



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 ISSUANCE AND AVAILABILITY NOTICE OF PUBLIC HEARING

DRAFT ENVIRONMENTAL IMPACT STATEMENT POTALA VILLAGE MIXED USE DEVELOPMENT

Pursuant to WAC 197-11-455 and 510, and Section 24.02.85 KMC, notice is hereby given that the City of Kirkland has issued the Draft Environmental Impact Statement (Draft EIS) for the Potala Village Mixed Use proposal and will hold a public hearing on the DEIS, City File SEP11-00004/SHR11-00002.

DESCRIPTION OF PROPOSAL: The Draft EIS analyzes the potential environmental impacts associated with the proposed Potala Village development of 143 residential units and approximately 6,200 square feet of commercial area on a site of approximately 1.2 acres. The Draft EIS studies two alternatives: No Action (Alternative 1 - assumes existing development on the subject site with no additional development) and the Proposed Action (Alternative 2 - assumes project proponent's development proposed). In addition, this Draft EIS considers alternative development scenarios and/or development thresholds to address potential aesthetic and transportation impacts, described in their respective sections of the Draft EIS.

The Draft EIS identifies specific environmental impacts associated with the proposal and mitigating measures to address those impacts. Environmental issues addressed in this Draft EIS include land use, plans and policies, aesthetics, transportation and construction impacts. Residential density is discussed in the land use and aesthetics analyses (Sections 3.1 and 3.3), wildlife in the discussion of the scoping process (Chapter 2), and site remediation in the plans and policies section (Section 3.2).

PROPONENT: Lobsang Dargey

LOCATION OF PROPOSAL: Southeast quadrant of the intersection of Lake Street South and 10th Ave South

LEAD AGENCY: City of Kirkland, Planning and Community Development Department

DOCUMENT AVAILABILITY: To view an electronic version of the Draft EIS, please see the City's website at <http://www.kirklandwa.gov/Potala>. Paper copies are available for review in the Planning Department at Kirkland City Hall, 123-5th Ave or at the Kirkland Library, 308 Kirkland Ave. A paper copy or CD is available for purchase upon request at City Hall.

PUBLIC REVIEW AND COMMENTS: Agencies, affected tribes, and members of the public are invited to comment on the Draft EIS. A **43-day comment period** is established for the Draft EIS from **July 12 to August 24, 2012 by 5pm**. Submit written comments by **email** at PotalaEIS@KirklandWA.gov or by **mail** to Teresa Swan, Project Planner, City of Kirkland Planning Department, 123 - 5th Ave, Kirkland, WA 98033, before the end of the comment period. Comments sent through the U.S Post Office must be postmarked no later than August 24, 2012.

PUBLIC HEARING: A **public hearing** to take oral testimony or written comments on the Draft EIS will be held by the SEPA Official (Eric Shields, Planning Director) at **7pm on Tuesday August 14, 2012** in the City Council Chambers, Kirkland City Hall, 123-5th Ave.

Filed by: Nancy Cox, SEPA Coordinator
Publishing and Issuance Date: July 12, 2012