



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

CITY OF KIRKLAND NOTICE OF DECISION

DECEMBER 18, 2015

Permit application: Kirkland Parkplace (Kirkland Urban), Phase I, File No. [DRV15-01462](#)

Location: [457 Central Way](#)

Applicant: Pat Logan of Collins Woerman, representing Talon Private Capital

Project description: The entire project (Phase 1 and future phases) will include approximately 650,000 square feet of office, 225,000 square feet of retail and entertainment, and 250-300 residential units. Structured parking with some on grade parking for the QFC grocery store is proposed. Phase 1 of the project includes a new enlarged QFC, additional retail, two new office buildings, and one residential building containing approximately 205 units. Future phases will include additional office, retail, entertainment and residential uses.

This project was approved with conditions by the Design Review Board on December 7, 2015.

Affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation.

HOW TO APPEAL: *Only the applicant or those persons who previously submitted written or oral testimony or comments to the Design Review Board are entitled to appeal this decision. Only those persons who file an appeal, the applicant, and the Design Review Board Chair (or designee) may participate in the appeal hearing.* The appeal must be in the form of a letter of appeal and must be delivered, along with any fees set by ordinance, to the Planning and Building Department by 5:00 pm, January 4, 2016. For information about how to appeal, contact the Planning Department at (425) 587-3225. An appeal of this project decision would be heard by the Hearing Examiner.

COMMENT TO CITY COUNCIL: If you do not file an appeal, but would like to express concerns about policies or regulations used in making this decision or about the decision making process, you may submit comments to citycouncil@kirklandwa.gov. Expressing your concerns in this way will not affect the decision on this application, but will enable the City Council to consider changes to policies, regulations or procedures that could affect future applications.

For additional information on this project, please contact **Angela Ruggeri**, City of Kirkland Planning and Building Department at (425) 587-3256. More information is also available at www.mybuildingpermit.com.