



CITY OF KIRKLAND
Planning and Community Development Department
123 Fifth Avenue, Kirkland, WA 98033 (425) 587-3225
www.kirklandwa.gov

CITY OF KIRKLAND NOTICE OF SEPA DETERMINATION

Permit No.: SEP13-00554, for File No. ZON11-00006

Proponent: MRM Kirkland, LLC

Location of proposal: 434 Kirkland Way (entire CBD 5 zone will be studied). The CBD 5 zone is generally located east of Peter Kirk Park, west of 6th Street, north of Kirkland Way and south of Parkplace Shopping Center.

Description of project: The City of Kirkland is considering proposed amendments to its Comprehensive Plan, Zoning Code, Zoning Map and Municipal Code Design Guidelines related to a Private Amendment Request (PAR) for 434 Kirkland Way. The PAR asks to increase permitted height from the current 3-5 story maximum to 8 stories and to allow additional residential uses on the entire site. The existing zoning allows residential uses only: (1) On properties with frontage on Second Avenue; and (2) Within 170' of Peter Kirk Park provided that the gross floor area of the use does not exceed 12.5% of the total gross floor area for the subject property. The PAR property is part of the CBD 5 zone. The City will study the entire CBD 5 zone in the Supplemental EIS.

Lead agency: City of Kirkland

EIS required: The lead agency has determined this proposal is likely to have a significant adverse impact on the environment. As required under WAC 197-11-405, the Supplemental Environmental Impact Statement (SEIS) will be prepared as an addition to the existing EIS and Supplemental EIS that were produced as part of the Parkplace project review. This Downtown Area Planned Action Ordinance Environmental Impact Statement (final EIS issued in October of 2008) and the Supplemental Planned Action Environmental Impact Statement (final SEIS issued in May of 2010) are available at the following site.

<http://www.kirklandwa.gov/depart/Planning/Development/Parkplace.htm>

The lead agency has determined that the SEIS will consider potential impacts associated with land use, plans and policies, aesthetics, transportation, public services, and utilities.

Scoping Comments: Comments on the EIS scope must be submitted by **5 PM on May 9, 2013** to the City of Kirkland, Department of Planning and Community Development, 123 Fifth Avenue, Kirkland, WA 98033. Contact Angela Ruggeri, Senior Planner, for further information at aruggeri@kirklandwa.gov or (425) 587-3256.

Procedures to Appeal the Determination of Significance: You may contact Angela Ruggeri at (425) 587-3256 to ask about the procedures for SEPA appeals.

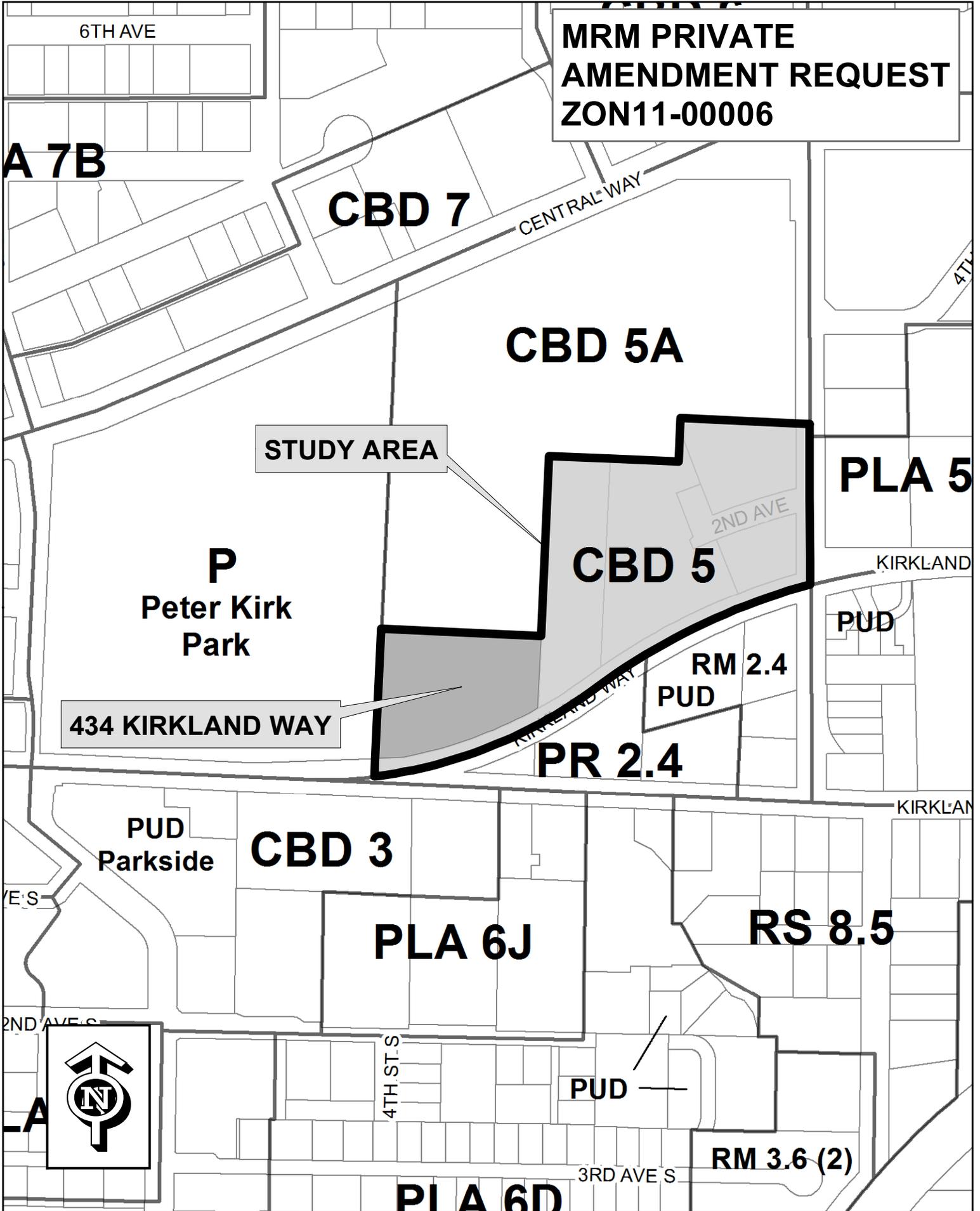
A written appeal must be filed with the Environmental Coordinator by **5 PM on April 25, 2013** at the above address.

Additional information is available at:

http://www.kirklandwa.gov/depart/planning/Code_Updates/PAR/MRM.htm

Publishing Date: April 18, 2013

**MRM PRIVATE
AMENDMENT REQUEST
ZON11-00006**



A 7B

CBD 7

CENTRAL WAY

CBD 5A

STUDY AREA

PLA 5

P
Peter Kirk
Park

KIRKLAND

PUD

434 KIRKLAND WAY

CBD 5

2ND AVE

RM 2.4
PUD

PR 2.4

KIRKLAND WAY

PUD
Parkside

CBD 3

KIRKLAND

PLA 6J

RS 8.5

E S

2ND AVE S

4TH ST S

PUD

RM 3.6 (2)

3RD AVE S

PLA 6D