



**CITY OF KIRKLAND**  
**Planning and Building Department**  
**123 Fifth Avenue, Kirkland, WA 98033**  
**425.587.3225 - [www.kirklandwa.gov](http://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.:** [SEP15-00876](#) & [ZON15-00875](#)

**Proponent:** Paul Engert, Craft Architects

**Address or Location of proposal:** [13415](#) & [13425](#) 141<sup>st</sup> Avenue NE

**Description of project:** Proposal to construct a three-story office/manufacturing building, separate six-story parking garage, and associated wetland fill.

Notice is hereby given that on October 9, 2015 the City of Kirkland issued a Mitigated Determination of Nonsignificance (MDNS) in accordance with the State Environmental Policy Act (SEPA) and Chapter 197-11 of the Washington Administrative Code.

The proposal has been changed to include the following measures to mitigate impacts:

1. In conjunction with the submittal of a permit application for the proposed development, the applicant shall submit proof of acceptance from the King County (MRP) (ILF) and a statement of sale showing payment into the ILF program that will mitigate impacts of filling the onsite wetland.
2. If the Planned Unit Development application (ZON15-00875) is not approved, the project proposal will need to be revised to comply with all City of Kirkland Zoning Code requirements, otherwise this Determination will be revised to a Determination of Significance.

**SEPA Comments:** Comments must be submitted by **5:00 PM on October 23, 2015** to the City of Kirkland, [Planning & Building Department](#), 123 Fifth Avenue, Kirkland, WA 98033. Contact David Barnes for further information at 425.587.3250.

**Procedures to Appeal SEPA:** You may contact 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 October 23, 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 fee to file an appeal. See the [Planning & Building Department Land Use Fee Schedule](#).
- This project requires a public hearing by the Hearing Examiner. Many issues are most appropriately considered during the hearing process rather than through the SEPA process. However some issues, such as traffic, are usually considered only through SEPA and may only be contested or appealed by filing an appeal of the MDNS. **There may be no other opportunity to appeal these issues.** Call David Barnes at 425.587.3250 if you have questions about what issues are addressed in this MDNS.

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 October 23, 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 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](http://www.mybuildingpermit.com).

Publishing Date: October 14, 2015



**CITY OF KIRKLAND**

Planning and Building Department  
123 Fifth Avenue, Kirkland, WA 98033  
[www.kirklandwa.gov](http://www.kirklandwa.gov) ~ 425.587.3225

---

**MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)**

**CASE NO.:** SEP15-00876

**DATE ISSUED:** October 9, 2015

**PROJECT NAME:** Astronics PUD

**PROJECT LOCATION:** 13415 & 13425 141<sup>st</sup> Avenue NE

**PROJECT DESCRIPTION:** Proposal to construct a three-story office/manufacturing building, separate six-story parking garage, and associated wetland fill.

**PROPONENT:** Paul Engert, Craft Architects

**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 MDNS 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](mailto:dbarnes@kirklandwa.gov) by 5:00 PM on October 23, 2015. Please reference case number SEP15-00876

Mitigation required to be incorporated into the Project:

1. In conjunction with the submittal of a permit application for the proposed development, the applicant shall submit proof of acceptance from the King County (MRP) (ILF) and a statement of sale showing payment into the ILF program that will mitigate impacts of filling the onsite wetland.
2. If the Planned Unit Development application (ZON15-00875) is not approved, the project proposal will need to be revised to comply with all City of Kirkland Zoning Code requirements, otherwise this Determination will be revised to a Determination of Significance.

**Responsible official:**

October 4, 2015

Eric R. Shields, AICP, Planning Director  
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 October 23, 2015 (14 days from date issued) by a Written Notice of Appeal. You should be prepared to make specific factual objections and reference case number SEP15-00876. Contact David Barnes, project planner in the Planning & Building Department at (425) 587-3250 or [dbarnes@kirklandwa.gov](mailto:dbarnes@kirklandwa.gov) to ask about the procedures for SEPA appeals. See also KMC 24.02.230 Administrative Appeals.

**Publish in The Seattle Times on:** October 14, 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 and Evergreen Hill 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 Ecology - Environmental Review Department of Fish and Wildlife – Olympia
- Washington State Department of Transportation – Local and Development Services Manager
- Muckleshoot Tribal Council - Environmental Division, Fisheries Division Habitat Program
- U.S. Army Corps of Engineers - Seattle District
- King County Natural Resources and Parks - Director
- Eastside Audubon Society
- EvergreenHealth - Director of Construction and Administrative Director, Government & Community Affairs Department
- Woodinville Water District - General Manager
- King County Wastewater Treatment Division – SEPA Lead and Property Agent
- City of Woodinville - Director, Planning Dept.
- City of Redmond - Director, Planning Dept.
- Parties of Record

**cc:** Applicant  
Planning Department File, Case No. ZON15-00875  
Public Works Department Transportation Engineer

Distributed by:  October 9, 2015  
(Angela Martin, Office Specialist) Date