



CITY OF KIRKLAND
Planning and Building Department
123 Fifth Avenue, Kirkland, WA 98033
425.587.3600 - www.kirklandwa.gov

CITY OF KIRKLAND
NOTICE OF SEPA DETERMINATION & ROAD CONCURRENCY TEST
JEFFERSON HOUSE MEMORY CARE COMMUNITY
CASE NO. [SUB16-00050](#)/[SEP16-00978](#)

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

PERMIT NO.: [SEP16-00978/SUB16-00050](#)

PROPONENT: Josh Snodgrass, RJ Development LLC

ADDRESS OR LOCATION OF PROPOSAL: [12217 NE 128th Street](#).

DESCRIPTION OF PROJECT: Proposal to subdivide a 6.15 acres parcel into two lots. Lot 1 contains existing Madison House Assisted/Independent Living Facility and Lot 2 is proposed to contain the Jefferson House Assisted Living Facility. The Jefferson House is proposed to be a three-story 70,897 square foot facility with 60 assisted living units and 64 surface and garage parking spaces to serve the new facility.

Notice is hereby given that on May 24, 2016 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.

SEPA Comments: Comments must be submitted by **5:00 PM on June 7, 2016** to the City of Kirkland, [Planning & Building Department](#), 123 Fifth Avenue, Kirkland, WA 98033. Contact David Barnes for further information at 425.587.3250 or dbarnes@kirklandwa.gov.

Procedures to Appeal SEPA: You may contact Associate Planner, David Barnes at (425) 587-3250 to ask about the procedures for SEPA appeals):

1. A written appeal must be filed with the Environmental Coordinator by **5:00 PM on June 7, 2016** 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 fee to file an appeal. See the [Planning & Building Department Land Use Fee Schedule](#).

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 [Kirkland Municipal Code \(KMC\) 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 **5:00 p.m. on June 7, 2016** 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 is required. See the [Planning & Building Department Land Use Fee Schedule](#).

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: May 26, 2016



CITY OF KIRKLAND

Planning and Building Department
123 Fifth Avenue, Kirkland, WA 98033
www.kirklandwa.gov ~ 425.587.3600

DETERMINATION OF NON-SIGNIFICANCE (DNS)

Case No.: SEP16-00978

DATE ISSUED: May 24, 2016

Project Name: Jefferson House

Project Location: 12217 NE 128th Street

Project Description: Proposal to subdivide a 6.15 acres parcel into two lots. Lot 1 contains existing Madison House Assisted/Independent Living Facility and Lot 2 is proposed to contain the Jefferson House Assisted Living Facility. The Jefferson House is proposed to be a three-story 70,897 square foot facility with 60 assisted living units and 64 surface and garage parking spaces to serve the new facility.

Proponent: Josh Snodgrass, RJ Development LLC

Project Planner: David Barnes

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 under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date issued. Comments must be submitted to David Barnes, project planner at dbarnes@kirklandwa.gov by **5:00 PM on June 7, 2016**. Please reference case number SEP16-00978.

Responsible official:

Paul Stewart, AICP, Deputy Planning Director

Date: 5-20-2016

City of Kirkland
Planning & Building Department
123 Fifth Avenue, Kirkland, WA 98033 - (425) 587-3225

- 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 June 7, 2016 (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 SEP16-00978. Contact David Barnes, project planner in the Planning & Building Department at (425) 587-3250 to ask about the procedures for SEPA appeals. See also KMC 24.02.230 Administrative Appeals.

Publish in The Seattle Times on: May 26, 2016

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

- Washington State Department of Transportation – Local and Development Services Manager
- Seattle City Light - Department of Finance and Administration

cc: Applicant
Planning Department File, Case No. SUB16-00050
Public Works Department Transportation Engineer

Distributed by: _____  _____ May 24, 2016
(Angela Martin, Office Specialist) Date