also permits office use. The residential alternatives would not significantly reduce overall job capacity in the CBD or the City as a whole. Parkplace will still be the primary job center in the CBD regardless of the alternative selected, and Totem Center the largest job center in the City.

Relationship to Plans and Policies

Consistent with the Growth Management Act, Vision 2040, and Countywide Planning Policies, all alternatives, whether office or residential would:

- Allow for development in Downtown Kirkland where services exist or can be improved in an efficient manner.
- Focus development in an urban area at relatively higher intensities and help reduce the potential for sprawl.

MRM SUPPLEMENTAL EIS | SUMMARY

- Accomplish either jobs in proximity to nearby residential neighborhoods or residential mixed use near current and/or planned jobs.
- Allow for development in the pedestrian-oriented Downtown area, which is considered an Activity Center in the Kirkland Comprehensive Plan.
- Be served by multiple transportation modes including transit, and would be subject to the City's concurrency requirements.
- Include ground floor retail that would provide some jobs.
- Provide a reasonable use of property for the locations under study.
- Allow for consideration of permits in a predictable manner based on adopted rules.
- Increase the demand for open space and recreation.
- Be subject to City sensitive area standards and water quality standards.
- Increase the demand for public services including police, fire, and parks.
- Be subject to City requirements for cultural resources protection.
- Be located away from activities that may use or produce potentially harmful substances.

Related to the Kirkland Comprehensive Plan and Moss Bay Neighborhood Plan, all alternatives would:

- Add to the rich mix of uses described in the vision statement.
- Apply human scale design standards to new development.
- Increase the demand for park use.
- Not result in significant impact to public views.
- Provide for growth in proximity to a transit center, which can be served by multiple transportation modes including transit; any development would also be subject to the City's concurrency requirements.
- Focus development in an urban area at relatively higher intensities and help reduce the potential for sprawl.
- Depending on the predominant use, the Alternatives would enhance capacity for jobs or housing, but not both.
- Be developed in accordance with City development regulations to provide for an orderly and sensitive development pattern that fits into the local character.
- Increase the scale of future development on studied sites, and would be subject to design review.
- Encourage employment and/or housing in the Downtown, and both uses would contribute to added liveliness and activity.
- Provide for services, restaurants, galleries and shops in the ground floor that would reinforce the CBD as a destination.
- Reinforce the mixed use character of downtown and further the economic success of the Downtown commercial area.
- Contribute retail/services at the ground floor and either employment or housing above, both of which can support businesses directly or indirectly.
- Increase either office or housing floor areas through redevelopment.

Population, Housing, and Employment

Any of the office alternatives would add job capacity which could help meet the City's employment growth target. None of these alternatives would remove existing housing as the one existing multifamily building in CBD 5 would remain.

The Office Alternatives for any of the study locations would increase the Moss Bay Neighborhood capacity for jobs, though Parkplace would continue to be the major and single largest employment location in that neighborhood. Most of the City's future job growth would still occur in Totem Center which is the City's designated Urban Center.

Comparing the office and residential alternatives to each other, however, also shows significant differences in employment: there would be minimal job loss or gain in residential alternatives, and greater job additions in office alternatives.

Additional housing would help the City meet its housing target. The mixed-use residential alternatives would also produce ground floor retail/service jobs; the net number of jobs would range from a small decrease for the MRM PAR to small increases for the other residential alternatives.

Residential development of any of the study locations, under any residential alternative would not change the primary location of job capacity in the CBD – the Parkplace site would continue to have the greatest capacity and share of new job growth in the Moss Bay Neighborhood. In any case, the largest future increase in jobs in the City would occur in Totem Lake Neighborhood, the City's designated Urban Center.

Aesthetics

Under each of the alternatives, building heights and lot coverage would increase on their respective development sites. Resulting development would be more visually prominent, and would create a more intensive visual character along street frontages and property boundaries. While pedestrian-oriented urban environments are often improved by buildings that are located close to the street and provide strong pedestrian connections, large buildings that block a large part of pedestrians' cone of vision can negatively affect the pedestrian experience. Existing or new design standards would be applied under all alternatives to minimize conflicts of scale and ensure that new development is sensitive to pedestrians, the streetscape and surrounding development.

Transportation

Under any of the alternatives, traffic congestion, as measured by volume-to-capacity (V/C) ratios, would increase only marginally compared to No Action. Differences between the residential and office alternatives are not significant. All intersections in the CBD would meet adopted Level of Service standards. All alternatives, including the No Action Alternative, would result in an 0.02 exceedance of the V/C threshold average for the Northwest Subarea (Totem Lake neighborhood west of I-405). However, this would occur with or without any of the alternatives; the action alternatives would increase the exceedance by 0.00 to 0.01. Mitigation measures for this impact are identified.

Public Services

Under all alternatives, future development would increase demand for police, fire protection and emergency medical services. Demand for parks and recreation facilities, as well as schools, would only occur in response to population growth associated with residential development alternatives. The precise level and nature of demand for public services would vary by alternative.

Utilities

Development under all alternatives would generate additional demand for water and sewer services. All alternatives would also require upgrades to water and sewer infrastructure (i.e., conveyance pipes) in the study area, both to correct existing system deficiencies and respond to additional demand. Precise levels of increased

demand and specific system improvements required would vary by alternative and would be confirmed when a specific project is proposed.

Matrix of Impacts by Alternative

Table 1-1 highlights the impacts that could potentially result from the alternatives analyzed in the SEIS. Because the Final SEIS carries forward the alternatives analyzed in the Draft SEIS, the results of the Draft SEIS analysis continue to apply. This summary table is selective and is not intended to be a substitute or replacement for the complete discussion of impacts contained in Chapter 3 of the Draft SEIS. Changes to the summary of impacts resulting from clarifications, corrections, or responses to public comments are indicated below in ~~strikeout~~/underline format.

Table 1-1. Summary of Impacts by Alternative

Resource	No Action Alternative	Alternative 1 (Office Alternatives)			Alternative 2 Residential Alternatives)		
		1A. MRM	1B. Off-Site	1C. CBD 5	2A. MRM	2B. Off-Site	2C. CBD 5
3.1 Land Use Patterns							
<i>Intensity and Uses</i>	Compatible in intensity and use pattern with adjacent uses. No changes to zoning would occur.	Current low intensity office use would be demolished and replaced by a more intensive and taller office building with ground floor retail. Consistent with surrounding office, multifamily, and mixed uses though more intense and taller. Change in the character of development adjacent to Kirkland Performance Center; more intensive use and increased activity adjacent to the Kirkland Performance Center and the park. However the existing access easement and required height step backs can reduce	Represents a more intensive use than the existing open vehicle storage, loading and unloading, if the site partially develops. Alternative 1B at CBD 5 levels of development is also a more intensive use than the Post Office building, due to full redevelopment of the site. Some differences in patterns and levels of activity could result from office use and could be noticeable to residents on the south. A 100-foot tall building could change the character of the neighborhood and impact perceptions of privacy. NE 85 th Street, and onsite	This portion of the CBD is planned for an intensive mix of office, retail/commercial, transportation, civic, and recreational uses. Given the approved Parkplace redevelopment to the north, a pattern of more intense office and retail uses is already established but would extend to the south to the CBD 5 zone and face low and midrise office, multifamily, and mixed uses to the south. The differences in intensity could be reduced with the application of setbacks and design standards. Alternative 1c would increase intensity incrementally.	Adding a residential mixed use building would introduce a new use adjacent to the current and planned commercial office and retail uses to the north and east, but would be similar in character to the mix of uses to the south. As with Alternative 1a, there would be an increase in activity levels on site adjacent to Peter Kirk Park and related civic uses, and a potential for increased day and evening use. The change in scale is similar to Alternative 1a. Since residential floor-to-floor heights can be less than for office, it is possible that a residential mixed use building could	See Alternative 1B. Residential uses would be more compatible with the residential uses to the south. Potential for residential buildings to be designed to a lesser height than office uses as described for Alternative 2a.	Alternative 2c would change the character of the largely office block to a residential block with ground floor retail. There could be more daytime and evening activity onsite due to the retail and residential uses. The potential building scale within the CBD 5 zone under Alternative 2c would be greater than surrounding mid-rise uses but similar to Parkplace. A residential mixed use building could be designed to a lesser height than an office mixed use building. Redevelopment at 100 feet would be compatible with the planned Parkplace

Resource	No Action Alternative	Alternative 1 (Office Alternatives)			Alternative 2 Residential Alternatives)		
		1A. MRM	1B. Off-Site	1C. CBD 5	2A. MRM	2B. Off-Site	2C. CBD 5
		impacts.	landscaping along creek could help shield the building from some locations. Alternative 1B avoids potential conflicts with Peter Kirk Park, due to greater distance.	Potential changes in the CBD 5 zone development character adjacent to Peter Kirk Park would be similar to Alternative 1a.	be designed to a lesser height than an office mixed use building.		redevelopment. Impacts adjacent to the Kirkland Performance Center are similar to Alternative 2A.
<i>Indirect Impacts</i>	No significant indirect impacts. May attract employees to retail/service uses; such uses are also available in the adjacent Parkplace development.	No significant indirect impacts. May attract employees to retail/service uses; such uses are also available in the adjacent Parkplace development. The taller building height could serve as a precedent on nearby redevelopable parcels within CDB 5. Although this precedent has already been established by Parkplace, Alternative 1a could add to it to some extent.	Indirectly, rezoning this site to permit office use could serve as a precedent for rezoning of adjacent parcels to achieve more intensive development or to permit new retail use where it is presently not allowed.	Redevelopment of CBD 5 may be viewed as an indirect result of rezoning the MRM site or of the prior rezone of Parkplace. More generally, it can also be seen as a result of the attractiveness of the Kirkland CBD and the city as a whole.	Alternative 2A would not create a new precedent for mixed use residential development, and it would be consistent with the land use pattern in the Downtown, and recent mixed use trends, i.e., residential uses in zones also allowing commercial uses. Most of CBD-5 is already in office use but Alternative 2a could reinforce the trend for residential redevelopment over time. Parkplace would continue to be the primary office center in the CBD.	Rezoning the Post Office site would allow more intensive land uses and could, indirectly, serve as a precedent for additional rezone requests for sites along 4 th or 5 th Avenues.	Potential indirect impacts would be the same as identified for Alternative 2b, except that the additional rezone requests could occur closer to the core of the CBD.

Resource	No Action Alternative	Alternative 1 (Office Alternatives)			Alternative 2 Residential Alternatives)		
		1A. MRM	1B. Off-Site	1C. CBD 5	2A. MRM	2B. Off-Site	2C. CBD 5

3.2 Plans and Policies

See Chapter 3 for full discussion. Also see Table 1-2.

3.3 Population, Housing, and Employment

<i>Population/Housing Growth</i>	No effect on population or housing growth	No effect on population or housing growth.	No effect on population or housing growth.	No effect on population or housing growth.	Multifamily housing would occur on the MRM site (Alternative 2a), adding 289 dwelling units, (with a potential for affordable housing), and about 495 persons.	If development at the same level as Alternative 2A were to occur on the portion of the Post Office residential dwellings and population would be equal to Alternative 2A. If the whole site redeveloped population and employment would be similar to Alternative 2C. Affordable housing would be provided consistent with KZC 112 if the code were amended.	If additional sites were to redevelop or infill in the CBD 5 zone (Alternative 2c), the level of housing in the zone as a whole could increase dramatically from 60 to 651 dwelling units, and correspondingly from 103 persons to 1,115 persons, a net increase of 591 dwellings and 1,012 persons on the sites most likely to redevelop. Affordable housing would be provided consistent with KZC 112 if the code were amended.
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Resource	No Action Alternative	Alternative 1 (Office Alternatives)			Alternative 2 Residential Alternatives)		
		1A. MRM	1B. Off-Site	1C. CBD 5	2A. MRM	2B. Off-Site	2C. CBD 5
<i>Employment Growth</i>	The No Action alternative would contribute about 893 jobs, which is similar to the MRM Office Alternative (1a) at 992 jobs.	Office development with ground floor retail on the MRM site (Alternative 1a) would result in a potential for 992 total jobs, compared to the existing 85 jobs; this is a net increase of 907 jobs.	Similar future job levels with Alternative 1a or 1c are also possible on the offsite Post Office location with Alternative 1b.	In Alternative 1c, there would be a potential for 2,521 total jobs, compared to the 625 jobs that are now in the CBD 5 zone; this is a net increase of 1,895 jobs in the zone.	The existing 85 office jobs would be replaced with 66 retail jobs, a reduction of 19 jobs.	If the site partially redevelops there would be no change in Post Office jobs and 66 new retail jobs could be provided. If the site fully redeveloped, the net increase in jobs would be the replacement of 82 post office jobs with 135 retail jobs, a net increase of 53 jobs.	The total jobs in the zone would slightly increase from 625 to 629; on the redevelopment sites themselves, the 132 existing office jobs would transform to 135 retail jobs, a net increase of 3 jobs.

Resource	No Action Alternative	Alternative 1 (Office Alternatives)			Alternative 2 Residential Alternatives)		
		1A. MRM	1B. Off-Site	1C. CBD 5	2A. MRM	2B. Off-Site	2C. CBD 5
3.4 Aesthetics							
<i>Visual Character</i>	Visual prominence of development would increase over current conditions but would be comparable in height and character to existing nearby buildings.	Increased visual prominence over current conditions due to increased height, which could negatively affect the pedestrian experience.	Increased visual prominence over current conditions due to increased height. New development would likely be out of scale with the existing post office building and surrounding development. Redevelopment could substantially change the visual character of the site and the surrounding properties. Full redevelopment at CBD 5 intensity would be substantially out of scale and character with the surrounding properties.	Increased visual prominence over current conditions due to increased height and location of development closer to the street on most CBD 5 properties. 100-foot tall buildings could substantially alter the visual character of the intersection of Kirkland Way and 6 th Street. Potential cumulative visual contrast with lower-intensity development on the south side of Kirkland Way.	Impacts would be similar to 1A, except that upper-floor residential uses are anticipated to include reduced building heights and a greater façade modulation. Impacts are anticipated to be reduced compared to Alternative 1A.	Impacts would be similar to 1B, except that upper-floor residential uses are anticipated to include reduced building heights and greater façade modulation. Impacts are anticipated to be reduced compared to Alternative 1B. Full redevelopment at CBD 5 intensity would result in significant impacts to visual character due to the overall mass and scale of the building.	Impacts would be similar to 1C, except that upper-floor residential uses are anticipated to include reduced building heights and greater façade modulation. Impacts are anticipated to be reduced compared to Alternative 1A.

Resource	No Action Alternative	Alternative 1 (Office Alternatives)			Alternative 2 Residential Alternatives		
		1A. MRM	1B. Off-Site	1C. CBD 5	2A. MRM	2B. Off-Site	2C. CBD 5
Views	<p><u>Viewpoint 1:</u> No Action would add a moderately prominent foreground visual element to this viewpoint. Impacts would be lower than Alternative 1A.</p> <p><u>Viewpoint 2:</u> Similar to Alternative 1A, this Alternative would have very limited potential to encroach on views from this viewpoint. No impacts are anticipated.</p> <p><u>Viewpoint 3:</u> No Action would add a moderately prominent foreground visual element to this viewpoint. Impacts would be lower than Alternative 1A.</p>	<p><u>Viewpoint 1:</u> This viewpoint does not offer views of any designated visual resources, but Alternative 1A would add a prominent visual element to the foreground and potentially reduce the sense of openness associated with the view.</p> <p><u>Viewpoint 2:</u> Due to setback requirements, topography, and vegetation, redevelopment under Alternative 1A would not encroach on this view corridor, and existing views would not be affected.</p>	<p><u>Viewpoint 4:</u> Alternative 1B would add a prominent foreground and mid-ground visual element that would be visible behind the existing post office. Redevelopment of the Post Office site at CBD-5 intensity would block all views from Viewpoint 4 and would likely disrupt views from all surrounding properties.</p>	<p><u>Viewpoint 1:</u> Impacts would be similar to Alternative 1A. Development on the MRM site would screen most of the new CBD 5 development from this viewpoint.</p> <p><u>Viewpoint 2:</u> New development would add prominent foreground and mid-ground visual elements, encroaching on views of the sky on the north side of the view corridor.</p> <p><u>Viewpoint 3:</u> Impacts would be similar to Alternative 1A. Development on the MRM and Parkplace sites would screen new CBD 5 development from this viewpoint.</p>	<p>View impacts would be similar to Alternative 1A for all viewpoints. Upper-story residential uses could potentially reduce building height, slightly reducing impacts on views compared to upper-story office development.</p>	<p>View impacts would be similar to Alternative 1B for all viewpoints. Upper-story residential uses could potentially reduce building height, slightly reducing impacts on views compared to upper-story office development.</p>	<p>View impacts would be similar to Alternative 1C for all viewpoints. Upper-story residential uses could potentially reduce building height, slightly reducing impacts on views compared to upper-story office development.</p>

Resource	No Action Alternative	Alternative 1 (Office Alternatives)			Alternative 2 Residential Alternatives		
		1A. MRM	1B. Off-Site	1C. CBD 5	2A. MRM	2B. Off-Site	2C. CBD 5
<i>Views (cont'd)</i>		<p><u>Viewpoint 3:</u> New development on the MRM site would be partially screened by existing vegetation in Peter Kirk Park, but would contribute to the cumulative visual effects of high intensity development approved on the Parkplace site.</p>					
<i>Light and Glare</i>	<p>Ambient light and glare would increase due to, additional exterior illumination and vehicular traffic to and from the site, increasing light and glare along Kirkland Way and at Peter Kirk Park, though at a reduced level compared to Alternative 1A.</p>	<p>Ambient light and glare would increase due to additional exterior illumination and vehicular traffic to and from the site, increasing light and glare along Kirkland Way and at Peter Kirk Park.</p>	<p>Ambient light and glare would increase due to additional exterior illumination and vehicular traffic to and from the site; increased light and glare could impact nearby residential developments.</p>	<p>Light and glare impacts would be similar to Alternative 1A, though covering all of Kirkland Way, including the intersection with 6th Street. Ambient lighting along Kirkland Way would increase proportionately to the amount of development that would occur.</p>	<p>Impacts would be similar to Alternative 1A, except that lighting impacts would also occur during evening hours, due to residential occupancy.</p>	<p>Impacts would be similar to Alternative 1B, except that lighting impacts would also occur during evening hours, due to residential occupancy.</p>	<p>Impacts would be similar to Alternative 1C, except that lighting impacts would also occur during evening hours, due to residential occupancy.</p>

Resource	No Action Alternative	Alternative 1 (Office Alternatives)			Alternative 2 Residential Alternatives)		
		1A. MRM	1B. Off-Site	1C. CBD 5	2A. MRM	2B. Off-Site	2C. CBD 5
<i>Shading Conditions</i>	Minor shading impacts could occur under No Action, similar to Alternative 1A, but at a reduced level due to lower building height.	Taller building heights would increase shading conditions on the site, and on adjacent properties. Alternative 1A would have the potential to increase shading on the eastern edge of Peter Kirk park (morning) and the adjacent Davidson property (evening).	Alternative 1B would increase shading on the site and on adjacent properties to the east. Morning shadows would affect the existing post office building and parking area. Afternoon shadows would affect the western edge of the office property immediately to the east. Winter morning shadows would also occur on 4 th Avenue and the adjacent pedestrian trail that runs to the north of the property. Redevelopment at CBD 5 intensity would expand shading on 4 th Avenue, 5 th Avenue, and the pedestrian trail.	Alternative 1C would increase shading conditions throughout the CBD 5 zone, but would be most pronounced at the eastern edge of Peter Kirk Park and southeastern corner of Parkplace (morning) and the Watermark property and on 6 th Street (winter afternoons).	Shading impacts would be similar to Alternative 1A, but at a reduced level. Upper-story residential uses are anticipated to reduce overall building heights, thereby reducing shading impacts.	Shading impacts would be similar to Alternative 1B, but at a reduced level. Upper-story residential uses are anticipated to reduce overall building heights, thereby reducing shading impacts.	Shading impacts would be similar to Alternative 1C, but at a reduced level. Upper-story residential uses are anticipated to reduce overall building heights, thereby reducing shading impacts.

Resource	No Action Alternative	Alternative 1 (Office Alternatives)			Alternative 2 Residential Alternatives		
		1A. MRM	1B. Off-Site	1C. CBD 5	2A. MRM	2B. Off-Site	2C. CBD 5
3.5 Transportation							
<i>Trip Generation</i>	The traffic model uses build-out under the No Action Alternative as a “baseline” to which the action alternatives are compared.	18 total net new PM Peak hour trips, compared to No Action.	50 total net new PM Peak hour trips for Infill Redevelopment, compared to No Action. 634 total net new PM Peak hour trips for Redevelopment at CBD 5 intensity, compared to No Action.	544 total net new PM Peak hour trips, compared to No Action.	262 fewer net new PM Peak hour trips, compared to No Action.	230 fewer total net new PM Peak hour trips for Infill Redevelopment, compared to No Action.	PM Peak hour trips were not calculated for this alternative but are anticipated to be significantly lower than Alternative 2A, as the residential uses would reduce trips across the entire CBD 5 zone.
<i>Concurrency</i>	Under the No Action Alternative, the V/C concurrency ratio for the Northwest Subarea (Totem Lake area west of I-405) would be exceeded by 0.02. All other individual intersections and analysis areas are projected to operate within City-defined concurrency thresholds in 2022, assuming the City’s existing transportation improvement plan is in place.						
<i>Parking</i>	Under all alternatives, parking supply would be evaluated at the project level when specific development proposals are submitted. Parking in the study area would be subject to all requirements of the Kirkland Zoning Code.						
<i>Transit</i>	The study area is well-served by transit, including the nearby Kirkland Transit Center. No adverse impacts are expected under any of the alternatives.						
<i>Non-Motorized Facilities</i>	All alternatives would need to design future buildings for support of pedestrian and bicycle traffic; the precise level of demand would be assessed at the project level when specific development proposals are submitted. All non-motorized access and circulation features would be subject to the requirements of the City’s code.						
3.6 Public Services							
<i>Police</i>	<ul style="list-style-type: none"> • <u>674-85-216</u> additional calls for service per year. • <u>0-45-0-06-0-14</u> new police officers required. 	<ul style="list-style-type: none"> • <u>744-61-238</u> additional calls for service per year. • <u>0-5-0-04-0-16</u> new police officers required. 	Impacts would be similar to Alternative 1A.	<ul style="list-style-type: none"> • <u>1,520-125-486</u> additional calls for service per year. • <u>1-00-09-0-32</u> new police officers required. 	<ul style="list-style-type: none"> • <u>198-131-135</u> additional calls for service per year. • <u>0-13-0-09</u> new police officers required. 	Impacts would be similar to Alternative 2A.	<ul style="list-style-type: none"> • <u>405-269-275</u> additional calls for service per year. • <u>0-270-18</u> new police officers required.

Resource	No Action Alternative	Alternative 1 (Office Alternatives)			Alternative 2 Residential Alternatives)		
		1A. MRM	1B. Off-Site	1C. CBD 5	2A. MRM	2B. Off-Site	2C. CBD 5
<i>Fire</i>	Retail and office development in the study area would increase calls for fire and emergency medical responses, primarily during daytime hours. The No Action Alternative could have the lowest impact on fire service, due to the relatively lower intensity of development. The CBD-5 Alternative (1c) would have the greatest impact on fire and emergency medical service due to the larger number of additional employees introduced to the study area. While the Off Site Alternatives would have similar levels of employment growth as the MRM and CBD-5 Alternatives, the location of the Post Office site could potentially pose incrementally greater access challenges for fire crews due to increased distance from the nearest fire station				Alternative 2A would require an additional 0.54 firefighters to maintain existing levels of service.	Alternative 1B would generate the same employment growth as Alternative 1A, and would generate similar demand for service.	Alternative 2A would require an additional 1.1 firefighters to maintain existing levels of service.
<i>Parks and Recreation</i>	Alternative 1 would not increase resident population in the study area and would therefore not contribute significantly to citywide demand for parks and recreational facilities. However, additional employees under the Office Alternatives are likely to use Peter Kirk Park or its associated facilities to some degree. Any impact would be most pronounced under the CBD-5 Alternative, due to its larger number of employees, and would be least pronounced under the No Action Alternative, as it would add the fewest employees.				Population growth would generate demand for the following: <ul style="list-style-type: none"> • 1.0 acres of neighborhood parks; • 1.0 acres of community parks; • 2.8 acres of nature parks; • 347 square feet of indoor recreation (non-athletic) space; and • 248 square feet of indoor athletic recreation space. 	Population growth would generate demand identical to Alternative 2A.	Population growth would generate demand for the following: <ul style="list-style-type: none"> • 2.1 acres of neighborhood parks; • 2.1 acres of community parks; • 5.8 acres of nature parks; • 709 square feet of indoor recreation (non-athletic) space; and • 506 square feet of indoor athletic recreation space.

Resource	No Action Alternative	Alternative 1 (Office Alternatives)			Alternative 2 Residential Alternatives		
		1A. MRM	1B. Off-Site	1C. CBD 5	2A. MRM	2B. Off-Site	2C. CBD 5
<i>Schools</i>	Alternative 1 would include no residential growth and would therefore generate no additional students.				Population growth would generate the following: <ul style="list-style-type: none"> • 14.2 elementary students; • 4.0 middle school students; and • 4.6 high school students. 	Population growth would be identical to Alternative 2A, resulting in similar demand for educational services.	Population growth would generate the following: <ul style="list-style-type: none"> • 29 elementary students; • 8.3 middle school students; and • 9.5 high school students.

3.7 Utilities

<i>Water – Demand</i>	Total Average Daily Demand:	Total Average Daily Demand:	Total Average Daily Demand for Infill Redevelopment:	Total Average Daily Demand:	Total Average Daily Demand:	Total Average Daily Demand for Infill Redevelopment:	Total Average Daily Demand:
	<ul style="list-style-type: none"> • 49,862 gallons per day; or • 35 gallons per minute. 	<ul style="list-style-type: none"> • 52,905 gallons per day; or • 37 gallons per minute. 	<ul style="list-style-type: none"> • 52,905 gallons per day; or • 37 gallons per minute. <p>Total Average Daily Demand for Redevelopment at CBD 5 intensity:</p> <ul style="list-style-type: none"> • 108,119 gallons per day; or • 75 gallons per minute. 	<ul style="list-style-type: none"> • 108,119 gallons per day; or • 75 gallons per minute. 	<ul style="list-style-type: none"> • 30,311 gallons per day; or • 21 gallons per minute. 	<ul style="list-style-type: none"> • 30,311 gallons per day; or • 21 gallons per minute. <p>Total Average Daily Demand for Redevelopment at CBD 5 intensity:</p> <ul style="list-style-type: none"> • 61,977 gallons per day; or • 43 gallons per minute. 	<ul style="list-style-type: none"> • 61,977 gallons per day; or • 43 gallons per minute.

Resource	No Action Alternative	Alternative 1 (Office Alternatives)			Alternative 2 Residential Alternatives		
		1A. MRM	1B. Off-Site	1C. CBD 5	2A. MRM	2B. Off-Site	2C. CBD 5
<i>Water – Fire Flow</i>	Existing fire flow at the MRM site is not sufficient to meet planning-level estimates of demand for the No Action Alternative. Pipe improvements will be necessary to correct existing deficiencies and ensure adequate flow is available. Improvements necessary for No Action would be adequate to ensure sufficient flow for Alternatives 1A and 1C, as well.	Existing fire flow at the MRM site is not sufficient to meet planning-level estimates of demand. Pipe improvements will be necessary to ensure adequate flow is available.	Existing fire flow at the Post Office site is not sufficient to meet planning-level estimates of demand. Pipe improvements are necessary to resolve both existing fire flow deficiencies and ensure adequate flow for future development, including upsizing of pipes in 4 th Avenue, 5 th Avenue, and 6 th Street.	Existing fire flow in the CBD 5 zone is not sufficient to meet planning-level estimates of demand for Alternative 1C. Pipe improvements will be necessary to ensure adequate flow is available. See discussion of Alternative 1D.	See Alternative 1A.	See Alternative 1B.	See Alternative 1C.
<i>Water – Storage and Supply</i>	The City has sufficient water supply and storage capacity to meet No Action and all Proposed Action demand. No storage or water supply improvements are necessary.						
<i>Sewer – Demand</i>	Estimated net increase in peak hour sewer flows: ●95.0 gallons per minute.	Estimated net increase in peak hour sewer flows: ●101.4 gallons per minute.	Estimated net increase in peak hour sewer flows for Infill Redevelopment: ●102.1 gallons per minute. Estimated net increase in peak hour sewer flows for Development at CBD 5 Intensity: ●216.7 gallons per minute.	Estimated net increase in peak hour sewer flows: ●211.5 gallons per minute.	Estimated net increase in peak hour sewer flows: ●66.7 gallons per minute.	Estimated net increase in peak hour sewer flows for Infill Redevelopment: ●67.0 gallons per minute. Estimated net increase in peak hour sewer flows for Development at CBD 5 Intensity: ●146.0 gallons per minute.	Estimated net increase in peak hour sewer flows: ●140.5 gallons per minute.

Resource	No Action Alternative	Alternative 1 (Office Alternatives)			Alternative 2 Residential Alternatives)		
		1A. MRM	1B. Off-Site	1C. CBD 5	2A. MRM	2B. Off-Site	2C. CBD 5
<i>Sewer – Pipe Capacity</i>	<p>Increased flows would result in surcharging in the following locations:</p> <ul style="list-style-type: none"> •24-inch pipe within Central Way, directly upstream of discharge to KC lift station. 	<p>Increased flows would result in surcharging in the following locations:</p> <ul style="list-style-type: none"> •24-inch pipe within Central Way, directly upstream of discharge to KC lift station. 	<p>Increased flows would result in surcharging in the following locations:</p> <ul style="list-style-type: none"> •24-inch pipe within Central Way, directly upstream of discharge to KC lift station. •8-inch pipe in 6th Street between 4th Avenue and Central Way. 	<p>Increased flows would result in surcharging in the following locations:</p> <ul style="list-style-type: none"> •24-inch pipe within Central Way, directly upstream of discharge to KC lift station. 	<p>Increased flows would result in surcharging in the following locations:</p> <ul style="list-style-type: none"> •24-inch pipe within Central Way, directly upstream of discharge to KC lift station. 	<p>Increased flows would result in surcharging in the following locations:</p> <ul style="list-style-type: none"> •24-inch pipe within Central Way, directly upstream of discharge to KC lift station. •8-inch pipe in 6th Street between 4th Avenue and Central Way. 	<p>Increased flows would result in surcharging in the following locations:</p> <ul style="list-style-type: none"> •24-inch pipe within Central Way, directly upstream of discharge to KC lift station. •8-inch pipe in 6th Street between 4th Avenue and Central Way.

Summary of Mitigation Measures

Table 1-2. Summary of Mitigation Measures

Resource	Proposed Mitigation
3.1 Land Use Patterns	
<i>Applicable Regulations and Commitments</i>	<ul style="list-style-type: none"> • With the exception of the Post Office site, development in the analysis area would be subject to the City’s existing design review process and would be required to comply with all applicable urban design principles set forth in the Moss Bay Neighborhood Plan and in the Design Guidelines for Pedestrian-Oriented Business Districts, adopted by the City in 2004. • In addition to design review and the application of design guidelines, development in the CBD-5 zone abutting Kirkland Way would be required to comply with all applicable development regulations contained in the Kirkland Zoning Code. These include upper story setbacks along Kirkland Way and reduced building heights in proximity to Peter Kirk Park. See the Aesthetics section for more information.
<i>Other Potential Mitigation Measures</i>	<p>Some potential impacts were identified for all action alternatives based on the intensity and scale of buildings and changes in activity levels associated with different uses and more intensive development. The following mitigation measures are intended to reduce such potential impacts.</p> <p>The City could consider modifying or extending some of the design standards developed for Parkplace in CBD 5A to the CBD 5 zone. These design guidelines include:</p> <ul style="list-style-type: none"> • Enhancing the access and transition to the adjacent Kirkland Performance Center and Community Center; and • Modulating facades with defined widths and depth. <p>In addition, the City could limit floor area ratios for the Onsite Action Alternatives (1a, 1c, 2a and 2c) to no greater than that approved for the Parkplace shopping center (3.565 FAR). It should be noted that the amount of development assumed for the action alternatives is equivalent to the Parkplace FAR.¹ See the Aesthetics section for additional mitigation discussion.</p> <p>To reduce potential increases in activity levels due to retail uses along Kirkland Way, the City could limit retail use to some degree, allow a smaller range of retail uses, and/or allow only single use office or residential uses. This could apply to the Onsite Action Alternatives (1a, 1c, 2a and 2c).</p> <p>Regarding the Post Office site (Alternatives 1b and 2b), the City could:</p> <ul style="list-style-type: none"> • Develop site-specific design standards for buildings over 2 stories in height to mitigate for impacts of taller buildings on the property; • Limit floor area ratios to reduce the scale and intensity of structures in proximity to existing residential development; and/or • Limit potential types of commercial uses in proximity to residential uses, such as by limiting retail use, allowing a smaller range of retail uses, allowing live/work space options, and/or allowing only single use office or residential. <p>See the Aesthetics section for additional mitigation discussion.</p>

¹ The FAR for all Onsite Action Alternatives is the same as that assumed for Parkplace, 3.565. For the purposes of this SEIS, an equivalent amount of square footage was assumed on the Post Office site for the Offsite Action Alternatives. To achieve the equivalent square footage offsite, however, a slightly higher FAR was assumed at 3.79, since the Post Office site is a little smaller than the CBD 5 zone.

Resource	Proposed Mitigation
3.2 Plans and Policies	
<i>Policy Choices</i>	<p>All alternatives are programmatic in nature and are based on the application of the City’s adopted land use plans, Comprehensive Plan Policies and implementing codes. From this broader perspective, the alternatives presented in the SEIS represent different policy choices the City could take regarding the type, scale and location of employment and residential uses in the downtown. For example, the City could consider the following questions regarding the policy choices:</p> <ul style="list-style-type: none"> • Whether the intent for employment in the East Core Frame is fulfilled, in whole or part, by the approved Parkplace development? • Whether residential mixed use development in the CBD 5 zone to the south is complementary and compatible? <p>This situation is similar to the Northeast Core Frame, where pipeline projects are proposing residential mixed-use development in zones that also allow office use. This pattern is consistent with the Moss Bay Neighborhood Plan’s focus on commercial uses, while also allowing complementary residential uses. See Section 3.1 for more information.</p> <p>The analysis of plans and policies above identifies areas of policy and code consistency, and amended policy language or code standards that could be considered if any of the action alternatives are selected. Such amendments include policies and codes regarding building heights.</p> <p>Plan text and policies could be clarified with regard to the preferred mix of employment and residential uses in the downtown and East Core Frame.</p>
<i>Specific Comprehensive Plan Measures</i>	<p>Comprehensive Plan Text Amendments should be considered to resolve the following inconsistencies:</p> <ul style="list-style-type: none"> • Policy LU-3.2: Encourage residential development within commercial areas. The text of the plan describing this policy indicates that “Residential use should not displace existing or potential commercial use.” Onsite Residential Alternatives 2a and 2c have a potential to displace existing or potential commercial uses. • Policy LU-5.2: Maintain and strengthen existing commercial areas by focusing economic development within them and establishing development guidelines. If onsite residential uses are pursued (Alternatives 2a and 2c), the text of Policy LU-5.2 should be amended as appropriate. • Moss Bay Neighborhood Plan text limits building heights in Design District 5 (applicable to CBD 5 zoning) to between 3 and 5 stories. In order to allow for Action Alternatives that propose building heights of 100 feet in the CBD 5 zone (1a, 1c, 2a, and 2c) a text amendment would be needed. • Moss Bay Neighborhood Plan describes Planned Area 5C as having office and residential uses. Retail uses are not mentioned. If Offsite Alternatives (1b or 2b) are allowed, retail uses should be added as a use.
<i>Specific Zoning Code Measures</i>	<p>The following Zoning Code Amendments should be considered to enhance the consistency of the Action Alternatives as follows:</p> <ul style="list-style-type: none"> • Office Action Alternatives (1a, 1b, 1c): Alternatives with CBD 5 zoning (1a and 1c) would require a code amendment to allow building heights of 100 feet. Alternatives with PLA 5C zoning (1b) would require a code amendment to allow ground floor retail uses and building heights of 100 feet. • Residential Action Alternatives (2a, 2b, 2c): Alternatives with CBD 5 zoning (2a and 2c) would require an amendment to allow an unlimited percentage of residential dwellings adjacent to Peter Kirk Park, and building heights of 100 feet. Alternatives with PLA 5C zoning (2b) would require a code amendment to allow ground floor commercial uses and building heights of 100 feet. • If zoning amendments are made to allow increased heights and residential density, the City could require affordable housing, consistent with Policy H-2.4, by amending the text of the use charts for the CBD 5 zone.

Resource	Proposed Mitigation
3.3 Population, Housing, and Employment	
<i>Cross References</i>	<p>Increases in either employment or residential growth are not a significant impact by themselves. Indirect impacts of growth and associated mitigation measures related to public services, utilities, and transportation are addressed in Sections 3.5, 3.6, and 3.7 of this Draft SEIS.</p> <p>The Residential Action Alternatives could result in Comprehensive Plan and code amendments that would increase the capacity for housing, by increasing building height and removing the limitation on the percentage of housing (currently limited to 12.5% of a building). Similarly, the Office Action alternatives could increase the capacity for employment by increasing the intensity of permitted office development. Either office or residential alternatives could help the City meet its employment or residential growth targets, respectively. The potential for changes to land use patterns and the relationship of the alternatives to policies regarding the desired character and mix of employment and residential uses in the downtown area are addressed in Sections 3.1 and 3.2 of this SEIS.</p>
3.4 Aesthetics	
<i>Applicable Regulations and Commitments</i>	<ul style="list-style-type: none"> ● Application of existing design review process and compliance with applicable design guidelines set forth in the Moss Bay Neighborhood Plan and in the Design Guidelines for Pedestrian-Oriented Business Districts, adopted by the City in 2004. ● Existing development regulations (KZC Chapter 50.34) require the following: <ul style="list-style-type: none"> ○ Upper-Story setbacks are required along Kirkland Way. Portions of buildings located within the following distances from Kirkland Way may not exceed the following maximum heights: <ul style="list-style-type: none"> ▪ Within 20 feet of Kirkland Way – 2 stories ▪ Within 40 feet of Kirkland Way – 4 stories ▪ Within 50 feet of Kirkland Way – 5 stories ○ No portion of any structure located within 100 feet of Peter Kirk Park may exceed 3 stories in height.
<i>Other Potential Mitigation Measures</i>	<p>In addition to the City’s adopted design guidelines and development regulations, the following mitigation measures should be considered to reduce aesthetic impacts:</p> <ul style="list-style-type: none"> ● To the extent feasible, locate the tallest portions of any new structures in the center of the site to reduce shading impacts on streetscapes and adjacent properties. ● Use vegetation to soften and screen built elements. ● Shield light fixtures to minimize glare and up-lighting. Lights should be screened and directed away from residences to the greatest degree possible. Lighting restriction should be adopted to control façade illumination and prevent excessive lighting. The number of nighttime lights installed should be minimized to the greatest degree possible, within the limits of safety and security. Light fixtures and poles should be painted, and reflective surfaces should be avoided to minimize reflective daytime glare. ● Low-sheen and non-reflective surface treatments should be used to the greatest extent possible. ● The City’s Design Guidelines for Pedestrian-Oriented Business Districts, adopted by the Kirkland City Council in 2004, could be applied to future development on the Post Office site. ● Design guidelines developed for the Parkplace development in the CBD-5A zone could be modified and/extended, as applicable, to new developments in the CBD-5 zone along Kirkland Way. <p>During construction, the following measures should be implemented to minimize temporary visual impacts:</p> <ul style="list-style-type: none"> ● Screen storage and staging areas and locate them in areas that minimize visual prominence to the greatest extent possible. ● Shield and direct light sources downward to minimize light and glare effects associated with any nighttime or evening construction activities.

Resource	Proposed Mitigation
3.5 Transportation	
<i>Applicable Regulations and Commitments</i>	<p>The analysis presented in this Draft SEIS assumes implementation of the City’s adopted long-range transportation improvement program.</p> <p>Mitigation measures to address the exceedance of the V/C threshold in the Northwest Subarea, under No Action and the Action alternatives include continued planning and coordination with WSDOT regarding the timing of the planned NE 132nd Street interchange, and ultimately implementation of the improvements identified in the CFP. Alternatively, the City could consider modifying the V/C threshold for the Northwest Subarea to address the small exceedance.</p> <p>As described previously, with the No Action and all Action alternatives, any new development projects proposed within the MRM, CBD 5, or Post Office sites would be subject to the following regulations as part of project-level SEPA review.</p> <ul style="list-style-type: none"> ● Traffic Impact Analysis Guidelines, which include a development-level concurrency test and analysis of potential roadway operations, safety, parking, access, transit, and non-motorized impacts ● Proposed projects must also pay road impact fees established under the Concurrency Management System (KMC Chapter 25) to contribute their share toward citywide transportation improvement projects identified to support growth in development. ● Parking requirements defined in the Kirkland Zoning Code (KMC Chapter 23) <p>City development code, including design guidelines for frontage and non-motorized improvements</p>
3.6 Public Services	
<i>Applicable Regulations and Commitments</i>	<p>Fire</p> <ul style="list-style-type: none"> ● New development will be required to comply with the provisions of Title 21 of the Kirkland Municipal Code – Buildings and Construction. Specifically, fire extinguishing systems are required for all new buildings with a gross floor area greater than 5,000 square feet (KMC 21.33.040). <p>Parks and Recreation</p> <ul style="list-style-type: none"> ● New development is subject to collection of park impact fees under Chapter 27.06 of the Kirkland Municipal Code. Park impact fees are used to maintain existing parks and recreation facilities, as well as to acquire new facilities. <p>Schools</p> <ul style="list-style-type: none"> ● New development is subject to collection of school impact fees under Chapter 27.08 of the Kirkland Municipal Code. School impacts fees would be collected by the City on behalf of Lake Washington School District to offset the costs of educating addition students generated by new development, including facility maintenance and school operating costs.

Resource	Proposed Mitigation
Other Potential Mitigation Measures	<p>Police</p> <ul style="list-style-type: none"> • The City could adopt a formal, population-based Level of Service Standard for police services to help identify project-specific demand. • <u>Additional growth under any of the alternatives would generate tax revenue for the City, which could defray the cost of providing additional police protection services to the area.</u> • <u>As part of its normal budgeting process, The-the</u> City could consider the hiring of additional police officers and police department staff to maintain levels of service consistent with growth. <p>Fire</p> <ul style="list-style-type: none"> • In addition to the existing Level of Service Standards for response time, the City could consider adopting a population-based Level of Service Standard for fire and EMS to help identify project-specific demand. • The City could consider the redistribution of Fire Department Staff or the construction of additional fire stations to improve response times to emergency calls for service. • <u>Prior to issuance of a building permit, the Kirkland Fire Department should evaluate future proposed projects to identify staffing, facility, and equipment needs associated with development. A mitigation agreement with the developer may be executed, if necessary, to ensure that no reduction in level of service occurs as a result of development.</u> <p>Parks and Recreation</p> <ul style="list-style-type: none"> • As a condition of permit approval in the CBD-5 zone, the City could require the provision of some amount of on-site open space to reduce demand at Peter Kirk Park and other surrounding recreational facilities.

3.7 Utilities

Water

No Action, MRM, and CBD 5 Alternatives:

- Replace approximately 1,100 linear feet of existing 8-inch water main in Kirkland Way with new 12-inch water main between 6th Street and the intersection of Kirkland Way and Kirkland Avenue. This improvement is a portion of CIP Project No. 194 in the Draft 2013 Water System Plan.
- Replace approximately 440 linear feet of existing 8-inch water in 2nd Avenue with 12-inch water main between Kirkland Way and 6th Street. This improvement is a portion of CIP Project No. 194 in the Draft 2013 Water System Plan.
- Replace approximately 650 linear feet of existing 8-inch water main in 4th and 5th Avenues with 12-inch water main between 6th Street and the existing Site B service connection. This improvement is a portion of CIP Project No. 187 in the Draft 2013 Water System Plan.

Off-Site Alternatives:

- Segment D: Replace approximately 80 linear feet of existing 8-inch water main in 6th Street with new 16-inch water main between the intersection of 6th Street and 4th Avenue, and an existing connection to a Park Place water main loop approximately 80 feet south. This improvement is a portion of CIP Project No. 170 in the City’s Draft 2013 Water System Plan, although the Plan only requires a 12-inch water main to meet the existing fire flow requirements for the Post Office site.
- Segment E: Replace approximately 300 linear feet of existing 8-inch water in 5th Avenue with 16-inch water main between the existing Post Office site service connection and the eastern side of site. This improvement is a portion of CIP Project No. 187 in the City’s Draft 2013 Water System Plan, although the Plan only requires a 12-inch water main to meet the existing fire flow requirements of the Post Office site.

Resource	Proposed Mitigation
Sewer	<p>All Alternatives</p> <ul style="list-style-type: none"> •Upsizing the existing 8-inch diameter pipe on 6th Street between 4th Avenue and Central Way to 12-inch diameter pipe. Since the upstream piping on 6th Avenue is listed as 12-inch, all pipe sizing and slopes should be verified, particularly this 8-inch diameter section. •Upsizing the existing 24-inch pipe at the intersection of Central Way and 3rd Street to 48-inch diameter pipe. This is consistent with the improvements already performed by King County for the Kirkland Lift Station. This section of pipe installation would involve a crossing perpendicular to multiple lanes of Central Way, and may contain utility conflicts. Therefore, a minimum pipe diameter for this improvement is approximately 30-inches, to be verified with a backwater analysis. •Although the 6-inch pipe on Kirkland Way appears to have adequate capacity for all proposed alternatives at the MRM site, it does not meet current DOE standards for minimum pipe size for Public Sewers. This pipe should be upsized to 8-inch diameter to meet those minimum requirements. The pipe size and slope should be determined to verify that it does have sufficient capacity to accept projected flows in the interim. Otherwise, for development of the MRM site alone, no other pipes appear to need upsizing.

1.6 Significant Unavoidable Adverse Impacts

Land Use Patterns

The Action Alternatives would result in a greater intensity of land use and greater employment and/or residences in the land use analysis area. Land would be used more intensively for urban uses. Changes to land use have the potential to create land use conflicts in some locations, but impacts can be mitigated as identified under mitigation measures above. The overall land use pattern of the CBD would not change significantly or adversely.

Relationship to Plans and Policies

Mitigation for identified inconsistencies could be addressed by modification of the alternatives, through amendments to Comprehensive Plan policies or zoning code provisions, by not taking action or by denying the PAR. Any impacts, therefore, are not considered unavoidable.

Population, Housing, and Employment

Population, employment and housing could increase to different degrees under any of the alternatives reviewed, including No Action. Additional population growth will increase the demand for housing. Additional population, housing, and employment growth will result in secondary impacts on the demand for public services, and is addressed in the appropriate sections of the Draft SEIS.

Aesthetics

The overall character and magnitude of visual impacts in the analysis area depends largely on the quality of the architectural and urban design features incorporated into future development, as well as the degree to which that development maintains a scale and form that is appropriate for the local setting. However, even with the incorporation of mitigation measures, the MRM, CBD-5, and Off Site Alternatives would all generate more intensive development than what is currently allowed by the City's zoning code and Comprehensive Plan, and the changes in overall visual mass and scale would have the potential to alter the visual character and shading conditions of the local pedestrian environment.

Transportation

The identified concurrency violation of the Northwest subarea threshold under the No Action alternative and the action alternatives would result in a significant impact, but it could be addressed by several potential mitigation

measures; therefore, it is not unavoidable. If mitigation is implemented, no significant adverse impacts would occur. No additional significant adverse transportation impacts are identified for any of the Action alternatives.

Public Services

Future population and employment growth in the study area will continue to increase demand for all public services on both a local and regional level. With implementation of mitigation measures identified in Chapter 3 of the Draft SEIS, no significant unavoidable adverse impacts to public services are anticipated.

Utilities

With the incorporation of the mitigation measures identified in Chapter 3 of the Draft SEIS, no significant unavoidable adverse impacts related to utility service are anticipated.

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2.0 ALTERNATIVES

This chapter of the Final Supplemental Environmental Impact Statement (Final SEIS) describes the proposal and alternatives that are being studied by the City of Kirkland (City). The Final SEIS carries forward all the alternatives that were evaluated in the Draft SEIS without substantial changes. No final decisions have been reached regarding the proposal or other alternatives at this time. For the reader's ease a summary of the alternatives description provided in the Draft SEIS is included in this chapter. More detailed descriptive information about the alternatives may be found in the Draft SEIS.

Proponent

The proposal is sponsored by MRM Kirkland, LLC.

Location

The proposal is located at 434 Kirkland Avenue. See Figure 2-1. The 1.7-acre site is located within the Kirkland Central Business District (CBD), which is within the Moss Bay neighborhood. The site is contiguous to the Parkplace shopping center on the north and Kirkland Avenue on the south; a variety of civic uses are located to the west and northwest, including the Performing Arts Center, Peter Kirk Park and Pool, the Kirkland Transit Center, and the Kirkland Library; office development is located to east. The site is designated CBD 5 on the Comprehensive Plan map and zoning map. The site currently contains a commercial building and surface parking.

Proposed Action

The proposal is a Private Amendment Request (PAR) to amend the Kirkland Comprehensive Plan, zoning map and/or zoning code to permit more intensive development on the MRM site. Developed uses under the PAR could be either residential or office use, and either residential or office use could contain ground floor retail. Building height would be a maximum of 100 feet (average building elevation). Currently, the CBD 5 zone limits building height to 67 feet (3-5 stories, depending in distance from Kirkland Way). Residential use is permitted in the CBD 5 zone for properties fronting on 2nd Avenue and Peter Kirk Park. However, residential development within 170 feet of Peter Kirk Park is limited to 12.5 percent of the gross floor area (KZC 50.35.110). The proposal would modify these existing limitations.

Implementation of the alternatives, except No Action, would require action by the City Council to amend the Comprehensive Plan and Moss Bay Neighborhood Plan, and the zoning map and/or text of the Kirkland Zoning Code (KZC) to allow the uses and/or intensity of development that are evaluated in the SEIS. The Municipal Code Design Guidelines related to the Central Business District may also be amended as part of implementation.

Additional amendments to the Comprehensive Plan Transportation Element or the Capital Facilities Element, the Capital Improvement Program (CIP), and/or development regulations (possibly KZC Chapter 112) may also be required to implement the proposal. Potential changes are identified in the Draft Supplemental Environmental Impact Statement (Draft SEIS) based on the findings of the analysis. Any required amendments would be considered concurrent with City action on the PAR.

2.1 Background Information

Application

The subject application (ZON11-00006) was submitted to the City in 2011. Following discussion by the Planning Commission, in March 2013 the City Council decided to study the MRM Private Amendment Request as part of the annual Comprehensive Plan amendment docket. Although no action is proposed in regard to the rest of CBD 5, the entire zoning district is studied in this SEIS.

SEPA Process

Pursuant to the State Environmental Policy Act (SEPA), the City voluntarily conducted a scoping process in April and May 2013 to solicit agency and public comments in order to define alternatives and the scope of the environmental review. Subsequently, the City prepared a Draft SEIS issued on October 17, 2013. Following a 30-day comment period concluding on November 18, 2013, the City received eight comment letters and also accepted oral comments at a Planning Commission public meeting on November 14, 2013. This Final SEIS completes the environmental review process by revising or clarifying portions of the analysis and responding to comments on the Draft SEIS.

This SEIS supplements the Draft and Final SEISs published in 2010 for the Parkplace project. The Parkplace site is adjacent to the MRM property and many of the environmental issues raised by that proposed action are similar to those associated with the MRM PAR. Further, the Parkplace Final SEIS considered a range of on-site and off-site alternatives including property that is the subject of this MRM SEIS. Relevant information in the Parkplace SEIS is being used in the present document, as encouraged by the SEPA statute and rules.

The SEIS is programmatic or non-project in nature (per WAC 197-11-442 and 197-11-774) and it does not evaluate a specific development proposal. If the proposed PAR is approved by the City Council, additional environmental review would occur in the future when a project-specific development application is submitted. Among other things, project-level review would consider short-term/construction impacts, such as construction traffic management, noise, and air quality, to the extent that such impacts are not adequately addressed by existing city or regional regulations. The SEIS, in contrast, is non-project in nature and is focused on longer-term, more general and cumulative impacts. Construction impacts, therefore, are not addressed at this stage of environmental review.

2.2 Proposal and Alternatives

Proposal Objectives

General Objectives

- Develop a mix of uses.
- Plan the site to connect to the neighborhood.
- Create transitions to neighboring uses.
- Enhance the pedestrian environment.
- Integrate vehicle access with the neighborhood.
- Incorporate sustainability principles into development.

Office Development

- Accommodate additional employment in the CBD in a mixed-use development containing retail/services and office uses.
- Increase employment proximate to the Transit Center to encourage greater use of public transit and to decrease dependency on single occupant vehicle use.

Residential Development

- Create additional housing opportunities in the CBD.
- Accommodate additional housing at urban densities in a location proximate to a wide range of goods and services, and public amenities.
- Locate housing proximate to the Transit Center to encourage greater use of public transit and to decrease dependency on single occupant vehicle use.

- Provide affordable housing.

Methodology for Identifying Alternatives

The alternatives included in the SEIS include a range of on-site and off-site development scenarios. These include different types, amounts, and forms of development on the MRM property, on an adjacent site (Post Office property), and within the CBD 5 zone.

The proposal evaluated in the Draft SEIS is limited to the MRM PAR, but in order to consider other planning options to meet the needs of the City and SEPA rules, the SEIS studied offsite and areawide alternatives as described briefly below:

- **Offsite Alternative:** Based on an offsite alternatives selection study in the Parkplace Final SEIS (City of Kirkland 2010) and a similar analysis in the MRM Draft SEIS Appendix B, the Post Office site – an approximate 3.3-acre site located east of 6th Street between Kirkland Way and Central Avenue – was identified as appropriate for evaluation in the MRM SEIS. It should be noted that the SEIS does not presume that all or any of the Post Office site is actually available for redevelopment at this time, or that the MRM PAR could be implemented on the site. The site is included to meet SEPA requirements and to provide a comparison to the Proposed Action.
- **Cumulative CBD 5 Redevelopment:** The proposal evaluated in the Draft SEIS is limited to the MRM PAR, and no action is proposed to be taken by the City regarding other properties within the CBD 5 zone. However, the City Council did request that the SEIS also study the CBD 5 zone. Therefore, several SEIS alternatives are included to test the hypothetical possibility that the entire CBD 5 district could be rezoned and that three other properties within CBD 5 that are considered under-developed (520 Kirkland Way, 550 Kirkland Way and 570 Kirkland Way), in addition to the MRM site, could redevelop in the future. The amount of redevelopment evaluated for CBD 5 is cumulative and includes development of the MRM property. In addition, the potential to accommodate the same types and amounts of development on the Post Office site is evaluated as an alternative as well.

The types of development considered for the onsite, offsite, and cumulative CBD 5 alternatives include office use and residential use, each with ground floor retail. Building heights for the “action” alternatives (i.e., all alternatives except No Action) would be a maximum of 100 feet on all of the sites, or approximately 8 stories; the effects of building fewer stories are also tested. In general, office development represents the most intensive use of any of the sites studied and would result in relatively greater impacts to most elements of the environment when compared to residential use. The Draft SEIS documents the methods to determine planning level development capacity estimates for all alternatives (see Draft SEIS Chapter 2 and Appendix C).

SEIS Alternatives

As noted previously, the proposed action (MRM PAR) is programmatic/non-project and legislative in nature (i.e., amendment of the Comprehensive Plan and zoning code), and the alternatives are programmatic/non-project in nature as well. A specific development proposal has not been submitted for the MRM property and buildings have not been designed. The SEIS alternatives, therefore, are based on potential use, site size and location, and maximum building footprints, tempered in some cases by existing zoning requirements and/or adopted design guidelines that would apply to development (e.g., required residential building modulation and upper story setbacks). However, this SEIS does not evaluate a project proposal or a specific building design.

The SEIS evaluates a large number of alternatives to test a variety of outcomes and provide comprehensive information to City officials and citizens about the environmental effects of the proposed PAR. As noted, these include office and residential use, both on-site and off-site, and different building heights. In all alternatives, ground floor retail is assumed with either office on upper stories or residential uses on upper stories. The alternatives, and how they function in the SEIS to meet SEPA requirements, are summarized in Table 2-1 below.

Table 2-1. SEIS Alternatives

SEIS Office Alternatives (Maximum Impacts)	Residential/Reduced Impact Alternatives	Off-Site Alternatives
No Action – Office	--	--
MRM Site - Office	MRM site - Residential	Post Office site (portion) – Office and Residential scenarios
CBD 5 - Office	CBD 5 - Residential	Post Office site (entire site) – Office and Residential scenarios

For purposes of organization and description, the alternatives are organized by the major type of use (office or residential), and various site and design scenarios are considered for each use. In general, office use would be the most intensive use of each site, based on traffic generation and building bulk, and residential use would reduce these impacts.

Key development assumptions for the alternatives are summarized in Table 2-2. Site locations are shown on Figure 2-1, and existing development on each site is shown in Figure 2-2. As noted previously, the proposal is programmatic in nature; a site-specific project proposal has not been submitted and building design is not known. The conceptual bulk diagrams in the Aesthetics section of the SEIS do, however, reflect zoning requirements for building modulation and upper level setbacks.

Table 2-2. Development Assumptions for Draft SEIS Alternatives

SEIS Alternative	Lot Area	Floor Area Ratio (FAR)	Total Building Area (square feet)	Retail Area (square feet)	Office Area (square feet)	Residential Units ^{3,4,5}	Maximum Height (feet) ⁶
No Action	74,200	3.36	249,312	49,862	199,450	0	67
1. Office Alternatives							
a. MRM site	74,200	3.565	264,523	33,065	231,458	0	100
b. Off-Site	74,200 ¹	3.565	264,523	33,065	231,458	0	100
c. CBD 5	151,639	3.565	540,593	67,574	473,019	0	100
2. Residential Alternatives²							
a. MRM Site	74,200	3.565	264,523	33,065	0	289	100
b. Off-Site	74,200 ¹	3.565	264,523	33,065	0	289	100
c. CBD 5	151,639	3.565	540,593	67,574	0	591	100

Source: Berk, City of Kirkland, 2013

Notes

1. The Post Office site is used in the SEIS as an off-site alternative for both the MRM PAR and for cumulative CBD 5 redevelopment. For purposes of comparison, the amount of the overall 3.3-acre Post Office property that is redeveloped would vary among alternatives: 1.7 acres (74,200 square feet) as an off-site alternative for the MRM PAR, and 3.3 acres as an off-site alternative for CBD 5 redevelopment.
2. As discussed below, a No Action residential alternative was eliminated from detailed discussion in the SEIS.
3. Residential units are estimated using an average unit size of 800 square feet. This is lower than the 1,000 square feet per unit that the City has used in some recent planning analyses, and reflects a trend -- on the Eastside and in the Seattle area generally -- towards smaller size residential units.
4. Kirkland Comprehensive Plan Policy H-2.4 encourages provision of affordable housing when increases to development capacity are considered. In addition, the applicant's objectives for the proposal include providing affordable housing. For all residential alternatives, therefore, it is assumed that the City would amend the zoning code to require the provision of affordable housing, pursuant to KZC 112, in the CBD 5 zone.
5. Estimates of residential development for Alternative 2 scenarios may be over-stated to some extent because they do not account for landscaping or building design considerations, such as building floor plate size and light access.
6. Height is measured above average building elevation (ABE). The Draft SEIS Aesthetics analysis for Alternatives 1.b and 2.b also portray and discuss the effects of different building height for office and residential development.

Figure 2-1. Project Study Area

KIRKLAND MRM SEIS - STUDY AREA



BERK Date: October 2013
Source: City of Kirkland, BERK

Figure 2-2. Existing Development of CBD 5 Sites



Source: King County Assessor 2013

Alternative 1: Office Development (Maximum Development)

The office development alternatives represent the most intensive use of the MRM property and of the alternative sites. Four scenarios are evaluated; each includes primarily office use with ground floor retail in a 100-foot tall building. Development capacity for each alternative, shown in Table 2-2, was calculated by applying a floor area ratio (FAR) to the lot area of each site.

NO ACTION ALTERNATIVE

The No Action alternative assumes that the City Council would not take action on the MRM proposal, but that the MRM site would be developed for office and retail uses at the intensity permitted in existing zoning regulations. This is intended to provide a more useful basis for comparison with the other alternatives, rather than assuming that nothing would happen on the site. An estimated 249,312 square feet of building area could be developed,

comprised of 199,450 square feet of office use and 49,862 square feet of ground floor retail use. Maximum building height is 67 feet above average building elevation.

1.A MRM SITE

Alternative 1.a evaluates development of an office building on the MRM site which would include 264,523 gross square feet of area, including approximately 33,065 square feet of ground floor retail use and 231,458 square feet of office space above. The building would be up to 100 feet in height (up to 8 stories). Developed floor area ratio and building height would be in the same range as what has been approved for development on the adjacent Parkplace site. For purposes of analysis in the SEIS, an office/retail building of this intensity would reflect the greatest building bulk and potential view blockage resulting from development on the site, and would generate the greatest amount of peak hour traffic.

1.B OFF-SITE ALTERNATIVE (POST OFFICE SITE)

Under Alternative 1.b, 1.7 acres of the Post Office site would be redeveloped for the same type, amount, and form of development as the MRM site: 264,523 gross square feet, 33,064 square feet of ground floor retail, and the balance in office space, in a 100-foot building. The Aesthetics section of the Draft SEIS portrays and discusses varying building heights.

Alternative 1.b also evaluates development of the entire Post Office site (3.3 acres) for an amount of office/retail development comparable to CBD 5 development (Alternative 1.c).

1.C CBD 5 REDEVELOPMENT

Alternative 1.c assumes that all of CBD 5 would be rezoned and that three other properties within CBD 5 that are categorized as under-developed (520 Kirkland Way, 550 Kirkland Way and 570 Kirkland Way) could redevelop in the future, in whole or part, for the same uses and at the same intensity as proposed for the MRM property. Redevelopment could result indirectly from the precedent established by approval of the MRM rezone, or more generally from the influence of economic and market forces. The cumulative amount of redevelopment assumed for Alternative 1.c, including the MRM proposal, would be 540,593 square feet, including 473,019 square feet of office use and 67,574 of retail use in a 100-foot tall building.

As noted previously, this alternative is hypothetical and does not imply that the property would be rezoned or that existing property owners desire to redevelop. Similarly, building forms used in the SEIS are conceptual and do not reflect development proposals.

Alternative 2: Residential Development

Development capacity for each alternative is shown in Table 2-2, and was calculated by multiplying the assumed FAR by the lot area of each site. In general, all Alternative 2 residential development scenarios are expected to reduce environmental impacts relative to an office development for most elements of the environment, particularly traffic.

2.A MRM SITE

Under Alternative 2.a, the MRM site would be developed primarily for multi-family residential use, with retail uses on the ground floor. Approximately 289 residential units could be developed, assuming a unit size of 800 square feet. Ground floor retail use (33,065 square feet) would be the same as for Alternative 1.a. Residential units could be condominiums or market-rate rental. However, it is assumed that the zoning code would also require that at least 10 percent of units qualify as “affordable” under KZC 112.15. It is also assumed that existing setbacks and landscaping requirements would apply, as well as existing requirements for building modulation and upper story setbacks.

MRM SUPPLEMENTAL EIS | ALTERNATIVES

2.B OFF-SITE ALTERNATIVE (POST OFFICE SITE)

Under Alternative 2.b, 1.7 acres of the Post Office site would be redeveloped for the same type, amount and form of development as the MRM site: 264,523 gross square feet, 33,064 square feet of ground floor retail and 289 multi-family residential units in a 100-foot building. As for Alternative 1.b, the Aesthetics section of the Draft SEIS also portrays and discusses the effects of different building heights.

Alternative 2.b also evaluates development of the entire Post Office site (3.3 acres) for an amount of office/retail development comparable to CBD 5 development (Alternative 2.c).

2.c CBD 5

Alternative 2.c assumes that in addition to the MRM property, all or portions of three other properties within CBD 5 that are considered under-developed (520 Kirkland Way, 550 Kirkland Way and 570 Kirkland Way) could redevelop in the future for residential use. The cumulative amount of redevelopment assumed for Alternative 2.c, including the MRM proposal, would be 540,593 square feet, including 67,574 of retail use and 591 residential units in a 100-foot building. A lower building height scenario is also analyzed. Moreover, to provide an additional comparison of impacts, this same amount of development is evaluated on the entire 3.3-acre Post Office site (Alternative 2.b).

Additional Alternatives Considered

RESIDENTIAL NO ACTION ALTERNATIVE

A residential No Action scenario was also considered but is not carried forward in the Draft or Final SEIS. Existing CBD 5 zoning allows but significantly limits residential development on the MRM site, based on proximity to Peter Kirk Park and total site size. The zoning code limits residential development to 12.5 percent of the gross floor area (249,312 square feet). This would permit an estimated maximum of 39 residential units; the remainder of the building would consist of office and/or retail uses. Based on the small number of residential units that could be developed, a residential No Action alternative would not be significantly different from the office No Action alternative and would not provide a useful comparison. It is also considered unlikely that such a building would be actually developed. Therefore, a residential No Action alternative is eliminated from further discussion in the SEIS.

RANGE OF ALTERNATIVES

The SEIS alternatives evaluate a wide range of land uses and building heights in comparison to the MRM PAR proposal. For example, the range of factors which vary between the No Action and Action Alternatives for the MRM Site (Office Alternative 1A and Residential Alternative 1B) include:

- **Mix of Uses:** The Alternatives consider the impacts of office, residential, and retail uses and the potential mix and different balances of these uses. As it considers a desirable amount of residential use, for example, the alternatives range from the No Action limitation of 12.5%, to no limitation of residential use (after subtracting for ground floor commercial).
- **Height, Bulk and Scale:** The No Action Alternative allows 67 foot high buildings and the Action Alternatives study heights up to 100 feet. As the Draft EIS analysis notes, the maximum height required to accommodate Residential Alternatives is less than Office Alternatives (85 versus 100 feet). The City could identify its preferred maximum allowed heights within the range studied.

Per WAC 197-11-655, “the range of alternative courses of action considered by decision makers shall be within the range of alternatives discussed in the relevant environmental documents.” The alternatives demarcate the boundaries of environmental analysis and serve as “bookends” for decision makers, allowing for consideration of a number of options between the bookends. From the perspective of SEPA, the City’s non-project decision could fall anywhere within the range of alternatives and is not necessarily limited to one or another specific alternative.

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3.0 CLARIFICATIONS AND CORRECTIONS TO THE DRAFT SEIS

This Chapter provides clarifications and corrections to the Draft SEIS. Changes are presented in the order of the Draft SEIS Chapters and subsections, and text that has been added, modified, or deleted is shown in strikeout/underline format. Clarifications and corrections are based on new information and/or in response to comments received on the Draft SEIS.

Chapter 3: Affected Environment, Significant Impacts, and Mitigation Measures

Chapter 3.4 Aesthetics

Amend Figure 3.4-12 on page 3-71 of the Draft SEIS to show varying heights for Parkplace, in response to public comment.

Figure 3.4-12. Viewpoint 1 – No Action Alternative



Amend Figure 3.4-17 on page 3-76 of the Draft SEIS to show varying heights for Parkplace, in response to public comment:

Figure 3.4-17. Viewpoint 3 – MRM Site Alternatives



Chapter 3.6 Public Services

Amend the discussion of impacts to Police Protection on page 3-119 as follows, in response to public comment regarding call generation rates for office development versus residential or retail development.

Police Protection

Under all alternatives, increased population and/or employment would generate additional demand for police protection services. Increased retail development may experience increased incidents of shoplifting, and office and residential development may experience increased levels of property crime. Because the Kirkland Police Department does not have adopted call generation rates for estimating potential future demand for service, this analysis evaluates impacts based on two methods, both of which are based on The Kirkland Police Department developed the following assumptions for estimating potential demand for service, based on the recorded volume of calls received, employment levels, and population:

TOTAL SERVICE POPULATION METHOD

The total service population method evaluates potential demand for police service based on total logged calls for service and the total population served. Total population served includes both Kirkland residents and non-residents who commute to Kirkland for work. This method makes use of all available call data across the city and minimizes the effect of location on call volumes. Assumptions for this evaluation include the following:

- The Washington State Office of Financial Management (OFM) population estimate for the City of Kirkland in 2013 was 81,730 persons. In addition to this resident population, the Kirkland Police Department is responsible for providing services to non-residents who work in the community. According to City of Kirkland business license data, Kirkland was home to approximately 30,946 jobs in 2013. The US Census Bureau American Community Survey's data on commuter-adjusted daytime population and journey to work characteristics indicates that approximately 18.67% of employees working in Kirkland also reside in the city. The total population served by Kirkland Police therefore includes the following:
 - 81,730 residents; and
 - 25,168 employees who do not live in the city (Discounted 18.67% from total Kirkland jobs of 30,946).
- NORCOM reports that 25,868 calls for police service were received for Kirkland in 2012. Based on a combined residential and employment population served of 106,898, calls for police service are equal to approximately 0.24 calls per capita (resident or employee) per year.
- ~~Commercial uses in this area (office and retail) generate approximately 0.75 incident per employee per year, according to the current proportion of calls for service and employees at the Parkplace location~~
- ~~Residents general calls for service at the rate of approximately 0.3 calls for service per resident per year; based on 2012 calls for service and population.~~
- Demand for additional police officers is calculated based on a rate of ~~One-one~~ police officer ~~responds~~ responding to approximately 1,500 calls per year, according to the Kirkland Police Department's recorded volume of calls received and staffing levels.

REPRESENTATIVE DEVELOPMENT METHOD

The representative development method is based on estimated call volume rates for different development types, derived from logged calls for service logged at representative developments in the vicinity of the MRM site. Assumptions for this evaluation include the following:

- Office call rates were calculated based on calls logged by NORCOM between 2010 and 2012 at three office developments in the vicinity of the MRM site and estimated employment at each site, based on net building square footage, as recorded by the King County Assessor. Office properties evaluated include the following:
 - Google Kirkland Campus (747 6th Street S)
 - Central Way Plaza (720 4th Avenue)
 - Carillon Point Center (5400 Carillon Point)
- Based on logged calls for service, average annual calls for service were equal to approximately 0.0125 calls per employee per year.
- Multifamily residential call rates were calculated based on calls logged by NORCOM between 2010 and 2012 at three multifamily residential developments in the vicinity of the MRM site and estimated residents at each site, based on average household size and number of units in the building, as recorded by the King County Assessor. Multifamily properties evaluated include the following:
 - Portsmouth Condominiums (109 2nd Avenue S)
 - Watermark Apartments (530 2nd Avenue)

- 555 Condominiums (555 Kirkland Way)
- Based on logged calls for service, average annual calls for service were equal to approximately 0.165 calls per resident per year.
- Retail call rates were based on an estimate of 0.75 calls per employee, according to Kirkland Police Department estimates of calls for the Parkplace property.
- Demand for additional police officers is calculated based on a rate of one police officer responding to approximately 1,500 calls per year, according to the Kirkland Police Department's recorded volume of calls and staffing levels.

While the range of alternatives would have varying effects on demand for police protection services, the end result is that further development under any of the alternatives would result in additional demand for police services either a need to hire additional police officers and support staff or an increase in the workload of the department's current officers. Police Department staff has indicated that the City of Kirkland currently has one of the lowest officer per capita ratios in Washington State, and additional population or employment growth could further reduce this ratio. Residential alternatives generate similar levels of demand for police services using either of the methodologies discussed above. Office alternatives, however, show higher levels of demand under the Total Service Population method than under the Representative Development method. In any case, under all alternatives, projected demand is anticipated to be equivalent to only a small fraction of a full-time police officer, as described below, and police staffing is contingent on department budget, which the City reviews annually. Increased development would also generate revenues that could defray the cost of additional officers.

NO ACTION ALTERNATIVE

Based on the assumptions of the Total Service Population method above and the projected population and employment growth in Table 3.6-5, development of the No Action Alternative could generate approximately 674-216 additional calls for police service per year, resulting in demand for an additional 0.45-14 police officer. Under the Representative Development method, demand is projected to be lower, equal to approximately 85 additional calls (0.06 additional officers).

ALTERNATIVE 1A (OFFICE, MRM SITE)

Based on the assumptions of the Total Service Population method above and the projected population and employment growth in Table 3.6-5, Alternative 1a could generate approximately 744-238 additional calls for police service per year, resulting in demand for an additional 0.5-16 police officer. Under the Representative Development method, demand is projected to be lower, equal to approximately 61 additional calls (0.04 additional officers).

ALTERNATIVE 1B (OFFICE, OFF SITE)

Employment growth under Alternative 1b is projected to be identical to Alternative 1a, resulting in similar call volumes and similar demand for additional staff.

ALTERNATIVE 1C (OFFICE, CBD-5)

Based on the assumptions above of the Total Service Population method and the projected population and employment growth in Table 3.6-5, Alternative 1c could generate approximately 1,520-486 additional calls for police service per year, resulting in demand for one-an additional 0.32 police officer. Under the Representative Development method, demand is projected to be lower, equal to approximately 125 additional calls (0.09 additional officers).

ALTERNATIVE 2A (RESIDENTIAL, MRM SITE)

Based on the assumptions above of the Total Service Population method and the projected population and employment growth in Table 3.6-5, Alternative 2a could generate approximately 498-135 additional calls for service per year ~~(149 residential, 49 retail)~~, resulting in demand for an additional 0. ~~13-09~~ police officer. Under the Representative Development method, demand is projected to be slightly lower, equal to approximately 131 additional calls (0.09 additional officers).

ALTERNATIVE 2B (RESIDENTIAL, OFF SITE)

Employment and population growth under Alternative 2b is projected to be identical to Alternative 2a, resulting in similar call volumes and similar demand for additional staff.

ALTERNATIVE 2C (RESIDENTIAL, CBD-5)

Based on the assumptions above of the Total Service Population method and the projected population and employment growth in Table 3.6-5, Alternative 2c could generate approximately 405-275 additional calls for service per year ~~(304 residential, 101 retail)~~, resulting in demand for an additional 0. ~~27-18~~ police officer. Under the Representative Development method, demand is projected to be slightly lower, equal to approximately 269 additional calls (0.18 additional officers).

Amend the list of potential mitigation measures on pages 3-123 and 3-124 of the Draft SEIS as follows in response to City staff comments.

Other Potential Mitigation Measures

POLICE

- ~~• The City could adopt a formal, population-based Level of Service Standard for police services to help identify project-specific demand.~~
- Additional growth under any of the alternatives would generate tax revenue for the City, which could defray the cost of providing additional police protection services to the area.
- As part of its normal budgeting process, The the City could consider the hiring of additional police officers and police department staff to maintain levels of service consistent with growth.

FIRE

- ~~• In addition to the existing Level of Service Standards for response time, the City could consider adopting a population-based Level of Service Standard for fire and EMS to help identify project-specific demand.~~
- ~~• The City could consider the redistribution of Fire Department Staff or the construction of additional fire stations to improve response times to emergency calls for service.~~
- Prior to issuance of a building permit, the Kirkland Fire Department should evaluate future proposed projects to identify staffing, facility, and equipment needs associated with development. A mitigation agreement with the developer may be executed, if necessary, to ensure that no reduction in level of service occurs as a result of development.

PARKS AND RECREATION

As a condition of permit approval in the CBD-5 zone, the City could require the provision of some amount of on-site open space to reduce demand at ~~Peter Kirk Park and other surrounding~~ recreational facilities.

Appendix D

Amend the discussion of Law Enforcement fiscal impacts on page D-11 of the Draft SEIS as follows in response to public comment.

LAW ENFORCEMENT

The City’s Police Department provides patrol, traffic, and investigation services as well as specially trained units in K-9, special response, and crisis negotiations. The City is a member of the North East King County Regional Public Safety Communication Agency (NORCOM), which provides emergency and non-emergency dispatch services for Kirkland and other emergency response agencies. The Department currently has 133 personnel, 97 commissioned officers, and 36 civilian support staff.

All alternatives being considered in this EIS will result in more employees and/or residents in downtown compared to existing development. The question of fiscal impacts of the MRM PAR Residential Alternative is to compare how the proposed action would increase demand for services compared to the No Action Alternative. The main differences between the two potential futures are the amount of retail space, the number of employees on-site, and the number of residents.

Commercial and residential uses drive demand for law enforcement in different ways:

- Additional retail and commercial spaces may result in increased shoplifting and fraud crimes at a rate similar to existing City businesses.
- Greater vehicular and pedestrian traffic may result in a need for additional traffic enforcement.
- An increase in housing units may result in increased calls for theft and domestic issues.

Exhibit 4 shows the estimated annual calls for service for the No Action Alternative and the MRM PAR Residential Alternative. Calls per retail employee are estimated based on approximate relationships between employees and calls for service at the Parkplace development. Calls per office employee are estimated based on recorded call rates and estimated employment at nearby representative office development. Calls per resident are based on a per capita relationship between calls received and estimated resident population at nearby representative multifamily residential developments. ~~total calls and total population, which generates a conservative estimate given that not all calls for police service are based on residential development.~~

Exhibit 4
Estimated Police Calls for Service

<u>Alternative</u>	<u>Office Employees</u>	<u>Retail Employees</u>	<u>Calls/Employee (Office)</u>	<u>Calls/Employee (Retail)</u>	<u>Residents</u>	<u>Calls/Resident**</u>	<u>Estimated Annual Calls</u>
<u>No Action</u>	<u>798</u>	<u>100</u>	<u>0.0125</u>	<u>0.75</u>	<u>0</u>	<u>N/A</u>	<u>85</u>
<u>MRM PAR (Residential)</u>	<u>0</u>	<u>66</u>	<u>0.0125</u>	<u>0.75</u>	<u>495</u>	<u>0.165</u>	<u>131</u>

<u>Alternative</u>	<u>Employees</u>	<u>Calls/Employee*</u>	<u>Residents</u>	<u>Calls/Resident**</u>	<u>Estimated Annual Calls</u>
<u>No Action</u>	<u>898</u>	<u>0.75</u>	<u>0</u>	<u>N/A</u>	<u>674</u>

MRM PAR (Residential)	66	0.75	495	0.3	198
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* Based on the current proportion of incidents to employees at Parkplace
 ** Based on 2012 calls for service per capita

Using these assumptions, it's estimated that the MRM PAR Residential Alternative would generate slightly more fewer calls for service than the No Action Office Alternative. Whether these levels of impact would generate additional costs depends on the overall ability of the City's current staffing levels to absorb these additional calls. In any event, due to the similarity of the call volumes of the two alternatives, the lower estimated impact from the MRM PAR Residential Alternative could result in lower the costs of providing police services is not likely to differ substantially between compared to the MRM PAR Residential Alternative and the No Action Alternative.

Amend the Summary of Fiscal Impacts section on pages D-13 and D-14 of the Draft SEIS as follows in response to public comment.

Summary of Fiscal Impacts

Exhibit 5 summarizes the analysis above in terms of whether fiscal impacts for each type-category of cost and revenue are likely to be higher or lower under the No Action or MRM PAR Residential Alternative. While it is assumed that development under all alternatives would contain a retail component, it should be noted that retail is not required by the current code. The No Action Alternative could therefore potentially be developed without retail, but the City would not realize the associated sales tax benefits. These assessments in Exhibit 5 are directional and provide a qualitative description. One arrow indicates a minor or one-time impact. Two arrows indicate a larger or ongoing impact to the City.

Exhibit 5
Cost and Revenue Comparison – No Action Office and MRM PAR Residential Alternatives

	<u>Alternative with Larger Fiscal Impacts</u>		<u>Notes</u>
<u>Revenue Sources</u>			
<u>One-time Sales Tax on Construction</u>	<u>MRM PAR Residential</u>	↑	<u>Higher potential for revenue due to larger building size</u>
<u>Periodic Sales Tax on Construction</u>	<u>No Action Office</u>	↑	<u>Higher potential for periodic property improvements during tenant changes</u>
<u>Ongoing Sales Tax from Retail Space</u>	<u>No Action Office</u>	↑↑	<u>Higher potential for revenue due to more retail square footage</u>
<u>Ongoing Sales Tax from Office/Residential Space</u>	<u>Could be either</u>	←	<u>Tax revenues will vary depending on tenant mix</u>
<u>Property Tax</u>	<u>MRM PAR Residential</u>	↑↑	<u>Higher potential for revenue due to larger building size</u>
<u>Utility Tax</u>	<u>Could be either</u>	←	<u>Tax revenues will vary depending on building design and tenant mix</u>

<u>Alternative with Larger Fiscal Impacts</u>			<u>Notes</u>
<u>Business Licenses/RGRL</u>	<u>No Action Office</u>	↑↑	<u>Business License/RGRL revenue will be higher</u>
<u>Park Impact Fees</u>	<u>MRM PAR Residential</u>	↑	<u>Park impact fees paid for residential development</u>
Costs			
<u>Fire & EMS</u>	<u>Similar Impact</u>	←	<u>No estimated difference in impacts between the two alternatives</u>
<u>Law Enforcement</u>	<u>Similar Impact</u>	←	<u>Slightly different annual call estimates, but overall similar cost impacts</u>
<u>Parks</u>	<u>Similar Impact</u>	←	<u>No estimated difference in impacts between the two alternatives</u>

	<u>No Action Office Alternative</u>		<u>MRM-PAR Residential Alternative</u>	
<u>Revenue Sources</u>				
<u>One-time Sales Tax on Construction</u>	Lower potential for revenue due to smaller building size	↓	Higher potential for revenue due to larger building size	↑
<u>Periodic Sales Tax on Construction</u>	Higher potential for periodic property improvements during tenant changes	↑	Lower potential for periodic property improvements	↓
<u>Ongoing Sales Tax on Purchases</u>	Tax revenues will vary depending on tenant mix	←	Tax revenues will vary depending on shopping patterns	←
<u>Property Tax</u>	Lower potential for revenue due to smaller building size	↓	Higher potential for revenue due to larger building size	↑
<u>Utility Tax</u>	Tax revenues will vary depending on building design and tenant mix	←	Tax revenues will vary depending on building design	←
<u>Business Licenses/RGRL</u>	Business License/RGRL revenue will be higher	↑	Business License/RGRL revenue will be lower	↓
<u>Park Impact Fees</u>	No park impact fees	↓	Park impact fees paid for residential development	↑
Costs				
<u>Fire & EMS</u>	No estimated difference in impacts between the two alternatives	←	No estimated difference in impacts between the two alternatives	←
<u>Law Enforcement</u>	Slightly higher annual call estimate, but overall similar cost impact	←	Slightly lower annual call estimate, but overall similar cost impact	←
<u>Parks</u>	No estimated difference in impacts between the two alternatives	←	No estimated difference in impacts between the two alternatives	←

4.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT SEIS

Comments Received

During the Draft SEIS comment period, eight written comments were received. In addition to written comments, the City's SEPA Responsible Official accepted oral comments at a Planning Commission meeting on November 14, 2013. At this meeting approximately five persons spoke, primarily the same commenters who also provided written comments. A list of commenters is provided below in Table 4-1.

Table 4-1. Comments Received During the Comment Period

Letter Number / Speaker Number	Author	Date
Written Letters		
1	Roberta Krause	November 6, 2013
2	Abigail A. Landes for Kenneth H. Davidson	November 13, 2013
3	Brent Carson	November 13, 2013
4	Phil & Cherise Davis	November 14, 2013
5	Margaret Bull	November 15, 2013
6	Robert and Vera Ellen Fahl	November 19, 2013
7	G. Richard Hill	November 18, 2013
8	Joe Razore	November 18, 2013
Verbal Comments		
1	Matt Razore	November 14, 2013
2	Brent Carson	November 14, 2013
3	Brian Brand	November 14, 2013
4	Margaret Bull	November 14, 2013
5	Rich Hill	November 14, 2013

Written comments are provided at the end of this chapter in the order of the commenters above; unique comments are marked and numbered and responses are provided below. The public meeting speakers' comments are summarized and responses provided; an audio tape is available at the City's website under the Planning Commission

(www.kirklandwa.gov/depart/Planning/Planning_Commission/Planning_Commission_Meetings_Online.htm).

Note that all speakers at the public meeting also provided written comments, and the verbal and written comments are essentially identical.

Responses to Comments

Responses to each of the comments received are provided below. At the end of this chapter, copies of the letters are provided. Distinct comments are numbered within the margins of each letter. Comments that state an opinion or preferences are acknowledged with a statement that the comment is noted. Comments that ask questions or request revisions to the Draft SEIS are provided with a response that either explains the approach of the DSEIS analysis or offers clarifications or corrections.

Written Comments

Letter No. 1 – Roberta Krause

COMMENT NO. 1

Thank you for the comment stating your opposition to 8-story buildings in the downtown.

COMMENT NO. 2

Thank you for your comment. The Transportation section in the Draft SEIS identifies the traffic congestion impacts for a wide range of alternatives. The analysis, summarized in Table 3.5-6, indicates that all intersections and subareas, except for the Northwest subarea (Totem Lake area west of I-405) would operate within adopted City standards. The average volume-to-capacity (V/C) ratio for the Northwest subarea would be exceeded by a small amount for any alternative, including No Action.

Letter No. 2 - Davidson & Kilpatric PLLC

COMMENT NO. 1

The opinion expressed in the comment regarding the effect of the MRM PAR on economic development is acknowledged.

COMMENT NO. 2

The current uncertainty regarding Parkplace, based on the recent newspaper article cited in the comment, is acknowledged. Although a development permit application has not been submitted at this time, a project-specific Comprehensive Plan amendment and rezone were approved by the City, a planned action ordinance was adopted, and the project completed the City's design review process. It would not be reasonable, therefore, to ignore Parkplace as a currently planned project in the SEIS analysis.

Similarly, it would not be reasonable to simply hypothesize a different Parkplace project in place of the project that has received City land use approval. To do so would be highly subjective and speculative; there is simply insufficient information available on which to base alternative assumptions about a hypothetical project's future size or mix of uses. The opinions expressed in the comment regarding possible alternative development scenarios for Parkplace are acknowledged. Please also refer to the response to Letter No. 3, Comment No. 9.

The following comparison discussion, while admittedly speculative, is provided as a way to test the effect of a possible reduction in the height of planned buildings in the Parkplace project. Increased building height is a major element of the MRM proposal, and proposed height in relation to Parkplace is an important comparison in several graphics in the SEIS. The range of possible variations in height is also more limited than the range of possible changes in use, project size and/or design. While a reduction in height is no more certain to occur than any other potential change to the approved Parkplace project, varying building heights can be readily depicted from selected viewpoints for purposes of comparison.

Viewpoint 3, looking east from the edge of the Peter Kirk Park baseball field, is the perspective from which Parkplace is most visible in relation to the MRM PAR. Figure 3.4-17 has been modified to indicate a range of building heights on the Parkplace building form and to allow comparison to Parkplace. Depending on the extent of any potential height reduction to Parkplace, the MRM building could range from being lower, the same, or somewhat taller than the adjacent Parkplace building. A modified version of Figure 3.4-17 is presented in Chapter 3 – Clarifications and Corrections.

Figure 3.4-15, Viewpoint 1 - looking northeast from the MRM project driveway on Kirkland Way, was also reviewed. Only a small portion of the approved Parkplace project is visible from this location; if the height of this Parkplace building was reduced below 85 feet, this small portion of the building would not be visible.

Since the No Action alternative assumes development of the MRM site under currently adopted regulations, it seems appropriate and consistent to also assume no change to existing regulations or land use approvals for Parkplace. However, Figure 3.4-12 has been modified to show various building height relationships. A modified version of Figure 3.4-12 is presented in Chapter 3 – Clarifications and Corrections.

COMMENT NO. 3

The comment's interpretation of Comprehensive Plan policies regarding the East Core Frame is acknowledged. Please also refer to the response to letter No. 3, Comment No. 5.

COMMENT NO. 4

The comment's observations about the characteristics of the office and multi-family development markets are acknowledged.

Letter No. 3 - Brent Carson, VanNess Feldman Gordon Derr

COMMENT NO. 1

The comment acknowledges that the Draft SEIS does identify significant policy inconsistencies, such as displacement of existing commercial uses by residential development and increased heights over the limits defined in the Moss Bay Neighborhood Plan, as well as mitigation measures that could address the inconsistencies. The comment cites four potential mitigation measures identified in the Draft SEIS which indicate how existing policy could be revised. The comment apparently disagrees with this approach but does not suggest how such inconsistencies could be reconciled.

It should be noted that a Private Amendment Request (PAR), by its nature, is a request to amend the Comprehensive Plan and resolve inconsistencies with current zoning and policy as part of the amendment process.

The alternatives analyzed in the SEIS are intended to help compare different courses of action and to identify approaches that could resolve identified inconsistencies. Three office development alternatives are considered as well as residential development on the MRM site and the impacts of different uses and varying building heights are identified. The No Action alternative evaluates the type and form of development that is permitted by existing zoning and consistent with existing policy. In this context, the policy discussion identifies how existing policy could be changed to accommodate more intensive development and/or more extensive residential use.

The purpose of an EIS is to provide information to decision makers about the environmental consequences of different courses of action, and measures that can mitigate impacts. While denial of a proposal is an option for City decision makers to consider, it is not the role of an EIS to determine and state whether or not a particular course of action, including amendment of policies, is advisable or should be pursued, or whether a proposal should be approved. That decision is the province of the decision maker, not the EIS. The SEIS presents an even-handed discussion of the trade-offs among the locations, uses and intensities of development embodied in the alternatives. As the comment itself acknowledges, the EIS does identify policy inconsistencies relating to land use and height for the residential alternatives. However, as previously stated, plan and zoning amendments to resolve inconsistencies are considered as part of the PAR process.

It should also be noted that at the time the Draft SEIS was published, the Planning Commission and City staff had not yet determined how implementation measures might be crafted to address policy inconsistencies or other environmental impacts. The policy analysis, therefore, is based broadly on the location of the proposal, potential uses and maximum building heights, and no decision on how to proceed would be made until after publication of this Final SEIS.

COMMENT NO. 2

Thank you for identifying these goals and policies –Framework Goal 4, ED 1.1, and ED 1.6 – all of which were studied in the Draft SEIS. Framework Goal 4 is addressed in Table 3.2-4, and policies ED 1.1 and ED 1.6 are

addressed in Table 3.2-5. The discussion in the Draft SEIS, which is reproduced below, reflects the lead agency’s interpretation. The policies cited in the comment are very general in nature; it is acknowledged that professional opinions may differ as to their interpretation.

Framework Goal 4 addresses a strong and diverse economy, generally, citywide, and the analysis in the Draft SEIS is excerpted below:

<p>FG-4: Promote a strong and diverse economy.</p>	<p>All alternatives assume ground floor retail that would provide some jobs. Office Alternatives (1a, 1b, 1c, and the No Action Alternative) on any of the studied sites have the greatest potential to add employment.</p> <p>Residential Alternatives (2a, 2b, and 2c) would provide a base of residents that could support nearby and onsite retail and commercial businesses.</p>
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Framework Goal 4 is very broad and does not indicate a preference for a particular type of economic development— retail, office, or mixed use. All alternatives assume some type of employment that would meet the general goal, and, therefore, the analysis does not indicate a specific impact.

Policy ED 1.1, which is shown below, calls for retaining existing businesses and attracting new businesses, and provides another good example of a broad, citywide policy. All on-site redevelopment alternatives would displace an existing office use on the MRM site; but whether that business would relocate elsewhere in the City and therefore be retained cannot be reasonably predicted. Similarly, all the on-site alternatives would include some business activity (commercial and/or office use); while the number of jobs may vary among alternatives, all would attract new business.

<p>Goal ED-1: Foster a strong and diverse economy consistent with community values, goals, and policies.</p>	<p>All alternatives assume ground floor retail and would provide some number of jobs. Office Alternatives (1a, 1b, 1c, and the No Action Alternative) have the greatest potential to add significant employment.</p> <p>Residential Alternatives (2a, 2b, and 2c) would provide fewer jobs but would provide a base of residents that could support nearby and onsite retail and commercial businesses.</p>
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It is also noted that the commenter submitted a scoping comment letter at the beginning of the SEPA process which contained a list of land use and economic development policies that should be evaluated in the EIS. All policies recommended in the scoping letter are evaluated in the Draft SEIS, as are additional relevant policies and text based on City and consultant review.

Please see the response to Comment No. 4 below regarding a balance of jobs and housing, which is the subject of Policy ED 1.6.

COMMENT NO. 3

The comment acknowledges that the Draft SEIS does identify that residential development of the MRM site could generate 800 fewer jobs compared to office development, and this is clearly identified as a significant impact. The comment also expresses a number of opinions regarding the significance of this impact, including trade-offs in the wages associated with different types of jobs. Wages, personal income, and economic competition are types of non-environmental information that are not required to be discussed in an EIS (WAC 197-11-448(3)). The writer’s opinions are acknowledged.

COMMENT NO. 4

The Draft SEIS analysis states the following regarding Policy ED 1.6:

Policy ED-1.6: Strive to maintain a balance of jobs and housing.

Per the text: In 2000, Kirkland’s ratio of jobs to housing was approximately 1.5 (similar to the region as a whole). As growth occurs, Kirkland should strive to maintain this balance.

Housing 101, prepared by A Regional Coalition for Housing (ARCH) in 2011 indicates “Over the last 30 years, there has been a steady increase in the demand for housing resulting from local employment. By 1990, for the combined Eastside market, the jobs-housing ratio reached 1.0 (equality). From 1990 to 2000, the Eastside jobs-housing ratio has continued to rise to 1.25, meaning demand is above supply.” In Kirkland as of 2006 pre-annexation, the balance was just above 1.0 and, in the year 2031, is projected to be at about 1.25 if preliminary growth targets are achieved within the pre-annexation city limits.² In general, greater housing could allow the ratio to be closer in the range to a ratio of 1.0 than to a ratio of 1.25.

Having housing in proximity to commercial uses could support a local balance; for example, housing in CBD 5 would be proximate to the future Parkplace redevelopment (CBD 5A zone), or proximate to other nearby employment areas to the north (LIT zone), or to the south along 6th Street where technology offices are located.

Policy ED 1.6 states the City’s desire for a jobs-housing balance. Descriptive text in the Comprehensive Plan indicates that the City “should” strive to maintain a jobs-housing balance of 1.5. When considering the text in full, rather than the excerpt provided in the Draft SEIS, this policy appears to be related to the City’s intent to have job growth accompanied by growth in housing to promote economic vitality, quality of life, and civic involvement as well as transportation mitigation.

Policy ED-1.6: Strive to maintain a balance of jobs and housing.

Comprehensive Plan descriptive text: Job growth should be accompanied by growth in housing opportunities for workers filling those new jobs. When a significant percentage of the population can both work and live in Kirkland, economic vitality, quality of life and civic involvement are enhanced and transportation problems are mitigated. In 2000, Kirkland’s ratio of jobs to housing was approximately 1.5 (similar to the region as a whole). As growth occurs, Kirkland should strive to maintain this balance. As discussed in the Housing Element and the Affordable Housing Strategy, Kirkland should also seek to encourage a variety of housing types including housing that is affordable to a range of income levels.

The Draft SEIS provides information on jobs-housing balance from A Regional Coalition for Housing (also known as ARCH, the City’s designated housing planning organization), which uses a housing demand/job ratio rather than a traditional jobs/housing ratio. The approach by ARCH demonstrates the City’s resulting jobs-housing balance if the City meets its growth targets as projected for the original city limits. The information shows that if the City growth targets are achieved, there would still be a greater demand for housing based on projected employment demand. As explained in the footnote, “a ratio greater than 1.0 means that local employment generates a demand for housing greater than the number of housing units.” The City’s future projected ratio of 1.25 means there would be

² Based on Housing 101, a “jobs-housing balance” indicates the ratio of housing demand from local workforce to the local supply of housing. A ratio of 1.0 means there is an amount of housing equal to the demand for housing from the local workforce. A ratio greater than 1.0 means that local employment generates a demand for housing greater than the number of housing units. Housing demand is estimated by 1.4 jobs per household.

a demand for more housing based on projected employment demand; therefore added housing capacity under the studied residential alternatives could be helpful in meeting the City's jobs/housing balance.

The City's Comprehensive Plan text references a simpler, more standard jobs-housing ratio calculation; it should be noted the year 2000 ratio was 1.5 based on the City's pre-annexation population and jobs. Based on 2010 Census and 2010 Washington State Employment Security Data, the City's pre-annexation jobs-housing ratio is about 1.28:

Employment: 31,073 jobs

Housing: 24,345 dwellings

As of 2012, with the Juanita, Kingsgate, and Finn Hill annexations, the City's ratio would be approximately 1.04, which represents a closer balance between jobs and housing:

Employment (2012): 38,712

Housing (2012): 37,135

The City will determine its appropriate jobs-housing balance given its new geography and its new growth targets in the 2015 Comprehensive Plan Update. In the meantime, the Draft SEIS discloses that the City's ratio is not the same as it was in 2010. The residential alternatives would not be inconsistent with jobs-housing policy. Residential alternatives could help the City achieve its jobs-housing balance policy, which does not state a specific ratio. When reviewed in context, the entire explanatory text references the City's broader intent for "economic vitality, quality of life and civic involvement" and to ensure "transportation problems are mitigated." A closer jobs-housing ratio would meet that intent.

COMMENT NO. 5

It is acknowledged that the comment reaches different conclusions regarding the intent of the referenced policies compared to the discussion in the SEIS. However, the comment also conflates general policies regarding the overall mix of uses in the Moss Bay neighborhood and preferred uses within particular planning areas and zones. As a result, it misconstrues and misapplies SEIS conclusions that are intended to characterize the neighborhood as a whole, to policies that are specific to particular sub-areas. For example, the comment cites a sentence in the SEIS stating that "the Moss Bay neighborhood overall is a mixed-use neighborhood and any alternative would be consistent with that [mixed-use] character," and claims this is misleading when applied to the East Core Frame (CBD 5). By its terms, the SEIS statement is intended to apply to the "neighborhood overall" and is an accurate characterization of land use in the neighborhood as a whole. It is not intended to characterize the East Core Frame; the SEIS text on page 3-29 clearly states that commercial uses (not office uses) are the priority use in the East Core Frame/CBD 5, and that residential use should be limited and complement commercial uses. The analysis accurately concludes that all SEIS alternatives include mixed-use development (ground floor commercial), and that even with the MRM residential alternative, more than three-quarters of the CBD 5 zone would retain its current land use, which is predominantly office. In general, the SEIS evaluates the uses proposed on the alternative sites in relation to the character of the CBD-5 zone, surrounding uses, and the CBD as a whole.

The comment also appears to incorrectly interpret the nature and intent of the CBD 5 zone as an exclusive office zone that requires office use. Such an intent is not found anywhere within the zoning code. The list of permitted uses in KZC 50.35 includes entertainment, cultural, and recreational facilities; retail; hotels and motels; churches; schools; assisted living facilities; and residential uses with limitations. Residential use, while allowed, is limited to properties with frontage on 2nd Avenue, and an existing residential building is located at 530 2nd Ave. Residential use is further limited (maximum 12.5 percent of gross floor area) for properties within 170 feet of Peter Kirk Park; the MRM property is located within this distance. It is also noted that the Kirkland Zoning Code includes a list of "office zones" and the CBD-5 zone is not listed (see KZC 5.10.595), presumably because it is not an exclusive office zone. In any event, the MRM proposal is limited to 1.7 acres of the 6-acre CBD-5 zone, and the rezone, if approved, would not "eliminate" an office zone, as claimed in the comment. While rezoning of the entire CBD-5 zone, as

described under the Cumulative CBD-5 Redevelopment alternative, would change the mix of allowed land uses in the entire area, it would not “eliminate” the potential for office uses. As described above, the CBD-5 zone is not an exclusive office zone, and office uses would still be allowed.

Similarly, a fair reading of the Moss Bay Plan does not indicate the intent to limit the East Core Frame to office uses exclusively. The Moss Bay Plan Land Use Map (MB-2) identifies the CBD-5 area as Commercial, not Office. As cited in the SEIS (page 3-29), applicable Moss Bay Plan policies encourage large, intensively developed mixed-use projects. While the policy states that office use “should be emphasized,” the plan does not identify office use as the “exclusive” use in this area. Webster’s New World College Dictionary, 4th Edition, defines “emphasize” as to stress or give prominence to. It is acknowledged that the word emphasis may be subject to different interpretations. Similarly, the plan says that limited residential use should be allowed as a complementary use. As noted previously, the PAR proposes residential use only on the MRM site, and the SEIS concludes that residential use would complement adjacent office and commercial uses.

The comment also seems to suggest that a mix of uses in a building on an individual parcel within the CBD would somehow not also support a mixed-use land use pattern in the CBD as a whole. The comment appears to be based on an expressed preference for mixed-use office development rather than mixed-use residential development, and this preference is acknowledged.

COMMENT NO. 6

As noted in the response to Comment No. 5, neither the Moss Bay Plan nor the zoning code indicate that the CBD-5 zone is intended to be an exclusive office zone (see KZC 50.35). In addition, the SEIS acknowledges that a rezone to allow more extensive residential use would continue a trend that is occurring in the CBD overall.

COMMENT NO. 7

As acknowledged by the comment, the SEIS does identify a number of inconsistencies with adopted policy and regulations, such as the increase in height examined in the alternatives. Please refer to the previous responses in regard to other asserted inconsistencies with Comprehensive Plan policies.

COMMENT NO. 8

The comment is acknowledged. The Draft SEIS does identify a trend in the CBD to development of residential projects in zones which also allow office use. The commenter also noted this trend in a letter submitted at the beginning of the SEPA process. Since the CBD-5 zone also allows residential use, albeit limited, and office use, the MRM proposal does appear to be a reflection, manifestation or continuation of this trend. The Draft SEIS is merely recognizing an existing condition, and the comment observes and discusses this trend as well. The Draft SEIS discussion does not attempt to justify the trend or to characterize it as positive or negative. As noted in the response to Comment No. 1, the SEIS provides information for decision makers to consider and does not contain an argument or recommendation for approval or denial of the MRM proposal or alternatives. The comment’s policy argument for retaining the priority for office use in the CBD-5 zone is acknowledged. The SEIS alternatives provide information about the pros and cons of office and residential use.

As noted in the response to Comment No. 5 above, the CBD-5 zone does allow a range and mix of uses, including recreational, hotels and motels, schools, churches, assisted living facilities, and limited residential use. The zone itself does not prioritize uses, although Moss Bay plan policy does emphasize office use.

As noted in the response to Comment No. 3, the Draft SEIS does identify that the MRM residential alternative would generate significantly fewer jobs compared to office development of the site.

COMMENT NO. 9

The comment accurately quotes statements in the Aesthetics section of the SEIS regarding the significant visual contrast and change in visual character that would result from the proposal. It is acknowledged that the SEIS does compare the proposal’s greater size and mass to the approved Parkplace development proposed on the adjacent

site. Additional information regarding Parkplace is provided in the following comment and in the responses to Letter No. 2.

COMMENT NO. 10

Thank you for your comment regarding the Parkplace project. “Pipeline projects” included for the purpose of analysis in an EIS typically include planned projects as well as vested and approved but unbuilt projects. The purpose of considering this range of projects is to ensure that cumulative impacts are not underestimated, but that merely speculative projects do not skew the results. The current uncertainty regarding Parkplace, based on the recent newspaper article cited in the comment, is acknowledged. Nevertheless, it would not be reasonable to ignore Parkplace as a planned project in the SEIS analysis. Although a development permit application has not been submitted at this time, a project-specific Comprehensive Plan amendment and rezone were approved by the City, a planned action ordinance was adopted, and the project completed the City’s design review process. To simply ignore these approvals would result in an inaccurate analysis of cumulative impacts and would likely overestimate the remaining capacity of existing transportation and utility systems, and underestimate impacts on other elements of the environment. Considering only the existing development pattern of Parkplace would be misleading and inappropriate.

Similarly, it would not be reasonable to simply hypothesize a different Parkplace project in place of the project that has received City land use approval. To do so would be highly subjective and speculative; there is simply insufficient information available on which to base alternative assumptions about a hypothetical project’s future size, use or building height. Please refer to the responses to Letter No. 2.

It is acknowledged that proposed building heights are greater than those permitted by the existing zoning of the MRM property. However, statements made during the prior Parkplace hearings regarding future heights of other nearby properties are not determinative of the Planning Commission’s or City Council’s present consideration of the MRM project. The prior statements referred to in the comment are not reflected in the Comprehensive Plan amendment or rezone approved for Parkplace. There is no known legal basis for the City to refuse to consider a private amendment request, if that is the suggestion of the comment.

Regarding potential public benefits of the MRM rezone, please see the applicant’s suggestions contained in Letter No. 8. The Planning Commission, in its initial discussion of Draft SEIS conclusions, also indicated an interest in considering proposed zoning regulations that would require additional public benefits.

COMMENT NO. 11

Please refer to the responses to Comment No. 3 regarding SEPA’s limitation on economic analysis in EISs, and Comment No. 4 regarding the City’s jobs-housing balance policy.

COMMENT NO. 12

The proposal is for a comprehensive plan amendment and zoning amendment. Therefore, consideration of the City’s long-range planning vision and adopted land use plan, in contrast to short-term market conditions, is appropriate. Please also see the Response to Comment No. 3 regarding SEPA’s limitation on economic analysis in EISs.

COMMENT NO. 13

The Draft SEIS acknowledges that the office alternatives likewise help the City meet its employment targets (Draft SEIS page 3-40) and in the same way also indicates the residential alternatives help the City meet its housing targets as noted by the commenter. The City has enough land capacity to meet either its employment targets or its housing targets. Therefore the MRM PAR proposal is about a policy choice, and the City does not have to sacrifice meeting its growth capacity under any studied alternative.

COMMENT NO. 14

Please refer to the Response to Comment 4 regarding Kirkland’s jobs-housing balance policy.

COMMENT NO. 15

The methodology used for the Draft SEIS was based on the data available at the time from NORCOM dispatch and is consistent with the methods employed for the public services analysis of the original Parkplace EIS. The comment’s observation of an inconsistency between the retail nature of the existing Parkplace development and the office and the residential nature of the proposed MRM development is well taken, however. In an effort to normalize call generation projections across development types, recent population, employment, and call volume data were reviewed to establish a universal call generation factor community-wide. As described in the revised public service analysis, resident population and non-resident workers were combined to derive a total service population for the police department. Community-wide call data from NORCOM was used to generate a per capita call generation factor to be applied to each of the alternatives based on the combined number of residents and employees they would generate.

In addition, to respond to the commenter’s request that we investigate the difference in call generation rates for different types of land uses, location-specific call data from NORCOM was reviewed for selected office and multifamily residential properties in the vicinity of the study area to establish sample call generation rates for these uses. Comparing the two methodologies, analysis of site-specific call data yielded similar, but slightly lower, projected call volumes for the residential alternatives and substantially lower projected call volumes for the office and No Action alternatives. In both cases, the projected call volumes are lower than those presented in the Draft SEIS and represent a level of demand equivalent to only a small fraction of a police officer. The updated public services analysis is presented in Chapter 3 – Clarifications and Corrections.

COMMENT NO. 16

Thank you for your comment. As you noted, the Draft SEIS acknowledges that the City is not currently meeting its adopted LOS standards for neighborhood parks and indoor athletic and recreation space, as stated by the City’s own Parks, Recreation, and Open Space (PROS) plan. The DSEIS further acknowledges that additional residential development would create increased demand for parks and recreation facilities and recognizes this as a significant impact. The cost of providing additional parks to serve these new residents would, however, be defrayed through the collection of park impact fees, which the City has established for the purpose of funding the development of necessary public facilities associated with new development. While the DSEIS notes that residential development under the MRM PAR would “increase the City’s existing deficiencies” in neighborhood parks and indoor recreation, these deficiencies are pre-existing and impact fees on new development cannot be assessed to correct existing deficiencies (RCW 82.02.050). As such, future residential development occurring under the MRM PAR would be paying its fair share toward parks and recreation improvements needed to serve its new residents. Any remaining citywide park deficiency could not be attributed to the MRM PAR and would need to be addressed by the City through its PROS planning and Capital Facilities planning processes.

Park impact fees, as they relate to the economic analysis in Appendix D of the Draft SEIS, are more fully discussed in the response to Comment 3-21. The response to Comment 3-21 also explains in greater detail how park impact fees function as a benefit for residential development and a revenue loss for office development.

COMMENT NO. 17

The Draft EIS acknowledges that the City’s Fire Department does not currently meet its response time goals and that development under all the Action alternatives would require additional fire department staffing to meet increased demand for fire protection services. Additional text has been added to the impact discussion to clarify that residential development would entail the presence of kitchen facilities, which could increase the number of sources for potential fires. However, the comment’s assertion that residential development would result in 24-hour occupancy is not realistic. While some residential units may remain occupied during daytime hours, it is likely

that many or most residents would work off-site, and residential population would be highest during the evenings and weekends; this is the converse of the situation for office tenants, who would be present mostly during weekday daytime hours. In addition, office development alternatives are anticipated to generate roughly twice as many employees as residential alternatives would generate residents. While office environments may not contain as many potential fire hazards as residences, the larger number of office employees could potentially generate a greater potential for calls for emergency medical service than the corresponding residential alternatives.

The comment's observation that the staffing location of the City's ladder truck may pose response time issues for the CBD-5 zone is noted, and additional text has been added to the impact analysis to acknowledge this. Kirkland Fire Department staff maintain, however, that the truck is adequate to serve buildings up to 100 feet in height. It is not reasonable to attempt to account in the EIS for hypothetical situations such as multiple simultaneous fires requiring ladder trucks, ladder truck breakdown, or similar theoretical contingencies. As an additional potential mitigation measure, however, the City could require that proposed projects on the MRM site be evaluated by the Kirkland Fire Department to identify staffing, facility, and equipment needs that would result from the project. If necessary, a mitigation agreement with the developer may be executed to ensure that no reduction in level of service occurs as a result of the project. This has been added to the list of potential mitigation measures, and the revised text is presented in Chapter 3 – Clarifications and Corrections.

COMMENT NO. 18

The purpose of the fiscal impact analysis is to provide decision makers with a sense of how the different alternatives may impact the City's budget, and where the potential opportunities for pluses and minuses might be located. As stated in the appendix, fiscal and economic issues are not required elements of the EIS. This optional information is provided to facilitate understanding of the general types of fiscal tradeoffs associated with the alternatives. The analysis is not intended or required to be as detailed as the EIS analysis, nor is it designed to reach a precise or quantitative conclusion regarding the benefits of the individual alternatives. In general, the responses to comments on the fiscal and economic analysis appendix are provided as a courtesy to the commenters and do not technically constitute responses to comments on the Draft SEIS. Please refer to WAC 197-11-440(8).

COMMENT NO. 19

This comment consists of two components. The comment first makes the point that the summary table at the end of the document does not include the same level of detail provided earlier in the text of the appendix regarding the difference between ongoing retail sales tax generated by on-site retail space versus on-site office and residential activity. To address this comment, the Summary of Fiscal Impacts table is revised as follows:

- Delete the row labeled "ongoing sales tax on purchases" and split its individual components into two new rows:
- Add a row titled "ongoing sales tax from retail development." This row will show a higher fiscal impact for the No Action Office Alternative than the MRM PAR Residential Alternative.
- Add a row titled "ongoing sales tax from office/residential development." This row will show a neutral fiscal impact under both Alternatives.

The revised table is referenced within the response to Comment No. 20 on this letter and is presented in Chapter 3 – Clarifications and Corrections.

The second portion of the comment highlights a specific sentence included in the appendix. The analysis seeks to take a conservative approach to estimating fiscal impacts, and therefore strives not to overstate revenues or understate costs. While all new retail space has the potential to generate sales tax revenue, 100% of this potential does not always translate into new tax dollars for a City. Given the City's existing retail vacancies as well as the reality that new retail locations often result in some reduced spending at existing retail locations, this sentence

seeks to downplay the certainty that any such benefit would necessarily be realized. The inclusion of this line item in the Summary of Fiscal Impacts table is intended to remind the reader that the potential benefit exists.

COMMENT NO. 20

The commenter makes a helpful point that the Summary of Fiscal Impacts table could provide more information about the order of magnitude relationships between the line items included in the table. To address this comment, the table is revised as follows:

- Clearly label which alternative has the larger fiscal impact for each line item, and include a note about why the difference exists.
- Replace the single green (up) arrows with a key that shows the relative order of magnitude. One arrow indicates a minor or one-time impact. Two arrows indicates a larger or ongoing impact to the City.
- Introduction text to this table adjusted to explain the arrow system.

The revised table and text are presented in Chapter 3 – Clarifications and Corrections.

COMMENT NO. 21

This comment focuses on impacts to public services. It's important to note that the environmental impacts defined in the Draft SEIS Public Services section do not necessarily translate into budget impacts when undertaking a fiscal analysis. In many cases, capacity exists within the City's current public services systems to address increases in demand. In other cases, although the increase in population may result in a technical decrease in level of service, the actual impact is not of a magnitude sufficient to require an adjustment in service provision. The comments about fire, law enforcement, and parks are addressed separately:

Fire Protection and Emergency Medical Services. In addressing this comment, it is important to note that fire-related calls for service make up a small portion of overall calls for service. The vast majority of calls are for emergency medical services, which can occur at both residential and office sites. As stated in the appendix, the City has already planned adjustments to its downtown service capacity to address potential development at the Parkplace site, including changes to capital needs as well as identified need for increased staffing at stations serving the downtown core. Given the relatively moderate level of calls for service that would occur with either the MRM PAR Residential Alternative or the No Action Office Alternative, it is unlikely that either building would generate a significant fiscal impact by requiring the City to purchase new fire or EMS capacity. So, while demand generation could be different under the two Alternatives, both would result in small enough demand to avoid a significant fiscal impact.

Law Enforcement. The commenter expressed concern about mixing retail development calls for service generation with office development calls for service. It is important to note that calls for service depend on much more than just land use, including differences in location, on-site security presence, visitor demographics, and specific business types. The 0.75 used in the analysis was based on call generation at the current Parkplace Mall and adjacent streets. The Parkplace Mall consists of about 240,000 SF, of which about 60% is retail, grocery, and cinema; and about 40% is office. As described in the response to Comment 15, the methodology for estimating future demand for police service was revisited, and future call volumes were estimated based on both a total service population basis and logged call rates from representative development types. The updated analysis is presented in Chapter 3 – Clarifications and Corrections and shows updated estimates of call volumes for each alternative based on these methods. While the revised methodologies produced projected call volumes that differ from those presented in the Draft SEIS, fiscal impacts are still estimated to be negligible under both Alternatives.

Parks. The level of service impacts identified in the Public Services section of the EIS are related to but not necessarily identical to fiscal impacts. Levels of service are a policy choice that a City chooses to establish, or adjust as necessary, to serve its population based on a variety of factors. Currently, the City's LOS

standard is based solely on park acres per capita; the demand created by non-residential population is not considered in the standard. So, although the MRM PAR Residential Alternative would add incrementally more to the City's LOS deficiency than the No Action Office Alternative, the adopted LOS standard does not fully address the potential impact of office development. It is likely that both Alternatives would have some marginal impact on park usage and maintenance requirements.

If the City chooses to add park acreage to address the technical LOS deficiency generated by population growth, the capital impact could be mitigated by park impact fees under the MRM PAR Residential Alternative. The No Action Office Alternative would not generate impact fees if the City decided to increase park space downtown for day-time population use; it would need to be financed using other means. For parks operations, fiscal impacts would occur only to the extent to which the City chooses to address its LOS deficiencies through building new parks. The City could decide to either build or not build new parks under both Alternatives. These decisions will be made by the City regardless of development at the MRM site, given that there are existing LOS deficiencies. Overall, the potential impact of the MRM site is low under both alternatives, so the appendix states that either would generate small to negligible fiscal impacts.

Letter No. 4 – Phil & Cherise Davis

COMMENT NO. 1

Thank you for your comment regarding potential impacts of taller buildings on private views and property values. The Aesthetics section of the Draft SEIS, 3.4, evaluates the impacts of the alternatives on public views from a number of nearby viewpoints. City policies and regulations do not protect private views; however, the SEIS discussion does identify some instances where existing private views would be changed. The impact of proposals on property values is not a topic required to be discussed in an EIS (see WAC 197-11-448).

COMMENT NO. 2

The comment is acknowledged.

Letter No. 5 – Margaret Bull

COMMENT NO. 1

Please refer to the response to Letter No. 3, Comment No. 10, regarding statements made during hearings on prior projects. The comment regarding potential success of a lower building on the MRM site is acknowledged.

COMMENT NO. 2

The comment regarding the need for goods and services in the downtown is acknowledged.

COMMENT NO. 3

The comment regarding the changing space needs of different demographic segments of the population is acknowledged.

COMMENT NO. 4

Thank you for the questions regarding the shopping habits of different demographic groups. These types of non-environmental questions are not topics required to be discussed in an EIS (see WAC 197-11-448).

COMMENT NO. 5

The comment is acknowledged.

COMMENT NO. 6

Thank you for the comment. The writer's preference for the current zoning code is acknowledged.

Letter No. 6 – Robert and Vera Ellen Fahl

COMMENT NO. 1

Thank you for the comment. Initial recommendations for measures that could address the impacts of the proposal are identified in the mitigation portion of each section of the Draft SEIS. These may be refined and/or supplemented as the proposal is discussed by the Planning Commission and City Council. Also note that in Letter No. 8, the applicant suggests some additional features that could be incorporated into the project, such as a public plaza and improvements to the easement along the western edge of the property.

COMMENT NO. 2

The proposal and alternatives evaluated in the Draft SEIS involve changes to the Comprehensive Plan and zoning code; a site-specific development application has not been submitted at this time and the specific design and features of a future building, such as changing rooms and shower facilities, are not known. However, any project would be required to provide adequate parking, consistent with zoning requirements. In addition, the MRM site and alternatives are located proximate to the Kirkland Transit Center; higher density mixed-use development proximate to transit facilities is generally known to encourage greater transit use. Larger development projects are required to adopt a Transportation Management Plan, which often includes such elements as employer-subsidized bus passes.

COMMENT NO. 3

The Transportation section of the Draft SEIS evaluates the traffic impacts associated with the proposal and alternatives. The 62 signalized intersections included in the analysis are established by City policy, and are identified in Table 3.5-6. The intersection referenced in the comment is stop-controlled. The planned and vested development projects assumed in the analysis are identified on page 3-103, including the Google project. In general, all intersections in the Southwest subarea, which includes the MRM site, would operate within adopted City volume/capacity ratios for all alternatives.

COMMENT NO. 4

The Transportation element of the Kirkland Comprehensive Plan contains the City's long-range plan for vehicle, pedestrian, and bicycle travel to support future growth. The Plan promotes increased use of transit and non-motorized travel, which are intended to get people out of their cars. The Transportation element and adopted regulations, such as Transportation Concurrency Management (KMC Title 25) establish standards to ensure that the road system can support planned growth. Please also refer to the response to Comment No. 3 above.

COMMENT NO. 5

The comment is acknowledged. The size and type of businesses that will locate in a future mixed-use building on the site are not known at this time. Please also refer to the response to Comment No. 2 above.

COMMENT NO. 6

The comment is acknowledged.

Letter No. 7 – G. Richard Hill, McCullough Hill Leary PS

COMMENT NO. 1

The comment is acknowledged, though its characterization of allowed uses on the Parkplace site is not entirely correct. While the current Parkplace development does not include residential uses, the CBD-5A zone allows residential uses up to 10% of the development area. Please see the response to Letter No 3 Comment No. 5 above.

COMMENT NO. 2

The comment is acknowledged.

MRM SUPPLEMENTAL EIS | COMMENTS AND RESPONSES

COMMENT NO. 3

The comment is acknowledged. Please refer to the response to Letter No. 3, Comments No. 2, 4, and 5 regarding interpretations of various Comprehensive Plan policies.

COMMENT NO. 4

The comment is acknowledged. Please refer to the response to Letter No. 3 Comment No. 1

COMMENT NO. 5

The comment is acknowledged. Additional discussion of Comprehensive Plan policies is contained in the responses to Letter No. 3, Comments No. 2, 4, and 5.

COMMENT NO. 6

The Comment is acknowledged. Please see the response to Letter No. 3 Comments No. 2 and 5.

COMMENT NO. 7

The comment is acknowledged.

COMMENT NO. 8

The comment is acknowledged.

COMMENT NO. 9

The comment is acknowledged.

Letter No. 8 – Joe Razore, MRM Kirkland, LLC

COMMENT NO. 1

Thank you for your comment.

COMMENT NO. 2

The comment is acknowledged. The approved Parkplace project is discussed in the responses to Letter No. 2 Comment No. 2, and Letter No. 3 Comment No. 10.

COMMENT NO. 3

The additional benefits/amenities proposed in the comment will be added to the mitigation measures included in the SEIS.

COMMENT NO. 4

The comment is acknowledged. Please see the response to Comment No. 2 above.

COMMENT NO. 5

The comment is acknowledged.

Verbal Comments

Speaker No. 1– Matt Razore

The commenter representing the Proponent explained benefits of the MRM PAR to the community such as the opportunity for retail, landscaping, access, retail, sustainable (LEED) design.

COMMENT NO. 1

The comments are acknowledged.

Speaker No. 2– Brent Carson

The commenter expressed concern that the Draft SEIS minimizes impacts, particularly long-standing policies regarding office uses in this part of the CBD. With the change in financing for Parkplace, it shouldn't be considered as a pipeline project. These comments are the same as those included in Letter No. 3

COMMENT NO. 1

Please see responses to comments to Letter 3.

Speaker No. 3– Brian Brand

The speaker indicated the project would be compatible with nearby Parkplace, Peter Kirk Park, and neighborhood and provide a compatible mix of uses with a range of housing types including affordable housing consistent with the Comprehensive Plan. There would be sustainable mix of uses and design to create a sustainable, pedestrian-oriented environment. Class A office would still be allowed. The greater height with the same FAR as allowed by No Action would result in more slender building floorplates. The development would provide close-in shopping. There would be joint use parking. The zoning has been the same since 1989 and the Moss Bay Neighborhood has changed. It is time to evaluate land use on the MRM site.

COMMENT NO. 1

The comments are acknowledged.

Speaker No. 4– Margaret Bull

In light of Parkplace status, commenter is rethinking MRM. Previously thought a residential mixed use building at 5 stories would be appropriate. Commenter does not visit condominiums/apartments or offices unless she knows someone. High Tech offices won't bring Kirklandites downtown. Maybe medical offices, retail shops (e.g. shoes) that are useful for citizens. The comments are the same as expressed in Letter No. 5.

COMMENT NO. 1

The comments are acknowledged.

Speaker No. 5– Rich Hill

The speaker indicated the Draft SEIS provides an unbiased, responsible review of Comprehensive Plan policies, and he looks forward to responses to comments. The project will provide health street level retail and residential to the size and complement the Parkplace property and transition well to the neighborhood. Parkplace is still a pipeline development. The comments are the same as those expressed in Letter No. 7

COMMENT NO. 1

The comments are acknowledged. Please also see responses to comments in Letter 7.

Kevin Gifford

Subject: FW: Park Place Height Limits

From: Roberta Krause [<mailto:krausrl@frontier.com>]

Sent: Wednesday, November 06, 2013 2:53 PM

To: Angela Ruggeri

Subject: Park Place Height Limits

I still recall your sitting down with Don MacPhee and me to talk about the Park Place project – where we stated our firm opposition to the skyscrapers and the grandiose plans of the Touchstone Corporation. I think it was 7-1/2 years ago, wasn't it? I just want to let you know that I am no less opposed to the raising of the height limit from the current 5 stories to 8 than I was at that time. It is just not a good idea to turn downtown Kirkland into a 24/7 metropolis. Such plans would be much more appropriate at Totem Lake where they would not impinge nearly as much on residential areas or our beautiful parks and waterfront, and where there is easy access to the freeway. I can't believe that an EIS hasn't turned thumbs down on the traffic gridlock that would be created in every direction. Please carry my message to the appropriate bodies. Roberta Krause

1-1

1-2



November 13, 2013

Eric Shields, Director of Planning
Kirkland Planning Commission
City of Kirkland
123 Fifth Avenue
Kirkland, WA 98033-6189

Re: Comments on Draft SEIS for MRM PAR

Dear Mr. Shields and Members of the Planning Commission:

Our law firm has been a part of the Kirkland community for over 39 years and, like many other professional firms, we contribute toward and are dependent upon the vibrancy of the Kirkland business community. We have witnessed the growing business synergy and successful economic development in what the Comprehensive Plan identifies as the East Core of the CBD and Kirkland's employment center. The MRM PAR runs counter to the vision and goals in the Comp Plan for economic development and would denigrate, rather than improve, the first class business environment which has been developing in this part of the downtown. On behalf of our firm and others interested in the health of the Kirkland economy, I offer the following comments on the draft SEIS.

2-1

The draft SEIS must be corrected to accurately assess the impact of the proposed action on the economic development of Kirkland. In particular, it is based on the false assumption that the redevelopment of Parkplace with 1.2 million square feet of office and 300,000 square feet of retail space is going to occur in the foreseeable future. This assumption was made even though the owners of Parkplace have never applied for a building permit. The falsity of this assumption was exposed by the recent article in the Kirkland Reporter about the buyout of the interest of Touchstone, the developer who had proposed this enormous redevelopment project. In the article, Touchstone's representative, A.P. Hurd, is quoted as saying that Touchstone "did everything we could think of" to develop Parkplace with the plans it had presented to the City. Since it could not find a way forward with those plans, its interest in Parkplace was bought out by its financial partner, Prudential. Ms. Hurd further comments that Prudential's investment objectives have changed and are now "more focused on smaller and value added acquisitions". Thus, it is reasonable to assume that a much smaller redevelopment of Parkplace will occur at some unspecified date.

2-2

Indeed, it is more reasonable to assume that Parkplace will be redeveloped with somewhere in the range of 80-100,000 square feet of retail and 320-400,000 square feet of office space. Touchstone had promised a 300,000 square foot regional shopping center in exchange for an increase in heights for its office buildings. The City wisely included in the rezone of the property a requirement for a 1-to-4 ratio of retail to office square footage. The

promise of a regional shopping center was made at the height of the real estate bubble of 2007 and was unrealistic. Tom Dillon, an experienced retail leasing broker and former City Council member, has told me on more than one occasion that a regional shopping center at Parkplace would not work because the demographics will not attract national tenants. He pointed out that national tenants typically look at demographics within a 5 mile radius, or so, of a proposed store location. In the case of Parkplace, such a radius would include the lake, where there are no customers, and some of Bellevue and Redmond where customers already shop at Bellevue Square, The Bravern and Redmond Town Center. Interestingly, Touchstone has never mentioned one national tenant who has expressed interest in Parkplace since it proposed this project 6 years ago. Parkplace has historically functioned as a neighborhood shopping center and it should be assumed that it will continue to do so. Thus, a redevelopment with a larger grocery store and other neighborhood oriented retail may produce 80-100,000 square feet of retail, which would justify 320-400,000 square feet of office. It remains uncertain whether the current owners will pursue any significant redevelopment. For purposes of the SEIS on the MRM PAR, it is simply unreasonable to project more economic redevelopment of Parkplace than an improved neighborhood center and related new office.

2-2
cont'd

I was on the board of directors of the Kirkland Chamber of Commerce and its designated representative on the task force that drafted the economic development component of the Comprehensive Plan. The Chamber's recommendations were for an economic model which focused on attracting businesses to Kirkland that paid higher than average wages. Its recommendations found their way into the Comprehensive Plan in many ways. One outgrowth of this vision for good-paying jobs and a community where people can both live and work was the identification of the East Core of the CBD as the employment center in the Comprehensive Plan. In short, the Comp Plan recognizes that there needs to be an area of the downtown focused on the development of quality office facilities that will attract major employers. That focus is more important than ever as we have seen most of the CBD redeveloped as condominiums. There are only 3 sites remaining outside of Parkplace large enough to support a class A office building—424 Kirkland Way, the Antique Mall site and the MacLoed property on Lake street. The goals of the economic development component of the comp Plan cannot be met unless a viable inventory of land for office development is maintained.

2-3

The draft SEIS erroneously characterizes the fact that 80% of the development in the CBD since 1990 has been multi-family as an economic trend. I have been involved as a principal in the development of 3 offices buildings and 2 multi-family projects in Kirkland and have represented other developers as an attorney. The simple fact is that when land is available for 3-5 story condominium development it will attract a lot of condominium developers in stable economic times, because a good and quick profit can be had in condominiums. Office development requires a different kind of developer and financing and investment scenario. If Kirkland wants to attract high quality office development and high quality office tenants it must have an area of the CBD reserved for office. Otherwise, it will continue to see more multi-family

2-4

November 13, 2013
Page 3

development and there will soon be no place for new businesses to locate in the central business district. The SEIS needs to weigh this fact and its impact on whether Kirkland can meet its goals for employment growth in relation to its residential growth.

2-4
cont'd

Sincerely yours,



Abigail A. Landes
for Kenneth H. Davidson to avoid delay

KHD:aal

KHD1746.22ISHIELDS.PLANNING COMMISSION.LET.11.13.2013.doc



Millennium Tower
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November 13, 2013

Angela Ruggeri, AICP
Senior Planner
Planning and Community Development
123 Fifth Avenue
Kirkland, WA 98033-6189

Re: MRM Private Amendment Request Draft Supplemental Environmental Impact Statement (SEIS)

Dear Ms. Ruggeri:

I am writing on behalf of my client, Davidson, Serles and Associates, owner of the Emerald Building at 520 Kirkland Way, in response to the Draft SEIS recently released for the MRM Private Amendment Request.

MRM proposes to change to the Moss Bay Neighborhood Plan and CBD5 land use zoning regulations to allow its property to be developed with an eight-story building used primarily for apartments. The Draft SEIS evaluates the impact of those changes under several alternatives, including no action, development of only the MRM property, and redevelopment throughout the CBD5 zone.

Unfortunately, the Draft SEIS shows a clear bias in favor of the MRM proposal; the advantages of the MRM proposal are exaggerated while serious impacts are minimized or ignored. The analysis in the Draft SEIS is incomplete and many of the conclusions and assumptions are flawed or false.

Inconsistency of the MRM Proposal with Kirkland Goals and Policies

The Draft SEIS does acknowledge that the MRM proposal will have significant impacts on the policy direction of the City and that the proposal is inconsistent with the City of Kirkland Comprehensive Plan. However, rather than analyze and address the implications of these significant impacts and inconsistencies with City land use policy, the authors of the Draft SEIS merely suggest “mitigating” these impacts by eliminating several long-standing Comprehensive Plan policies. The Draft SEIS states:

“Comprehensive Plan Text Amendments should be made to resolve the following inconsistencies:

- *Policy LU-3.2: Encourage residential development within commercial areas. The text of the plan describing this policy indicates that “Residential use should not displace existing or potential commercial use.” Onsite Residential Alternatives 2a and 2c have a potential to displace existing or potential commercial uses.*
- *Policy LU-5.2: Maintain and strengthen existing commercial areas by focusing economic development within them and establishing development guidelines. If onsite residential uses are pursued (Alternatives 2a and 2c), the text of Policy LU-5.2 should be amended as appropriate.*
- *Moss Bay Neighborhood Plan text limits building heights in Design District 5 (applicable to CBD5 zoning) to between 3 and 5 stories. In order to allow for Action Alternatives that propose building heights of 100 feet in the CBD5 zone (1a, 1c, 2a, and 2c) a text amendment would be needed.*
- *Moss Bay Neighborhood Plan describes Planned Area 5C as having office and residential uses. Retail uses are not mentioned. If Offsite Alternatives (1b or 2b) are allowed, retail uses should be added as a use.” (3-32)*

3-1
cont'd

Moreover, the list of inconsistencies included in the Draft SEIS is incomplete. The Draft SEIS fails to acknowledge inconsistencies between MRM’s proposal and many other relevant policies, such as the following economic development and employment related goals and policies:

3-2

- *Framework Goal 4: Promote a strong and diverse economy.*
- *Policy ED-1.1: Work to retain existing businesses and attract new businesses.*
- *Policy ED-1.6: Strive to maintain a balance of jobs and housing.*

The Draft SEIS acknowledges that redevelopment of the MRM site with retail and residential uses instead of office uses would reduce the employment capacity of the site by over 800 jobs. However, the Draft SEIS downplays the significance of this impact, which will diminish the diversity of the CBD by removing a significant portion of the CBD5 zone from office development and trading high-wage office jobs for more low-wage retail jobs. Eliminating long-standing policies that intentionally concentrated a critical mass of office uses along the eastern edge of the CBD will negatively impact the existing synergy of uses and reduce the desirability of the area as an office location for small and mid-size companies. This will impact the ability to retain and attract quality office tenants.

3-3

Kirkland’s Comprehensive Plan directs the City to maintain a jobs-to-housing ratio of 1.5. According to the Draft SEIS, Kirkland’s jobs-to-housing ratio was just above 1.0 in 2006 but is projected to rise to 1.25 by 2031. The Moss Bay Neighborhood Plan specifically states that the East Core Frame (CBD5 zone) provides the best opportunities in the Downtown for creating a strong employment base and calls for emphasizing office uses and limiting residential uses in the area. The MRM proposal to amend the regulations to allow residential development instead of office development is inconsistent with the Moss Bay Neighborhood Plan and with Kirkland’s jobs and housing policy.

3-4

The Draft SEIS also fails to acknowledge inconsistencies between MRM's proposal and the following goals and policies related to the mix of uses in Kirkland's CBD in general and the Moss Bay Neighborhood Plan in particular:

- Goal LU-1: *Manage community growth and redevelopment to ensure: an orderly pattern of land use; a balanced and complete community; maintenance and improvement of the City's existing character; and protection of environmentally sensitive areas.*
- Policy LU-4.4: *Consider neighborhood character and integrity when determining the extent and type of land use changes.*
- Policy LU-5.3: *Maintain and enhance Kirkland's Central Business District (CBD) as a regional Activity Area, reflecting the following principles in development standards and land use plans...Promote a mix of uses, including retail, office and housing...*
- Policy ED 3.3: *Encourage infill and redevelopment of existing commercial areas consistent with the role of each commercial area.*

The Draft SEIS makes misleading claims, such as: "The Moss bay neighborhood overall is a mixed-use area and any alternative would be consistent with that character." (3-25) The Moss Bay Neighborhood Plan specifically recognizes that because the East Core Frame (CBD5) "provides the best opportunities in the Downtown for creating a strong employment base, redevelopment for office use should be emphasized....Limited residential use should be allowed as a complementary use." (Kirkland Comprehensive Plan xv.D-8) To eliminate the limitations on residential development in the CBD5 zone is contrary to the explicitly stated role of the East Core Frame, a direct violation of the Moss Bay Neighborhood Plan, and inconsistent with Policy LU-4.4.

3-5

The Draft SEIS confuses the call for a mix of uses on a CBD scale with a call for mixed-use structures on a parcel scale. While mixed-use structures can be an important strategy for promoting a mix of uses, the claim in the Draft SEIS that either residential or office development in the CBD5 zone is consistent with Policy LU-5.3 is false. The Draft SEIS fails to recognize the impact of eliminating the one zone specifically established to protect office uses (one of the key uses identified in the policy) against the trend toward retail and housing that has overtaken the rest of the CBD.

Policy LU 5.3 calls for a mix of uses in the CBD as a whole. The City adopted several zones in the CBD that allowed developers to choose between residential or office uses in order to implement the mix of uses called for in the policy. However, when given the choice, developers have chosen to build residential uses instead of offices in nearly every situation. The vision for achieving a mix of residential and office uses throughout the CBD has not been realized. Instead, the vast majority of the CBD has been developed with residential uses. The MRM proposal calls for amending the one zone (CBD5) that specifically requires office uses and limits residential uses – the very development standards and land use policies that ensure office uses remain a part of the CBD mix.

The CBD5 zone was intentionally identified as an area for concentrated office development on the eastern edge of the CBD. The Draft SEIS claims that the Moss Bay Neighborhood Plan "prioritizes commercial uses, while also supporting residential uses..."

3-6

(3-29) Restating the specific call for office development as a more general call for commercial development is misleading. MRM’s proposal will disrupt the established pattern, exacerbate the growing imbalance between employment and residential uses in the Downtown, and allow building heights that are out of scale with existing development.

3-6
cont'd

The Draft SEIS acknowledges glaring inconsistencies between MRM’s proposal and the Comprehensive Plan – such as the Moss Bay Neighborhood’s express limitation of 3 and 5 stories of height and the absence of retail uses as a listed use– but fails to acknowledge any of the Comprehensive Plan inconsistencies discussed above.

3-7

Impact of the MRM Proposal on CBD Land Use Pattern

The Draft SEIS makes many false claims about the impact of the MRM proposal on CBD land use patterns. For example, the Draft SEIS states:

- “The residential alternatives would reflect and continue the observed trend in the CBD, manifest for more than 20 years, of redevelopment of sites for mixed-use residential where zoning also permits office use.” (1-4)
- “[The office and residential alternatives] add to the rich mix of uses described in the [Downtown Kirkland] vision statement.” (3-23)
- “The overall land use pattern of the CBD would not change significantly or adversely.” (1-24)

The MRM proposal is not a continuation of a trend but a reversal in policy direction for an entire zone. It is true that, over the past two decades, projects in CBD zones that allow either residential or office development (with no preference specified) have nearly always developed with residential uses. This trend is informative to the extent that it helps predict what will be constructed if the limitations on residential uses in the CBD5 zone are eliminated. However, as noted above, this trend shows that the City’s vision, expressed by policy and code, of achieving a mix of office and residential use by offering developers flexibility in the uses allowed, has actually been thwarted by market decisions. The residential development trend throughout the CBD strengthens the need to retain the priority for office use in CBD5. It does not, as glibly asserted by the Draft SEIS, support a change to residential use.

3-8

Moreover, the generic CBD land use pattern is not applicable to the CBD5 zone where MRM’s proposal is located. The CBD5 zone is not a mixed-use zone that allows developers to choose between office and residential uses but rather a zone that specifically emphasizes office development and intentionally limits residential development. In fact, the express limitations on residential uses in the CBD5 zone are more important than ever since allowing developers to choose between residential and office in other CBD zones resulted in almost exclusively residential projects. MRM’s residential alternatives would allow the last remaining concentrated area of office development in the CBD to be converted into the same style of development – ground floor retail with residential units above – that has been overtaking the CBD for decades, further compromising the “rich mix of uses” envisioned by policy makers when zoning classifications were assigned to the CBD.

Changing the existing office core of the CBD into residential units is a significant change in the land use pattern. Even if just the MRM site develops as residential instead of office, that is a significant (23%) reduction in the capacity of the designated CBD5 office core and would have adverse impacts on both the quantity and quality of jobs in the CBD, reducing the future job capacity of the MRM site by more than 800 jobs and trading high-wage office jobs for low-wage retail jobs.

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Impact of the MRM Proposal on CBD Character

The Draft SEIS acknowledges that “The development of new buildings up to 100 feet tall on the MRM site would significantly change the current visual character of the site, which is currently developed at a relatively low intensity” (3-65) and that applying the increased height fairly throughout the CBD5 zone “would change the character of Kirkland Way and would potentially create a significant visual contrast with the lower-intensity development on the south side of the street.” (3-66)

3-9

But, the Draft SEIS attempts to minimize the significant impacts associated with the proposed increase in height with comparisons to, or claims of compatibility with, the heights approved for Parkplace. The Draft SEIS includes statements such as: “However, this size and level of visual mass is generally consistent with the development recently approved for the Parkplace site, immediately to the north.” (3-66)

The entire approach to Parkplace expressed in the Draft SEIS is troublesome.

The Draft SEIS references Parkplace – with 1,554,425 square feet of retail and office development in buildings up to 115 feet tall – as a “pipeline development.” (3-8) This is highly misleading. While a Planned Action was completed for Parkplace that outlined development potential and established performance measures required to reach that potential, a specific development proposal is neither approved nor under review at this time. As is well known, the significant barriers imposed on Parkplace (the 4:1 office to retail ratio, and the required public amenities) as well as its existing and future site configuration, precludes small incremental redevelopment of the Parkplace site. Rather, initial development will take a significant level of proposed development, which, in turn, means that it will require the commitment of a major office tenant before any development occurs. Parkplace is not a “pipeline project” and claims in Appendix D (D-7) that Parkplace will come online in the next few years are unsupported by evidence or current market realities.

3-10

In fact, the recent sale of Touchstone’s interest in the property back to Prudential makes the future of the Parkplace project even more uncertain. Touchstone’s vice president told the Kirkland Reporter that Prudential’s PRISA II fund (the Prudential investment fund used by many public pensions around the county and which invested in Parkplace) is now more focused on smaller projects and value-added acquisition strategies. “Unfortunately, we [Touchstone] could not come to agreement on a development plan and the buy-sell in our agreement favored Prudential’s ability to buy Touchstone out.” Kirkland Report, November 6, 2013.

Use of Parkplace’s *potential* instead of existing land use patterns and CBD character to measure MRM’s compatibility is premature and misleading. It is by no means certain that the market will support maximum build out of the Parkplace site. Nor is it fair to assume the same height increases approved for Parkplace – allowed only in exchange for significant public benefits such as five times the code mandated amount of public open space – are appropriate for the MRM property where the height increases do not produce a benefit for anyone other than the property owner. The Planning Commission and City Council were very clear during the Parkplace hearings that the increases in height being granted to Parkplace would not set precedent for other areas in the CBD. The authors of the Draft SEIS seem to have forgotten that history.

3-10
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Impact of the MRM Proposal on Kirkland’s Jobs/Housing Balance

The claims in the Draft SEIS about the impact of the MRM proposal on Kirkland’s jobs/housing balance are unsupported and inconsistent with the data presented. The Draft SEIS states, “The residential alternatives would not significantly reduce overall job capacity in the CBD or the City as a whole” (1-4) and “There would be minimal job loss or gain in residential alternatives.” (1-5)

According to the assumptions in the Draft SEIS, if the MRM property developed under the existing zoning provision (the No Action alternative), the site would contribute 893 jobs to the CBD. If the MRM site developed under the zoning regulations proposed by MRM, it would contribute 66 jobs to the CBD. Reducing the job capacity of the CBD by more than 800 jobs *is* significant.

3-11

Alternative 2A would replace the 85 existing office jobs on the property with 66 retail jobs. Yet, the Draft SEIS dismisses the impact of such a trade as “minimal” and treats the 629 retail jobs that would replace the 625 existing office jobs under Alternative 2C as a net gain for CBD employment. The Draft SEIS fails to acknowledge the qualitative difference between higher-wage office jobs and minimum-wage retail jobs.

Part of the justification for so easily dismissing the impacts on CBD employment seems to be reliance on Parkplace redevelopment to compensate for the losses from the MRM proposal. While Parkplace does indeed have enormous potential for future job capacity, realizing the full redevelopment potential is dependent on the ability of the development to attract 300,000 square feet of retail. There is no evidence that such a windfall of retail development is likely under current market conditions. Nor is it fair for one property owner to dismiss the economic and employment impacts of their proposal based on development potential of properties owned by others.

3-12

The Draft SEIS oversells the benefit of the Residential Alternatives claiming that it “would help the City meet its housing target.” (3-21) References to the merits of the residential alternatives as a means of helping the City meet its housing targets are sprinkled throughout the Draft SEIS despite the fact that the Buildable Lands Report and the City’s Land Capacity Analysis both indicate that Kirkland already has enough housing capacity to meet growth targets. No additional help is needed.

3-13

The Draft SEIS claims that residential uses “would also contribute to a jobs/housing balance,” citing Policy ED-1.6 from the Kirkland Comprehensive Plan. (3-18) Claims that removing the restrictions on residential development in the CBD5 zone implements Policy ED 1.6 are false. Policy ED 1.6 calls for maintaining a balance of jobs and housing and specifically cites striving to maintain a jobs-to-housing ratio of 1.5. The data supplied in the Draft SEIS, and discussed in detail in the Goals and Policies section above, indicate removal of CBD5 limitations on residential uses is a move in the wrong direction for compliance with Kirkland’s target jobs to housing ratio.

3-14

Impact of the MRM Proposal on Public Services

Police:

The Draft SEIS uses inaccurate comparisons to support its conclusion that the office alternatives will create greater demand for police services than residential alternatives. The text states that increased population and/or employment will generate additional demand for police services and references increased incidents of shoplifting associated with retail and increased levels of property crime associated with office and residential development. No reference is made to increased incidents of domestic disputes associated with increased residential development.

3-15

The Draft SEIS uses the current proportion of calls for service and employees at Parkplace to calculate average calls per employee at 0.75 and uses 2012 calls for service data to calculate average calls per resident at 0.3. These numbers are then used to support findings that office development in CBD5 will result in significantly more calls for service than residential development. (3-119-120) Using the predominantly retail Parkplace calls per employee ratios as the average calls per office employee is not an acceptable methodology. Police calls to existing office buildings in the CBD5 would have been a reasonable source for extrapolating data. But, to use data from Parkplace, with its significant retail use, to estimate office employee demand for police services, is unsupportable.

Parks:

The Draft SEIS overlooks the level of service issues exacerbated by the MRM proposal and misrepresents impact fees as revenue.

The Draft SEIS acknowledges that Kirkland is failing to meet its established level of service (LOS) standards for neighborhood parks and indoor athletic and recreation space and that MRM’s residential alternatives would “increase the City’s existing deficiencies in those categories.” (3-117, 122) However, the Draft SEIS too easily dismisses this significant impact by reference to mandatory residential impact fees for parks.

3-16

In Appendix D, the payment of park impact fees by residential development is presented as a revenue advantage for MRM’s residential alternatives. (D-14) This demonstrates the obvious bias of the Draft SEIS. The obligation for a project to pay park impact fees means that the project has had an impact on the City and must compensate for that impact. Impact fees are

not a “benefit” to a City. Presenting the lack of park impact fee payment from office development scenarios as a revenue loss for the City is a misrepresentation of the role of impact fees.

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Fire:

The Draft SEIS fails to analyze the fire and life safety implications of changing parcels from day-time office tenant occupancy to 24-hour residential occupancy. It also fails to analyze whether taller buildings on the MRM property can be realistically served by the City’s single ladder truck.

The Draft SEIS states, “All Alternatives would generate additional potential for fires or medical emergencies, which would place additional demands on Fire Department staff and further challenge the Department to meet its response time target.” (3-120) The Draft SEIS continues, “All alternatives would also result in greater building heights than current conditions, potentially requiring the use of ladder trucks to respond to fires in the study area. However, the City’s current aerial ladder truck is capable of servicing buildings up to 100 feet in height and would be capable of serving new development under all alternatives.” (3-121)

3-17

The Draft SEIS fails to acknowledge the fire and life safety implications of changing either the MRM parcel or the CBD5 zone as a whole from day-time office tenant occupancy to 24-hour residential occupancy, with between 289 and 581 individual units with cooking facilities and other fire hazards.

The Draft SEIS also fails to evaluate whether the City’s one existing ladder truck is adequate to respond to service demands from 100-foot tall buildings on the MRM property and/or throughout the CBD5 zone. Research indicates that an appropriate service area radius for a ladder truck is 2.5 miles; Kirkland’s ladder truck is staffed from Station 27 which is approximately 3.9 miles from the MRM property. The expected response time for a reasonable response to a call for service from the MRM property, which would require the ladder truck if 100-foot building heights are approved, was not evaluated or compared to the fire department’s call response time targets.

Economic Impacts of the MRM Proposal

The economic narrative and summary table in Appendix D paint a biased picture of the costs and benefits associated with the alternatives in several ways.

First, numbers are quantified specifically for factors that are favorable to the residential alternatives but not necessarily for factors favorable to the no-action or office alternatives.

3-18

For example, the table shows a down arrow for “one-time sales tax on construction” for the office alternative and an up arrow for the residential alternative based on calculations that estimate the residential alternative would generate \$10,000 more than the office alternative in sales tax associated with initial construction. The \$10,000 advantage for the residential alternative is described and quantified in the text.

The table shows an up arrow for the office alternative when evaluating “Periodic sales tax on construction” to reflect that office development will generate ongoing sales tax revenue associated with tenant remodels in comparison to those associated with residential remodels (down arrow). However, the text only discussed this advantage in general terms and does not attempt to quantify the greater sales tax revenue.

3-18
cont'd

By failing to quantify the value of the continued sales tax gains in office development, the analysis does not provide a useful comparison of the total sales tax revenue over the life of a residential project compared to an office project. It is reasonable to assume that the ongoing sales tax revenue benefits associated with continuous office renovations would more than compensate for the \$10,000 difference in initial construction gains that the residential alternative showed over the office alternative, but the magnitude of the advantage is not acknowledged.

Second, the table omits significant revenue factors and the text seeks to dismiss significant economic impacts.

For example, the table does not include an annual retail sales tax line item to show the \$67,000 in annual revenue Kirkland will lose if the MRM property redevelops under the residential alternative instead of the office alternative. (D-9) The table ignores the item and the text attempts to dismiss this revenue loss as inconsequential, claiming that development elsewhere in the City would compensate for the site-specific impacts and tradeoffs associated with the MRM proposal. The Draft SEIS states the \$67,000 in lost annual revenue “would only be a loss to the City to the extent to which the demand for 17,000 square feet of retail space isn’t met by capacity elsewhere in the City.” (D-9)

3-19

Third, the table oversimplifies and selectively displays findings in a way that makes the alternatives look more equal than they are.

As discussed above, some revenue advantages associated with the office alternative are left off the table completely. Those factors included on the table are simplified to arrows that do not reflect the scale of the differences between alternatives. The \$10,000 extra in one-time initial construction sales tax from the residential alternative is shown as an up arrow. The \$83,200 extra in annual Revenue Generating Regulatory Licenses provided by the no-action alternative compared to the residential alternative is shown as the same size up arrow.

3-20

Finally, the costs section of the table contains questionable conclusions.

For example, the conclusion that there will be no difference in fire service costs between the no-action, office and residential alternatives. It is difficult to believe that a 3-5 story office building with daytime tenants (no action) and an 8-story multi-family residential building with 24-hour tenants and cooking facilities in each unit are equivalent from a fire services perspective.

3-21

The table claims the no action and office alternatives will have slightly higher annual call estimates for law enforcement based on calculations that apply *retail* law enforcement ratios to *office* development.

The table concludes there is no difference in park impacts between the residential and office alternatives, despite findings earlier in the document that residential uses will exacerbate the City's level of service shortfalls. The table goes so far as to present the park impact fees that will be assessed on residential uses as a revenue advantage of the residential alternative, not understanding impact fees as a mechanism for making the City whole for the cost (increased demand and use) to City parks.

3-21
cont'd

Thank you for considering our comments on the Draft SEIS. I look forward to a Final SEIS that more completely and accurately assesses the impacts of the MRM proposal.

Very truly yours,



Brent Carson

BC:lk1

Kevin Gifford

From: Angela Ruggeri <ARuggeri@kirklandwa.gov>
Sent: Tuesday, November 19, 2013 4:33 PM
To: Eric Shields; Paul Stewart; Richard Weinman (Richardw-llc@comcast.net); Lisa Grueter
Subject: FW: MRM Private Amendment Request

From: Phil Davis [<mailto:pjdavis059@gmail.com>]
Sent: Thursday, November 14, 2013 8:45 PM
To: Angela Ruggeri
Subject: MRM Private Amendment Request

Hi, I am writing as a longtime resident of Kirkland with concerns over the MRM Private Amendment Request, specifically in regards to building height and residential use of the proposed property. My wife and I have lived at the condominium complex nearby at 555 Kirkland Way since 2005. While we, along with our many neighbors, want to continue to see Kirkland thrive as a vibrant place to live and work, we have serious concern that the amendments above existing city restrictions will allow significant detriment to property values and will block the views of many residents that have been drawn to Kirkland. It is no question that the proposed building height of 100 feet (8 stories) will have a negative visual impact to many of the residents of Kirkland Way. We understand that the current city restrictions are in place in part for this very reason, of helping protect existing property owners. We simply ask for a vote to abide by current city policies in order to help protect owners who could face drastic reductions to equity value and visual appeal should this amendment pass.

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4-2

Sincerely,
Phil & Cherise Davis

Total Control Panel

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To: lisa@berkconsulting.com [Remove](#) this sender from my allow list
From: aruggeri@kirklandwa.gov

You received this message because the sender is on your allow list.

Letter 5

November 15, 2013

Dear Planning Commission,

It looks like the Park Place situation really will affect what happens at the MRM site. It is interesting that very few citizens are paying attention to this. The fact that several of the people that are on Planning Commission didn't get the wonderful experience of two years of talking about Park Place really complicates things. You almost had to be there. The citizens were more or less 'promised' that no other development in the downtown core would be allowed to be built over five stories tall. The fact that the housing on Central is limited in height makes it plausible the MRM doesn't have to build higher either in order for their development to be financially successful.

5-1

The world is changing and no matter what economic model people use it is totally unpredictable what will make people actually want to shop in Kirkland. Our family doesn't go shopping very much—we all use the internet to read the reviews and then buy what we want. The things people in the high tech world need near their place of work are the things that they can't buy on the internet: daycare, gyms, doctors' offices, grocery stores, drug stores, personal care services and casual restaurants that offer cheap lunches or dining for large groups. That means the economic development in the rest of downtown Kirkland will have to be bigger--- not more boutiques and small nail salons but buildings that have large enough spaces to house these types of services. Those other sites will be under consideration sooner or later. The live, work, play model falls apart because people need a live, work and 'meet the daily needs' model. We already have the play part—we have a park, a community center, a library, a beach, a performance center, coffee shops, popular restaurants and a Red Box.

5-2

Those of us that grew up several decades ago think of entertainment in a different way than the young people today. More and more entertainment after work involves using a computer or a TV or some other similar device. Many people that will work at future offices in downtown will want to get out of the downtown core

5-3

to be with their families. Also, there is no guarantee that the people who live in Kirkland housing developments will actually work in downtown Kirkland. They will get in their cars or on the bus so they can make it through the commute to their less-expensive apartments outside of Kirkland or to be with their families in a family-friendly neighborhood. If you have kids you know what it is like in the afternoons: pick them up from school or daycare, take them to soccer, help with homework, go to the orthodontist or the allergist, and lounge around and watch TV or a movie before tucking them into bed. If you are lucky, you'll be able to sit at the table for a family meal and not have to bring out your lap-top and work from home. A lot of the housing that is being built in urban areas is designed for young people or older people. Eventually older people die and young people start families. For many reasons buildings in dense urban areas don't provide space for families or have the amenities that families need.

5-3
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The Eastside is becoming browner. Newer economic studies need to be done: where do people that work in restaurants usually shop? Will it ever be in downtown Kirkland? Where do people shop that come from India and other parts of Asia and the Middle East usually shop? Where do young people who work in high tech companies or places like Boeing choose to shop? When I go to Costco at night I see plenty of families walking around shopping together. Will that continue to be the trend? People who live outside the core will not be driving into Kirkland to shop if the roads are too congested from over-development or if they have to find a space to park in an underground garage. Being forced to pay for parking is a big disincentive.

5-4

It is true that people today—young and old, eat out more than ever before. But often high tech firms like Microsoft offer restaurants inside their cafeterias. In addition they sometimes house services such as hair salons or opticians. When I go to Microsoft to have lunch with my daughter there are plenty of men and women eating a sack lunch from home in the cafeteria or at a table in the many little eating areas provided within the building. Not everyone in a high tech firm has a great deal of disposable income. Part of her job is ordering food to be brought in from restaurants at the spur of the moment because her group works through

5-5

their lunch break. Those restaurants aren't always the closest but those that can accommodate the rush order and the type of food that people like.

5-5
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After hearing what the Planning Commission had to say at last night's meeting I have come to the conclusion that a big part of making a decision now is that there are much broader issues that need to be discussed. The Planning Commission wanted to wait until the Comprehensive Plan was in place. It is obvious that much thought needs to go into looking to the future before we change our zoning codes. Therefore, I think the best course of action, considering the council asked you to make a decision on this in a timely manner, is to just stick with the current zoning code. I think you are out of your depth trying to guess what the future may bring. Do you really want to go over two years of Park Place documents? I don't think so! I'm sure MRM can design a beautiful office building along Kirkland Ave. that will fit into the pedestrian friendly atmosphere along that street and make do with the height-limitations that were previously a guiding factor in development. It would be great if MRM can fit a drugstore on the first floor or halfway underground, but if not, so be it. Let's move forward and get some of the office space that the economic model you are currently using says is necessary in order for our town to thrive. That seems fair.

5-6

*Sincerely,
Margaret Bull*

Kevin Gifford

From: Angela Ruggeri <ARuggeri@kirklandwa.gov>
Sent: Tuesday, November 19, 2013 4:30 PM
To: Richard Weinman (Richardw-llc@comcast.net); Lisa Grueter; Eric Shields; Paul Stewart
Subject: FW: CBD5 (434 Kirkland Way) and Park Place

-----Original Message-----

From: srt1404@yahoo.com [<mailto:srt1404@yahoo.com>]
Sent: Friday, November 15, 2013 12:08 PM
To: Kirkland2035; Angela Ruggeri
Subject: CBD5 (434 Kirkland Way) and Park Place

It was interesting to hear (Kirkland Planning Commission meeting November 14, 2013) the proponents of increasing density (additional height limits) in downtown Kirkland speak to bringing in more/bigger retailers, getting people out of cars, offering more employment opportunities by increasing office space, etc.

How do they propose to address the "negatives"? We are two of those senior citizens who along with the "yoga mummies" enjoy the peace and ease of getting around downtown Kirkland in the dead time but, we also recognize that revitalization must come.

6-1

On our walks down Kirkland Way, some of the cars parked there have become well known to us; they're there every weekday and probably belong to inhabitants of business offices in the area. An increase in density, office space or retail equals more people coming to work. How exactly do developers propose to get these people out of their cars? Many of those who work in Kirkland don't actually live in Kirkland. Will businesses offer employee subsidized incentives to take metra or carpool? Are ample bike racks or changing/shower rooms part of building plans?

6-2

Have you ever stood on the corner of 6th Street and Kirkland Way at rush hour? Have you ever counted the cars of people leaving work or coming home at that time? We have. It's bad, especially when accelerating to get up the hill. So, what is the benefit of increased office space to the residents of Kirkland? And what will the increase of manpower (1000!) at Google do to existing traffic? Was that a part of any EIS study? They have to use the same roads we do to get to/from campus. Wouldn't any study without it now be obsolete?

6-3

People walk when the weather is nice, that means driving nine months of the year. They drive to dinner, more restaurants means more cars on our roads. For many, because of physical limitations or age, a car gives the ability to grocery shop, go to appointments or run errands. If they're unable to get on a bike or walk up/down our hills, how does one propose to get them out of their cars? Is there a master transportation plan that will work in tandem (not five or ten years later) with the increase in building/units?

6-4

The developers also speak of attracting big retailers. Let us not forget the impact to the small business owners who have supported this community for many years. Their livelihoods are at stake and we must be mindful of their ability to survive. Shop local? Once all is said and done, we hope that there will be some local businesses left to frequent.

6-5

We are not against change. Kirkland is a livable, enjoyable place to live, the quality of life here is excellent. Changes must benefit more than just the developers and business owners and must enhance life for Kirkland

6-6

residents of all ages.

Respectfully -

Robert and Vera Ellen Fahl

703 4th Ave #204
Kirkland, WA 98033

Sent from my iPad

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To: lisa@berkconsulting.com [Remove](#) this sender from my allow list
From: aruggeri@kirklandwa.gov

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McCULLOUGH HILL LEARY, PS

February 18, 2013

Angela Ruggieri, Senior Planner
Department of Planning and Community Development
City of Kirkland
123 Fifth Avenue
Kirkland, WA 98033

Re: MRM Private Amendment Request
Draft SEIS

Dear Ms. Ruggieri:

Thank you for the opportunity to comment on the Draft SEIS for the MRM Private Amendment Request. This letter is on behalf of the applicant, MRM Kirkland, LLC.

MRM appreciates the thorough and objective analysis set forth in the Draft SEIS.

The purpose of this letter is to respond to the land use policy comments made on the Draft SEIS by the owner of the office building to the east.

In his letter, he suggests that since, according to his assumption, Park Place will not be developed, it is necessary to protect the existing CBD-5 office use land inventory. But this argument, of course, is contradictory. If Park Place is not developed, then the office use land inventory at Park Place remains available for office development. Indeed, residential uses are not allowed at Park Place. In this light, there is no need to limit development at the MRM site to ensure an adequate inventory of office-zoned land.

7-1

This owner's lawyer, Brett Carson, has also submitted a comment letter on the Draft SEIS. His letter accuses the authors of the Draft SEIS of bias (at p. 1), exaggeration (at p. 1), of making misleading claims (at p. 3), and of making false claims (at p. 4).

7-2

The authors of the Draft SEIS are Weinman Consulting, BERK, and Fehr & Peers, among the pre-eminent SEPA consultants in the Puget Sound Region. It is not likely, of course, that the document prepared by these trusted experts was biased, exaggerated, made misleading claims, or made false claims. Certainly, as I reviewed the document, I saw no evidence of any of these things.

The first section of Mr. Carson's letter attacked the Draft SEIS discussion of land use goals and policies. He suggests the Draft SEIS does not discuss those City goals and policies that are in his view inconsistent with the proposal. His suggestion is misplaced. The Draft SEIS fully identifies and discusses six Kirkland Vision Statement and Framework Goals (the proposal is fully consistent with all of them); twenty-five Comprehensive Plan Goals and Policies (the

7-3

proposal is fully consistent with all of them); and seven Moss Bay Neighborhood Plan policies. The Moss Bay Neighborhood policies that recommend emphasis upon office use are fully discussed and analyzed. The Draft SEIS accordingly fulfills its responsibility to disclose land use impacts.

7-3
cont'd

Second, Mr. Carson's letter criticizes the Draft SEIS for identifying plan and code revisions that will be necessary to implement the PAR, if it is approved. This is a strange criticism to make. Of course it is necessary to identify those code revisions that need to be enacted in the event the PAR is approved. It is necessary for the decision-maker to understand the full scope of addressing the PAR. Indeed, it is likely that the SEIS would be deemed inadequate if those revisions were not set out in full.

7-4

Third, Mr. Carson's letter then claims there are "many other relevant policies" that the proposal is inconsistent with. This claim is not well-founded. The proposal in fact is consistent with all seven of the policies he identifies.

The first is *Framework Goal 4: Promote a strong and diverse economy*. Ironically, it is this policy more than any other that supports this PAR. Especially with the delay in the development of Park Place, it is important to invite healthy retail into the CBD, and new housing to support that retail. Leaving the Bungee Building in its current state for years to come will provide no new jobs, and will result in no vibrant rejuvenation in the neighborhood.

7-5

The second is *Policy ED-1.1: Work to maintain existing businesses and attract new businesses*. This policy too supports the PAR. By allowing the proposal to proceed, new retail businesses will be able to locate in the building, and new tenants will move into the neighborhood who will support this business and neighboring businesses.

The third is *Policy Ed-1.6: Strive to maintain a balance of jobs to housing*. As the Draft SEIS points out, providing housing on the MRM site will enhance this goal.

The next four policies Mr. Carson identifies are LU-1, LU-4.4, LU-5.3, and ED 3.3. These policies recommend a balanced and complete community; maintenance and enhancement of neighborhood character; promotion of a mix of uses, including retail, office and housing; and encouraging infill of existing commercial areas.

As noted in the Draft SEIS, the MRM PAR is consistent with all of these policies. It contributes mixed use retail and residential to an area that is already characterized by these uses. It constitutes infill of an existing, underdeveloped commercial site. And it will contribute to a balance of uses in CBD-5.

Fourth, the letter from Mr. Carson expresses the concern that allowing residential on this site will sound the death knell for commercial development in CBD-5. To the contrary, much of CBD-5 is already developed for commercial uses. Those portions which are not remain available for commercial development. Including residential in the mix will enhance the viability of the commercial uses, not detract from them.

7-6

Finally, in the section of his letter relating to the CBD Land Use Pattern, Mr. Carson continues to pursue his theme to the effect that office use must be forever segregated from residential use, or disaster will ensue. To the extent this concept was ever sound land use planning, its day has come and gone. In today's downtowns, office and residential uses thrive side by side. They mutually reinforce each other, and contribute to a twenty-four hour community. The most recent example of this is the Amazon campus in South Lake Union. To argue for segregation of office and residential uses is to play a tune that is, today, far out of key.

7-7

In summary, the Draft SEIS is thorough and balanced. The discussion in the document of the City's land use policies is fair and complete.

7-8

The MRM PAR does not seek to reverse the City's land use policies, but to implement them, by contributing an economically vital and rejuvenating retail presence and residential community to the neighborhood.

7-9

Sincerely,



G. Richard Hill



Kirkland Planning Commission
123 Fifth Avenue
Kirkland, WA 98033

Re: MRM Private Amendment Request (PAR)

Dear Planning Commission Members;

This letter asks that you approve the MRM PAR which would amend the Comprehensive Plan and CBD5 zoning in ways that would benefit the community as a whole. The PAR asks to allow residential as a primary use and increase the allowed building height to up-to 8 stories.

8-1

You can see from the extensive research conducted in the EIS that allowing additional residential capacity in the CBD5 would be far less impactful on the surrounding area in many of the environmental impacts studied, most notably traffic generation.

The additional building height asked for in the PAR and studied in the EIS has minimal impacts to the surrounding neighborhood. It's important to remember that the new zoning, CBD5A at Park Place, is approved for up to 8-stories of office or 115 feet. In addition, regardless of who is the owner or developer of the Park Place site, it is approved for 8-stories, it is approved for approximately 1.8m square feet of commercial uses, and it does not include a residential component (except for the possibility of up to a maximum of 10% in a small assisted living component if they elected to change their plan). The current approval through the DRB includes no residential uses.

8-2

The CBD5 currently allows buildings up-to 67 feet of commercial uses. Retail IS NOT required.

In the residential scenario of our PAR, which is our preferred alternative, we are only asking for 18 feet of additional height. We would still be 30 feet lower than the approved 8-story office building directly north of us. We also plan to build within the current setback guidelines and would therefore not be placing any more direct building surface than currently allowed along Kirkland Way.

We realize that we are asking the city for something and are more than willing to provide public benefits/amenities in exchange for those. Here are a few we'd like you to consider:

- 1) We will include a substantial retailer, greater than 10,000sf, that will serve as draw to the neighboring residents and should benefit the smaller retailers along Kirkland Way. It will also help make the retail connection to Kirkland Park Place a reality.
- 2) We will build a project to environmentally responsible standards (LEED or Energy Star) and would welcome the opportunity to be the first developer in Kirkland to be required to build to some sort of environmental standard.

8-3



- 3) We will build an open public plaza to create an inviting front door to the CBD and Peter Kirk Park.
- 4) We will improve the easement along the Western edge of our property with wide sidewalks, new landscaping and street parking to provide more friendly and accessible use of Peter Kirk Park and the Performance Center and will give legal use of the easement to the Performance Center (it currently is not).

8-3
cont'd

We understand that the recent news of Touchstone's exit from the Park Place project has caused some of you concern due to the change in players. It is important to remember that Prudential was and still is the majority of the equity behind the project. That has not changed. It is also important to note that the Park Place project is still approved from the 2008 City Council decision and the 2010 Design Review Board. Any major changes would require them to amend their zoning, the Comprehensive Plan and their Master Plan. As we have learned, that is not a fast process. If Prudential develops the property as currently permitted, residential uses on our site will be sorely needed. If Prudential chooses to go another direction, years of planning delay are inevitable. In this light, the economic development and neighborhood revitalization promised by our proposed development are all the more worthy of approval.

8-4

Approving our PAR is also consistent with city council's mission of fostering an environment where economic development will occur. If approved, we plan to move full-speed ahead on a residential-over-retail project. We have interest from retailers for our first floor, which is great, though it will not have any impact on our development decision. Unlike most developers, we have NO preleasing or financing requirements. If our PAR is not approved, our site will remain in its current state for years to come. That would benefit no-one.

8-5

Thank you for considering our request.

MRM Kirkland, LLC

A handwritten signature in blue ink, appearing to read "J. Razore", with a horizontal line extending to the right.

Joe Razore

5.0 REFERENCES

In addition to the Draft SEIS references, the Final SEIS provides the following references.

5.1 Personal Communication

Wong, Heather. 2013. E-mail from Heather Wong, née Lehman, North East King County Regional Public Safety Communication Agency (NORCOM) to Kevin Gifford, BERK Consulting, regarding call volumes for Kirkland Police Department. December 16.

5.2 Printed References

U.S. Census Bureau, 2010. American Community Survey 2006-2010 5-Year Estimates. Commuter Adjusted Daytime Population. Available: http://www.census.gov/hhes/commuting/data/acs2006_2010.html. Accessed: January 15, 2014.

6.0 ACRONYMS AND ABBREVIATIONS

CBD	Central Business District
CIP	Capital Improvement Program
DSEIS	Draft Supplemental Environmental Impact Statement
EIS	Environmental Impact Statement
FAR	Floor-Area-Ratio
FSEIS	Final Supplemental Environmental Impact Statement
GMA	Growth Management Act
LOS	Level of Service
RCW	Revised Code of Washington
SEPA	State Environmental Policy Act
SR	State Route
WAC	Washington Administrative Code

7.0 DISTRIBUTION LIST

The following agencies and individuals were sent a copy of the Final SEIS or a notice of availability.

7.1 Federal Agencies

U.S. Department of Fish and Wildlife

U.S. Department of Transportation

U.S. Environmental Protection Agency Region X

U.S. Postal Service, Kirkland Office

7.2 Tribes

Muckleshoot Indian Tribe, Environmental Division, Fisheries Department

7.3 State and Regional Agencies

ARCH, A Regional Coalition for Housing

Association of Washington Cities

King County Department of Transportation, Transportation Plan Section

King County Wastewater Treatment Division

Puget Sound Clean Air Agency

Puget Sound Partnership

Puget Sound Regional Council

Washington State Department of Archaeology and Historic Preservation

Washington State Department of Commerce, Growth Management Services

Washington State Department of Ecology

Washington State Department of Fish and Wildlife

Washington State Department of Transportation

Washington State Environmental Council

7.4 Services, Utilities, and Transit

Cascade Water Alliance

City of Kirkland Fire Department

King County Hospital District 2, Evergreen Healthcare

King County Metro Transit

King County Library System

Kirkland/King County Library

Lake Washington School District

Northshore Utility District

Puget Sound Energy

Public Health Seattle and King County

Sound Transit

7.5 Community Organizations

Arts and Cultural Council

Audubon Society, Eastside Chapter

Forterra

Everest Neighborhood Association

Friends of Youth

Futurewise

Kirkland Downtown Association, Executive Director

Kirkland Alliance of Neighborhoods

Kirkland Chamber of Commerce

Kirkland Heritage Society

Kirkland Interfaith Transitions in Housing

Kirkland Performance Center

Moss Bay Neighborhood Association

Sierra Club Northwest Regional Office

7.6 Newspapers

Kirkland Reporter

Seattle Times

7.7 Adjacent Jurisdictions

City of Bellevue Planning Department

City of Bothell, Planning and Community Development

City of Kenmore Planning Department

City of Redmond

City of Woodinville Planning Department

7.8 Others

Parkplace, LLC

Participants in scoping process (See Draft SEIS Appendix A) and commenters (see Chapter 4)

Parties of record based on City MRM PAR web page interest