

CITY OF KIRKLAND  
123 FIFTH AVENUE  
KIRKLAND, WA 98033-8189  
425.587.3225



Mitigated Determination of Nonsignificance

CASE #: SEP13-00959

DATE ISSUED: March 14, 2014

DESCRIPTION OF PROPOSAL: SEPA review for new Lake Street Place mixed-use project.  
Background information can be found online at [www.kirklandwa.gov/depart/planning/Development/Lake\\_Street\\_Place.htm](http://www.kirklandwa.gov/depart/planning/Development/Lake_Street_Place.htm)

APPLICANT: Rick Chesmore

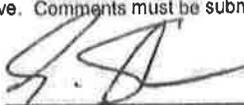
PROJECT LOCATION: 112 LAKE ST S , #205

LEAD AGENCY IS THE CITY OF KIRKLAND

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21.030 (2) (c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request.

This determination is issued under 197-11-340 (2); the lead agency will not act on this proposal for 14 days from the date above. Comments must be submitted by 5:00 p.m. on March 28, 2014

Responsible Official:

  
Eric Shields, Director  
Department of Planning and Community Development  
425-687-3225

3/10/14  
Date

Address:

City of Kirkland  
123 Fifth Avenue  
Kirkland, WA 98033-8189

You may appeal this determination to the Planning Department at Kirkland City Hall,  
123 Fifth Avenue, Kirkland, WA 98033 no later than 5:00 p.m., March 28, 2014 by WRITTEN  
NOTICE OF APPEAL.

You should be prepared to make specific factual objections. Contact the Planning Department at  
425-587-3225 to read or ask about the procedures for SEPA appeals.

Please reference case # SEP13-00959

Publish in the Seattle Times (date):

March 17, 2014

Distribute this form with a copy of the checklist to the following:  Property Owner: Stuart McLeod

Environmental Review Section  
Department of Ecology  
PO Box 47703  
Olympia, WA 98504-7703

Parties of Record  
 SEPA Interested Parties

Gary Kriedt  
King County Metro Transit Environmental Planning  
201 South Jackson Street, MS KSC TR-0431  
Seattle, WA 98104-3856

Ramin Pazooki  
Developer Services  
Washington State Department of Transportation  
15700 Dayton Ave. N. MS 240  
PO Box 330310  
Seattle, WA 98133-9710

Attn: Environmental Reviewer  
Muckleshoot Indian Tribe Fisheries Division  
39015 172nd Avenue SE  
Auburn, WA 98092

MITIGATING MEASURES INCORPORATED INTO THE PROPOSAL:

If the project is not phased, all of the conditions listed below will still be required prior to occupancy of the last building.

GENERAL

1. Prior to building permit issuance, provide to the City confirmation that an off-site parking location has been secured for a minimum of 40 vehicles to be used for a valet service until such time the Main Street building parking garage is available for occupancy.
2. Restaurant exhaust fans placed on the roof shall be located generally near the center of the roof (north to south) and as far west as possible.
3. If rooftop dining is proposed in the future, a new SEPA application and noise study will be required for the rooftop dining use. The scope of the SEPA review shall be limited to noise impacts.
4. All transportation related signs must meet City of Kirkland and MUTCD standards.

PHASE I

1. Install a speed hump in the alley east of the proposed Lake Street Place garage entry.
2. On the west side of Main Street, south of Kirkland Avenue, paint the curb yellow and sign the two on-street parking spaces as a 30-minute loading area for delivery vehicles between the hours of 6 a.m. and 7 p.m.
3. Paint a pedestrian crossing on the north leg of the Main Street cul-de-sac per the City of Kirkland Pre-Approved Plans.
4. Install a convex mirror within the project site or other pedestrian warning system for vehicles exiting the alley onto Lake Street South. The plan for the mirror or warning design and location must be submitted to the City for final approval and maintained by the building owner.
5. Paint a stop bar in the alley at the approach to Lake Street South per the City of Kirkland Pre-Approved Plans.
6. Paint the rolled-curb red along the alley.
7. Install "No Stopping" signs, MUTCD R8-5 and "No Loading or Unloading" signs on both sides of the alley.
8. Convert the alley to one-way westbound between The 101/Bank of America garage entry driveway and Lake Street South.
9. Widen the alley from the project driveway to Main Street a total of 26' to include: a 20-foot drive lane, a rolled curb on the north side, a valley curb on the south side, and a 4-foot sidewalk on the north side.
10. Install "Do Not Enter" sign MUTCD R5-1 and "One-Way" sign MUTCD R6-2 near the alley intersection along Lake Street South.
11. Work with the City of Kirkland to enforce loading areas in the normal course of monitoring on-street parking.
12. Install 10" thermoplastic crosswalk bars on both sides of the brick paver crosswalk on the south leg of the Kirkland Avenue/Main Street Intersection.
13. Install an 18" thermoplastic stop bar for the northbound approach at the Kirkland Avenue/Main Street intersection.
14. Install a 4" yellow solid centerline strip on Main Street from Kirkland Avenue South to the proposed crosswalk north of the alley.
15. Install an 18" thermoplastic stop bar and stop sign on a metal post at the east end of the alley for the eastbound approach at Main Street.
16. Eliminate the first parking stall on the east side of Lake Street South just south of the alley. The existing red curb, south of the alley, shall be continued another 20 feet south. The northernmost 2-hour parking sign shall be removed. The second 2-hour parking sign in front of Hector's shall be moved north to the south end of the new red curb.
17. Reconstruct the project site frontage on Lake Street South to provide a new mid-block parking stall just north of the existing crosswalk.

PHASE II

1. Air pollution units shall be required for new restaurant fans that exhaust out to the alley.
2. Implement the TMP in Attachment 9. The TMP shall be approved by the City and recorded with King County prior to occupancy of the Main Street and Hector's buildings.
3. Delivery trucks that use the project's loading dock shall be limited to an SU-30 truck size or smaller. The property owner is required to provide notification of the truck size limitation to all vendors and tenants.
4. Trucks utilizing the loading bay shall have their engines turned off when parked.
5. Locate the entry parking gate a minimum of 41 feet from the alley driveway edge to allow for a two-vehicle queue at the parking garage entrance.

ADDITIONAL VOLUNTARY MITIGATIONS (Proposed by the applicant)

1. Work with Merrill Gardens in regards to the following:
  - a. In front of the Merrill Garden building entry area, install three "No Parking" signs or "10-Minute Passenger Load/Unload" signs on existing bollards and paint the curb red per City standards.
  - b. Make more efficient use of the load/unload parking area within the 201 Merrill Garden

parking garage. This would be the responsibility of 201 Merrill Gardens to communicate with tenants and delivery vehicles for acceptable parking locations.

2. Coordinate with owners/property managers of buildings with frontage on the alley and Main Street the creation of a loading/unloading plan to:
    - a. Self-monitor compliance with City of Kirkland loading/unloading restrictions;
    - b. Manage the loading activities of each of their own buildings to minimize conflicts with through traffic; and
    - c. Regularly meet and/or communicate with each other to discuss and resolve any unanticipated loading/unloading problems.
  3. Coordinate with owners/property managers of buildings with frontage on the alley and Main Street and the City of Kirkland Fire Department Ideal parking locations to minimize disruptions to general traffic activity.
- Coordinate with Waste Management pickup times that minimize alley traffic disruption. Pickup times should preferably be before 7 a.m. on weekdays.

cc: Case # n/a

Distributed to agencies along with a copy of the checklist (see attached).

  
Distributed By: \_\_\_\_\_

3/14/14  
Date: \_\_\_\_\_