

Summary of Potala Village
1006 and 1020 Lake St South and 21-10th Ave South
9/26/11

Applicant, Lobsang Dargey: lobsang@dargeyenterprises.com

City web site: <http://www.kirklandwa.gov/depart/Planning/Development/Potala.htm>

Proposal: **Uses** - 6,200 square feet of office and 143 residential units.
Height - 30' above existing grade per code. 4 stories with underground parking.
Parking – 316 parking stalls per city code (see below)
Entrance- solely off Lake St South

Comprehensive Plan: **Designated** - commercial and a residential market

Zoning: **Zoned** - Neighborhood Business (BN)
Review Process – building permit and environmental review (SEPA)

Zoning Code Standards: **Uses** – Commercial, multifamily with no restriction number of units, schools, daycares, government facility. 75% non-residential on ground floor
Height - 30' above existing grade
Parking - 1.7 stalls per residential unit and some guest parking (up to .50 on a case by case basis), 1 stall per 300 sq ft of general office and 1 stall per 200 sq ft for medical.
Lot coverage – 80% (all paved area)

SEPA: **Environmental Review** –Environmental Impact Statement will be prepared to address height, bulk, residential density, traffic, parking, eagle sighting and contamination cleanup. File SEP11-00004.
EIS process: Prepare draft EIS, 30 day comment period, prepare Final EIS that responds to comments and provides additional information if needed. Mitigation and/or change in project could result from EIS. To be completed next spring 2012.

Shoreline: Up to 53' of western part of site located within 200' of lake so requires a shoreline permit under the City's Shoreline Master Program.

Review Process – 30 day written comment period (no hearing), Eric Shields/Planning Director decision. Comment period has past. On hold until SEPA process complete. File SHR11-00002.

Key Regulations – Allowed uses (same as BN zoning), max height (41' allowed, greater than BN zoning) and max lot coverage (same as BN zoning) found in Chapter 83 of the Zoning Code. Permit does not address parking, traffic, noise, etc.

Road Concurrency: **Test Notice Decision** – April 7, 2011, project passed road concurrency test. Public Works Dept. inserted project's PM peak trips into the City's traffic model to determine if adopted level of services (LOS) for certain system intersections are still met with project. Project passed test because LOS still met.

City Contact: **Shoreline permit and SEPA review** – Teresa Swan, Planning Department, tswan@ci.kirkland.wa.us or 425-587-3258

Traffic and Concurrency - Thang Nguyen, Public Works, tnguyen@ci.kirkland.wa.us, 425-587-3286