



**CITY OF KIRKLAND**  
**Planning and Building Department**  
123 Fifth Avenue, Kirkland, WA 98033  
425.587.3600 - [www.kirklandwa.gov](http://www.kirklandwa.gov)

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**CITY OF KIRKLAND**  
**NOTICE OF SEPA DETERMINATION & ROAD CONCURRENCY TEST**  
**JEFFERSON HOUSE MEMORY CARE COMMUNITY**  
**CASE NO. [SUB16-00050](#)/[SEP16-00978](#)**

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

**PERMIT NO.:** [SEP16-00978/SUB16-00050](#)

**PROPONENT:** Josh Snodgrass, RJ Development LLC

**ADDRESS OR LOCATION OF PROPOSAL:** [12217 NE 128<sup>th</sup> Street](#).

**DESCRIPTION OF PROJECT:** Proposal to subdivide a 6.15 acres parcel into two lots. Lot 1 contains existing Madison House Assisted/Independent Living Facility and Lot 2 is proposed to contain the Jefferson House Assisted Living Facility. The Jefferson House is proposed to be a three-story 70,897 square foot facility with 60 assisted living units and 64 surface and garage parking spaces to serve the new facility.

Notice is hereby given that on May 24, 2016 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.

**SEPA Comments:** Comments must be submitted by **5:00 PM on June 7, 2016** to the City of Kirkland, [Planning & Building Department](#), 123 Fifth Avenue, Kirkland, WA 98033. Contact David Barnes for further information at 425.587.3250 or [dbarnes@kirklandwa.gov](mailto:dbarnes@kirklandwa.gov).

**Procedures to Appeal SEPA:** You may contact Associate Planner, David Barnes at (425) 587-3250 to ask about the procedures for SEPA appeals):

1. A written appeal must be filed with the Environmental Coordinator by **5:00 PM on June 7, 2016** 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](#).

Notice is hereby given that the proposed project passed the road concurrency review and the City of Kirkland issued a road concurrency test notice in accordance with the [Kirkland Municipal Code \(KMC\) Title 25](#).

**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 7, 2016** 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](#).

**There is no other opportunity to appeal road concurrency issues.** Call Thang Nguyen at 425.587.3869 if you have questions about what is addressed in concurrency review.

More information is available at [www.mybuildingpermit.com](http://www.mybuildingpermit.com).

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