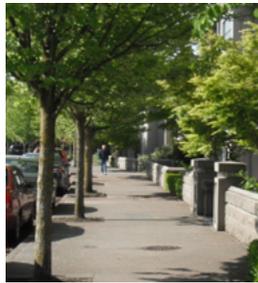


POTALA VILLAGE MIXED USE DEVELOPMENT

Final Environmental Impact Statement



City of Kirkland
2 November 2012



November 2, 2012

Dear Interested Citizen:

This letter transmits the Final Environmental Impact Statement (Final EIS) for the Potala Village Mixed Use Development prepared in accordance with the State Environmental Policy Act (SEPA). The Proposed Action being considered consists of a mixed use development located at the southeast quadrant of the intersection of 10th Avenue South and Lake Street South.

The Draft Environmental Impact Statement (Draft EIS) issued on July 12, 2012, addressed the Proposed Action, a No Action Alternative, and three alternative development scenarios. This Final EIS responds to comments on the Draft EIS and provides a discussion of key topics, based on public comment received during the comment period. The Final EIS also describes a lower density alternative and a brief analysis of potential impacts of this alternative.

Copies of the Final EIS are available for viewing at Kirkland City Hall, 123 5th Avenue, Kirkland or the Kirkland Public Library, 308 Kirkland Avenue, Kirkland. Copies are also available to purchase at Kirkland City Hall for the cost of reproduction. To view an electronic copy of the Final EIS and for additional project information, please see the project website at <http://www.kirklandwa.gov/depart/Planning/Development/Potala.htm>.

If you have any questions, please contact Teresa Swan at 425.587.3258 or tswan@kirklandwa.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Eric R. Shields", is written over a light blue horizontal line.

Eric R. Shields, AICP
Planning Director
Planning and Community Development

FACT SHEET

Name of Proposal

Potala Village Mixed Use Development

Proponent

Dargey Enterprises

Location

The site consists of approximately 52,600 sf (1.21 acres) located at the southeast quadrant of the intersection of Lake Street South and 10th Avenue South in the City of Kirkland.

Proposal

The proposed development would consist of a mixed use building containing approximately 6,200 sf of commercial use (general office and medical office) and 143 residential units. Two levels of underground parking would be provided and vehicular access would be from Lake Street South.

Proposed Alternatives

This EIS evaluates the Proposal and a No Action Alternative. The No Action Alternative assumes existing site development with no change from current conditions.

This EIS also considers alternative development scenarios and a lower density alternative.

Scope of Analysis

The scope of the environmental analysis in this EIS includes land use, plans and policies, aesthetics, transportation and construction impacts. In addition, residential density is discussed in the land use and aesthetics analyses (Draft EIS Sections 3.1 and 3.3), wildlife in the discussion of the scoping process (Chapter 2), and site remediation in the plans and policies section (Draft EIS Section 3.2).

Lead Agency

City of Kirkland

Department of Planning and Community Development

SEPA Responsible Official

Eric R. Shields, Director

Department of Planning and Community Development

EIS Contact Person

Teresa Swan, Project Planner
City of Kirkland
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Kirkland WA 98033
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Final Action

Approval of Shoreline Substantial Development Permit

Required Approvals and/or Permits

Shoreline Substantial Development
Building, grading and other related construction permits

Authors and Principal Contributors to this EIS

The *Potala Village Mixed Use Development EIS* has been prepared under the direction of the City of Kirkland. Research and analysis associated with this EIS were provided by the following consulting firms:

- **inova** - lead EIS consultant; land use, plans and policies, aesthetics, construction impacts
- **Heffron Transportation** - transportation
- **Parametrix** - wildlife, site remediation
- **AHBL** - visual modeling

Location of Background Data

Teresa Swan, Project Planner
Department of Planning and Community Development
123 5th Avenue
Kirkland WA 98033
Telephone: 425.587.3258

Date of Draft EIS Issuance

July 12, 2012

Review Opportunities

A 43-day comment period was held for the Draft EIS between July 12 and August 24, 2012. Comments received during that period, including the August 24, 2012 public hearing, are included in this Final EIS.

Date of Final EIS Issuance

November 2, 2012

Final EIS Availability

Copies or a Notice of Availability of this Final EIS have been distributed to agencies, organizations and individuals noted on the Distribution List (Chapter 5).

The Final EIS can be reviewed at the following public locations:

- Kirkland City Hall, 123 5th Avenue, Kirkland
- Kirkland Public Library, 308 Kirkland Avenue, Kirkland

This Final EIS and the appendices are also available online at:
<http://www.kirklandwa.gov/depart/Planning/Development/Potala.htm>

Additional copies may be purchased at the City of Kirkland for the cost of reproduction.

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ACRONYMS

AIA	American Institute of Architects
AASHTO	American Association of State Highway and Transportation Officials
BN	Neighborhood Business zone
BMP	Best Management Practice
CIP	Capital improvement program
CTR	Commute Trip Reduction
CY	cubic yards
dB	Decibel
EPA	Environmental Protecting Agency
ESA	Endangered Species Act
GMA	Growth Management Act
HCM	Highway Capacity Manual
ITE	Institute of Transportation Engineers
KZC	Kirkland Zoning Code
LID	Low Impact Development
LU	Land use
LOS	Level of service
MF	Multifamily zone
MTCA	Model Toxics Control Act
PSRC	Puget Sound Regional Council
RS	Single family zone
SDP	Substantial Development Permit
SF	Square feet
SMA	Shoreline Management Act
SMP	Shoreline Master Program
TAZ	Transportation Analysis Zone
TDM	Transportation Demand Management

TESC	Temporary Erosion and Sediment Control Plan
TOD	Transit Oriented Development
ULI	Urban Land Institute
USFWS	United States Department of Fish and Wildlife
UST	Underground Storage Tank
V/C	Volume-to-capacity
VPH	Vehicles per hour
WAC	Washington Administrative Code
WD	Waterfront District zone
WDFW	Washington Department of Fish and Wildlife
WDOE	Washington Department of Ecology (Ecology)
WSDOT	Washington State Department of Transportation