



CITY OF KIRKLAND
Planning and Building Department
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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
REVISED: 3/15/2021

1. Projects Under Construction												
Project	Location	Neighborhood	TOTL/Res. Units	AMG/Res. Units	Office Sq. Ft.	Comm. Sq. Ft.	Inst. Sq. Ft.	Hotel/Res.	Planner			
Lake House South Mixed Use (DRB)	1403 Lake St	Missis Bay	140	N/A - Zone		5,300			Blaie			
Impco Plaza Expansion	1640 98th Ave NE	Juanta			1,035				Blaie			
DRMCCU Office Bldg	209 8th St S	Everest			136,000				Louinger			
Mark Twain Elementary School Library and Classroom Addition	8525 130th Ave NE	North Rose Hill					11,274		Leavitt			
New 9th Elementary School Classroom Addition	8448 120th Ave NE	South Rose Hill					20,726		Leavitt			
New Franklin Elementary School Classroom Addition	12434 NE 60th St	Snake Trails					12,485		Leavitt			
The Station 24 Rebranding	8824 NE 132nd St	Juanta					12,000		Andrew			
Kirkland Urban South Parking Garage (DRB)	200 Peter Kirk Ln	Missis Bay							Guter			
Siemens Road Pk (DR)	9277 NE 144th Pl	Fray Hill	12	N/A - SF					Barnes			
Totem Lake Park (I)	10011 & 12207 NE Totem Lk Wy	Totem Lake							Guter			
Lake Washington High School Gymnasium Addition (DR)	12023 NE 80th St	South Rose Hill					20,000		Leavitt			
DRM Townhomes (II)	340 3rd Ave S	Missis Bay	3	N/A - Zone					Aldridge III			
Juanta Beach Park Bathhouse (DR)	9703 NE Juanta Dr	Juanta					3,030		Geitz			
Kirkland West Mixed Use Office	470 Kirkland Way	Missis Bay	171	17.1		20,000			Guter			
501 Lakewood Drive Office	501 Lakewood Drive	Lakewood			46,075				Louinger			
5th Ave Townhomes	303 5th Ave	Norkirk	3	N/A - Size					Clubo			
223 Office Bldg	223 10th St S	Everest			12,800				Guter			
RD Homco Cottage (II)	11229 NE 116th St	Juanta	6	N/A - Size					Zike			
Research Mixed Use (DRB)	312 Conroy Blvd	Missis Bay	70	N/A - Zone			16,415		Leavitt			
Rego Assisted Living & Memory Care (DRB)	1606 Lake St S	Missis Bay	105	N/A - Zone		2,658			Louinger			
122nd Plaza Townhomes	7831 NE 122nd Pl	Fray Hill	16	1.6					LeRoy			
Lake Washington High School Addition (DR)	12023 NE 80th St	Totem Lake					64,500		Geitz			
Lake Residences Apartments (DRB)	11903 NE 128th St	Totem Lake	136	14					Guter			
1832 Market Office (ADR)	1302 Market St	Norkirk			8,298				LeRoy			
Highland Residences	8923 112th Ave NE	Highland							Blaie			
Lakeland Project - Senior Housing (ADR)	11729 NE 118th St	Totem Lake	153	15.3					Louinger			
Ullage @ Totem Lake Phase 5 - Residential (DRB)	1050 120th Ave NE	Totem Lake	650	N/A - Zone					Guter			
Lakeland Project - East Apartment Building (ADR)	11723 NE 117th Ct	Totem Lake	205	20.5					Louinger			
Lakeland Project - West Apartment Building (ADR)	11721 NE 117th Ct	Totem Lake	204	20.4					Louinger			
Redstone Subdivision & Reserve (DR)	4604 118th Ave NE	Birdie Trails	35	N/A - SF					Goode			
Juanta High School Retail (DR)	10011 NE 132nd St	Juanta					217,000		Leavitt			
Kirkland VII Townhomes (ADR)	1314 Market St	Missis Bay	9	1					Barnes			
The Wall St	491 7th Ave S	Missis Bay	17	2					Louinger			
Lakeland Apartments (DRB)	11811 NE 128th St	Totem Lake	338	34		6,000			Ruggan			
Ullage Residences (DRB)	11801 NE 116th St	Totem Lake	82	5					Geitz			
Ullage @ Totem Lake Phase (I) - Commercial (DRB)	10500 120th Ave	Totem Lake					85,787		Guter			
Lakeland Apartments & Senior Housing - 118th Addition	11725 NE 118th St	Totem Lake							Louinger			
Vendett Duplexes	7845 NE 122nd Pl	Fray Hill	10	1					LeRoy			
Sidewalk Pk (DR)	1441 NE 116th St	South Juanta	27	N/A - SF					Barnes			
2040 Juanta Apartments	2040 Juanta Drive	Fray Hill	12	2					Leavitt			
Lakewood Hotel	10830 NE 68th St	Everest			600			10	Geitz			
Subtotal			2,408	134	204,173	138,395	360,998	10				

2. Building Permits Issued; No Construction												
Project	Location	Neighborhood	Units	AMG/Res. Units	Office Sq. Ft.	Comm. Sq. Ft.	Inst. Sq. Ft.	Hotel/Res.	Planner			
East of Everett - Surface Parking Expansion	11800 Stillier Ave NE	North Rose Hill							Leavitt			
8th Street Office	300 5th Ave S	Everest			49,147				Louinger			
Neuge Commercial Building (ADR)	11934 NE 50th St	North Rose Hill			4,800				Geitz			
Totem Lake Retail (ADR)	12700 116th Ave NE	Totem Lake			6,450				Leavitt			
Subtotal			0	0.0	49,147	11,250	0	0				

3. Building Permit Applications in Review												
Project	Location	Neighborhood	Units	AMG/Res. Units	Office Sq. Ft.	Comm. Sq. Ft.	Inst. Sq. Ft.	Hotel/Res.	Planner			
Railway Office Building	209 8th St S	Everest			28,000				Blaie			
Houghton Office (DRB)	8700 108th Ave NE	Houghton			8,700				Blaie			
Acvo Address Resale (ADR)	11450 NE 120th St	Totem Lake				2,835			Louinger			
Eastside Prep Middle School Addition (ADR)	10532 NE 37th Cir	Lakewood					3,685		Duffy			
Mark Twain Elementary School Gym Addition (DR)	8525 130th Ave NE	North Rose Hill					6,245		Leavitt			
New 9th Elementary School Gym Addition (DR)	8448 120th Ave NE	South Rose Hill					3,760		Leavitt			
New Franklin Elementary School Classroom Addition (DR)	12434 NE 60th St	Snake Trails					4,801		Leavitt			
Lake Apartments (Formerly Emerald Mixed Use) (DRB)	10500 116th Ave NE	Totem Lake	140	14					Leavitt			
Shapiro Rock (5th Avenue Corridor)	315 & 321 5th Ave	Norkirk	15	3					Duffy			
DRM Townhomes (DRB)	340 3rd Ave S	Missis Bay	22	N/A - Zone					Blaie			
Sea Detail Cafe (ADR)	914 Market St	Norkirk	1	1	1,800				Cocheat			
Lake House Apartments	12223 NE Totem Lake Way	Totem Lake	197	20		2292			Louinger			
Lakeland Vehicle Storage Lot	12023 NE 80th St	Totem Lake							Leavitt			
Norfolk Spur Park - Growth DMC Improvements	105 Railroad Ave	Everest							Louinger			
Lakeland Corridor Transit Improvements	Totem Lake	Totem Lake							Andrew			
Slater Avenue Mixed Use Site Improvements (DRB)	12283 Slater Ave NE	Totem Lake							Leavitt			
NE 7th Street Corridor	12029 NE 7th St	South Rose Hill	7	N/A - Size					Duffy			
Nth Apartments	11929 100th Ave NE	Juanta			7	0.6			Goode			
Prior/Madison Rowland Mixed Use (DRB)	12046 NE 85th St	North Rose Hill	870	87		84,000			Leavitt			
Place at Totem Lake Pavilion	12022 NE Ports Dr	Lakewood				1,855			Leavitt			
Bank Park Showroom Renovation	555 Lake St S	Missis Bay							Andrew			
132nd Square Park Restroom	13101 NE 132nd St	Kingsgate					600		Andrew			
Condo Mixed Use Building	12803 120th Ave NE	Juanta	21	2.1					Blaie			
Continental Condo Mixed Use (DRB)	8005 132nd Ave NE	North Rose Hill	135	13.5	7,500	4,859			Leavitt			
Wells Building Renovation (DRB)	89 Kirkland Ave	Missis Bay							Blaie			
Missis Bay Shell Car Wash (ADR)	486 Conroy Way	Missis Bay							Blaie			
Brookside Reservoir Townhomes	12236 & 12246 Juanta Dr NE	Missis Bay	31	2.6					Louinger			
Kirkland Urban South Mixed Use (DRB)	200 Peter Kirk Ln	Missis Bay			250,000	60,000			Guter			
Totem Lake Connector Prod. Bridge (I)	12449 124th	Totem Lake							Guter			
Draco Moon Cottage (DR)	12424 Foxes Creek Dr	Juanta	14	1					Louinger			
Reston Flat Parking Expansion (DR)	13110 NE 120th St	Totem Lake							Barnes			
Subtotal			1,460	142.8	296,000	155,621	18,891	0				

4. Zoning Permit Approved-No Building Permit Application												
Project	Location	Neighborhood	Units	AMG/Res. Units	Office Sq. Ft.	Comm. Sq. Ft.	Inst. Sq. Ft.	Hotel/Res.	Planner			
Edna Waterfront Corridor (II)	2011 Lake Wa Blvd	Lakewood	9	N/A - Zone					Louinger			
6000 Market Office Warehouse (IIA)*	1020 Market St	Central Houghton			5,387				Leavitt			
Northwest University Master Plan (DR)	5200 108th Ave NE	Central Houghton					175,000		Leavitt			
BCR Kirkland 14 Townhomes (ADR)	207 8th Ave West	Market	6	0.6					LeRoy			
Lakeland (DR)	12906 130th Ave NE	Totem Lake			133,800				Louinger			
Maly Family Master Plan - parking, play area, church expansion (DR)	7555 120th Ave NE	South Rose Hill					3,322		Leavitt			
Subtotal			15	0.6	139,187	0	178,382	0				

5. Zoning Permit Applications Under Review												
Project	Location	Neighborhood	Units	AMG/Res. Units	Office Sq. Ft.	Comm. Sq. Ft.	Inst. Sq. Ft.	Hotel/Res.	Planner			
Waterfront Cottages	8559 113th Ave NE	Houghton	8	N/A - Zone					Aldridge			
Slater Mixed Use (DRB)	10055 Slatter Ave NE	Totem Lake	486	48.6			20,041		Leavitt			
100th Avenue NE Corridor Improvements (I)	NE 132nd St to NE 145th St	Juanta							Andrew			
303 2nd Ave S Townhomes (I)	303 2nd Ave S	Missis Bay	12	1.2					Duffy			
50E Sarnowwood Juanta 115 JV (DR)	768th Lake-Juanta	Totem Lake/Juanta							Andrew			
Railway Office Building	209 8th St S	Everest			28,000				Blaie			
Cytra Office Building	229 & 301 8th St S	Everest			35,000				Louinger			
Subtotal			598	49.8	63,000	20,041	0	0				

6. Projects in Pre-Permit Review												
Project	Location/Description	Neighborhood	Units	AMG/Res. Units	Office Sq. Ft.	Comm. Sq. Ft.	Inst. Sq. Ft.	Hotel/Res.	Planner			
Cherokee Multifamily	12703 NE 144th St	Kingsgate	12	1.2					Blaie			
Juanta Bay Gardens Senior Apartments (DRB)	11863 97th Ave NE	Juanta	40	4					Louinger			
Thomas Center	12021 NE 132nd St	South Rose Hill	10	N/A - SF					Duffy			
Totem Lake Mixed Use - TL (DRB)	10051 & 10805 120th Ave NE	Totem Lake	409	N/A - Zone		17,400			Leavitt			
Totem Lake Multifamily - Main Street Property (DRB)	12707 120th Ave NE	Totem Lake	150	15					Blaie			
Westside Urban Plaza (DRB)	557 1st Ave S	Missis Bay			230,000		19,000		Leavitt			
Fire Station 27	13118 121st Way NE	Totem Lake					15,000		Andrew			
Coastal Subdivision	13244 Juanta Dr NE	Fray Hill	21	N/A - SF					Leavitt			
Urban Subdivision	7296 130th Ave NE	Kingsgate	34	N/A - SF					Louinger			
Price Cottages	12425 NE 70th St	South Rose Hill	11	1					Duffy			
Houses at Totem Lake	12325 120th Ave NE	Totem Lake	497	209								

ADOPTED 2020-2022 PLANNING WORK PROGRAM

3/24/2021

 Significant Staff Implementation

START	TASK	TOPIC	Est. % Complete	DESCRIPTION	PM	2020				2021				2022			
						1st Qtr.	2nd Qtr.	3rd Qtr.	4th Qtr.	1st Qtr.	2nd Qtr.	3rd Qtr.	4th Qtr.	1st Qtr.	2nd Qtr.	3rd Qtr.	4th Qtr.
2018-2019	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												
	4	Sustainability Master Plan	100%	Coordinate various plans with sustainability elements and ensure that sustainability is consistently integrated into all City activities	Barnes												
	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												
2020	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 the Strategic Plan and identify work plan for next 6 years	Powers												
	14	Kirkland Outside the Walls	100%	Streamline pandemic business response plan to allow expanded outdoor seating and business operations	McMahan												
	15	2018 Citizen Amendment Requests - Study	100%	Consider Comprehensive Plan, Zoning Map, and KZC amendments related to two CAR requests approved for study	Guter												
	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												
2021	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												
	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												
2022	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												
	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												