



CITY OF KIRKLAND
PLANNING AND BUILDING
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425-587-3000

MEMORANDUM

To: Kurt Triplett, City Manager

From: Adam Weinstein, AICP, Director of Planning and Building
Allison Zike, AICP, Deputy Director of Planning and Building
Dawn Nelson, Planning Manager
David Barnes, LEED AP, Senior Planner
Anna Heckman, Environmental Program Coordinator

Date: May 11, 2026

Subject: **Report on Planning Implementation Activities Year-To-Date for 2026**

RECOMMENDATION:

Staff recommends that City Council reviews the update on development and various initiatives undertaken or tracked by the Planning Division of the Planning and Building Department. This report covers the year-to-date for 2026.

EXECUTIVE SUMMARY:

- Planning and Building staff endeavor to provide quarterly updates to Council to summarize development activity and the status of various initiatives.
- Informational highlights in this report include data showing continued robust levels of middle housing development in the city despite a difficult housing market; slower rates of multi-family development in the pipeline; and a variety of cross-departmental work related to the Comprehensive Plan Update and Sustainability Strategic Plan.
- This report does not require Council action.

BACKGROUND:

This periodic report to City Council provides a synopsis of development activity and a variety of activities being undertaken or tracked by the Planning Division. It includes the following information:

- Update to the Major Development Projects list;
- Summary of Middle Housing activity;
- Summary of City Forestry Account activity;
- Summary of active 2026-2028 Planning Work Program (PWP)¹ projects; and

¹ https://www.kirklandwa.gov/files/sharedassets/public/v/1/planning-amp-building/work-programs/adopted_2026-2028_pwp4-21-2026.pdf

- Implementation highlights for the Sustainability Strategic Plan (formerly known as the Sustainability Master Plan).

DISCUSSION/ANALYSIS:

Major Development Projects

The Major Development Projects list, included as Attachment 1, shows the status of larger construction and land use projects throughout the City that are under construction or in the development pipeline. This list is updated quarterly and posted on the Construction Projects page of the City website.² Individuals can also sign up to receive email alerts when the list is updated by searching for “Subscribe to Kirkland Email Lists”³ on the City’s website.

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 totals for all categories. The list also highlights the number of affordable housing units within each of the projects, including fractional affordable units where a payment in lieu of construction is allowed. Smaller projects, like short plats and cottage housing developments involving less than 10 new housing units, are not included because the resulting list would grow to a size that would be difficult to digest. However, all active project permits (regardless of size) can be accessed via the Kirkland Activity Map.⁴ Based on the current list of major development projects, development activity continues in Kirkland but there does appear to be reduced interest in multi-family residential and mixed-use development compared to previous years. Staff continue to be in close contact with the development community to better understand the impacts of inflation, war, high interest rates, a constrained labor market, and other factors.

Middle Housing

In March 2020, the City adopted updated regulations for 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. Interest in this type of development remains high and the table in Attachment 2 shows the number of Middle Housing units by housing type, from pre-submittal meeting applications to permit issuance, since March 2019. Cottage housing and ADU development remain high, with both individual property owners adding single ADUs and developers constructing one or two ADUs in tandem with a new single-family home. Code amendments adopted by City Council in June 2025 to implement State mandates for Middle Housing further encourage these housing typologies. Tracking of Middle Housing is undertaken as part of the Housing Dashboard⁵ developed by the Planning and Building Department and launched in August 2022. Note that the Housing Dashboard also tracks the City’s affordable housing production (compared to affordable housing targets) and provides geographic information about housing projects City-wide.

² <https://www.kirklandwa.gov/Whats-Happening/Construction-Projects>

³ <http://www.kirklandwa.gov/Government/Subscribe-to-Kirkland-Email-Lists>

⁴ <https://www.kirklandwa.gov/Home/My-Neighborhood>

⁵ www.kirklandwa.gov/Government/Departments/Planning-and-Building/Housing/Housing-Dashboard

City Forestry Account Activity

Revenues in the City Forestry Account (CFA) come from fines resulting from code enforcement cases for illegal tree removal and from fee payments in lieu of planting replacement trees during property development. CFA Funds can be requested by any City department for tree canopy restoration, tree planting and maintenance, Urban Forestry monitoring, education, or preserving wooded areas. Requests for funds are reviewed by the City's Environmental Program Coordinator and are approved if the project fits the criteria in section 95.57 of the Kirkland Zoning Code (KZC) and adequate funds are available.

The 2026 request for proposals for the use of CFA funds was issued in February. The Parks and Community Services Department, Streets and Grounds Maintenance and Surface Water Divisions in the Public Works Department, and the Planning and Building Department requested funds for 16 projects totaling just over \$200,000. All projects were able to be funded with CFA account revenues collected in 2025. Examples of projects include: continued funding of the Tree Planting Rebate program; the City Hall For All tree giveaway; the McAuliffe Park City Fruit program; Green Kirkland Partnership forest restoration projects at Crestwoods Park, Forbes Creek, and North Rose Hill Woodlands; and the partnership with Lake Washington School District to purchase trees and plants for restoration programs on school properties.

This is the last year of the three-year pilot project to fund seasonal Parks and Public Works staff for young tree watering and establishment. Data will be provided next year to identify if City tree planting numbers, survival, and health have improved with additional investment in after-care. In addition, many projects are funded for multiple years of work. Projects that are in progress from historic approvals of CFA funds include restoration at Windsor Vista Park, Juanita Bay Park, and Everest Park.

Planning Work Program

The 2026-2028 PWP was adopted by Council on April 21, 2026. The following list provides an update on activity since the last quarterly update. Task numbers noted below align with those shown in the PWP. Tasks noted are those currently in progress or recently completed.

#1: NE 85th St Station Area Plan Code Adjustments. At the May 5, 2026 meeting,⁶ Council adopted Station Area code amendments to: prohibit townhomes in a majority of the Station Area zoned for high-density mixed use development; expand the potential flexibility that can be granted through a development agreement process; and extend the affordable housing pioneer provision through December 31, 2029. This PWP task is separate from work to explore Economic Development activation strategies being led by the City Manager's Office. However, Planning staff are coordinating with the City's Economic Development Manager on that item as well. The Council also approved code changes to eliminate parking minimums in the Station Area as described in item #7.

#2: Code Enforcement Policies and Procedures. Council held a study session on these updates at the May 5, 2026 meeting.⁷ Staff is finalizing draft amendments to the Municipal Code to

⁶ https://www.kirklandwa.gov/files/sharedassets/public/v/1/city-council/agenda-documents/2026/may-5-2026/9a_business.pdf

⁷ https://www.kirklandwa.gov/files/sharedassets/public/v/1/city-council/agenda-documents/2026/may-5-2026/3b_study-session.pdf

implement Council's direction, and Council is tentatively scheduled to consider adoption of the code amendments at its June 16, 2026 meeting.

#3 Expanding Housing Opportunities for Faith-based Organization-owned Properties. Staff received initial scoping direction from Council for this project at the May 5, 2026 Council meeting,⁸ and provided a first briefing to the PC at a May 14, 2026 study session. With direction from Council and PC, staff is drafting code amendments for a program that would allow density bonuses for affordable housing on faith-owned land through an administrative process. Draft code amendments are anticipated to be further reviewed by Council and the PC in Summer 2026, with adoption by Fall.

#4: Neighborhood Plan Amendment Request (NPAR) Process Establishment. Council provided direction to staff to finalize the process for NPARs at its April 7, 2026 meeting.⁹ With adoption of the 2026-2028 PWP, Council clarified that the first round of NPAR applications should be accepted in 2028, and reviewed in 2029 – this can be further acknowledged by adding a NPAR review task to the 2027-2029 PWP (which will be considered in 2027).

#5: CBP3 Stormwater Project Support. Planning staff continues to support the Public Works Stormwater Division to fulfill requirements for a State Department of Ecology grant for a Community-based Public-Private Partnership framework. This work is primarily administrative, and it is not anticipated to include any code amendments.

#6: Housing Performance Monitoring and Reporting. Council received an update on the City's Housing Dashboard and other staff activity related to this task at its May 19, 2026 meeting.

#7: SB 5184 Parking Bill Implementation. Council adopted a "quick action" ordinance to enact the State-mandated parking minimums citywide at its April 7, 2026 meeting.¹⁰ The Council also eliminated parking minimums in the Station Area. The quick action ordinance was adopted with the understanding that a second phase of the project would be necessary to remove obsolete parking requirements throughout the Zoning Code. Staff is currently drafting code amendments to complete this second phase, with a PC public hearing anticipated in Summer 2026, and Council adoption expected in Fall 2026.

#8: HB 1096 Lot Splitting Bill Implementation. The PC held a public hearing on code amendments to implement State requirements to allow residential lot splitting at its May 14, 2026 meeting.¹¹ Council is tentatively scheduled to consider adoption of these code amendments at its June 16, 2026 meeting.

#9: Affordable Housing Requirements in Low Density Residential Zones Check-in. Council received a briefing for this check-in at its May 19, 2026 meeting and provided direction to staff to draft code amendments that would exempt from affordable housing fees the first 2,500 square feet of building space per housing unit.

⁸ https://www.kirklandwa.gov/files/sharedassets/public/v/1/city-council/agenda-documents/2026/may-5-2026/9c_business.pdf

⁹ https://www.kirklandwa.gov/files/sharedassets/public/v/1/city-council/agenda-documents/2026/april-7-2026/9f_business.pdf

¹⁰ https://www.kirklandwa.gov/files/sharedassets/public/v/1/city-council/agenda-documents/2026/april-7-2026/9d_business.pdf

¹¹ <https://kirklandwa.primegov.com/Portal/Meeting?meetingTemplateId=8094>

#10: Artificial Intelligence-based Tools for Permit Review. Staff is working on a service package, for consideration during the City's budget process, that would fund a set of AI-based permit review tools.

#11: Totem Lake Southern Industrial Subarea Visioning (Phase 1). In April 2026, the City hosted representatives from Bloxhub, an international organization focused on promoting more sustainable cities based in Copenhagen, Denmark, to analyze the existing conditions and character of the subarea – made possible through grant funding from the ScanDesign Foundation. City staff and Bloxhub representatives hosted a workshop to help envision possibilities for the area and develop a strategic framework for future planning, which included participation from residents, business owners, employees, City staff members, Councilmembers, and volunteers in the area.

#14: Urban Forestry Management Plan (UFMP) Update. Staff provided introductory briefings on the state of Kirkland's urban forest, and the UFMP update process to Council at the March 3, 2026 meeting¹² and to PC at its April 9, 2026 meeting.¹³ Council is scheduled to receive their second briefing on the UFMP update at the July 21, 2026 meeting.

#14 (previous PWP) SB 5258 Unit Lot Subdivision Implementation. Council adopted code amendments that implemented State-required legislation related to unit lot subdivisions on June 17, 2025¹⁴ Staff is currently working to complete implementation of the code amendments including updating City webpages, training internal staff on the new standards, and updating necessary procedures and process documents.

Sustainability Strategic Plan Implementation Highlights

The Sustainability Strategic Plan (SSP; formerly known as the Sustainability Master Plan)¹⁵ was adopted in December 2020. There has been an annual report on the implementation of the SSP in each year since 2021. The Year 1 (2021),¹⁶ Year 2 (2022),¹⁷ Year 3 (2023),¹⁸ Year 4 (2024),¹⁹ and Year 5 (2025)²⁰ Annual Reports show the progress on actions completed to date.

The purpose of providing quarterly highlights is to keep Council and the community apprised of actions that City staff and the community are undertaking to achieve the goals of the SSP. A snapshot of actions that are currently undergoing or have been started in Q1 or Q2 of 2026 is

¹² https://www.kirklandwa.gov/files/sharedassets/public/v/1/city-council/agenda-documents/2026/march-3-2026/9a_business.pdf

¹³ <https://kirklandwa.primegov.com/Portal/Meeting?meetingTemplateId=7951>

¹⁴ https://www.kirklandwa.gov/files/sharedassets/public/v/1/city-council/agenda-documents/2025/june-17-2025/9c_business.pdf

¹⁵ <https://www.kirklandwa.gov/files/sharedassets/public/v/1/public-works/recycling/sustainability/sustainability-master-plan-adopted-dec-2020.pdf>

¹⁶ <https://www.kirklandwa.gov/files/sharedassets/public/v/2/public-works/recycling/sustainability/2021-smp-year-one-report-card.pdf>

¹⁷ <https://www.kirklandwa.gov/files/sharedassets/public/v/2/planning-amp-building/sustainability/2022-smp-year-two-report-card.pdf>

¹⁸ https://www.kirklandwa.gov/files/sharedassets/public/v/1/planning-amp-building/sustainability/sustainability_strategic_plan_scorecard_2024.pdf

¹⁹ <https://www.kirklandwa.gov/files/sharedassets/public/v/1/planning-amp-building/sustainability/year-four-sustainability-strategic-plan-scorecard-2025.pdf>

²⁰ <https://www.kirklandwa.gov/files/sharedassets/public/v/2/public-works/recycling/sustainability/2025-sustainability-strategic-plan-annual-report.pdf>

provided in the following subsections.

Energy Supply + Emissions Actions

- Action ES 1.2 Create public/private partnerships to reduce emissions:
The City is working with Puget Sound Energy as part of the 2026 Green Power Challenge²¹ in the Kirkland community. The goal is to sign-up 300 new customers to support this effort in 2026. As of April 30, 2026 (4 months into the program) 202 new participants have signed up which translates to 67% of goal for the campaign.
- Action ES-5.2 Establish incentive program to convert existing gas appliances to energy efficient electric: The Eastside Climate Partnership (ECP) created the Energy Smart Eastside (ESE)²² heat pump program and six Eastside cities share a grant writer, program manager, home energy advisor and a fully vetted contractor network. ESE works seamlessly with Puget Sound Energy and offers stackable instant rebates; and when funds are available provides equitable access to energy efficient heating and cooling to income-qualified low-income households. This summer ESE will celebrate its 1,000th installation and over 200 of those installations have benefited Kirkland community members.

Buildings and Infrastructure

- Action BI 2.1 Build market demand for net-zero energy buildings through incentives, education, demonstration projects, partnerships and recognition: Planning and Building Staff met with Built Green (a sustainable building certification organization) which is connected to the Master Builders Association of King/Snohomish Counties to discuss promotion of the City's High Performing Building Program. Built Green staff are evaluating how to best communicate our program to their membership.
- Action BI 3.1 Create an incentive program to share energy efficiency savings in multi-family housing: Energy Smart Eastside is running a pilot program to provide energy efficiency upgrades for selected multi-family housing units throughout the Eastside.
- Action BI 4.1 Create an incentive program for energy and water efficient appliances in new and existing structures: Cascade Water Alliance (the City's water provider) has established an incentive program that pays Kirkland households that remove their lawns to reduce the water consumption related to that type of landscape. Reducing water use, especially in summer months can be an effective strategy for saving the consumer money and reducing the impact of water use that can be used for people and salmonoids. More information can be learned at Lawn Be Gone: Grass Removal.²³

Land Use and Transportation

- Action LT 1.1 Engage in a Smart Growth policy and Smart Growth zoning code scrub:
The City's parking regulations have been updated citywide to reduce the required vehicle parking spaces and establish standards for the type of bicycle parking required.

²¹ <https://www.pse.com/en/green-options/Renewable-Energy-Programs/green-power/kirkland-green-power-challenge-2026>

²² <https://www.energysmarteastside.org/>

²³ <https://cascadewater.org/water-efficiency/lawn-be-gone-grass-removal/>

These changes may result in fewer vehicle parking spaces and will also promote more usable bicycle parking infrastructure, helping to incentivize biking and other alternative modes of transportation over driving. Reducing parking requirements can also have other benefits such as reduction in embodied carbon associated with constructing new parking facilities and helping reduce the urban heat island effect created by large surface parking lots.

- Action LT 2.1 Align new pedestrian connections with the 10-Minute Neighborhood concept: The Transportation Division is continuing to look at improving pedestrian connections and the Capital Improvement Program is continuing to implement sidewalk projects as part of the Transportation Benefit District.
- Action LT 4.8 Update markings for all bicycle lanes that are not protected, consistent with current standards: The City continually tries to address these bit by bit through the annual striping program but may have to find other funding sources in the future based on the limits of the striping program.

Natural Environment + Ecosystems Actions

- Action EV 2.3 Actively involve the community in the protection of Kirkland's aquatic resources: Staff conducted educational events for Finn Hill Middle School and Kirkland Middle School, introducing students to the stormwater system and educating them on how pollution in our neighborhoods can reach Lake Washington. The City is in the process of developing several Yard Smart projects which will divert water out of the storm system and reduce flooding in Kirkland creeks. Staff installed Rainworks artwork at Kirkland City Hall and Finn Hill Middle School that highlights the importance of good water quality. The artwork was revealed and celebrated with the Kirkland Council on April 21, 2026 for Earth Day.
- Action EV 5.2 Grow the Green Kirkland Partnership volunteer force at a rate that meets or exceeds the City's population growth: Staff are currently onboarding new Stewards from spring training,
- Action EV 5.3 Contract a year-round Washington Conservation Corps crew to work in critical areas in all City parks and natural areas: The City applied for a 2026-2027 Washington Conservation Crew to start when the current crew finishes in September.
- Action EV 10.7 Identify and prioritize climate-resilient tree species for public/private tree planting programs: As part of the UFMP information gathering, climate readiness for Kirkland's public trees is being analyzed and will be reported on in July. Interest in the tree rebate program run by the surface water department has increased this year and requests have already surpassed 2025 totals. Further detail will be provided with annual Urban forestry updates

Sustainable Governance Actions

- Action SG 1.8 Develop a Plan in CIP for all city facilities to meet 25% energy reduction goal by 2030 and 45% by 2050: The City is participating in Puget Sound Energy's Commercial Services Energy Management (CSEM) program to help support energy efficiency strategies. An audit was completed in 2026 to identify energy savings

opportunities at the Kirkland Justice Center. Recommendations from the audit will be incorporated into the Facilities work plan.

Action SG 1.9 Develop water and energy efficiency standards for acquired facilities. If standards are not met, retrofit to achieve standards: Energy Use Intensity (EUI) standards are established for each building in the City's portfolio and EUI's are monitored Using EnergyStar's Portfolio Manager program to ensure energy efficiency opportunities are identified in a timely manner.

Sustainable Materials Management Actions

- Action SM 1.2 Reduce consumer use of common single-use items: The Eastside Reuse Partner Cities are utilizing King County 2026-2027 grant funds to coordinate the development of a short video campaign addressing the barriers to reuse at coffee shops. This campaign is a continuation of the Eastside Partners' behavior change and social marketing campaign aiming to reduce the utilization of single-use items.
- Action SM 1.3 Improve waste prevention and recycling in City operations, facilities, and at sponsored events: The City is developing a program and application process to evaluate and support the provision of durable dishes and utensils, and reduction of single use items, at City events.
- Action SM 4.7 Increase multi-family and commercial recycling: Partnered with Waste Management to conduct ongoing outreach with multifamily properties with the goal to reduce waste, increase recycling, and track progress.
- Action SM 5.1 Develop infrastructure and increase outreach and incentives to increase recycling of organics: In 2026, the Solid Waste Team utilized Department of Ecology Grant funds derived from Local Solid Waste Financial Assistance (LSWFA) to contract a consultant to conduct business engagement with a primary goal of increasing organics recycling.

Sustainable Business Actions

- Action SB 1.3 Provide hands-on technical assistance to potential pollution generating businesses to reduce pollution entering the stormwater system: The City hosted a free leaking vehicle inspection between May 4 - May 7 as a pilot program for Kirkland. The effort was conducted in partnership with Lake Washington Tech (LWTech) Auto Repair school, City of Kirkland, BEA Environmental (contractor for COK), and Department of Ecology. LWTech students inspected 37 vehicles, and the City of Kirkland offered 23 \$250 vouchers for leaking vehicles to get repaired at three participating local auto shops.

Healthy Community Actions

- Action HC 4.1 Increase efficiency of water fixtures through incentive programs, education, legislation and partnerships: Cascade Water Alliance has an incentive program available for Kirkland Water Utility Customers that provides free water efficiency fixtures.

- Action HC 4.3 Intensify water conservation effort through public/private partnerships and outreach and education: In 2026, Cascade Water Alliance is coordinating its outreach efforts with the City in an effort to increase awareness of water conservation. Cascade will send a billing insert to Kirkland Water Utility Customers on water conservation in June and July.
- Action HC 6.1 Hire or contract a homelessness and housing outreach specialist to connect unhoused residents to services and housing: In addition to hiring a Homeless Outreach Coordinator in 2023, two additional positions were created and filled: Human Services Supervisor – specifically overseeing homeless services – and the Homelessness and Continuum of Care Acton Plan Housing Navigation Coordinator – supporting unhoused and vulnerable residents connect to housing resources.
- Action HC 6.2 Secure funding for more shelter and day center services for all groups experiencing homelessness on the Eastside. Under the direction of the City Manager and approved by City Council, City staff completed a Homelessness Continuum of Care Action Plan that includes exploring the expansion of emergency shelter and day center capacity on the Eastside.
- Action HC 11.6 Monitor local and sub-regional job types, wages and housing costs to ensure housing stock is affordable to employees of local businesses and congestion is reduced: In 2026, the City of Kirkland is collaborating with the University of Washington's new Housing Futures Center on the Center's inaugural statewide research initiative to develop a housing dashboard for every jurisdiction in Washington. This work will increase the frequency and accuracy of data collection by automating ongoing dashboard updates. This will reduce the amount of staff time required to compile baseline data and allow staff to focus on developing more advanced performance models. As an early partner, Kirkland will also benefit from the Center's broader research capacity as it expands its statewide housing analysis in future years.

NEXT STEPS:

None.

ATTACHMENTS:

Attachment 1 – Major Projects Development Project List
Attachment 2 – Middle Housing Summary

City of Kirkland
Major Development Projects
REVISED: 03/31/2026

1. Projects Under Construction

Project	Location	Neighborhood	Total Res. Units	Affordable Units***	Office Sq. Ft.	Comm. Sq. Ft.	Institutional Sq. Ft.	Hotel Rms.	Planner
Emerson School Rebuild (IIB)	10903 NE 53rd St	Central Houghton					50,000		Leavitt
Lake Washington High School Baseball Field Renovation & Lighting (IIB)	12033 NE 80th St	South Rose Hill							Leavitt
Motel 6 Studio Conversion	12010 120th Pl NE	Totem Lake	125	12.5					Rubardt
Foundry at Totem Lake	12700 NE 124th St	Totem Lake	453	45.3		12,766			Anderer
Central Peak Mixed Use	177 Central Way	Moss Bay	26	N/A - Zone		4,000			Leavitt
Fire Station 24 Training Facility	9824 NE 132nd St	Juanita							Wilkinson
Lake House Apartments	12233 NE Totem Lake Way	Totem Lake	203	20.3		2262			Anderer
Genesis of Kirkland Addition	11930 124th Ave NE	Totem Lake				630			Kaiser
La Quinta Permanent Supportive Housing	10530 Northup Way	Lakeview	103	103					Lopez
Bright Beginnings Kids Tenant Improvement	6615 132nd Ave NE	Bridle Trails				700			Rubardt
Lake Washington Institute of Technology Early Learning Center	11605 132nd Ave NE	North Rose Hill					7,670		Leavitt
Musa Testing Facility Tenant Improvement & Chiller Plant Yard	12528 135th Ave NE	Totem Lake							Leavitt
Juanita Townhomes	14237 73rd Ave NE	Finn Hill	12	1.2					Milliken
Modera Bridle Trails (DRB)	13033 NE 70th Pl	Bridle Trails	368	37		6,700			Leavitt
Parkshore Juanita Bay Senior Apartments (DRB)	11853 97th Ave NE	Juanita	50	5					Anderer
Eye & Contact Lens Center Rebuild (DRB)	601 Market St	Market	1	N/A - Size		1,137			Milliken
Orcas Moon Cottages (IIA)	420 20th Ave	Juanita	14	1					Milliken
Monarch Boutique	132 Central Way	Moss Bay				1,797			Milliken
Lake Washington Institute of Technology Center for Design	11613 132nd Ave NE	North Rose Hill					49,645		Leavitt
Fire Station 26 Remodel and Addition	9930 124th Ave NE	North Rose Hill					450		Milliken
1009 Market Office (IIA)	1009 Market St	Market			5,387				Leavitt
PSE Sammamish-Juanita 115 kV (IIA)	Totem Lake-Juanita	Totem Lake/Juanita							Anderer
Kirkland CKC Townhomes (DRB)	10801 & 10809 120th Ave NE	Totem Lake	121	N/A - Zone		1,600			Cotchett
Kirkland Heights Apartments Renovations, Additions & New Buildings	13228 NE 133rd St	Kingsgate	96	96					Aldridge
Northshore Utility District Grinder Pump Station Upgrade (IIA)	13613 62nd Ave NE	Finn Hill							Wilkinson
Senderos Townhomes	13220 NE 126th Place	Totem Lake	60	6					Leavitt
Kirkland Urban South Mixed Use (DRB)	200 Peter Kirk Ln	Moss Bay			250,000	60,000			Guter
Subtotal:			1,632	327.3	255,387	91,592	107,765	0	

2. Building Permits Issued; No Construction

Project	Location	Neighborhood	Total Res. Units	Affordable Units***	Office Sq. Ft.	Comm. Sq. Ft.	Institutional Sq. Ft.	Hotel Rooms	Planner
ABC Learning Center Tenant Improvement	10623 NE 68th St	Central Houghton							Carter
Chevron Car Wash Rebuild	9800 NE 116th St	Juanita				2725			Milliken
Subtotal:			0	0.0	0	2,725	0	0	

3. Building Permit Applications In Review

Project	Location	Neighborhood	Total Res. Units	Affordable Units***	Office Sq. Ft.	Comm. Sq. Ft.	Institutional Sq. Ft.	Hotel Rooms	Planner
Kirkland Community Iceplex	6920 116th Ave NE	Bridle Trails				109,341			Wilkinson
Emler Swim School Tenant Improvement	14440 124th Ave NE	Kingsgate							Zheng
Morning Rays Children's Academy Tenant Improvement	12217 NE 116th St	North Rose Hill							Yardley
Rose Hill Townhomes	8405 128th Ave NE	South Rose Hill	89	9		3,000			Leavitt
Cascadia Padel Club	121 10th St S	Everest				16,191			Vellapandian
Swyft Mixed Use (DRB)	11919 NE 128th St	Totem Lake	306	30.6	54,000				Anderer
Subtotal:			395	39.6	54,000	128,532	0	0	

4. Zoning Permit Approved-No Building Permit Application

Project	Location	Neighborhood	Total Res. Units	Affordable Units***	Office Sq. Ft.	Comm. Sq. Ft.	Institutional Sq. Ft.	Hotel Rooms	Planner
Northwest University Davis Building Change of Use (IIB)	5710 108th Ave NE	Central Houghton							Leavitt
Woodinville Water District Reservoir Replacement	13006 NE 144th Pl	Kingsgate							Wilkinson
Evergreen Health Master Plan Update (IIA)	12040 NE 128th St	Totem Lake					550,000		Leavitt
Kirkland Urban Phase 3 (DRB)	555 Uptown Ct	Moss Bay			185,000	15,000			Leavitt
Northwest University Master Plan (IIB)	5520 108th Ave NE	Central Houghton					175,060		Leavitt
Holy Family Master Plan - parking, play areas, church expansion (IIB)	7355 120th Ave NE	South Rose Hill					3,322		Leavitt
Subtotal:			0	0	185,000	15,000	728,382	0	

5. Zoning Permit Applications Under Review

Project	Location	Neighborhood	Total Res. Units	Affordable Units***	Office Sq. Ft.	Comm. Sq. Ft.	Institutional Sq. Ft.	Hotel Rooms	Planner
International Community School Enrollment Cap Amendment (IIB)**	11133 NE 65th St	Central Houghton							Leavitt
Clarke ROW Vacation**	131xx 62nd Ave NE	Finn Hill							Anderer
GNI Building	11644 NE 80th St	South Rose Hill	6	0.6					Milliken
Subtotal:			6	0.6	0	0	0	0	

6. Projects in Pre-Permit Review

Project	Location/Description	Neighborhood	Total Res. Units	Affordable Units***	Office Sq. Ft.	Comm. Sq. Ft.	Institutional Sq. Ft.	Hotel Rooms	Planner
9049 NE Juanita Drive Condominiums	9049 NE Juanita Dr	Juanita	12	1.2					Anderer
Slate Peak	672 7th Ave	Norkirk	30	3		2,300			Kaiser
Juanita High School Fieldhouse Upgrades	10601 NE 132nd St	Juanita					15,100		Leavitt
Brown Bear Carwash - Rite Aid Conversion	12421 Totem Lake Blvd NE	Totem Lake							Kaiser
Kirkland South Water Tower Replacement	13013 NE 65th St	Bridle Trails							Vellapandian
Kirkland Apartments at Slater Ave NE	11007 Slater Ave NE	North Rose Hill	52	N/A - Zone					Carter
Lake Washington Condominiums	6215 Lake Washington Blvd	Lakeview	10	1					Vellapandian
122nd Avenue Condos	8245 122nd Ave NE	South Rose Hill	5	0.5					Anderer
East Senderos Townhomes	NE 126th Pl & 135th Ave NE	Totem Lake	26	2.6					Leavitt
Market Street Townhomes	721 Market St	Market	4	0.4					Anderer
126th Avenue Townhomes	8519 & 8523 126th Ave NE	North Rose Hill	14	1.4					Anderer
Clark Property Mixed Use	1715 Market St	Market	8	1	4,357	900			Milliken
Eastside Prep Impact Center (DRB)	10406 & 10408 NE 37th Circle	Lakeview					32,000		Kaiser
Kamiakin Middle School Replacement (IIB**)	14111 132nd Ave NE	Kingsgate					151,000		Leavitt
Marina Park Dock & Shoreline Renovations	70 Kirkland Ave	Moss Bay							Wilkinson
Subtotal			161	11.1	4,357	3,200	198,100	0	

SUMMARY:			Residential Projects (Units)	Affordable Units	Office Projects (Sq. Ft.)	Commercial Projects (Sq. Ft.)	Institutional Projects (Sq. Ft.)	Hotel Projects (Rooms)
1. Under Construction			1,632	327.3	255,387	91,592	107,765	0
2. Building Permits Completed; No Construction			0	0.0	0	2,725	0	0
3. Building Permit Appl. In Review			395	39.6	54,000	128,532	0	0
4. Zoning Permit Approved, No Building Permit Application			0	0.0	185,000	15,000	728,382	0
5. Zoning Permit Appl. Under Review			6	0.6	0	0	0	0
6. Projects in Pre-Permit Review			161	11.1	4,357	3,200	198,100	0
TOTAL			2,194	378.6	498,744	241,049	1,034,247	0

New items highlighted with red text.

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

*** Payment in lieu of construction of affordable housing units is allowed for fractional required units less than 0.66

Prefixes/Processes Index:

(I)- Process I: Planning Director decision, appealable to the Hearing Examiner

(I*) – Process I: Planning Director decision, appealable to the City Council

(IIA) – Process IIA: Hearing Examiner decision, appealable to the City Council

(IIB**) – Process IIB: Hearing Examiner hearing, City Council decision

(ADR) – Administrative Design Review, Planning Official decision- not appealable

(DRB) – Design Review Board decision, appealable to the Hearing Examiner

**City of Kirkland
Middle Housing
Revised: 3/1/2026**

	March 2019 – February 2020	March 2020 – February 2021	March 2021 – February 2022	March 2022 – February 2023	March 2023 – February 2024	March 2024 – February 2025	March 2025 – February 2026
ADUs							
Presubmittal Meetings	5	25	20	17	22	36	24
Building Permits Applied	23	56	52	99	91	63	74
Building Permits Issued	28	18	24	47	77	86	53
Cottages							
Presubmittal Meetings	2 (8 Units)	24 (125 Units)	21 (95 Units)	33 (109 Units)	29 (116 Units)	43 (153 Units)	34 (143 Units)
Building Permits Applied	1 (14 Units)	5 (22 Units)	26 (96 Units)	18 (69 Units)	17 (63 Units)	25 (102 Units)	27 (111 Units)
Building Permits Issued	1 (6 Units)	1 (2 Units)	9 (41 Units)	13 (55 Units)	16 (65 Units)	16 (55 Units)	29 (111 Units)
2/3 Unit Homes							
Presubmittal Meetings	0	2 (5 Units)	3 (23 Units)	3 (16 Units)	3 (10 Units)	3 (12 Units)	4 (16 Units)
Building Permits Applied	0	1 (3 Units)	2 (12 Units)	2 (7 Units)	1 (2 Units)	3 (15 Units)	1 (2 Units)
Building Permits Issued	0	0	0	1 (3 Units)	5 (16 Units)	2 (8 Units)	1 (2 Units)