



CITY OF KIRKLAND

Planning and Community Development Department

123 Fifth Avenue, Kirkland, WA 98033 425.587.3225

www.kirklandwa.gov

CITY OF KIRKLAND NOTICE OF ISSUANCE AND AVAILABILITY

DRAFT ENVIRONMENTAL IMPACT STATEMENT COMPREHENSIVE PLAN UPDATE & TOTEM LAKE PLANNED ACTION

Pursuant to WAC 197-11-455 and 510, and Section 24.02.160 KMC, notice is hereby given that the City of Kirkland has issued a Draft Comprehensive Plan 10-Year Update and a Draft Environmental Impact Statement (DEIS) analyzing the Draft Plan, a potential Planned Action for the Totem Lake Business District, and other site-specific amendments. File No. CAM13-00465/SEP13-00466.

DESCRIPTION OF PROPOSAL: The proposal is to adopt the **10-year update of the Comprehensive Plan** and establish 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 the following elements of the Comprehensive Plan: General, Land Use, Community Character, Housing, Economic Development, Capital Facilities, Transportation, Environment, Human Services, Parks and Recreation, Public Services, Utilities, Implementation, the Future Land Use Map. The update will also make revisions to the Introduction, Vision and Framework Goals, and Definitions Chapters and delete Appendices A and C. Each of the Neighborhood Plan chapters have been revised and a new Kingsgate Neighborhood Plan has been prepared.

The proposal would revise the Totem Lake Business District Plan and adopt a **planned action for the designated Totem Lake Urban Center** which includes the business district and an area outside of the business district. In addition, the City is considering **thirteen site-specific amendment requests** throughout the city that may ultimately result in changes to land use designations and/or zoning.

PROPONENT: City of Kirkland

LOCATION OF PROPOSAL: The Updated Draft Plan and the associated Draft EIS addresses property within the City limits. The Totem Lake planned action would apply to the combined area of the Totem Lake Business District and Totem Lake Urban Center.

LEAD AGENCY: City of Kirkland, Planning and Community Development Department.

DRAFT EIS CONTENTS: The Draft EIS includes the following topics:

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

The Draft EIS evaluates **three growth alternatives**:

- 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.

All three growth alternatives **test the same level of overall growth**, consistent with the City's assigned 2035 growth targets of 8,361 housing units and 22,435 jobs between 2015 and 2035.

The Draft EIS evaluates the proposal and alternatives for each topic area listed above, both at a citywide scale and with a focus on the Totem Lake area to provide sufficient environmental analysis for the proposed Planned Action.

PUBLIC REVIEW AND COMMENTS: Agencies, affected tribes, and members of the public are invited to comment on the Draft EIS and/or Comprehensive Plan Update. A **30-day comment period** is established for both the Draft EIS and Comprehensive Plan Update, concluding at **5:00 pm on July 24, 2015**. Written comments on both documents may be submitted to:

Teresa Swan, Senior Planner
City of Kirkland Planning Department
123 5th Ave, Kirkland, WA 98033
tswan@kirklandwa.gov

Written comments submitted by email must be received by 5:00 pm on the deadline date. Comments submitted by postal mail must be postmarked before the end of the comment period.

A **public hearing** will be held on the Draft EIS at **7:00 pm on July 9, 2015** in the City Council Chambers, Kirkland City Hall, 123 5th Ave.

Paper copies and CDs of the EIS are available for review and/or purchase in the Planning Department at City Hall, 123 5th Avenue. The EIS is also available on the City's website at <http://www.kirklandwa.gov/2035EIS>.

SEPA RESPONSIBLE OFFICIAL:

Eric R. Shields, Director,
Department of Planning and Community Development
City of Kirkland, 123 5th Avenue, Kirkland, WA 98033
(425) 587-3226
eshields@kirklandwa.gov

Publishing Date: June 24, 2015