



CITY OF KIRKLAND

Planning and Community Development Department

123 Fifth Avenue, Kirkland, WA 98033 425-587-3225

www.ci.kirkland.wa.us

CITY OF KIRKLAND NOTICE OF ISSUANCE AND AVAILABILITY AND PUBLIC HEARING

DRAFT SUPPLEMENTAL PLANNED ACTION ENVIRONMENTAL IMPACT STATEMENT, COMPREHENSIVE PLAN LAND USE, CAPITAL FACILITY, AND TRANSPORTATION AMENDMENTS, MUNICIPAL CODE, ZONING CODE AND MAP AMENDMENTS

Pursuant to WAC 197-11-455 and 510, and Section 24.02.85 KMC, notice is hereby given that the City of Kirkland has issued the Draft Supplemental Planned Action Environmental Impact Statement (DSEIS) for its Downtown Area Planned Action Ordinance and related Comprehensive Plan text and Comprehensive Plan map amendments; Municipal Code Design Guideline amendments; Zoning Code and Map amendments; and Comprehensive Plan amendments to the Capital Facilities and Transportation Chapters.

CITY OFFICIAL FILES: ZON07-00012, ZON07-00016 and ZON07-00019

DESCRIPTION OF PROPOSAL: The proposal includes alternative locations for accommodating additional commercial growth in or near Downtown Kirkland. The original Planned Action EIS studied additional employment growth for the Touchstone (Parkplace) Private Amendment Request in 2008 (detailed project descriptions and the 2008 EIS are available at:

http://www.ci.kirkland.wa.us/depart/Planning/Code_Updates/Touchstone_Orni_Altom.htm).

Ordinances were also adopted for this proposal in 2008. The City has prepared this DSEIS to review alternatives to growth on the Parkplace site to comply with a Central Puget Sound Growth Management Hearings Board order, which requires consideration of off-site alternatives.

The proposal studied in the DSEIS includes the following:

- Amend the City of Kirkland Comprehensive Plan text and maps and Kirkland Zoning text and maps to allow for 954,000 additional square feet of retail and office uses in or near Downtown Kirkland.
- Add Master Plan and Design Guidelines to the Municipal Code.
- Amend the City of Kirkland Capital Facilities and Transportation Elements of the Comprehensive Plan to include all necessary capital improvements and a multi-year financing plan based on the 10-year transportation needs identified in the Comprehensive Plan, including those supporting Downtown growth.
- Approve a Planned Action Ordinance.

PROPONENT: City of Kirkland

LOCATION OF PROPOSAL: Area A - Touchstone Corporation (Park Place) 457 Central Way; Area B – Orni – 825, 903, and 911 5th Avenue generally located east of the U.S. Post Office; and Area C – Altom - 220 6th Street and 603 4th Avenue (additional study areas are shown on the attached map).

LEAD AGENCY: City of Kirkland, Planning and Community Development Department.

PUBLIC REVIEW AND COMMENTS: Agencies, affected tribes, and members of the public are invited to comment on the DSEIS and/or update of the Comprehensive Plan and related Zoning and Municipal Codes. A **30-day comment period** is established for the DSEIS and related amendments concluding on **June 28, 2010, by 5:00pm**. Written comments must be submitted to **Eric R. Shields, Planning Director and SEPA Responsible Official**, City of Kirkland Planning Department, 123 – 5th Ave, Kirkland, WA 98033 before the end of the comment period.

HEARINGS: A **public hearing** before the Kirkland Planning Commission will be held on the DSEIS and the amendments to the Comprehensive Plan, Municipal Code and Zoning Code text and associated map changes **on June 24, 2010 at 7pm**, (or as soon thereafter as possible) in the City Council Chambers, Kirkland City Hall, 123 - 5th Avenue. At the same June 24, 2010, hearing, the City's Responsible SEPA Official will take comments on the Planned Action DSEIS. The City's Responsible SEPA Official will respond to the comments in the Final Planned Action SEIS. The Planning Commission will prepare a recommendation on all items, except the Planned Action DSEIS, to the City Council for their final decision at a public meeting. The tentative date for the City Council meeting is **October 5, 2010**.

PUBLIC COMMENT: During the hearing, anyone may speak or submit written comments. Before the hearing, written comments may be submitted to the Planning Commission in care of Angela Ruggeri of the Planning Department. Please refer to Permit No. ZON07-00016 and include your name, mailing address and e-mail address.

AVAILABILITY OF DOCUMENT: Hard copies of the DSEIS are available for review at the Planning Department at City Hall, 123-5th Ave and at the downtown Kirkland Library, 308 Kirkland Ave. The documents are also available by viewing the City's website at www.ci.kirkland.wa.us.

FOR ADDITIONAL INFORMATION: You may view the official files ZON07-00012, ZON07-00016 and ZON07-00019 in the Planning Department, or contact project planner, Angela Ruggeri at (425) 587-3256 or by e-mail at aruggeri@ci.kirkland.wa.us.

People requiring a disability accommodation may call (425) 587-3000 or for TTY service call (425) 587-3111 prior to hearing.

Filed by: Nancy Cox, SEPA Coordinator

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