Council Meeting: 04/06/2021 Agenda: Other Items of Business Item #: 8. h. (2)



MEMORANDUM

To: City Council

From: Adam Weinstein, AICP, Director of Planning and Building

Jeremy McMahan, Deputy Director of Planning and Building

Dawn Nelson, Planning Manager

Date: March 24, 2021

Subject: MAJOR DEVELOPMENT PROJECT LIST AND PLANNING WORK PROGRAM

STATUS UPDATE

RECOMMENDATION

It is recommended that the City Council receive the attached Major Development Projects and Planning Work Program updates and accepts them through approval of the consent calendar.

BACKGROUND DISCUSSION

This quarterly report on major development projects has been supplemented with additional information on the status of duplex/triplex/cottage and accessory dwelling unit (ADU) applications to the City, along with active long-range planning projects.

Major Development Projects

The Major Development Projects list (see Attachment 1) shows the status of larger construction and land use permits throughout the City that are under construction or in the development pipeline. This list, which is updated quarterly and posted on the Construction Projects page of the City website, will be presented to the City Council on the consent agenda. Individuals can also sign up to receive email alerts when the list is updated by searching for "Subscribe to Kirkland Email Lists" on the City's website.

The Major Development Projects list includes six categories:

- Projects under construction;
- Building permits issued, but construction hasn't begun;
- Building permit applications in review;
- Zoning permits approved, but no building permit application;
- Zoning permit applications in review; and
- Projects in pre-permit review.

The list is focused on new development and major additions spanning all land use types (commercial, industrial, institutional, public and residential projects). It includes new or additional square footage and housing units for each project, aggregated by development stage category, and totaled for all categories. The list also highlights the number of affordable

housing units within each of the projects. Smaller projects, like short plats involving less than 10 new single-family homes, are not included in the list because the resulting list would grow to a size that would be difficult to digest. Based on the current list, development activity is expected to continue to be robust.

Each quarter when we provide this list to Council, staff will highlight an area of development that may be of interest to the Council and broader community. In March 2020, the City adopted updated regulations for Missing Middle Housing, including allowances for more and larger Accessory Dwelling Units (ADUs), and relaxed permit process requirements for Cottage, Carriage, and Two/Three-Unit Homes. There has been tremendous interest in developing these housing types over the last year.

The following table shows the number of applications, from presubmittal meeting applications to permit issuance, for Missing Middle Housing types over the last four years. A presubmittal meeting is a scheduled meeting between those interested in developing a property and City staff who will review any required permits. While not required for these housing types, a presubmittal meeting is often held at the request of a property owner or developer to determine project feasibility, identify potential roadblocks, determine applicable development code standards, and discuss permitting requirements.

	March 2020 – February 2021*	March 2019 – February 2020	March 2018 – February 2019	March 2017 – February 2018
ADUs				
Presubmittal Meetings	25	5	6	3
Building Permits Applied	56	23	43	39
Building Permits Issued	18	28	36	38
Cottages				
Presubmittal Meetings	24 (125 Units)	2 (8 Units)	0	2 (13 Units)
Building Permits Applied	5 (22 Units)	1 (14 Units)	1 (6 Units)	0
Building Permits Issued	1 (2 Units)	1 (6 Units)	0	0
2/3 Unit Homes				
Presubmittal Meetings	2 (5 Units)	0	0	0
Building Permits Applied	1 (3 Units)	0	0	0
Building Permits Issued	0	0	0	1 (3 Units)

^{*}The City Council adopted amendments to the codes governing two- and three-unit homes, cottages, and ADUs in March 2020.

Conversations with developers proposing cottage housing projects continue as they work to perfect their site designs. We anticipate that a large percentage of the presubmittal conversations held over the last year will result in development applications in the coming months.

Planning Work Program

The current Planning Work Program (PWP) was adopted by City Council in August 2020 (R-5442). Attachment 2 is a version of the adopted PWP that includes a new column showing which projects have been completed since adoption and the status of other projects by an estimate of what percentage has been completed. The bars to the right showing the 2020 estimation of project timeframes have not been modified.

As noted by 100% in the completion column, the Planning Commission and City Council have made significant progress on many important planning initiatives identified. The Sustainability Master Plan was adopted, regulations were developed for the Kingsgate TOD site, the Market/Norkirk/Highlands neighborhood plans were adopted, and numerous code amendments were approved that streamline private development and delivery of critical public projects.

A number of key projects identified in the PWP are currently before Council for review or final approval. On April 6, Council will receive a status report on a revised scope and schedule for the Station Area Plan (#8), is being asked to approve the Urban Forestry Six Year Work Plan (#13), and should receive the Planning Commission recommendation on the Phase 1 Bridle Trails Community-Initiated Amendment Request (#19).

As noted above, implementation of the recent ADU and missing middle housing updates is being well-received in the marketplace and staff is working on many levels to support delivery of these housing options (#11). In terms of creating more equitable and inclusive processes and outcomes with our planning initiatives (#18), we are at the beginning of a journey that really has no completion date. We have developed new demographic tools to help us understand our community better, are engaging in the citywide evaluation process, and are eager to improve the planning framework in the City to make it more inclusive.

Other initiatives, like the Moss Bay/Everest neighborhood plan updates (#20) and Geohazard regulation updates (#21), are just getting started. We expect the Tree Code Amendments (#1) process to restart with Council in May, once staff resources are available on completion of the Urban Forestry Six Year Work Plan. In consulting with the Planning Commission, we do propose delaying the Sign Code Update project (#28) until post-pandemic, which allows staff to start working in earnest this year on the 2043 Comprehensive Plan Update (#26).

ATTACHMENTS

- 1. Major Development Projects List
- 2. Planning Work Program

Major Development Projects

			Total Res.	Affordable					
Project	Location 140 Lake St S	Neighborhood	Units 140	Units N/A - Zone	Office Sq. Ft.	Comm. Sq. Ft. 5.000	Inst. Sq. Ft.	Hotel Rms.	Plani
ake Street South Mixed Use (DRB) rediacci Pizza Expansion	11640 98th Ave NE	Moss Bay Juanita	140	N/A - Zone		1,035			Blak Blak
RMKCCA Office Bidg	509 6th St S	Everest			136,000	1,000			Lauin
fark Twain Elementary School Library and Classroom Addition	9525 130th Ave NE	North Rose Hill					11,274		Leav
tose Hill Elementary School Classroom Addition en Franklin Elementary School Classroom Addition	8044 128th Ave NE 12434 NE 60th St	South Rose Hill Bridle Trails					20,708 12,486		Leav
ine Station 24 Replacement	9824 NE 132nd St	Juanita					12,400		Ande
irkland Urban South Parking Garage (DRB)	200 Peter Kirk Ln	Moss Bay							Gut
imonda Road Plat (IIA) otern Lake Park (I)	9527 NE 144th PI 12031 & 12207 NE Totem Lk Wy	Finn Hill Totem Lake	12	N/A - SF					Barr
otem Lake Park (I) ake Washington High School Cymnasium Addition (IIB)	12031 & 12207 NE Totem LX Wy 12033 NE 80th St	South Rose Hill					20,000		Lea
RM Townhomes (I)	340 3rd Ave S	Moss Bay	3	N/A - Size					Aldrid
uanita Beach Park Bathhouse (IIA)	9703 NE Juanita Dr 410 Kirkland Way	Juanita Moss Bay	171	17.1		20,000	3,030		Ge
irkland Way Mixed Use (DRB) 501 Lakeview Drive Office	5501 Lakeview Drive	Lakeview	1/1	17.1	46,075	20,000			Gut Lauir
th Ave Townhomes	203 5th Ave	Norkirk	3	N/A - Size	10,010				Cilli
23 Office Bldg	223 10th St S	Everest			12,800				Gu
D Homes Cottages (I)	11229 NE 116th St 312 Central Way	Juanita Moss Bay	6 70	N/A - Size N/A - Zone		16,415			Zii Lea
ertel's Mixed Use (DRB) egis Assisted Living & Memory Care (DRB)	1006 Lake St. S.	Moss Bay	105	N/A - Zone		2,558			Laui
22nd Place Townhomes	7831 NE 122nd PI	Finn Hill	16	1.6					LeF
ake Washington High School Addition (IIB**)	12033 NE 80th St 11903 NE 128th St	South Rose Hill		14			64,500		Ge
ade Residences Apartments (DRB)	11903 NE 128th St 1302 Market St	Totem Lake Norkirk	136	14	9.298				Gu
ighland Residences	8803 112th Ave NE	Highlands	3	N/A - Size	-,				Bla
ifebridge Project - Senior Housing (ADR)	11729 NE 118th St	Totem Lake	153	15.3			-		Lauk
illage @ Totem Lake Phase II - Residential (DRB) ifebridge Project - East Apartment Building (ADR)	12560 120th Ave NE 11723 NE 117th Ct	Totem Lake Totem Lake	650 205	N/A - Zone 20.5	-			-	Gu Lauk
Inbridge Project - East Apartment Building (ADR) Ifebridge Project - West Apartment Building (ADR)	11721 NE 117th Ct	Totem Lake	204	20.4	l				Lauri
ridlestone Subdivision & Rezone (IIB)	4604 116th Ave NE	Bridle Trails	35	N/A - SF					Go
usnita High School Rebuild (IIB) inkland VII Townhomes (ADR)	10601 NE 132nd St 1313 Market St	Juanita Market	9		-		217,000	-	Lea Bar
Istand VII Iowithmes (AUK) he Walk III	431 7th Ave S	Market Moss Bay	17	2					Lauk
ennar Apartments (DRB)	11811 NE 128th St	Totem Lake	339	34		6,000			Rug
lareze Residential (DRB)	11801 NE 116th St 12560 120th Ave NE	Totem Lake Totem Lake	82	5		86,787			Lea
illage @ Totem Lake Phase II - Commercial (DRB) Ifebridge Apartments & Senior Housing - 118th extension	12560 120th Ave NE 11725 NE 118th St	Totem Lake				86,787			Gu Lauk
Verdant Duplexes	7845 NE 122nd PI	Finn Hill	10	1					LeF
crivanich PUD (IIB)	11431 NE 116th St	South Juanita	27	N/A - SF					Ban
040 Juanita Apartmenta akovisov Hotel	9040 Juanita Drive 10830 NE 68th St	Finn Hill Everest	12	2		600		10	Lea
Subtotal:	10030 NE 6081 St	Everest	2,408	134	204,173	138,395	360,998	10	Ge
						,			
t. Building Permits Issued; No Construction									
		Ī	1	Affordable				Hotel	
Project Ford of Kirkland - Surface Parking Expansion	Location 11680 Stater Ave NE	Neighborhood North Rose Hill	Units	Units	Office Sq. Ft.	Comm. Sq. Ft.	Inst. Sq. Ft.	Rooms	Plan Lea
th Street Office	620 5th Ave S	Everest			49,147				Lauk
lauge Commercial Building (ADR)	11834 NE 90th St	North Rose Hill				4,800			Ge
otem Lake Retail (ADR)	12700 116th Ave NE	Totem Lake			49,147	6,450 11,250	0		Lea
Subtotal:			0	0.0	49,147	11,250			
3. Building Permit Applications In Review									
				Affordable	Office Sq. Ft.		Inst. Sq. Ft.	Hotel	
Project	Location 299 8th St S	Neighborhood Everest	Units	Units	Office Sq. Ft. 28,000	Comm. Sq. Ft.	Inst. Sq. Ft.	Rooms	Plan Bla
loughton Office (DRB)	6700 108th Ave NE	Houghton			8,700				Bla
rco AM/PM Rebuild (ADR)	11450 NE 124th St	Totem Lake				2,635			Lauk
astaide Prep Middle School Addition (ADR) fark Twain Elementary School Gym Addition (IIB)	10632 NE 37th CIR 9525 130th Ave NE	Lakeview North Rose Hill					3,685 6,245		Du Lea
tose Hill Elementary School Core Addition (IIB)	8044 128th Ave NE	South Rose Hill					3,760		Lea
ien Franklin Elementary School Gym Addition (IIB)	12434 NE 60th St	Bridle Trails					4,601		Lea
alu Apartments (formerly Emerald Mixed Use) (DRB)	10930 116th Ave NE 315 & 321 5th Ave	Totem Lake Norkirk	140	14					Lea
teeple Rock (5th Avenue Condos) firra Townhomes (DRB)	203 1st Ave S	Moss Bay	22	N/A - Zone					Bla
irra Townhomes (DRB) ea Dental Care (ADR)	914 Market St	Norkirk .	1		1,800				Coto
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Project	Location	Neighborhood	Units	Units	Office Sq. Ft.	Comm. Sq. Ft.	Inst. Sq. Ft.	Hotel Rooms	Planner
Evoke Waterfront Condos (I)	6211 Lake Wa Blvd	Lakeview	9	N/A - Zone					Lauinger
1009 Market Office Variance (IIA)**	1009 Market St	Market			5,387				Leavitt
Northwest University Master Plan (IIB)	5520 108th Ave NE	Central Houghton					175,060		Leavitt
BDR Kirkland 14 Townhomes (ADR)	207 8th Ave West	Market	6	0.6					LeRoy
Astronics (IIB)	12960 141st Ave NE	Totem Lake			133,800				Barnes
Holy Family Master Plan - parking, play areas, church expansion (IIB)	7355 120th Ave NE	South Rose Hill					3,322		Leavitt
Subtotal:			15	0.6	139,187	0	178,382	۰	

	Location	Neighborhood	Units	Affordable Units	Off C- C	Comm. Sa. Ft.	2 -2	Hotel Rooms	Planner
		Neighborhood	OMIS	Onto	Unice sq. Pt.	Comm. 3q. Ft.	mst. sq. rt.	MOOMS	Planner
Watershed Cottages	4559 112th Ave NE	Houghton	8	N/A - Size					Aldridge
Stater Mixed Use (DRB)	12055 Slater Ave NE	Totem Lake	486	48.6		20,041			Leavitt
100th Avenue NE Corridor Improvements (I)	NE 132nd St to NE 145th St	Juanita							Anderer
503 2nd Ave S Townhomes (I)	503 2nd Ave S	Moss Bay	12	1.2					Duffy
PSE Sammamish-Juanita 115 kV (IIA)	Totem Lake-Juanita	Totem Lake/Juanita							Anderer
Railway Office Building	299 8th St S	Everest			28,000				Blake
Zylstra Office Building	229 & 301 8th St S	Everest			35,000				Lauinger
Subtotal:			506	49.8	63,000	20,041	0	0	

			Affordable				Hotel	
Location/Description	Neighborhood	Units	Units	Office Sq. Ft.	Comm. Sq. Ft.	Inst. Sq. Ft.	Rooms	Planner
	Kingsgate	12						Blake
11853 97th Ave NE	Juanita	40	4					Lauinger
10245 NE 132nd St	North Rose Hill	10	N/A - SF					Duffy
					17,400			Leavitt
		150	15					Blake
				230,000	15,000			Leavitt
						15,000		Anderer
								Lauinger
								Lauinger
								Dutty
12335 120th Ave NE	Totem Lake	467	299					Blake
9800 NE 116th St	Juanita				2725			Lauinger
11615 132nd Ave NE	North Rose Hill					55,000		Leavitt
11005 NE 68th St	Houghton	8	8					Aldridge III
12440 128th Ln NE	Totem Lake							Leavitt
89th PI NE & NE 121st St	Finn Hill	15	N/A - SF					Duffy
12410 NE Totem Lake Way	Totem Lake	115	11.5					Lauinger
10426 Northup Way	Lakeview	125	N/A - Zone					Leavitt
9049 NE Juanita Drive	Finn Hill	9	1					LeRoy
12545 135th Ave NE	Totem Lake							Leavitt
453 4th Ave S	Moss Bay	3	N/A - Size					Aldridge III
11438 99th PI NE	Juanita	6	0.6					Anderer
13001 116th Way NE	Totem Lake							Cilluffo
12631 NE 85th St	South Rose Hill	275	27.5		14,000			Leavitt
1720 Market St	Market	8						Cilluffo
12217 NE 116th St	North Rose Hill			18,620				Leavitt
4635 Lake Wa. Blvd.	Lakeview	6						Blake
9950 NE 132nd St	Juanita				5,700			Lauinger
13220 NE 126th Place	Totem Lake	60	6					Leavitt
		1,774	374.8	248.620	54.825	70,000	0	
	27723 IN 1469 SE 10265 PM 1469 SE 10265 PM 1469 SE 10265 PM 1269 SE 10265	2072 NR 1449 S1 1010 S700 An NE 2004 NR 1200 S1 2004 NR 1200 S1 2004 NR 1200 S1 2004 NR 1200 S1 2004 NR 1200 AN NE	2073 NE 1449 S1 1075 Orgapite 12 1025 SP N. AN TE Janahila 40 1025 NE 1550 SP N. AN TE Janahila 40 1025 NE 1550 SP N. AN TE JANAHILA 40 1025 NE 1550 SP N. AN TE JANAHILA 40 1025 NE 1550 SP N. AN TE JANAHILA 40 1025 NE 1550 SP N. AN TE JANAHILA 40 1025 NE 1550 SP N. AN TE JANAHILA 40 1025 NE 1550 SP N. AN TE JANAHILA 40 1025 NE 1550 SP N. AN TE JANAHILA 40 1025 NE 1550 SP N. AN TE JANAHILA 40 1025 NE 1550 SP N. AN TE JANAHILA 40 1025 NE 1550 SP N. AN TE JANAHILA 40 1025 NE 1550 SP N. AN TE JANAHILA 40 1025 NE 1550 NE N. AN T	Location Conception			December December	December December

SUMMARY:		Projects (Units)		(8q. Ft.)	Projects (Sq. Ft.)	Ft.)	Projects (Rooms)
Under Construction		2,408	133.9	204,173	138,395	380,998	10
2. Building Permits Completed; No Construction		0	0.0	49,147	11,250	0	0
3. Building Permit Appl. In Review		1,460	142.8	296,000	155,621	18,891	0
Zoning Permit Approved, No Building Permit Application		15	0.6	139,187	0	178,382	0
5. Zoning Permit Appl. Under Review		506	49.8	63,000	20,041	0	0
6. Projects in Pre-Permit Review		1,774	374.8	248,620	54,825	70,000	0
TOTAL		6,163	701.9	1,000,127	380,132	628,271	10

New items highlighted with red text.

Indicates City Council decision or that the permit has been appealed to City Council

ADOPTED 2020-2022 PLANNING WORK PROGRAM 3/24/2021

	Significant Staff Implementation				2020 2021 2022												
START	TASK	TOPIC	Est % Complete	DESCRIPTION	PM	1st Qtr.	2nd Qtr.	3rd Qtr.	4th Qtr.	1st Qtr.	2nd Qtr.	3rd Qtr.	4th Qtr.	1st Qtr.	2nd Qtr.	3rd Qtr.	4th Qtr.
	1	Tree Code Amendments	75%	Comprehensive update of Chapter 95 of the Kirkland Zoning Code	Powers												
	2	Shoreline Master Program Update	100%	State mandated periodic update, includes consistency updates to critical area regulations	Geitz												
	3	Rooftop Amenities	100%	Modify height regulations to facilitate development of common space on multifamily and commercial roofs	Zike												
2019	4	Sustainability Master Plan	100%	Coordinate various plans with sustainability elements and ensure that sustainability is consistently integrated into all City activities	Barnes												
2018-2019	5	Kingsgate Park & Ride	100%	Develop zoning regulations and design guidelines to facilitate Sound Transit garage and TOD development of the site	Coogan												
	6	Greater Downtown Urban Center	50%	Pursue King County and PSRC designation of a Greater Downtown Center	Weinstein												
	7	Market/Norkirk/Highlands Neighborhood Plan	100%	Update three plans for neighborhoods generally north of Downtown	Coogan												
	8	Station Area Plan	40%	Comprehensive planning effort for area surrounding the bus rapid transit station at I-405/NE 85 th Street	Zike												
	9	Design Guideline Updates – Totem Lake	100%	Minor updates to design guidelines to improve streetscapes and integrate TOD development of the Kingsgate P&R	Coogan												
	10	KMC Subdivision Updates	100%	Clean up KMC subdivision regulations to simplify administration and reflect changes to State law	Cilluffo												
	11	ADU Implementation Initiatives	50%	Implement a series of non-regulatory initiatives encourage development of ADUs following adoption on new rules	Guter												
	12	Streamline Public Project Regulations	100%	Updates to the KZC to streamline permitting of public infrastructure projects needed to support growth	Cilluffo												
	13	Urban Forest 6 Year Workplan Update	100%	Review success over past 6 years of implementing	Powers												
	14	Kirkland Outside the Walls	100%	Streamline pandemic business response plan to allow expanded outdoor seating and business operations	McMahan												
50	15	2018 Citizen Amendment Requests - Study	100%	Consider Comprehensive Plan, Zoning Map, and KZC amendments related to two CAR requests approved for study	Guter												
2020	16	2043 Comprehensive Plan Update - Scope & Budget	0%	Develop preliminary scope of major Comp Plan update to enable biennial budget request for project	McMahan												
	17	Annual Comprehensive Plan Amendments	100%	Adopt mandatory updates to Capital Facility Plan and miscellaneous updates and rezones for park acquisitions	Coogan												
	18	Evaluation of outreach and inclusion strategies	25%	Evaluate methods to improve public processes to be more inclusive and transparent. Coordinate Citywide	tbd												
	19	Bridle Trails Shopping Center Zoning	10%	Property owner initiated plan to develop design guidelines and master plan encompassing all properties within the neighborhood center	Guter												
	20	Moss Bay & Everest Neighborhood Plan Update	5%	Update Moss Bay and Everest neighborhood plans, including any follow up work related to Greater Downtown as an Urban Growth Center	Barnes												
	21	Geo Hazard Regulations Updates	0%	Revise geo hazard regulations in response to experience in implementation of the regulations	Barnes												
	22	Wireless Service Regulations Updates	0%	Update KZC regulations in response to federal mandates	tbd												
	23	Evaluation of CAR Process	0%	Evaluate the CAR process to improve with neighborhood planning process, while allowing desirable CARs to be more nimbly processed	tbd												
	24	Holmes Point Overlay Updates	0%	Reinitiate consideration of HPO amendments following adoption of geo hazard and tree regulations	tbd												
	25	2020 Citizen Amendment Request - Threshold	50%	Review CAR applications submitted by 2020 deadline and identify which applications should proceed to further study	tbd												
	26	2043 Comprehensive Plan Update - Prep	0%	Develop detailed work plan and community engagement plan. Retain consulting team for EIS and other tasks as needed	Coogan												
	27	Miscellaneous Code Amendments	100%	Update KZC on various priority topics to reflect current practice, clarify sections of the Code, and promote good planning principles	tbd												
2021	28	Sign Code Update	0%	Update KZC to clarify rules, enhance aesthetics, reduce visual clutter, and integrate recently-completed work on A-frame signs	Cilluffo												
	29	Cross Kirkland Corridor Design Regulations	0%	Review KZC regulations for development adjoining the corridor to ensure optimal design outcomes for public/private interface	tbd												
	30	Kingsgate & Juanita Neighborhood Plan Update	0%	Update Juanita and Kingsgate neighborhood plans	tbd												
	31	Design Guideline Updates – Rose Hill	0%	Minor updates to design guidelines to implement the Rose Hill Neighborhood Plan	Coogan												
	32	Sustainability Master Plan - Implementation	10%	Code amendment package to implement SMP (i.e High Performance Building Standards)	Barnes												
	33	Annual Comprehensive Plan Amendments	0%	Adopt mandatory updates to Capital Facility Plan and miscellaneous updates and rezones for park acquisitions	tbd												
	34	Norkirk/Highland LIT District Study	0%	Review LIT district based on guidance from the neighborhood plans and Station Area Plan	tbd												
	35	2043 Comprehensive Plan Update	0%	Begin community engagement and environmental work	tbd												
2022	36	Miscellaneous Code Amendments	0%	Update KZC on various priority topics to reflect current practice, clarify sections of the Code, and promote good planning principles	tbd												
	37	2020 Citizen Amendment Request - Study	0%	Consider Comprehensive Plan, Zoning Map, and KZC amendments related to any CAR requests approved for study	tbd												
	38	Annual Comprehensive Plan Amendments	0%	Adopt mandatory updates to Capital Facility Plan and miscellaneous updates and rezones for park acquisitions	tbd												