



## CITY OF KIRKLAND

Planning and Community Development Department

123 Fifth Avenue, Kirkland, WA 98033

(425) 587-3225 ~ [www.kirklandwa.gov](http://www.kirklandwa.gov)

### CITY OF KIRKLAND NOTICE OF ISSUANCE AND AVAILABILITY

#### MRM Private Amendment Request File No. SEP13-00554/ZON11-00004 Final Supplemental Environmental Impact Statement

Notice is hereby given under KMC 24.02.130 and WAC 197-11-460 that the City of Kirkland is issuing the MRM Private Amendment Request (PAR) Final Supplemental Environmental Impact Statement (Final SEIS).

**Description of Proposal:** The MRM PAR would amend the Kirkland Comprehensive Plan and Central Business District 5 (CBD 5) zoning to allow more intensive development. The Municipal Code Design Guidelines related to the CBD may also be amended. The proposed amendment would allow eight stories in building height (100 feet) rather than five stories (67 feet) as currently permitted. It could also allow more intensive residential use, which is currently limited to 12.5% of the gross floor area for the MRM site (KZC 50.35.110).

**Environmental Topics and Alternatives:** The SEIS addresses the following topics: land use patterns, relationship to plans and policies, population, housing, and employment, aesthetics, transportation, public services, and utilities. A report on fiscal and economic issues is also provided in an appendix to the SEIS. For each topic, the proposal and alternatives are evaluated. The SEIS evaluates a large number of alternatives to test a variety of outcomes and provide comprehensive information to City officials and citizens about the environmental effects of the proposed PAR. These include office and residential use, both on-site and off-site, and different building heights. In all alternatives, ground floor retail is assumed with either office on upper stories or residential uses on upper stories.

The Final SEIS for the MRM PAR responds to public comments received on the Draft SEIS, issued on October 17, 2013. The Final SEIS also provides corrections and clarifications to the environmental analysis contained in the Draft SEIS. The Final SEIS carries forward all the alternatives that were evaluated in the Draft SEIS without substantial changes. No final decisions have been reached regarding the proposal or other alternatives at this time.

The SEIS supplements the Draft and Final SEISs published in 2010 for the Parkplace project. In 2010, the MRM site was part of an alternatives analysis for the Parkplace development site, which is located immediately north of the MRM site: *Comprehensive Plan Land Use, Capital Facility, and Transportation Amendments and Zoning and Municipal Code Amendments, Final Supplemental Planned Action Environmental Impact Statement* (Final SEIS) (City of Kirkland, 2010).

**Proponent:** MRM Kirkland, LLC

**Location of Proposal:** The MRM site is located at 434 Kirkland Way, and is 74,200 square feet (1.7 acres) in size. The site currently contains an office building of 21,258 square feet and surface parking.

**Document Availability:** Hard copies of the Final SEIS are available for review at the Planning Department at City Hall, 123-5th Ave and at the downtown Kirkland Library, 308 Kirkland Ave. The document is posted on the City's website at [http://www.kirklandwa.gov/depart/planning/Code\\_Updates/PAR/MRM.htm](http://www.kirklandwa.gov/depart/planning/Code_Updates/PAR/MRM.htm). The purchase price of a copy of the SEIS is based on reproduction costs of printed documents or compact discs.

**SEPA Responsible Official:**

Responsible official: Eric R. Shields, care of Angela Ruggeri

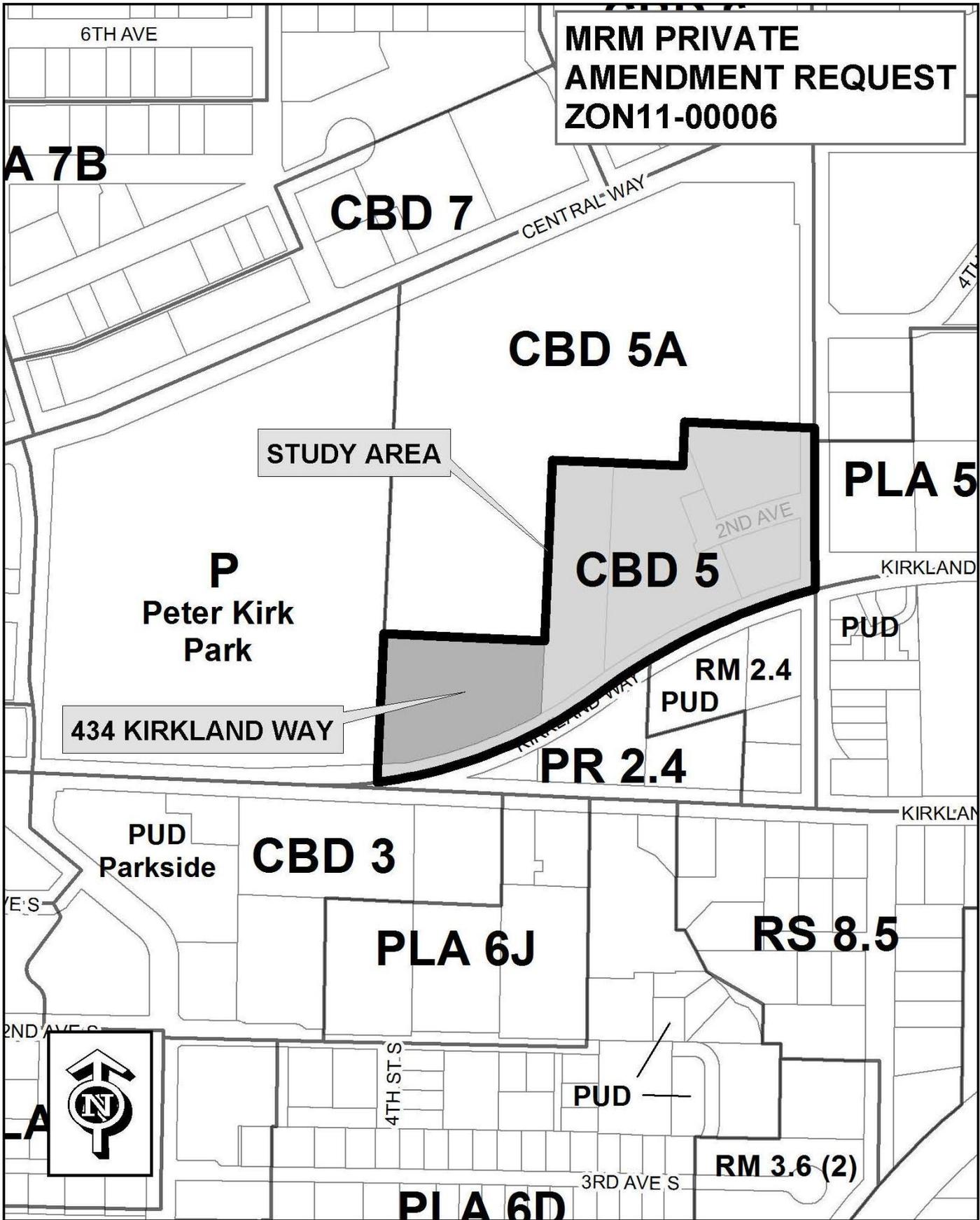
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Issuance Date: February 13, 2014

**MRM PRIVATE  
AMENDMENT REQUEST  
ZON11-00006**



**A 7B**

**CBD 7**

**CBD 5A**

**STUDY AREA**

**PLA 5**

**P**  
**Peter Kirk  
Park**

**434 KIRKLAND WAY**

**CBD 5**

**RM 2.4  
PUD**

**PR 2.4**

**PUD  
Parkside**

**CBD 3**

**PLA 6J**

**RS 8.5**



**PUD**

**RM 3.6 (2)**

**PLA 6D**