



MEMORANDUM

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Kirkland Comprehensive Plan Update EIS – Preliminary Alternatives Summary

Table 1. Preliminary EIS Alternatives Summary

	No Action Existing Plan	Alternative 1 Major Centers	Alternative 2 Distributed Nodes
Summary	Policy-based alternative that reflects currently adopted land use plans, policies, and regulations.	Alternative 1 would focus growth in major mixed use centers (Totem Lake and CBD 5/5A).	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.
Growth Targets	All alternatives would accommodate 2035 growth targets of 8,361 housing units and 22,435 jobs.		
General Level of Distribution and Land Use Patterns	<ul style="list-style-type: none"> • 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) follows existing trends. • Housing growth in neighborhood business with retail on ground floor at 3 stories. • Continued infill and short platting in neighborhoods. 	<p>Overall growth allocated primarily to Totem Lake and secondarily to CBD 5.</p> <ul style="list-style-type: none"> • Slightly higher level of housing and employment growth in Totem Lake than No Action, including Mixed Use (residential with office/retail) in TL 10. • Higher employment growth in CBD 5 relative to Alternative 2. • No housing growth in neighborhood centers (ground floor retail only) 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. 	<ul style="list-style-type: none"> • Lower increment of housing and employment growth in Totem Lake than No Action. • Increased higher-density housing in CBD 5 relative to No Action. • Increased higher-density housing in neighborhood centers relative to No Action. • 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.

MEMORANDUM

	No Action Existing Plan	Alternative 1 Major Centers	Alternative 2 Distributed Nodes
Subarea Growth Patterns			
TL 2 Zone: Totem Lake Mall	<ul style="list-style-type: none"> Approved Master Plan redevelopment: <ul style="list-style-type: none"> 622,000 sq ft commercial 144,000 sq ft office 226 residential units 	<ul style="list-style-type: none"> Similar to No Action 	Anticipate reduced intensity of development. <i>Will be reflected in the alternative if received in time.</i>
TL 7 Zone: Eastern Industrial Area A (south of CKC)	<ul style="list-style-type: none"> Industrial and office development per adopted plans and zoning. 	<ul style="list-style-type: none"> Increased office relative to No Action. 	<ul style="list-style-type: none"> Increased residential uses and decreased office share relative to No Action.
TL 7 and 9A Zones: Eastern Industrial Area B (north and east of CKC)	<ul style="list-style-type: none"> Industrial and office development per adopted plans and zoning. 	<ul style="list-style-type: none"> Increased office and retail development relative to No Action. 	<ul style="list-style-type: none"> Similar to No Action.
TL 10D and 10 E Zones: Parmac	<ul style="list-style-type: none"> Office development per adopted plans and zoning. 	<ul style="list-style-type: none"> Mixed use development, including residential and limited retail relative to No Action. 	<ul style="list-style-type: none"> Increased industrial and reduced office development, relative to No Action.
CBD 5A – Parkplace	<ul style="list-style-type: none"> 1.8 million sq ft of office and retail, per approved plan. 	<ul style="list-style-type: none"> Reduce office and moderate increase in housing relative to No Action. <i>Will be reflected in the alternative if received in time.</i> 	<ul style="list-style-type: none"> Reduce office and moderate increase in housing relative to No Action. <i>Will be reflected in the alternative if received in time.</i>
CBD 5 – MRM	<ul style="list-style-type: none"> Low rise office with retail on ground floor per current plan and zoning. 	<ul style="list-style-type: none"> Increased office development with increased building heights. 	<ul style="list-style-type: none"> Increased housing development with increased building heights.
Neighborhood Centers <ul style="list-style-type: none"> Kingsgate North Juanita Bridle Trails Houghton Inglewood 	<ul style="list-style-type: none"> Assumes redevelopment with increase in housing at 1-2 stories along with 1 story retail. 	<ul style="list-style-type: none"> No new growth. Existing 1-story retail. 	<p>More growth to neighborhood centers relative to No Action.</p> <ul style="list-style-type: none"> Growth weighted toward housing development and assumes redevelopment at 4-5 stories residential and 1 story retail.
NEW Multifamily Zones	<ul style="list-style-type: none"> Remaining growth allocated proportionally to rest of the city, including multifamily zones. 	? Will know after Sept 11	? Will know after Sept 11

MEMORANDUM

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Light Industrial Technology Zones <ul style="list-style-type: none"> • Norkirk • North Rose Hill 	<ul style="list-style-type: none"> • Office development per adopted plans and zoning. No new industrial or residential uses. 	<ul style="list-style-type: none"> • Similar to No Action. 	<ul style="list-style-type: none"> • Mix of office, retail and residential development in Norkirk. Mix of retail, hotel and office in North Rose Hill.
Citizen Amendment Requests	Not included (no action taken)	All requests analyzed relative to these alternatives.	
Implementation	No change; no rezones.	<ul style="list-style-type: none"> • Planned Action adopted for Totem Lake to encourage desired development. • Incremental changes to zoning in the Totem Lake, CBD 5, neighborhood centers and multifamily areas. 	<ul style="list-style-type: none"> • Planned Action adopted for Totem Lake to encourage desired development. • Incremental changes to zoning in the Totem Lake, CBD 5, neighborhood centers multifamily and Light Industrial zones. • Potential changes to height and/or density in existing neighborhood centers, multifamily and industrial areas.