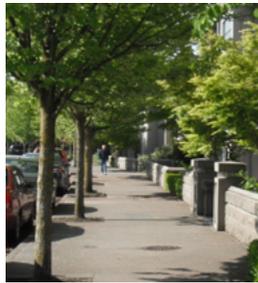


POTALA VILLAGE MIXED USE DEVELOPMENT

Draft Environmental Impact Statement



City of Kirkland
12 July 2012



July 12, 2012

SUBJECT: Potala Village Mixed Use Development Draft Environmental Impact Statement

Dear Interested Citizen:

The City of Kirkland invites you to comment on the *Potala Village Mixed Use Development Draft Environmental Impact Statement (Draft EIS)*. The Draft EIS analyzes the potential environmental impacts associated with the proposed Potala Village development, consisting of 143 residential units and approximately 6,200 square feet of commercial area. The subject site has an area of approximately 52,600 square feet and is located at the southeast quadrant of the intersection of Lake Street South and 10th Avenue South.

The Draft EIS studies two alternatives: No Action (Alternative 1) and the Proposed Action (Alternative 2). The No Action Alternative assumes existing development on the subject site with no additional development. The Proposed Action assumes the development proposed by the project proponent. In addition, this Draft EIS considers alternative development scenarios and/or development thresholds to address potential aesthetic and transportation impacts, described in their respective sections of the Draft EIS.

The Draft EIS identifies specific environmental impacts associated with the proposal and mitigating measures to address those impacts. Environmental issues addressed in this Draft EIS include land use, plans and policies, aesthetics, transportation and construction impacts. Residential density is discussed in the land use and aesthetics analyses (Sections 3.1 and 3.3), wildlife in the discussion of the scoping process (Chapter 2), and site remediation in the plans and policies section (Section 3.2).

Public and agency comment on the Draft EIS is invited. The City of Kirkland is holding a 43-day comment period and will accept written comments from issuance on July 12, 2012 through **5:00 pm, August 24, 2012**. Comments sent through the U.S Post Office must be postmarked no later than August 24, 2012. Please provide written comments to the email or postal addresses provided below:

Email: PotalaEIS@KirklandWA.gov

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

In addition, the City invites public comments on the Draft EIS at a public hearing scheduled for **7:00 pm, Tuesday August 14, 2012** in the Kirkland City Hall Council Chamber at 123 5th Avenue, Kirkland.

Copies of the Draft EIS are available at Kirkland City Hall, 123 5th Avenue, Kirkland or the Kirkland Public Library, 308 Kirkland Avenue, Kirkland. Copies are also available to purchase at Kirkland City Hall for the cost of reproduction. To view an electronic version of the Draft EIS and for additional project information, please see the project website at <http://www.kirklandwa.gov/depart/Planning/Development/Potala.htm>.

Following the public comment period, the City will prepare and issue a Final Environmental Impact Statement (Final EIS) that will include responses to all comments received during the public comment period.

If you have questions, please contact Teresa Swan at 425.587.3258 or tswan@kirklandwa.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul", followed by a long, horizontal, sweeping line that extends to the right.

Paul Stewart, AICP, Deputy Director
Planning and Community Development

FACT SHEET

Name of Proposal

Potala Village Mixed Use Development

Proponent

Dargey Enterprises

Location

The site consists of approximately 52,600 sf (1.21 acres) located at the southeast quadrant of the intersection of Lake Street South and 10th Avenue South in the City of Kirkland.

Proposal

The proposed development would consist of a mixed use building containing approximately 6,200 sf of commercial use (general office and medical office) and 143 residential units. Two levels of underground parking would be provided and vehicular access would be from Lake Street South.

Proposed Alternatives

This EIS evaluates the Proposal and a No Action Alternative. The No Action Alternative assumes existing site development with no change from current conditions.

This EIS also considers alternative development scenarios and/or development thresholds to address potential aesthetic and transportation impacts. These alternative scenarios are described in Section 3.3 (Aesthetics) and Section 3.4 (Transportation) of this Draft EIS.

Scope of Analysis

The scope of the environmental analysis in this Draft EIS includes land use, plans and policies, aesthetics, transportation and construction impacts. In addition, residential density is discussed in the land use and aesthetics analyses (Sections 3.1 and 3.3), wildlife in the discussion of the scoping process (Chapter 2), and site remediation in the plans and policies section (Section 3.2).

Lead Agency

City of Kirkland
Department of Planning and Community Development

SEPA Responsible Official

Eric R. Shields, Director
Department of Planning and Community Development

EIS Contact Person

Teresa Swan, Project Planner
City of Kirkland
123 5th Avenue
Kirkland WA 98033
Phone: 425.587.3258 Email: tswan@kirkland.wa.us

Final Action

Approval of Shoreline Substantial Development Permit

Required Approvals and/or Permits

Shoreline Substantial Development
Building, grading and other related construction permits

Authors and Principal Contributors to this EIS

The *Potala Village Mixed Use Development EIS* has been prepared under the direction of the City of Kirkland. Research and analysis associated with this EIS were provided by the following consulting firms:

- **inova** - lead EIS consultant; land use, plans and policies, aesthetics, construction impacts
- **Heffron Transportation** - transportation
- **Parametrix** - wildlife, site remediation
- **AHBL** - visual modeling

Location of Background Data

Teresa Swan, Project Planner
Department of Planning and Community Development
123 5th Avenue
Kirkland WA 98033
Telephone: 425.587.3258

Date of Issuance of this Draft EIS

July 12, 2012

Date Draft EIS Comments Are Due

August 24, 2012

Written comments are to be submitted to: PotalaEIS@KirklandWA.gov

or

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

Date of Draft EIS Public Hearing

7:00 pm

Tuesday, August 14, 2012

Kirkland City Hall, Council Chamber

123 5th Avenue

Kirkland WA

The purpose of the public hearing is to provide an opportunity for agencies, organizations and individuals to provide verbal and written comments on the Draft EIS.

Availability of this Draft EIS

Copies or a Notice of Availability of this Draft EIS have been distributed to agencies, organizations and individuals noted on the Distribution List (Chapter 5).

The Draft EIS can be reviewed at the following public locations:

- Kirkland City Hall, 123 5th Avenue, Kirkland
- Kirkland Public Library, 308 Kirkland Avenue, Kirkland

This Draft EIS and the appendices are also available online at:

<http://www.kirklandwa.gov/depart/Planning/Development/Potala.htm>

Additional copies may be purchased at the City of Kirkland for the cost of reproduction.

TABLE OF CONTENTS

Chapter 1	Summary	1-1
	1.1 Proposal	1-1
	1.2 Project Location	1-2
	1.3 Alternatives.....	1-2
	1.4 Document Organization.....	1-4
	1.5 Summary of Potential Impacts	1-5
	1.6 Mitigation Measures	1-8
	1.7 Significant Unavoidable Adverse Impacts.....	1-14
	1.8 Significant Areas of Controversy	1-14
Chapter 2	Description of the Proposal and Alternatives	2-1
	2.1 Overview	2-1
	2.2 Environmental Review Process	2-8
	2.3 Objectives of the Proposal.....	2-9
	2.4 Site Description	2-10
	2.5 Regulatory Context.....	2-13
	2.6 Description of the Proposal and Alternatives	2-14
	2.7 Benefits & Disadvantages of Deferring Implementation of Proposal	2-17
Chapter 3	Environmental Analysis	3.1-1
	3.1 Land Use	3.1-1
	3.1-1 Affected Environment	3.1-1
	3.1-2 Significant Impacts	3.1-17
	3.1-3 Mitigating Measures	3.1-18
	3.1-4 Significant Unavoidable Adverse Impacts.....	3.1-19
	3.2 Plans & Policies	3.2-1
	3.2-1 Affected Environment	3.2-1
	3.2-2 Significant Impacts	3.2-14
	3.2-3 Mitigating Measures	3.3-18
	3.2-4 Significant Unavoidable Adverse Impacts.....	3.1-18
	3.3 Aesthetics.....	3.3-1
	3.3-1 Affected Environment	3.3-1
	3.3-2 Significant Impacts	3.3-22

3.3-3 Mitigating Measures	3.3-31
3.3-4 Significant Unavoidable Averse Impacts	3.3-49
3.4 Transportation	3.4-1
3.4-1 Affected Environment	3.4-1
3.4-2 Significant Impacts	3.4-17
3.4-3 Mitigating Measures	3.4-48
3.4-4 Significant Unavoidable Adverse Impacts.....	3.4-49
3.5 Construction Impacts	3.5-1
3.5-1 Significant Impacts	3.5-1
3.5-2 Mitigating Measures	3.5-4
3.5-3 Significant Unavoidable Adverse Impacts.....	3.5-7

Chapter 4 References4.1

Chapter 5 Distribution List.....5.1

Appendices

- 1 Proposed Development Plans
- 2 SEPA Documents
- 3 Wildlife Memo
- 4. Model Perspectives

Figures

1.1. Vicinity Map	1-2
2.1 Vicinity Map	2-2
2.2 Proposed Site Plan	2-3
2.3 Preliminary Landscape Plan	2-4
2.4 Building Elevations.....	2-5
2.5 On-site Shoreline Designation Area	2-5
2.6 Existing Site	2-10
2.7 Existing Single Family Structure	2-11
2.8 Existing Commercial Structure.....	2-11
2.9 Existing Features Site Plan	2-12
3.1-1 Study Area	3.1-2
3.1-2 Existing Development Eastern Portion of Site	3.1-3
3.1-3 Existing Development Western Portion of Site	3.1-3

3.1-4	Adjoining Development	3.1-4
3.1-5	Existing Development Examples (Lake Street/Lake Washington Blvd) .	3.1-5
3.1-6	Waterfront Parks	3.1-6
3.1-7	Existing Development Examples (10 th Avenue S).....	3.1-7
3.1-8	Multifamily Densities	3.1-9
3.1-9	Study Area Zoning Designations.....	3.1-13
3.1-10	Shoreline Designation Area On-site	3.1-16
3.2-1	Comprehensive Plan Land Use Map	3.2-5
3.2-2	Neighborhood Plan Boundaries.....	3.2-7
3.2-3	Moss Bay Neighborhood Land Use Map.....	3.2-8
3.2-4	Lakeview Neighborhood Land Use Map	3.2-9
3.2-5	Parcel Designations	3.2-10
3.2-5	Washington State Contaminated Site Clean-Up Process	3.2-12
3.3-1	Viewpoint 1: View to Site from the Southwest.....	3.3-3
3.3-2	Viewpoint 2: Distant View to Site from the Northwest	3.3-4
3.3-3	Viewpoint 3: Close-up view to Site from the Northwest.....	3.3-5
3.3-4	Viewpoint 4: View to the Site from the Northeast	3.3-6
3.3-5	Study Area Landscaping	3.3-8
3.3-6	Tree Canopy	3.3-9
3.3-7	Building Heights	3.3-11
3.3-8	Building/Street Relationships	3.3-12
3.3-9	Adjacent Development to the East.....	3.3-14
3.3-10	Adjacent Development to the South	3.3-15
3.3-11	Adjacent Development to the West.....	3.3-16
3.3-12	Adjacent Development to the North	3.3-17
3.3-13	Public Views to Lake Washington.....	3.3-18
3.3-14	Study Area Development Pattern.....	3.3-24
3.3-15	Proposed Action: View from the Southwest	3.3-25
3.3-16	Proposed Action: Distant View from the Northwest.....	3.3-26
3.3-17	Proposed Action: Close-up View from the Northwest	3.3-27
3.3-18	Proposed Action: View from the Northeast	3.3-28
3.3-19	Scenario 1: View from the Southwest	3.3-33
3.3-20	Scenario 1: Distant View from the Northwest	3.3-34
3.3-21	Scenario 1: Close-up View from the Northwest	3.3-35
3.3-22	Scenario 1: View from the Northeast	3.3-36

3.3-23 Scenario 2: View from the Southwest	3.3-38
3.3-24 Scenario 2: Distant View from the Northwest	3.3-39
3.3-25 Scenario 2: Close-up View from the Northwest	3.3-40
3.3-26 Scenario 2: View from the Northeast	3.3-41
3.3-27 Scenario 3: View from the Southwest	3.3-44
3.3-28 Scenario 3: Distant View from the Northwest	3.3-45
3.3-29 Scenario 3: Close-up View from the Northwest	3.3-46
3.3-30 Scenario 3: View from the Northeast	3.3-47
3.4-1 Transportation Study Area	3.4-2
3.4-2 Hourly Traffic Volumes Lake Street S: South of 10 th Ave - Weekday ...	3.4-5
3.4-3 Hourly Traffic Volumes Lake Street S: South of 10 th Ave - Saturday....	3.4-5
3.4-4 Hourly Traffic Volumes Lake Street S: South of 10 th Ave - Sunday.....	3.4-6
3.4-5 Existing (2012) Traffic Volumes - AM Peak Hour	3.4-7
3.4-6 Existing (2012) Traffic Volumes - PM Peak Hour	3.4-8
3.4-7 2014 Without Project Traffic Volumes - AM Peak Hour	3.4-10
3.4-8 2014 Without Project Traffic Volumes - PM Peak Hour	3.4-11
3.4-9 Net New Trip Assignment - AM Peak Hour	3.4-21
3.4-10 Net New Trip Assignment - PM Peak Hour.....	3.4-22
3.4-11 Access and Egress Scenarios.....	3.4-23
3.4-12 2014 With Project Traffic Volumes - AM Peak Hour	3.4-25
3.4-13 2014 With Project Traffic Volumes - PM Peak Hour	3.4-26
3.4-14 Access Scenario 1: Inbound Vehicles from East Use 10 th Ave S	3.4-34
(Left Turns)	
3.4-15 Access Scenario 2: Inbound Project Trips from East Use NE 64 th St.....	3.4-35
(via Right Turns)	
3.4-16 Egress Scenario 2: Outbound Vehicles Travel South via Right Turns....	3.4-38
3.4-17 Parking Demand by Proposed Land Use Type - Weekdays & Saturdays.	3.4-42
3.4-18 Combined Parking Demand - Weekdays & Saturdays	3.4-42

Tables

2-1 BN Development Standards.....	2-13
3.1-1 City of Kirkland Residential Zones	3.1-8
3.1-2 Zoning Standards	3.1-14
3.3-1 Mitigation Scenarios	3.3-32
3.4-1 Existing Roadway Characteristics.....	3.4-3
3.4-2 Level of Service Criteria	3.4-13

3.4-3	Level of Service Impact Criteria	3.4-13
3.4-4	Existing and 2014 Project Levels of Service - AM and PM Peak Hours ..	3.4-14
3.4-5	Existing and 2014 Project Levels of Service - Weekend	3.4-15
3.4-6	Collision History in Study Area 2009 - 2011	3.4-16
3.4-7	ITE Trip Generation Rates	3.4-18
3.4-8	Trip Generation Summary - Weekday.....	3.4-19
3.4-9	Trip Generation Summary - Weekend	3.4-20
3.4-10	Project Proportional Share at Study Intersections.....	3.4-24
3.4-11	Future Levels of Service - Without and With Project AM and PM	3.4-28
3.4-12	Project Proportional Share at LOS E and LOS F Intersections.....	3.4-29
	LOS F Intersections	
3.4-13	Future Levels of Service at Project Site Without and With	3.4-29
	Project - Weekend	
3.4-14	Time Gaps Needed for Turn Maneuvers	3.4-30
3.4-15	Peak Hour Gap Analysis at Site Driveway	3.4-31
3.4-16	2014 With Project Level of Service Comparison of Potential Site.....	3.4-36
	Access Patterns	
3.4-17	Proportional Shares at LOS E and LOS F Intersections - Access	3.4-36
	Scenarios	
3.4-18	2014 With Project Level of Service Comparison of Potential Site.....	3.4-39
	Egress Patterns	
3.4-19	Proportional Shares at LOS E and LOS F Intersections - Egress	3.4-39
	Scenarios	
3.4-20	City Parking Requirements for Proposed Project	3.4-43
3.4-21	Net New Trips Alternate Multifamily Development Scenarios	3.4-45
3.4-22	2014 With-Project Levels of Service - Alternative Development Scenarios	3.4-46
3.4-23	Net New Trips - Alternate Retail Scenarios	3.4-47
3.4-24	Estimated Road Impact Fee	3.4-48
3.5-1	Typical Noise Levels from Construction Equipment	3.5-2
3.5-2	Typical Sound Levels	3.5-2

ACRONYMS

AIA	American Institute of Architects
AASHTO	American Association of State Highway and Transportation Officials
BN	Neighborhood Business zone
BMP	Best Management Practice
CIP	Capital improvement program
CTR	Commute Trip Reduction
CY	cubic yards
dB	Decibel
EPA	Environmental Protecting Agency
ESA	Endangered Species Act
GMA	Growth Management Act
HCM	Highway Capacity Manual
ITE	Institute of Transportation Engineers
KZC	Kirkland Zoning Code
LID	Low Impact Development
LU	Land use
LOS	Level of service
MF	Multifamily zone
MTCA	Model Toxics Control Act
PSRC	Puget Sound Regional Council
RS	Single family zone
SDP	Substantial Development Permit
SF	Square feet
SMA	Shoreline Management Act
SMP	Shoreline Master Program
TAZ	Transportation Analysis Zone
TDM	Transportation Demand Management

TESC	Temporary Erosion and Sediment Control Plan
TOD	Transit Oriented Development
ULI	Urban Land Institute
USFWS	United States Department of Fish and Wildlife
UST	Underground Storage Tank
V/C	Volume-to-capacity
VPH	Vehicles per hour
WAC	Washington Administrative Code
WD	Waterfront District zone
WDFW	Washington Department of Fish and Wildlife
WDOE	Washington Department of Ecology (Ecology)
WSDOT	Washington State Department of Transportation