



City of Kirkland
Planning and Building Department
123 Fifth Avenue, Kirkland, WA 98033
www.kirklandwa.gov ~ 425-587-3600

NOTICE OF PARKING MODIFICATION
REDUCTION OF REQUIRED PARKING STALLS
July 8, 2025

FILE NO.: TRAN25-00473
PROJECT NAME: Coastal Injury Medicine Tenant Improvement Parking Modification
PROJECT ADDRESS: 12220 113TH AVE NE, Suite 120
APPLICANT: Keith Smith
(206) 713-4076 ksmith@smithco.org

REQUEST

The applicant, Keith Smith, has requested approval of a parking modification to reduce the number of required parking stalls in order for Coastal Injury Medicine to occupy tenant space at 12220 113TH AVE NE.

BACKGROUND INFORMATION

The Kirkland Zoning Code (KZC) requires that medical office uses provide parking at a rate of 1 per each 200 square feet of gross floor area. Based on Coastal Injury Medicine proposing to occupy 4,325 square feet of tenant space, 22 parking stalls are required for that use. The remaining 47,715 square feet of gross floor area requires 144 parking stalls. The subject property contains 162 parking stalls. Therefore, the applicant has requested approval of a parking modification to reduce the number of required parking by 4 stalls pursuant to KZC Section 105.103.3.c. This code section allows a decrease in the number of required spaces if the number of spaces proposed is documented by an adequate and thorough parking demand and utilization study to be sufficient to fully serve the use.



PUBLIC COMMENT PERIOD

KZC Section 105.103.3.c requires that notice of a parking modification request be distributed to owners and residents within 300 feet of the subject property prior to a decision by the Planning Official. Comments may be provided in writing only. **To be considered, written comments must be received prior to 5:00 p.m. on Tuesday, July 15.** Send written comments to project planner, Cate Carlberg, 123 Fifth Avenue, Kirkland, WA 98033 or to e-mail ccarlberg@kirklandwa.gov. **Please indicate your name, mailing address, e-mail address and refer to permit number TRAN25-00473.** A copy of the Planning Official's decision will be mailed to those providing written comments before the comment deadline. Others may obtain copies from the Planning and Building Department.

ADDITIONAL INFORMATION

For additional information, please contact Cate Carlberg, Project Planner with questions regarding the proposal at ccarlberg@kirklandwa.gov or (425) 587-3240. Questions regarding the traffic study may be directed to Thang Nguyen, Transportation Engineer at tnguyen@kirklandwa.gov or (425) 587-3869. The parking study and City Transportation Engineer analysis (when available) is available for viewing at the City of Kirkland Planning and Building Department, or may be requested to be sent electronically. Please refer to file no. TRAN25-00473.



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Title VI:

English:

To request information from this document in English, please contact the Title VI Coordinator at titlevicoordinator@kirklandwa.gov or 425-587-3831.

Chinese, simplified:

如需此文件中信息的简体中文版本, 请发送电子邮件至 titlevicoordinator@kirklandwa.gov 或拨打 425-587-3831 联络 Title VI 协调员。

Russian:

Чтобы запросить перевод этого документа на по-русски, свяжитесь с координатором по вопросам Раздела VI по электронной почте titlevicoordinator@kirklandwa.gov или по номеру 425-587-3831.

Spanish:

Para pedir información sobre este documento en español, comuníquese con el coordinador del Título VI escribiendo a titlevicoordinator@kirklandwa.gov o llamando al 425-587-3831.

Portuguese:

Para solicitar informações deste documento em português, entre em contato com o Coordenador do Título VI em titlevicoordinator@kirklandwa.gov ou 425-587-3831.

Korean:

해당 (언어)로 이 서류의 정보를 요청하려면, 타이틀 VI 코디네이터 타이틀 VI 코디네이터. 에게 titlevicoordinator@kirklandwa.gov 또는 425-587-3831로 연락하십시오.

Vietnamese:

Để yêu cầu thông tin từ tài liệu này bằng Tiếng Việt, vui lòng liên hệ với Điều Phối Viên Tiêu Đề VI theo địa chỉ titlevicoordinator@kirklandwa.gov hoặc theo số 425-587-3831.

Alternate Formats:

People with disabilities may request materials in alternate formats.

Title VI: Kirkland's policy is to fully comply with Title VI of the Civil Rights Act by prohibiting discrimination against any person on the basis of race, color, national origin or sex in the provision of benefits and services resulting from its programs and activities. Any person who believes his/her Title VI protection has been violated, may file a complaint with the City. To request an alternate format, file a complaint or for questions about Kirkland's Title VI Program, contact the Title VI Coordinator at 425-587-3831 (TTY Relay: 711) or TitleVICoordinator@kirklandwa.gov.