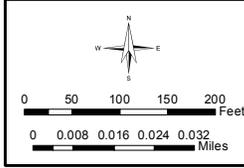
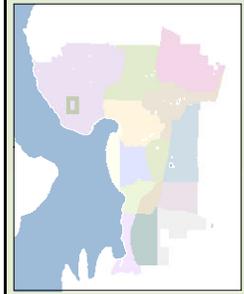


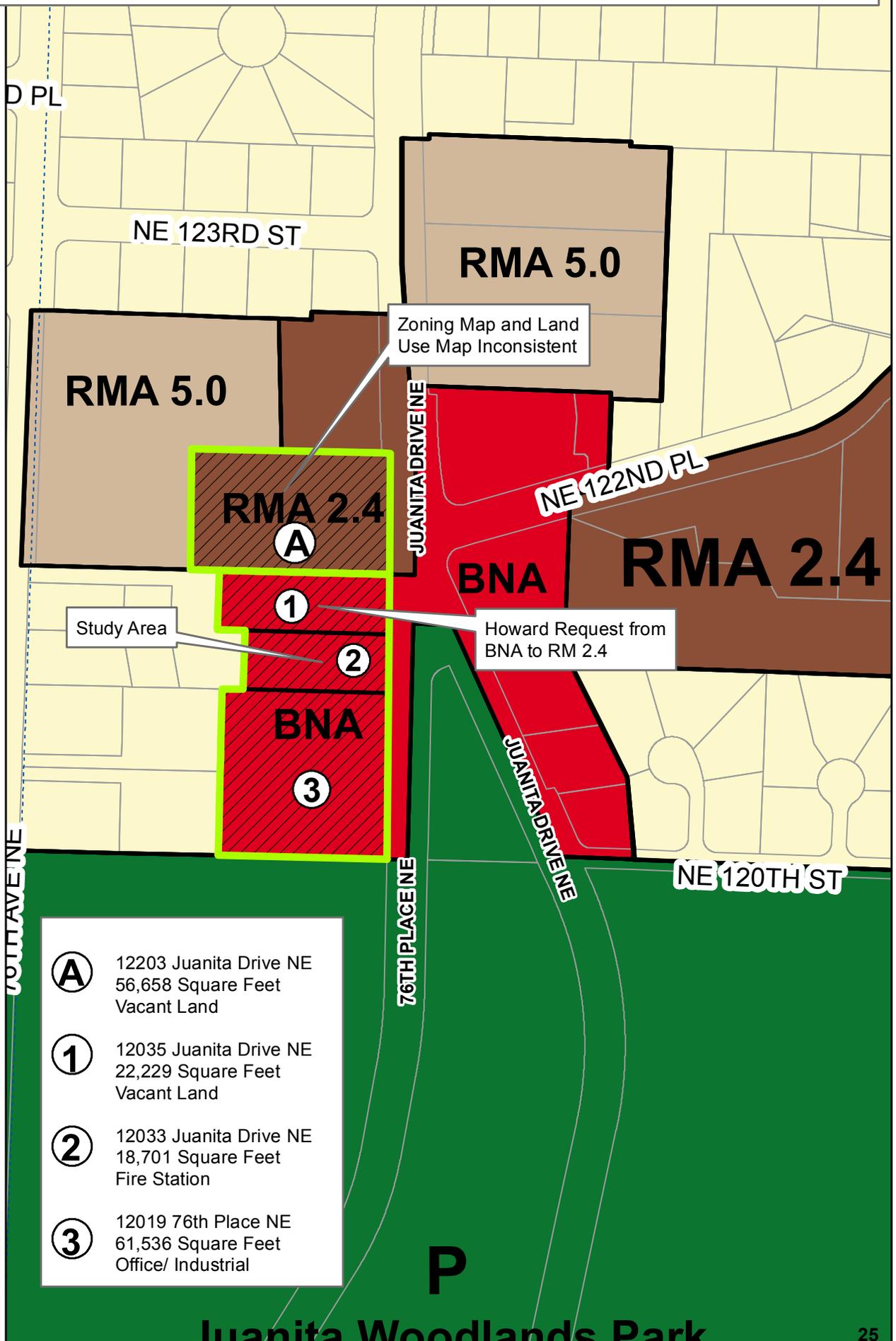
HOWARD PRIVATE AMENDMENT REQUEST STUDY AREA, ZON11-00005

-  Tax Parcel Boundaries
-  Commercial
-  Industrial
-  Light Manufacturing
-  Park
-  Office
-  High Density Residential
-  Medium Density Residential
-  Low Density Residential
-  Institutions
-  Park/Open Space



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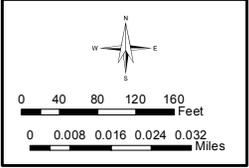
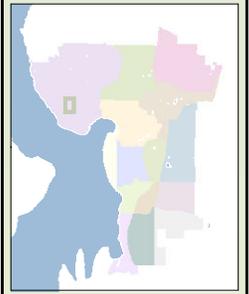
Name: Howard_Zoning
 Date Saved: 9/18/2012



- (A)** 12203 Juanita Drive NE
 56,658 Square Feet
 Vacant Land
- (1)** 12035 Juanita Drive NE
 22,229 Square Feet
 Vacant Land
- (2)** 12033 Juanita Drive NE
 18,701 Square Feet
 Fire Station
- (3)** 12019 76th Place NE
 61,536 Square Feet
 Office/ Industrial

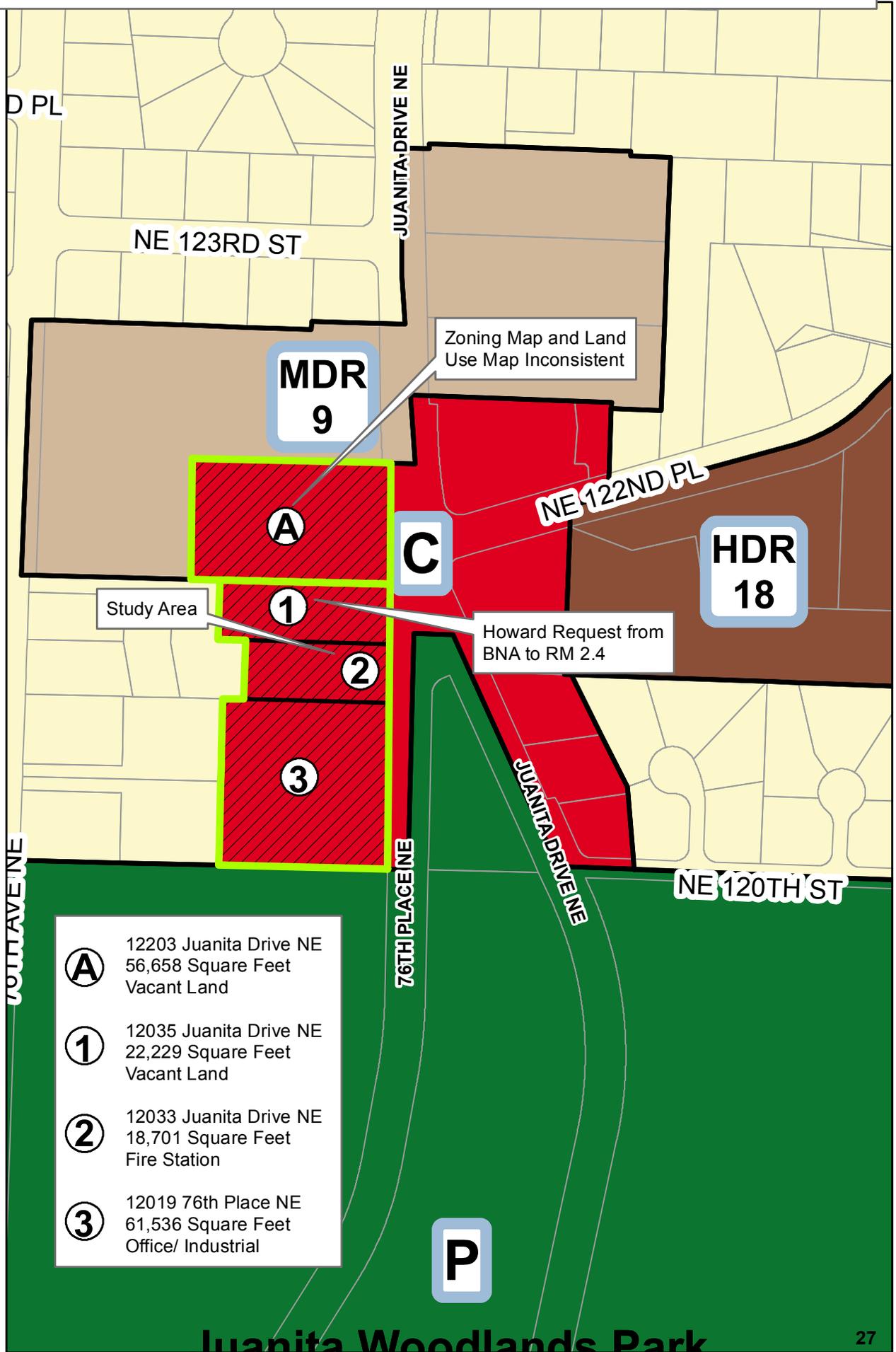
HOWARD PRIVATE AMENDMENT REQUEST STUDY AREA, ZON11-00005

-  Tax Parcel Boundaries
-  Commercial
-  Industrial
-  Light Manufacturing Park
-  Office
-  High Density Residential
-  Medium Density Residential
-  Low Density Residential
-  Institutions
-  Park/Open Space



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Name: Howard_Comp_Plan
 Date Saved: 9/18/2012



- A** 12203 Juanita Drive NE
56,658 Square Feet
Vacant Land
- 1** 12035 Juanita Drive NE
22,229 Square Feet
Vacant Land
- 2** 12033 Juanita Drive NE
18,701 Square Feet
Fire Station
- 3** 12019 76th Place NE
61,536 Square Feet
Office/ Industrial

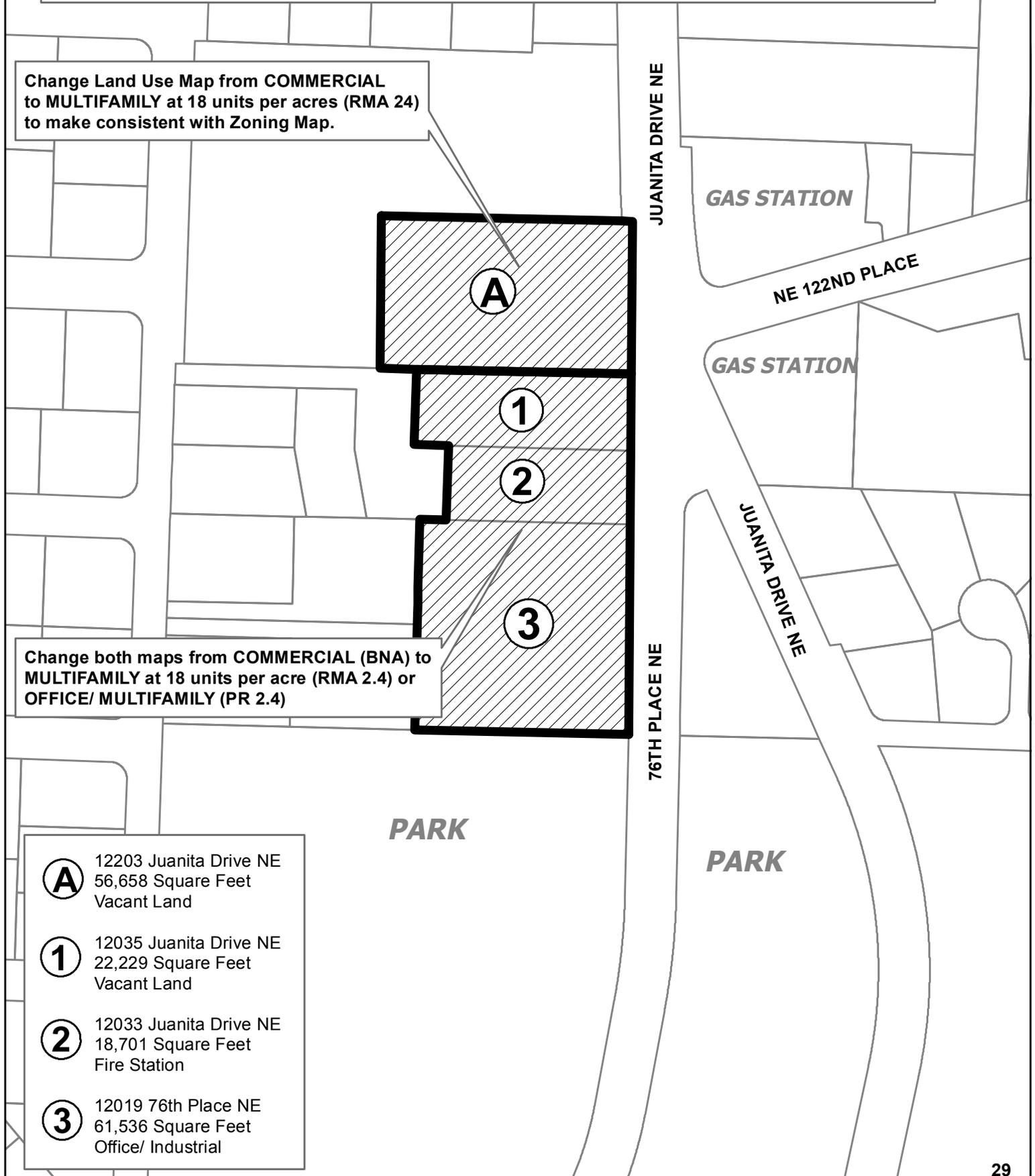
HOWARD PRIVATE AMENDMENT REQUEST STUDY AREA, ZON11-00005

Potential Changes to the City's Zoning and Land Use Map

Change Land Use Map from **COMMERCIAL** to **MULTIFAMILY** at 18 units per acres (RMA 24) to make consistent with Zoning Map.

Change both maps from **COMMERCIAL (BNA)** to **MULTIFAMILY** at 18 units per acre (RMA 2.4) or **OFFICE/ MULTIFAMILY (PR 2.4)**

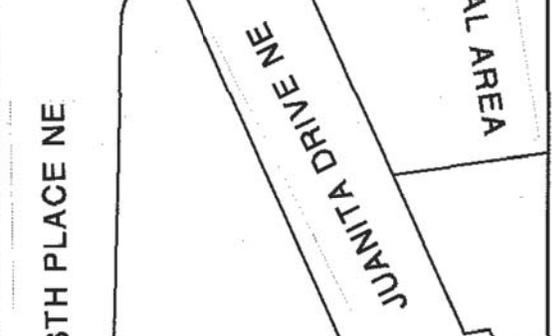
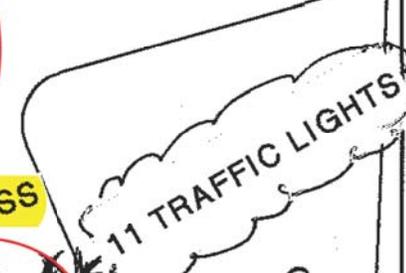
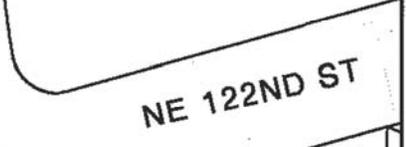
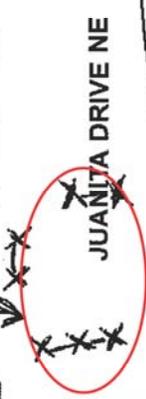
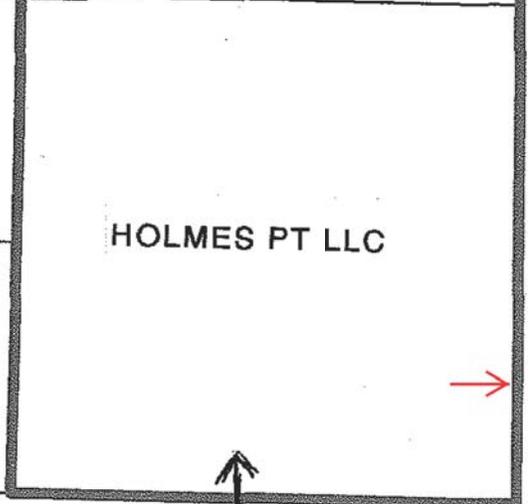
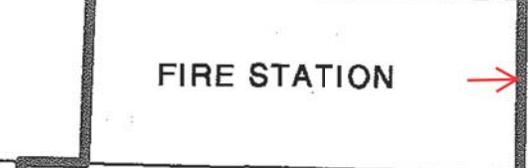
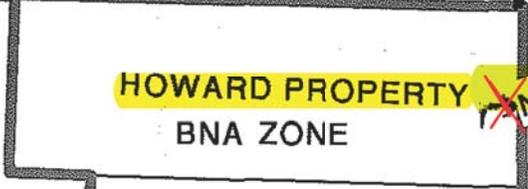
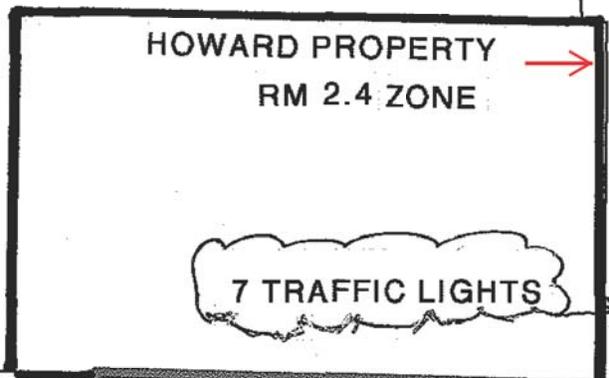
- A** 12203 Juanita Drive NE
56,658 Square Feet
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- 2** 12033 Juanita Drive NE
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Fire Station
- 3** 12019 76th Place NE
61,536 Square Feet
Office/ Industrial



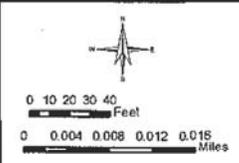
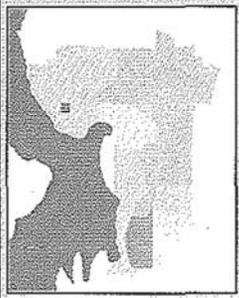
HOWARD PRIVATE AMENDMENT REQUEST STUDY AREA, ZON11-00005

CONFIGURATION OF 2 INTERSECTIONS

X = TRAFFIC LIGHT FIXTURE



STUDY AREA



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Name: Howard_Base
Date Saved: 9/12/2012

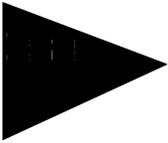
Teresa Swan

From: Jim Dobler <jdobler@offshoresystemsinc.com>
Sent: Friday, September 14, 2012 3:03 PM
To: Teresa Swan
Cc: Dan Roseta (E-mail)
Subject: zoning proposal

Ms. Swan: thank you for our meeting last week. Per your letter of Sept. 6, 2012 on new zoning for our property at 12019 76th Place NE, Holmes Point LLC would prefer a zoning change to Professional Office/Multifamily or at the least allow multifamily on the first floor and retain the BNA zoning. We would object to a Multifamily at RMA 24. Please keep me informed as things progress. Thank you, Jim Dobler, member, Holmes Point LLC

40.08 User Guide. The charts in KZC 49.15 contain the basic zoning regulations that apply in each BN and BNA zone of the City. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

**Section
40.08**

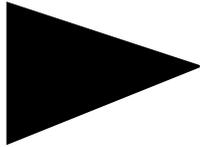


Section 49.10 – GENERAL REGULATIONS

The following regulations apply to all uses in this zone unless otherwise noted:

1. *(no change)*
2. *(no change)*
3. *(no change)*
4. At least 75 percent of the total gross floor area located on the ground floor of all structures on the subject property must contain retail establishment, restaurants, taverns or offices. These uses shall be oriented to an adjacent arterial, a major pedestrian sidewalk, a through-block pedestrian pathway or an internal pathway. [\(Does not apply to properties west of Juanita Drive NE or west of 76th Place NE in the BNA zone.\)](#)
5. *(no change)*

Section 40.10
BN, BNA



USE ZONE CHART

| DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS10 | | | | | | | | | | | | | |
|--|--|-------------|-------------------------|----------|---|---|---|---|---|-----------------------------|------------------------------------|---|---------------------|
| Section 40.10 | USE | REGULATIONS | Required Review Process | MINIMUMS | | | | MAXIMUMS | Landscape Category (See Ch. 95) | Sign Category (See Ch. 100) | Req'd Parking Spaces (See Ch. 105) | Special Regulations (See also General Regulations) | |
| | | | | Lot Size | REQUIRED YARDS (See Ch. 115) | | | Lot Coverage | | | | | Height of Structure |
| | | | | | Front | Side | Rear | | | | | | |
| | Stacked Dwelling Unit. See Special Reg. 1 <u>See Spec Reg 3.</u> | | None | None | Same as reg. for ground floor <u>See Spec Reg 3.</u> | Same as reg. for ground floor <u>See Spec Reg 3.</u> | Same as reg. for ground floor <u>See Spec Reg 3.</u> | Same as reg. for ground floor <u>See Spec Reg 3.</u> | Same as reg. for ground floor <u>See Spec Reg 3.</u> | A | 1.7 per unit | <ol style="list-style-type: none"> This use, with the exception of the lobby, may not be located on the ground floor of a structure. Chapter 115KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associates with this use. <u>For properties west of Juanita Dr NE and west of 76th Place NE in the BNA zone, the following applies:</u> <ol style="list-style-type: none"> <u>This use is allowed on the ground floor of a structure.</u> <u>Minimum required front yard is 10'.</u> <u>Minimum required side yard is 5', but 2 side yards must equal at least 15'.</u> <u>Minimum required rear yard is 10'.</u> <u>Maximum required height of structure is 35' above average building elevation.</u> <u>Landscape buffer is Category D.</u> | |

Teresa Swan

From: Teresa Swan
Sent: Wednesday, October 24, 2012 5:03 PM
To: Teresa Swan
Subject: Zoning amendment for properties at Juanita Drive/122nd (Howard private amendment request)

-----Original Message-----

From: Thomas Chwojko-Frank [<mailto:tchwojko@me.com>]
Sent: Wednesday, October 24, 2012 3:02 PM
To: Planning Commissioners
Subject: Zoning amendment for properties at Juanita Drive/122nd (Howard private amendment request)

To the Planning Commissioners,

Traffic on Juanita Drive is already difficult at rush hour, and any construction, accident or other obstruction quickly causes traffic issues. There are multiple housing developments still going up, and density is increasing on Finn Hill. Are there traffic studies available to see what the effect of the already in progress development and proposed development changes will have on Juanita Dr. and other streets? Are there any current plans for increasing automobile throughput on Finn Hill?

Thanks for your time,
Tom Chwojko-Frank
8426 NE 122nd St.
Kirkland, WA 98034
425-825-7585

Teresa Swan

From: goodwin <goodwin.hp@gmail.com>
Sent: Wednesday, October 24, 2012 3:45 PM
To: Teresa Swan
Subject: File ZON11-00005 / Juanita Dr and 76th Pl NE

Dear Teresa,

I feel file ZON11-00005 concerning rezoning should be denied. I believe the city needs to look thoroughly at the county's zoning decision for this area before any zoning is changed. I feel it makes good responsible sense that the Finn Hill area should have a city neighborhood comprehensive plan established for this area. I believe there should be a moratorium on any zoning change until a Finn Hill neighborhood comprehensive plan is complete.

Thank you for your time.

Ken Goodwin
11834 Holmes Pt Dr
Kirkland Wa 98034

Teresa Swan

To: Teresa Swan
Subject: FW: Zoning amendment for properties at Juanita Drive/122nd (Howard private amendment request)

From: Jon Pascal [<mailto:Jon.Pascal@transpogroup.com>]
Sent: Wednesday, October 24, 2012 3:26 PM
To: Paul Stewart
Subject: FW: Zoning amendment for properties at Juanita Drive/122nd (Howard private amendment request)

FYI

From: "Scott Morris" <Scott.Morris@trilogy-international.com>
To: "Scott Morris" <Scott.Morris@trilogy-international.com>
Sent: Wednesday, October 24, 2012 2:07:22 PM
Subject: Zoning amendment for properties at Juanita Drive/122nd (Howard private amendment request)

Finn Hill neighbors:

On **Thursday, October 25, at 7pm**, the Kirkland Planning Commission will hold its second study session on a potential zoning amendment for 4 properties located on the western side of Juanita Drive at the intersections with Holmes Point Drive and 122nd (Finn Hill Shell service station and the retail shops including Plaza Garcia).

Summary: The Planning Commission is considering a recommendation to replace BNA zoning (retail/multi-family housing) on 3 of the properties, and RMA zoning (multi-family) on the 4th property, with PRA zoning (professional/multi-family) zoning. In essence, the zoning change would relieve property owners of the obligation to build retail space on the ground floor of any development and allow them to construct projects that may or may not include retail or professional space in conjunction with multi-family housing. The planning staff has set out this recommendation in a background [memo](#) and accompanying [maps](#).

Another option would be to leave the BNA zoning in place but to give owners of these parcels relief from the existing requirement that retail space be constructed in any new project. That suggestion is highlighted in a staff memo that can be seen [here](#).

The Planning Commission study session will be held in the City Council meeting room tomorrow night, and brief public testimony will be accepted at the beginning of the meeting. The commissioners are likely to make a preliminary decision at the study session and then finalize it next month in a regular meeting at which a full public hearing will occur. The Planning Commission will then forward their recommendation to the City Council.

Properties affected: The proposed zoning amendment will potentially affect 4 lots, located on the west side of Juanita Drive, at the points where it intersects with the southern loop of Holmes Point Drive and with 122nd Street. The properties consist of a one-storey office building (the old Northshore Utilities District HQ) immediately north of the Juanita Woodlands, Fire Station 25, and two vacant lots north of the fire station. The most northerly parcel, is zoned RMA 2.4, which permits up to 18 housing units per acre and building coverage of up to 60% of the property. The other properties -- the office building, Fire Station 25, and a small vacant lot between the fire station and the other vacant lot to the north, are all zoned BNA. This zoning allows for building coverage of up to 80% of each parcel and unlimited housing density, subject to height limitations (although the city has proposed to establish an 18 unit/acre maximum for these parcels in a separate zoning amendment proceeding). Most significantly, BNA zoning requires that any development consist of retail space on the ground floor.

ATTACHMENT 11

The zoning proposal: A developer, Howard LLC, owns the two vacant lots at the north of Fire Station 25. Howard has asked for a zoning amendment that would permit the two vacant lots to be developed as one project. Because access to the lots, particularly the small parcel just north of the fire station, is difficult from Juanita Drive, Howard contends that it is impractical to develop the property with retail space on the ground floor. The Kirkland planning staff appears to agree and has suggested, among other options, that the two properties owned by Howard be re-zoned as PRA 2.4. This zoning designation allows but does not require a project to include professional office and retail space on the ground floor of a multi-family development. The maximum housing density allowed by PRA 2.4 is 18 units per acre – this is the same ceiling that applies under RMA 2.4 zoning for one of the lots that Howard owns. The building footprint allowed by PRA zoning is 70% of the lot size; by comparison, RMA 2.4 zoning holds coverage to 60%, while BNA zoning allows up to 80% coverage.

The city's planning staff has also recommended that the BNA zoning for the office building (just north of the Woodlands) and for the Fire Station also be changed to PRA 2.4. The staff's rationale is that these properties, which front on Holmes Point Drive are not suitable for retail shops.

Another option presented by the planning staff is to leave the BNA zoning in place but to remove the requirement for retail space with respect to these properties on the west side of Juanita Drive.

What it means: The proposed zoning changes do not represent an upzoning. Housing densities will not be increased. However, by removing the retail space requirement – which Howard and city planners believe is impracticable for the 4 properties under consideration – the rezoning does appear to make it more likely that multi-family housing will be constructed in the foreseeable future, at least on the Howard properties.

Issues: The rezoning proposal raises a variety of issues. Can Juanita Drive accommodate the additional traffic that multi-family housing will generate? Does the potential for traffic impact matter with respect to the proposed rezoning, given that it doesn't increase potential housing densities above what current zoning permits? Should the property owners be required to fund improvements to the Juanita Drive/Holmes Point Drive/122nd Street intersections so that retail development might be commercially feasible – or would such development be inappropriate and economically unfeasible? Should zoning changes be restricted to the Howard parcels, rather than be applied to all 4 properties at this time?

More fundamentally, should the city consider a moratorium on any zoning changes (even those that are not upzones) until the County's zoning decisions have been subjected to a thorough review as part of a comprehensive neighborhood plan? Significantly, the Planning Commission originally recommended to the City Council that any consideration of zoning changes be deferred until such a plan is developed. The City Council disagreed, presumably because the city does not have sufficient resources to prepare a Finn Hill neighborhood plan in the near future. It directed the Planning Commission to consider Howard's request for a zoning change. The Planning Commission and the planning staff are now responding the City Council's directive.

The FHNA board has not taken a position on the specific zoning recommendations that the Planning Commission is reviewing. FHNA will consider submitting comments to the Planning Commission at next month's public hearing and ultimately to the City Council urging that a neighborhood zoning plan be initiated immediately. We would appreciate hearing your views on the proposed rezoning and on the need to start a comprehensive review of Finn Hill's zoning designations. In the meantime, if you have views or questions regarding the rezoning, we recommend that you address them to the Planning Commission at Thursday evening's study session or in emails to the Commissioners in advance of the hearing. You can email the Planning Commissioners at planningcommissioners@kirklandwa.gov.

Scott Morris

Finn Hill Neighborhood Alliance - President

(formerly Denny Creek Neighborhood Alliance)

www.finnhillalliance.org | 206-972-9493

PO Box 682, Kirkland WA 98083



www.facebook.com/finnhillalliance



Jon Pascal, PE, PTOE | Principal

Transpo Group | Jon.Pascal@transpogroup.com

Office: 425-821-3665 x230 | Direct: 425-896-5230 | Fax: 425-825-8434 | Mobile: 206-890-3868

Going green. Transpo Group is proud to participate in the [Green Business Program](#) which recognizes businesses for their environmentally-friendly practices.

Teresa Swan

From: Teresa Swan
Sent: Wednesday, October 24, 2012 5:06 PM
To: Teresa Swan
Subject: Rezoning

From: julie and karl voss [<mailto:julieandkarlvoss@hotmail.com>]
Sent: Wednesday, October 24, 2012 4:43 PM
To: Planning Commissioners
Subject: Rezoning

To whom it may concern,

It has come to my attention that you seem to be considering not following a recommendation by the Planning Commission the any consideration of zoning changed be deferred until a comprehensive plan is developed.

I hereby OPPOSE such a short-circuiting of this recommendation.

I understand that this is specifically coming up due to a proposed zoning change requested by a developer for a property at Juanita drive. I dont really care who is requesting it - we need to follow procedures as required.

Please dont arbitrarily override recommendations, but proceed in a methodical fashion. Should rezoning be reasonable, it will not be stopped by this - unfortunately, we seem to have a history of doing end-runs around recommendations.

Thanks for your interest. I am expecting the commission to ensure that the law is being followed.

Karl Voss
11815 84th Ave NE,
Kirkland WA 98034

Teresa Swan

From: Teresa Swan
Sent: Wednesday, October 24, 2012 5:00 PM
To: Teresa Swan
Subject: We live on Finn Hill

From: Steve Wise [<mailto:steve-wise@comcast.net>]
Sent: Wednesday, October 24, 2012 3:27 PM
To: Planning Commissioners
Cc: Scott Morris
Subject: We live on Finn Hill

To Whom It May Concern:

My family and I live on Finn Hill (11821 84th Avenue NE) and we don't believe any type of zoning changes should be allowed, nor any development initiated until and unless the City of Kirkland completes a neighborhood zoning plan, along with public hearings around these very important issues.

Sincere regards,

Steve & Melanie Wise
11821 84th Avenue N.E.
Kirkland, WA 98034
425.636.8378

Teresa Swan

To: Teresa Swan
Subject: FW: Zoning amendment for properties at Juanita Drive/122nd (Howard private amendment request)

From: Jason K Ahlf [mailto:ahlf_jason_k@lilly.com]
Sent: Thursday, October 25, 2012 1:53 PM
To: Planning Commissioners
Subject: FW: Zoning amendment for properties at Juanita Drive/122nd (Howard private amendment request)

I would like to see those properties developed in some fashion. I don't think the additional traffic would be an issue at all.

I live in the Holmes Point area off Champagne Point Pl.

Teresa Swan

From: Eric Shields
Sent: Thursday, October 25, 2012 5:19 PM
To: Teresa Swan
Subject: FW: Proposed Zoning Changes - West side of Juanita Dr. and Holmes Point Dr. at NE 122nd Place

Eric Shields

From: Ted McCagg [<mailto:ted.mccagg@hok.com>]
Sent: Thursday, October 25, 2012 5:11 PM
To: Planning Commissioners
Subject: Proposed Zoning Changes - West side of Juanita Dr. and Holmes Point Dr. at NE 122nd Place

As there are a number of issues outstanding which will be impacted by decisions regarding this property rezone. I strongly urge that no decision be made at this time. The issues needing clarification include:

1. A decision regarding the relocation, or not, of Finn Hill Fire Station 25. – As no decision regarding an acceptable alternative location has emerged after more than four years of study, it would appear to be premature to rezone the existing site for housing. Acquisition of part of an adjacent property might give the existing fire station site the space it needs to continue to serve the neighborhood.
2. Traffic is a growing problem on Juanita Drive at this intersection and particularly at Juanita Drive and 116th in Juanita. Any rezone of property should consider limiting the number of units to as low a number as possible, which would also be consistent with the surrounding Finn Hill area.
3. Both of these issues and a number of others would be addressed in a comprehensive review of the Finn Hill zoning designations which to date has not taken place. No decisions of individual parcel rezones should be allowed until this “big picture” analysis has taken place.

Thank you for considering these suggestions as you meet regarding potential rezoning this evening.

Ted McCagg
 7108 NE 135th Street
 Kirkland, WA 98034

tedmccagg@earthlink.net

From: keithdbuffalofan@comcast.net [mailto:keithdbuffalofan@comcast.net]

Sent: Tuesday, October 30, 2012 12:29 PM

To: Planning Commissioners

Subject: Fwd: Zoning amendment for properties at Juanita Drive/122nd (Howard private amendment request)

Dear City of Kirkland Planning Commission,

Please see my comments below transmitted to Scott Morris, President of the Finn Hill Neighborhood Alliance on October 29th.

I would like to include these comments in the planning commission record for the consideration of the pending zoning amendment for properties at Juanita Drive and 122nd in Kirkland.

I believe this is also noted as the Howard LLC Private Amendment request.

Thank you for your consideration.

Keith Dunbar
14310 93rd Ave NE
Kirkland, WA 98034

From: keithdbuffalofan@comcast.net

To: "Scott Morris" <Scott.Morris@trilogy-international.com>

Sent: Monday, October 29, 2012 9:50:13 PM

Subject: Re: Zoning amendment for properties at Juanita Drive/122nd (Howard private amendment request)

Scott,

I have two main concerns, and if they are concurred in by the FHNA board, could be passed along to the Kirkland Planning Commission and City Council.

1. The rezoning being considered is just one step in a possible very slippery slope of making Juanita Drive more of a high density corridor above the Juanita Beach area development cluster. Except for the condominium area up near the QFC complex to the north end of the Kirkland City limits, after one leaves the Juanita Beach and Juanita Village area to the south, the area of Finn Hill along Juanita Drive largely has a general character of a lower density single family area interwoven with high quality public open space. Future Increases in densities along the Juanita Drive corridor will only exacerbate traffic issues and would give credence to those who would like to see a four lane Juanita Drive corridor connecting 116th and 100th on the south with Bothell Way on the north. For the 520 bridge toll doggers, this would only add fuel to the fire and greatly increase traffic on Juanita Drive in the future.

We on Finn Hill should be very opposed to that very disturbing possible future scenario and what that would mean to our current quality of life on Finn Hill.

Increasing corridor densities would only threaten to make that unwanted scenario more plausible. Even if two or more of these tracts being considered for high density residential

development are approved, our city council should be very mindful of our concerns in this area for all future land use deliberations along the corridor that would seek to increase

existing densities. We do not want to start setting any trends that could prove irreversible.

Finn Hill is a predominately a single family, medium density area, and we would like to stay that way.

2. I still hold out hope that as part of the analysis of the fire station and emergency medical response solution that a full remodel or a reconstruction of fire station 25 makes the most sense vs. locating in a new area, park land or other site, combined with working out a cooperative coverage agreement with the City of Kenmore for Emergency Medical and Fire support at the other station in the north end of Kirkland/Finn Hill along 85th just north of Thoreau Elementary (forgot the number of that station). Any rezoning or land use decisions for the area in question should preserve the potential for a remodeled or expanded station. Also, because the fire department says that they would prefer having a new or remodeled station provide for the advantage of swinging equipment around from the back to pull in the station bays from the back to face out and front, maybe a remodeled station 25 also needs to consider all or portions of the lot where the small office building is located and the other small adjacent lot as well.

That scenario would leave the two parcels to the north of the fire station 25 that owned by Howard LLC to proceed to be developed as multi-family residential, which already exists just to the north and

adjacent to these two parcels of land. I don't know the exact density of the multi-family residential, but it seems somewhat lower than 18 units per acre. I would suggest that the density levels

of the two parcels north of the fire station mimic whatever the density is for the cluster home development that is located immediately to the north along the west side of

Juanita Drive (don't know the name of the development...across from car wash). That would make the most sense to me and would provide a development continuity to the immediate area at that intersection.

In summary, an optimal scenario for this situation would be for the fire district to purchase the land tracts south and west of fire station 25 from Howard LLC for purposes of developing a new or greatly remodeled fire station, and that the two tracts of land owned by Howard LLC north of the fire station be developed as cluster housing similar to the character of the housing development located just to the north of their ownership on the west side of Juanita Drive. Sidewalks to encourage pedestrian and trail use, and setbacks that allow for landscaping along Juanita and Holmes Point Drive should be included in the design schemes. Finally, if it can be accommodated as part of the development, several healthy mature trees noted on the land parcels in question should be examined by City botanists and should be saved as part of the development of the site.

Feel free to share my concerns with others.

thanks!

Keith Dunbar
Finn Hill resident and FHNA member



CITY OF KIRKLAND
123 FIFTH AVENUE
KIRKLAND, WA 98033-6189
425.587.3225

Determination of Nonsignificance

CASE #: SEP12-01154

DATE ISSUED: October 5, 2012

DESCRIPTION OF PROPOSAL: The City will consider the following two potential changes: (1) Change the Zoning Map / Land Use Map in the Holmes Point Business District FROM Neighborhood Business (BNA) / Commercial TO Multifamily 2.4 (minimum lot size per unit at 2,400 square feet) / High Density Multifamily at 18 units per acre OR Professional Office/Multifamily (PR) 2.4. The three lots are: 12035 Juanita Drive NE (vacant), 12033 Juanita Drive NE (fire station) and 12019-76th Place NE (office). (2) Change the Land Use Map FROM Commercial TO High Density Multifamily at 18 units per acre for 12203 Juanita Drive NE (vacant) to be consistent with the adopted Zoning Map for the parcel at RM 2.4.

APPLICANT: Planning Department

PROJECT LOCATION: 12203 Juanita Dr. NE

LEAD AGENCY IS THE CITY OF KIRKLAND

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21.030 (2) (c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request.

This determination is issued under 197-11-340 (2); the lead agency will not act on this proposal for 14 days from the date above. Comments must be submitted by 5:00 p.m. on October 19, 2012

Responsible Official:

Eric Shields, Director
Department of Planning and Community Development
425-587-3225

10/4/12
Date

Address:

City of Kirkland
123 Fifth Avenue
Kirkland, WA 98033-6189

You may appeal this determination to the Planning Department at Kirkland City Hall, 123 Fifth Avenue, Kirkland, WA 98033 no later than 5:00 p.m., October 19, 2012 by WRITTEN NOTICE OF APPEAL.

You should be prepared to make specific factual objections. Contact the Planning Department at 425-587-3225 to read or ask about the procedures for SEPA appeals.

Please reference case # SEP12-01154