



SEPA ADDENDUM FACT SHEET

Lead Agency City of Kirkland
Department of Planning and Community
Development

Proposed Action Building permit revisions to the Lake Street Place
Mixed-Use Project

Responsible Official 
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Required Approvals

- Building Permit
- Modification to the Lake Street Place Mixed-Use project pursuant to Chapter 142 KZC (Design Board Review) with approval by the Planning Official

Location of Background Data File Nos. SEP14-02467, SEP13-00959, DRV12-00921, BNR13-06082, BNR14-01859, & BNR14-02801
City of Kirkland
Building and Planning Departments
123 Fifth Avenue
Kirkland, WA 98033

Date of Issuance March 6, 2015



City of Kirkland

SEPA Addendum dated March 6, 2015

Lake Street Place Mixed-Use Project Modification
File Nos. SEP14-02467, SEP13-00959, DRV12-00921,
BNR13-06082, BNR14-01859, & BNR14-02801

I. Background

On April 10, 2013, the Design Review Board (DRB) approved with conditions, the Design Response Conference application for the Lake Street Place Mixed-Use project. On December 22, 2014, the applicant for the project submitted a request to update the March 2014 SEPA determination and an application to modify the DRB's decision.

This SEPA Addendum (File no. SEP14-02467) is intended to fulfill the environmental requirements pursuant to the State Environmental Policy Act (SEPA) for the proposed changes.

II. SEPA Addendum

According to the SEPA Rules, a SEPA addendum provides additional analysis and/or information about a proposal or alternatives where their significant environmental impacts have been disclosed and identified in a previous environmental document (WAC 197-11-600(2)). An addendum is appropriate when the impacts of the revised proposal are the same general types as those identified in the prior document, and when the new analysis does not substantially change the analysis of significant impacts and alternatives in the prior environmental document (WAC 197-11-600(4)(c), -625 and -706).

On March 14, 2014, the City issued a SEPA Mitigated Determination of Nonsignificance for the Lake Street Place project. The SEPA determination was based on the project consisting of 17,512 sq. ft. of retail use, 18,766 sq. ft. of restaurant use, 1,626 sq. ft. of high-turnover restaurant use, and 72,517 sq. ft. of office use. The project would total 110,421 sq. ft. Parking was proposed in an above-grade parking structure (252 parking stalls).

III. Project Action

Decisions on a specific project, such as construction activity, are referred in the SEPA rules as "project actions" (WAC 197-11-704(2)(a)). The Project is currently in the building permit review stage with the City of Kirkland which is considered a project action. The purpose of a SEPA addendum in analyzing a project action is to help the decision-maker identify and evaluate the environmental effects of, in this case, the proposed modifications when compared with the original approval.

IV. Description of the Proposal

The proposed revisions to the project can be summarized as follows:

- Kirkland Waterfront Market Building. Replace the 20'-wide 4-story addition to the north side of the building with separate stair and elevator components. Between the two is a ground floor expansion to the existing Milagros restaurant.
- Hector's Building. Remove the entire 4th floor and step back the 3rd floor atop the Hector's restaurant building. A new rooftop deck and trellis is proposed to be accessed from the 3rd floor. The mechanical screen at the roof has been replaced with a chimney structure that is set back from the north roof edge.
- Main Street Building. Remove one floor of parking from the above-grade parking structure and replace it with a floor of office space to be located below the existing top floor office space. It would be set back the same distance from the property line as the floor above. This will result in three levels of above-grade parking (166 parking stalls) and two floors of office space. Also new are three levels of below-grade parking (144 parking stalls) to be accessed from the previously approved garage entrance. A total of 310 parking stalls are proposed.

As a result of the proposed changes, there will be a decrease of -4,358 sq. ft. of retail and -267 sq. ft. of restaurant space while office space will increase by 9,710 sq. ft. Overall, there will be a net increase of 5,085 sq. ft. for the project. The revised project would total 115,506 sq. ft.

V. Environmental Analysis

The City Transportation Engineer has reviewed the updated building floor area/use numbers and the associated trip generation information provided by the applicant. To summarize, the updated project proposal is forecasted to generate 11 additional AM peak hour trips, 7 additional PM peak hour trips, and 17 additional weekday trips. The City Transportation Engineer does not anticipate greater significant impacts in regards to:

- Off-site traffic impacts than were previously forecasted with the March 2014 transportation analysis
- Intersection queueing
- Operation of the gated garage entry/exit
- Traffic circulation on nearby streets

It will be necessary to further analyze certain aspects of the proposal to determine if the project complies with all the applicable City codes and policies. That analysis is most appropriately addressed with the building permit review for the project.

VI. Conclusion

A SEPA addendum is appropriate when a proposal has been modified, but the changes are not expected to result in any new significant adverse impacts. Based on a review of the proposed changes by the City Transportation Engineer and City staff, no significant adverse impacts are anticipated as a result of modifications made to the previous proposal. The mitigation measures required with the March 14, 2014 SEPA determination will still apply to the project. Therefore, issuance of a SEPA Addendum is the appropriate course of action.

CC: Distribution List