Purpose of Checklist: The State Environmental Policy Act (SEPA), Chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the environment. The purpose of this checklist is to provide information to help the City of Kirkland's Responsible Official and any other agencies with jurisdiction to identify impacts from a proposal (and to reduce or avoid impacts from the proposal, if it can be done), and to help the City of Kirkland decide whether an EIS is required.

## A. BACKGROUND

**1. Name of proposed project, if applicable:**

Totem Lake Mall Redevelopment

**2. Name of proponent:**

Coventry II/DDR Totem Lake LLC

**3. Address and phone number of proponent and contact person:**

| | |
|---|---|
| Proponent: | Coventry II/DDR Totem Lake LLC<br>Charles Worsham<br>C/O Developer's Diversified Realty<br>3300 Enterprise Parkway<br>Beachwood, Ohio, 44122<br>(216) 755-5887 |
| Contact Person: | Triad Associates<br>Don Hill, Principal<br>12112 115th Avenue NE<br>Kirkland, WA 98034<br>(425) 821-8448 |

**4. Date checklist prepared:**

December 5, 2005

**5. Agency requesting checklist:**

City of Kirkland Planning & Community Development Department

**6. Proposed timing or schedule (including phasing, if applicable):**

The proposed redevelopment of the existing Totem Lake Mall will occur in two principal phases over the ten year term of the Development Agreement. It is anticipated that the retail portion will be completed over five years and the office/residential portion will be completed within seven years following the date of adoption of the Development Agreement. Phase 1 and Phase 1A contemplate the redevelopment of the existing Lower Mall lying west of 120th Avenue NE, and realignment and reconstruction of existing 120th Avenue NE. Phase 2 and Phase 2A contemplate the redevelopment of the existing Upper Mall lying east of 120th Avenue NE.

ATTACHMENT 4
SEP06-00001

**Phase 1**

- Demolition of the one story retail building in the center of the Lower Mall.
- Construction of new retail buildings within the Lower Mall.
- Construction of that portion of the public plaza, common amenities and open spaces within the Lower Mall.
- Relocation and installation of associated utility infrastructure.
- Realignment and reconstruction of 120th Avenue NE.

**Phase 1A**

- Construction of two four-story residential buildings above retail.
- Two three story residential parking structures adjacent to the residential buildings.

**Phase 2**

- Relocation of tenants in the Upper Mall.
- The complete demolition of all buildings in the Upper Mall, except the existing free-standing bank building near the intersection of 120th Avenue NE and NE Totem Lake Way which is not part of the project.
- Construction of new retail buildings comprising the Upper Mall.
- Construction of the primary parking structure.
- Completion of the public plaza, common amenities and open space within the Upper Mall.
- Relocation and installation of associated utility infrastructure.
- Any remaining improvements, such as landscaping and signage necessary to complete the project.

**Phase 2A**

- Construction of the six-story office complex above the primary parking structure.

7. **Do you have any plans for future additions, expansions, or further activity related to or connected with this proposal? If yes, please explain.**

No future additions or expansions are contemplated.

8. **Environmental information that has been prepared, or will be prepared, directly related to this proposal.**

An environmental assessment will be made based on the review of this SEPA Checklist. Supplemental to this SEPA Checklist are the following technical studies:

- *Conceptual Master Plan* prepared by Fuller/Sears Architects dated and approved by City of Kirkland Design Review Board on 11/7/05
- *Memorandum of Understanding between the Proponent and the City of Kirkland*, dated October, 2005
- *Development Agreement between the Proponent and the City of Kirkland*, pending
- *Design Guidelines and Development Regulations*

- *Traffic Concurrency Certification Notice*
- *Comprehensive Plan EIS* (City of Kirkland, 1994)
- *City of Kirkland Neighborhood Plan, EIS Addendum* (issued 9/27/01)
- *City of Kirkland, Totem Center Regulations to Implement Totem Lake Neighborhood Plan, EIS Addendum* (issued 2/11/04)

Each of the above documents is hereby incorporated by reference into this Checklist.

**9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by this proposal?**

None known.

**10. List any governmental approvals or permits that will be needed for your proposal, if known.**

The following approvals/permits will likely be needed for this proposal:

| | |
|---|---|
| • Conceptual Master Plan | City of Kirkland |
| • SEPA Threshold Determination | City of Kirkland |
| • Memorandum of Understanding | City of Kirkland/Proponent |
| • Development Agreement | City of Kirkland/Proponent |
| • Design Review Board Approval | City of Kirkland |
| • Clearing and Grading Permits | City of Kirkland |
| • Road and Storm Drainage Approval | City of Kirkland |
| • Water Extension Approval | Northshore Utility District |
| • Sewer System Extension Approval | Northshore Utility District |
| • Building Permits | City of Kirkland |
| • Demolition Permits | City of Kirkland |
| • NPDES Permit | State Dept. of Ecology |

**11. Description of the proposal including the proposed uses and the size of the project and site.**

**Proposal**

The existing Totem Lake Mall is located on a 26.5-acre site northeast of the intersection of NE 124th Street and Interstate-405. Totem Lake Mall Boulevard extends along the westerly boundary of the property, parallel to Interstate-405, while 120th Avenue NE runs approximately north and south, effectively dividing the Mall into a 16.6-acre "Lower Mall" on the west and a 9.9-acre "Upper Mall" on the east. In addition to the main Upper and Lower Mall buildings, there are several additional free-standing retail buildings within the Mall. Refer to the Conceptual Master Plan for further details regarding building locations and approximate building footprints.

The proposal is to redevelop the existing Mall including substantial demolition of existing buildings, new construction of buildings, parking structures, a public plaza, and realignment of 120th Avenue NE.

The majority of the leased space will be utilized for typical retail uses such as medium and large retail tenants and shops, restaurants, financial institutions and other service providers. The existing cinema (currently

closed) within the Mall will be replaced with a modern multi-screen cinema in the Upper Mall. A six-story office complex will be located above the primary parking structure in the Upper Mall. A residential complex, comprised of two buildings each containing approximately 108 units, will be located over retail uses in the Lower Mall. In addition to surface parking lots and on-street parking there will be three parking structures strategically located throughout the Mall.

**Retail**

The total retail building square footage within the Mall will be approximately 583,600 square feet (excluding the Cinema). The largest of the retail units will be located in the Upper Mall in closer proximity to the primary parking structure. The Conceptual Master Plan shows the location and approximate size of all buildings that will comprise the Mall upon redevelopment.

**Office**

There will be a six-story office building located within the Upper Mall above the primary parking structure, consisting of approximately 144,000 square feet. Each floor will be approximately 24,000 square feet.

**Cinema**

The cinema will be located within the Upper Mall above one of the major retail units and will contain approximately 60,000 square feet. It is anticipated that the cinema will have at least 13 screens and approximately 3,000 seats.

**Residential**

The residential complexes will be located within the Lower Mall and will contain approximately 226,000 square feet. It is anticipated that there will be approximately 216 residential units located within the two buildings.

**Parking**

Parking will be accommodated within three parking structures, surface parking lots and on-street parking. The primary seven-level parking structure will be located within the Upper Mall and is anticipated to provide approximately 1,900 parking spaces. There will be two additional parking structures for the exclusive use of residential units located within the Lower Mall adjacent to the residential complexes. The primary surface parking lot will be located in its current location within the Lower Mall, providing approximately 700 parking spaces. Supplemental parking will be provided along the new Public Plaza and the realigned 120$^{th}$ Ave NE. The completed project is anticipated to provide over 3,000 parking stalls.

**Public Plaza and Right-of-Way**

For details regarding the public plaza and right-of-way, please see

the Conceptual Master Plan. The plaza will be within a public right-of-way with adjacent parking, public amenities, sidewalks and landscaping.

12. **Location of the proposal. Provide a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if available.**

The subject property, situated within a portion of Section 28, Township 25 North, Range 5 East, W.M., and is comprised of the following King County parcels: 6928400024, 6928400020, 6928400035, and 6928400070

The existing Totem Lake Mall is located northeast of the intersection of NE 124th Street and Interstate-405. Totem Lake Mall Boulevard extends along the westerly boundary of the property, parallel to Interstate-405, while 120th Avenue NE runs approximately north and south, effectively dividing the Mall into a "Lower Mall" on the west and an "Upper Mall" on the east.

## B. ENVIRONMENTAL ELEMENTS

### 1. Earth

a **General description of the site (circle one):** rolling, hilly, steep slopes, mountainous, **mostly flat abutting a wooded hillside**.

b. **What is the steepest slope on the site (approximate percent slope)?**

According to the Geotechnical Engineering Study, the ground surface of the developed portions of the Upper Mall slopes down to the south at an overall grade of less than 5 percent. The north and east sides of the Mall are bordered by a slope rising above the developed area at an average gradient of approximately 2:1.

c. **What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.**

A Geotechnical Engineering Report has been prepared by Professional Service Industries, Inc, dated June 2, 2004. The geotechnical report identifies surface and subsurface conditions and concludes that the site can accommodate the proposed development with inclusion of some construction recommendations.

The report indicates that the near-surface soil conditions encountered in the explorations were variable. Generally, a 2-foot to 5-foot layer of fill underlies the pavement in the Upper Mall, which in turn was underlain by apparent advance outwash sand and gravel along the north and east sides of the site and recessional silt, sand, and gravel in the central portion. The surface of the outwash soil appears to dip down to the south and west within the southern half of the Upper Mall. Soils in the Lower Mall generally consist of 5 to 8 feet of silty and sandy gravel fill overlying interbedded layers of sediments ranging from very fine sandy and clayey silt to well graded sand and gravel with trace to some silt. Layers of peat and organic silt were also encountered at some locations.

**d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.**

None known.

**e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.**

Grading for the proposed development will be limited to those areas identified for roads, buildings, parking areas, storm drainage, and utility infrastructure. It is estimated that there will be approximately 90,000 cubic yards of cut and 12,000 cubic yards of fill. The ultimate fill quantities will be determined during final engineering. No clearing or grading activity will start until the necessary permits are obtained.

**f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.**

Limited erosion could occur as a result of the initial construction on-site; however, temporary erosion and sedimentation control (TESC) measures will be utilized during the construction phase to minimize potential erosion impacts. Temporary erosion and sedimentation control plans will be incorporated into the final engineering and grading plans submitted to and approved by the City of Kirkland prior to any clearing or grading activity.

Typical construction related erosion impacts include, silt entering wetlands, creeks, or other water bodies. Use related erosion impacts are unlikely since the site will be stabilized, from an erosion control standpoint, and all storm water will be directed to existing storm drainage conveyance/detention facilities and/or proposed water quality/detention facilities.

**g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?**

Total impervious area of the completed project (excluding re-aligned 120$^{th}$ Ave NE) will be approximately the same as the existing property (excluding existing 120$^{th}$ Ave NE) which is estimated at 80% of the total site.

**h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:**

A temporary erosion and sedimentation control plan, designed in accordance with the City of Kirkland standards, will be employed during the construction phase of this project. Said plan will be prepared in conjunction with the recommendations of the geotechnical report.

During construction, the contractor will follow an approved temporary erosion and sedimentation control (TESC) plan meeting City of Kirkland requirements. This TESC plan will be submitted and reviewed/approved as part of the final engineering and grading plans.

It is anticipated that the TESC will include the use of best management

practices (BMP's) which could include all or a combination of the following:

Stabilization BMPs may include:

- Seeding disturbed ground
- Mulching the ground with straw or wood chips
- Jute matting slopes
- Plastic covering stockpiled soil
- Silt fencing around buffer zones to sensitive areas
- Preserving natural vegetation

Structural BMPs may include:

- Build ditches to divert runoff from exposed soils and slopes
- Installing silt fencing around disturbed areas
- Channeling runoff through temporary pipes and drainage swales to minimize runoff concentration from exposed areas
- Rock check dams and rock lined channels to reduce runoff velocity
- Straw bale barriers
- Grade terracing for cut slopes over 15 feet
- Sediment traps for exposed areas less than three acres
- Sediment ponds for exposed areas greater than three acres
- Level spreader or dispersal trench systems
- Rock outlet protection
- Installation of rock pad construction entrances
- Installation of truck wheel wash pads
- Inspection of facilities at regular intervals

In addition to the approved TESC plan, the contractor will be monitored by the Washington State Department of Ecology under the National Pollutant Discharge Elimination System Permit (NPDES).

The NPDES is an Environmental Protection Administration mandate that is administered locally by the Washington Department of Ecology (DOE). The purpose of this permitting program is to prohibit non-stormwater discharges into storm sewers, reduce discharge of stormwater-borne pollutants to the maximum extent practical, and to establish a permitting system for stormwater discharges. As part of the NPDES permit requirements, the contractor is required to keep a copy of the Storm Water Pollution Prevention Program (SWPPP) on-site for reference. The SWPPP includes objectives to implement BMPs to minimize erosion and sediments from rainfall runoff at construction sites and to identify, reduce, eliminate, or prevent the pollution of stormwater, prevent violations of surface water quality, ground water quality, or sediment management standards, and prevent adverse water quality impacts during construction by controlling peak rates and volumes of stormwater runoff at the permittee's outfall and locations

**2. Air**

**a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.**

During project construction, heavy equipment operation and workers'

vehicles would generate exhaust emissions into the immediate vicinity. Construction activity on the site could also stir up exposed soils and generate dust and particulate matter into the local air. The completed project would result in a minor increase in the amount of emission-related pollutants in the local air from project related traffic.

**b. Are there any off-site sources of emissions or odors that may affect your proposal? If so, generally describe.**

There are no known off-site sources of emissions or odors that are likely to impact this project.

**c. Proposed measures to reduce or control emissions or other impacts to air, if any:**

To minimize the potential adverse impacts from emissions resulting from construction activities, Best Management Practices (BMP's) would be implemented to ensure that minimal amounts of dust and exhaust fumes leave the site. BMP measures include watering of the site as necessary during the construction phase of the project to help control dust and other particulates. Additionally, street cleaning/sweeping, and minimizing vehicle and equipment idling to reduce exhaust emissions at the site.

**3. Water**

**a. Surface:**

**1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

Totem Lake is not located immediately adjacent to the site however Totem Lake lies south of the south edge of the project.

**2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

No.

**3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands, and indicate the area of the site that would be affected. Indicate the source of fill material.**

None.

**4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities, if known.**

No.

**5) Does the proposal lie within a 100-year floodplain? If so, note**

**location on the site plan. If so, note location on the site plan.**

No.

6) **Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

Additional stormwater runoff will occur in proportion to the minor amount of added new impervious area associated with the project. Discharge of this additional stormwater runoff will be collected and routed through an added stormwater detention facility to meet the City of Kirkland stormwater detention standards. Additionally, parking and roadways will be directed to added water quality facilities designed to meet the City of Kirkland water quality standards. Primary control of potential pollutants would be provided through the inclusion of water quality measures in the drainage design.

b. **Ground:**

1) **Will groundwater be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.**

No.

2) **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing the following chemicals ..; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

None.

c. **Water Run-off (including stormwater):**

1) **Describe the source of run-off (including stormwater) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

The primary source of runoff will be from the additional impervious areas associated with the construction of the parking lots, roadways, and buildings. Preliminary detention design volume is based upon the total increase in impervious area. The preliminary storm drainage system has been designed to include a conveyance system (12" minimum) and on-site water quality treatment.

Storm water runoff sheet flows in an east to west direction in the parking lots of both the Upper and Lower Malls into the existing storm water collection system. The Upper Mall storm water flows over the parking lots into catch basins where it merges with the 120$^{th}$ Avenue and Totem Lake Way storm water and discharges into Totem Lake. Water from Totem Lake is transported via two 42-inch pipes to a vault

located near the northwest corner of the intersection of 120th Avenue Northeast and Totem Lake Boulevard. The water then flows via a 60-inch pipe to a small pond located approximately 300 feet northwest of the above mentioned intersection. The storm water from the Lower Mall flows over the parking lot into catch basins where it meets with the stormwater from the east side of Totem Lake Boulevard in the small detention pond. The combined water is then conveyed off-site via pipe flow under Totem Lake Boulevard.

2) **Could waste materials enter ground or surface waters? If so, generally describe.**

Minimal pollutants normally associated with this type of development could enter the surface water. However, the amount would be minimal since the on-site drainage will include the use of treatment facilities in conformance with current City of Kirkland standards. The proposed plans for stormwater and run-off control are expected to minimize entry of waste materials or pollutants to groundwater resources and/or surface waters.

**d. Proposed measures to reduce or control surface, ground, and run-off water impacts, if any:**

The proposed drainage system will be designed and implemented in accordance with City standards. These standards have been developed to minimize potential surface and ground, water impacts.

**4. Plants**

**a. Check or circle types of vegetation found on the site:**

_X_ **Evergreen trees**: Cedar, Pine
_X_ **Deciduous trees:** Plum,
___ **Shrubs:** salmonberry, vine maple, sword fern,
___ **Wetland Plants:** slough sedge, skunk cabbage

**b. What kind and amount of vegetation will be removed or altered?**

The entire site is developed with paved surfaces or buildings. Therefore, no vegetation will be removed or altered within the existing paved surfaces or buildings area. However, landscaping of parking lots and plaza areas will be provided.

The north and east perimeter of the site are bordered by a slope rising above the developed area. These perimeter areas have some existing vegetation and trees. Affected areas will be landscaped.

**c. List threatened or endangered species known to be on or near the site.**

There are no known threatened or endangered plant species on or near the site.

**d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:**

The City of Kirkland Zoning Ordinance does not designate a landscape category for the proposed use. Instead, the Development Regulations and Conceptual Master Plan incorporate requirements for establishment of a circulation system for vehicles and pedestrians, and design principles that include use of landscaping to emphasize entries into buildings and pedestrian areas, to enhance public spaces, and to screen blank walls and service areas. In addition, landscaping will also be provided in plazas, along pedestrian routes, in parking areas and affected areas along the perimeter of the site.

5. **Animals**

   a. **Check or circle any birds and animals which have been observed on or near the site, or are known to be on or near the site:**

   __ **Birds**: hawk, heron, eagle, songbirds, other: raptors
   __ **Mammals**: deer, bear, elk, beaver, other: small rodents
   __ **Fish**: bass, perch, salmon, trout, herring, shellfish, other:

   b. **List any threatened or endangered species known to be on or near the site.**

   Based on a field inspection by Triad Associates staff, there were no threatened or endangered species observed on or near the site.

   c. **Is the site part of a migration route? If so, explain.**

   None known.

   d. **Proposed measures to preserve or enhance wildlife, if any:**

   None.

6 **Energy and Natural Resources**

   a. **What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**

   Electric and/or natural gas will be used to meet the primary energy needs of the proposal.

   b. **Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**

   No. The properties to the north and east are located at higher elevations. Interstate-405 is located to the west.

   c. **What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:**

   The buildings will be constructed to meet or exceed applicable local, state, and federal building codes to ensure compliance with energy conservation standards.

## 7. Environmental Health

**a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill or hazardous waste, that could occur as a result of this proposal? If so, describe.**

Although it is unlikely, under normal working conditions, that environmental health hazards would be encountered, construction equipment could, potentially, pose a threat to environmental health via leaky equipment, spills during refueling, and leaky containers stored on-site for construction equipment maintenance. All project related construction will meet all current local, county, state and federal regulations.

**1) Describe special emergency services that might be required.**

None.

**2) Proposed measures to reduce or control environmental health hazards, if any:**

State regulations regarding safety and the handling of hazardous materials would be enforced during the construction process. Equipment refueling areas would be located in areas where a spill could be quickly contained, and where the risk of the hazardous material entering surface water is minimized.

**b. Noise**

**1) What types of noise exist in the area, which may affect your project (for example: traffic, equipment operation, other)?**

The immediate vicinity contains a variety of land uses with minimal off-site noise which would affect the subject property on a routine basis.

**2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.**

Construction activities on the site would temporarily increase the peak on-site noise levels. All construction would be during the City of Kirkland's approved hours of operation. The completed project would result in a slight increase in ambient noise levels in the vicinity.

Short-term impacts would result from the use of construction equipment during site and road development and during the vertical construction phases of the project.

**3) Proposed measures to reduce or control noise impacts, if any:**

Construction activity will be limited to hours as specified by the City of Kirkland, which will help to mitigate the impacts of potential construction noise.

## 8. Land and Shoreline Use

**a. What is the current use of the site and adjacent properties?**

The existing Totem Lake Mall is located on a 26.5-acre site northwest of the intersection of NE 124th Street and Interstate-405. Totem Lake Mall Boulevard extends along the westerly boundary of the property, parallel to Interstate-405, while 120th Avenue NE runs approximately north and south, effectively dividing the Mall into a "Lower Mall" and an "Upper Mall". In addition to the main Upper and Lower Mall buildings, there are several additional free-standing retail buildings within the Mall.

**Adjoining Uses**

Interstate-405 and retail uses are located to the west. A residential use (the Madison House) is located to the east. Existing retail buildings, a bank, and a motel are located to the south. Office uses are located north of the site.

**b. Has the site been used for agriculture? If so, describe.**

No.

**c. Describe any structures on the site.**

The two primary mall buildings were constructed during the mid-1970s (the Lower Mall building in 1972 and the Upper Mall building in 1974) with the remaining free-standing structures added sporadically over the next decade. The approximate gross square footage within the buildings is 290,000 square feet. There are approximately 24 tenants currently within the Mall.

**d. Will any structures be demolished? If so, what?**

An existing one story structure located in the center of the Lower Mall will be demolished during Phase 1. Demolition of all buildings in the Upper Mall will occur during Phase 2 of the project. The free-standing existing bank building near the intersection of 120th Avenue NE and NE Totem Lake Way is not part of the project and will remain.

**e. What is the current zoning classification of the site?**

The property is zoned Totem Lake 2 (TL-2) by the City of Kirkland Zoning Code, Chapter 55.17. The TL-2 Zone allows a full spectrum of uses, including: (1) retail sales of goods and services, movie theatres, restaurants, fast food establishments, taverns, banks and other financial institutions and service providers; (2) offices; (3) residential; (4) vehicle service stations; (5) hotels or motels; (6) churches; (7) schools and day-care centers; (8) assisted living facilities; (9) convalescent centers and nursing homes; (10) public utilities, government facilities or community facilities; and (11) public parks.

**f. What is the current comprehensive plan designation of the site?**

Totem Lake Neighborhood.

g. **If applicable, what is the current shoreline master program designation of the site?**

No shoreline; not applicable.

h. **Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.**

No.

i. **Approximately how many people would reside or work in the completed project?**

Approximately 324 people will reside in the completed project assuming 1.5 people per each of the 216 residential units. Approximately 1,200 to 2,000 people will work at the completed project upon completion.

j. **Approximately how many people would the completed project displace?**

None.

k. **Proposed measures to avoid or reduce displacement impacts, if any:**

None.

l. **Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:**

The project will be developed in accordance with the Conceptual Master Plan, Development Agreement and applicable City of Kirkland development regulations which have been adopted as Growth Management Act development regulations to implement the goals and policies of the adopted GMA Comprehensive Plan.

9. **Housing**

a. **Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.**

Two-hundred and sixteen (216) residential units will be constructed on the property.

b. **Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**

None.

c. **Proposed measures to reduce or control housing impacts, if any:**

Adherence to the comprehensive plan and growth management planning goals will ensure that housing development is consistent with those policies stated in the applicable land use plan. Additionally, the proposed project will add much needed housing units to the City Kirkland, thereby absorbing some of the growth projected by the area and assisting the City

in absorbing the growth projections stipulated under the auspices of the Growth Management Act.

**10. Aesthetics**

**a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

**Height**

Maximum structure height ranges from 75' to 135' above average building elevation. Generally, structure height is limited to 75'. However, structure height may exceed 75' above average building elevation if approved through the Conceptual Master Plan; provided, that no more than 5% of the gross site area included within the Conceptual Master Plan may have increased building height, and the increased building height cannot exceed 135 ' above average building elevation. The Conceptual Master Plan includes a proposed office building located above the primary parking structure, with a structure height of not greater than 135' above average building elevation. The property comprising the office building is less than 5% of the gross site area included in the Conceptual Master Plan.

**Building Materials**

Building Materials have yet to be determined. The Architect is currently working with the City of Kirkland and the Design Review Board to determine appropriate building materials for the project.

**b. What views in the immediate vicinity would be altered or obstructed?**

Development of the site would change the existing visual character of the site for the nearest existing properties from that of an under-utilized shopping mall to that of a vibrant, pedestrian oriented Regional Shopping Center.

**c. Proposed measures to reduce or control aesthetic impacts, if any:**

Measures to reduce aesthetic impacts have yet to be determined. The Architect is currently working with the City of Kirkland and the Design Review Board to determine appropriate building materials for the project.

**11. Light and Glare**

**a. What type of light or glare will the proposal produce? What time of day would it mainly occur?**

The completed project will generate light and glare typically associated with a commercial development mainly occurring during the evening hours, and will be associated with vehicle headlights, streetlights and residential unit and security lighting.

**b. Could light or glare from the finished project be a safety hazard or interfere with views?**

No.

c. **What existing off-site sources of light or glare may affect your proposal?**

None.

d. **Proposed measures to reduce or control light and glare impacts, if any:**

A lighting plan has not been determined. The Architect is currently working with the City of Kirkland and the Design Review Board to determine appropriate lighting for the project.

**12. Recreation**

a. **What designated and informal recreational opportunities are in the immediate vicinity?**

There is a walking trail along portions of Totem Lake south of the project.

b. **Would the proposed project displace any existing recreational uses? If so, describe.**

The project would not displace any existing recreational uses.

c. **Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:**

A public plaza will be provided as part of the project.

**13. Historic and Cultural Preservation**

a. **Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.**

None known.

b. **Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.**

There are no landmarks or evidence of any significant historic, archaeological, scientific, or cultural resources known to be on or next to the site.

c. **Proposed measures to reduce or control impacts, if any:**

If any historic or cultural evidence was encountered during construction or installation of improvements, an archaeologist/historian would be engaged to investigate, evaluate and/or move or curate such resources as appropriate.

## 14. Transportation

**a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.**

Regional access to the existing Mall is provided by Interstate-405 located directly west of the site.

Local access to the development is via Totem Lake Boulevard and 120th Avenue NE. There are a number of existing accesses along these two streets that serve the existing Mall. A Plaza Boulevard is proposed that will link the Upper and Lower Mall areas and provide access to the proposed parking structure located in the Upper Mall.

**b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?**

Public transportation is generally provided along 120th Avenue NE and Totem Lake Boulevard. Currently, there are two bus stops, one located at the intersection of 120th Avenue NE and Totem Lake Mall Boulevard, and the other along 120th Avenue NE near NE Totem Lake Way. A transit center is planned as part of the Gateway project north of the project on NE 128th Street adjacent to the Evergreen Hospital campus. This transit center will provide a direct link to regional routes and improved local connections.

**c. How many parking spaces would the completed project have? How many would the project eliminate?**

There are no required parking spaces designated by the Development Regulations. Instead, the Development Regulations provide that required parking spaces will be determined and established in the Conceptual Master Plan. The on-site parking supply will consist of approximately 3,000 parking spaces.

**d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).**

It is anticipated that through a joint effort between the City of Kirkland and the proponent, 120th Avenue NE will be redesigned and reconstructed during the early stages of Mall redevelopment. As currently constructed, 120th Avenue NE is a very busy thoroughfare and utilized for both access to the Mall and general connection to adjoining streets and boulevards. This creates potential unsafe and serious impediment to achieving the connectivity and sense of place between the Upper and Lower Mall. By redesigning 120th Avenue NE, it will be possible to incorporate both traffic management and pedestrian-friendly improvements. Design plans and specifications will be approved by the City of Kirkland.

A new access road will be constructed within the public plaza to provide access to and from Totem Lake Boulevard, 120th Avenue NE and the primary parking structure located in the Upper Mall. Design plans and specifications will be approved by the City of Kirkland.

e. **Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

No.

f. **How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.**

Please refer to the Traffic Concurrency Certification Notice previously issued by the City of Kirkland for this redevelopment project.

g. **Proposed measures to reduce or control transportation impacts, if any:**

Please refer to the Traffic Concurrency Certification Notice previously issued by the City of Kirkland for this redevelopment project.

**15. Public Services**

a. **Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.**

The completed project would result in a slight increase in need for police and fire protection, as well as emergency medical services. In addition, there is a possibility that there might be a slight increase in school enrollment associated with the 216 residential units.

b. **Proposed measures to reduce or control direct impacts on public services, if any.**

The project will be designed and constructed with adequate water pressure, properly located fire hydrants, and streets constructed to allow adequate access for aid, fire, and police protection vehicles. Increased property valuation will result in increased taxes generated to support public services.

**16. Utilities**

a. **Indicate utilities currently available at the site:**

**Electricity**, **Natural Gas**, **Water**, **Refuse Service**, **Telephone**, **Sanitary Sewer**, Septic System, Other. All utilities will be extended to and through the site.

b. **Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.**

| | |
|---|---|
| Sanitary Sewer: | Northshore Utility District |
| Water: | Northshore Utility District |
| Electricity: | Puget Sound Energy |
| Natural Gas: | Puget Sound Energy |
| Telephone: | Verizon |

| | |
|---|---|
| Cable Service: | Comcast |
| Fiber Optic: | Metromedia |

## C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Jeff Morgan, Project Planner
Triad Associates

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Date Prepared: December 5, 2005