

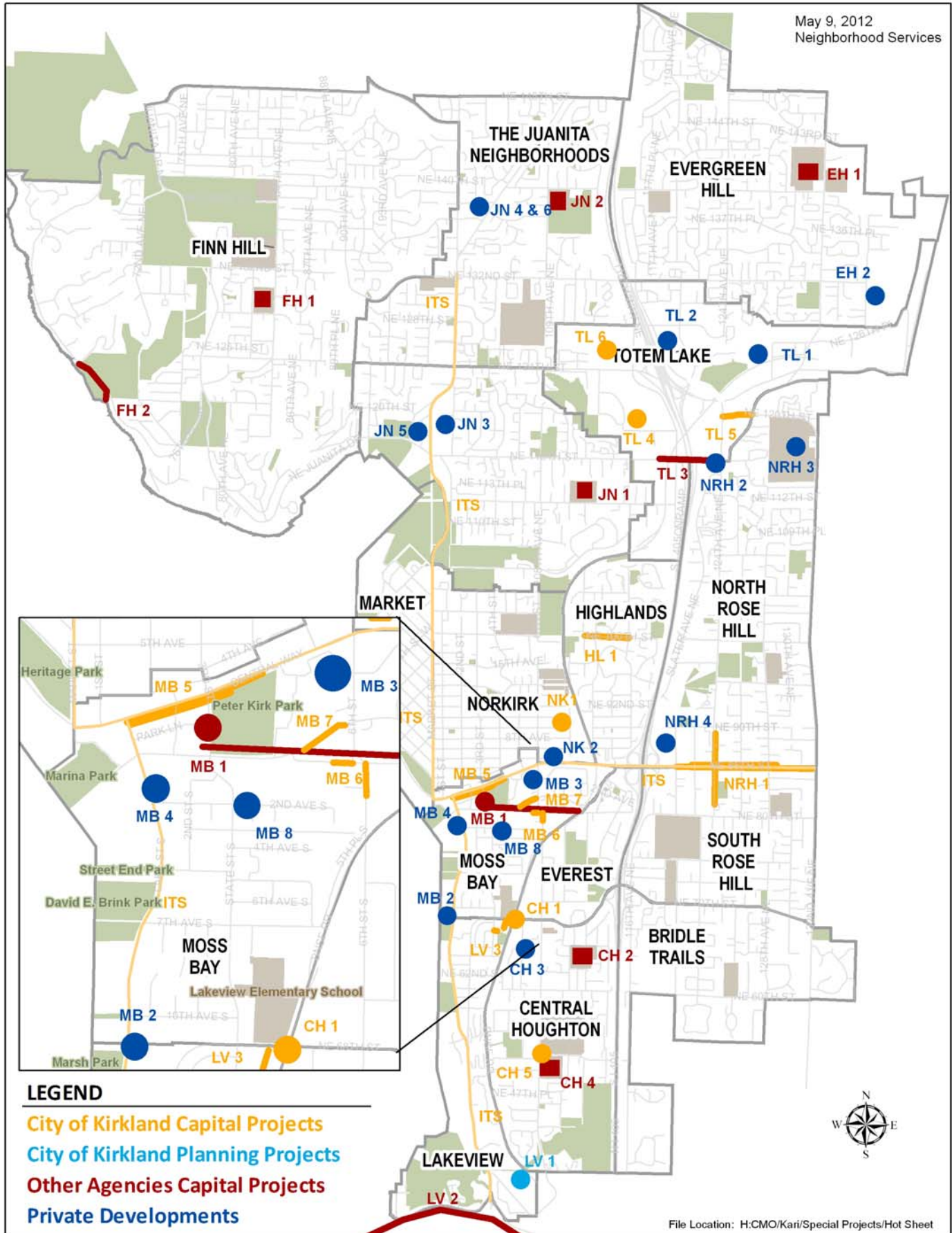


Hot Sheet

Large Public & Private Capital Projects May 2012



May 9, 2012
Neighborhood Services





Hot Sheet

Large Public & Private Capital Projects May 2012



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Large Public & Private Capital Projects May 2012



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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 project is expected to be under construction the fall of 2012.

Contact Information

Andrea Dasovich, P.E., Project Engineer

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

Central Houghton



CH 1: 108th and 68th Intersection Improvements

http://www.kirklandwa.gov/depart/Public_Works/Capital_Improvements/68th_108th.htm

Description

The 108th and 68th intersection improvements Project will install a westbound to northbound right turn lane and other improvements identified as a part of Sound Transit's route timing improvements. These improvements will reduce congestion and allow the intersection to maintain the City's desired level of service. Sidewalk and curb enhancements at all four corners of the intersection will improve pedestrian safety and maintain a safe school walk route.

Project Facts

Location: 108th Avenue NE and NE 68th Street

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

Project Timeline: The project is expected to be complete by the end of May.

Contact Information

Denise Pirolo, P.E., Project Engineer

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



CH 2: 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.

Central Houghton Neighborhood, *continued*

CH 2: International Community School and Community School, *continued*

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: New building construction anticipated late June 2012 thru June 2013 Demolition of existing school will occur in July 2013 and completion of the site work by the end of the year. The proposed new school will be ready for occupancy for September 2013 start of the school year.

Contact Information

Mike Finnegan, Project Manager

Mfinnegan@lwsd.org

CH 3: 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-4: Northstar Middle School at Best High School

Description

Construction of four new portable buildings comprising a total of 7,168 square feet and a 900 square foot outdoor square foot covered outdoor classroom pavillion with associated site work to include utilities, sidewalks and landscaping around the new Northstar buildings to be located on the existing Best High School Campus.

Project Facts

Location: 10903 NE 53rd Street, Kirkland, WA 98033

Funding Source: Lake Washington School District No. 414

Project Timeline: Construction is scheduled to begin in late spring or summer 2012.

Public hearing was held before the Hearing Examiner and Houghton Community Council on March 26, 2012. Project will go to the City Council on May 15 at 7:30 pm at City Hall in the Council Chambers.

Contact Information

LWSD—David Zeitlin, R. A., Project Manager dzeitlin@lwsd.org or (425) 936-1142

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

Central Houghton Neighborhood, *continued*

● CH-5: NE 53rd Street Sewer Main Replacement

Description

The NE 53rd Street Sewer Main Replacement Project replaces over 850 linear feet of aging and undersized sewer main pipe in NE 53rd Street, as well as the 25-foot deep aging and substandard sewer manhole at the intersection of NE 53rd Street at 108th Avenue NE.

Project Facts

Location: NE 53rd Street from 108th Avenue NE to 111th Avenue NE

Funding: City of Kirkland Capital Improvement Program

Project Timeline: Design first half 2012; Construction to begin summer of 2012, and be substantially complete by the end of October.

Contact Information

Don Anderson, P.E., Project Engineer

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

Evergreen Hill Neighborhood

■ EH 1: Muir Elementary School

<http://www.lwsd.org/For-Community/Tax-Dollars/School-Modernization/Pages/Muir-Elementary.aspx>



Description

The new Muir Elementary School is estimated to be \$19 million in construction costs alone. Allied Construction Associates is the General Contractor and Mahlum Architects is the Architect.

Project Facts

Location: 14012 132nd Avenue NE

Funding Source: Voter approved levy

Project Timeline: Construction started December 2010 with anticipated completion Phase 1 (building) and Phase 2 (playground) are planned for fall 2012.

Contact Information

Dave Hinkson, Project Manager

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

● EH 2: 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

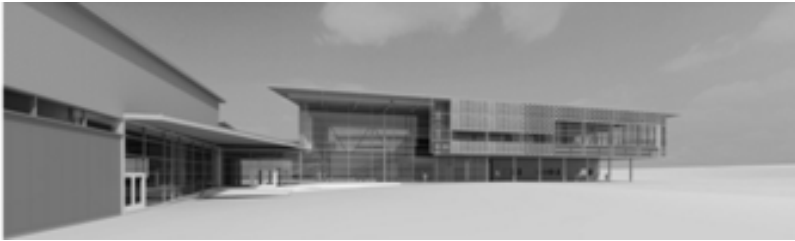
Jeremy McMahan, Planning Supervisor

Jmcmahan@kirklandwa.gov or 425.587.3229

Finn Hill Neighborhood

FH 1: Carl Sandburg Elementary School

<http://www.lwsd.org/For-Community/Tax-Dollars/School-Modernization/Pages/Sandburg-Elementary.aspx>



Description

The replacement building will be constructed on what is now the play field area with the main entry and the front door facing 108th NE. There is a separate bus loop to separate car traffic from bus traffic for safety. The school will be a two story structure. The new gym will be on the southwest end of the school and have easy access to the new play field. The commons (cafeteria) and stage will be right next to the gym off of the entry hall along with the offices for the school. The library will be located on the second floor above the office area. The classrooms, on both floors, will be clustered in groups to allow more opportunities for collaboration and also provide the required day lighting for classrooms. While final material selections haven't been completed, durable materials like brick or concrete masonry units, metal siding and glass are proposed for long life, ease of maintenance, and appearance. Access to the parking lot, school building and sports field will be from NE 128th Street.

Project Facts

Location: 12801 84th Avenue NE

Funding Source: Voter approved 2006 bond measure

Project Timeline: Construction is anticipated to start in spring/summer of 2011 and be complete by fall of 2012

Contact Information

Scott A. Lund, Project Manager

slund@lwsd.org or (425) 936-1111

FH 2: North Shore Utility District Sewer Pipe at O.O. Denny Park

Description

The Project will install approximately 1,400 lf of sewer pipe via tunneling in the vicinity of Denny Park. The main work area will be the gravel parking lot at Denny Park and we will be tunneling from there in two directions - towards an existing KC MH near the edge of Lake Washington, southwest of the restroom building, and towards a the intersection of Holmes Pt. Drive and 68th Ave NE. All of the tunneling work has now been completed. The contractor is in the process of hauling all of the tunneling equipment off site and preparing to install the sewer main inside the new tunnel.

Project Facts

Location: O.O. Denny Park Parking Lot

Funding Partners: North Shore Utility District

Project Timeline: All of the excavation work is complete and the new sewer line will go into service on Thursday, 5/10/12, with the pump station going off line the same day. The contractor is working on restoration to park property and Holmes Pt. Drive that was impacted by the construction activities. The project is anticipated to be complete prior to Memorial Day weekend.

Contact Information

Stephen Dennehy, P.E. Senior Engineer

sdennehy@nud.net or (425) 398-4405

Highlands Neighborhood

HL 1: 100th Street School Walk Route Sidewalk

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

Project Timeline: To be determined.

Contact Information

Aaron McDonald, P.E., 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 Neighborhood, *continued*

JN 2: Helen Keller Elementary School

<http://www.lwsd.org/For-Community/Tax-Dollars/School-Modernization/Pages/Keller-Elementary.aspx>



Description

The replacement building will be constructed on what is now the play field area with the main entry and the front door on the south side of the school... There is a separate bus loop to separate car traffic from bus traffic for safety. The bus loop will drop off and pick up students on the north side of the building. The school will be a two story structure. The new gym will be on the west end of the school and have easy access to the new play field. The commons (cafeteria) and stage will be right next to the front door off of the entry hall along with the offices for the school. The library will be located on the second floor above the office area. The classrooms, on both floors, will be clustered in groups to allow more opportunities for collaboration and also provide the required day lighting for classrooms. . While final material selections haven't been completed, durable materials like brick or concrete masonry units, metal siding and glass are proposed for long life, ease of maintenance, and appearance. Access to the parking lots, school building and sports field will be from 108th St.

Project Facts

Location: 13820 108th Avenue NE

Funding Source: Voter approved 2006 bond measure

Project Timeline: Construction is anticipated to start in spring/summer of 2011 and be complete by fall of 2012

Contact Information

Scott A. Lund, Project Manager

slund@lwsd.org or (425) 936-1111

JN 3: The Ondine (formerly Waterbrook)



Description

A new 4 story, 102 unit apartment complex directly east of Juanita Village with retail/office on the ground floor and underground parking.

Project Facts

This Project went through Design Review in 2006 and was approved. A 63 foot wide view corridor is required on site, and access to the underground parking structure will come from 98th Ave NE through the center of the building.

Location: 11810 98th Avenue NE

Project Timeline: Work is underway.

Contact Information

Susan Lauinger, Planner

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

Juanita Neighborhood, *continued*

● JN 4: CamWest—Summer Grove

Description

New 28 unit detached condominium Project located northeast of the Juanita Safeway store.

Project Facts

This Project was reviewed by King County prior to the annexation in June 2011 and is proceeding with City review of permits and inspection.

Location: 138xx 100th Avenue NE

Project Timeline: The site work and grading is underway and homes are being submitted individually for permits.

Contact information:

Jeremy McMahan, Planning Supervisor

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

● JN 5: 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.

Contact information:

Angela Ruggeri, Senior Planner

aruggeri@kirklandwa.gov or (425) 597-3256

● JN 6: 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: The grading permit for the project is currently under review.

Contact information:

Jon Regala, Senior Planner

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

Lakeview Neighborhood

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

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



Description

In April 2012 the proposed transit oriented development at the South Kirkland Park and Ride received design review approval. The mixed use project will consist of approximately 177 market rate housing units, 58 affordable housing units, retail uses along NE 38th Pl. The project includes expansion of the King County Metro Park and Ride facility to include improved transit circulation, waiting areas and a separate parking garage for park and ride transit users. The project team consists of Polygon Northwest as lead developer, Imagine Housing a non-profit affordable housing developer and King County Metro Transit. Weber Thompson and SMR Architects are the project architects. The property straddles both the City of Kirkland and City of Bellevue.

Project Timeline: Summer 2012 - construction will begin on the new driveway entrance on NE 38th Pl and transit circulation and loading area. Project completion scheduled for 2014.

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

Don Anderson, P.E., Project Engineer

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

■ LV 3: 104th Avenue NE and NE 67th Street School Walk Route Sidewalk

Description

The Project will improve school crossing at NE 68th Street, construct a sidewalk on the west side of 104th Avenue NE from NE 68th Street where sidewalk is missing and along the north side of NE 67th Street from 103rd Avenue NE to 104th Avenue NE. The Safe Walk to School grant addresses a top priority route for Lakeview Elementary School. Education and enforcement along School Walk Routes is also part of the grant.

Project Facts

Funding: Federal Safe Routes to School Grant

Project Timeline: The Project is anticipated to be under construction summer of 2012.

Contact Information

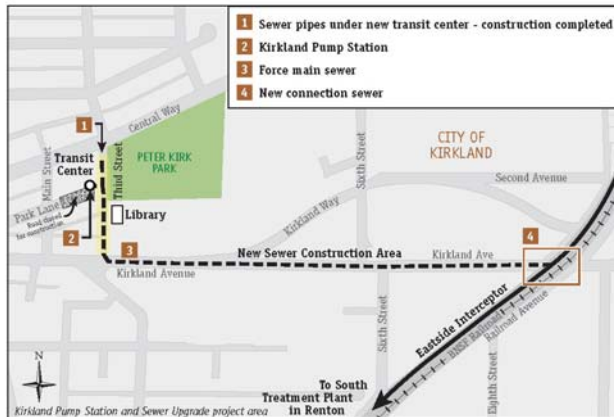
Andrea Dasovich, P.E., Project Engineer

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

Moss Bay/Downtown Kirkland

MB 1: Kirkland Pump Station and Sewer Upgrade Project

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



Description

The King County Wastewater Treatment Division is upgrading its 40-year-old pump station at the corner of Third Street at Park Lane. These upgrades will increase capacity, ensure safe and reliable operations and meet current seismic, noise, and odor control standards. The upgrade also includes 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 will extend along Kirkland Avenue from Third Street to Railroad Avenue.

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

Project Timeline: In September 2011, King County's utility contractor started work related to the pump station upgrade, which will last through spring, 2014. The pipeline upgrade in Kirkland Avenue was completed in April, 2012. Final paving is anticipated in May, 2012. Sewer connections in Railroad Avenue, associated with pipeline construction are anticipated in spring 2012.

Contact Information

Heidi Sowell, King County Wastewater Treatment Division

Heidi.Sowell@kingcounty.gov or [206-684-1207](tel:206-684-1207)

24-hour hotline: [206-205-9196](tel:206-205-9196)

Moss Bay Neighborhood, *continued*

● MB 2: Potala Village

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



Description

Location: Corner of 10th Avenue South and Lake Street South.

Potala Village is a mixed use proposal consisting of 143 apartment units and approximately 6,200 sq. ft. non residential space on the ground floor with 316 underground parking stalls. The site is located at 1006, 1008 and 1020 Lake Street South and 21-10th Ave South. The property size is approximately 1.2 acres and is located in the Neighborhood Business (BN) Zone.

Project Timeline

On February 23, 2011, the applicant submitted for the required State Shoreline Permit (Substantial Development Permit/SDP) since a portion of the western side of the property is located within 200 feet of Lake Washington. An Environmental Impact Statement (EIS) is required for the project. Upon completion of the EIS, a decision will be made on the Shoreline Permit (SDP). Following completion of the environmental review process and the SDP and any appeals to the SDP have been processed, a Building Permit may be issued.

Environmental Impact Statement (EIS)

An Environmental Impact Statement (EIS) is now being prepared in which height, bulk and massing of the building, residential density, traffic, parking and construction activity will be studied, and endangered species and contamination removal will be discussed. It is anticipated that the Draft EIS will be available mid July 2012 and the Final EIS completed in October 2012. A 30-day comment period will be provided to accept comments on the Draft EIS along with a public meeting held to take comments on the EIS.

Moratorium

The Kirkland City Council adopted a 6-month moratorium until May 15, 2012 to have the Planning Commission study possible changes to the BN zoning and the applicable Comprehensive Plan text. On May 1, 2012, the City Council will hold a hearing on whether to extend the moratorium and on May 15, 2012, the City Council will decide on the moratorium. The applicant cannot apply for a building permit to redevelop the site until the moratorium has expired.

Listserv

The link located above the project building elevation is to the Potala Village web page that contains upcoming meetings, links to meeting packets, information on the EIS process and links to related documents a link to the moratorium documents, and background information. In addition, the web page contains a link to a listserv to receive notice of any new information as it is added to the web page.

Contact Information

Teresa Swan, Senior Planner, concerning permit review

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

Jeremy McMahan, Supervisor Planner, concerning Planning Commission study of potential zoning and Comprehensive Plan changes

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

Moss Bay Neighborhood, *continued*

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 anticipated to begin in 2012.

Contact Information

Angela Ruggeri, Senior Planner

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

MB 4: McLeod Mixed Use Project

<http://www.kirklandwa.gov/Assets/Planning/Planning+PDFs/10192009+Hectors+DRB+memo.pdf>



Description

A redesigned McLeod Project was approved in November 2009. The two–three story mixed use building will include Hector's restaurant expansion, ground floor retail/restaurant uses, upper story office uses, and proposed rooftop dining.

Project Facts

Location: 150 Lake Street South

Square Feet: 30,751

Project Timeline: Currently in building permit review. Construction anticipated to start in 2012.

Contact Information

Jon Regala, Senior Planner

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

Moss Bay Neighborhood, *continued*

MB 5: Central Way Pedestrian Enhancements

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

Description

This project provides for the design and construction of pedestrian “bump-outs” at key crosswalks along Central Way. The improved pedestrian routes will promote increased safe foot traffic and create a pedestrian friendly atmosphere, reducing the potential risk to pedestrians crossing Central Way.

Project Facts

Location: Central Way between Lake Street and 4th Street

Project Timeline: The project is anticipated to be in construction by summer 2012.

Contact Information

Gina Hortillosa, P.E., Project Engineer

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

MB 6: 6th Street and Kirkland Avenue Sidewalk

Description

Project Facts

This Project provides for the design and construction of a five foot sidewalk on the east side of 6th Street S. just south of Kirkland Avenue. The scope also includes a sidewalk on the north side of Kirkland Avenue from the existing sidewalk to 6th Street.

Location: Kirkland Avenue and 6th Street South

Project Timeline: Project is anticipated to be in construction mid 2012.

Contact Information

Don Anderson, P.E., Project Engineer

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

MB 7: Sidewalk Preservation Program

Description

This project repairs sidewalks at various locations around the City. Approximately five locations have been identified for sidewalk repairs this summer. Exact locations and project scope will be determined after the bidding process.

Project Facts

Location: Approximately five locations around Kirkland including the north side of Kirkland Way east of Kirkland Ave

Project Timeline: The Project is anticipated to be in construction summer 2012.

Contact Information

Aaron McDonald, P.E., Project Engineer

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

MB 8: 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: Currently in grading permit phase. One building permit has been submitted for one of the units with others to follow.

Contact Information

Jon Regala, Senior Planner

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

Norkirk Neighborhood

NK 1: Expanded parking at Maintenance Center

Description

The Project includes grading, paving, storm drainage installation, lighting, and landscaping associated with the construction of a parking lot addition at the existing City of Kirkland Maintenance Center. The proposed parking addition will be located in the existing lawn area in the northwest corner of the site.

Project Facts

Location: The site is located at 915 8th Street

Funding: City of Kirkland Capital Improvement Program.

Project Timeline: This Project is anticipated to be under construction summer 2012.

Contact Information

Noel Hupprich, P.E., Project Engineer

amcdonld@kirklandwa.gov or (425) 587-3829

NK 2: 602 7th Avenue Office Building

Description

New 7,900 square foot two-story office building built above a one story parking structure.

Project Facts

Location: 602 7th Avenue

Project Timeline: Building permit application has been submitted to the City for review.

Contact Information

Jon Regala, Senior Planner

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

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

March 2012: Construction has begun on utility underground conversion along NE 85th Street from 120th to 128th Avenue NE. Conduit will be installed for future underground conversion from 128th Avenue NE to 132nd Avenue NE. Construction is expected to be complete by the end of 2012.

Summer/fall 2012: Sidewalk improvements along both sides of 124th Avenue NE from NE 80th to NE 90th Streets are expected to start construction.

Fall 2012: Intersection improvements are scheduled to be under way at 132nd Avenue NE and 124th Avenue NE.

Early 2013: Construction is expected to begin to provide continuous sidewalks on both sides of NE 85th Street from I-405 to 132nd Avenue NE.

Fall 2013: 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

North Rose Hill, *continued*

NRH 2: Totem Station Mixed Use Project

<http://www.kirklandwa.gov/Assets/Totem+Station+DRB+memo.pdf>



Description

CamWest Development has submitted a PUD application to construct a 4-5 story mixed use Project consisting of 108 one-unit/studio apartment units, parking, and approximately 10,200 square feet of ground floor commercial/retail space. The PUD request involves allowing ground floor parking to serve the residential use.

Project Facts

Location: 11515 124th Avenue NE (SW corner of 124th Avenue NE and NE 116th Street)

Project Timeline: Design Review Board approved the building design on August 1, 2011. Project is currently in the zoning permit process for the PUD request.

Contact Information

Jon Regala, Senior Planner

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

NRH 3: Lake Washington Tech College Allied Health Building (Private - Institutional)

Description

New campus building with total square footage of 81,000 square feet that will house four new health occupation programs.

Project Facts

Location: 11605 132nd Avenue NE, Lake Washington Technical College Campus

Square Feet: 81,000 square feet Institutional

Project Timeline: Project Completed

Contact Information

Tony Leavitt, Associate Planner

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

North Rose Hill, *continued*

● **NRH 4: Costco Gas Station and Ancillary Parking**

Description

A land surface medication and building permit has been issued to Costco Wholesale to add a gas pumping facility north of the store located at 8629 120th Avenue NE in the existing parking lot located north of NE 90th Street. The project includes reconfiguring the store parking lot and installing new sidewalks on the south side of NE 90th Street between 120th Avenue NE to 123rd Avenue NE. A separate permit has been applied for to expand the ancillary parking lot on the east side of 120th Avenue NE. That permit is currently under review.

Project Timeline: Construction underway.

Contact Information

Janice Coogan, Senior Planner

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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: Building Permit Submittal expected in 2012

Contact Information

Tony Leavitt, Associate Planner

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

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

http://www.kirklandwa.gov/depart/Planning/Code_Updates/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 in the 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

Totem Lake, *continued*

TL 3: 1-405 – NE 116th Street Interchange and Street Improvement (Public)

www.wsdot.wa.gov/Projects/i405/ne116thinterchange/

Description

Washington State Department of Transportation Project to widen and add lanes, install new signal, install sidewalk and bicycle lanes, reconstruct the off-ramps and on-ramps, and reconstruct the bridge structure over the Eastside Rail line.

Project Facts

Project Timeline: Construction started May 2011 and scheduled to be complete December 2012.

Contact Information

Don Anderson, P.E., Project Engineer

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TL 4: Public Safety Building (Public)

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 Architecture/Engineering firm has been selected and design is anticipated to be complete, permitted, and contract documents ready for construction by the end of 2012. The anticipated construction is scheduled for 2013.

Contact Information

Noel Hupprich, P.E., Project Engineer

nhupprich@kirklandwa.gov or (425) 587-3829

TL 5: 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 anticipated to be under construction early 2013.

Contact Information

Rod Steitzer, P.E., Project Engineer

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Totem Lake, *continued*

● TL 6: Totem Lake Flood Control (Phase 2)

Description

City staff and the city's consultant, CH2MHill, Bellevue, WA, completed a detailed survey of the Totem Lake drainage system and located stream barriers where accumulation of sediment, invasive vegetation and beaver dams are impacting the flow of water leaving Totem Lake. During the 2011 construction season, the physical work focused on the removal of the barriers located between I-405 and Totem Lake. The City has made significant progress towards reducing the severity and duration of seasonal flooding. Phase II of the multi-year project (scheduled for next construction season) will include the removal of the remaining sediment and vegetation in the conveyance system from I-405 downstream and to the west along the Totem Lake conveyance channel.

Project Facts

Location: Totem Lake drainage system

Funding: City of Kirkland Capital Improvement Program and Surface Water Reserve Fund.

Project Timeline: The permitting process is underway and construction timeline will be determined at a later date.

Contact Information

Noel Hupprich, P.E., Project Engineer

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