



**CITY OF KIRKLAND**  
Planning and Community Development Department  
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**MEMORANDUM**

**To:** Houghton Community Council  
**From:** Nancy Cox, Development Review Manager  
**Date:** May 13, 2009  
**Subject:** UPDATE ON PROJECTS IN HOUGHTON, FILE MIS09-00005

A request was made at the April 27 meeting for an update on two projects, the Houghton Shopping Center and Camwest development just south of the market. The two assigned planners provided the following:

Houghton Shopping Center

On April 16, 2009 the architects and property owner had a pre-submittal meeting with the City. The applicant is proposing an exterior remodel of the existing Houghton Shopping Center. The remodel involves new storefront windows, added parapet heights, and new exterior finish. This project also involves the demolition of the existing front façade that projects as soffit along with all the columns that support it to make way for a new atrium, walkways, and new steel canopies. The existing parking and site layout will not be altered. The applicant is currently working with the City departments on various code questions as they prepare to submit a building permit for the project. No permits for the Houghton Market itself have been submitted. (Jon Regala, Senior Planner, [jregala@ci.kirkland.wa.us](mailto:jregala@ci.kirkland.wa.us) )

Camwest Development

Camwest Development proposes 29 units of detached and attached dwelling units just south of the Houghton Shopping Center (condominiums). The homes will be a mix of 25-30' in building height. Two small wetlands exist on the site. A sensitive area decision has been approved by the Planning Official to fill one small wetland and enlarge and enhance the other wetland. A land surface modification permit application is currently under review by the City for the project (LSM08-00038). A private road will provide access to the homes from 106<sup>th</sup> Avenue NE. A public pedestrian sidewalk will be provided through the site connecting 106<sup>th</sup> Avenue to 108<sup>th</sup> Avenue NE. Several trees along the north property line will be retained and supplemental landscaping and trees planted throughout the site. The project manager for Camwest verbally committed to incorporate native vegetation into the final landscape plan in keeping with the Houghton Community Wildlife Habitat Program. For information contact Aaron Hollingbery, Camwest Development at [ahollingbery@camwest.com](mailto:ahollingbery@camwest.com) or 425-825-1955 x125. (Janice Soloff, Senior Planner, [jsoloff@ci.kirkland.wa.us](mailto:jsoloff@ci.kirkland.wa.us) )

For further updates: You can search for these permits/projects and others in your neighborhood by opening [kirklandpermits.net](http://kirklandpermits.net) and click on Central Houghton. You will find [http://kirklandpermits.net/tm\\_web/hoods.htm?CH](http://kirklandpermits.net/tm_web/hoods.htm?CH) the page that links to the City's permit tracking system and gives you real time information on all permit activity in the neighborhood. Please check it out!

cc: Janice Soloff, Jon Regala