



# Public Works Cash Transmittal

Date: 12/21/2010 Receipt: 214765

Name: Potala Village Kirkland LLC

Address: PO Box 13261 Everett WA 98206

Property/Project Name/File Number: \_\_\_\_\_

### WATER/SEWER

		Tran Code	
WATER SERVICE INSTALL CHARGE	R-PW-1111-001*3-43-40-06	2001	\$ _____
STORM WATER CAPITAL CHARGE	R-S-D-1111-001*3-79-10-07	2080	\$ _____
REGIONAL WATER CONNECTION	411-0000-0000*3-79-10-03	2082	\$ _____
WATER CONNECTION	R-PW-1111-001*3-79-10-04	2083	\$ _____
SIDE SEWER INSPECTION	010-000-0000*3-22-10-04	2003	\$ _____
SEWER CONNECTION FEE - STUB IN	R-PW-1111-001*3-79-10-05	2084	\$ _____
SEWER CONNECTION FEE - TRUNKAGE	R-PW-1111-001*3-79-10-05	2085	\$ _____
EMERGENCY SEWER PROGRAM COLLECTIONS	R-PW-1111-001*3-79-10-06	2086	\$ _____
ADMIN FEE (EMERGENCY SEWER)	R-PW-1111-001*3-41-90-01	2058	\$ _____
WHOLESALE WATER SALES	411-000-0000*3-43-40-02	2006	\$ _____
INTERFUND OTHER GEN GOVT SVCS	411-000-0000*3-49-19-01	2030	\$ _____
SALE OF SCRAP	411-000-0000*3-69-10-01	2008	\$ _____
411 MISC REVENUE	411-000-0000*3-69-90-01	4019	\$ _____
INTERGOVTL - OTHER GEN. GOVT. SVCS	411-000-0000*3-38-19-01	2054	\$ _____
OTHER GEN. GOVT. SVCS	411-000-0000*3-41-90-01	2055	\$ _____
RENTS	411-000-0000*3-62-60-01	3054	\$ _____
FACILITY LEASES LT - RHWD (cell tower)	411-000-0000*3-62-50-02	2073	\$ _____

### STREET

INTERFUND OTHER GEN GOVT SVCS	117-000-0000*3-49-19-01	2029	\$ _____
STREET SECURITY DEPOSIT	117-000-0000*2-45-30-01	2024	\$ _____
117 MISC REVENUE	117-000-0000*3-69-90-01	2025	\$ _____
ROW (Street/Curb Permits)	010-000-0000*3-22-40-01	2026	\$ _____
OTHER GENERAL GOVT SVCS	117-000-0000*3-41-90-01	2052	\$ _____
JUDGMENTS AND SETTLEMENTS	117-000-0000*3-69-40-01	2053	\$ _____
UNDISPLCR (Improvement Fees)	-000-0000*3-44-81-01/		\$ _____

### OTHER REVENUE

	Fund	Project	
PERF MAINT SEC. (Ref: Public Works)	660-000-0000*2-39-10-03		2028 \$ _____
SEC ADMIN DEP. (Ref: Public Works)	660-000-0000*2-39-10-03		4027 \$ _____
OTHER GEN GOVT SVCS (sec adm deposit fee/PW)	010-000-0000*3-41-90-02		2088 \$ _____
ENG DEV FEES (3%)	010-000-0000*3-43-20-01		2027 \$ _____
RESIDENTIAL SURFACEWATER REVIEW FEE	010-000-0000*3-43-20-02		2078 \$ _____
CONCUR REVIEW FEE	010-000-0000*3-45-89-01		2034 \$ <u>1487.00</u>
IMPACT FEE APPEAL	010-000-0000*3-45-89-07		2056 \$ _____
IMPACT FEE - IND. CALC. CHG.	010-000-0000*3-45-89-08		2057 \$ _____
RECORDING FEE (Concomitants, etc.)	010-000-0000*3-69-90-02		3068 \$ _____
MAPS/PUBS	010-000-0000*3-41-50-01		4022 \$ _____
SALES TAX	010-000-0000*2-31-70-01		4026 \$ _____
NOTARY	010-000-0000*3-41-90-01		4023 \$ _____
DOT	188-000-0000*3-33-20-21/		2047 \$ _____
DOT	320-000-0000*3-33-20-21/		2048 \$ _____
CDBG	188-000-0000*3-33-14-20/		4032 \$ _____
CDBG	320-000-0000*3-33-14-20/		2049 \$ _____
STREET VACATION (50%)	157-000-0000*3-95-10-01/RGG-0002-000		3060 \$ _____
STREET VACATION (50%)	170-000-0000*3-95-10-01		3030 \$ _____
TIB	188-000-0000*3-34-03-80/		2050 \$ _____
TIB	320-000-0000*3-34-03-80/		2051 \$ _____

SUBTOTAL FROM BACK \$ \_\_\_\_\_

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

TOTAL: \$ \_\_\_\_\_



# CITY OF KIRKLAND 2009 CONCURRENCY MANAGEMENT REVIEW APPLICATION

- PLEASE PRINT CLEARLY -

<b>Site Address:</b> 1020 Lake Street South, Kirkland, WA 98033		<b>Permit #</b>
Property Tax Account Number 935490-0220-08, 087505-9233-08		
Description of Project: # of units _____ SF _____ M <sup>2</sup> 164 sq. footage of building _____		
Office _____ Retail _____ Industrial/Manufacturing _____ Institutional _____ Mixed Use <input checked="" type="checkbox"/> Other 9,028 sf		
Property Owner Potaba Village Kirkland LLC	Phone 425-304-1000	
Property Owner's Address PO Box 13261	City, Zip Code Everett	
Contact Person Lobsang Dargay	Phone 425-304-1000	
Address P.O. Box 13261	City, Zip Code Everett, WA 98206	
Alt Phone 425-877-8175	Fax # _____	email lobsang@dargayenterprises.com

Applicant has provided:

Preliminary Traffic Information: Trip generation and project description.

Review Fee based on estimated number of PM peak trips:

Less than 20 trips.....\$531	<input checked="" type="checkbox"/> 51-200 trips.....\$1487
21-50 trips.....\$743	Greater than 200 trips.....\$1911

Tran Code 2034      Receipt No. 214765      and Date Paid 12/21/2010

**Note: Once the concurrency test result has been determined, changes to the development project that require additional review will be billed on an hourly basis.**

## CONCURRENCY TEST DEADLINES (KMC Title 25)

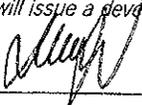
The concurrency test notice shall expire and a new concurrency test application is required unless:

1. A complete SEPA checklist, traffic impact analysis and all required documentation is submitted to the City within **90** calendar days of the concurrency test notice.
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 the 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 if the associated zoning and/or building permit expires and shall expire six years from the date of issuance of the concurrency test notice if all building permits are not issued for buildings approved under the concurrency test notice.

## APPEALS (KMC Title 25)

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.

*I have read the above information regarding expiration deadlines and appeal process. I further understand that issuance of the concurrency test notice is not a guarantee that the City will issue a development permit or building permit.*

PROPERTY OWNER:       DATE: 11/04/2010

APPLICANT (if different from property owner): \_\_\_\_\_      DATE: \_\_\_\_\_

## MEMORANDUM

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<b>Date:</b>	November 5, 2010	<b>TG:</b>	10196.00
<b>To:</b>	Thang Nguyen – City of Kirkland		
<b>From:</b>	Mike Swenson and Stefanie Herzstein – Transpo Group		
<b>Subject:</b>	Potala Village Traffic Scoping		

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The purpose of this memorandum is to summarize the characteristics associated with the proposed Potala Village development located on the southeast corner of the Lake Street and 10th Avenue intersection in the City of Kirkland. An overview of the project and its anticipated trip generation is provided below. Please review this memo and provide comments regarding the additional transportation analysis required for approval of this project.

### Project Description

The project would develop approximately 164 apartment units and 9,028 square-feet of retail on at the southeast corner of the Lake Street and 10th Avenue intersection. The proposed site plan is attached. The site is currently occupied by an approximately 1,500 square-foot dry cleaner with a small café. Access to the project site would be provided via one full access driveway on Lake Street. The project would include 181 underground parking spaces.

### Project Trip Generation

Daily and weekday peak hour trip generation for the proposed Potala development was estimated based on the land use size and trip rates from the Institute of Transportation Engineers' *Trip Generation*, 8<sup>th</sup> Edition for Apartment #220 and Shopping Center #820. Note the tenants for the retail portion of the project are unknown, shopping center was assumed as a conservative estimate of traffic-generation. The trip generation estimate accounts for both pass-by associated with the retail component and internal trips that may occur between the apartment and shopping center use. Both pass-by and internalization were estimated using ITE's *Trip Generation Handbook*, 2<sup>nd</sup> Edition.

The proposed development will replace existing uses; therefore, trip generation for the existing uses was estimated and subtracted from the proposed project traffic-generation to determine the net new project trips. Traffic for the existing uses was estimated based on the size and the average trip rates from ITE's *Trip Generation* for Specialty Retail #814.

Table 1 summarizes the estimated trip generation for the proposed development. As shown in the table, the proposed Potala Village is expected to generate approximately 1,243 net new daily trips, with 89 trips occurring during the AM peak hour and 120 trips occurring during the PM peak hour.

**Table 1. Estimated Project Trip Generation**

Land Use	Size <sup>1</sup>	Daily <sup>1</sup>	Weekday AM Peak Hour <sup>1</sup>			Weekday PM Peak Hour <sup>1</sup>		
			In	Out	Total	In	Out	Total
<b>Proposed Use</b>								
Apartment #220	164 units	1,118	17	67	84	70	38	108
Shopping Center #820	9,028 ksf	388	5	4	9	17	17	34
- less Internal Trips <sup>3</sup>		-78	0	0	0	-4	-4	-8
- less Pass-by Trips (34%) <sup>2</sup>		-119	-2	-2	-4	-5	-5	-10
<b>Subtotal of Proposed Use</b>		<b>1,309</b>	<b>20</b>	<b>69</b>	<b>89</b>	<b>78</b>	<b>46</b>	<b>124</b>
<b>Existing Use</b>								
Specialty Retail #814	1,500 ksf	1,243 <sup>1,27</sup> 66	0	0	0	2	2	4 <sup>11</sup>
<b>Net New Project Trips</b>		<b>1,243</b>	<b>20</b>	<b>69</b>	<b>89</b>	<b>76</b>	<b>44</b>	<b>120</b>

Note: ksf = 1,000 square-feet

1. Trip generation based in ITE *Trip Generation*, 8<sup>th</sup> Edition using regression equation for Apartment #220 and average rates for Shopping Center #820 and Specialty Retail #814.
2. Internal trips calculated using the method outlined in the ITE *Trip Generation Handbook*, 2<sup>nd</sup> Edition.
3. Pass-by rate from ITE *Trip Generation Handbook*, 2<sup>nd</sup> Edition average weekday PM peak period rate for Shopping Center #820.

## Concurrency

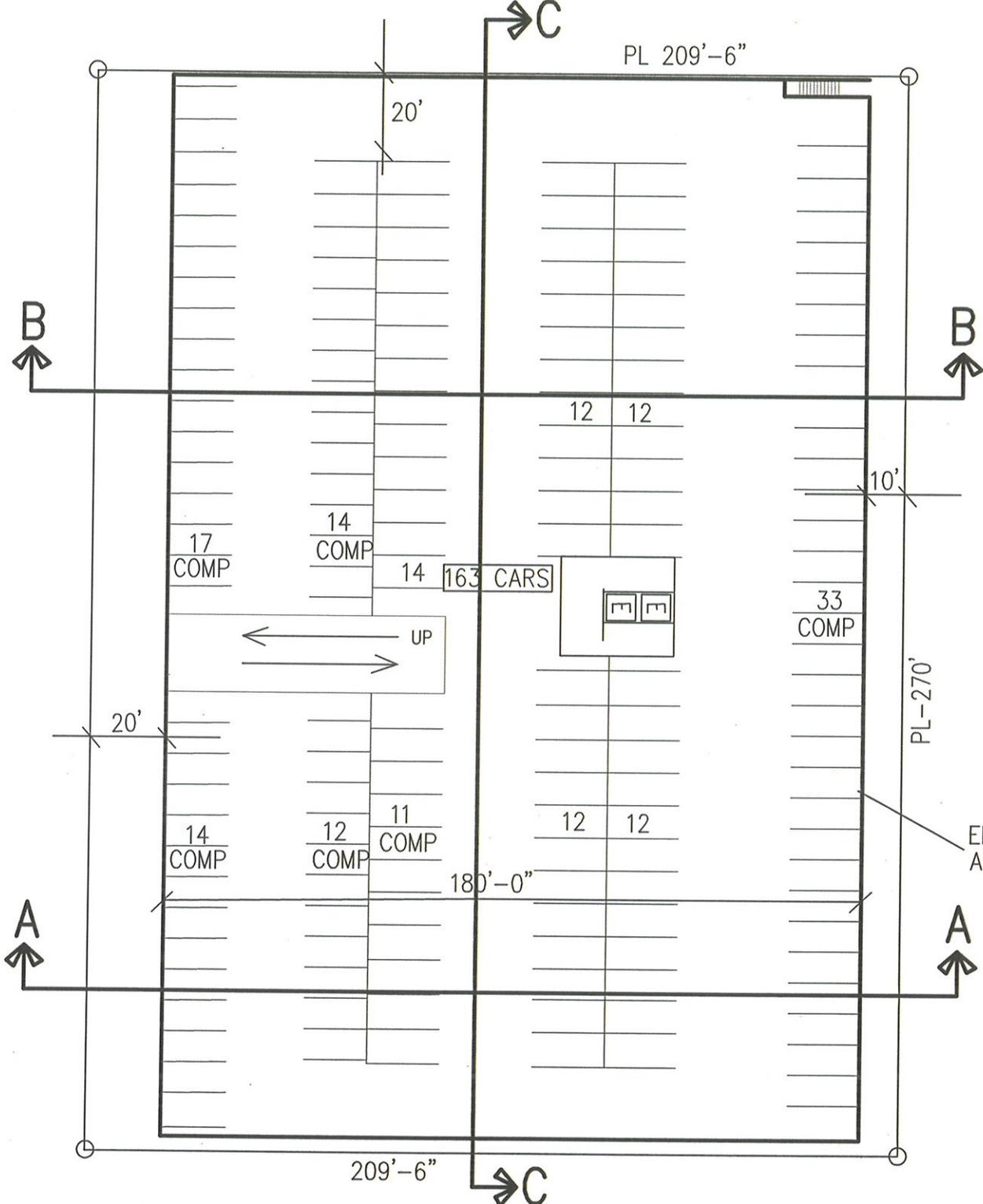
A Concurrency Manage Review Application has been attached with a review fee of \$1,487. Please complete a traffic concurrency test for the proposed development and provide the results to us. The results and model distribution would be used to further determine which off-site intersections would warrant additional analysis.

Please call or email with your comments and an anticipated timeline for your review. We look forward to talking with you soon.

10TH AVE S.

PL 209'-6"

LAKE STREET S.



EDGE FLO ABOVE

209'-6"

PL-270'

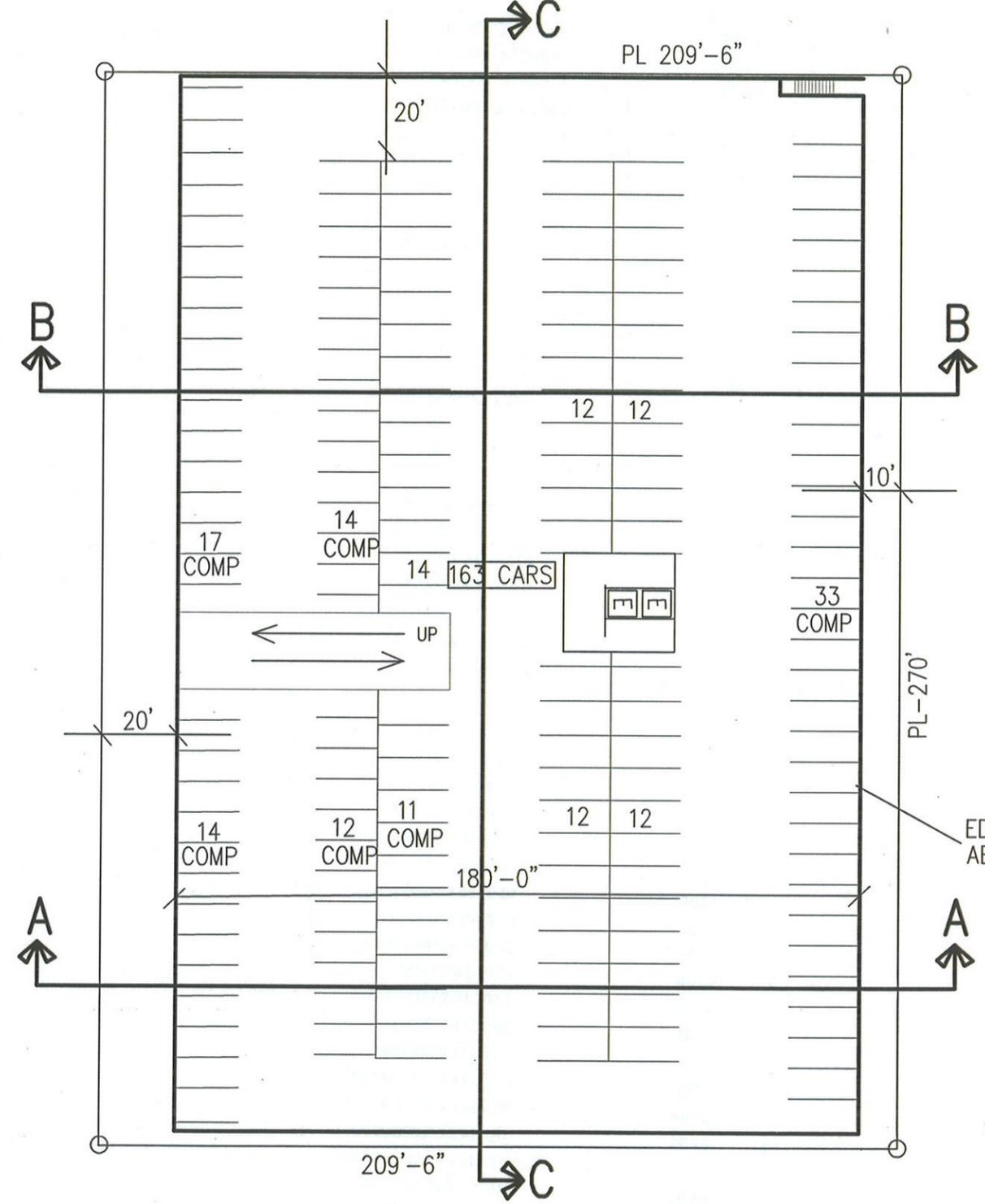
180'-0"

SUB BSMT GARAGE

Works Car Transmission

LAKE STREET S.

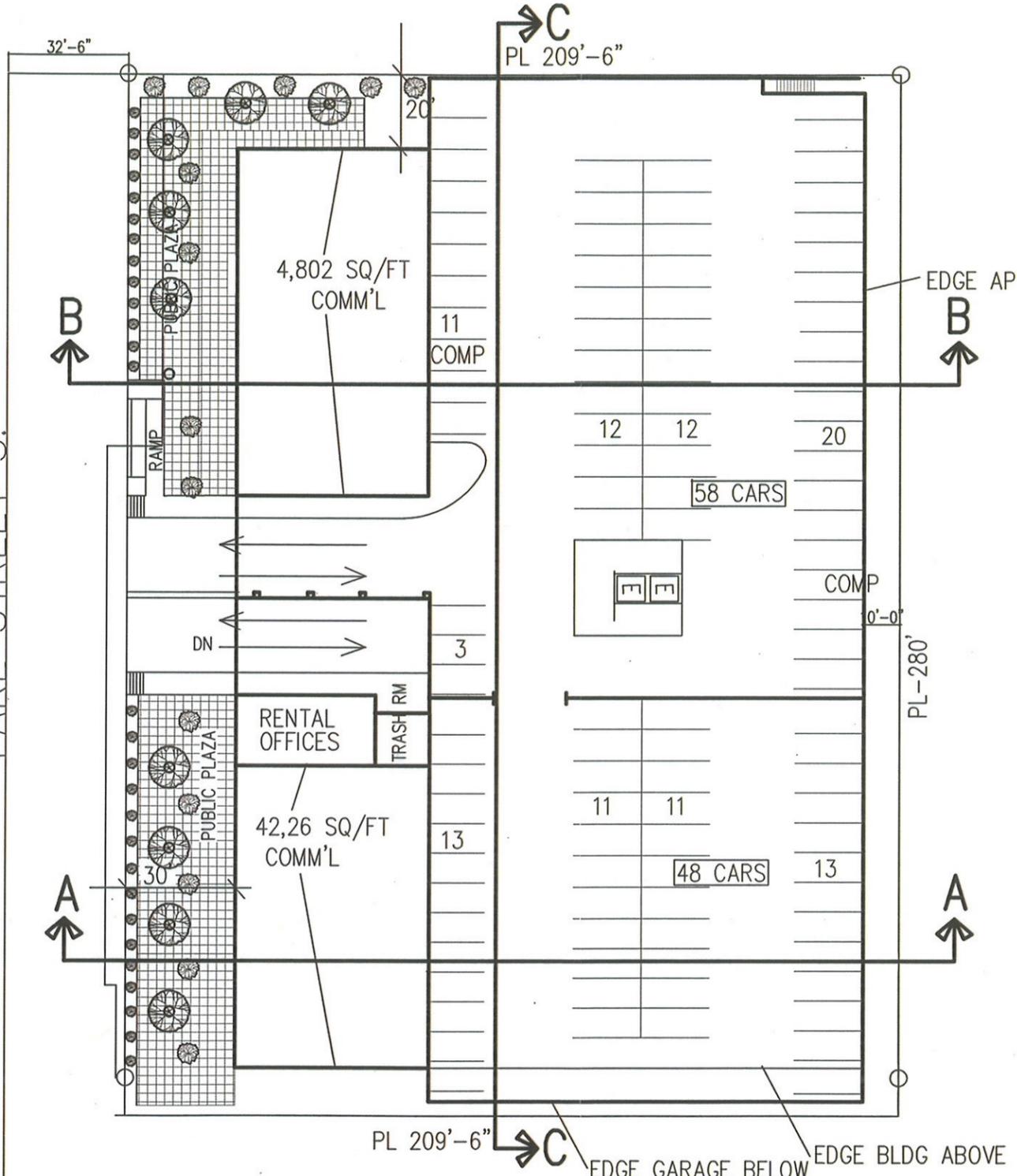
10TH AVE S.



SUB BSMT GARAGE

LAKE STREET S.

10TH AVE S.



BASEMENT (GROUND)