

DRAFT EIS

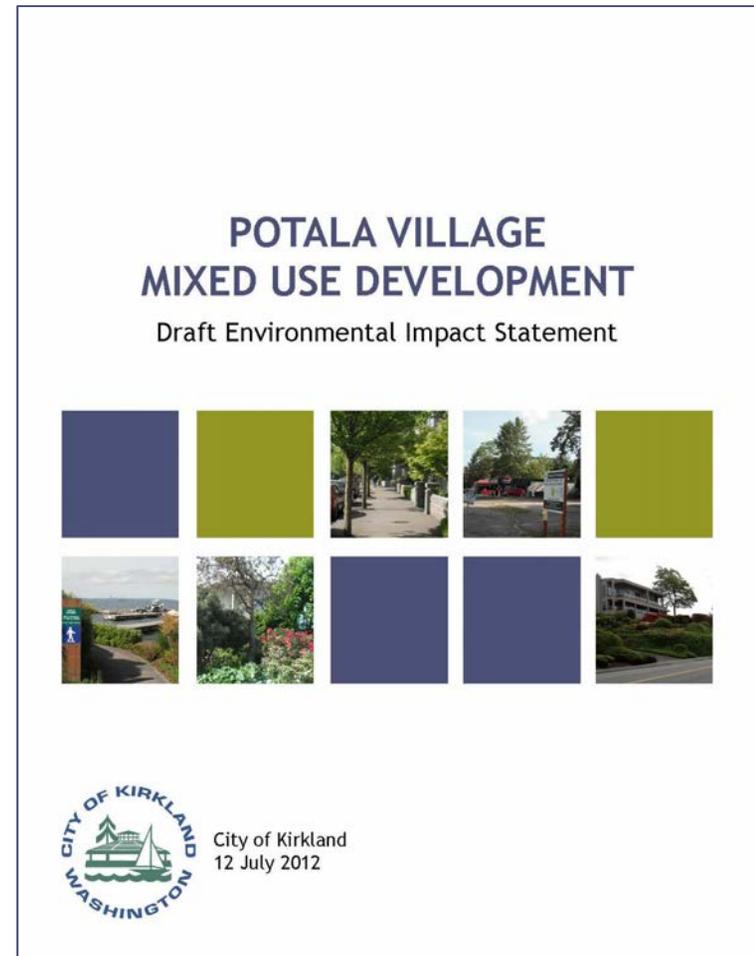
POTALA VILLAGE



Presentation

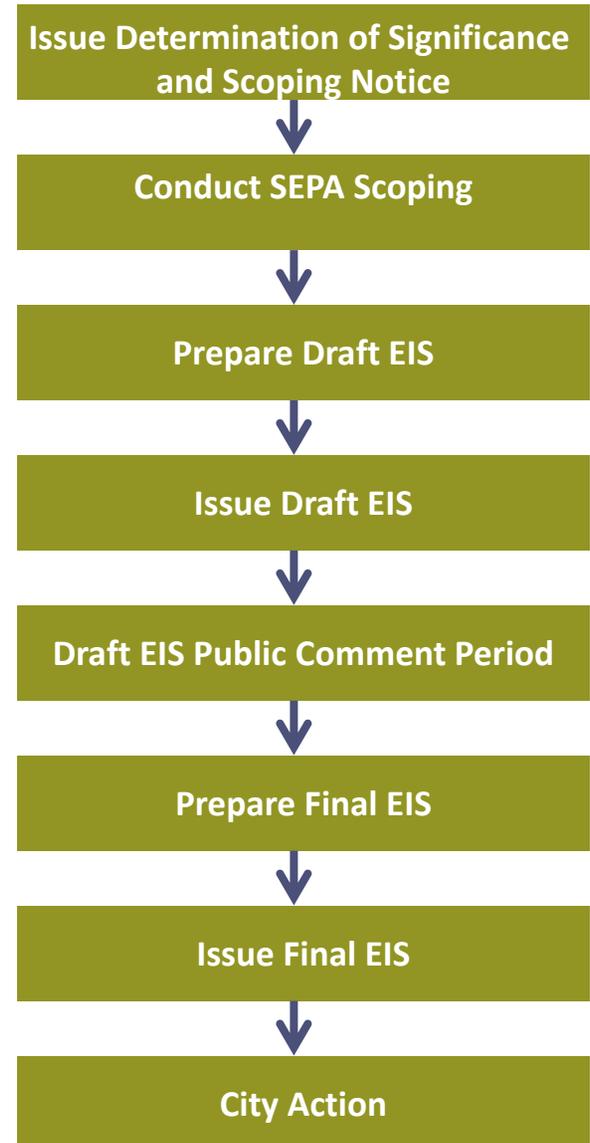


1. Meeting Purpose
2. Draft EIS Overview
3. Alternatives
4. Land Use
5. Plans and Policies
6. Aesthetics
7. Transportation
8. Construction Impacts
9. Schedule and Next Steps



Meeting Purpose

- Obtain written and verbal comment on the Draft EIS
- Provide an overview of the Draft EIS
- Describe next steps in EIS process



Draft EIS Outline



Chapter 1 – Summary

Chapter 2 – Description of Proposal and Alternative

- Objectives, proponents, principal features of alternatives
- Location of the proposal
- Previous or future environmental analysis, if known
- Benefits and disadvantages of delaying implementation of proposal

Chapter 3 – Significant Impacts

- Existing conditions
- Significant impacts
- Mitigating measures
- Significant unavoidable adverse impacts

Alternatives

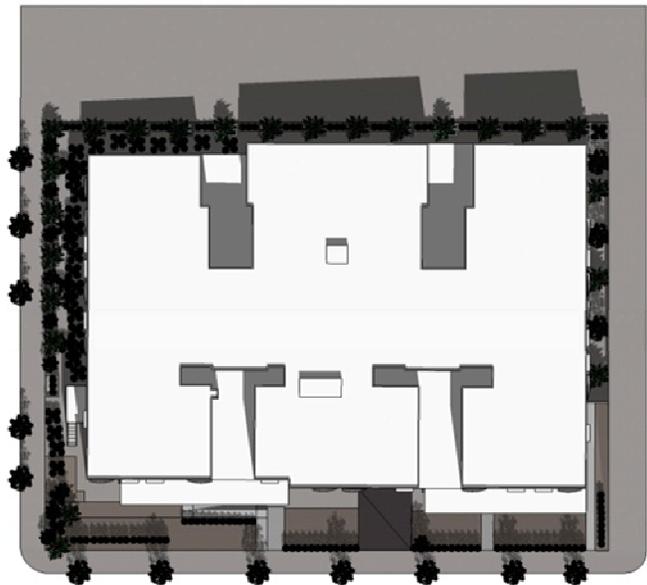
1. No Action

- Existing conditions
- Provides baseline
- Required by SEPA



2. Proposed Action

- 6,200 sf of commercial space
- 143 units in single structure
- 316 parking stalls

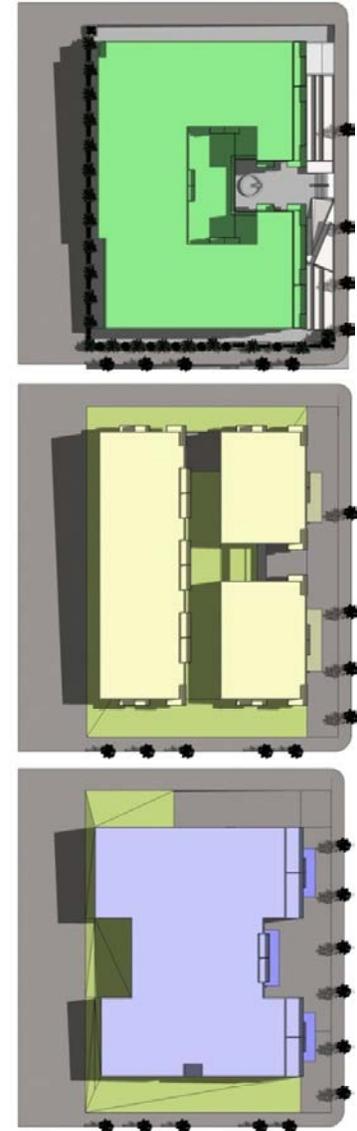


Proposed Action



Alternative Development Scenarios

- Conceptual development scenarios
- Illustrate comparative differences
 - building mass
 - scale
 - neighborhood compatibility
 - trip generation
- Aesthetics and transportation analyses



Elements of the Environment

- Land Use Patterns
- Plans and Policies
- Aesthetics
- Transportation
- Construction Impacts



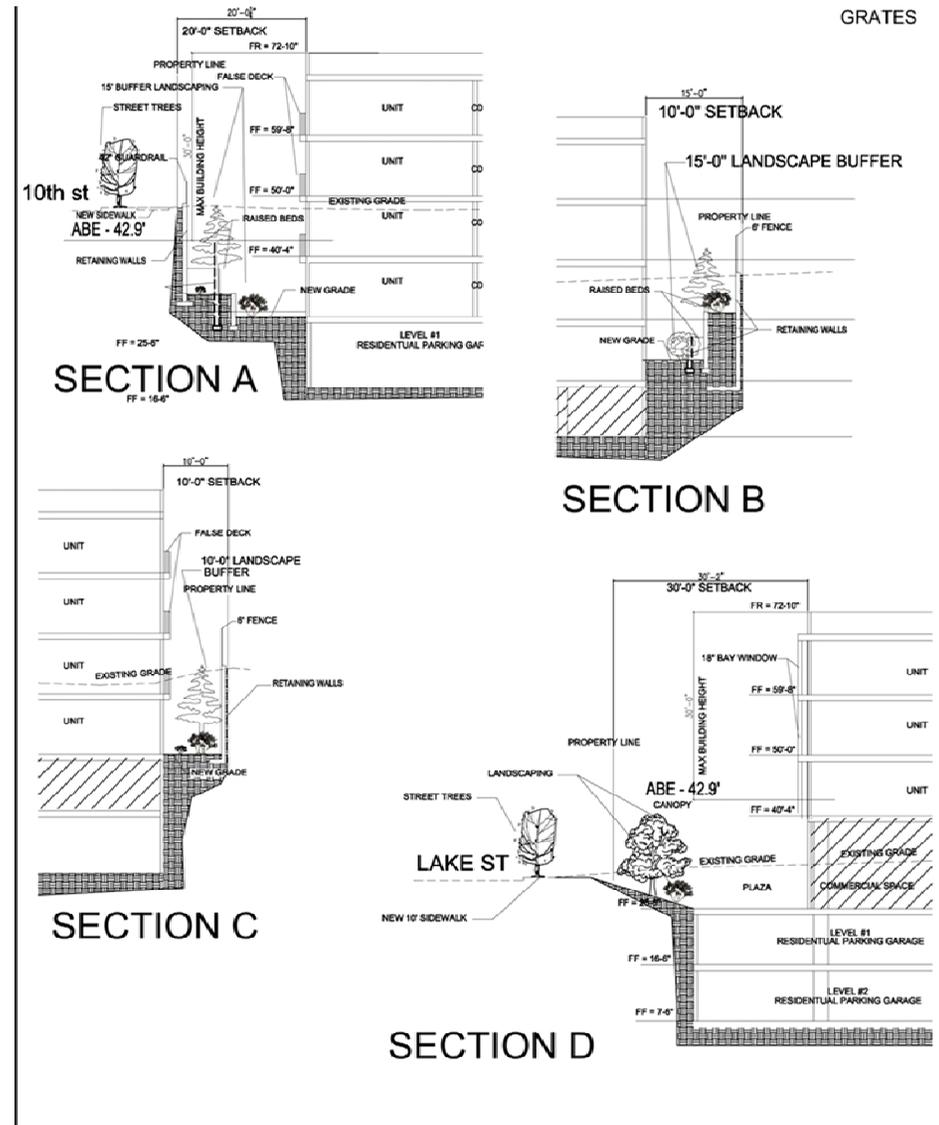
Land Use Patterns

- Land use compatibility
 - Proposed MF use is compatible with surrounding area
- Residential density
 - Proposed approximately 118 units/acre
 - Surrounding MF densities generally range between 10 – 40 units/acre
- Development regulations
 - Meets fundamental use, lot coverage, height standards
 - Proposed landscape buffers below adjacent site elevations, do not meet standard for future retail use



Landscape Buffers

- Width
- Relationship to adjoining property
- Width transition



Land Use Mitigation

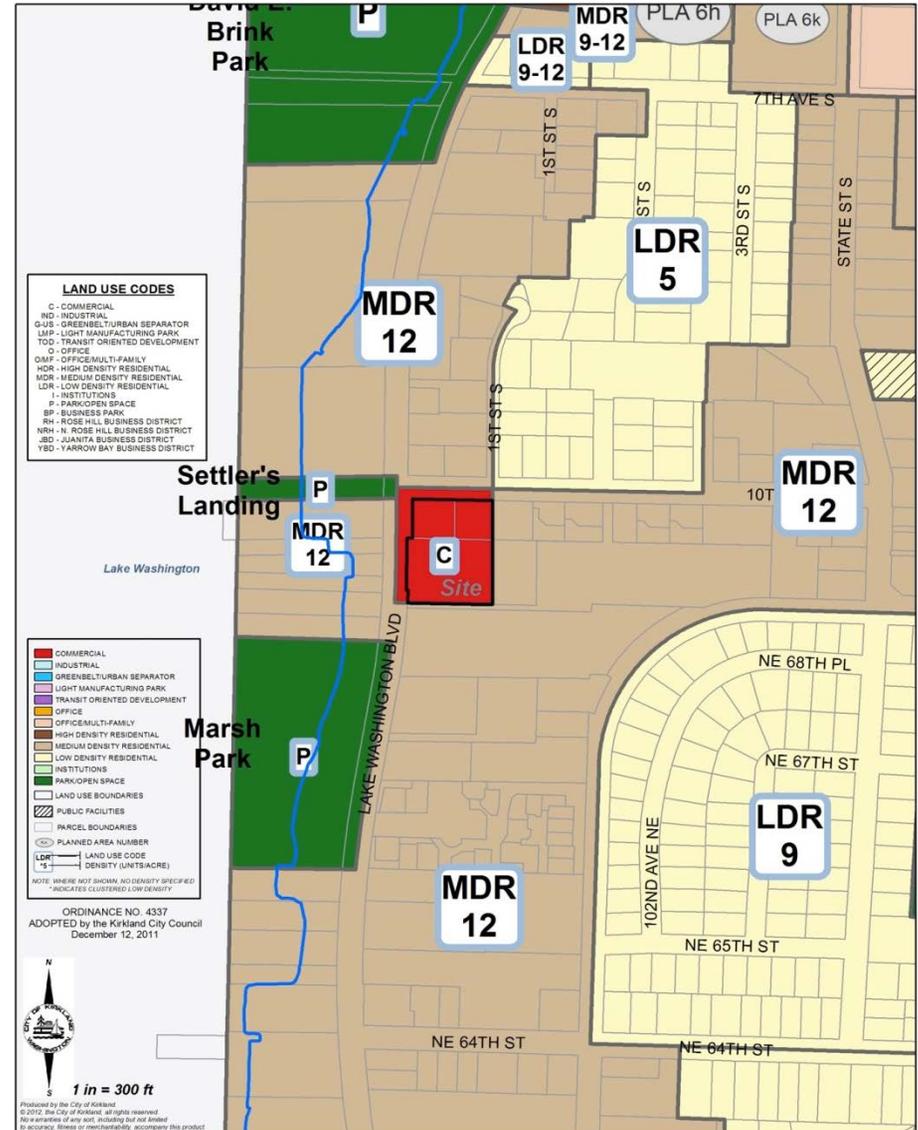
- Comply with applicable provisions of Kirkland Zoning Code and Shoreline Master Program
- Revise landscape buffers to:
 - Provide effective screening for adjacent properties
 - Provide 15-foot width
 - Provide for gradual transition in width along east property line



Plans and Policies

Comprehensive Plan

- Vision Statement; Framework Goals; Community Character, Economic Development, Land Use Elements; Moss Bay and Lakeview Neighborhood Plan Elements



Plans and Policies

- Washington Model Toxics Control Act
 - Voluntary site clean-up could be completed without City or Ecology oversight
- Washington Underground Storage Tank Regulations
 - Underground storage tanks would be removed pursuant to state requirements

Plans and Policies Mitigation

- Applicant funds independent consultant for oversight of site cleanup process
- Technical consultation with Ecology, including documentation that cleanup is complete

Aesthetics

- Neighborhood character
 - Lot and building size
 - Parking
 - Landscaping and tree cover
 - Building massing
 - Building heights
 - Building/street relationship
 - Building materials and color
- Adjacent development
- Public views to Lake Washington



Visual Model

- Show proposal and scenarios in existing neighborhood context
- Views to site from public rights-of-way
- Modeled proposal and three alternative scenarios
- Views from four perspectives

