



## **CITY OF KIRKLAND**

**Planning and Community Development Department**  
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### **MEMORANDUM**

**To:** Planning Commission

**From:** Angela Ruggeri, AICP, Senior Planner

**Date:** April 4, 2008

**Subject:** TOUCHSTONE (PARK PLACE), ORNI, AND ALTOM PRIVATE AMENDMENT REQUESTS (PARs) FILE NO. ZON07-00016, ZON07-00012, AND ZON07-00019

### **RECOMMENDATION**

Receive presentation from the City's consultant team, Jones and Stokes, on the Draft Environmental Impact Statement (DEIS). No action is requested at this time.

### **BACKGROUND DISCUSSION**

#### **I. ENVIRONMENTAL IMPACT STATEMENT (PLANNED ACTION)**

The environmental review process for the Touchstone (Park Place), Orni, and Altom private amendment requests (PARs) began last fall and the DEIS was issued on 4/4/08 (see Attachment 1 – bound separately). The end result of this environmental review process will be a planned action environmental impact statement (EIS) which will include an analysis of the three PAR proposals. The draft EIS is a tool that the Planning Commission can use to help determine an appropriate recommendation to the City Council on the Comprehensive Plan policies, development regulations and design guidelines for the area where the three PARs are located.

The process for the 3 PARs in the downtown area is different than the process used for the other amendments to the Comprehensive Plan since the three PARs require an environmental impact statement. This Planned Action EIS considers the potential impacts associated with land use, aesthetics, transportation, public services, and water and sewer utilities. An extensive traffic study and a massing analysis have been used to evaluate the largest potential impacts. The statute and rules for planned actions (RCW 43.32C.031 and WAC 197-11-164) establish a process to address site-specific environmental impacts of planned projects early in the planning stage of the projects. This early review is intended to provide greater certainty and efficiency in project level environmental review.

The Planned Action EIS evaluates two alternatives for each site: (1) a “no action” alternative that describes development of sites under the existing Comprehensive Plan, and (2) the applicants’ proposals. The existing conditions have also been taken into account. The draft EIS will be one of the tools used by the Planning Commission to help decide on a preferred alternative for each of the three PARs. These preferred alternatives will be further analyzed in the final EIS.

The consulting team from Jones and Stokes will be at the Planning Commission meeting to give an overview of the DEIS results. They have provided a summary of the traffic findings for your review (see Attachment 2).

## **II. FUTURE PLANNING COMMISSION MEETINGS**

There will be an open house on the DEIS on April 16 from 6:00 to 8:00 in the City Council Chamber. On April 24 the Planning Commission will have its first public hearing to take comment on the PARs. Eric Shields will be there as SEPA responsible official to hear comments on the DEIS.

After the public hearing portion of the meeting is complete on April 24, we will spend some time discussing what the Planning Commission determines are the big issues for the PARs. Staff will then develop a work plan including when and in what order each issue will be discussed at future Planning Commission meetings.

Planning Commission meetings will continue through August with another public hearing on the draft EIS scheduled for May 22. The Final EIS will be issued on August 1 and a third public hearing will be held on August 14 to take comment on the preferred alternative developed by the Planning Commission. The Planning Commission’s final recommendation will go to the City Council in September.

### ATTACHMENT

1. DEIS (bound separately)
2. Summary of Transportation Impacts and Mitigation

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Katherine Orni, 825 5<sup>th</sup> Avenue, Suite 202, Kirkland, WA 98033  
Rhoda Altom, P.O. Box 22926, Seattle, WA 98122  
File ZON07-00012  
File ZON07-00016  
File ZON07-00019