



**CITY OF KIRKLAND**  
Planning and Community Development Department  
123 Fifth Avenue, Kirkland, WA 98033 425.587.3225  
[www.kirklandwa.gov](http://www.kirklandwa.gov)

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**CITY OF KIRKLAND  
NOTICE OF STUDY SESSION  
NOTICE OF PUBLIC HEARING**

**SUBJECT :** Consider whether to change the Zoning Map and Land Use Map for three properties located on the west side of the Holmes Point Business District: 12035 Juanita Drive (vacant), 12033 Juanita Drive (fire station) and 12019-76th Place NE (offices) from commercial (BNA) to either office/multifamily (PRA 2.4) or multi-family (RMA 2.4). Also, whether to change the Land Use Map for 12203 Juanita Drive (vacant) from commercial to multifamily MDR 18 (RM 2.4) to be consistent with the adopted Zoning Map at RMA 2.4.

**APPLICANT:** City of Kirkland

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

- Study Session on Thursday **October 25, 2012.**
- 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 meetings, anyone may speak or submit written comments. Before the meetings, written comments may be submitted to the Planning Commission in care of Teresa Swan, Senior Planner, of the Planning Department at above address. Please refer to File: Howard PAR ZON11-00005 and include your name, mailing address and email address.

**FOR MORE INFORMATION:** You may view the official file (**File No. ZON11-00005**), available at the Planning Department, or contact project planner, Teresa Swan at [tswan@kirklandwa.gov](mailto:tswan@kirklandwa.gov), (425) 587-3258. More information is also available at [www.kirklandpermits.net](http://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: October 11, 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 or 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 5<sup>th</sup> 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.

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

# HOWARD PRIVATE AMENDMENT REQUEST STUDY AREA, ZON11-00005

## Potential Changes to the City's Zoning and Land Use Map <sup>N</sup>

Change Land Use Map from COMMERCIAL to MULTIFAMILY at 18 units per acres (RMA 24) to make consistent with Zoning Map.



Change both maps from COMMERCIAL (BNA) to MULTIFAMILY at 18 units per acre (RMA 2.4) or OFFICE/ MULTIFAMILY (PR 2.4)

- A** 12203 Juanita Drive NE  
56,658 Square Feet  
Vacant Land
- 1** 12035 Juanita Drive NE  
22,229 Square Feet  
Vacant Land
- 2** 12033 Juanita Drive NE  
18,701 Square Feet  
Fire Station
- 3** 12019 76th Place NE  
61,536 Square Feet  
Office/ Industrial