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

CITY OF KIRKLAND
REVISED
NOTICE OF PUBLIC HEARING

SUBJECT: Proposal to change the Zoning Code, Comprehensive Plan and Land Use maps for properties located in PLA 5C east of the Central Business District: boundaries include NE 85th Street to the north and 6th Street to the west. This change would be a further refinement of the 2008 changes included in the Downtown Area Planned Action Ordinance. It would allow residential density to be determined by the height and bulk of the building and would express height limits in feet rather than in both feet and number of stories which is now the case. The existing density for the majority of PLA5C is 24 units per acre. **Design review for the entire PLA 5C zone is also being considered, along with reductions in required front setback yards and the amount of required common recreational open space.**

APPLICANT: City of Kirkland

PUBLIC HEARING: The KIRKLAND PLANNING COMMISSION will hold the following meeting at 7:00 p.m., (or as soon thereafter as possible) in the Council Chamber at 123 5th Avenue:

- Public Hearing on Thursday, **November 15, 2012.**

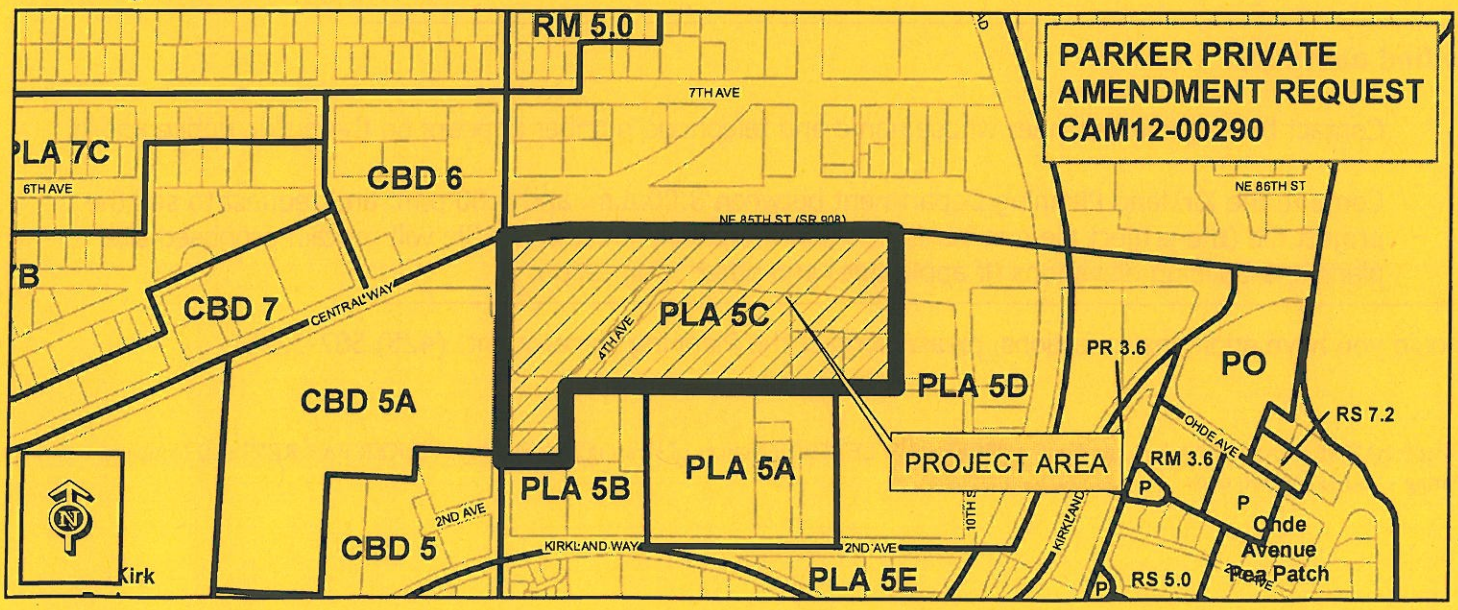
The Planning Commission's hearing is the official hearing of the City. The Planning Commission will prepare a recommendation at a public meeting to the City Council for their final decision. The date of the City Council meeting will be December 11, 2012 starting at 7:30pm in the Council Chambers.

PUBLIC COMMENT: During the meeting, anyone may speak or submit written comments. Before the meeting, written comments may be submitted to the Planning Commission in care of Angela Ruggeri, Senior Planner, of the Planning Department at the above address. Please refer to File: Parker PAR, CAM12-00290 and include your name, mailing address and email address.

FOR MORE INFORMATION: You may view the official File No. CAM12-00290, available at the Planning Department, or contact project planner, Angela Ruggeri at aruggeri@kirklandwa.gov, (425) 587-3256. More information is also available at www.kirklandpermits.net.

People requiring a disability accommodation may call (425) 587-3000 or for TTY service call (425) 587-3111 prior to the meeting(s).

Publishing Date: November 1, 2012



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HOW TO PARTICIPATE IN A PUBLIC HEARING

Follow these two (2) simple steps:

1. In the Public Notice (either posted on the large white sign erected on the subject property, on the bulletin board at City Hall, or the publishing notice in the Seattle Times) make a note of the deadline date, the hearing date, and the hearing body.

   - The deadline date is the last day you may submit written comments if you will not attend the public hearing of if there will be a hearing on the proposal/project.

   - The hearing date is the day you may submit written and/or oral comments if you will attend the public hearing.

   - The hearing body is the group or individual who will consider the written and oral testimony.

2. You may participate in the public hearing process in either or both of the following ways:

   - Submit written comments to the appropriate hearing body either by:

     a. Delivering these comments to the Kirkland Planning Department, 123 5th Avenue, Kirkland 98033, by the deadline date; or

     b. Giving your written comments directly to the hearing body at the public hearing.

     For the Planning Commission and Houghton Community Council, the Planning Department encourages you to submit any written comments at least 8 days before the hearing date so they will be able to receive and read the comments prior to the meeting.

   - Appear in person, or through a representative, at the hearing and giving oral comments directly to the hearing body.

To find out more:

1. Contact the City staff planner whose name and telephone number appears on the public notice and/or;

2. Come to the Kirkland Planning Department between 8:00 a.m. and 5:00 p.m. and request to see the project file (the project file number is noted in the public notice). The file will contain proposed site plans and building elevations (if applicable) and other information.

Should you have additional questions, please contact the Planning Department: (425) 587-3225.