CITY OF KIRKLAND
Planning and Community Development Department
123 Fifth Avenue, Kirkland, WA 98033
(425) 587-3225 ~ www.kirklandwa.gov

CITY OF KIRKLAND
PARKPLACE MIXED USE DEVELOPMENT, FILE NO. CAM14-02188
Notice of Adoption of Existing Environmental Documents

Adoption for (check appropriate box) □ DNS ☑ EIS □ other

Description of current proposal: In 2008, the Touchstone Corporation requested land use approvals to allow redevelopment of the Parkplace retail/office complex located at 457 Central Way. The project contained as much as 1.8 million square feet of office, retail, and hotel use, including increases in permissible building height up to a maximum of 8 stories. An environmental impact statement (EIS) and a Supplemental EIS were prepared for the proposal in 2008 and 2010 respectively.

Talon Private Capital (Talon) is now proposing a new redevelopment master plan in conjunction with the current property owner, Prudential Real Estate Investors. The "Revised Proposal" is 34 percent smaller than the 2008 Proposal at approximately 1.2 million (1,175,000) square feet. The mix of uses would include office and retail uses that are similar to the 2008 Proposal. The Revised Proposal will also add up to 300 units and 300,000 square feet of multifamily residential use. The development would generally be 5-8 stories in height, consistent with the Zoning Code standards in place. Variable setback standards along Peter Kirk Park in the Kirkland Zoning Code would also be retained. Design standards would continue to apply.

The Proposal includes the following legislative actions:

- Adoption of amendments to the City of Kirkland Zoning Code for the CBD-5A district;
- Amendment of the Kirkland Parkplace Master Plan and Design Guidelines; and
- Planned Action Ordinance Amendments to reflect the Revised Proposal.

A Parkplace SEPA Addendum has been prepared.

Proponent: Talon Private Capital (Talon) and Prudential Real Estate Investors

Location of current proposal: An 11.5-acre parcel with the address 457 Central Way located east of Peter Kirk Park, south of Central Way, and west of 6th Street.

Titles of documents being adopted:

- City of Kirkland. 2014. Final Supplemental Environmental Impact Statement. MRM Private Amendment Request. Prepared by Weinman Consulting et al.
- ICF International. 2010. Comprehensive Plan Land Use, Capital Facility, and Transportation Amendments and Zoning and Municipal Code Amendments Final Supplemental Planned Action Environmental Impact Statement. August. (ICF 00182.10.) Seattle, WA. Prepared for City of Kirkland, WA.
- ICF Jones & Stokes. 2008. Final Environmental Impact Statement. Downtown Area Planned Action Ordinance. October. (J&S 00935.07.) Seattle, WA. Prepared for City of Kirkland.

Agency that prepared document being adopted:
All adopted documents were prepared under the direction of the City of Kirkland as lead agency.

Date adopted documents were prepared:
See Titles of documents above. The documents were prepared from 2008 to 2014.

Description of document (or portion) being adopted:
See Titles of documents above. The full documents are being adopted.

If the document being adopted has been challenged (WAC 197-11-630), please describe: The Parkplace project studied in the 2008 EIS referenced above was appealed to the Central Puget Sound Growth Management Hearings Board (CPSGMHB). In 2010, to comply with the decision of the CPSGMHB, a Supplemental EIS was prepared to evaluate three additional on-site and off-site alternatives. Appeals were resolved and the Parkplace amendments to the Comprehensive Plan and zoning code went into effect in 2010.

The document is available to be read at:

The 2008 and 2010 EIS documents, and the Parkplace SEPA Addendum, are available to read here: http://www.kirklandwa.gov/depart/planning/Development_Info/projects/Parkplace.htm

The 2014 EIS document is available here:
http://www.kirklandwa.gov/depart/planning/Code_Updates/Projects/MRM.htm

We have identified and adopted this document as being appropriate for this proposal after independent review. The document meets our environmental review needs for the current proposal and will accompany the proposal to the decisionmaker.

Name of agency adopting document: City of Kirkland

Contact person, if other than responsible official:

Angela Ruggeri, AICP, Senior Planner
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Responsible official

Eric Shields, AICP, Director
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Date of Issuance: February 9, 2015

Signature: Eric Shields, SEPA Responsible Official

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Parkplace Mixed Use Development
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