

DEPARTMENT OF PUBLIC WORKS
MEMORANDUM

To: Planning Department

From: Thang Nguyen, Transportation Engineer

Date: October 29, 2012

Subject: SRM/Google Phase II Office Development Concurrency Test Notice,
TRAN12-01270

The purpose of this memo is to inform you that the proposed the SRM/Google Phase II Office building development has passed traffic concurrency. This memo will serve as the concurrency test notice.

Project Description

The applicant is proposing to construct a new 180,000 square foot office building at the former PACE Chemical Manufacturing site, 451 7th Avenue South. The project is forecasted to generate 180 PM peak hour net new trips. Attached is the Concurrency Test Result.

The proposed project passed traffic concurrency. This memo will serve as the concurrency test notice for the proposed project. Per *Section 25.10.020 Procedures* of the KMC, this Concurrency Test Notice will expire in one year (October 29, 2013) unless a development permit and certificate of concurrency are issued or an extension is granted.

EXPIRATION

The concurrency test notice shall expire and a new concurrency test application is required unless:

1. A complete SEPA checklist, traffic impact analysis and all required documentation are submitted to the City within 90 calendar days of the concurrency test notice.
2. A Certificate of Concurrency is issued or an extension is requested and granted by the Public Works Department within one year of issuance of the concurrency test notice. (A Certificate of Concurrency is issued at the same time a development permit or building permit is issued if the applicant holds a valid concurrency test notice.)
3. A Certificate of Concurrency shall expire six years from the date of issuance of the concurrency test notice unless all building permits are issued for buildings approved under the concurrency test notice.

APPEALS

In accordance with Chapter 25.23 Kirkland Municipal Code (KMC), the concurrency test decision may be appealed by the applicant, agency with jurisdiction or an individual or other entity who is specifically and directly affected by the proposed development. A notice of the concurrency test decision will be provided at the same time as the SEPA notice. An appeal must be filed within fourteen (14) calendar days of issuance of a determination of non-significance (DNS) or within seven (7) calendar days of the date of publication of a determination of significance (DS) under Title 24 KMC. An appeal of the concurrency test decision is heard before the Kirkland Hearing Examiner along with any applicable SEPA appeal if there is an appeal of SEPA.

For more information, refer to the Kirkland Municipal Code, Title 25. If you have any questions, please call me at x3869.

cc: EnerGov filing