Council Meeting: 07/20/2021 Agenda: Other Items of Business

Item #: 8. h. (1).



MEMORANDUM

To: Kurt Triplett, City Manager

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

Jeremy McMahan, Deputy Director of Planning and Building

Dawn Nelson, Planning Manager

Date: July 6, 2021

Subject: MAJOR DEVELOPMENT PROJECT LIST AND PLANNING WORK PROGRAM

STATUS UPDATE

RECOMMENDATION

It is recommended that the City Council receives 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 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. Presubmittal meeting requests for developments ranging from single-family home additions to small short plats for new single-family homes, to large commercial and multifamily developments are being submitted at extremely high rates. To date this year, 110 presubmittal meeting applications have been received, compared to 55 in same time period for both 2019 and 2020.

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. Because interest in this type of development remains high, it is the focus of this summary for the second quarter in a row.

The following table shows the number of applications, from presubmittal meeting applications to permit issuance, for Missing Middle Housing types over the last three years as well as the first four months of this year.

	March 2021 – June 2021 (1/3 Year)	March 2020 – February 2021	March 2019 – February 2020	March 2018 – February 2019				
ADUs								
Presubmittal Meetings	8	25	5	6				
Building Permits Applied	12	56	23	43				
Building Permits Issued	7	18	28	36				
Cottages								
Presubmittal Meetings	11 (40 Units)	24 (125 Units)	2 (8 Units)	0				
Building Permits Applied	8 (27 Units)	5 (22 Units)	1 (14 Units)	1 (6 Units)				
Building Permits Issued	1 (4 Units)	1 (2 Units)	1 (6 Units)	0				
2/3 Unit Homes								
Presubmittal Meetings	3 (23 Units)	2 (5 Units)	0	0				
Building Permits Applied	0	1 (3 Units)	0	0				
Building Permits Issued	0	0	0	0				

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 16 months 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). The next update of the PWP is scheduled for January, 2022. 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.

Since the last quarterly update, The City Council has:

- Approved the revised scope and schedule for the Station Area Plan (#8), adding a new task not reflected in the PWP to conduct a Community Benefit and Fiscal Impact Analysis
- Approved the revised June Alternatives for the Station Area Plan (#8) that move forward for further analysis
- Approved the Urban Forestry Six Year Work Plan (#13)
- Approved the Phase 1 Bridle Trails Community-Initiated Amendment Request (#19), allowing the study to move to Phase 2
- Restarted Council review of the Tree Code Amendments (#1)

Since the last quarterly update, the Planning Commission has:

- Kicked off work on the Moss Bay and Everest Neighborhood Plans (#20)
- Reviewed potential Sustainable Code Amendments based on the Sustainability Master Plan (#32)
- Provided recommendations to Council on revised June Alternatives for the Station Area Plan (#8)
- Reviewed the Planning Commission Rules of Procedure with direction to staff on updates
- Held a joint meeting with the Houghton Community Council to receive an update on implementation of ADU and Missing Middle Housing codes (#11)

Regarding ADU and missing middle housing, staff is working on FAQs and guidance documents to help developers and homeowners understand the opportunities. We will also be starting work on marketing materials and videos to raise the community awareness of these development options. Regarding creating more equitable and inclusive processes and outcomes with our planning initiatives (#18), we are actively using the Station Area Plan and Neighborhood Plans as testing grounds for improving our processes. Staff is very excited to see the awareness and enthusiasm in the community to help us address past deficiencies. As noted in the last quarterly report, this PWP item is not so much a project as it is a journey with no completion date.

It should be noted that some PWP initiatives (e.g. #21 - Geo Hazard Updates, #32 - Sustainable Code Amendments), have been slowed or paused as we have reallocated some staff resources on the Long Range Planning Team to assist the Current Planning Team manage building and land use permits in the wake of significant staff turn-over and high permit volumes.

ATTACHMENTS

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

1. Projects Under Construction									
Project	Location 8505 132nd Ave NE	Neighborhood North Rose Hill	Total Res. Units	Affordable Units 13.5	Office Sq. Ft.	Comm. Sq. Ft.	Inst. Sq. Ft.	Hotel Rms.	Planner
Continental Divide Mixed Use (DRB) Eastside Prep Middle School Addition (ADR)	10632 NE 37th CIR 200 Peter Kirk Ln	Lakeview Moss Bay	133	13.5	250,000	60.000	3,685		Leavitt Duffy
Kirkland Urban South Mixed Use (DRB) Plaza at Yarrow Bay Pavilion	10220 NE Points Dr	Lakeview			250,000	60,000 1,865			Guter Leavitt
Voodlands Reserve Townhomes Steeple Rock (5th Avenue Condos)	12236 & 12246 Juanita Dr NE 315 & 321 5th Ave	Finn Hill Norkirk	31 15	2.6					Wilkinso Duffy
ake Street South Mixed Use (DRB) facilisori Pizza Expansion	140 Lake St S 11640 98th Ave NE	Moss Bay Juanita	140	N/A - Zone		5,000 1,035			Guter Blake
RMKCCA Office Bidg fark Twain Elementary School Library and Classroom Addison	509 6th St S 9525 130th Ave NE	Everest North Rose Hill			136,000		11,274		Cilluffo
Rose Hill Elementary School Classroom Addition	8044 128th Ave NE 12434 NE 60th St	South Rose Hill					20,708		Leavin
ten Franklin Elementary School Classroom Addition ine Station 24 Replacement	9824 NE 132nd St	Bridle Traits Juanita					12,486 12,000		Leaviti Andere
Girkland Urban South Parking Garage (DRB) Simonda Road Plat (IIA)	200 Peter Kirk Ln 9527 NE 144th Pl	Moss Bay Finn Hill	12	N/A - SF					Guter Barnes
Foten Lake Park (f) sake Washington High School Gymnasium Addition (IIS)	12031 & 12207 NE Totem Lk W 12033 NE 80th St	Totem Lake South Rose Hill					20,000		Guter
RM Townhomes (I) intend Way Movel Use (DRB)	340 3rd Ave S 410 Kirkland Way	Moss Bay Moss Bay	3 171	N/A - Size 17.1		20,000			Aldridge Guter
501 Lakeview Drive Office	5501 Lakeview Drive 203 5th Ave	Lakeview Norkirk	3	N/A - Size	46,075				Lauinge
th Ave Townhomes ID Homes Cottages (I)	11229 NE 116th St	Juanita	6	N/A - Size					Zike
tartell's Mixed Use (DRB) 22nd Place Townhomes	312 Central Way 7831 NE 122nd Pl	Moss Bay Finn Hill	70 16	N/A - Zone 1.6		16,415			Leavin
ake Washington High School Addition (IIB**) ade Residences Apartments (DRB)	12033 NE 80th St 11903 NE 128th St	South Rose Hill Totem Lake	136	14			64,500		Geitz Guter
302 Market Office (ADR) Solhand Residences	1302 Market St 8803 112th Ave NE	Norkirk Highlands	3	N/A - Size	9,298				LeRoy Blake
lisbridge Project - Senior Housing (ADR)	11729 NE 118th St 12560 120th Ave NE	Totem Lake Totem Lake	153	15.3					Lauinge
fillage @ Totern Lake Phase II - Residential (DRB) Jisbridge Project - East Apartment Building (ADR)	11723 NE 117th Ct	Totem Lake	205	N/A - Zone 20.5					Guter Lauinge
tridestone Subdivision & Rezone (IIB) usnita High School Rebuild (IIB)	4604 116th Ave NE 10601 NE 132nd St	Bridle Trails Juanita	35	N/A - SF			217,000		Goble Leavit
Srbland VII Townhomes (ADR)	1313 Market St 431 7th Ave S	Market Moss Bay	9	1 2					Barne: Lauinge
areze Residential (DRB)	11801 NE 116th St 12560 120th Ave NE	Totem Lake Totem Lake	82	5		86.787			Leavit
filiage @ Totem Lake Phase II - Commercial (DRB) liebridge Apartments & Senior Housing - 118th extension	11725 NE 118th St	Totem Lake				00,707			Guter Lauinge
Ferdant Duplexxxx Convanion PUD (IIB)	7845 NE 122nd PI 11431 NE 116th St	Finn Hill South Juanita	10 27	1 N/A - SF					LeRoy Barne:
040 Juanita Apartmenta alvenirer Hotel	9040 Juanita Drive 10830 NE 68th St	Finn Hill Everest	12	2		600		10	Leavit Geitz
Subtotal:			1,941	97.6	445,273	191,702	361,653	10	-
2. Building Permits Issued; No Construction									
Project	Location	Neighborhood	Units	Affordable Units	Office Sq. Ft.	Comm. Sq. Ft.	Inst. Sq. Ft.	Hotel Rooms	Planne
32nd Square Park Restroom	13101 NE 132nd St 13101 NE 132nd St	Kingsgate Kingsgate					600		Andere
32nd Square Park Renovation Irink Park Shoreline Renovation	555 Lake St S	Moss Bay							Andere
otem Lake Connector Ped. Bridge eriton Spur Park - Google CKC Improvements	124th/124th 602 5th PI S	Totem Lake Everest							Guter
Ford of Kirkland - Surface Planking Expansion Ith Street Office	11680 Slater Ave NE 620 5th Ave S	North Rose Hill Everest			49,147				Leavit
Insuge Commercial Building (ADR) Otem Lake Retail (ADR)	11834 NE 90th St 12700 116th Ave NE	North Rose Hill Totem Lake				4,800 6,450			Geitz
oten take Netal (ADN) Subtotal:			0	0.0	49,147	11,250	600	0	Land
3. Building Permit Applications In Review Project	Location	Neighborhood	Units	Units	Office Sa Ft	Comm. Sq. Ft.	Inst Sn Ft	Hotel Rooms	Planne
Sylstra Office Building	229 8th St S 503 2nd Ave S	Everest Moss Bay	13	1.3	34,731				Andere
03 2nd Ave S Townhomes Irata @ Totem Lake	12410 NE Totem Lake Way	Totem Lake	125	12.5					Duffy Cilluffo
th Avenue Townhomes talway Office Building	453 4th Ave S 299 8th St S	Moss Bay Everest	3	N/A - Size	28,000				Aldridge Cilluffs
icugition Office (DRB) urco AM/PM Rebuild (ADR)	6700 108th Ave NE 11450 NE 124th St	Houghton Totem Lake			8,700	2,635			Cilluffo
fark Twain Elementary School Gym Addition (IIB)	9525 130th Ave NE	North Rose Hill				2,000	6,245		Leavit
Rose Hill Elementary School Core Addition (IIB) Ben Franklin Elementary School Gym Addition (IIB)	8044 128th Ave NE 12434 NE 60th St	South Rose Hill Bridle Trails					3,760 4,601		Leavin
Salu Apertments (formerly Ernerald Mixed Use) (DRB) //irra Townhomes (DRB)	10930 116th Ave NE 203 1st Ave S	Totem Lake Moss Bay	140 22	14 N/A - Zone					Leaviti Blake
Sea Dental Care (ADR) .ake House Apartments	914 Market St 12233 NE Totem Lake Way	Norkirk Totem Lake	1 197	20	1,800	2262			Cotche: Andere
fonda Vehidle Storage Lot Eastrail Confidor Gravel Trail Improvements	12633 Willows Rd NE	Totem Lake Totem Lake							Leavit
Slater Avenue Mixed Use Site Improvements (DRB)	12055 Slater Ave NE	Totem Lake							Leavit
IE 75th Street Cottages Coh Apartments	12029 NE 75th St 11929 100th Ave NE	South Rose Hill Juanita	7	N/A - Size 0.6					Dutty Goble
Petco/Medison Rosehill Mixed Use (DRB) nstyle Mixed Use Building	12040 NE 85th St 13604 100th Ave NE	North Rose Hill Juanita	870 21	87 2.1		84,000 4,859			Leavit Dutty
Nebb Building Renovation (DRB) Aoss Bey Shell Car Wash (ADR)	89 Kirkland Ave 406 Central Way	Moss Bay Moss Bay							Cotche Blake
Proas Moon Cottages (UA) Raindon Flat Parking Expansion (IIB)	104xx Forbes Creek Dr 13110 NE 126th St	Juanita Totem Lake	14	- 1					Lauinge Barnes
Subtotal:			1,420	138.5	73,231	93,756	14,606	0	Darries
Zoning Permit Approved-No Building Permit Application Project	Location	Neighborhood	Units	Affordable Units	Office Sa. Ft.	Comm. Sq. Ft.	Inst. Sq. Ft.	Hotel Rooms	Planne
Evoke Waterfront Condos (I)	6211 Lake Wa Blvd	Lakeview	9	N/A - Zone					Lauing
009 Market Office Variance (IIA)** Iorthwest University Master Plan (IIB)	1009 Market St 5520 108th Ave NE	Market Central Houghton			5,387		175,060		Leavit Leavit
SDR Kirkland 14 Townhomes (ADR) Astronics (IIB)	207 8th Ave West 12960 141st Ave NE	Market Totem Lake	6	0.6	133,800				LeRoy Barne:
foly Family Master Plan - perking, play areas, church expansion (IIB)	7355 120th Ave NE	South Rose Hill	45		470 407		3,322		Leavit
Subtotal:			15	0.6	139,187	0	178,382		
5. Zoning Permit Applications Under Review		I		Attordable				Hotel	
Project spen Homes Townhomes (ADR)	Location 1720 Market St	Neighborhood Market	Units 8	Units 1	Office Sq. Ft.	Comm. Sq. Ft.	Inst. Sq. Ft.	Rooms	Planne
ee Johnson Relocation (ADR)	12545 135th Ave NE 555 Uptown Ct	Totem Lake Moss Bay	_		185,000	180,029 15,000			Leavit
Rindand Urban Phase 3 (DRB) Rindand Marina Boat Rental	70 Kirkland Ave	Moss Bay			100,000	000,01			Leavit Andere
Natershed Cottages Slater Mixed Use (DRB)	4559 112th Ave NE 12055 Slater Ave NE	Houghton Totern Lake	8 486	N/A - Size 48.6		20,041			Aldridg Leavit
(00th Avenue NE Comidor Improvements (I) PSE Sammamish-Juanita 115 kV (IBA)	NE 132nd St to NE 145th St Totem Lake-Juanita	Juanita Totem Lake/Juanita					L		Andere
Subtotal:			502	49.6	185,000	215,070	0	0	
3. Projects in Pre-Permit Review									
project	Location/Description	Neighborhood	Units	Attordable Units	Office Sq. Ft.	Comm. Sq. Ft.	Inst. Sq. Ft.	Hotel Rooms	Planne
Typy Fiber Office Type & Contact Lens Center Rebuild	212 & 230 Market St 501 Market St	Market Market	1		40,000	1,156			Leavit
	11837 NE 112th St 595 Kirkland Way	Totem Lake Moss Bay	10	1		27,633			Cilluffo Aldridge
lagerty Garage & Social Club (DRB)		-,	285	28.5					Guter Blake
lagerty Garage & Social Club (DRB) egacy Townhomes otem Lake Multifamily - Swift Assemblage (DRB)	11919 NE 128th St	Totem Lake Everest					-		Cotche
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		Significant Staff Implementation	plementation			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.
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												
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 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												
20	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	10%	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	10%	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	10%	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												