CITY OF KIRKLAND
Planning and Community Development Department
123 Fifth Avenue, Kirkland, WA 98033
425-587-3225 - www.kirklandwa.gov

CITY OF KIRKLAND
NOTICE OF APPLICATION AND OPTIONAL SEPA NOTICE
KIRKLAND CHILDREN'S SCHOOL MASTER PLAN, CASE NO. ZON12-00659

PROPOSAL: Steve Lee, Studio Meng Strazzara, the applicant, is requesting approval of a Process IIB Master Plan Zoning Permit to allow the construction of a new 3,400 square foot classroom building on the existing Kirkland Children's School site. The building will house 3 new classrooms for the preschool/daycare environmental education program. The project also includes other site improvements including the addition of 9 parking stalls, a rain garden, parking lot lighting and landscaping. The existing buildings and parking lots on the property will remain. The application was received by the City on June 25, 2012 and was deemed complete on July 24, 2012.

LOCATION: 5311 108th Avenue NE.

NEIGHBORHOOD: Central Houghton

REVIEW PROCESS: The decision on this application will be made by the City Council, based on a recommendation from the City's Hearing Examiner and Houghton Community Council. The City Council's decision on the application is also subject to disapproval by the Houghton Community Council. The process involves an opportunity for public comment in writing or at a public hearing to be held by the Hearing Examiner and Houghton Community Council. Prior to the hearing, the Planning Department will prepare a staff report making a recommendation on the application. Following the hearing, the Hearing Examiner and Houghton Community Council will each make a recommendation to approve, modify or deny the application. The City Council will make a decision on the application based on the recommendation of the Hearing Examiner and Houghton Community Council and the record of comments and information provided to the Hearing Examiner and Houghton Community Council. The decision will be based on whether the application complies with Kirkland's Zoning Code and other applicable codes. A hearing date has not yet been set. **Notice of the hearing will be given at least 14 days before the hearing**

Environmental Review: The City of Kirkland has reviewed the proposal for probable adverse environmental impacts and expects to issue a determination of non-significance (DNS) for this project. The optional DNS process in WAC 197-11-355 and KMC 24.02.170 is being used. This process integrates the comment period for the Notice of Application and SEPA. **This may be the only opportunity to comment on the environmental impacts of the proposal.**

Agencies, tribes and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. Comments must be submitted by August 23, 2012 to Associate Planner, Tony Leavitt.

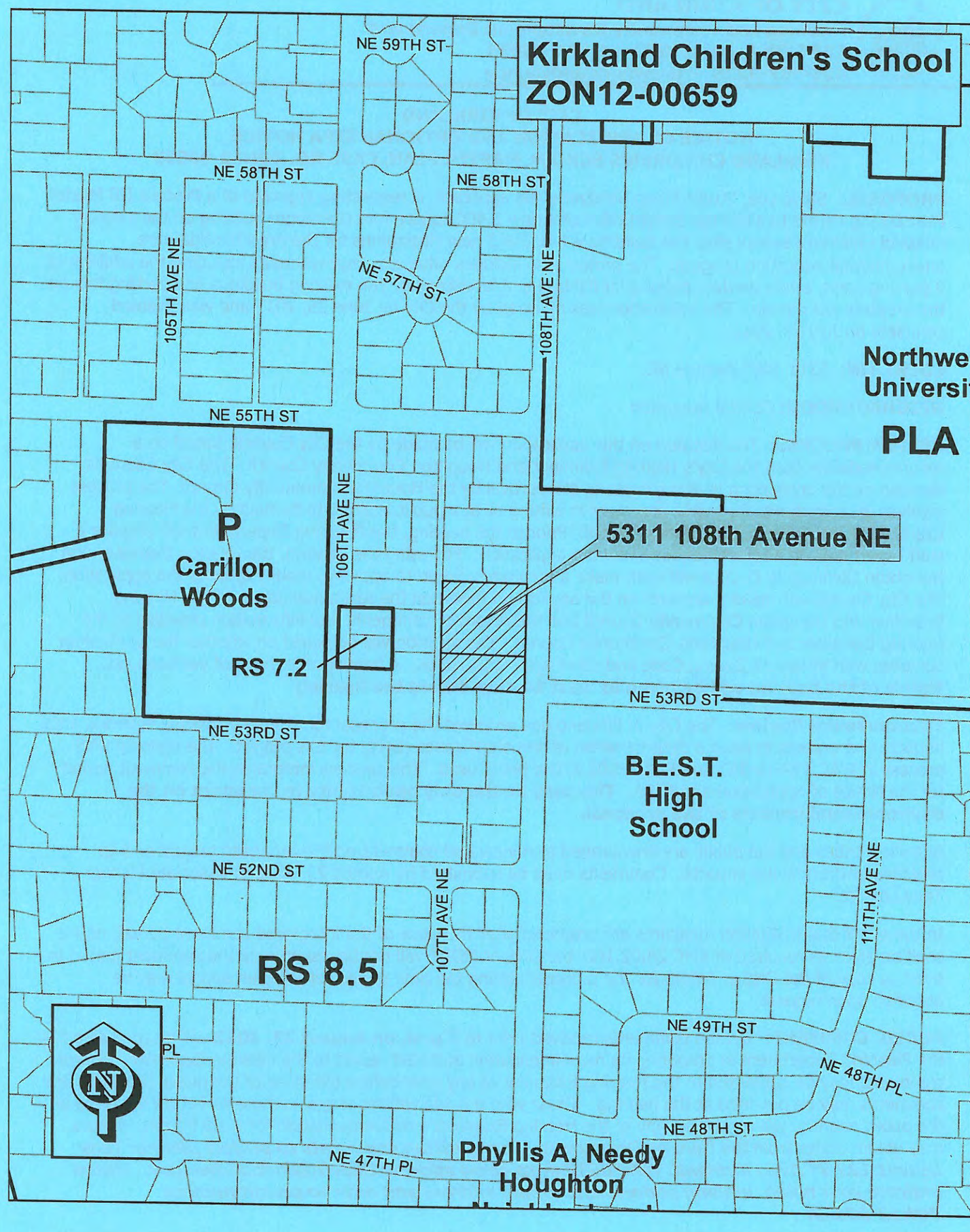
In the event that mitigation measures are proposed after the close of the integrated comment period, notice shall be given as required in KMC 24.02.160. the DNS or MDNS will not be issued until the comment period is over. A copy of the DNS or MDNS for the proposal stating the time period for filing an appeal may be obtained upon request.

PUBLIC COMMENT: Written comments received prior to **5 p.m. on August 23, 2012** will be considered by the Planning Department in preparing its recommendation and staff report to the Hearing Examiner. Written comments may be submitted to the Hearing Examiner at any time before the close of the public hearing. Oral comments may be provided at the hearing. Those who provide written or oral comments before the close of the public hearing, will receive a copy of the Hearing Examiner's recommendation for a IIB Permit. Others may obtain copies from the Planning Department. ***Send written comments to project planner Tony Leavitt 123 5th Ave., Kirkland, WA 98033 or to email address tleavitt@kirklandwa.gov. Please indicate your name, mailing address and e-mail address and refer to permit number ZON12-00659.***

APPEALS: The City Council's decision is the final decision of the City. Judicial review may be requested pursuant to state law. The Houghton Community Council may exercise its authority to disapprove of this application.

FOR MORE INFORMATION: For more information about this application, please contact project planner, Tony Leavitt, City of Kirkland Planning Department at 425.587.3253 or tleavitt@kirklandwa.gov. Application materials are contained in the official file available in the Planning Department, 123 5th Ave., Kirkland, 8 a.m.–5 p.m. Mon.–Fri. Existing environmental documents that evaluate the proposal include: Traffic and Parking Study, Geotechnical Report and Arborist Report.

Publishing Date: August 2, 2012


Kirkland Children's School
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Phyllis A. Needy
Houghton