

CITY OF KIRKLAND

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**DEPARTMENT OF PUBLIC WORKS
MEMORANDUM**

To: Jon Regala, Senior Planner

From: Thang Nguyen, Transportation Engineer

Date: April 4, 2013

Subject: McCleod Mixed-Use Development Concurrency Test Notice,
Tran13-00304

The purpose of this memo is to inform you that the proposed McCleod Mixed-Use development has been tested for traffic concurrency and passed.

Project Description

The applicant proposes to expand a mixed-use commercial site to a total of 108,446 square feet of gross floor area. The build-out of the development will be completed in two phases. Phase I is anticipated to be completed and occupied by 2015. The full build-out is anticipated to be completed by the end of 2018. A more complete description of the project is provided in the March 13, 2013 trip generation memo prepared by William Popp Associates. One driveway from an alley will provide vehicular access into the multi-level parking garage that will serve the development. Table 1 summarizes the development size.

Table 1. Development Gross Floor Area Summary (Square Feet)

	Retail	Quality Restaurant	High-Turnover Restaurant	Office	Total
Proposed	15,291	18,275	1,626	73,254	108,446
Existing	2,163	11,173	1,626	13,645	28,607
Net New	13,128	7,102	0	59,609	79,839

Trip Generation

ITE Trip Generation Report was used to calculate trip generation for the proposed project. The proposed development is forecasted to generate 1,193 daily, 107 AM and 144 PM peak hour trips.

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This memo will serve as the concurrency test notice for the proposed project. A traffic impact analysis report must be submitted to the City for review within 90 days of this memo to maintain this concurrency memo current.

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 from the date of this memo .
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 this 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 this concurrency test notice unless all building permits are issued for buildings approved under the concurrency test notice.

APPEALS

The concurrency test notice may be appealed by the public or agency with jurisdiction. The concurrency test notice is subject to an appeal until the SEPA review process is complete and the appeal deadline has passed. Concurrency appeals are heard before the Hearing Examiner along with any applicable SEPA appeal. For more information, refer to the Kirkland Municipal Code, Title 25. If you have any questions, please call me at x3869.

cc: William Popp Associates
Rob Jammerman, Development Engineer Manager