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MEMORANDUM

Date: **September 24, 2014**

To: **Transportation Commission**

From: **Teresa Swan, Senior Planner**

This memo addresses the following Comprehensive Plan Update topics:
- Land Use Assumptions for the EIS Growth Alternatives and the Citizen Amendment Requests, File No. CAM13-00465, #7

I. RECOMMENDATION

- Review the land use assumptions for two draft Growth Alternatives proposed to be considered in the Environmental Impact Statement (EIS) for the Comprehensive Plan Update and discuss implications for the 20-year project list.

II. EIS GROWTH ALTERNATIVES

A. Background

The City will prepare an Environmental Impact Statement for the Comprehensive Plan (CP) Update. Work will begin this month on the EIS. It is anticipated that the EIS will be completed by next spring depending on when the Draft Plan is completed.

The EIS document will analyze the following:

- Proposed **revisions** in the Draft Plan. The Draft Plan will consist of the revised citywide element chapters, including the Transportation Element, and neighborhood plans, and any related amendments to the Zoning Code regulations.

- The **planned future growth** for the city based on the existing Comprehensive Plan, zoning map and development regulations. This is called the **"No Action"** analysis, meaning no changes to the Comprehensive Plan.

- **Two growth alternatives** that look at different land use assumptions for redevelopment and development and potential changes to the Comprehensive Plan and development regulations (different uses, more intensity or density) for specific areas of

the city. These are called "**Growth Alternative 1"** and **"Growth Alternative 2**" (see Attachment 1).

The alternatives may also look at revisions to the approved master plans for Totem Lake Mall and Park Place if we receive the proposed changes in time. The property owners have contacted the City about potential changes. Both property owners are currently exploring different plans.

- The selected **Citizen Amendment Requests** (see section III.)

An EIS is required to contain both an analysis of a "No Action" alternative which, in this case, is the existing plan implemented over the next 20 years along with growth alternatives.

The City prepared a Development Capacity Analysis that the Transportation Commission reviewed last fall. The analysis determined that the City can meet its assigned 20-year **growth targets** in housing (additional **8,361 units**) and employment (additional **22,435 jobs**) without the need to make changes to the planned land use or development regulations.

Given that the City does not need to add additional land capacity for employment or housing, the two growth alternatives described below would plan for the same growth, but study different ways to **locate the growth** by adding housing or employment in some locations while reducing them in other locations. However, considerable growth still must to be planned in the **Totem Lake Urban Center** to meet the Puget Sound Regional Council's regional policies on designated urban centers so we are limited on how much growth can be assumed to go to other locations.

B. Two Growth Alternatives

On February 26, 2014, the Transportation Commission had a presentation on preliminary growth alternatives to be studied in the EIS. Since then the alternatives have been changed and further refined to reflect:

- Interest in changes by property owners submitted as **citizen amendment requests**
- Concept of a potential mixed use development in **Parmac industrial area** TL 10D and TL 10E zones to promote housing that has access to the CKC
- Potential changes in assumptions for the Park Place projects in **CBD 5**
- Reality of possibly no redevelopment in the **neighborhood commercial centers** because of only a 30 feet high allowance (does not appear pencil out to tear down and rebuild)

Attachment 1 contains the final Growth Alternatives that will be studied in the EIS.

General overall concepts are:

1. **No Action:** Policy based alternative that reflects currently adopted land use plans, policies, and regulations. Land use reflects what is planned now.

The general level of distribution and land uses patterns for the No Action (existing plan over next 20 years) would be:

- Totem Lake as major employment and housing growth center.
- CBD 5 as secondary employment (office/retail) growth center.
- Conversion of more employment in Light Industrial areas (industrial to office) follow existing trends.
- Housing growth in neighborhood business with retail on ground floor at 3 stories (allowed under existing zoning development).
- Continued infill and short platting in neighborhoods.

2. **Alternative 1:** Would focus growth in major mixed use centers (Totem Lake and CBD 5/5A - Park Place and area to south).

   The general level of distribution and land uses patterns for this alternative would be:

   - Overall growth allocated primarily to Totem Lake and secondarily to CBD 5.
   - Slightly higher level of housing and employment growth in Totem Lake than No Action, including Mixed Use (residential with office/retail) in TL 10 (Parmac).
   - Higher employment growth in CBD 5 relative to Alternative 2 (revised Park Place plan with less office and more residential and MRM develops as high rise office building)
   - No housing growth in neighborhood centers (ground floor retail only-no redevelopment of existing conditions) relative to No Action.
   - Transition of Light Industrial to office continues in Norkirk and North Rose Hill LIT.
   - Remaining growth allocated proportionally to rest of the city.

3. **Alternative 2:** Would place most growth in major mixed use centers (Totem Lake and CBD 5), but distribute more housing growth to CBD 5, neighborhood centers and industrial areas with some reduction in employment and housing in Totem Lake and employment in CBD 5.

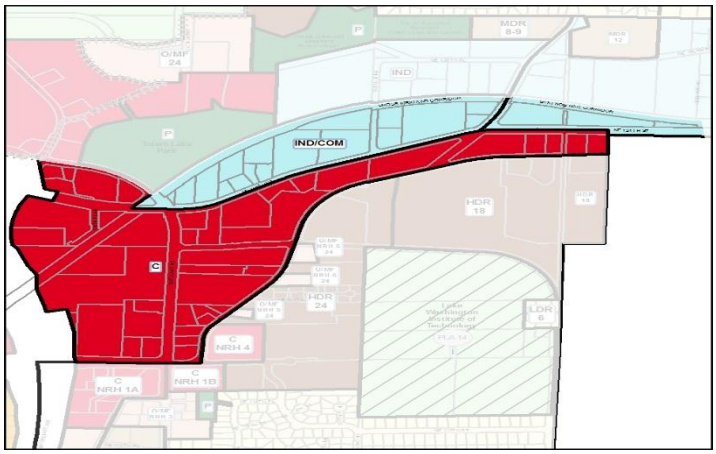
   The general level of distribution and land uses patterns for this alternative would be:

   - Lower increment of housing and employment growth in Totem Lake than No Action.
   - Increased higher-density housing in CBD 5 relative to No Action (revised Park Place plan with less office and more residential and MRM at high rise multifamily).
   - Increased higher-density housing in neighborhood centers relative to No Action (4-5 stories residential and 1 story retail).
   - Transition of Light Industrial to Mixed Use (residential/office/retail in Norkirk and retail/ hotel/office in North Rose Hill.
   - Remaining growth allocated proportionally to rest of the city.

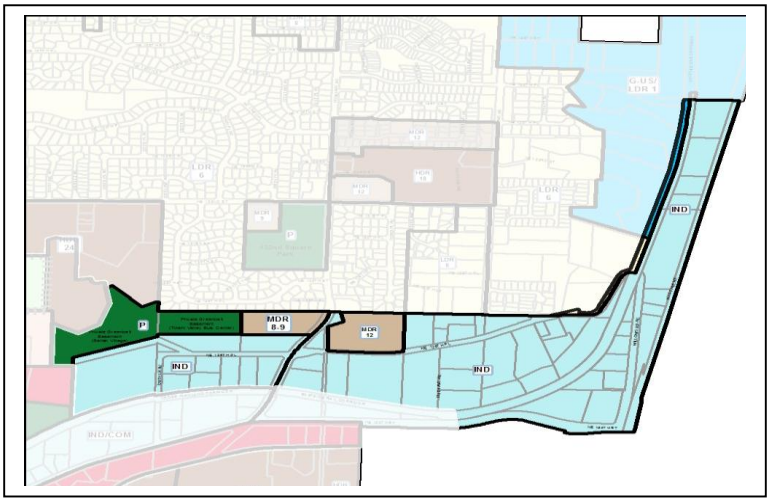
When developing the EIS Growth Alternatives, staff looked at **specific areas and issues** that will be studied as part of the Comprehensive Plan Update. The study areas listed below will be addressed in the EIS Growth Alternatives (Attachment 1 – page 2).

EIS Alternative Study Areas

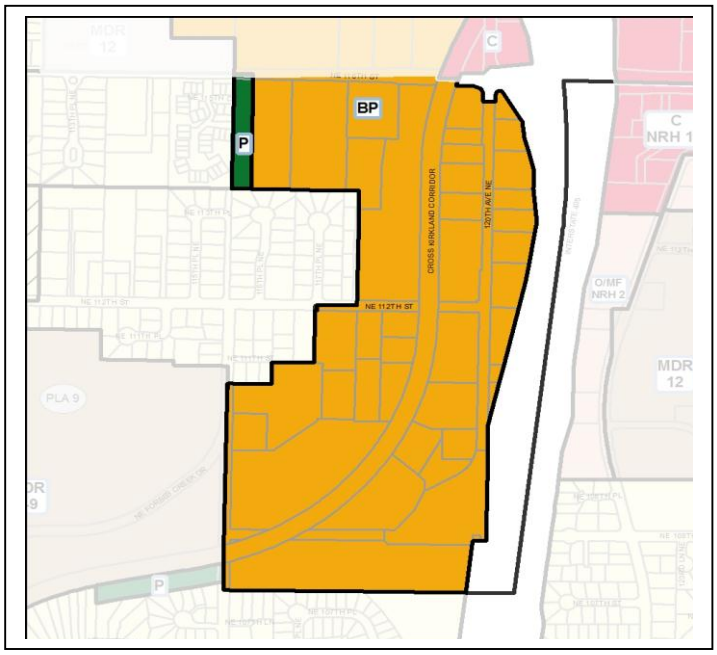
1. Totem Lake 7 zone (light blue): eastern industrial Area A (south of CKC)



2. Totem Lake 7 and 9A Zones (light blue & brown): eastern industrial area (north and east of KCK)

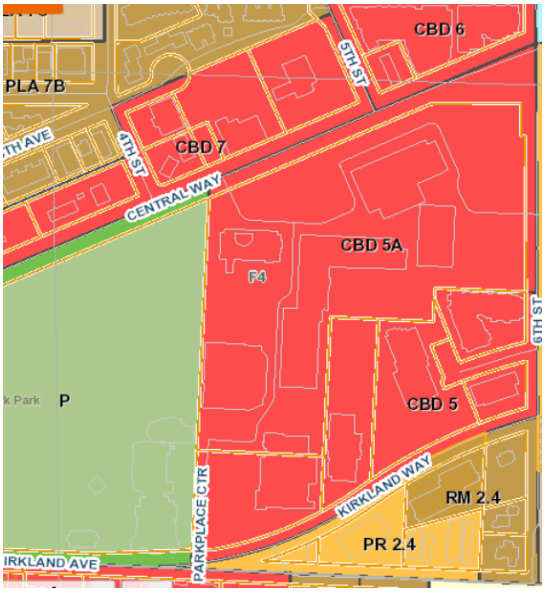


3. **Parmac** industrial area located west of I-405 and south of NE 116th Street:



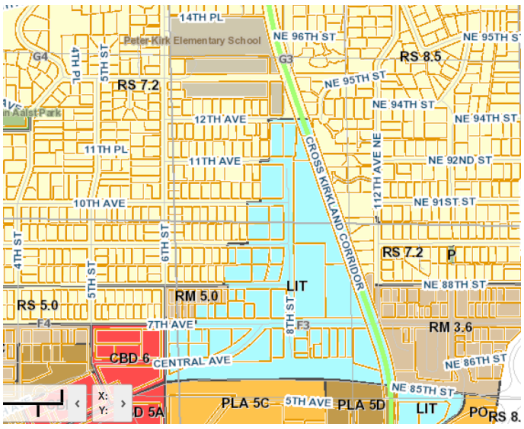
4. CBD 5A zone/Park Place

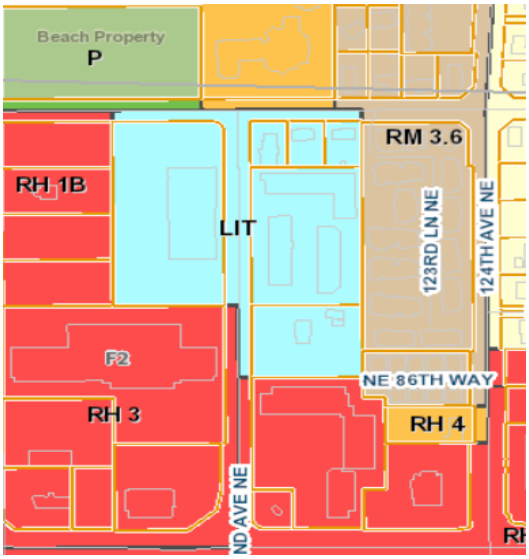
5. CBD 5 zone/MRM proposal (adjacent to and south of Park Place)



6. Neighborhood Business Centers – Bridle Trails, Houghton, Juanita, Kingsgate, Finn Hill

7. Light Industrial Technology zones in Norkirk along 7th Ave (1st map below) and North Rose Hill north of NE 85th Street and east of Costco (2nd map below)





C. Citizen Amendment Requests

1. Background

Requests from the public to amend the land use/zoning map or development regulations are accepted during the every eight year GMA update to the Comprehensive Plan. It is an appropriate time since the City is doing a complete review of the Plan and analyzing Kirkland's planned land use against our assigned growth targets from the Countywide Planning Policies.

Applications were accepted until June 20, 2014. Over 30 applications were received. Seven of the requests concerned the Norkirk industrial area along 7th Ave. The Planning Commission reviewed the Citizen Amendment Requests (CARs) applications at their July 10, 2014 meeting and made a recommendation to the City Council to study 20 requests. At the July 15, 2014 meeting, the City Council agreed with the Planning Commission's recommendation. Then on September 11, 2014, the Planning Commission looked at the requests to determine the study area of each request. In all cases but one, the study areas were expanded to include some of the surrounding properties. Evergreen Healthcare CAR was not expanded since they purchased one property that they want to include in their master plan which requires rezoning to institutional.

The Planning Commission will study the CARs in late fall and early winter and then make a recommendation to the City Council. The impacts of the requests and expanded study areas will be analyzed in the EIS and are included in the EIS Growth Alternatives.

The potential changes in land use and zoning resulting from the CARs will have implications for the land use assumptions, but in most cases they will be minor. The requests in the Totem Lake area and one request in Moss Bay neighborhood could potentially be somewhat significant to our land use assumptions with additional square footage of development potential and new uses and they covered a larger area than the other CARs.

2. Requests

19 of the 20 requests are described below. One request would change the development regulation regarding common recreational open space for multifamily development which would have no implication on the land use model (see Attachment 2).

1. **Nelson/Cruikshank CARs** (Moss Bay Neighborhood)
    a. Request: Rezone from singe family to multifamily
    b. Location: 202 & 208 2nd St South and 207 & 211-3rd St South
    c. Study area: 21 single family lots

2. **MRM CAR** (Downtown/Moss Bay Neighborhood)
    a. Request: Permit residential and additional height
    b. Location: 434 Kirkland Way
    c. Study area: 4 commercial lots

3. Through 9. **Norkirk Light Industrial CARs** (Norkirk Neighborhood)
    a. Requests: Range from rezoning one parcel (642 9th Ave) from low density residential to industrial/mix use, provide transitional uses along perimeter area to reduce impact to single family, allow work/residential lofts, retain existing zoning, rezone entire zone to residential
    b. Location: Along 7th Ave and 8th Street west of the CKC
    c. Study Area: 45 commercial/industrial lots and 2 single family lots

10. **Newland CAR** (Juanita Neighborhood)
    a. Request: Rezone from single family to multifamily

b. Location: 12625 100th Ave NE
c. Study Area: 4 single family lots

11. **Basra CAR** (North Rose Hill)
    a. Request: Change zoning/land use designation from light manufacturing park to commercial
    b. Location: 8626 122nd Ave NE
    c. Study Area: 6 office/industrial lots

12. **Griffis** (North Rose Hill Neighborhood)
    a. Request: Change zoning/land use designation from single family residential to office
    b. Location: 8520 131st Ave NE & 8519-132nd Ave NE
    c. Study Area: 6 single family lots

13. **Walen** (North Rose Hill Neighborhood but within Totem Lake Urban Center)
    a. Request: Allow commercial use within multifamily zone by changing the zoning
    b. Location: 11680 Slater Avenue NE
    c. Study Area: 19 multifamily lots. One lot is being use for parking cars relating to a car dealership across the street.

14. **Evergreen Health Care** (Totem Lake Neighborhood)
    a. Request: Rezone property from multifamily to institutional to enable parcel to be included within the Evergreen Healthcare campus boundaries
    b. Location: 13014 120th Avenue NE
    c. Study Area: 1 lot containing a medical office building

15. **Morris** (Totem Lake Neighborhood)
    a. Request: Rezone property from TL 7 (Industrial) to RMA 3.6 or greater, with additional building height allowed (to 40') due to slope and possible wetland issues.
    b. Location: 13250 NE 126th Place
    a. Study Area: 7 lots containing office/industrial uses

16. and 17. **Rairdon/RC 124th LLC** (Totem Lake Neighborhood)
    a. Request Rezone one property from TL 9A (industrial) and one property from TL 9B (multifamily) to TL 7 (industrial/commercial)
    b. Location: 12601 132nd Place NE and Parcel 2826059004 (vacant) to north
    c. Study Area: 2 lots one of which is vacant

19. **Woosley/Totem Commercial Center** (Totem Lake Neighborhood)
    a. Request: Expand the range of permitted uses and increase building heights within the portion of the TL 7 zone that lies north of NE 124th Street, south of the CKC right-of-way and west of 135th Avenue NE.
    b. Location: 12700-12704 NE 124th Street
    d. Study Area: 19 lots containing office/industrial/commercial uses and some vacant lots

20. **Suzuki/Astronics Corp.** (Totem Lake Neighborhood)
    a. Request: Request for additional height (due to slope and wetland constraints).

b. Location: Vacant site at Kirkland's easternmost boundary along Willows Road within the TL 7 zone (industrial).
c. Study Area: 16 lots containing industrial/office uses

Attachments:

1. EIS Alternative Summary Table
2. Citizen Amendment Request map