



MEMORANDUM

Date: August 1, 2014
To: Planning Commission
From: Teresa Swan, Senior Planner
Paul Stewart, Deputy Director
Eric Shields, Director

This memo addresses the following Comprehensive Plan Update topics:

- EIS Growth Alternatives, File No. CAM 13-00465, #5 and #12

I. RECOMMENDATION

- Review the two draft Growth Alternatives proposed to be considered in the Environmental Impact Statement (EIS) for the Comprehensive Plan Update and provide direction to staff.

II. EIS GROWTH ALTERNATIVES

A. Background

The City will prepare an Environmental Impact Statement for the Comprehensive Plan (CP) Update. Work will begin on the EIS this fall. 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 and neighborhood plans, two new neighborhood plans for Finn Hill and Kingsgate (Juanita annexation area will be added to the existing Juanita Neighborhood Plan) 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 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.**" The alternatives may also look at revisions to the approved master plans for Totem Lake Mall and Park Place that have not been constructed 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**

An EIS is required to contain an analysis of a "No Action" which is the existing plan implemented over the next 20 years and two growth alternatives..

The City prepared a Development Capacity Analysis that the Planning Commission reviewed last fall and again in January 2014. The analysis determined that the City can meet its assigned 20-year **growth targets** in housing (additional 8,361 units) and employment (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 study different ways to **locate the growth** by adding housing or employment in some locations while reducing them in other locations.

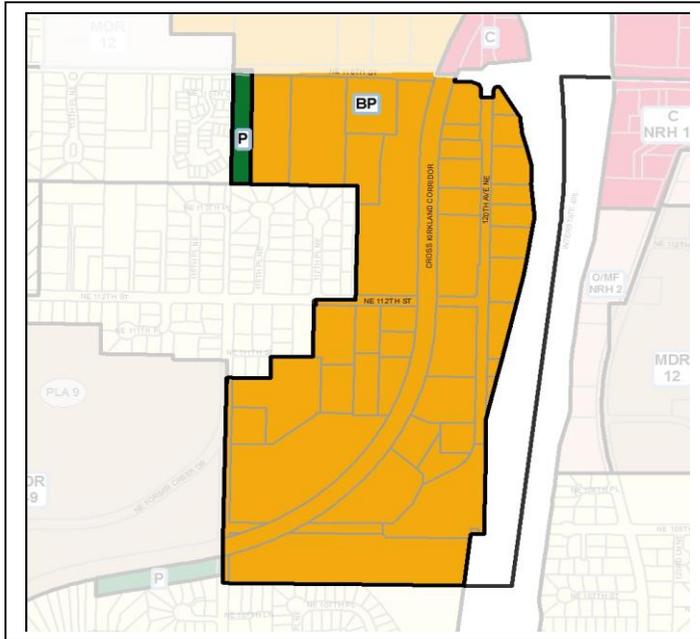
B. Growth Alternatives

Last January, the Planning Commission had a preliminary discussion on the growth alternatives to be studied in the EIS. At that time, the following areas were considered to be included in the alternatives:

- Totem Lake industrial areas along NE 124th Street on the east side of I-405 (TL 7 and 9 zones) and Parmac industrial area on the west side of I-405 (TL10 C-D zones)
- Norkirk industrial area around 7th Ave (Light Industrial Technology zone)
- Moss Bay/Everest industrial area along 6th Street South (Light Industrial Technology zone)
- North Rose Hill industrial area just north of NE 85th St (Light Industrial Technology zone)
- Neighborhood business districts (BC, BC1, BC2, BNA, MCS 2 and 3 zones)
- Totem Lake Mall and Park Place if revised plans change the approved uses, intensities and/or densities

Below are maps showing the locations of the Totem Lake Industrial areas being studied because these areas are not as definable as the other study areas list above:

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



Growth Alternatives described in Attachment 1 assume the same level of housing and employment growth consistent with the City's adopted 2035 targets, though the distribution of this growth would vary by alternative. The table in Attachment 1 summarizes the general features of each alternative. Staff will review the alternatives in more detail at the August 14, 2014, meeting.

Attachments:

1. EIS Alternative Summary Table



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DATE: August 7, 2014

TO: Teresa Swan, Senior Planner – City of Kirkland

FROM: Kevin Gifford, AICP – Senior Planner

RE: Kirkland Comprehensive Plan Update EIS – Preliminary Alternatives Summary

This memorandum presents a refined description of preliminary alternatives to be studied in the EIS for the City of Kirkland’s Comprehensive Plan Update, based on City staff input received at a work session on July 31, 2014. The EIS will study a No Action Alternative, required by SEPA, as well as two growth alternatives that include plan amendments in defined study areas. All three alternatives will assume the same level of citywide housing and employment growth, consistent with the City’s adopted 2035 targets, though distribution of this growth would vary by alternative.

Table 1 summarizes the general features of each alternative.

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 growth targets.	Alternative 1 would focus growth in major development centers (Totem Lake and CBD).	Alternative 2 would place most growth in major development centers (Totem Lake and CBD), but would distribute some future growth to neighborhood centers.
Growth Targets	All alternatives would accommodate 2035 growth targets of 8,361 housing units and 22,435 jobs.		
Growth Levels and Distribution	<ul style="list-style-type: none"> Growth targeted to Totem Lake per current adopted plan, including some increment of high-density residential. 	<ul style="list-style-type: none"> Growth allocated primarily to Totem Lake and secondarily to CBD. Remaining growth allocated proportionally to rest of the city. Overall level of residential growth in Totem Lake slightly lower and employment growth slightly higher than No Action. 	<ul style="list-style-type: none"> Growth allocated primarily to Totem Lake and secondarily to CBD. Remaining growth focused in neighborhood centers, with some portion distributed to the rest of the city. Overall level of employment growth in Totem Lake slightly lower than Alternative 1.

	No Action Existing Plan	Alternative 1 Major Centers	Alternative 2 Distributed Nodes
General Land Use Patterns	<ul style="list-style-type: none"> • Conversion of Light Industrial areas to Office follows existing trends. • Continued infill and short platting in neighborhoods. 	<ul style="list-style-type: none"> • Lower increment of residential growth in Totem Lake compared to No Action, with a greater focus on employment. • Greater increment of residential in CBD relative to No Action. • Transition of Light Industrial to Office intensifies. 	<ul style="list-style-type: none"> • Lower increment of residential growth in Totem Lake than No Action, but at increased height and intensity. • Increased higher-density residential in CBD and neighborhood centers relative to No Action. • Transition of Light Industrial to Office and Mixed Use (i.e. residential with office and/or retail).
Subarea Growth Patterns			
Totem Lake	Future growth focused on industrial and office development, with commercial and residential uses included according to adopted plans and zoning.	Future growth focused on a mix of commercial, office, and industrial uses. Relative to the No Action, some housing growth would be transferred to the CBD.	Future growth focused on commercial and office uses with reduced industrial development. Relative to No Action, housing growth would be developed at greater height and intensity. Relative to the No Action, some housing and employment growth would be transferred to the CBD.
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 	Revised plan is anticipated soon and will be reflected in the alternative.	Revised plan is anticipated soon and will be reflected in the alternative.
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 development 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 commercial-auto sales. 	<ul style="list-style-type: none"> • Similar to No Action. No residential in this location.
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"> • Increased industrial and reduced office development, relative to No Action. 	<ul style="list-style-type: none"> • Mixed use development, including residential, office, and limited commercial.

	No Action Existing Plan	Alternative 1 Major Centers	Alternative 2 Distributed Nodes
Central Business District (CBD 5 & 5A)	Per adopted plans and zoning, future growth in the CBD would emphasize office and retail development. Residential development would continue to be allowed in office zones to a limited degree, unless zoning were amended.	Future growth in the CBD would emphasize residential uses and less office, per current trends.	Future growth in the CBD would emphasize residential uses and less office, per current trends.
CBD 5A - Parkplace	<ul style="list-style-type: none"> 1.8 million sq ft of office and retail, per approved plan 	Revised Parkplace (new plan anticipated September 2014): <ul style="list-style-type: none"> Moderate decrease in office use and intensity. Moderate increase in residential. 	
CBD 5 – MRM	<ul style="list-style-type: none"> Office/commercial mix per current plans. 	<ul style="list-style-type: none"> Increased office and commercial development with increased building heights. 	<ul style="list-style-type: none"> Increased residential and commercial 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"> Some growth to existing neighborhood centers. Existing 1-story with no assumed redevelopment. 	<ul style="list-style-type: none"> Moderate increase in both residential and commercial development, with slightly more emphasis on commercial. Assumes redevelopment up to maximum of 3 stories. 	<ul style="list-style-type: none"> More growth to neighborhood centers relative to Alternative 1, including nodes identified as part of 10-Minute neighborhood analysis. Growth weighted toward residential development and assumes redevelopment at 4-5 stories.
Light Industrial Technology Zones <ul style="list-style-type: none"> Norkirk Everest/Moss Bay 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"> Slightly increased office development compared to No Action. No new industrial. 	<ul style="list-style-type: none"> Mix of office and medium-density residential development only in Norkirk. No new industrial.
Citizen Amendment Requests	Not included (no action taken)	All requests analyzed relative to these alternatives.	

	No Action Existing Plan	Alternative 1 Major Centers	Alternative 2 Distributed Nodes
Implementation	Nothing new; no rezones.	<ul style="list-style-type: none"> Planned Action adopted for Totem Lake to encourage desired development. Incremental changes to zoning in the CBD, Totem Lake, and Neighborhood Centers. 	<ul style="list-style-type: none"> Planned Action adopted for Totem Lake to encourage desired development. Incremental changes to zoning in the CBD, Totem Lake, and Neighborhood Centers. Potential changes to height and density in existing centers.