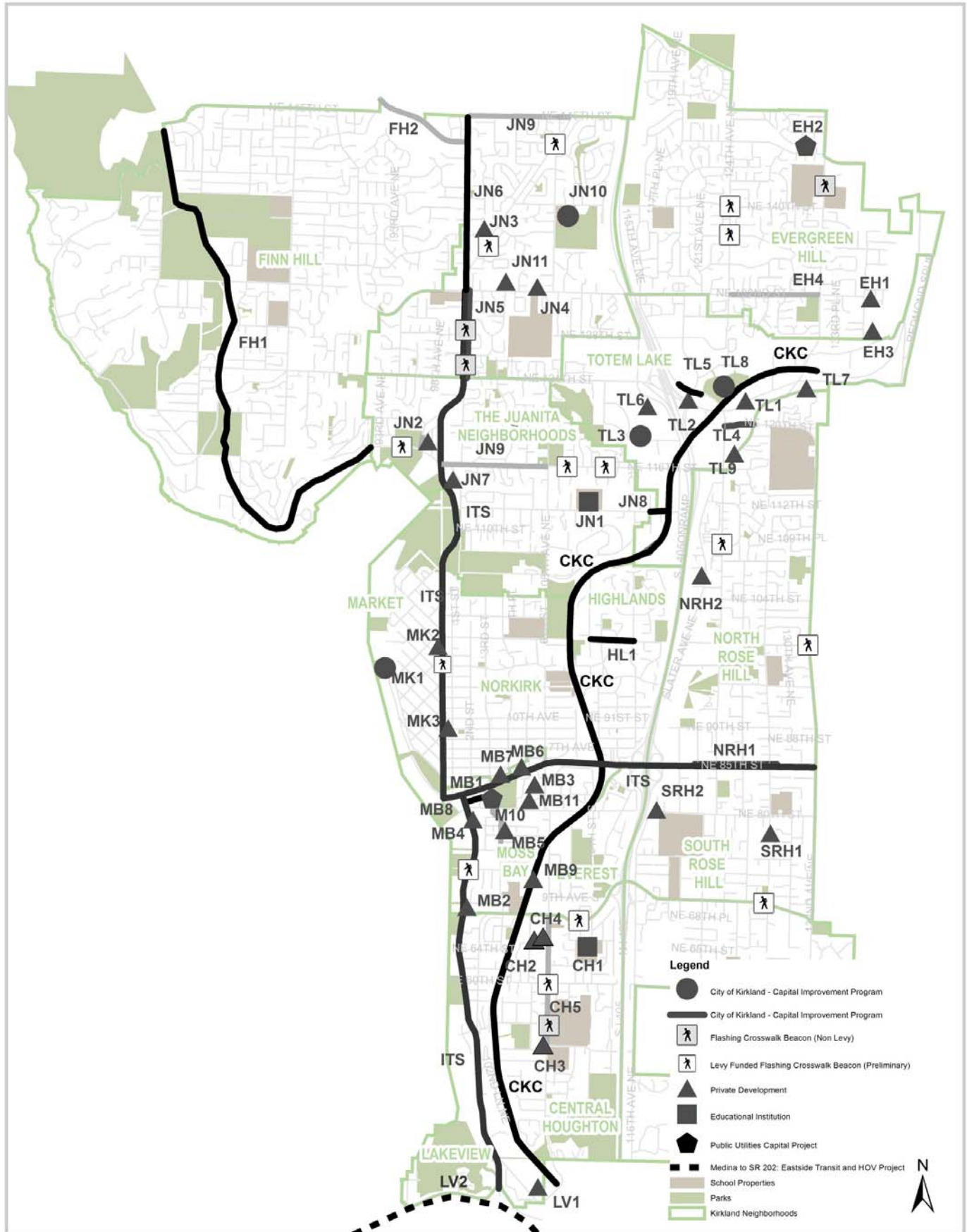




Hot Sheet

Large Public & Private Capital Projects October 2013

To view online, please go to: www.kirklandwa.gov/neighborhoods





Hot Sheet

Large Public & Private Capital Projects October 2013

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Table of Contents

Multiple Neighborhoods

ITS: Intelligent Transportation System	4
CKC: Cross Kirkland Corridor Interim Trail and Master Plan	4
PROS: Comprehensive Park, Recreation, and Open Space (PROS) Plan Update	5
TMP: Transportation Master Plan	5
CPU: Comprehensive Plan Update	5
RFB: Rapid Flashing Beacons at Crosswalks	6

Central Houghton

CH 1: International Community School and Community School	7
CH 2: Lakeview Lane	7
CH 3: Kirkland Children's School Expansion	7
CH 4: Merriwether II	8
CH 5: Levy and Non Levy Street Preservation Program (Overlay)	8

Evergreen Hill Neighborhood

EH 1: Vintner's Ridge Subdivision	9
EH 2: Woodinville Water District Pump Station	9
EH 3: Momco Preliminary Subdivision	9
EH 4: Levy and Non Levy Street Preservation Program (Overlay)	9

Finn Hill

FH 1: Juanita Drive Corridor Study	10
FH 2: Levy and Non Levy Street Preservation Program (Overlay)	10

Highlands Neighborhoods

HL 1: 100 th Street School Walk Route Sidewalk (Peter Kirk Elementary School Walk Route)	11
---	----

Juanita Neighborhoods

JN 1: AG Bell Elementary School	11
JN 2: M-M Properties—Juanita Village 5	12
JN 3: Camwest—Summer Grove II	12
JN 4: Parhaniemi Estates Subdivision	12
JN 5: 100 th Avenue NE Bike Lanes	12
JN 6: 100 th Avenue Corridor Study	13
JN 7: Juanita Bay Veterinary Hospital and General Office Building	13
JN 8: NE 112 th Sidewalk Project (some Levy funding)	13
JN 9: Levy and Non Levy Street Preservation Program (Overlay)	14
JN10: Edith Moulton Park Master Plan	14
JN11: Fairfax Hospital Addition	14



Hot Sheet

Large Public & Private Capital Projects October 2013



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Table of Contents, *continued*

Lakeview Neighborhood

LV 1: South Kirkland Park and Ride – Transit Oriented Development (TOD)	15
LV 2: SR 520 – Medina to SR 202 Eastside Transit and HOV Project	15

Market Neighborhood

MK 1: Waverly Beach Park Renovation	16
MK 2: Chang International Company Office Building	16
MK 3: Martin Mixed Use Office and Residential Project	16

Moss Bay

MB 1: Kirkland Pump Station and Sewer Upgrade Project	17
MB 2: Potala Village	18
MB 3: Parkplace Redevelopment Mixed Use Project	18
MB 4: McLeod Mixed Use Project	19
MB 5: Kirkland Commons	19
MB 6: 450 Central Way Mixed-Use Development	19
MB 7: 324 Central Way Mixed Use Development	20
MB 8: Park Lane Corridor Project	20
MB 9: Google Expansion II	20
MB 10: Levy and Non Levy Street Preservation Program (Overlay)	21
MB 11: MRM Private Amendment Request	21

North Rose Hill Neighborhood

NRH 1: NE 85 th Street Corridor Improvements	22
NRH 2: Wisti Preliminary Subdivision	22

South Rose Hill /Bridle Trails Neighborhood

SRH 1: Camwest/Toll Bros. Subdivision and PUD	22
SRH 2: Nash Office Building Project	23

Totem Lake Neighborhood

TL 1: Totem Lake Apartments Phase II (Private)	23
TL 2: Totem Lake Mall Mixed Use Project (Private)	23
TL 3: Public Safety Building (Public)	23
TL 4: NE 120 th Street Extension	24
TL 5: Totem Lake Culvert Replacement	24
TL 6: Fred Meyer Gas Station	24
TL 7: Toyota Dealership	25
TL 8: Totem Lake Park Master Plan	25
TL 9: Hyundai of Kirkland	25

Multiple Neighborhoods

ITS: Intelligent Transportation System

Description

The City of Kirkland received a Federal Congestion Mitigation and Air Quality Grant for the installation of an Intelligent Transportation System on two main arterial corridors in Kirkland. The first corridor is Lake Washington Boulevard/Market Street/100th Avenue NE. The second corridor is Central Way/NE 85th Street. The Project will upgrade current signal equipment, connect signal operations along the corridors, add data collection and monitoring equipment, perform analysis to improve operations and install a Central Traffic Management System to communicate and control the system. The Project will improve traffic flow and safety with better signal coordination, allow active monitoring of traffic flow/conditions, supply traffic information for the traveling public and enable emergency vehicle priority for the fire and police departments to improve response time to incidents.

Project Facts

Location: Lake Washington Boulevard/Market Street/100th Avenue NE and Central Way/NE 85th Street

Funding Partners: Federal Congestion Mitigation and Air Quality Grant

Project Timeline: The internal monitoring equipment is being installed in Kirkland City Hall the fall of 2013 with the construction scheduled to start for main corridors in March of 2014.

Contact Information

Flora Lee, P.E., Project Engineer

flee@kirklandwa.gov or (425) 587-3840

CKC: Cross Kirkland Corridor Interim Trail and Master Plan

http://www.kirklandwa.gov/Community/Cross_Kirkland_Corridor.htm



Description

The City Council's immediate goal for the Corridor is "as much active use and as quickly as possible." Based on this, Council decided to build an interim trail that could be completed by the mid-2014. The interim trail will have a crushed rock surface—similar to the East Lake Sammamish Trail. In addition to the interim gravel trail, the City has initiated a Master Plan process that will determine a direction for a future regional paved trail and a regional transit pathway on the Corridor. The Master Plan is funded thanks to the passage of [the parks levy \(Proposition 2\)](#) and will be complete in 2014. The Master Plan will help determine where the trail and transit portions will be located, what they will look like, and how the City will pay for construction. It will also plan the location of access points, types and locations of amenities, how road crossings are handled and other features. The Plan will be accompanied by a robust public involvement process.

Project Facts

Location: Cross Kirkland Corridor

Funding Partners: City of Kirkland Capital Improvement Program and Direct appropriation from the State Legislature and Federal Transportation Grant Funding (Congestion Mitigation and Air Quality (CMAQ).

Project Timeline Interim Trail: The rail removal and salvage is underway with anticipated completion by the end of October. The interim trail construction is anticipated to begin in early 2014 with completion by mid-2014, weather dependent.

Project Timeline Master Plan: The master planning process began May 2013 and continues through June 2014.

Contact Information

Aaron McDonald, P.E., Senior Project Engineer for the Interim Trail

amcdonald@kirklandwa.gov or (425) 587-3837

David Godfrey, Transportation Manager for the Master Plan

dgodfrey@kirklandwa.gov or (425) 587-3865

Multiple Neighborhoods, *continued*

PROS: Comprehensive Park, Recreation, and Open Space (PROS) Plan Update

Description

The Parks and Community Services Department will be updating the City's Comprehensive Park, Recreation, and Open Space (PROS) Plan in 2013. The PROS Plan outlines the overall vision and goals for the City's parks and programming and identified priorities for the next six to ten years.

Project Facts

Location: City-wide

Funding: General Fund

Project Timeline: May 2013 –January 2014

Contact Information

Michael Cogle, Deputy Director, Department of Parks and Community Services

Mcogle@kirklandwa.gov or (425) 587-3310

TMP: Transportation Master Plan

Description

As a part of the process to update the Comprehensive Plan, the Public Works Department is developing a Transportation Master Plan. The main purposes of the Master Plan are to develop a list of projects that will serve the transportation needs of the city for the next 20 years. It will consider and revise our transportation goals, funding and prioritization. Public input will be important at several steps along the way to Plan completion. The Transportation Commission will be the Plan's main reviewing body.

Project Facts

Location: City-wide

Funding: General Fund

Project Timeline: May 2013 – November 2014

Contact Information

David Godfrey, Transportation Engineering Manager, Public Works Department

dgodfrey@kirklandwa.gov or (425) 587-3865

CPU: Comprehensive Plan Update

Description

The City is updating its citywide Comprehensive Plan over the next two years to comply with the Growth Management Act. The Comprehensive Plan is the community's vision looking out 20 years to 2035 and provides guidance for moving the community toward the vision. The plan will identify Kirkland's desired character and attributes to evaluate community values that should be retained as well as desired changes. The plan will determine how to manage anticipated growth and direct it consistent with the envisioned future. Visit the City's *Kirkland 2035* website at <http://www.kirklandwa.gov/Community/Kirkland2035.htm> for information on the update and ways to participate in the visioning process. Join the conversation by going to the City's online visioning forum at <http://ideasforum.kirklandwa.gov/> to share your ideas and comments.

Project Facts:

Location: Citywide

Funding: General fund

Project timeline: January, 2013 –May, 2015

Contact Information

Teresa Swan, Senior Planner, Department of Planning & Community Development

tswan@kirklandwa.gov or (425) 587-3258

Multiple Neighborhoods, *continued*

✓ **RFB: Rapid Flashing Beacons at Crosswalks**

Description

The 2013/2014 “non-street Levy preservation” funding (\$300,000 from safe routes to school and \$300,000 from pedestrian safety) will be used to replace as many as possible non-functioning in-pavement flashing crosswalks in Kirkland Neighborhoods. The fall 2012 inventory of first generation in-pavement flashing crosswalks has shown that a number of systems are not functioning, and because these locations were previously prioritized from crosswalks City-wide, they have already been deemed of high priority and merit more than standard crosswalk treatments and should be repaired. The proposed crosswalk improvements are spread throughout the city close to schools and parks. This will be a highly visible and effective benefit to Kirkland residents for approving the levy.

The City Engineers have prioritized the list of nonfunctioning in-pavement flashing crosswalks using both local data and federal safety standards (including criteria such as proximity to schools, traffic volumes, vehicular speeds, and number of travel lanes at the crosswalk locations). The list of prioritized crosswalks is shown below.

The new technology, Rapid Flashing Beacon (RFB), will be a highly visible and effective tool to improve safety at crosswalks throughout the City. RFBs are user-activated flashing amber lights that supplement pedestrian warning signs at un-signalized intersections and mid-block crosswalks. The devices enhance safety by increasing driver awareness of the presence of pedestrians wishing to cross the street. Other work elements associated with the installation of the RFBs includes: replacement of existing non-conforming wheelchair ramps with new ADA (Americans with Disabilities) wheel chair ramps and new pavement crosswalk markings.

Project Facts

Locations selected to be done this year:

Phase 1 Construction			Phase 2 Construction		
Funding	Summer 2013	Estimated Completion Date	Funding	Fall 2013	Estimated Completion Date
Levy	Market Street & 15 th Avenue	Complete	Levy	Juanita Woodinville Way at NE 140 th Street	December
Levy	NE 116 th Street at 110 th Avenue NE	Complete	Levy	108 th Avenue NE at NE 60 th Street	December
Levy	NE 116 th Street at 113 th Avenue NE	Complete	Levy	132 nd Avenue NE at NE 100 th Street	December
Levy	NE 68 th Street at 111 th Avenue NE	Complete	Levy	124 th Avenue NE at NE 108 th Street	December
Levy	124 th Ave NE at NE 137 th Street	Complete	Levy	NE Juanita Drive at Juanita Beach Park	December
Levy	124 th Ave NE at NE 140 th Street	Complete	Levy	NE 70 th Street at South Rose Hill Park	December
CIP	132nd Avenue at Kamiakin Junior High and John Muir Elementary Schools	Complete	Levy	Juanita Woodinville Way at NE 136 th Place	December
CIP/LWSD	108th Avenue NE and NE 53rd Street	Complete	Levy	Juanita Woodinville Way at NE 143 rd Pl	December
			Levy	Lake Street S. at 7 th Ave S.	December
			City	100th Avenue NE north of Brookhaven Park	December
			City	100th Avenue NE south of Brookhaven Park	December

Levy = 2012 Voter Approved Streets Levy
 CIP = Capital Improvement Program
 LWSD = Lake Washington School District

Funding Source: City of Kirkland Capital Improvement Program

Project Timeline: Phase 1 Levy funded crosswalks are complete. Phase 2 will be under construction this fall with anticipated completion by the end of the year.

Contact Information (Remaining Beacons)

Andrea Swisstack, Senior Project Engineer
Aswisstack@kirklandwa.gov or (425) 587-3827

Central Houghton

■ CH 1: International Community School and Community School

<http://www.lwsd.org/For-Community/School-Construction/Modernization/Pages/ICS.aspx>

Description

The new facility will be one building that is single story with the exception of the CES which will occupy a lower level at the southwest end of the building. ICS classrooms will be located where the lower parking lot and existing sports field are located and will be aligned generally in a NE direction. The new building will have its front door facing northeast and the entrance will be located just south of the upper (east) main parking lot. Separate exterior access will be provided to the CES. A new commons will be located at the southeastern portion of the new structure and will be available for public use. The exterior finish will use durable materials for long life, ease of maintenance, and appearance. The materials include ground-face CMU veneer, cement board lap siding and cement board panels.

Access to the new parking lots and the ICS School will remain off of NE 65th Street. The new entrance will accommodate entering and exiting vehicles and be located directly across from 112th Avenue NE. Access to the CES will be provided off of 111th Avenue NE. In addition, bus traffic will be separated from the staff, student and parent drop-off access. The ICS Bus traffic will enter and exit off of 111th Avenue NE. Note that ICS class schedule starts and finishes one hour earlier than CES, thereby avoiding ICS bus traffic and CES parent drop-off traffic conflicts. The new building is approximately 65,000 gross square feet. The on-site parking will accommodate 145 vehicles. A new playfield will be located at the NE corner of the site with easy access and adjacent parking. The playfield will include a sports court.

Project Facts

Location: 11133 NE 65th Street

Funding Source: Voter approved levy

Project Timeline: The building was completed and occupied for the start of the 2013-14 School Year. Additional site work will continue thru the school year.

Contact Information

David Zeitlin, Project Manager

dzeitlin@lwsd.org

▲ CH 2: Lakeview Lane

Description

29 condominium units with a mix of duplexes and detached units.

Project Facts

Development will preserve and enhance an existing wetland. A public pedestrian walkway through the development will connect 106th Avenue and 108th Avenues.

Location: South of NE 68th Street and 106th Avenue

Funding Source: Private

Project Timeline: Currently under construction.

Contact Information

Janice Coogan, Senior Planner

jcoogan@kirklandwa.gov or (425) 587-3257

▲ CH 3: Kirkland Children's School Expansion

Description

Construction of a new 3,400 square foot building and associated improvements on the existing Kirkland Children's School site. The existing buildings and parking lot on the property will remain.

Project Facts

Location: 5311 108th Avenue NE

Project is finishing up and should be ready for occupancy in late September. **Contact Information**

Contact Information

Tony Leavitt, Associate Planner

tlevitt@kirklandwa.gov or (425) 587-3253

Central Houghton, *continued*



CH 4: Merriwether II

Description

Camwest-Toll Brothers Co. proposes development of 5 detached condominium units in an RM 5.0 zone.

Project Facts

Location: 6505 108th Avenue NE

Funding Source: Private

Project Timeline: Currently under construction.

Contact Information

Janice Coogan, Senior Planner

jcoogan@kirklandwa.gov or (425) 587-3257

CH 5: Levy and Non Levy Street Preservation Program (Overlay)

Description

The infusion of Street Preservation funding from the Levy, has more than doubled the number of lane miles to be overlaid each year. The 2013 Overlay Program schedule of streets has been preliminarily determined. Based upon engineering cost estimates the following sections of streets will be overlaid in 2013.

- Evergreen Hill: NE 132nd St from 124th Ave NE to 132nd Ave NE – complete.
- Moss Bay: State St S from 5th Ave S to Kirkland Ave – complete.
- Central Houghton: 108th Ave NE from NE 53rd St W to NE 68th St – complete.
- Juanita: NE 145th St from 100th Ave NE to Juanita Woodinville Way NE – complete.
- Finn Hill: Simonds Rd NE from 92nd Ave NE to 100th Ave NE – scheduled for pavement marking in October.
- Juanita: NE 116th Street from 98th Ave NE to 108th Ave NE – complete.
- Juanita: 97th Ave NE from Juanita Drive to NE 119th Way – complete.

Project Facts

Location: See list above.

Funding: City of Kirkland Capital Improvement Program (plus 2013 Levy funding)

Project Timeline: The overlay streets are all anticipated to be complete by the end of October.

Contact Information

Andrea Swisstack, Senior Project Engineer

Aswisstack@kirklandwa.gov or (425) 587-3827

Evergreen Hill Neighborhood



EH 1: Vintner's Ridge Subdivision

Description

Site improvements for a 51 lot subdivision in the RSA 6 zone being developed by Burnstead Construction (King County approved project).

Project Facts

Location: 13042 136th Avenue NE

Project Timeline: Storm water improvements were installed in 2011. Grading and installation of roads and utilities began in spring, 2012.

Contact Information

Jeremy McMahan, Planning Supervisor

jmcmahan@kirklandwa.gov or (425) 587-3229



EH 2: Woodinville Water District Pump Station

Description

New one story pump station building and site improvements to existing Woodinville Water District water tower facility. Proposal includes a variance to the horizontal façade requirements of the Zoning Code.

Project Facts

Location: 14422 130th Ave NE

Project Timeline: Zoning permit approved. Building permit application is under review.

Contact Information

Janice Coogan, Senior Planner

jcoogan@kirklandwa.gov or (425) 587-3257



EH 3: Momco Preliminary Subdivision

Description

26 lot subdivision in the RSA 6 zone being developed by Camwest (A Toll Brothers Company).

Project Facts

Location: 12820 136th Avenue NE

Project Timeline: Grading permit issued and work has started.

Contact Information

Tony Leavitt, Associate Planner

tlevitt@kirklandwa.gov or (425) 587-3253

EH 4: Levy and Non Levy Street Preservation Program (Overlay)

Description

The infusion of Street Preservation funding from the Levy, has more than doubled the number of lane miles to be overlaid each year. The 2013 Overlay Program schedule of streets has been preliminarily determined. Based upon engineering cost estimates the following sections of streets will be overlaid in 2013.

- Evergreen Hill: NE 132nd St from 124th Ave NE to 132nd Ave NE – complete.
- Moss Bay: State St S from 5th Ave S to Kirkland Ave – complete.
- Central Houghton: 108th Ave NE from NE 53rd St W to NE 68th St – complete.
- Juanita: NE 145th St from 100th Ave NE to Juanita Woodinville Way NE – complete.
- Finn Hill: Simonds Rd NE from 92nd Ave NE to 100th Ave NE – scheduled for pavement marking in October.
- Juanita: NE 116th Street from 98th Ave NE to 108th Ave NE – complete.
- Juanita: 97th Ave NE from Juanita Drive to NE 119th Way – complete.

Project Facts

Location: See list above.

Funding: City of Kirkland Capital Improvement Program (plus 2013 Levy funding)

Project Timeline: The overlay streets are all anticipated to be complete by the end of October.

Contact Information

Andrea Swisstack, Senior Project Engineer

Aswisstack@kirklandwa.gov or (425) 587-3827

Finn Hill Neighborhood

FH 1: Juanita Drive Corridor Study

Description

The Juanita Drive Corridor Study will guide future capital improvement construction phases for Juanita Drive. The purpose of the study is to evaluate existing conditions and recommend a prioritized set of improvements for the Juanita Drive Corridor. Goals for the corridor will be set consistent with established City goals and policies. A substantial public involvement process will be integral to development of the plan. Improvements will be focused on: bicycle and pedestrian facilities, safety, drainage, signing, marking, lighting, and geometric conditions such as hills, curves and intersections.

Project Facts

Location: Juanita Drive (100th Street to northern City limits)

Funding: City of Kirkland Capital Improvement Program

Project Timeline: Project is underway and expected to be complete by February 2014.

Contact Information

Rod Steitzer, P.E., Capital Projects Supervisor

danderson@kirklandwa.gov or (425) 587-03826

FH 2: Levy and Non Levy Street Preservation Program (Overlay)

Description

The infusion of Street Preservation funding from the Levy, has more than doubled the number of lane miles to be overlaid each year. The 2013 Overlay Program schedule of streets has been preliminarily determined. Based upon engineering cost estimates the following sections of streets will be overlaid in 2013.

- Evergreen Hill: NE 132nd St from 124th Ave NE to 132nd Ave NE – complete.
- Moss Bay: State St S from 5th Ave S to Kirkland Ave – complete.
- Central Houghton: 108th Ave NE from NE 53rd St W to NE 68th St – complete.
- Juanita: NE 145th St from 100th Ave NE to Juanita Woodinville Way NE – complete.
- Finn Hill: Simonds Rd NE from 92nd Ave NE to 100th Ave NE – scheduled for pavement marking in October.
- Juanita: NE 116th Street from 98th Ave NE to 108th Ave NE – complete.
- Juanita: 97th Ave NE from Juanita Drive to NE 119th Way – complete.

Project Facts

Location: See list above.

Funding: City of Kirkland Capital Improvement Program (plus 2013 Levy funding)

Project Timeline: The overlay streets are all anticipated to be complete by the end of October.

Contact Information

Andrea Swisstack, Senior Project Engineer

Aswisstack@kirklandwa.gov or (425) 587-3827

Highlands Neighborhood

HL 1: 100th Street School Walk Route Sidewalk (Peter Kirk Elementary School Walk Route)

http://www.kirklandwa.gov/depart/Public_Works/Capital_Improvements/Peter_Kirk_Elementary_Sidewalk.htm

Description

Install approximately 620 feet of five-foot sidewalk along the south side of NE 100th Street. Project will consist of concrete curb, gutter and planter strip with street trees. Project will complete a critical link in the non-motorized facilities in the Highlands Neighborhood and between North Rose Hill and downtown. The NE 100th Street ped/bike overpass of I-405 is located immediately to the east of this project.

Project Facts

Location: NE 100th Street west of 116th Avenue NE

Funding: Federal Safe Routes to School Grant and City of Kirkland Capital Improvement Program

Project Timeline: Project is under construction and anticipated to be complete in December 2013.

Contact Information

Aaron McDonald, P.E., Senior Project Engineer

amcdonald@kirklandwa.gov or (425) 587-3837

Juanita Neighborhoods

JN 1: AG Bell Elementary School

<http://www.lwsd.org/For-Community/School-Construction/Modernization/Pages/Bell-Elementary.aspx>



Description

To ensure that its school buildings are physically sound and meet educational needs, Lake Washington School District, with Voter approval, began a systematic modernization program in 1998 to evaluate each school building every 30 to 40 years for potential updating. Modernization is a complete remodel/upgrade of a school (new 64,842 sq. ft. elementary school). It includes all major building systems, such as heating, lighting, electrical, windows and roof. Code compliance and the building's fit with the educational program are also reviewed.

Project Facts

Location: 11212 NE 112th Street

Funding Source: Voter approved levy.

Project Timeline: Construction has begun with completion anticipated summer 2013. Site work/finishing is scheduled for winter of 2013.

Contact

Nick Diede, Project Manager

ndiede@lwsd.org or (425) 936-1137

Juanita Neighborhoods, *continued*

▲ **JN 2: M-M Properties—Juanita Village 5**

Description

Mixed use Project on remaining undeveloped portion of Juanita Village site (southwest of Starbucks). The Project will include approximately 189 residential dwelling units; 7,500 square feet of street-level retail and other commercial uses; underground parking for residents and customers; and 37,700 square feet of outdoor gathering places.

Project Facts

This Project was approved by the Hearing Examiner in 2004. Building permits were later applied for and received by Avalon Bay. Avalon Bay has now sold the Project to M-M Properties.

Location: 117xx 97th Avenue NE

Project Timeline: Construction in progress, estimated completion in Fall 2013.

Contact information:

Angela Ruggeri, Senior Planner

aruggeri@kirklandwa.gov or (425) 587-3256

▲ **JN 3: CamWest—Summer Grove II**

New 10 unit detached condominium project located northeast of the Juanita Safeway store.

Project Facts

Location: 138xx 100th Avenue NE

Project Timeline: Construction of the new homes is underway.

Contact information:

Jon Regala, Senior Planner

jregala@kirklandwa.gov or (425) 587-3255

▲ **JN 4: Parhaniemi Estates Subdivision**

Description

Site improvements for an 18 lot subdivision in the RSA 8 zone being developed by Select Homes Inc. (King County approved).

Project Facts

Location: 10616 NE 132nd Street

Project Timeline: Home construction has begun and will continue until all lots are developed.

Contact Information

Tony Leavitt, Associate Planner

tleavitt@kirklandwa.gov or (425) 587-3253

■ **JN 5: 100th Avenue NE Bike Lanes**

Description

The 100th Avenue NE Bicycle Lanes Project will provide both non-motorized and traffic improvements on 100th Ave NE, between NE 124th Street and NE 132nd Street. The proposed non-motorized improvements include new bike lanes though the entire corridor with new Rectangular Rapid Flashing Beacons (RRFB) installed at two existing pedestrian crosswalks.

Project Facts

Location: 100th Avenue NE between NE 124th Street and NE 132nd Street

Funding: City of Kirkland Capital Improvement Program

Project Timeline: Construction is scheduled to be in construction fall of 2013.

Contact Information

Gina Hortillosa, Project Engineer

Ghortillosa@kirklandwa.gov or (425) 587-3828

Juanita Neighborhoods, *continued*

JN 6: 100th Avenue Corridor Study

Description

The City's Public Works staff has hired the consulting firm of Concord Engineering to perform a study of the 100th Avenue NE Corridor. The Study will look at safety improvements for pedestrians, general travel lane configurations, and associated environmental issues between NE 132nd and NE 145th Streets. Other considerations will include traffic flow and future anticipated growth. The final product from the Study will be used as the basis for future grant funding opportunities. The Study will include (but is not limited to) the following: analysis of corridor operations for safety, volume, and speed separating left turn lanes between intersections; adding bike lanes; evaluating lighting improvements; and maintaining or improving level of service.

Project Facts

Location: 100th Avenue NE from NE 132nd Street to NE 145th Street

Funding: City of Kirkland Capital Improvement Program

Project Timeline: The Corridor Study and design of intersection improvements are scheduled to begin in May with anticipated completion by early 2014.

Contact Information

Flora Lee, P.E., Project Engineer

flee@kirklandwa.gov or (425) 587-3840

JN 7: Juanita Bay Veterinary Hospital and General Office Building

Description

Demolition of existing veterinary hospital to construct a new two story building for veterinary hospital and general office proposed by Clark Properties LLC and Architectural Werks, Inc in a JBD 2 zone.

Project Facts

Location: 11416 98th Avenue NE

Project Timeline: Approved by the Design Review Board and a building permit application has been submitted. Construction likely to begin in late 2013 or early 2014.

Contact Information

Tony Leavitt, Associate Planner

tlevitt@kirklandwa.gov or (425) 587-3253

JN 8: NE 112th Sidewalk Project (some Levy funding)

Description This Project will construct curb, gutter and sidewalk with a planter strip along the north side of NE 112th Street between approximately 118th Avenue NE and property immediately west of 120th Avenue NE. The Project will serve the A.G. Bell Elementary School of South Juanita and businesses in the Parmac area of Totem Lake. It will complete an existing gap in the sidewalk network providing improved pedestrian access for the two adjacent neighborhoods and connect directly to the Cross Kirkland Corridor.

Project Facts

Location: North side of NE 112th Street at approximately 118th Ave NE and property immediately west of 120th Ave NE

Funding: Washington State Transportation Improvement Board Grant, City of Kirkland Capital Improvement Program and the REET II, 2013 Levy

Project Timeline: Project is under construction and scheduled for completion by the end of the year.

Contact Information

Frank Reinart, P.E., Project Engineer

sgonsar@kirklandwa.gov or (425) 587-3830

Juanita Neighborhoods, *continued*

JN 9: Levy and Non Levy Street Preservation Program (Overlay)

Description

The infusion of Street Preservation funding from the Levy, has more than doubled the number of lane miles to be overlaid each year. The 2013 Overlay Program schedule of streets has been preliminarily determined. Based upon engineering cost estimates the following sections of streets will be overlaid in 2013.

- Evergreen Hill: NE 132nd St from 124th Ave NE to 132nd Ave NE – complete.
- Moss Bay: State St S from 5th Ave S to Kirkland Ave – complete.
- Central Houghton: 108th Ave NE from NE 53rd St W to NE 68th St – complete.
- Juanita: NE 145th St from 100th Ave NE to Juanita Woodinville Way NE – complete.
- Finn Hill: Simonds Rd NE from 92nd Ave NE to 100th Ave NE – scheduled for pavement marking in October.
- Juanita: NE 116th Street from 98th Ave NE to 108th Ave NE – complete.
- Juanita: 97th Ave NE from Juanita Drive to NE 119th Way – complete.

Project Facts

Location: See list above.

Funding: City of Kirkland Capital Improvement Program (plus 2013 Levy funding)

Project Timeline: The overlay streets are all anticipated to be complete by the end of October.

Contact Information

Andrea Swisstack, Senior Project Engineer

Aswisstack@kirklandwa.gov or (425) 587-3827

JN 10: Edith Moulton Park Master Plan

Description

Develop and implement a park master plan for this 26-acre forested farm remnant featuring large conifers, trails, a meadow and a portion of Juanita Creek. Ownership was transferred from King County to the City of Kirkland in 2011 following a major voter-approved annexation of the North Juanita area.

Project Facts

Location: 108th Ave NE & NE 137th St

Funding: 2012 Parks Levy

Project Timeline: Planning & Design June 2003 – March 2004; Construction Spring 2015

Contact Information

Michael Cogle, Deputy Director, Department of Parks and Community Services

Mcogle@kirklandwa.gov (425) 587-3310

JN 11: Fairfax Hospital Addition

Description

Addition of new two-story building containing 68 new hospital beds. A new surface parking lot will also be constructed to the northwest on a parcel to be purchased by Fairfax Hospital.

Project Facts

Location: 10200 NE 132nd Street

Project Timeline: Construction has begun and the lot line alteration is soon to be submitted, reviewed and processed

Contact Information

Sean LeRoy, Planner

sleroy@kirklandwa.gov or (425) 587-3260

Lakeview Neighborhood



LV 1: South Kirkland Park and Ride—Transit Oriented Development (TOD)

<http://www.kirklandwa.gov/depart/Planning/Development/TOD.htm>



Description

Construction is underway at the South Kirkland Park and Ride to transform the parking lot into a transit oriented development including two buildings of a mix of residential apartments, commercial uses along NE 38th Pl, and public open spaces. The project includes new bus loading area, surface parking lot improvements and parking garage increasing the number of parking stalls for transit users, public plaza and new traffic signal at NE 38th Pl and 108th Ave. The project team consists of Polygon Northwest, Imagine Housing, and King County Metro Transit. Weber Thompson Architects, SMR Architects.

Project Facts: 186 market rate units, 58 affordable housing units, 6,000 SF commercial, 254 parking stalls. Park and Ride Facility: 235 stall parking lot, 525 stall parking garage.

Project Timeline: Metro parking garage is open as of September 2013. Construction underway for the mixed use buildings with completion date scheduled for fall 2014. See [King County Metro website](http://www.kingcountymetro.net) for further information.

Contact Information

Janice Coogan, Senior Planner

jcoogan@kirklandwa.gov or (425) 587-3257

LV 2: SR 520 – Medina to SR 202 Eastside Transit and HOV Project

www.wsdot.wa.gov/Projects/SR520Bridge/eastProject.htm

Description

The Eastside Transit and HOV Project will provide transit service and mobility improvements along with environmental and community enhancements. The Project will complete and improve the 8.8-mile HOV system from Evergreen Point Road to the SR 202 interchange. The improved six-lane corridor will include two general-purpose lanes and one transit/HOV lane in each direction. As part of this Project, the Washington State Department of Transportation will reconstruct SR-520 interchange at Lake Washington Blvd, add new HOV lane with improved transit access, realign NE Points Dr, install storm water facility, and develop trail for bikes/pedestrians.

Project Facts

Project Timeline: Construction started May 2011 and is scheduled to be complete in 2013.

Contact Information

Scott Gonsar, P.E., Project Engineer

danderson@kirklandwa.gov or (425) 587-3826

Market Neighborhood

● **MK 1: Waverly Beach Park Renovation**

Description

Renovation of Kirkland's oldest waterfront park. Renovation priorities will be determined through technical analysis and community input, and may include pedestrian improvements, shoreline enhancement, dock repairs, lawn drainage and irrigation, playground, landscaping, and upper parking lot renovation.

Project Facts

Location: 633 Waverly Park Way

Funding: 2012 Parks Levy & Parks CIP

Project Timeline: Planning & Design June 2013– February 2014; Construction Fall 2014-Spring 2015

Contact Information

Michael Cogle, Deputy Director, Department of Parks and Community Services

Mcogle@kirklandwa.gov or (425) 587-3310

▲ **MK 2: Chang International Company Office Building**

Description

2 story office addition to existing office structure on Market street.

Project Facts

The existing office is approximately 1,300 square feet in an existing structure, and the new office addition will be attached to it and will be 2 stories and approximately 1,500 square feet. The parking and landscaping will be updated to meet code requirements. Administrative Design Review is required for this project.

Location: 1611 Market Street

Funding Source: Private

Project Timeline: Permit issuance expected in September.

Contact Information

Susan Lauinger, Project Planner

slauinger@kirklandwa.gov or (425) 587-3252

▲ **MK 3: Martin Mixed Use Office and Residential Project**

Description

New two-story building with office on top and 2 residential units on the ground floor.

Project Facts

The existing apartment complex will be demolished and a new office and residential building with parking will be constructed. The apartments are on the lower level and include two-two bedroom units. The office is approximately 1,800 square feet and is on the top level. Parking will be from the alley. Administrative Design Review is required for this project.

Location: 820 Market Street

Funding Source: Private

Project Timeline: Project is under permit review.

Contact Information

Susan Lauinger, Project Planner

slauinger@kirklandwa.gov or (425) 587-3252

Moss Bay Neighborhood



MB 1: Kirkland Pump Station and Sewer Upgrade Project

<http://www.kingcounty.gov/environment/wtd/Construction/East/Kirkland/Overview.aspx>



Description

In September 2011, the King County Wastewater Treatment Division began work to upgrade the 40 - year - old Kirkland Pump Station. These upgrades will increase capacity, ensure safe and reliable operations and meet current seismic, noise, and odor control standards. The project also included the construction of a new pipeline along Kirkland Avenue from Third Street to Railroad Avenue. Work on pipelines in Third Street was completed as part of Sound Transit's Kirkland Transit Center Project. Park Lane from Third Street to Main Street is being used as a construction staging area and will remain closed during the pump station upgrade.

Project Facts

Location: The pump station is located at the northwest corner of Park Lane and Third Street. The pipeline upgrade extended along Kirkland Avenue from Third Street to Railroad Avenue.

Planning Partners: Sound Transit, King County and City of Kirkland Capital Improvement Program.

Project Progress: The force main and discharge structure are complete. The new pump station building is nearly complete, all structural elements are in place, walls are up, and the roof deck is poured. On July 31, 2013, the new pumps were put into full operation pumping wastewater. The existing pumps will now be removed and the eastern half of the pump station will be reconfigured. Remaining work also includes installing a new standby generator, and improvements to the exterior of building and Park Lane. It is anticipated that the pump station will be complete and Park Lane will be reopening in spring 2014, several months ahead of schedule.

Contact Information

Heidi Sowell, King County Wastewater Treatment Division

Heidi.Sowell@kingcounty.gov or (206) 684-1207

24-hour hotline: (206) 205-9196

▲ **MB 2: Potala Village**

<http://www.kirklandwa.gov/depart/Planning/Development/Potala.htm>



Description

Location: 1006, 1008 and 1020 Lake Street South and 21-10th Ave S (corner of 10th Avenue South and Lake Street South)
Proposal: Potala Village is a mixed use proposal consisting of 96 residential units and 7,985sq. ft. of non- residential space on the ground floor with 192 underground parking stalls. The property size is approximately 1.2 acres and is located in the Neighborhood Business (BN) Zone.

The web page includes a status on the project, links to the Draft and Final EIS and background information. At the top of the web page is a link to a listserv to receive notice of any new information as it is added to the web page.

Project Facts

The Potala Village building permit (No. BMU13-03290) application has been determined to be complete and review of the application has begun. The project is for 97 residential units and 7,985 square feet of commercial space. For a detailed history of the project, please see the Potala Village webpage at:

Contact Information

Angela Ruggeri, Senior Planner
aruggeri@kirklandwa.gov or (425) 587-3256

▲ **MB 3: Parkplace Redevelopment Mixed Use Project**

<http://www.kirklandwa.gov/Assets/Planning/Planning+PDFs/Parkplace+master+plan.pdf>



Description

The Kirkland Parkplace proposed Project has the potential to offer many great amenities to Kirkland’s downtown including retail, office space, hotel, and sports club.

Project Facts

Location: Central Way and 6th Street

Square Feet: Approximately 1.75 million

Public Art: Art to be integrated into the Project. Applicant plans to work in collaboration with the City’s Cultural Council and local arts community to integrate art into the Project.

Project Timeline: Design review was completed by the Design Review Board in December 2010. Construction date unknown.

Contact Information

Angela Ruggeri, Senior Planner
aruggeri@kirklandwa.gov or (425) 587-3256

Moss Bay Neighborhood, *continued*

▲ MB 4: McLeod Mixed Use Project



Description

New mixed use buildings will include Hector's restaurant expansion, ground floor retail/restaurant uses, and upper story office uses. A new 252 stall above-grade parking garage is proposed on the eastern portion of the property.

Project Facts

Location: 150 Lake Street South

Square Feet: Approx. 105,700 sq. ft. (26,600 sq. ft. existing and 79,100 new sq. ft.)

Project Timeline: The project is currently in SEPA review. Building permit submittal is anticipated for later this fall.

Contact Information

Jon Regala, Senior Planner

jregala@kirklandwa.gov or (425) 587-3255

▲ MB 5: Kirkland Commons

Description

The applicant is proposing to construct a multi-family project which contains nine detached dwelling units and 6 attached dwelling units. Common open space is proposed in the center of the subject property.

Project Facts

Location: 212 State Street

Project Timeline: Project is currently under construction.

Contact Information

Jon Regala, Senior Planner

jregala@kirklandwa.gov or (425) 587-3255

▲ MB 6: 450 Central Way Mixed-Use Development

Description

450 Central Way Mixed-Use Development

Project Facts

A new mixed-use project to contain ground floor retail and art-gallery space and upper-story residential suites and market rate apartment units. Parking is proposed in a below grade parking garage.

Location: 450 Central Way (Crab Cracker Restaurant site)

Funding Source: Private

Project Timeline: The project is currently in SEPA review. Grading and shoring permits are anticipated to be submitted fall 2013.

Contact Information

Jon Regala, Senior Planner

jregala@kirklandwa.gov or (425) 587-3255

Moss Bay, *continued*

▲ **MB 7: 324 Central Way Mixed Use Development**

Description

324 Central Way Mixed-Use Development

Project Facts

A new mixed-use project to contain ground floor retail and upper-story market rate apartment units. Parking is proposed in a below grade parking garage.

Location: 324 Central Way (White Swan/ Chevron Site)

Funding Source: Private

Project Timeline: Approved by Design Review Board. Building permit application expected in late 2013.

Contact Information

Tony Leavitt, Associate Planner

tlevitt@kirklandwa.gov or (425) 587-3253

■ **MB 8: Park Lane Corridor Project**

http://www.kirklandwa.gov/depart/Public_Works/Capital_Improvements/Park_Lane_Enhancements.htm

Description

Park Lane provides a critical and direct connection between the Kirkland waterfront, the new Downtown Kirkland Transit Center, Peter Kirk Park, and the significant commercial center of Park Place. In addition to being an important pedestrian corridor, Park Lane is the heart of Kirkland's downtown retail center. The Project implements the community vision to turn Park Lane into a public square that would be open to traffic and provide parking but encourage pedestrian use and create a more lively urban space where people want to shop, dine and relax. The Project promotes flexibility for festivals, outdoor concerts, and street fairs. There would be no curbs or gutters, no white lane dividers or sidewalks, and cars would be separate from pedestrians with street furniture, planters and rain gardens. Traffic would meander through a tree lined plaza from Lake Street all the way to Third Street. At the intersection of Main and Park Lane, the road would rise to create a raised intersection for central festival gatherings or a stage. The project is currently in design and will involve a great deal of input and guidance from the adjacent property and business owners as it proceeds into the construction phase.

Project Facts

Location: Park Lane, between Lake Street and Third Street.

Funding Partners: The project is not currently fully funded through construction. Existing funding partners include Department of Ecology, King County Department of Natural resources, and the City of Kirkland Capital Improvement Program (additional funding is pending).

Project Timeline: The project is currently in design and not fully funded. If funding becomes available, construction is anticipated to be done by May of 2015.

Contact Information

Gina Hortillosa, P.E., Project Engineer

ghortillosa@kirklandwa.gov or (425) 587-3828

▲ **MB 9: Google Phase II**

Description

SRMK II LLC has applied for the environmental review for a new office building for Google. Additional information can be found on the project website: http://www.kirklandwa.gov/depart/planning/Development/Google_Phase_II.htm

Project Facts

Construction of a new 180,000 sq. ft. two story office building on the former PACE Chemical Company site for Google.

Parking is proposed in a two story parking structure (720 stalls) beneath the office building.

Location: 451 7th Avenue South

Funding Source: Private

Project Timeline: Project anticipated to be complete by June 2015.

Contact Information

Jon Regala, Senior Planner

jregala@kirklandwa.gov or (425) 587-3255

Moss Bay Neighborhood, *continued*

MB 10: Levy and Non Levy Street Preservation Program (Overlay)

Description

The infusion of Street Preservation funding from the Levy, has more than doubled the number of lane miles to be overlaid each year. The 2013 Overlay Program schedule of streets has been preliminarily determined. Based upon engineering cost estimates the following sections of streets will be overlaid in 2013.

- Evergreen Hill: NE 132nd St from 124th Ave NE to 132nd Ave NE – complete.
- Moss Bay: State St S from 5th Ave S to Kirkland Ave – complete.
- Central Houghton: 108th Ave NE from NE 53rd St W to NE 68th St – complete.
- Juanita: NE 145th St from 100th Ave NE to Juanita Woodinville Way NE – complete.
- Finn Hill: Simonds Rd NE from 92nd Ave NE to 100th Ave NE – scheduled for pavement marking in October.
- Juanita: NE 116th Street from 98th Ave NE to 108th Ave NE – complete.
- Juanita: 97th Ave NE from Juanita Drive to NE 119th Way – complete.

Project Facts

Location: See list above.

Funding: City of Kirkland Capital Improvement Program (plus 2013 Levy funding)

Project Timeline: The overlay streets are all anticipated to be complete by the end of October.

Contact Information

Andrea Swisstack, Project Engineer

Aswisstack@kirklandwa.gov or (425) 587-3827

MB 11: MRM Private Amendment Request

Description

Proposal to increase height limit from current maximum of 3-5 stories to 8 stories, and allow additional residential uses on the entire site. Currently residential uses in CBD 5 are only allowed on properties with frontage on Second Avenue or within 170' of Peter Kirk Park provided that the residential use is limited to 12.5% of the gross floor area for the subject property.

Project Facts

Location: 434 Kirkland Way (south of Parkplace)

Study area: All of CBD 5

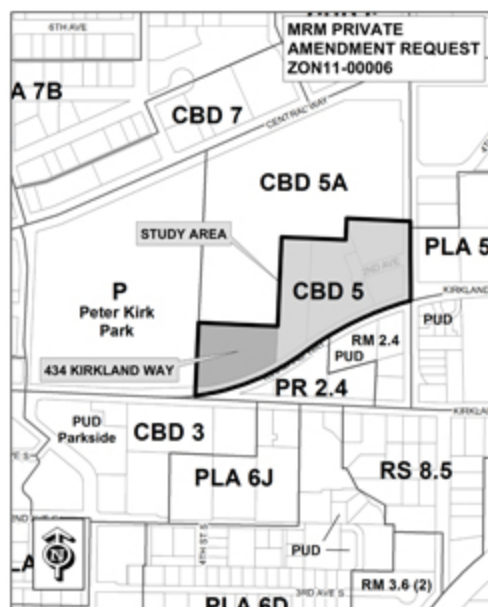
Project Timeline: Supplemental EIS expected to be completed in Fall 2013. City Council decision in early 2014.

Additional Information on Webpage: http://www.kirklandwa.gov/depart/planning/Code_Updates/PAR/MRM.htm

Contact Information

Angela Ruggeri, Senior Planner

aruggeri@kirklandwa.gov or (425) 587-3256



North Rose Hill Neighborhood

NRH 1: NE 85th Street Corridor Improvements

http://www.kirklandwa.gov/depart/Public_Works/Capital_Improvements/NE_85th_Street_Improvements.htm

Description

The NE 85th Street Corridor Improvements provide a series of coordinated streetscape facilities to minimize traffic delays; enable pedestrians, drivers, bicyclists, transit riders and others to have a safe and pleasant experience; and, to develop a comprehensive transportation system to stimulate economic vitality and redevelopment.

Project Facts

Location: NE 85th Street between 132nd and 120th Avenue NE

Funding Partners: Sound Transit, City of Kirkland Capital Improvement Program

Project Timeline:

- ✓ **Complete:** Intersection improvements at 114th Avenue NE and Ne 85th Street. Project
- ✓ **Complete:** Construction is complete on utility underground conversion along NE 85th Street from 120th to 128th Avenue NE. Conduit has also been installed for future underground conversion from 128th Avenue NE to 132nd Avenue NE. (Puget Sound Energy will be removing the remaining poles in the near future).
- ✓ **Complete:** Construction on the sidewalk improvements along both sides of 124th Avenue NE from NE 80th to NE 90th Streets is substantially complete. (Pavement marking is scheduled for May 8, 2013).
Mid 2014: Intersection improvements are scheduled at 132nd Avenue NE and 124th Avenue NE.
Mid 2014: Construction is expected to begin to provide continuous sidewalks on both sides of NE 85th Street from 120th Avenue NE to 132nd Avenue NE.
Mid 2014: Construction is expected to begin on a new water main along the NE 85th Street Corridor from I405 to 132nd Avenue NE.
Spring 2015: A new surface (overlay) is scheduled to be installed on NE 85th Street between 132nd Avenue NE to 114th Avenue NE.

Contact Information

Rod Steitzer, P.E., Project Engineer

rsteitzer@kirklandwa.gov or (425) 587-3825

NRH 2: Wisti Preliminary Subdivision

Description

18 lot subdivision in the RS 7.2 zone being developed by Merit Homes.

Project Facts

Location: 10611 Slater Avenue NE

Project Timeline: Plat improvement work and home construction started.

Contact Information

Tony Leavitt, Associate Planner

tlevitt@kirklandwa.gov or (425) 587.3253

South Rose Hill/Bridle Trails Neighborhood

SRH 1: Camwest/Toll Bros. Subdivision and PUD

http://www.kirklandwa.gov/depart/Planning/Development/CG_Project.htm

Description

Proposed 35 lot subdivision and PUD in an RSX 7.2 zone to allow 3 additional lots, smaller lot sizes (range 4,180 sq. ft. to 8,856 sq. ft.) and variations in calculating lot coverage and floor area ratio to apply project wide rather than per lot basis. Proposal includes an extension of 128th Avenue NE from NE 75th Street to NE 80th Street.

Project Facts

Location: 7707 128th Ave NE (Radio Tower site)

Project Timeline: Preliminary PUD and Subdivision approved.

Contact Information

Janice Coogan, Senior Planner

jcoogan@kirklandwa.gov or (425) 587-3257

South Rose Hill/Bridle Trails, *continued*

▲ SRH 2: Nash Office Building Project

Description

New 2 story office.

Project Facts

The existing office will be demolished and a new office is planned for this site. The office project includes roughly 3,000 square feet and will have associated parking in front. Administrative Design Review is required for this site.

Location: 8003 118th Ave NE

Funding Source: Private

Project Timeline: This project is under permit review and administrative design review.

Contact Information

Susan Lauinger, Project Planner

slauinger@kirklandwa.gov or (425) 587-3252

Totem Lake Neighborhood

▲ TL 1: Totem Lake Apartments Phase II (Private)

Description

Imagine Housing, formerly The St. Andrews Housing Group, is proposing 75 affordable senior housing units.

Project Facts

Location: 12601 NE 124th Street

Square Feet: 79 Units

Project Timeline: Project Completed in July of 2013.

Contact Information

Tony Leavitt, Associate Planner

tleavitt@kirklandwa.gov or (425) 587-3255

▲ TL 2: Totem Lake Mall Mixed Use Project (Private)

http://www.kirklandwa.gov/depart/Planning/Development/Totem_Lake_Mall.htm

Description

In November 2005, a Conceptual Master Plan (CMP) was approved by the Design Review Board for the redevelopment of the Totem Lake Mall. In January 2006, the City Council entered into a development agreement with the property owner, Coventry/DDR to help redevelopment in the Mall. The proposed Project includes a mix of retail, office, and residential uses.

Project Facts

Location: 120th Avenue NE and Totem Lake Blvd

Square Feet: 1.8 million

Project Timeline: On hold by Coventry/DDR.

Contact Information

Jon Regala, Senior Planner

jregala@kirklandwa.gov or (425) 587-3255

● TL 3: Public Safety Building (Public)

http://www.kirklandwa.gov/Community/Public_Safety.htm

Description

The present police facility is overcrowded and must be able to address potential staffing and service demands associated with annexation. To address the police and courts long term needs the City has purchased a retail warehouse building to be upgraded and renovated for use as a new Public Safety Building.

Project Facts

Location: 11831 120th Avenue NE

Square Feet: 102,650 sq. ft.

Project Timeline: The project is currently under construction and be complete mid-2014.

Contact Information

David Snider, P.E., Capital Projects Manager

sgonsar@kirklandwa.gov or (425) 587-3830

Totem Lake, *continued*

TL 4: NE 120th Street Extension

Description

This project will extend NE 120th Street between Slater Avenue NE and 124th Avenue NE in the Totem Lake/North Rose Hill neighborhood. A new traffic signal will be installed at 124th Avenue NE/NE 120th Street, and signal modifications will be made at Slater Avenue NE/NE 120th Street. This new roadway will vastly improve traffic circulation in the Totem Lake area and improve exposure to adjacent businesses. This project will continue pedestrian and bicycle facilities planned for Slater Avenue NE and along 132nd Avenue NE/NE 120th Street east of the project. Emergency access to surrounding areas will be improved.

Project Facts

Location: NE 120th Street west of Slater Avenue NE

Project Timeline: The project is expected to be in construction in 2014 with the duration of construction estimated to be nine months.

Contact Information

Rod Steitzer, P.E., Project Engineer

rsteitzer@kirklandwa.gov or (425) 587-3825

TL 5: Totem Lake Culvert Replacement

http://www.kirklandwa.gov/depart/Public_Works/Capital_Improvements/Totem_Lake_Twin_Culvert_Replacement.htm

Description

The City of Kirkland has been addressing the drainage problem on Totem Lake Boulevard near Totem Lake Mall. As part of this effort, two aging sections have been replaced along Totem Lake Boulevard NE near 120th Avenue NE. In addition, the drainage channel on the west side of Totem Lake Boulevard (between Totem Lake Boulevard and I-405) will be modified to improve drainage. Removing sediment and vegetation in the drainage system will reduce flooding. The existing culverts convey water from Totem Lake, extending along the edge of Totem Lake Boulevard and cross under 120th Avenue NE.

Project Facts

Location: Totem Lake Boulevard NE near 120th Avenue NE

Funding: City of Kirkland Capital Improvement Program

Project Timeline: The project construction began in May 2013 and is expected to be complete in October 2013.

Contact Information

Scott Gunsar, P.E., Project Engineer

sgonsar@kirklandwa.gov or (425) 587-3830

TL 6: Fred Meyer Gas Station

Description

Fred Meyer Gas Station

Project Facts

The existing Rodeo Steakhouse Restaurant building will be demolished and be replaced by a new 16-fueling station Fred Meyer gas station.

Location: 12301 120th Avenue NE

Funding Source: Private

Project Timeline: Grading and building permit review has been completed by the City. Construction to start soon.

Contact Information

Jon Regala, Senior Planner

jregala@kirklandwa.gov or (425) 587-3255

Totem Lake, *continued*

▲ TL 7: Toyota Dealership

Description

A new Toyota dealership to be constructed on the former Graham Steel site.

Project Facts

The existing Graham Steel building will be demolished and a new Toyota dealership and service building will be constructed (approximately 91,700 sq. ft.).

Location: 13210 NE 124th Street

Funding Source: Private

Project Timeline: Currently under construction.

Contact Information

Jon Regala, Senior Planner

jregala@kirklandwa.gov or (425) 587-3255

● TL 8: Totem Lake Park Master Plan

Description

Develop a community vision and schematic design for future ecological and recreational improvements to Totem Lake Park. Consider opportunities to enhance neighborhood green space, spur economic development, and connect to the Cross Kirkland Corridor. This 17-acre property is owned by the King Conservation District.

Project Facts

Location: Just north of intersection of NE 124th St and 124th Ave NE

Funding: Parks CIP

Project Timeline: Planning and Community Involvement: March 2013 – December 2013.

Contact Information

Michael Cogle, Deputy Director, Department of Parks and Community Services

Mcogle@kirklandwa.gov or (425) 587-3310

▲ TL 9: Hyundai of Kirkland

Description

Remodel of existing auto dealership showroom and new automotive service/repair facility.

Project Facts

Location: 11651, 11657 and 11679 Slater Avenue NE

Funding Source: Private

Project Timeline: Construction to begin in Fall of 2013.

Contact Information

Angela Ruggeri, Senior Planner

aruggeri@kirklandwa.gov or (425) 587-3256