



## CITY OF KIRKLAND

Planning and Community Development Department  
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[www.kirklandwa.gov](http://www.kirklandwa.gov)

# CITY OF KIRKLAND NOTICE OF DECISION SHORLINE SUBSTANTIAL DEVELOPMENT PERMIT

**JANUARY 18, 2013**

- Permit Application:** City File SHR11-00002 – Potala Village Mixed Use Development
- Location:** 1006 and 1020 Lake Street South and 21-10<sup>th</sup> Ave South (Parcel Nos. 9354900220, 9354900240 and 0825059233) within the Urban Mixed Shoreline Environment Designation.
- Applicant:** Lobsang Dargey
- Project Description:** Mixed use development containing 6,000 square feet of commercial space on the ground floor and 143 residential units on the upper floors with parking underground and behind the ground floor commercial space at a building height of 30 feet above average building elevation. Approximately 53 feet of the western portion of the site is within 200 feet of the ordinary high water mark of the Lake Washington. The site does not abut the Lake and is separated from the Lake by a major arterial and existing residential development. Five residential units, a portion of commercial space, up to 25 feet of the building, a sidewalk and landscaping would be located in the shoreland area. The site contains contaminated soil and underground storage tanks, possibly within the shoreland area, from the existing dry cleaners and a prior gas station.
- Review Process:** Process I, Planning Director decision
- Project Planner:** Teresa Swan, [tswan@kirklandwa.gov](mailto:tswan@kirklandwa.gov), 425-587-3258
- SEPA Determination:** A Determination of Non-Significance (DNS) was issued on 06/15/2011. The DNS was withdrawn and a Determination of Significance was issued on 08/04/2011. The project was placed on hold for six months until the applicant decided to move forward with preparation of a Draft Environmental Impact Statement (EIS). A Draft EIS was issued on 07/12/12, and a Final EIS was issued on 11/02/12.

**Department Decision:**

**Approval with Conditions**



Eric Shields, Director  
Department of Planning and Community Development

Decision Date:	January 17, 2013
Appeal Deadline:	21 days after Department of Ecology receives this decision (date of filing)

Pursuant to RCW 36.70B.130, affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation.

**Appeals**

Appeals of the City's decision may be filed with the State Shorelines Hearings Board as set forth in RCW 90.58.180. A 21-day appeal period begins on the date that the Department of Ecology receives the City's decision, referred to as the "filing date." In the event of an appeal, the Department of Ecology will notify the City and the applicant of the appeal. Construction pursuant to a permit shall not begin or be authorized until 21 days from the date of filing as defined in RCW 90.58.140 or until appeal proceedings are terminated if there is an appeal.