



## CITY OF KIRKLAND

Planning and Community Development Department

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### MEMORANDUM

**Date:** June 30, 2015

**To:** Planning Commission  
Eric Shields, AICP, SEPA Official

**From:** Teresa Swan, Senior Planner  
Paul Stewart AICP, Deputy Director

**RE:** COMPREHENSIVE PLAN UPDATE DRAFT ENVIRONMENTAL IMPACT STATEMENT (EIS) AND TOTEM LAKE PLANNED ACTION EIS, AND PREFERRED GROWTH ALTERNATIVE, FILE NO. CAM13-00465, #5 AND #12 AND SEP13-00466

#### I. RECOMMENDATION

- Eric Shields, SEPA Official, and the Planning Commission hold a hearing on the Draft Environmental Impact Statement and take public comments.
- Following the hearing, hold a study session on the preferred growth alternative for the Final EIS and provide direction to staff.

#### II. DRAFT EIS

On June 24, 2015, the City issued a programmatic [Draft Environmental Impact Statement](#) (EIS). A programmatic EIS considers the probable significant environmental consequences of actions that the City is about to take and whether there are better or less damaging ways to accomplish those proposed actions. The adoption of the City's long range plan is considered a non-project action that is broader than a single site specific project, and the action involves decisions on policies, plans, or programs.

The programmatic Draft EIS analyzes the City's proposal to adopt its **10-year update of the Comprehensive Plan** that includes a new 2015-2035 planning period to accommodate new housing and employment growth targets, consistent with King County Countywide Planning Policies and the requirements of the Washington State Growth Management Act. The update entails revisions to all of the general elements of the Comprehensive Plan, including goals and policies, and the future Land Use Map. The update also makes revisions to the Introduction, Vision and Framework Goals, and Definitions Chapters, and deletes Appendices A and C. Each of the Neighborhood Plan chapters have been revised

and a new Kingsgate Neighborhood Plan has been prepared (see Attachment 1 – Executive Summary for the Draft EIS).

The Draft EIS also analyzes a potential **Planned Action for the Totem Lake Urban Center** which includes the Totem Lake Business District. A Planned Action is a SEPA mechanism that allows the environmental analysis during the early planning stages of land use proposals, rather than at project-level permit review. A Planned Action EIS identifies anticipated impacts and specifies appropriate mitigation measures. Future development proposals do not have to undergo a separate SEPA process if they are consistent with a Planned Action Ordinance, including the designated planned action boundary, development thresholds, and identified mitigation. This provides certainty about mitigation measures for property owners, a streamlined permitting process and planned coordination of mitigation for the area.

A hearing will be held on the Planned Action Ordinance at a later date once the ordinance has been prepared.

Lastly, the Draft EIS analysis the potential environmental impacts of the thirteen site-specific **citizen amendment requests** (CARs) that the City has been studying. These CARs may ultimately result in changes to land use designations and/or zoning (see Attachment 2 – Summary of Site-Specific Amendments from Draft EIS).

The Draft EIS addresses the following **topics** for the Comprehensive Plan update, including the revisions to the Totem Lake Business District and the citizen amendment requests:

- Land Use Patterns
- Plans and Policies
- Population and Housing
- Employment and Economic Development
- Natural Environment
- Transportation
- Public Services
- Utilities and Capital Facilities

An EIS must analyze at least three alternatives. The Draft EIS evaluated the following **three growth alternatives** using the same amount of housing and employment growth for all three alternatives (see Attachment 3 - Summary of Alternatives from Draft EIS):

- 1) **Existing Plans – No Action** would continue current development patterns and trends and would anticipate significant employment increases in Totem Lake and the CBD.
- 2) **Totem Lake/Downtown Focus** would result in greater development in Totem Lake from an increase in allowable building heights and in limited cases the Floor Area Ratio (FAR).
- 3) **Distributed Growth** would result in greater distribution of growth amongst the neighborhood centers outside of the Central Business District (CBD) and Totem Lake, and certain light industrial technology zones.

Pursuant to WAC 197-11-455 and 510, and Section 24.02.160 KMC, a 30-day **public comment period** is provided on the Draft EIS from June 24, 2015 through July 24, 2015. A hearing will be held on July 9, 2015. The City will issue a **Final EIS** in early October 2015 that will respond to the public comments, provide additional and/or clarified information, and address the final Preferred Growth Alternative.

Copies of the Draft EIS have been provided to the Department of Ecology who administers the State Environmental Policy Act, and to local eastside cities. **Notice of Availability** of the EIS with a link to the EIS document on the City's web site was sent to local, state and federal agencies, local service providers, Lake Washington School District, Muckleshoot Tribe, environmental groups, the City's neighborhood associations, Kirkland 2035 listserv, City boards and commissions and many other interested groups. The City also posted the notice on the public notice signs for the citizen amendment requests.

The Berk consulting firm prepared the Draft EIS on behalf of the City. The consultants will be at the July 9, 2015, hearing to present the EIS, and will participate in the discussion on the Preferred Growth Alternative.

### **III. EIS PREFERRED GROWTH ALTERNATIVE**

The three growth alternatives studied in the Draft EIS were developed based on the following existing and future development scenarios (see Attachment 3 - Summary of Alternatives from Draft EIS):

- Prior Parkplace approved plan and new proposal in CBD 5A zone (alternatives were scoped out before Parkplace submitted the new plan so both plans have been studied)
- Approved Totem Lake Mall plan for all three alternatives in TL2 zone
- MRM amendment at either office or multifamily use in CBD 5 zone depending on the alternative
- Neighborhood centers (Kingsgate, Juanita, Bridle Trails, Houghton, and Rose Hill) redeveloping based on current code (up to three stories), not redeveloping (staying at one story) or redeveloping at five stories (such as current Comprehensive Plan text for Houghton Shopping Center for five stories)
- Light Industrial Technology areas (Norkirk, North Rose Hill and Everest) continuing to convert to office or transitioning to mixed use
- Parmac area in TL10D and 10E zones continuing to convert to office or going to mixed use
- Planning Commission discussions about potential changes to Totem Lake Business District TL 1A, TL2, TL7, and TL 9A zones
- Potential changes resulting from the proposed citizen amendment requests

Staff presented these growth alternatives to the Planning Commission for discussion and feedback at its [August 14](#) and [September 14, 2014](#) study sessions. The Planning Commission agreed with the approach and scope of the three alternatives.

**A Preferred Alternative** will be studied in the Final EIS, and thus that alternative needs to be determined soon. The Preferred Alternative can be one of the three alternatives or a combination of the alternatives.

The **staff recommendation** for the Preferred Alternative is **Alternative 2: Totem Lake/Downtown Focus** that would result in greater development in Totem Lake from an increase in allowable building heights and in limited cases the Floor Area Ratio (FAR). The Preferred Alternative should also include the

Rose Hill center along NE 85th Street where some additional employment capacity could be available with the Grffis CAR and potentially Basra CAR. The reasons for this recommendation include:

1. To meet our employment target of 22,944 jobs, a significant amount of employment capacity must be available elsewhere with the loss of considerable amount of projected employment with the change in the Parkplace plan, and the recommendation for housing rather than office at the MRM site. Totem Lake (Alternative 1) is the best location given the potential changes to the Totem Lake Business District Plan.
2. It is premature at this point to plan for considerably amount of employment capacity in the neighborhood centers of Kingsgate, North Juanita, Bridle Trials and Houghton reflected in Alternative 2. Significant changes to the zoning regulations and potentially Comprehensive Plan policies would need to occur to increase building heights and in some cases Floor Area Ratio to achieve the needed increase in employment capacity in these centers.

The Draft EIS was prepared by the Berk consulting firm. At the meeting of July 9, 2015, the consultants and staff will discuss the potential environmental impacts of each of the three growth alternatives, the staff's recommendation, and then ask for direction from the Planning Commission on the Preferred Growth Alternative to be studied in the Final EIS.

**Attachments:**

- 1 - Executive Summary of Draft EIS
- 2 - Summary of Site-Specific Amendments from Draft EIS, Exhibit 1.6, pages 1-15 and 1-16
- 3 - Summary of Alternatives, from Draft EIS, Exhibit 2.6-5, pages 2-13 and 2-14

## 1.0 EXECUTIVE SUMMARY

### 1.1 Purpose of the Proposed Action

#### What is the Proposal?

The City is updating its Comprehensive Plan. The update will extend the planning period through 2035 and will establish new housing and employment growth targets. Revisions to the plan will update the following elements:

- General
- Land Use
- Community Character
- Housing
- Economic Development
- Capital Facilities
- Transportation
- Environment
- Human Services
- Parks and Recreation
- Public Services
- Utilities
- Implementation

The update also includes revisions to Comprehensive Plan's Introduction, Vision, and Definitions, as well as the City's Future Land Use Map and each of the Neighborhood Plan chapters. The City is also updating the plan's Framework Goals, replacing them with a set of Guiding Principles that describe the values that Kirkland most desires to embody in the future: a Livable, Sustainable, Connected community.

The Comprehensive Plan Update will also revise the plan for the Totem Lake Business District, including the Totem Lake Urban Center. As part of the environmental review process, the City is considering adopting a Planned Action for the Totem Lake area. The Planned Action Area would include the entire Totem Lake Business District, as well as properties outside the business district that fall within the designated Urban Center. The Planned Action will provide a means to streamline future development review, encourage additional development, and establish a comprehensive and coordinated approach to mitigation.

#### Why is the City updating its Comprehensive Plan?

The City is required to periodically update its Comprehensive Plan under the Growth Management Act (GMA). This periodic update helps the City plan for anticipated population and employment growth over the next 20 years and ensures that the plan document includes up-to-date information about Kirkland. Revisions to the Comprehensive Plan elements add updated information on current conditions, as well as new policies from functional plans, including an updated Parks, Recreation, and Open Space (PROS) Plan, a new Transportation Master Plan (TMP), an updated Surface Water Master Plan, an updated Comprehensive Water System Plan, the new Cross Kirkland Corridor master plan, and the City's recent 10-Minute Neighborhood Analysis.

## 1.2 The State Environmental Policy Act Process

### What is a Programmatic EIS?

The State Environmental Policy Act (SEPA) requires government officials to consider the environmental consequences of actions they are about to take and whether there are better or less damaging ways to accomplish those proposed actions. The adoption of comprehensive plans, or other long range planning activities, are classified by SEPA as non-project (i.e., programmatic) actions. A non-project action is defined as an action that is broader than a single site-specific project, and involves decisions on policies, plans, or programs. The

Because the Comprehensive Plan Update covers the entire City of Kirkland, this Environmental Impact Statement (EIS) discusses the proposal and alternatives at a broader level and does not include site-specific analysis. The specific requirements for a programmatic EIS are established in Chapter 197-11-442 of the Washington Administrative Code (WAC). Because a Planned Action is proposed for the Totem Lake Business District, this area is analyzed in more detail. Citizen Amendment Requests (CARs) are also addressed, typically including an areawide analysis based on Planning Commission direction regarding study areas.

### What is a Planned Action?

A Planned Action is a SEPA mechanism that allows for environmental analysis during the early planning stages of land use proposals, rather than project-level permit review. A Planned Action EIS identifies anticipated impacts and specifies appropriate mitigation measures. Future development proposals that are consistent with a Planned Action Ordinance (PAO), including the designated planned action boundary, development thresholds, and identified mitigation, do not have to undergo a separate SEPA process. This provides certainty about mitigation measures for property owners, as well as a streamlined permitting process.

## 1.3 Public Involvement

The City issued a combined determination of significance and scoping notice for the Comprehensive Plan Update on April 24, 2014 and accepted comments on the topics to be addressed in the EIS until June 20, 2014. A scoping summary report that documents the comments received and the City's responses is included in Appendix A to this Draft EIS (DEIS).

The public is invited to provide comments on the Draft EIS between **June 24 and July 24, 2015**. Written comments can be submitted by email to Teresa Swan at [tswan@kirklandwa.gov](mailto:tswan@kirklandwa.gov) and must be received by 5:00 pm on the deadline date, **July 24, 2015**. Written comments can also be submitted by postal mail to the address below and must be postmarked by the deadline date, **July 24, 2015**.

Teresa Swan, Senior Planner  
Department of Planning and Community Development  
City of Kirkland, 123 5th Avenue, Kirkland, WA 98033

The Kirkland Planning Commission is also holding an open house and public hearing on the Draft EIS, where oral and written public comment will be accepted, as noted below:

#### Planning Commission Hearing and Open House

Thursday, July 9, 2015

Open House: 5:00 - 7:00 p.m.

Hearing: 7:00 p.m.

City Council Chambers

123 5<sup>th</sup> Avenue

Kirkland WA, 98033

## 1.4 Summary Description of Alternatives

### Objectives

The City of Kirkland is updating its Comprehensive Plan to comply with the requirements of GMA. This periodic update addresses projected population, housing, and employment growth to the new planning horizon year of 2035. The plan update will also integrate newly annexed areas, update neighborhood plans, create a new neighborhood plan, incorporate new and updated city master plans, and amend all elements of the Comprehensive Plan to reflect changes in values, current conditions, and/or legal requirements.

### Comprehensive Plan Update Objectives

The City's primary objective for its Comprehensive Plan is to fulfill its vision:

*"Kirkland is one of the most livable cities in America. We are a vibrant, attractive, green and welcoming place to live, work and play. Civic engagement, innovation and diversity are highly valued. We are respectful, fair, and inclusive. We honor our rich heritage while embracing the future. Safe, walkable, bikeable and friendly neighborhoods are connected to each other and to thriving mixed use activity centers, schools, parks and our scenic waterfront. Convenient transit service provides a viable alternative to driving. Diverse and affordable housing is available throughout the city. Kirkland strives to be a model, sustainable city that values preserving and enhancing our natural environment for our enjoyment and future generations."*

The following additional objectives apply to the alternatives analyzed in this EIS:

- Ensure compliance with the provisions of GMA, King County Countywide Planning Policies, and VISION 2040.
- Update and refine the policies of the City's GMA Comprehensive Plan to implement the plan's Vision and accommodate the future needs of the community.
- Update and refine the policies of the city's individual Neighborhood Plans and the Totem Lake Business District Plan and ensure proper integration with the citywide Comprehensive Plan.
- Reflect the Finn Hill, Juanita and Kingsgate annexed areas in the plan, prepare a neighborhood plan for Kingsgate, and incorporate the Juanita annexation area into the updated Juanita Neighborhood Plan.
- Integrate new functional plans for the Cross-Kirkland Corridor, Totem Lake Park, and the City's Surface Water Master Plan, as well as the new Transportation Master Plan (TMP) and Parks, Recreation and Open Space (PROS) Plan.
- Support a mix of employment types, including retail, commercial services, office, medical services, and industrial uses.
- Provide for multimodal transportation improvements and infrastructure to support the City's Vision, land use plan and the concept of 10-minute neighborhoods.

### System and Functional Plans

As part of the Comprehensive Plan Update, the City will integrate several new and updated component plans, including an updated Parks, Recreation and Open Space (PROS) Plan, Transportation Master Plan (TMP), Surface Water Master Plan, Comprehensive Water System Plan, and Cross Kirkland Corridor Master Plan. In addition, aspects of the City's study of neighborhood accessibility and connectivity, known as the 10-Minute Neighborhoods concept, are reflected in the alternatives. Each of these component plans is summarized in Chapter 2.

## Alternatives

The EIS evaluates three Alternatives that span a range of policy choices regarding the amount, location and type of future growth in Kirkland. No individual EIS alternative is proposed for adoption or preferred at this time. Each alternative is organized around a basic land use theme, which distinguishes it from the other alternatives and helps to emphasize specific or unique aspects of its approach. In this sense, each alternative represents a type of “book-end.” In actuality, elements of one alternative could be combined with elements of other alternatives to create an option which meets the City’s goals. The Final EIS is anticipated to identify a Preferred Alternative based on review and discussion of the conclusions of the DEIS by City staff, elected officials, and members of the public. The Preferred Alternative would represent the City’s preferred policy direction for the comprehensive plan and will help guide portions of the plan update.

All three alternatives considered in this DEIS test the same level of overall growth, consistent with the City’s adopted 2035 growth targets: 8,361 housing units and 22,435 jobs between 2015 and 2035. While the overall level of citywide growth is constant among alternatives, each alternative tests a different distribution of this growth within Kirkland to highlight a spectrum of policy choices. The range of growth options includes concentrating development in the City’s two major centers (Totem Lake and Downtown, Alternative 2); distributing growth to major centers and to neighborhood commercial nodes (Alternative 3); and continued development under existing plans and policies (Alternative 1/No Action).

See Chapter 2 for greater detail on each alternative.

## 1.5 Effects of the Proposal

One of the most important functions of an EIS is to identify potential impacts associated with the proposal and identify appropriate mitigation measures. The following sections describe how the EIS analyzed each of the addressed topics, what impacts have been identified, how the alternatives differ from one another, and what measures are proposed to mitigate impacts. The analysis contained in the EIS will be used to guide City decision makers in selecting the appropriate 2035 growth alternative, or combination of alternatives.

## Land Use Patterns

### *How did we analyze land use?*

For current land use patterns, 2015 King County Assessor parcel data (Tax Year 2014) was used as a baseline. The housing and employment allocations for each alternative were used to identify areas of the city likely to experience high levels of growth during the planning period. The projected levels of future growth were compared with existing land use conditions to identify areas where growth would potentially affect the character of existing neighborhoods, create compatibility issues, or change development capacity.

### *What impacts did we identify?*

All alternatives are based on the same citywide growth targets for housing and employment, but differ in where the growth occurs. Increased development will result in development of vacant land, demolition and redevelopment of existing buildings, potential displacement or replacement of existing housing and employment, and increasing urbanization particularly in the most intense areas of growth, which vary by alternative. Increased urban development will result in greater economic and pedestrian activity, particularly in centers (Totem Lake, CBD, neighborhood centers, and LIT areas). The increased activity will likely increase the demand for transit use. Outside centers, additional growth will occur, but it will be distributed across a large area and will occur primarily as infill or redevelopment consistent with existing development patterns.

### *What does it mean? What is different between the alternatives?*

Additional development would result in the development and redevelopment as described above, but also increased pedestrian and economic activity particularly in the centers where focused growth is planned.

- **Alternative 1 (Existing Plan – No Action)** would continue current development patterns and trends and would anticipate significant employment increases in Totem Lake and the CBD.
- **Alternative 2 (Totem Lake/Downtown Focus)** results in greater development density and intensity in Totem Lake as a result of increases in allowable building heights and in limited cases the Floor Area Ratio (FAR). Increased building heights will result in the potential for greater shadow impacts, but also increase pedestrian and economic activity in Totem Lake.
- **Alternative 3 (Distributed Growth)** results in a greater distribution of growth amongst the neighborhood centers and Light Industrial Technology areas outside of the Central Business District (CBD) and Totem Lake. Zoning would be revised in the neighborhood centers to add housing and employment capacity that result in greater development density and intensity.

### *What are some solutions or mitigation for the impacts?*

Mitigation for increased development density and intensity would be addressed through the City's design and development standards to mitigate potential impacts focusing on areas where transitions between higher and lower intensity development would occur. Requiring buffers, upper-story setbacks, or a site-specific review of height, bulk, and shading impacts to adjacent properties during the development review or design review process will be necessary.

### *With mitigation, what is the ultimate anticipated outcome?*

All alternatives would result in new construction that accommodates housing and employment growth. New construction will result in changes of use and the characteristics of parcels of land, including potential demolition and displacement. While these impacts could be partially mitigated by the application of development regulations including design regulations and design standards, some changes in use and character are unavoidable aspects of growth.

## Plans and Policies

### ***How did we analyze plans and policies?***

This EIS identifies pertinent plans, policies and regulations that guide or inform the proposal. These include the Growth Management Act (GMA), PSRC Vision 2040, the King County Countywide Planning Policies (CPPs), the City's current Comprehensive Plan, and the Totem Lake Business District Plan, which is adopted as part of the Comprehensive Plan. The EIS reviews the alternatives for consistency with each of these.

### ***What impacts did we identify?***

The alternatives are generally consistent with plans and policies, however there are two impacts that the City should address:

- The Eastern Industrial District of the Totem Lake Planned Action Area adjoins designated rural and agricultural lands in the Sammamish Valley in unincorporated King County. Proposed policies in the draft Totem Lake plan would target additional growth in the Eastern Industrial District. The area is characterized by a sharp topographic change that helps buffer rural lands from urban development, but the City should consider other measures to address design and setbacks to strengthen the plan's consistency with the guidance provided by the GMA, Vision 2040 and CWPPs to protect rural and agricultural areas.
- The draft Totem Lake Plan does not include explicit policy guidance for parking management nor does it include a discussion of capital facilities that are planned for the Totem Lake Planned Action Area and how they will be financed. Consistency with Vision 2040's policies for centers would be stronger if these issues were addressed such as through reference to the TMP and Capital Facilities Plan as well as through the future PAO.

### ***What does it mean? What is different between the alternatives?***

The impacts are common to all alternatives. All alternatives provide the same overarching policy direction to accommodate growth in existing centers and to strengthen Totem Lake's role as a designated regional center. All alternatives direct growth to the Eastern Industrial District, and there is no difference between the alternatives regarding the parking policies and capital facilities discussion in the draft Totem Lake plan.

While the proposed Comprehensive Plan is generally consistent with the guidance and requirements of the GMA, PSRC Vision 2040 and CWPPs, it could be strengthened by more directly addressing the parking policies and capital facilities issues identified in the impact analysis.

### ***What are some solutions or mitigation for the impacts?***

Recommended mitigation measures are listed below.

- Where the city boundary adjoins designated rural and agricultural lands in the Sammamish Valley in unincorporated King County, city policies should include provisions for transitions, design standards, or buffers between the City's Eastern Industrial District and the rural agricultural area.
- To ensure consistency with PSRC expectations for regional growth center plans, the updated Totem Lake plan should consider the requirements of the Regional Growth Center Plan Checklist. The plan could make reference to applicable policies and improvements in the TMP and Capital Facilities Plan as well as through the future PAO.

### ***With mitigation, what is the ultimate outcome?***

With mitigation, the Comprehensive Plan would be consistent with state and regional policy guidance and requirements. No significant adverse unavoidable impacts related to plans and policies have been found.

## Population and Housing

### ***How did we analyze population and housing?***

Sources used to analyze population and housing include data from the City of Kirkland, Washington State Office of Financial Management, and the United States Census Bureau. Using the City's adopted 2035 growth targets for housing units, population was estimated based on household size data.

### ***What impacts did we identify?***

Citywide population and housing growth targets are the same across all three alternatives. For all alternatives, housing growth would result in 8,361 net additional units by 2035. Since existing capacity for additional units is 9,516, all three alternatives would accommodate anticipated growth without the need for additional capacity. Housing growth by 2035 would result in approximately 17,000 new residents during the planning period, with an estimated 2035 total population of 99,632.

Changes in land use designations or zoning assumptions, depending on the alternative, would create increased development capacity in targeted areas of the City and could attract growth to these areas from elsewhere in the city. In general, Kirkland would experience a concentration of housing and residential population growth in Totem Lake in all three alternatives, as well as varying concentrations of growth by alternative in the CBD and other Neighborhood Centers. In all three alternatives, areas outside Totem Lake, the CBD, and Neighborhood Centers, would receive approximately 41% of housing unit growth, spread throughout the city's residential neighborhoods.

### ***What does it mean? What is different between the alternatives?***

The most notable differences among alternatives are where the housing units and the residential population will concentrate and where the City will target interventions such as land use and zoning changes and infrastructure investment to prioritize growth.

Alternative 1 reflects the currently adopted land use plans, policies, and regulations. Kirkland would continue to develop with Totem Lake as the primary targeted growth center with single and multifamily housing growth in the neighborhoods according to current development standards. Alternative 2 focuses more growth in the major mixed-use centers of Totem Lake and the CBD, with minimal population and housing growth in the neighborhood centers. In Alternative 3, growth is still focused primarily in major mixed-use centers, but there would be a greater distribution of growth in Neighborhood Centers, LIT areas, followed by the CBD and Totem Lake.

### ***What are some solutions or mitigation for the impacts?***

The Kirkland Comprehensive Plan Housing Element addresses the diversity of housing types as well as the preservation of Kirkland's neighborhood quality. These guiding policies for housing will aid the City in guiding future housing development as Kirkland gains 8,361 new households and an additional estimated 17,042 residents by 2035. Zoning changes throughout the city will help mitigate growth impacts by allowing development to concentrate in targeted areas. Policies in the updated Housing Element of the comprehensive plan that address housing issues include establishing proportionate shares of housing affordable to diverse income categories, addressing homelessness, supporting fair housing, and ensuring housing is available to special needs groups such as aging populations.

### ***With mitigation, what is the ultimate outcome?***

Under all alternatives, as Kirkland's population grows, there will be a need for infrastructure investment in roads, transit, utilities, parks and other public facilities to maintain existing levels of service to residents and places of employment. As population continues to grow in the greater Puget Sound region, economic forces will place additional pressure on housing markets, increasing demand for affordable housing. This is true regardless of which of the three alternatives is realized. There will be an unavoidable need to increase incentives for providing units affordable to diverse income groups and to investment in affordable housing development.

## Employment and Economic Development

### ***How did we analyze employment and economic development?***

Current and historical employment data was analyzed to discern trends in job and business sectors. Trends show a declining proportion of industrial and retail jobs and increasing proportion of service jobs over the past 13 years. In addition, each alternative was evaluated with regard to whether it included enough jobs to meet the city's employment growth target.

### ***What impacts did we identify?***

**Employment growth capacity:** All alternatives would provide enough capacity to meet Kirkland's 2035 employment growth target of 22,435 new jobs. While Alternatives 2 and 3 include enough land capacity citywide to meet the target, these alternatives focus more job growth in Totem Lake and the neighborhood centers, respectively, and zoning changes will be needed to provide enough localized capacity in these specific areas.

**Employment mix and effects on existing businesses:** Under all alternatives, Kirkland employment would grow by approximately 50% by 2035, mostly through development on vacant or underdeveloped lands and conversion of low-density uses to higher density uses. Kirkland's job mix would vary under each alternative due to the different zoning and land use policies in place in Totem Lake, the CBD, and the neighborhood centers. As future development occurs, some businesses may be displaced through redevelopment or priced out as land prices and rents increase.

**Transit and the planned transportation network:** The distribution of jobs under each alternative was analyzed for proximity to transit hubs and bicycle/pedestrian infrastructure. Alternative 1 would likely place the largest number of jobs in proximity to the strongest transit hub, in downtown Kirkland. Alternative 2 would place a high number of jobs in Totem Lake, which, if located near or well connected to the transit center, could provide good transit access. Alternative 3 would disperse jobs to areas with lower levels of transit service. All alternatives would locate some jobs in proximity to the Cross Kirkland Corridor (CKC), which provides pedestrian and bicycle access and is planned for future transit.

### ***What does it mean? What is different between the alternatives?***

**Alternative 1 (Existing Plan – No Action)** emphasizes more employment growth in the CBD, which would mean more regional professional service jobs and more employees having lower levels of transit access.

**Alternative 2 (Totem Lake/Downtown Focus)** could coincide with more regional retail and regional professional services in Totem Lake, with potential for a decline in industrial uses in that area, with transit use partly dependent on proximity to frequent service.

**Alternative 3 (Distributed Growth)** could coincide with a larger amount of local-serving retail and professional services, depending on the market and local customers.

### ***What are some solutions or mitigation for the impacts?***

The Comprehensive Plan update includes new economic development policies, which would encourage economic growth, target recruitment of jobs with living wages, and generally partner with business to create a prosperous economy.

Additional mitigation measures could include working with the local Chamber of Commerce to assist businesses vulnerable to displacement. If the City desires to preserve industrial land and businesses, zoning changes could be enacted to strengthen protection of those uses.

### ***With mitigation, what is the ultimate outcome?***

With mitigation, employment growth in Kirkland could still lead to some displacement of existing businesses and would require investments in infrastructure in areas where future employment is concentrated.

## Natural Environment

### ***How did we analyze the natural environment?***

Potential impacts to the natural environment were analyzed by reviewing existing conditions within the City and projected land uses and growth distribution relative to each alternative. Sources reviewed to determine existing site conditions include City and State GIS data, City maps, Washington Department of Fish and Wildlife Priority Habitat and Species maps, Natural Resource Conservation Service soil maps, and the City's Surface Water Master Plan. The natural environment was evaluated by the following sub-categories: earth, water resources, and plants and animals.

### ***What impacts did we identify?***

Most potential impacts identified are common to all alternatives. Common impacts include increased building density in geologically hazardous areas, increased impervious surfaces, decreased forest cover, and reduction in overall habitat connectivity and quality. Geologic and seismic hazards are relatively consistent across the three alternatives; existing critical area regulations provide some protection against those hazards. Water resources, including surface and groundwater, will be impacted by increased density within the City.

### ***What does it mean? What is different between the alternatives?***

Concentrated growth under Alternative 2 is presumed to require the most stormwater improvements. This new infrastructure will comply with newer industry standards and will thereby actually have the lowest impact to water resources. Vegetation and habitat loss and further fragmentation are expected to be highest under Alternative 3, though this effect is likely to be most pronounced in areas outside centers, where development density is low. Concentrating new development in areas that are already urbanized limits habitat loss within the City.

### ***What are some solutions or mitigation for the impacts?***

Potential impacts to the natural environment are limited by existing critical area protections, tree protection, the shoreline master program, surface water master plan, and other applicable regulatory standards at the federal, State and local levels. Additionally, future updates to critical area regulations to align with best available science as required under the GMA, and city-based incentives to apply Low Impact Development standards will maintain critical area protections and minimize development impacts.

### ***With mitigation, what is the ultimate outcome?***

Site-specific impacts will be mitigated on a project-by-project basis under all three alternatives. Planning alternatives that concentrate development within areas already impacted by urbanization are projected to have the least impact on the natural environment. Generally, concentrated development is expected to require more extensive stormwater improvements and reduce development pressure on vegetated sites. On that basis, Alternative 2 is expected to result in more effective and comprehensive mitigation relative to Alternatives 1 and 3.

## Transportation

### *How did we analyze transportation?*

This Comprehensive Plan EIS Transportation Analysis assumes implementation of Kirkland's first ever Transportation Master Plan (TMP). The schedule for adoption of the TMP is concurrent with the Comprehensive Plan, and like the Comprehensive Plan Update process, the TMP has been developed through a multiyear process that included input from City staff, planning bodies (Transportation Commission, Planning Commission, and City Council), as well as hundreds of Kirkland residents and modal interests. The TMP represents the City's long range strategy for providing transportation infrastructure and programs through 2035.

### TRANSPORTATION GOALS

The TMP establishes the following goals, which provide the basis for how transportation projects and programs were selected for inclusion in the 20-year program:

**Goal T-0: Safety** – By 2035 eliminate all transportation-related fatal and serious injury crashes in Kirkland.

**Goal T-1: Walking** - Form a safe network of sidewalks, trails and crosswalks where walking is comfortable and the first choice for many trips.

**Goal T-2: Biking** – Interconnect bicycle facilities that are safe, nearby, easy to use and popular for people of all ages and abilities.

**Goal T-3: Public Transportation** - Support and promote a transit system that is viable and realistic for many trips.

**Goal T-4: Motor Vehicles** - Efficiently and safely provide for vehicular circulation recognizing congestion is present during parts of most days.

**Goal T-5: Link to Land Use** - Create a transportation system that supports Kirkland's land use plan.

**Goal T-6: Be Sustainable** – As the transportation system is planned, built and maintained, provide mobility for all using reasonably assured revenue sources while minimizing environmental impacts.

**Goal T-7: Be an Active Partner** - Coordinate with a broad range of groups to help meet Kirkland's transportation goals.

**Goal T-8: Transportation Measurement** - Measure and report on progress toward achieving goals and actions.

These goals guided the development of transportation projects and programs that fit within the City's reasonably anticipated financial resources over the next two decades. These transportation projects and programs do not vary between land use alternatives since the TMP network was developed to provide safe and connected facilities for all modes, and many of these connections would not change regardless of how future development occurs.

### TRANSPORTATION LEVEL OF SERVICE

Central to achieving these nine goals was changing the way that transportation system performance is measured. Specifically, the TMP proposes replacing the City's existing level of service (LOS) policy that is focused on vehicle trips with a new approach that recognizes the importance of providing multimodal facilities over time.

Under the new approach, LOS standards for each travel mode will primarily address completeness of various aspects of the transportation network. In essence, the new LOS measure compares expenditures for various transportation infrastructure categories (pedestrian, bicycle, transit, and auto) with the amount of time that has elapsed in the 20 year planning horizon. This new approach offers the advantages of complementing the City's concurrency tracking and measuring something that the City has direct control over (annual construction of transportation facilities). Basing LOS on system completeness, instead of measures like volume-to-capacity ratio or

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intersection delay, avoids requiring undesirable roadway improvements with unknown costs, feasibility, and impacts on non-auto modes.

## TOTEM LAKE BUSINESS DISTRICT

This Transportation Analysis takes a specific look at the need for connectivity, mobility, and safety within the Totem Lake Business District. The plan analyzed potential multimodal connections that would help create a more complete transportation system in Totem Lake.

***What impacts did we identify?***

This analysis measured transportation impacts based on the TMP's proposed LOS policy, which is based on progress completing the City's 20-year transportation vision. Because specifics of the growth Alternatives would not significantly impact progress towards completing the transportation system, none of the Alternatives are expected to result in transportation-related environmental impacts.

Given the change in how LOS is measured, this analysis also considered whether implementation of the new LOS policy affected the identification of impacts compared to how LOS was measured in the past. 2035 Alternative 1 (Existing Plans – No Action) was evaluated using both measures. Based on this analysis, it was found that Alternative 1 would also not result in any new transportation impacts under the previous LOS policy.

While no transportation impacts were identified, each of the Alternatives would result in slightly different transportation operating conditions. This analysis describes how transportation conditions would differ among the three Alternatives for each travel mode.

***What does it mean? What is different between the alternatives?***

The TMP seeks to provide a more complete and multimodal transportation system throughout Kirkland by placing significant investments in infrastructure related to walking and bicycle, supporting transit, and in making targeted investments in auto-oriented infrastructure to support safety, congestion reduction, and economic development. The Alternatives differ in how they interact with the future transportation network.

- **2035 Alternative 1 (Existing Plan – No Action)** – By continuing to develop according to the currently adopted Comprehensive Plan, this Alternative sees continued housing growth in the City's residential neighborhoods and mixed use districts, but makes Totem Lake the city's primary employment and housing growth center, with the Central Business District (CBD) secondary growth center. Future growth would benefit from the multimodal projects provided by the TMP, but vehicular congestion would continue to grow. Several corridors would see substantial increases in vehicular delay, including 124<sup>th</sup> Street west of 1-405, Central Way in Downtown, and 132<sup>nd</sup> Avenue NE. This Alternative served as the baseline for determining how transportation conditions would change.
- **2035 Alternative 2 (Totem Lake/Downtown Focus)** – This alternative would further focus future development into the city's two major growth centers: Totem Lake and the CBD. Compared to Alternative 1, the Parkplace site in downtown Kirkland would redevelop with more households but less employment; Totem Lake would receive additional employment and household growth; and household growth would be less in the City's more suburban neighborhoods. The focus of development within Totem Lake and Downtown in this alternative means that future growth would have increased access to high quality walking, bicycling, and transit infrastructure. The additional growth in Totem Lake would result in more vehicle trips to and from the neighborhood compared to Alternative 1, but the mixed-use nature of this land use growth would also create more opportunities for non-motorized travel and trips by transit. Overall, vehicle delays along congested city corridors stay the same or decrease compared to Alternative 1.

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- **2035 Alternative 3 (Distributed Growth)** – This alternative would distribute future growth to a larger number of neighborhoods in Kirkland compared to Alternatives 1 or 2. Totem Lake would remain the city’s largest employment and residential center but would receive fewer jobs and households than under Alternative 1 or 2. Growth would instead be distributed to other business districts and neighborhood centers, such as Rose Hill, Bridle Trails, and Juanita. This more distributed growth pattern means that future residents and employees will be farther from the highest quality facilities for walking, bicycling and taking transit. Consistent with the Alternative’s reduced opportunities for non-motorized travel, vehicle delays along congested city corridors would remain the same or increase compared to Alternative 1. The most notable increased in congestion under this Alternative would be experience along NE 70<sup>th</sup> Street, 124<sup>th</sup> Avenue NE, and 132<sup>nd</sup> Avenue NE.

***What are some solutions or mitigation for the impacts?***

At a citywide level, the Transportation Analysis identifies additional transportation enhancements that could be made to address operational differences among the Alternatives. These enhancements are generally focused on roadway improvements, such as signal upgrades and additional turn lanes that could reduce vehicle and transit delays under each of the alternatives.

Within the Totem Lake Business District, the solutions relate to enhanced infrastructure to improve connectivity, safety, and mobility within the district. These improvements include new multimodal connections, construction of the Cross Kirkland Corridor (CKC) through the district, as well as coordinating with the Washington State Department of Transportation to rebuild the interchange at NE 124<sup>th</sup> Street to reduce conflict with the compact, multimodal goals for the district.

***With mitigation, what is the ultimate outcome?***

The ultimate outcome would be for Kirkland to have a transportation system that achieves the nine goals stated in the TMP. Future growth should be positioned in a way that leverages the transportation system effectively.

Within the Totem Lake Business District, the ultimate outcome is to provide a complete transportation system that provides safe connections and multimodal opportunities for the travelling public. Because specifics of the growth Alternatives would not significantly impact progress towards transportation system completeness, none of the Alternatives are expected to result in significant unavoidable adverse impact.

## Public Services

### ***How did we analyze public services?***

The public service analysis compared existing conditions with projected growth to identify future needs for public services (police, fire protection, parks, and schools) associated with each of the three proposed alternatives.

Current levels of service for police and fire protection services were used to project future need for additional police officers and firefighters as a result of growth, both citywide and in the Totem Lake Planned Action Area. The analysis also considered proximity of police and fire facilities to areas of concentrated growth.

Demand for parks and recreation facilities were analyzed at the citywide level, as well as in terms of proximity to areas of high projected growth. Future demand was calculated based on the City's new per-capita system capital value level of service. School services were analyzed in terms of which schools would be affected by high areas of projected growth. For the Totem Lake Planned Action area, the analysis looked at parks in or in close proximity to the area and schools that would receive additional school age children generated by growth in the Totem Lake Planned Action area.

### ***What impacts did we identify?***

Under all alternatives, additional population growth would generate a need for more fire, police, park, and school services. The Kirkland Police Department (KPD) and the Kirkland Fire Department (KFD) would have more calls for service; therefore, the KPD would need to hire approximately 20 more police officers and the KFD would need to hire approximately 21 more firefighters over the 20-year planning period to respond to those calls and maintain current staffing levels relative to the number of Kirkland residents.

As part of the Comprehensive Plan update, the City is transitioning to a parks level of service (LOS) standard based on capital value per person. To adequately serve future growth, the City would need to invest approximately \$68.2 million (approximately \$4,000 per new resident) by 2035. Residential growth in the Totem Lake Planned Action Area would be responsible for \$9.1 - \$25.2 million of this demand for park investments, depending on the alternative.

Based on the Lake Washington School District's adopted student generation rates for single-family and multifamily housing units, the projected residential growth would include approximately 1,214 school age children, who would increase district enrollment by 6.7% by 2035. Of these, the Totem Lake Planned Action Area could potentially generate between 105 and 289 school age children, depending on the alternative.

### ***What does it mean? What is different between the alternatives?***

All three alternatives generate the same citywide employment and housing units but, each alternative differs on how that growth is distributed. Demand for public services would increase in areas where more growth is expected. Alternatives 1 and 2 would increase demands on parks in the CBD and Totem Lake, while Alternative 3 would create demand for a larger number of smaller parks distributed around the city near neighborhood centers.

### ***What are some solutions or mitigation for the impacts?***

Planning for future growth is a way to mitigate the impacts generated by the projected population growth. The KPD and KFD would hire new staff to prepare for the additional population growth. The 2014 Park PROS Plan identifies potential park acquisition areas, which would increase the overall distribution and equity of neighborhood parks. The PROS Plan also identifies neighborhood-based recommendations for the Totem Lake neighborhood. The City collects school impact fees on new residential development to offset impacts to schools, though additional capacity projects may be necessary to keep pace with growth.

### ***With mitigation, what is the ultimate outcome?***

With long-term planning, acquisition, and investment, the KPD, the KFD, the Kirkland Parks and Recreation Department, and the Lake Washington School District can be better prepared to serve the City of Kirkland and the Totem Lake Planned Action Area.

## Utilities and Capital Facilities

### ***How did we analyze utilities and capital facilities?***

Impacts on utility systems were evaluated by applying historical data on system demand to projected growth under each of the alternatives. The analysis drew from water, sewer, and stormwater plans developed for both the City of Kirkland's utility systems, as well as non-city providers operating within city limits. Estimated future utility demand was compared to established levels of service for each provider to determine if any system improvements would be necessary to accommodate growth.

### ***What impacts did we identify?***

Under all alternatives, additional development would likely increase demand for utility services, as well as the total amount of impervious surface in the city, creating additional stormwater runoff that would require management and treatment. To meet the demands of future growth – under all alternatives – water and sewer system improvements and upgrades identified in each service provider's comprehensive plan must be implemented.

Under all alternatives, the Totem Lake Planned Action Area would receive a large percentage of growth. Since the Totem Lake Planned Action Area is already developed, focusing additional concentrated growth into this area is effective for making stormwater collection and provision of utility infrastructure more efficient. In addition, high-density residential development often uses less water and generates less sewer flow on a per-unit basis than lower-density development. However, because the Totem Lake area also has the highest number of flooding problems in the city, it would be important to continue to prioritize this area for stormwater management capital improvements and flood control projects to effectively manage stormwater and reduce threats to property from flood events.

### ***What does it mean? What is different between the alternatives?***

While all alternatives anticipate the same levels of employment and housing growth citywide, they differ in how that employment and housing is distributed throughout the city. Provision of stormwater infrastructure would be most efficient under Alternative 2, which focuses growth in Totem Lake and the CBD, two of the most densely developed centers.

Alternatives 1 and 3 place the most employment growth in the City's water service area, while Alternative 2 allocates the most housing growth. Alternative 2 would direct the most combined growth to the City's water service area.

Alternatives 1 and 3 place the greatest amount of employment growth in the City's sewer service area, while Alternative 2 allocates the most housing growth. Alternative 3 would direct the most combined growth to the City's sewer service area.

### ***What are some solutions or mitigation for the impacts?***

Redevelopment at higher densities may actually result in a net improvement in stormwater drainage conditions and new development is required to be comply with updated Low-Impact Development (LID) stormwater management techniques and practices.

Coordinated, long-term planning for all utility providers serving the City of Kirkland is a critical mitigation for the impact of increased water and sewer system demands. Coordinated planning is necessary to meet growth planned for the Totem Lake Planned Action Area.

Continued implementation of water conservation measures will help water providers serve future growth and minimize the need for new sources of supply.

### ***With mitigation, what is the ultimate outcome?***

With implementation of mitigation measures and planned capital improvement projects, the Kirkland's utilities will be able to manage future projected growth.

## 1.6 Citizen Amendment Requests and Other Site-Specific Amendments

### What are Citizen Amendment Requests?

In addition to the Comprehensive Plan revisions included in the various alternatives, the City has solicited feedback from the public about desired changes to the plans, policies, zoning, or development regulations for specific properties. The EIS studies twelve Citizen Amendment Requests (CARs). These amendment requests are not part of any particular alternative, and the EIS analysis provides a planning-level, qualitative discussion of the consistency of each CAR with EIS alternatives and the policies of the comprehensive plan update.

**Exhibit 1.6-1. Summary of Site-Specific Amendments**

Name	Description	Location of Study Area
<b>Citizen Amendment Requests</b>		
1. Newland	Rezone 4 parcels from Single family Residential (RSX7.2) to Multifamily.	12625 100 <sup>th</sup> Ave NE and three lots to the north (Juanita Neighborhood)
2. Norkirk LIT	7 requests in the Norkirk industrial area to study the following: <ul style="list-style-type: none"> <li>▪ Rezone 642 and 648 9<sup>th</sup> Ave from Low Density Residential (RS 7.2 zone) to Light Industrial Park/IND (Light Industrial Technology/LIT zone) which would extend LIT zone boundary to the west.</li> <li>▪ Allow live/work lofts in Light Industrial Park/IND (LIT zone).</li> <li>▪ Consider uses and buffer transitions between Industrial (LIT zone) and Residential area (RS zones).</li> </ul>	Norkirk LIT and two lots to the west (Norkirk Neighborhood)
3. Waddell	Remove requirement for common recreational open space for multifamily development in the Office/Multifamily (Planned Area 5/PLA5C) zone, consistent with Central Business District (CBD) zones to the west.	220 6 <sup>th</sup> St and remaining portion of PLA5C zone (Everest Neighborhood)
4. Nelson/Cruikshank	Rezone all parcels in Low Density Residential (Planned Area /PLA 6C) to Multifamily.	202 & 208 2 <sup>nd</sup> St. S 207 & 211 3 <sup>rd</sup> St. S and remaining portion of PLA 6C (Moss Bay Neighborhood)
5. Basra	Increase height and change zoning and land use designation for all parcels in the North Rose Hill Light Industrial Manufacturing Park (Light Industrial Technology/LIT zone) to Commercial-Mixed Use (Rose Hill Business District 3/RH3 zone).	8626 122 <sup>nd</sup> Ave NE and remaining portion LMP/LIT area (North Rose Hill Neighborhood)
6. Griffis	Change zoning and land use designation on 6 parcels from Low Density Residential (RSX 7.2 zone) to Office (Rose Hill Business District/RH8).	8520 131 <sup>st</sup> Ave NE 8519 132 <sup>nd</sup> Ave NE and 4 lots to the west and north (North Rose Hill Neighborhood)
7. Walen	Allow for limited commercial uses in Office and Multifamily area (North Rose Hill/ NRH 5 & 6 zones and RM 1.8).	11680 Slater Ave NE and several surrounding lots (North Rose Hill Neighborhood)

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Name	Description	Location of Study Area
8. Evergreen Healthcare	Rezone 1 parcel from Multifamily (Totem Lake/TL1B zone) to Institutional (Totem Lake/TL 3D zone) for inclusion in Evergreen Healthcare Master Plan.	13014 120 <sup>th</sup> Ave NE only (Totem Lake Business District)
9. Totem Commercial Center	Increase height and range of permitted uses within Industrial area (Totem Lake/TL 7 zone).	12700 – 12704 NE 124 <sup>th</sup> St and remaining portion of TL7 north of NE 124 <sup>th</sup> Street, south of Cross Kirkland Corridor and west of 135 <sup>th</sup> Ave NE (Totem Lake Business District)
10. Rairdon	Rezone 2 parcels from Industrial (Totem Lake/TL9A) and Multifamily (Totem Lake/TL9B) to Industrial/Commercial (Totem Lake/TL 7).	130XX 132 <sup>nd</sup> PI NE (Vacant) and 12601 132 <sup>nd</sup> PI NE (Totem Lake Business District)
11. Morris	Rezone parcels from Industrial (Totem Lake/TL7) to Multifamily (Residential Medium Annexation/RMA 3.6 or greater density and increase maximum allowed height.	13250 NE 126 <sup>th</sup> PI and remaining portion of TL7 north of NE 126 <sup>th</sup> Place (Totem Lake Business District)
12. Astronics Corp.	Increase allowed height within Totem Lake/TL 7 zone.	Vacant property north of 12950 Willows Rd NE and remaining portion of TL7 east of Cross Kirkland Corridor (Totem Lake Business District)
<b>Other Property Amendments</b>		
MRM	Additional residential as a permitted use and increased height on the MRM site.	434 Kirkland Way (CBD/Moss Bay Neighborhood)

## What Other Amendments are under Consideration?

In addition to the citizen-initiated CARs, the EIS considers a proposed amendment for the MRM property in downtown Kirkland (434 Kirkland Way). The proposal would allow increased building heights and change the permitted mix of uses on the site to allow more multifamily residential. This proposal was studied in a Supplemental EIS in 2013, but the City elected to defer a decision on the amendment to the comprehensive plan update process.

## How do these Amendment Requests Relate to the Comprehensive Plan?

Informed by the analysis included in this DEIS, the Kirkland Planning Commission may recommend that some or all of the CARs be included in the Preferred Alternative, which will be studied in the FEIS before adoption of the final updated Comprehensive Plan in December 2015.

## 1.7 Significant Areas of Controversy and Uncertainty, and Issues to be Resolved

Key environmental issues and options facing decision makers include:

- Alternative land use patterns in relation to 20-year growth estimates and community vision,
- Relationship of land use patterns to the natural environment and land use compatibility, and
- Effect of growth on demand for public services, utilities, and parks and transportation capital improvements.

All Alternatives would allow for new population, housing and employment growth and increased urbanization, particularly within the Totem Center and CBD and also to neighborhood centers.

Prior to preparation of the FEIS, the following issues are anticipated to be resolved:

- Selection and refinement of future land use and zoning features studied in the range of alternatives;
- Refinement of goals, objectives, and policies;
- Refinements of proposed code changes; and
- Deliberations on a planned action or infill exemption for the CBD.

Issues yet to be resolved include amendments to the development regulations for specific zones to accommodate the changes proposed in the alternatives. The precise nature of these necessary amendments will be described in the Final EIS, after a Preferred Alternative has been identified.



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## 1.6 Citizen Amendment Requests and Other Site-Specific Amendments

### What are Citizen Amendment Requests?

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<b>Other Property Amendments</b>		
MRM	Additional residential as a permitted use and increased height on the MRM site.	434 Kirkland Way (CBD/Moss Bay Neighborhood)

## KIRKLAND COMPREHENSIVE PLAN UPDATE &amp; TOTEM LAKE PLANNED ACTION DEIS | ALTERNATIVES

Exhibit 2.6-5. Summary of Alternatives

Feature	Alternative 1 (No Action) Existing Plan	Alternative 2 Totem Lake/Downtown Focus	Alternative 3 Distributed Growth
General Level and Distribution of Growth and Land Use Patterns	<b>Citywide Growth Targets Under All Alternatives</b>		
	<b>Housing: 8,361</b>	<b>Housing: 8,361</b>	<b>Housing: 8,361</b>
	<ul style="list-style-type: none"> <li>▪ Totem Lake as major employment and housing growth center.</li> <li>▪ CBD 5 as secondary employment (office/retail) growth center.</li> <li>▪ Conversion of more employment in Light Industrial areas (industrial to office) follows existing trends.</li> <li>▪ Housing growth in neighborhood business with retail on ground floor at 3 stories.</li> <li>▪ Continued infill and short platting in neighborhoods.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Overall growth allocated primarily to Totem Lake and secondarily to CBD 5.</li> <li>▪ Slightly higher level of housing and employment growth in Totem Lake than No Action, including Mixed Use (residential with office/retail) in TL 10.</li> <li>▪ Higher employment growth in CBD 5 relative to Alternative 3.</li> <li>▪ Minimal housing growth in neighborhood centers (ground floor retail only) relative to No Action.</li> <li>▪ Transition of Light Industrial to office continues in Norkirk and North Rose Hill LIT zones.</li> <li>▪ Remaining growth allocated proportionally to rest of the city.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Lower increment of housing and employment growth in Totem Lake than No Action.</li> <li>▪ Increased higher-density housing in CBD 5 relative to No Action.</li> <li>▪ Increased housing in neighborhood centers relative to No Action.</li> <li>▪ Transition of Light Industrial to Mixed Use (residential/office/retail in Norkirk and retail/hotel/office in North Rose Hill).</li> <li>▪ Remaining growth allocated proportionally to rest of the city.</li> </ul>
<b>Totem Lake Zones</b>			
<b>TL 1A Zone: Professional Office</b>	Office development per adopted plans and zoning.	Additional office employment relative to No Action, including rezoning one property from TL 2 to TL 1A.	Same as No Action.
<b>TL 2 Zone: Totem Lake Mall</b>	Approved Master Plan redevelopment: <ul style="list-style-type: none"> <li>▪ 622,000 sq ft commercial</li> <li>▪ 144,000 sq ft office</li> <li>▪ 226 residential units</li> </ul>	Same as No Action	Reduced intensity of development per revised mall master plan: <ul style="list-style-type: none"> <li>▪ 540,000 sq ft commercial</li> <li>▪ 130,000 sq ft office</li> <li>▪ 400 residential units</li> </ul>
<b>TL 7 Zone: Eastern Industrial Area A (south of CKC)</b>	Industrial and office development per adopted plans and zoning.	Increased office relative to No Action.	Increased residential uses and decreased office share relative to No Action.
<b>TL 7 and 9A Zones: Eastern Industrial Area B (north and east of CKC)</b>	Industrial and office development per adopted plans and zoning.	Increased office and retail development relative to No Action.	Similar to No Action.
<b>TL 10D and 10E Zones: Parmac</b>	Office development per adopted plans and zoning.	Mixed use development, including residential and limited retail relative to No Action.	Increased industrial and reduced office development, relative to No Action.

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Feature	Alternative 1 (No Action) Existing Plan	Alternative 2 Totem Lake/Downtown Focus	Alternative 3 Distributed Growth
<b>Central Business District (CBD) Zones</b>			
<b>CBD 5A – Parkplace</b>	1.8 million sq ft of office and retail, per approved 2008 plan.	Reduced office (1.2 million sq ft) and moderate increase in housing (300 units) relative to No Action, per 2015 addendum.	Reduced office (1.2 million sq ft) and moderate increase in housing (300 units) relative to No Action, per 2015 addendum.
<b>CBD 5 – MRM</b>	Low rise office with retail on ground floor per current plan and zoning.	Increased office development with increased building heights.	Increased housing development with increased building heights.
<b>Neighborhood Centers and Light Industrial Technology (LIT) Zones</b>			
<b>Neighborhood Centers:</b> <b>Kingsgate</b> <b>Juanita</b> <b>Bridle Trails</b> <b>Houghton</b> <b>Rose Hill</b>	Assumes redevelopment with increase in housing at 1-2 stories along with 1 story retail.	No new growth. Existing 1-story retail.	<ul style="list-style-type: none"> <li>▪ More growth to neighborhood centers relative to No Action. Growth weighted toward mixed-use development:</li> <li>▪ Kingsgate, Bridle Trails, Houghton, and Juanita growth would focus on multifamily housing.</li> <li>▪ Rose Hill growth would focus on employment.</li> </ul>
<b>Light Industrial Technology Zones:</b> <b>Norkirk</b> <b>North Rose Hill</b> <b>Everest</b>	Office development per adopted plans and zoning. No new industrial or residential uses.	Same as No Action.	<ul style="list-style-type: none"> <li>▪ Mix of office, retail and residential development in Norkirk.</li> <li>▪ Mix of retail, hotel and office in North Rose Hill.</li> <li>▪ Conversion of industrial to office in Everest.</li> </ul>
<b>Implementation Measures</b>			
	<ul style="list-style-type: none"> <li>▪ No change; no rezones.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Planned Action adopted for Totem Lake to encourage desired development.</li> <li>▪ Incremental changes to zoning in the Totem Lake, CBD 5, neighborhood centers and multifamily areas.</li> <li>▪ Height and FAR increases in the following zones:               <ul style="list-style-type: none"> <li>○ TL 4A, TL 4B, TL 4C, TL 6A, TL 6B, TL 7, and TL 8 – Increase max height to 80 feet.</li> <li>○ Remove FAR cap in TL 1A, TL 1B, and TL 5 zones.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>▪ Planned Action adopted for Totem Lake to encourage desired development.</li> <li>▪ Incremental changes to zoning in the Totem Lake, CBD 5, neighborhood centers multifamily and Light Industrial zones.</li> <li>▪ Potential changes to height and/or density in existing neighborhood centers, multifamily and industrial areas.</li> </ul>