

City of Kenmore Development Services
NOTICE OF FINAL EIS

Project Name: The Lodge at Saint Edward
File #: CSP16-0077
Location: 14445 Juanita DR NE; Kenmore, WA 98028
Applicant/Proponent: Daniels Real Estate
Property Owner: Washington State Parks
Application Filed: June 30, 2016
Application Determined Complete: July 6, 2016
Planner: Eilean Davis
Telephone: 425-398-8900
E-mail: permittech@kenmorewa.gov

Project Description: The proposed project would involve rehabilitation of the existing Saint Edward Seminary Building for use as a lodge-type hotel. The Seminary Building is listed on the Washington Heritage Register and the National Register of Historic Places. The interior of the Seminary Building would be rehabilitated to accommodate approximately 80-100 guest rooms, meeting/conference rooms, exercise facility/wellness spa, and a restaurant and café.

Vehicular access to the Seminary Building will be provided by the existing state park access roadway (NE 145th Street), which intersects Juanita Drive NE. On-site parking for the Seminary Building will be provided for guests and employees of the lodge. In addition, the existing surface parking areas adjacent to the Seminary Building will be improved for park users. Any parking spaces displaced by the rehabilitation will be replaced; no net loss of parking for the general public will occur.

The proposed project will require the lease of an approximately 5.5 acre area of Saint Edward State Park from the Washington State Parks and Recreation Commission (State Parks). The area of the lease will include the Seminary Building, an existing pool, an existing gymnasium, open space south of the pool building, and surface parking. No changes are proposed to the pool or the gymnasium. The applicant will acquire and transfer a 9.9 acre parcel to State Parks as part of the lease agreement.

You can learn more at www.kenmorewa.gov/lodgeatsaintedward.

Permits requested in this application: Site Plan Approval.

Other permits not included in this application, known at this time: Engineering Permit, Building Permit. Preliminary analysis indicates that the Seminary Building would require permits/approvals from the City, State Parks, and area-wide service and utility providers.

SEPA Lead Agency: The City is the SEPA Nominal Lead Agency for the proposed project pursuant to a SEPA Lead Agency Agreement between the City and State Parks.

Appeals: Appeals need to be submitted in writing to the City of Kenmore Hearing Examiner. A Notice and Statement of appeal must be filed with the Clerk to the Hearing Examiner within 21 days from the date of this notice. The Notice and Statement of appeal shall state: 1) Specific reasons why the decision should be reversed or modified; and 2) The harm suffered or anticipated by the appellant and the relief sought. The scope of an appeal shall be based on matters or issues raised in the Statement of Appeal. Failure to file a Notice and Statement of appeal deprives the Hearing Examiner jurisdiction to consider the appeal. The Notice and Statement of appeal must be submitted at the address below prior to 4:30 p.m. on January 6, 2017 and be accompanied with a filing fee of \$126 payable to the City of Kenmore.

Kenmore Development Services
Attn: Bridgit Baker, Clerk to the Hearing Examiner
PO Box 82607
Kenmore, WA 98028

All appeals are due no later than 4:30 p.m., January 6, 2017.

If you have any questions regarding appeal procedures or this project, please contact the Kenmore Development Services Department at (425) 398-8900 or e-mail permittech@kenmorewa.gov. A Notice of Public Hearing will be sent in a subsequent Notice.