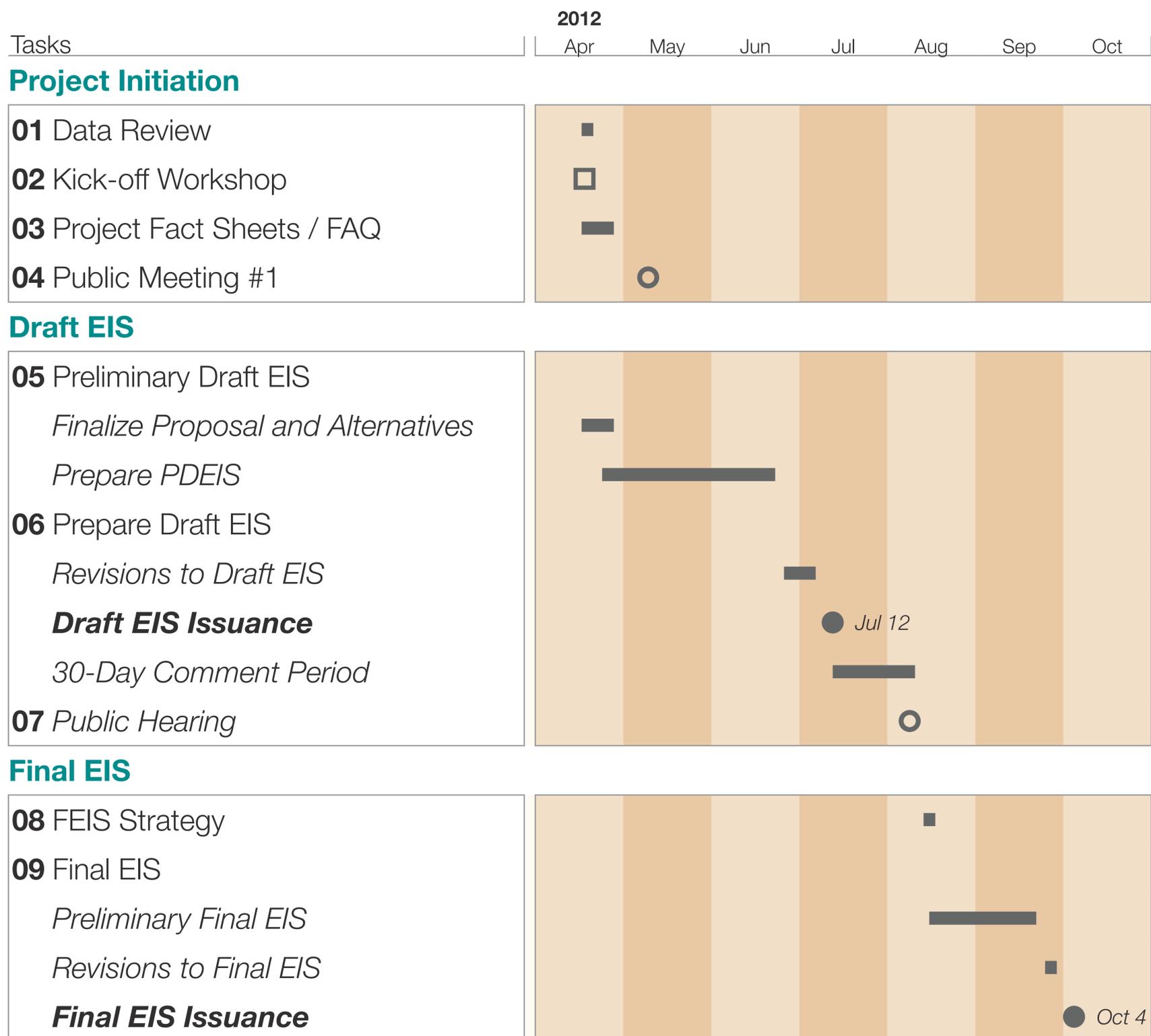


Potala Village EIS

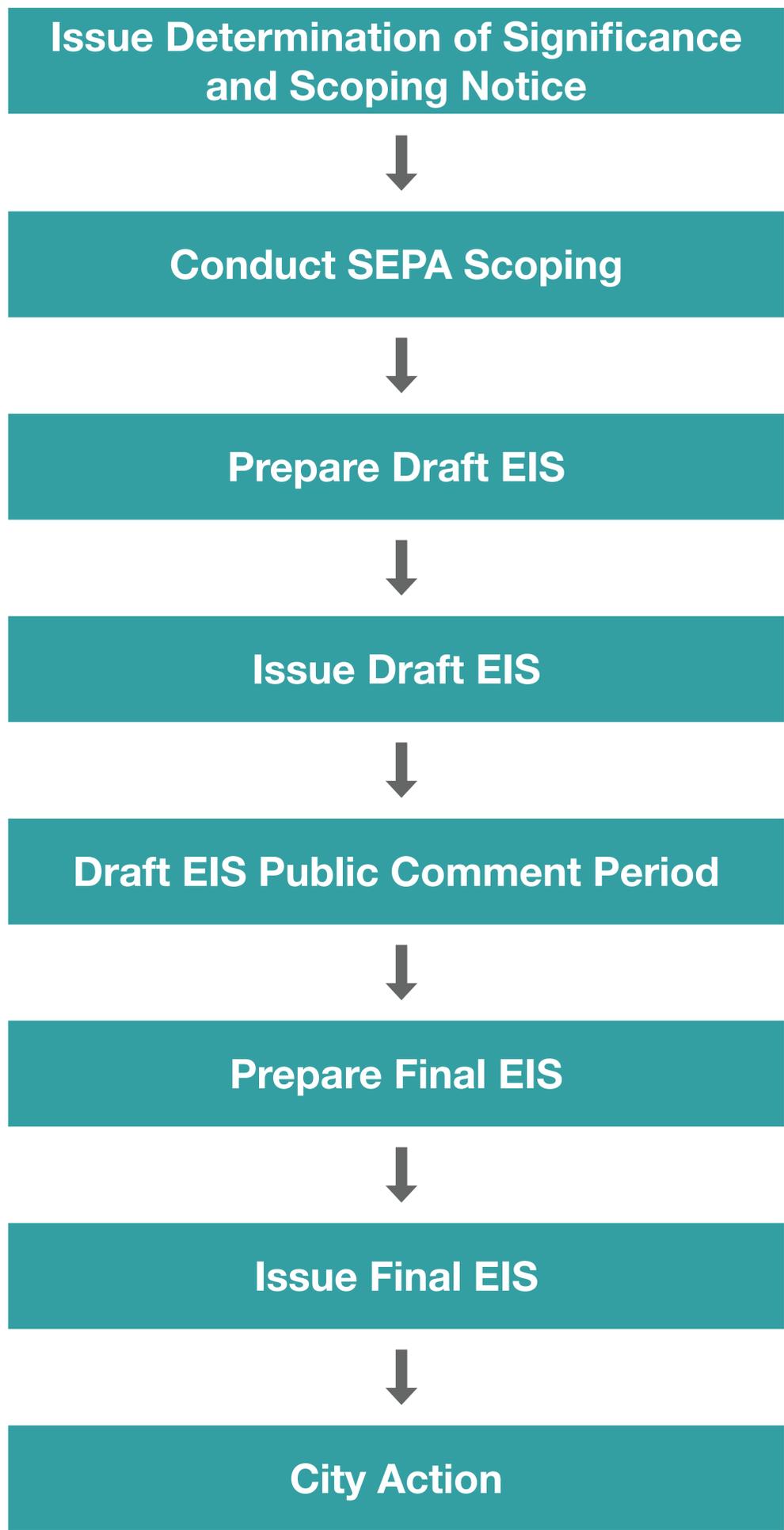
Project Schedule



- Task Duration
- Kick-off Workshop
- Public Meeting / Hearing
- Tentative Document Issuance

Potala Village EIS

SEPA EIS Process



Comments

Determination of Significance and Scoping Notice for the Potala Village was issued on August 4, 2011

Scoping comment period was completed on August 25, 2011

Draft EIS preparation is underway

Tentative issuance July 2012

30-day period following issuance of the Draft EIS, will include a public hearing

Will follow public comment period

Tentative issuance October 2012

The City may take action seven days after Final EIS issuance

Potala Village EIS

Alternatives



No Action

- Existing conditions
- Provides baseline
- Required by SEPA



Proposed Action

- 5,200 sf of commercial space
- 143 units in single structure
- 316 parking stalls
- Meets all zoning standards



Potala Village EIS

Land Use



Land Use

- Urban form, building types, character, and pattern of land use in surrounding area
- Residential densities in surrounding area
- Compatibility of the alternatives with the surrounding area
- Mitigating measures to address impacts



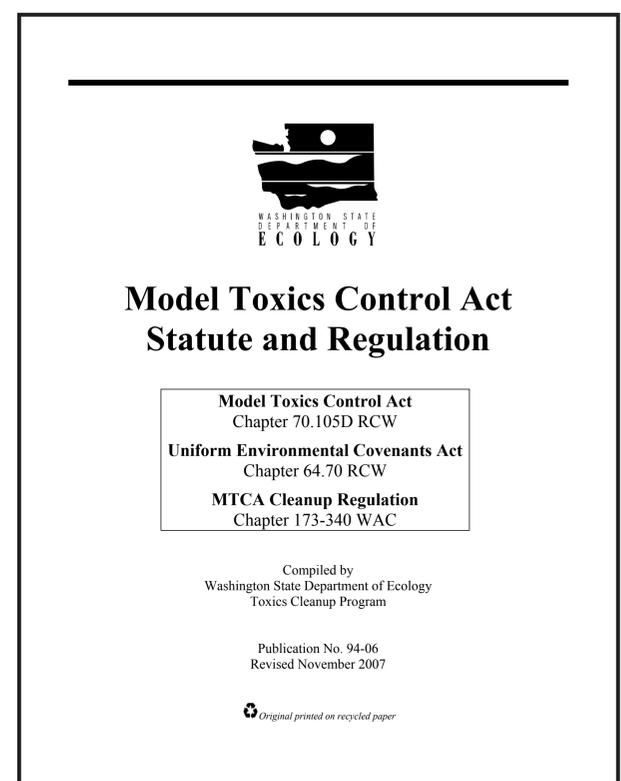
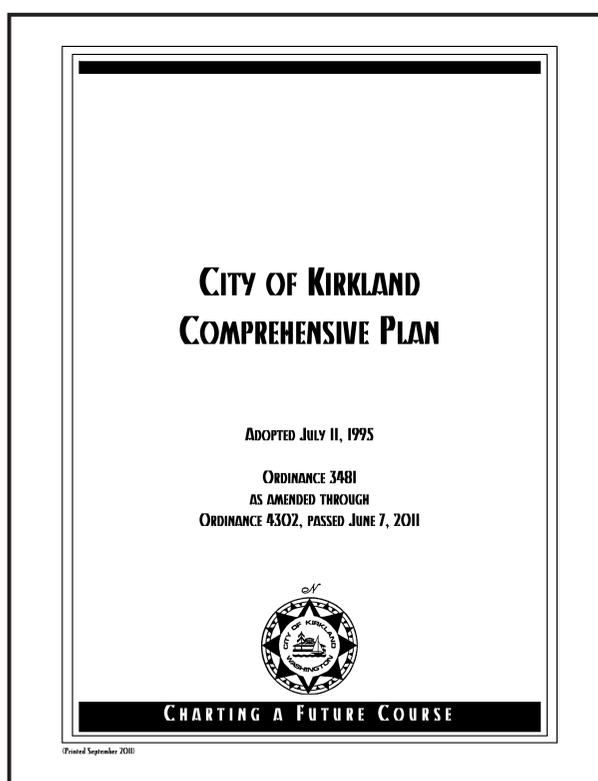
Potala Village EIS

Plans and Policies



Plans and Policies

- Comprehensive Plan
- Zoning and development regulations
- Shoreline Management Plan
- Washington Model Toxics Control Act
- Washington Underground Storage Tanks



Potala Village EIS

Aesthetics



Aesthetic Character of the Surrounding Area

- Urban form, massing, building/street relationship, architectural and landscape character, building height, bulk and scale



3-D Model

- Alternative approaches to building massing, modulation and building/site relationships
- Mitigation measures



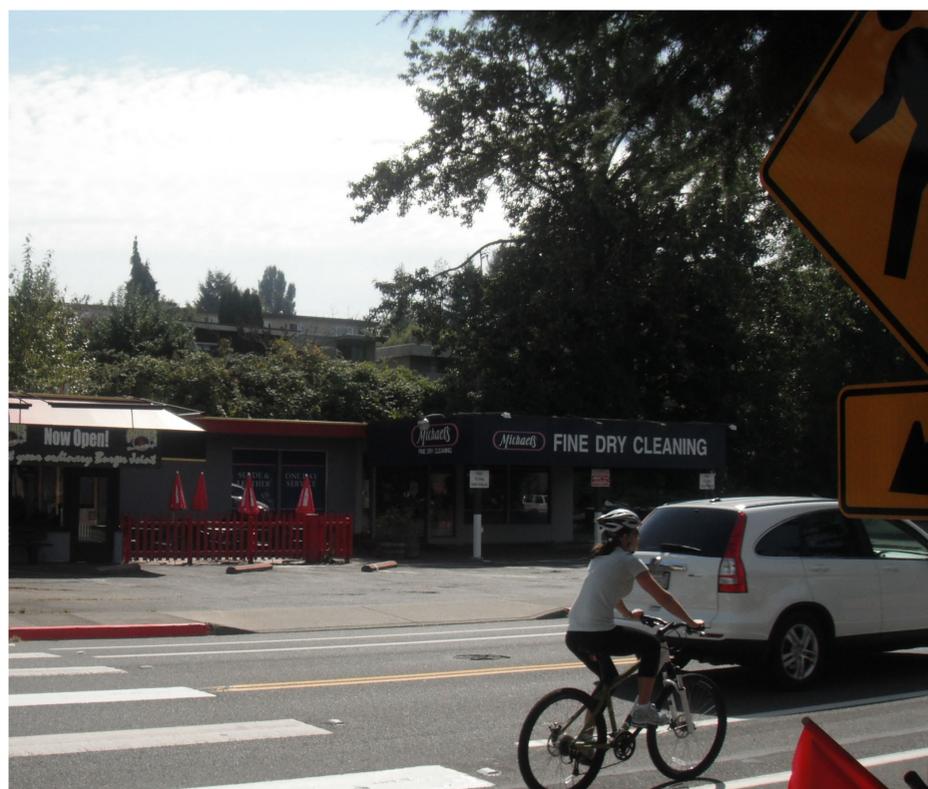
Potala Village EIS

Transportation and Construction Impacts



Transportation

- Updated forecast information
- Lake Street South gap analysis
- Parking and circulation on 10th Avenue South
- Neighborhood circulation impacts
- Non-motorized impacts
- Parking demand and impacts
- Am peak hour analysis
- Safety assessment
- Mitigating measures



Construction Impacts

- Construction phase truck and other traffic
- Parking management
- Qualitative assessment of noise, dust, emissions, erosion and stormwater
- Mitigating measures



Potala Village EIS



EIS Scope

- Intended to identify and narrow scope to significant issues
- Scoping period August 4, 2011 – August 25, 2011
- 22 comment letters
- No new issues identified

EIS SCOPE

Aesthetics	<i>height, bulk and scale</i>
Land Use Patterns	<i>land use patterns, residential density</i>
Plans and Policies	<i>adopted plans, policies, state requirements (environmental remediation)</i>
Transportation	<i>traffic, parking</i>
Construction Impacts	<i>construction phase traffic and parking; noise, dust, emissions, erosion and stormwater</i>

Potala Village EIS

Draft EIS Availability and Commenting



Availability

- Draft EIS will be issued in mid-July
- Copies available at City Hall, on-line at the City's Potala Village website; Kirkland Public Library
- Methods of notice
 - Public notice at the project site
 - Newspaper publication
 - City webpage posting
 - Mailed notice to adjacent residents and applicable agencies

Commenting

- 30-day comment period will follow Draft EIS issuance
- Draft EIS will include information on timing and process for commenting
- Written comment may be provided at anytime during the comment period
- Verbal comment may be provided at a public hearing to be held during the comment period