

CITY OF KIRKLAND

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**DEPARTMENT OF PUBLIC WORKS
MEMORANDUM**

To: Teresa Swan, Senior Planner

From: Thang Nguyen, Transportation Engineer

Date: April 7, 2011-Revised

Subject: Potala Village Development Concurrency Test Notice

This concurrency memo updates the November 29, 2010 concurrency memo for the proposed Potala Village development. This memo will serve as the concurrency test notice.

Project Description

The applicant is proposing to redevelop a current 1,500 square foot building. Portion of the existing building (1,000 square feet) is a restaurant and the other is vacant. The applicant proposes to develop the site into a mixed use comprise of a commercial and multi-family use. The proposed redevelopment will consist of 143 apartment units and 7,279 square feet of mixed commercial uses. The project is located at the southeast corner of Lake Street/10th Avenue and comprise of three parcels 1006, 1008 and 1020 Lake Street and 21 10th Avenue South. One driveway into an underground parking garage is proposed off Lake Street. Compared to the existing trip generation for the site, the proposed project is anticipated to generate 1,340 additional daily trips, 101 additional AM peak hour trips and 128 additional PM peak hour trips.

The proposed project passed traffic concurrency. This memo will serve as the concurrency test notice for the proposed project. Per *Section 25.10.020 Procedures* of the KMC, this Concurrency Test Notice will expire in one year (April 7, 2012) unless a development permit and certificate of concurrency are issued or an extension is granted.

EXPIRATION

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 are 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 six years from the date of issuance of the concurrency test notice unless all building permits are issued for buildings approved under the concurrency test notice.

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APPEALS

In accordance with Chapter 25.23 Kirkland Municipal Code (KMC), the concurrency test decision may be appealed by the applicant, agency with jurisdiction or an individual or other entity who is specifically and directly affected by the proposed development. A notice of the concurrency test decision will be provided at the same time as the SEPA notice. An appeal must be filed within fourteen (14) calendar days of issuance of a determination of non-significance (DNS) or within seven (7) calendar days of the date of publication of a determination of significance (DS) under Title 24 KMC. An appeal of the concurrency test decision is heard before the Kirkland Hearing Examiner along with any applicable SEPA appeal if there is an appeal of SEPA.

For more information, refer to the Kirkland Municipal Code, Title 25. If you have any questions, please call me at x3869.

cc: Advantage
File