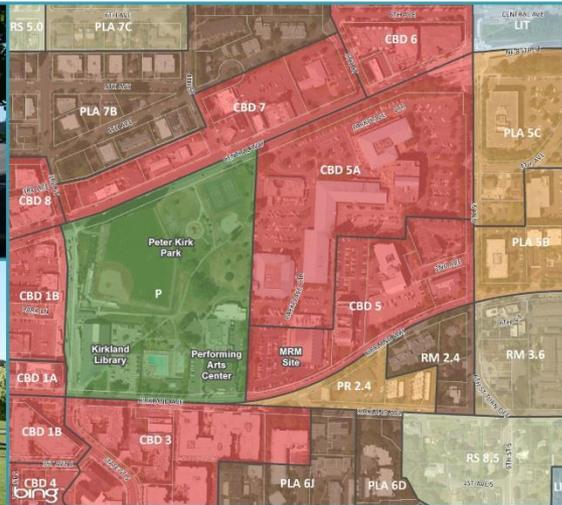


# MRM PRIVATE AMENDMENT REQUEST SUPPLEMENTAL EIS

Overview  
October 2013

# MRM Private Amendment Request Draft Supplemental Environmental Impact Statement



October 2013

## AGENDA

### Overview

- EIS Basics
- Proposal & Alternatives
- Study Area

### Draft EIS Topics:

- Land Use
- Plans & Policies
- Aesthetics
- Transportation
- Public Services
- Utilities

### Other:

- Fiscal/Economic

Comment Period/  
Upcoming Meetings

# WHAT IS A PRIVATE AMENDMENT REQUEST?

- A private amendment request (PAR) is an application made by a citizen proposing to:
  - Amend the Kirkland Comprehensive Plan, and
  - Amend the Kirkland Zoning Map or Kirkland Zoning Code in order to implement the Comprehensive Plan amendment
- It does not involve a specific development proposal or building design

# WHAT IS AN EIS?

- It is a document prepared according to the State Environmental Policy Act
- It is an informational document for City decision makers
- It allows residents, businesses, and other government agencies to comment on proposals and alternatives
- It describes:
  - Proposed actions and alternatives;
  - Existing conditions of the site or study area;
  - Impacts that may occur if an alternative were implemented;
  - Mitigation measures to reduce or eliminate impacts; and
  - Impacts that are significant, unavoidable, and adverse.

# PROGRAMMATIC/NON-PROJECT EIS

- Refers to legislative actions, such as changes to plans and policies
- Broader and more general than project actions
- EIS must contain general discussion of impacts; not required to examine all conceivable policies, designations or implementation measures

# ALTERNATIVES

## **Purpose:**

- Allows comparison of different ways of implementing a proposal to address environmental concerns

## **SEPA Requirements:**

- Other reasonable alternatives that could feasibly attain or approximate a proposal's objectives at a lower environmental cost or reduced level of environmental degradation
- "Reasonable" limits number and range of alternatives
- "No Action": Means no action taken on proposal. Does not necessarily mean that nothing happens on site.
- Alternative sites required for comp plan actions per court and GMHB decisions
- Study of off-site alternatives included in Appendix B

# 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

# ALTERNATIVES – GENERAL APPROACH

<b>SEIS Office Alternatives - Maximum Impacts</b>	<b>Residential Alternatives – Reduced Impact</b>	<b>Off-Site Alternatives</b>
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

# ALTERNATIVES

## Office Alternatives

## Residential Alternatives

### 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

# ALTERNATIVE SITES

- **MRM (on-site), Post Office (off-site), and all of CBD 5**
- **Redevelopment of other parcels in CBD 5 and Post Office sites is hypothetical, for purposes of comparison in SEIS**
- **Sites have “capacity” to redevelop as measured by existing and potential FAR**
- **No proposals to redevelop properties exist**
- **City Council specified that SEIS should study CBD 5**

# MRM PROPOSAL

- The proposal is sponsored by MRM Kirkland, LLC
- The site is located at 434 Kirkland Avenue
- The site currently contains a building of 21,258 square feet and surface parking
- MRM Kirkland, LLC proposal would:
  - Amend the Kirkland Comprehensive Plan and Central Business District 5 (CBD 5) zoning to allow more intensive development
  - Allow eight stories in building height (100 feet) rather than five stories (67 feet) under the current zoning
  - Allow either office use or residential use, and could contain retail on the ground floor
    - Residential use is permitted by the existing zoning, but is currently limited to 12.5% of the total gross floor area for property within 170 feet of Peter Kirk Park
    - Greater residential use would be allowed than presently in code

**KIRKLAND MRM SEIS - STUDY AREA**

- CBD 5 Zone
- Parcels
- MRM Site
- Offsite Study Area



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

# STUDY AREA

**MRM Site: 1.7- acres**

*CBD 5 Zone - City Council defined Study Area*  
**7.24 acres**

*Not part of Proposal - Post Office Site: For offsite analysis*  
**3.28 acres**

# KEY ASSUMPTIONS

## No Action

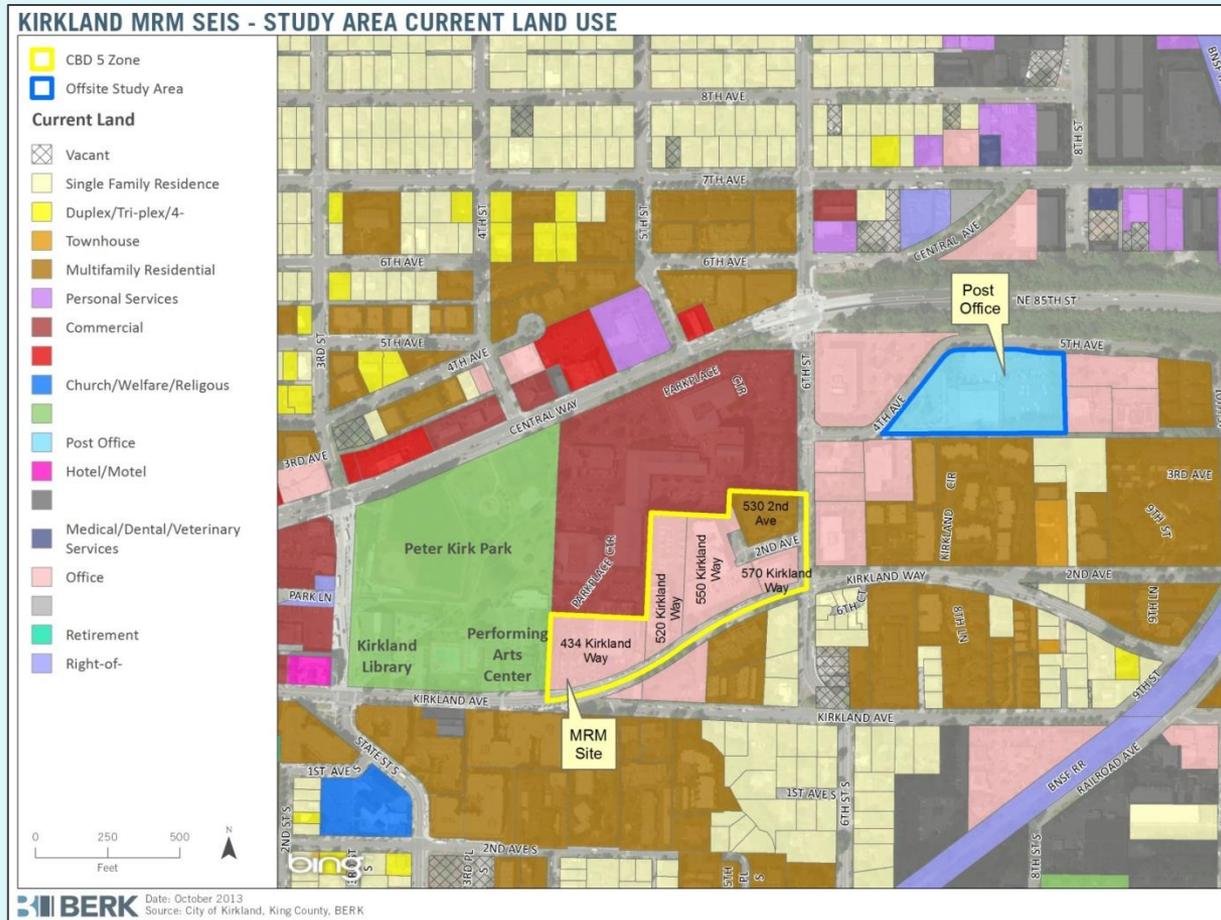
- Height – 67 feet
- FAR – 3.36 – achievable under building envelope of zone

## Action Alternatives

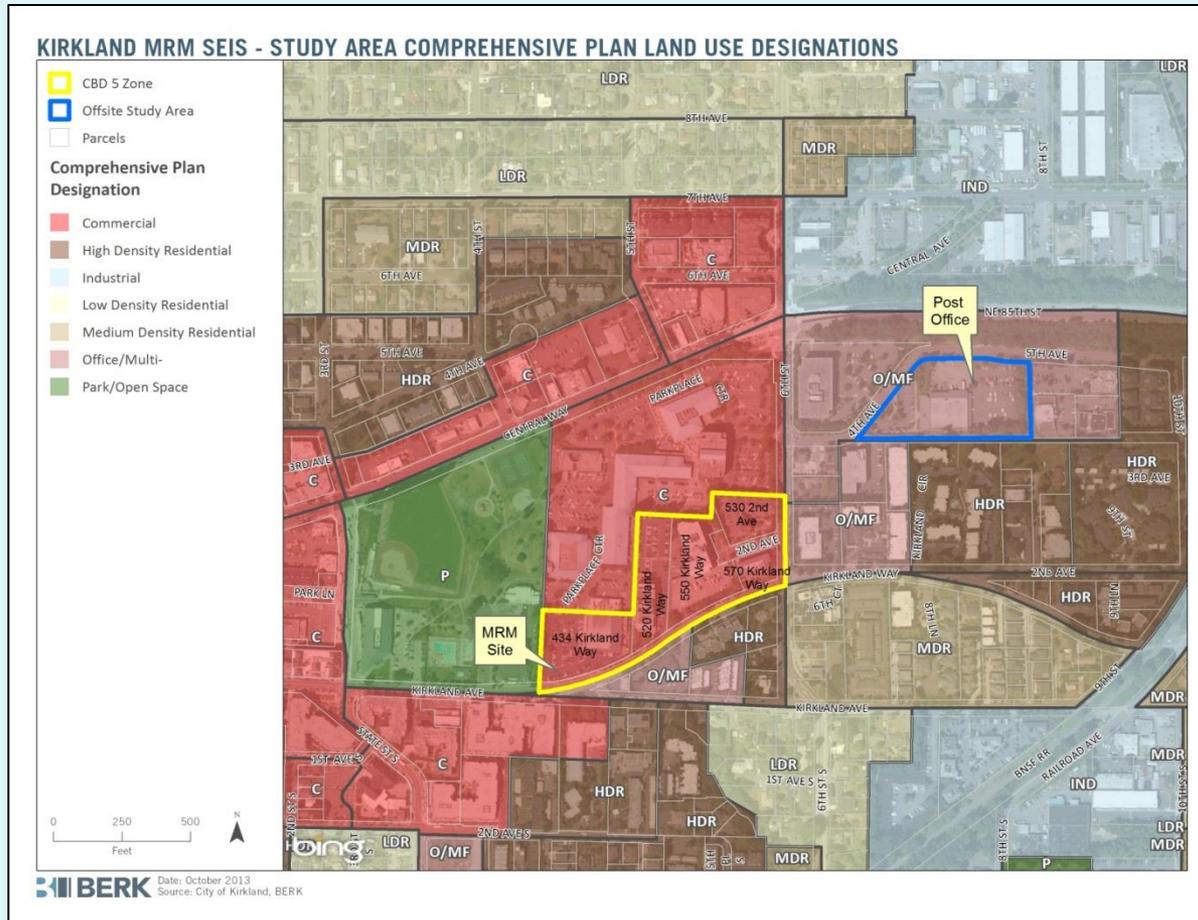
- Height – 100 feet
  - Due to floor to floor heights residential could be developed to lesser height than office
- FAR – 3.565 – similar to Parkplace

# DRAFT EIS TOPICS

# CURRENT LAND USE



# CURRENT COMPREHENSIVE PLAN MAP





# LAND USE – GENERAL CONCLUSIONS

- All alternatives could intensify sites in the Downtown vicinity
  - Building height & intensity would be similar to Parkplace planned action
- The Residential Alternatives would reflect 20-year trend of mixed-use residential redevelopment in Downtown, on sites 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

# PLANS & POLICIES

- **The alternatives 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:**
  - **Whether the intent for employment in the East Core Frame is largely fulfilled by the Parkplace planned action?**
  - **Whether residential mixed use development in the CBD 5 zone is complementary and compatible?**

# POTENTIAL POLICY AMENDMENTS

- **Comprehensive Plan Text Amendments could be made to clarify intent and resolve the following:**
  - **Resolving policies that encourage residential development in commercial areas (Policy LU 3.2), with concerns about avoiding displacing commercial uses (Plan text) and with strengthening commercial areas (Policy LU-5.2)**
  - **Allowing greater building heights in Design District 5 (CBD 5)**
  - **Allowing greater building heights in PLA 5C (Post Office)**
  - **Allowing Ground floor retail in PLA 5C (Post Office)**

# POTENTIAL ZONING CODE AMENDMENTS

- **The following Zoning Code Amendments should be considered to consistently implement the Action Alternatives as follows:**
  - **Office Action Alternatives:**
    - Amending CBD 5 or PLA 5c to increase building height to 100 feet and allow or require ground floor retail in PLA 5C
  - **Residential Action Alternatives:**
    - Allow an unlimited percentage of residential dwellings in CBD 5, allow or require ground floor retail in PLA 5c, allow building heights of *up to* 100 feet in CBD 5 or PLA 5C
    - If zoning amendments are made to allow increased heights and residential density, the City could amend the text of the CBD 5 zone to require affordable housing, consistent with Policy H-2.4 and KZC Chapter 112.15

# CURRENT EMPLOYMENT

## Employment by Neighborhood

Neighborhood	Business Licenses (2013)	Employees (2013)	Percentage of Total
Bridle Trails	135	482	2%
Central Houghton	142	572	2%
Everest	147	1,671	5%
Finn Hill	446	734	2%
Highlands	100	132	0%
Kingsgate	371	917	3%
Lakeview	343	4,185	14%
Market	157	366	1%
Moss Bay	625	3,989	13%
Norkirk	302	1,343	4%
North Juanita	232	966	3%
North Rose Hill	367	2,214	7%
South Juanita	344	1,340	4%
South Rose Hill	160	790	3%
Totem Lake	811	11,245	36%
<b>Total:</b>	<b>4,682</b>	<b>30,946</b>	

# PROJECTED GROWTH – CURRENT PLANS

	<b>Citywide Growth Targets - 2006-2031</b>	<b>Citywide Draft Land Capacity Results - 2013</b>
<b>New Housing Units</b>	<b>8,570</b>	<b>9,907-16,222</b>
<b>New Employment</b>	<b>20,850</b>	<b>22,905 -50,615</b>

**Notes:**

Growth targets and capacity represent the City and the recent annexation area together.  
2013 land capacity is draft, and subject to refinement.

# POPULATION, HOUSING & EMPLOYMENT

## ■ Office Alternatives

- Add job capacity which could help meet the City's employment growth target
- Increase the Moss Bay Neighborhood capacity for jobs
  - But Parkplace would continue to be the major and single largest employment location in the CBD
  - Most of the City's future job growth would still occur in Totem Center which is the City's designated Urban Center
  - None of these alternatives would remove existing housing as the one existing multifamily building in CBD 5 would remain

# POPULATION, HOUSING & EMPLOYMENT

## ■ Residential Alternatives

- 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
- 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
  - The largest future increase in jobs in the City would occur in Totem Lake Neighborhood, the City's designated Urban Center

## ■ Comparing the office and Residential Alternatives:

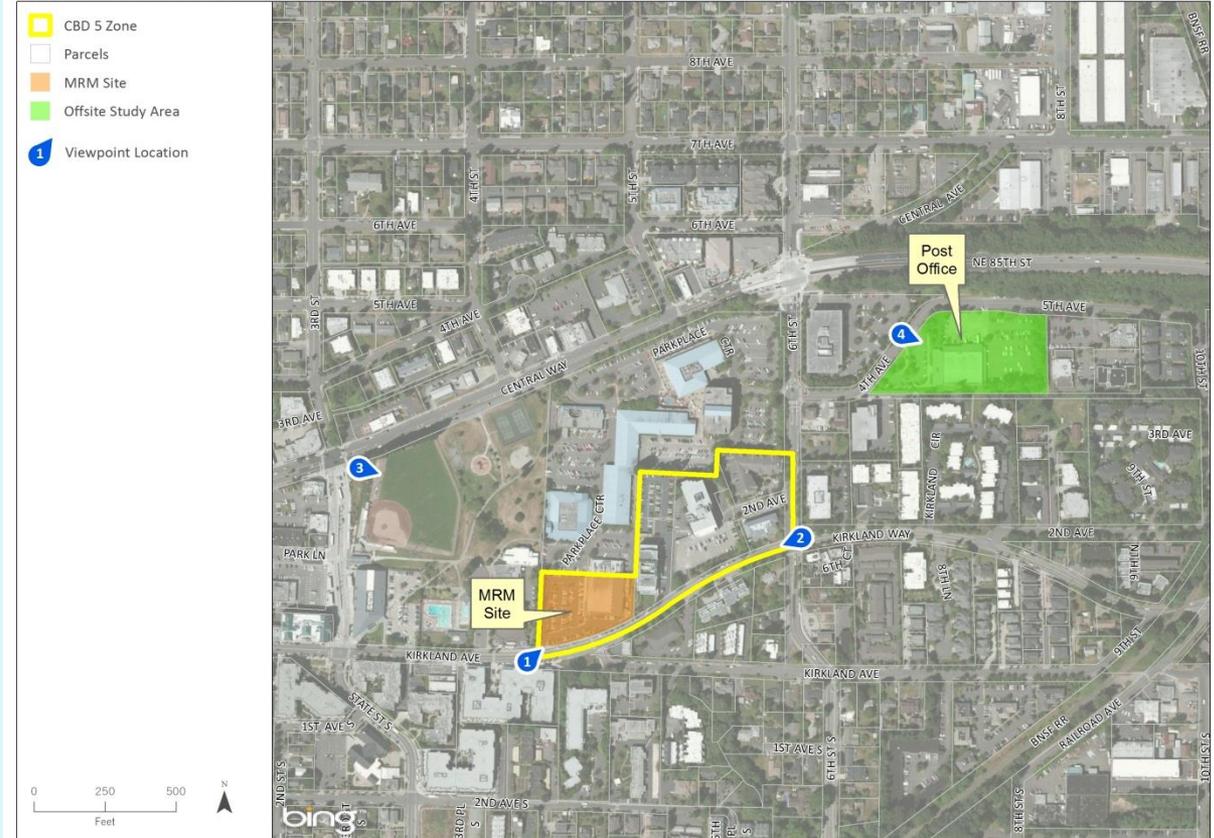
- There would be minimal job loss or gain in Residential Alternatives, and greater job additions in Office Alternatives

# AESTHETICS

## ■ View Assessment:

- Identified public view locations from which sites are most visible.
- Started with 20 potential locations and screened to 4 that maximize views of the 3 alternative sites.

KIRKLAND MRM SEIS - VIEWPOINT LOCATIONS



Date: August 2013  
Source: City of Kirkland, BERK

# AESTHETICS

- Existing View Conditions:
  - Most views limited due to existing vegetation, topography, and sinuous streets and sidewalks.



# AESTHETICS

## ■ Modeling Methodology:

- Used SketchUp modeling software to construct a “glass box” that represents maximum building footprint and envelope
- We did not design the buildings. We accounted for height limits and setbacks required by zoning, but did not assume any other design features.
- Because of these assumptions, the models likely overestimate building bulk, particularly for residential buildings
- Model images were superimposed on site photos taken from each viewpoint
- Height increments from 67 – 100 feet marked on visual simulations

# AESTHETICS

## ■ No Action – Viewpoint 1



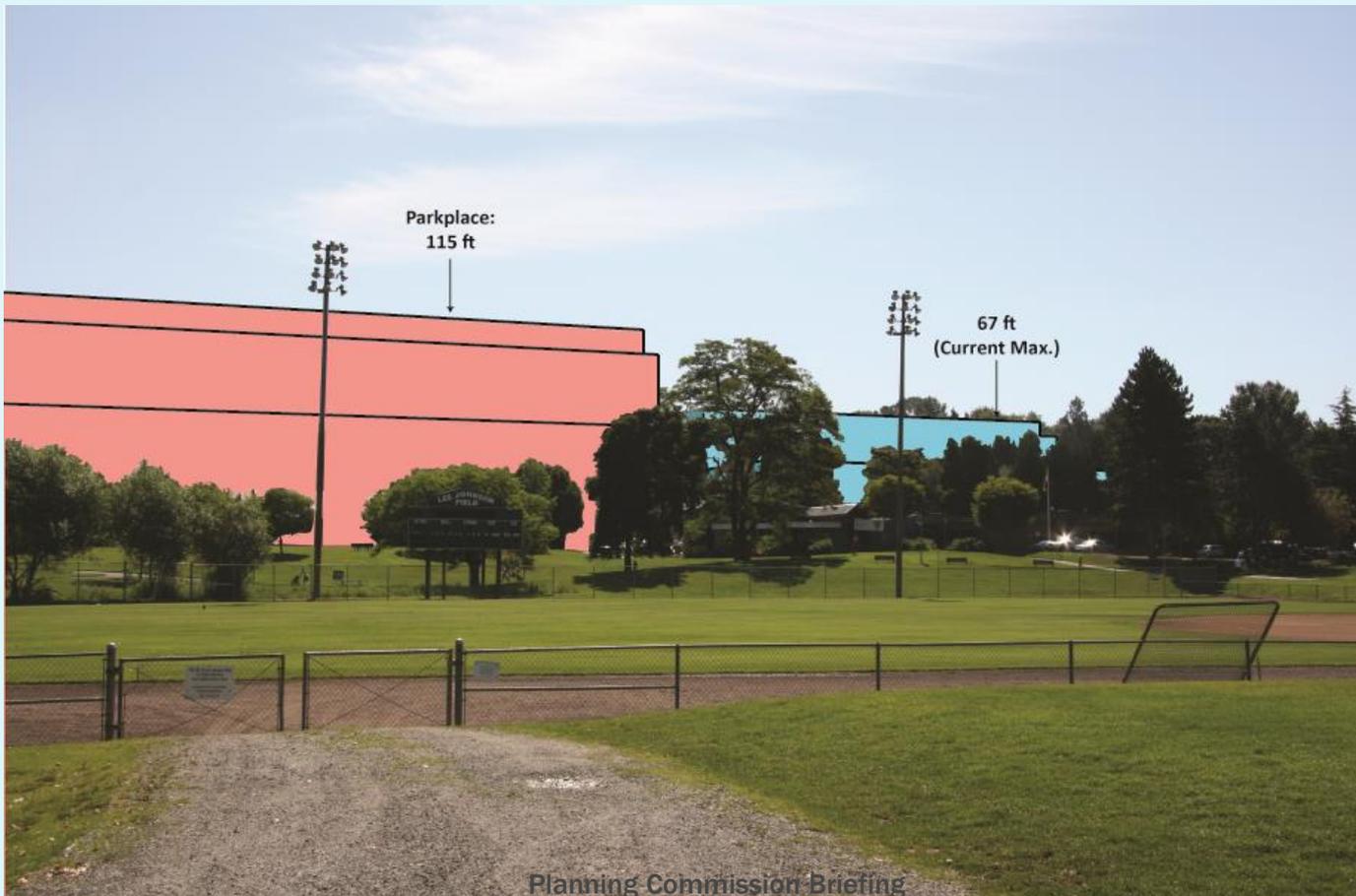
# AESTHETICS

- No Action – Viewpoint 2



# AESTHETICS

- No Action – Viewpoint 3



# AESTHETICS

## ■ MRM Site Alternatives – Viewpoint 1



# AESTHETICS

- MRM Site Alternatives – Viewpoint 2



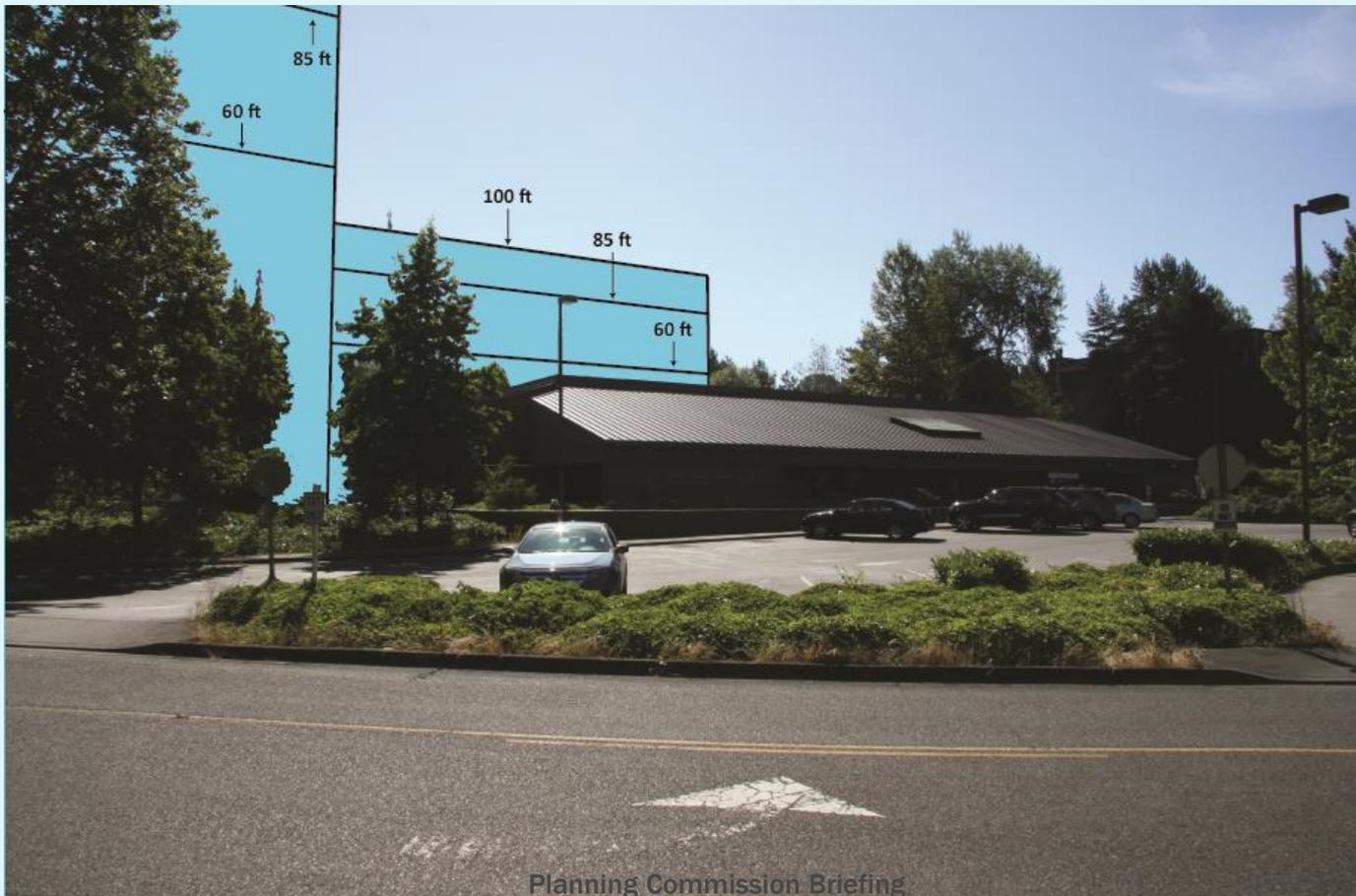
# AESTHETICS

## ■ MRM Site Alternatives – Viewpoint 3



# AESTHETICS

## ■ Off-Site Alternatives – Viewpoint 4



# AESTHETICS

## ■ CBD 5 Alternatives – Viewpoint 1



# AESTHETICS

## ■ CBD 5 Alternatives – Viewpoint 2



# AESTHETICS

## ■ Analysis and Conclusions:

- SEIS focused on evaluation of alternatives in terms of changes to visual quality from a pedestrian perspective
- Overall, proposals would result in increased height and bulk
- Buildings would be closer to the street and more visually prominent
- Generally, Residential Alternatives would have reduced visual impacts compared to Office Alternatives
  - Reduced building height
  - More human-scaled architectural features
- No impact on designated visual resources, such as the view of Lake Washington (looking west on Kirkland Way)

# TRANSPORTATION

- **Transportation analysis is programmatic**
  - **Because proposed action is a zoning change and does not include specific development**
  - **Focuses on potential effect of the proposal on the City's adopted long-range transportation plan.**
  - **Consists of 2022 concurrency analysis of 51 citywide intersections in five subareas, defined by City policy**
- **Project-level transportation analysis would be required for subsequent development proposals, including site-specific traffic analysis, access, circulation, parking and non-motorized, regardless of action that City takes on the proposal**

# TRANSPORTATION

- Net new trip estimates for Action alternatives

Alternative	Net New PM Peak Hour Vehicle Trips (Compared to No Action)		
	Entering	Exiting	Total
1a. MRM Office, On-Site	6	12	18
1b. MRM-level Office, Off-Site	11	39	50
1c. CBD 5 Area Office, On-Site	221	323	544
CBD 5-level Office, Off-Site	236	398	634
2a. MRM Residential, On-Site	-78	-184	-262
2b. MRM-level Residential, Off-Site	-73	-157	-230

- Net new trips and future travel demand forecasts projected using City's travel demand forecasting (BKR) model – includes planned future land use and capital improvement projects
- Concurrency V/C ratios calculated using City's adopted methods

# TRANSPORTATION

- **One concurrency violation projected with 2022 No Action**
  - **In Northwest Subarea, projected average V/C ratio of 1.03 exceeds threshold of 1.01**
  - **Would be addressed with improvements included in NE 132nd Street interchange project, currently planned to be completed after 2022**
  - **Impact would be addressed by moving up project timeline, or adopting policy to allow higher average V/C ratio in Northwest Subarea**
  
- **Action alternatives have very little effect on 2022 concurrency**
  - **Projected to add 0.00 to 0.04 to No Action V/C ratios**
  - **Do not result in additional V/C ratio impacts**
  - **Mitigation for No Action impact would also address Action alternatives**
  - **No additional mitigation needed for Action alternatives**

# PUBLIC SERVICES

- **Evaluated potential impacts on:**
  - **Police, Fire, Parks and Recreation, and Schools**
  - **Based on adopted Level of Service standards and student generation rates**
- **Summary of Analysis:**
  - **Police:**
    - **CBD Office alternatives would generate the greatest demand (more calls for service than residential uses)**
  - **Fire:**
    - **CBD 5 Residential alternatives would generate greatest demand and could require hiring additional firefighting staff**
    - **Post Office site redevelopment has challenges with increased distance from the nearest fire station**

# PUBLIC SERVICES

- **Summary of Analysis (cont'd):**
  - **Parks**
    - Residential alternatives would generate greater demand than Office alternatives due to new resident population
    - Peter Kirk Park and associated facilities would likely absorb most of the new demand due to proximity
  - **Schools:**
    - School improvements would absorb additional students from Residential alternatives

# UTILITIES

## ■ Water System Analysis

### ■ Water Demand

- Water demand is anticipated to be lower for Residential alternatives than Office alternatives
  - based on locally metered water consumption data and the small size of multifamily households

### ■ Fire Flow

- Pipe improvements to meet minimum fire flow are necessary under all alternatives, even No Action

# UTILITIES

## ■ Sewer System Analysis

### ■ Sewer Demand

- Sewer flows are anticipated to be lower for Residential alternatives than Office alternatives (same basis as water)

### ■ Sewer Capacity

- Pipe sizing improvements to avoid surcharging are necessary under all alternatives, even No Action

# OTHER TOPICS

# FISCAL/ECONOMIC STUDY

- **The fiscal and economic study is provided as an aid to the policy discussion regarding the MRM Private Amendment Request**
- **The State Environmental Policy Act (SEPA) is focused on environmental impacts and does not require a fiscal or economic study (See WAC 197-11-448, -450, and -726)**
- **Economic impacts – effects on economic activity, such as employment and spending**
- **Fiscal impacts – effects on tax revenues and cost of services**
- **Compares MRM PAR to No Action, primarily, and also describes other alternatives qualitatively**

# ECONOMIC DEVELOPMENT

## ■ Impacts on Job Growth

- The MRM PAR Residential Alternative (2a) would result in approximately 832 fewer potential jobs on the site compared to the No Action Alternative
  - The MRM PAR would add 289 residential units and 66 jobs
  - No Action has capacity for about 898 jobs
- A reduction in capacity at an individual site does not necessarily mean there will be a parallel reduction in development or job growth over time
- Parkplace will continue to be the primary job center in Downtown
  - Parkplace planned action increased job capacity substantially from about 2,935 jobs to 5,985 jobs
  - Parkplace will provide adequate downtown office capacity for many years of average absorption
- On a citywide basis, present land use plan capacity would accommodate the 2031 housing and employment growth targets

# ECONOMIC DEVELOPMENT

## ■ **Impacts on The Downtown Neighborhood**

- **Additional residential capacity could improve the vitality of commercial areas and attract more diverse retail sectors**
- **Mixed-use development is more sustainable (promotes transit and pedestrians)**
- **Residential use may develop sooner than office use based on current market conditions**
  - **The Parkplace development is going to contain about 1.2 million SF of office space, which represents a 44-year supply if the City's recent office space absorption rate continues**

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

## FISCAL ANALYSIS

Revenues & Costs

Qualitative Comparison  
(App B, Exh 5)

# COMMENT PERIOD/UPCOMING MEETINGS

# SEPA EIS COMMENT OPPORTUNITIES

- **30-day written comment period: 10/17 to 11/18**
- **Planning Director & Planning Commission Meeting**
  - **Accept oral and written comment on Draft EIS: 11/14**