



CITY OF KIRKLAND
Planning and Building Department
123 Fifth Avenue, Kirkland, WA 98033
425.587.3225 - www.kirklandwa.gov

CITY OF KIRKLAND

NOTICE OF SEPA DETERMINATION & ROAD CONCURRENCY TEST

The City of Kirkland has conducted an environmental review and road concurrency review of the following project:

Permit No.: [SEP15-00907](#) & [SUB15-00906](#)

Proponent: Marc Boettcher, Main Street Property Group, LLC

Address or Location of proposal: [12411 NE Totem Lake Way](#)

Description of project: Short plat subject property into 2-lots then construct a new 80-unit apartment development.

Notice is hereby given that on August 11, 2015 the City of Kirkland issued a Determination of Nonsignificance (DNS) in accordance with the State Environmental Policy Act (SEPA) and Chapter 197-11 of the Washington Administrative Code.

Procedures to Appeal SEPA: You may contact Jon Regala at (425) 587-3255 to ask about the procedures for SEPA appeals):

1. A written appeal must be filed with the Environmental Coordinator by **5 PM on August 25, 2015** at the above address.
2. The appeal must contain a brief and concise statement of the matter being appealed, the specific components or aspects that are being appealed, the appellant's basic rationale or contentions on appeal, and a statement demonstrating standing to appeal. The following have standing to appeal: a) the applicant; b) any agency with jurisdiction; c) any individual or other entity who is specifically and directly affected by the proposed action. The appeal may also contain whatever supplemental information the appellant wishes to include.
3. Pay the \$220.46 fee to file an appeal.

Notice is hereby given that the proposed project passed the road concurrency review and the City of Kirkland issued a road concurrency test notice in accordance with the Kirkland Municipal Code (KMC) Title 25.

Procedures to Appeal Road Concurrency:

1. Refer to KMC Chapter 25.23 for what decisions may not be appealed.
2. A written appeal must be filed with the Public Works Official, Thang Nguyen, by 5pm on August 25, 2015 at the above address.
3. A concurrency appeal will follow the same process as a SEPA appeal. See No. 2 and 3 above under SEPA appeals for procedures. A separate appeal fee of \$220.46 is required.

There is no other opportunity to appeal road concurrency issues. Call Thang Nguyen at (425) 587-3869 if you have questions about what is addressed in concurrency review.

More information is available at www.mybuildingpermit.com.

Publishing Date: August 13, 2015



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DETERMINATION OF NON-SIGNIFICANCE (DNS)

Case No.: SEP15-00907

DATE ISSUED: August 11, 2015

Project Name: Chelsea Courte Short Plat

Project Location: 12411 NE Totem Lake Way

Project Description: Short plat subject property into 2-lots then construct a new 80-unit apartment development.

Proponent: Marc Boettcher with Main Street Property Group, LLC

Project Planner: Jon Regala

Lead agency is the City of Kirkland

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21.030 (2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request.

- This DNS is issued after using the Optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

Responsible official: _____

August 6, 2015

Eric R. Shields, AICP, Planning Director
City of Kirkland
Planning & Building Department
123 Fifth Avenue, Kirkland, WA 98033 - (425) 587-3225

Date

- You may appeal this determination to the Planning & Building Department at City of Kirkland, 123 Fifth Avenue, Kirkland, WA 98033 no later than 5:00 PM on August 25, 2015 (date, 14 days from date issued) by a Written Notice of Appeal. You should be prepared to make specific factual objections and reference case number SEP15-00907. Contact Jon Regala, project planner in the Planning & Building Department at (425) 587-3255 to ask about the procedures for SEPA appeals. See also KMC 24.02.230 Administrative Appeals.

Publish in The Seattle Times on: August 13, 2015

Distribute this notice with a copy of the Environmental Checklist to:

GENERAL NOTICING

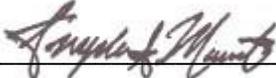
- Department of Ecology - Environmental Review
- Muckleshoot Tribal Council - Environmental Division, Tribal Archeologist
- Muckleshoot Tribal Council - Environmental Division, Fisheries Division Habitat
- Cascade Water Alliance – Director of Planning

- Totem Lake Neighborhood Association
- Lake Washington School District No. 414: Budget Manager and Director of Support Services

AGENCIES WITH JURISDICTION, AFFECTED AGENCIES, AND/OR INTERESTED PARTIES

- Department of Natural Resources – SEPA Center
- Washington State Department of Transportation – Local and Development Services Manager
- EvergreenHealth - Director of Construction and Administrative Director, Government & Community Affairs Department
- Northshore Utility District - Operations Department, Engineering Director, and Senior Civil Engineer
- Seattle City Light - Department of Finance and Administration
- City of Redmond - Director, Planning Dept.
- Parties of Record

cc: Applicant
Planning Department File, Case No. SUB15-00906

Distributed by:  8/11/15
(Angela Martin, Office Specialist) Date