



City of Kirkland
Planning and Building Department
123 Fifth Avenue, Kirkland, WA 98033
www.kirklandwa.gov - 425-587-3600



City of Kirkland Notice of Application

Emerson Master Plan, Case No. [ZON25-00491](#)

(An electronic copy of this notice is available at:

www.kirklandwa.gov/Government/Departments/Planning-and-Building/Planning-Public-Notices)

Proposal: Tammy Chuang, the applicant for Lake Washington School District, is requesting approval of an amendment of the existing Master Plan for the Emerson Campus. The proposed project includes the construction of a new, 2-story, approximately 50,000 GSF public education building. The project will demolish the existing Emerson building and portable classroom building. The existing gym and Northstar Middle School will remain in place. Site improvements include new landscaped areas, new vehicle and pedestrian circulation, parking, service and utility yard, and geothermal loop. Enrollment for Emerson High School would increase by 167 students to a total of 345 students. The application was received by the City on July 11, 2025 and was deemed complete on August 13, 2025.

Location: [10903 NE 53RD ST](#)

Neighborhood: Central Houghton

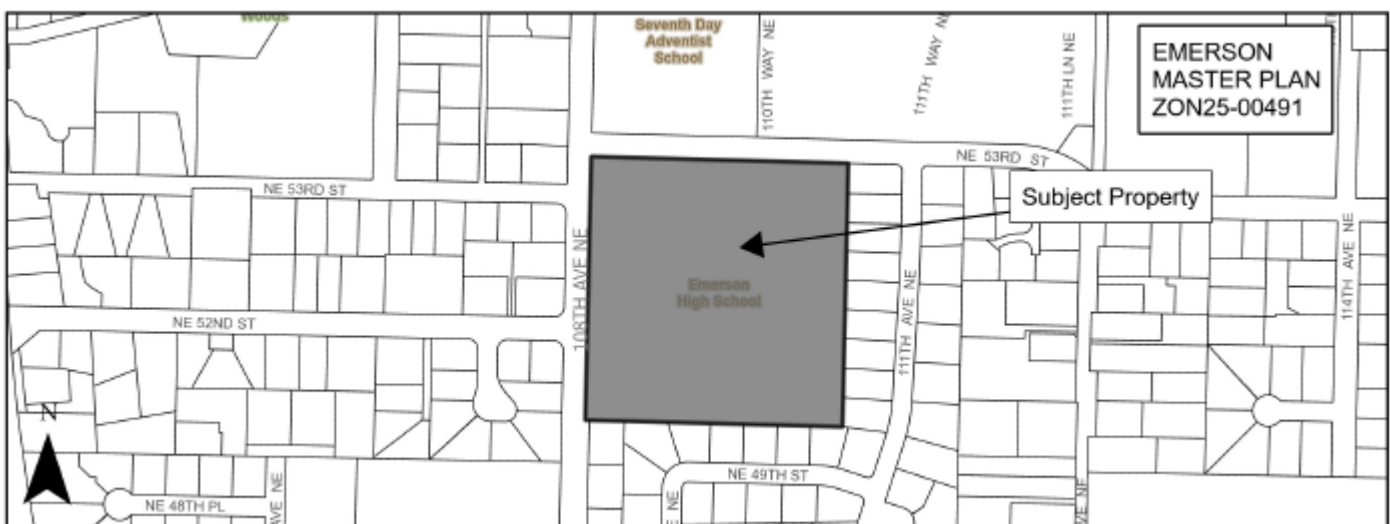
Review Process: The decision on this application will be made by the City Council, based on a recommendation from the City's Hearing Examiner. The process involves an opportunity for public comment in writing or at a public hearing to be held by the Hearing Examiner. Prior to the hearing, the Planning and Building Department will prepare a staff report making a recommendation on the application. Following the hearing, the Hearing Examiner will make a recommendation to approve, modify or deny the application. The City Council will make a decision on the application based on the recommendation of the Hearing Examiner and the record of comments and information provided to the Hearing Examiner. The decision will be based on whether the application complies with Kirkland's Zoning Code and other applicable codes. **A hearing date has not yet been set. Notice of the hearing will be given at least 14 days before the hearing**

Public Comment: Written comments received prior to 5 PM on September 18, 2025 will be considered by the Planning and Building Department in preparing its recommendation and staff report to the Hearing Examiner. Written comments may be submitted to the Hearing Examiner at any time before the close of the public hearing. Oral comments may be provided at the hearing. Those who provide written or oral comments before the close of the public hearing, will receive a copy of the Hearing Examiner's recommendation for a IIB Permit. Others may obtain copies from the Planning and Building Department. **Send written comments to project planner Tony Leavitt 123 Fifth Avenue, Kirkland, WA 98033 or to email address tleavitt@kirklandwa.gov. Please indicate your name, mailing address and e-mail address and refer to permit number ZON25-00491.**

APPEALS: The City Council's decision is the final decision of the City. Judicial review may be requested pursuant to state law.

For More Information: For more information about this application, please contact project planner, Tony Leavitt, City of Kirkland Planning and Building Department at 425-587-3253 or tleavitt@kirklandwa.gov. (Additional information, including the proposed project drawings and technical and environmental documents, is available at www.mybuildingpermit.com). Application materials are contained in the official file in the Planning and Building Department, 123 Fifth Avenue, Kirkland and may be requested from the project planner.

Publishing Date: August 21, 2025





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English:

To request information from this document in English, please contact the Title VI Coordinator at titlevicoordinator@kirklandwa.gov or 425-587-3831.

Chinese, simplified:

如需此文件中信息的简体中文 版本，请发送电子邮件至 titlevicoordinator@kirklandwa.gov 或拨打 425-587-3831 联络 Title VI 协调员。

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Spanish:

Para pedir información sobre este documento en español, comuníquese con el coordinador del Título VI escribiendo a titlevicoordinator@kirklandwa.gov o llamando al 425-587-3831.

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Korean:

해당 (언어)로 이 서류의 정보를 요청하려면, 타이틀 VI 코디네이터 타이틀 VI 코디네이터.

[여기](mailto:titlevicoordinator@kirklandwa.gov) titlevicoordinator@kirklandwa.gov 또는 425-587-3831로 연락하십시오.

Vietnamese:

Để yêu cầu thông tin từ tài liệu này bằng Tiếng Việt, vui lòng liên hệ với Điều Phối Viên Tiêu Đề VI theo địa chỉ titlevicoordinator@kirklandwa.gov hoặc theo số 425-587-3831.

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