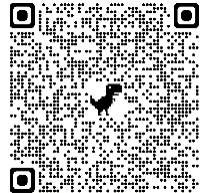




City of Kirkland
Planning and Building Department
123 Fifth Avenue, Kirkland, WA 98033
www.kirklandwa.gov ~ 425-587-3600



City of Kirkland
Notice of SEPA Determination
Notice of Road Concurrency Test

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

Permit No.: SEP24-00519

Proponent: Baylis Architects

Address or Location of proposal: 177 Central Way

Description of project: 4-story mixed use project with 26 residential units and 3,396 square feet of retail space. Parking is proposed within structured parking below the building. Vehicular access to the property is from Central Way (to the residential parking garage) and the alley to the west of the building (to the retail and guest parking garage).

Notice is hereby given that on May 20, 2025 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.

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

1. As part of the building permit submittal, the applicant shall submit:
 - a. "No Parking/ Stopping" zone for the western 50 feet of the south alley.
 - b. Signage and pavement marking plans to convert the existing south two-way alley (between the Central Way public parking lot and Main Street) to a one-way eastbound only alley.
 - c. Plans for installation of a convex mirror and visual warning indicators at the Central Way driveway that serves the residential parking garage.
 - d. Plans for delineator posts within the Central Way right-of-way and a "Right Turn Only" sign to restrict left hand turns out of the west alley.
 - e. Plans to shorten the median landscape island within Central Way northwest of the project site by approximately 38 feet.
 - f. Plans to extend the existing mid-block crosswalk island to the east by 35 feet to restrict left-turns out of the parking garage for residents.
 - g. Designate the parking spot closest to the commercial garage entrance as loading zone for commercial vehicles.
2. Prior to issuance of the building permit, the applicant shall record an easement on the subject property to accommodate garbage and recycling dumpsters.

SEPA Comments: Comments must be submitted by **5:00 PM** on June 3, 2025 to the City of Kirkland, [Planning & Building Department](http://www.kirklandwa.gov), 123 Fifth Avenue, Kirkland, WA 98033. Contact Tony Leavitt for further information at 425.587.3253.

Procedures to Appeal SEPA: You may contact Tony Leavitt at 425.587.3253 to ask about the procedures for SEPA appeals).

KMC 24.02.230(a) states that administrative appeals of SEPA Determinations are available only in instances where there is an open record hearing on the underlying governmental action (such as Process IIA and IIB decisions). SEPA appeals must be filed within fourteen days of the date the SEPA determination is issued (KMC 24.02.230(c)(1)). A timely SEPA appeal will be placed on hold until the open record hearing on the underlying governmental action is scheduled. Then, both the SEPA appeal and underlying governmental action will be consolidated at one open record hearing.

Pursuant to KMC 24.02.230(f), if a land use permit does not include an open record public hearing but provides for an open record appeal (such as Design Review Board and Process I decisions), the SEPA appeal will be consolidated with the open record appeal and decided upon by the hearing examiner. A timely SEPA appeal will be placed on hold until the City's final decision on the underlying permit is issued. Then, if the underlying permit decision is appealed administratively, both appeals will be decided at a consolidated open record appeal hearing. If the underlying permit decision is not appealed, then there will be no administrative SEPA appeal available and judicial appeal procedures may be followed.

1. A written appeal must be filed with the Environmental Coordinator by **5:00 PM** on June 3, 2025 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](#).

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 3, 2025 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](#).

[Planning & Building Department Land Use Fee Schedule](#)

More information is available at www.mybuildingpermit.com.

Publishing Date: Thursday May 22, 2025

Content of legal notice approved by project planner: Tony Leavitt



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

SEPA MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)

DATE ISSUED: May 20, 2025

City Planner: Tony Leavitt

File No.: SEP24-00519

Phone: 425-587-3253

Project Name: Central Peak Mixed Use

Email: tleavitt@kirklandwa.gov

Project Location/Address: 177 Central Way

Proponent: Baylis Architects

Project Description: 4-story mixed use project with 26 residential units and 3,396 square feet of retail space. Parking is proposed within structured parking below the building. Vehicular access to the property is from Central Way (to the residential parking garage) and the alley to the west of the building (to the retail and guest parking garage).

Lead agency is the City of Kirkland.

The lead agency for this proposal has determined that it would 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.

Comment Period Information:

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 Tony Leavitt, project planner at tleavitt@kirklandwa.gov by 5:00 PM on June 3, 2025. Please reference file number SEP24-00519.

Mitigation required to be incorporated into the Project:

1. As part of the building permit submittal, the applicant shall submit:
 - a. A signage and/or pavement marking plan for a "No Parking/ Stopping" zone for the western 50 feet of the south alley.
 - b. Signage and pavement marking plans to convert the existing south two-way alley (between the Central Way public parking lot and Main Street) to a one-way eastbound only alley. The plans shall include a "Do Not Enter" sign at the east end of the alley, directional sign(s), and/or pavement marking along the alley and at the parking lot at 217 Central Way to prohibit westbound traffic flow in the alley.
 - c. Plans for installation of a convex mirror and visual warning indicators, such as in-pavement flashing markers that is triggered by exiting vehicles to warn pedestrians of approaching vehicles, at the Central Way driveway that serves the residential parking garage.
 - d. Plans for delineator posts within the Central Way right-of-way and a "Right Turn Only" sign to restrict left hand turns out of the alley along the west side of the proposed building.

- e. Plans to shorten the median landscape island within Central Way northwest of the project site by approximately 38 feet to provide an 83-foot-long refuge area for vehicles turning left into the new alley west of the new building.
 - f. Plans to extend the existing mid-block crosswalk island to the east by 35 feet to restrict left-turns out of the parking garage for residents. Plans should include the installation of one or more trees if determined feasible by Public Works. Plans will also need to include the addition of a right-turn only sign at the garage to the residential parking and the installation a 30-foot c-curb on the north side of the center lane on Central Way in front of the garage to restrict left-turns out of the garage.
 - g. Designate the parking spot closest to the commercial garage entrance as loading zone for commercial vehicles. The space shall be signed as a load and unload area with a 30-minute parking limit.
2. Prior to issuance of the building permit, the applicant shall record an easement on the subject property along the south alley to accommodate garbage and recycling dumpsters for the commercial uses along the south side of the alley.



Responsible Official:

Adam Weinstein, AICP, Director of Planning and Building Date: 5/15/2025
City of Kirkland
Planning and Building Department
123 Fifth Avenue, Kirkland, WA 98033 – 425-587-3600

Appeal Information:

Pursuant to KMC 24.02.230(f), if a land use permit does not include an open record public hearing but provides for an open record appeal of decisions issued by the Design Review Board and such appeal is filed, the SEPA appeal will be consolidated with the open record appeal and decided upon by the hearing examiner. If no such appeal is filed, then a timely SEPA appeal will be placed on hold until the City's final decision on the underlying permit is issued, at which time judicial appeal procedures apply.

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 3, 2025 (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 SEP24-00519. Contact Tony Leavitt, project planner in the Planning & Building Department at 425-587-3253 to ask about the procedures for SEPA appeals. See also KMC 24.02.230 Administrative Appeals.

Publish in The Seattle Times on: May 22, 2025

Distribute this notice with a copy of the Environmental Checklist to:

[SEPA Agencies List](#)

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
- Moss Bay Neighborhood Association
- Lake Washington School District No. 414: Budget Manager and Director of Support Services
- Washington State Dept. of Archaeology & Historic Preservation
- King County Dept. of Transportation - Employer Transportation Representative
- Seattle & King County Public Health - SEPA Coordinator
- City of Bellevue - Director, Planning Dept.
- City of Kenmore - Director, Planning Dept.
- City of Bothell - Manager, Planning Dept.
- City of Woodinville - Director, Planning Dept.
- City of Redmond - Manager, Planning Dept.

AGENCIES WITH JURISDICTION, AFFECTED AGENCIES, AND/OR INTERESTED PARTIES

- Parties of Record
- Interested Citizens

cc: Applicant and Owner via email
Planning and Building Department
Public Works Department Development Engineer
Public Works Department Transportation Engineer

Distributed by:

Tyler Gurley
(Tyler Gurley, Program Specialist)

05/20/2025

Date



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

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.