

Appendix I

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APPENDIX I

REASONABLY FORESEEABLE FUTURE PROJECTS IN THE STUDY AREAS

No Action Alternative and Action Alternative 1

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

Capital Projects in Design or Construction

- 100th Avenue Northeast Corridor Improvements
- 108th Avenue Northeast transit queue jump
- 124th Avenue Northeast Improvements
- 126th Avenue Northeast water quality improvement
- 132nd Square Park Redevelopment and Stormwater Retrofit
- 5th Avenue South & 8th Street South water main
- Annual Striping Program
- CKC Crossing at 132nd Ave NE
- Eighth Avenue West water and sewer main upgrades
- Elementary School Walk Route Enhancements
- Fire Station 27
- Goat Hill Drainage
- Intelligent Transportation Systems
- Juanita Drive Corridor Improvements
- Lake Street Pedestrian Scramble
- Marina Park Dock and Shoreline Renovations
- NE 132nd Street to Juanita High School Right Turn Lane
- Neighborhood Greenways (North Rose Hill, South Rose Hill)
- Neighborhood Safety Program projects
- Northeast 131st Way Improvements
- Northeast 85th Street walking and bicycling path
- O.O. Denny Park Improvements Picnic Shelter
- Overlay (Street Paving)
- Slurry Seal
- Stores to Shores Greenway
- Street Preservation
- Transportation Benefit District
- West of Market Street Sewer Investigation
- WSDOT NE 85th St / I-405 Interchange and Inline BRT Station Project

Major Development Projects

1. Projects Under Construction

<i>Project</i>	<i>Location</i>	<i>Neighborhood</i>
Polaris at Totem Lake (DRB)	12335 120th Ave NE	Totem Lake
1009 Market Office (IIA)	1009 Market St	Market
Totem Lake 5	13320 132nd Ave NE	Kingsgate
Copper Creek Condominium	236 4th Ave	Norkirk
Sunnyvale Heights	13217 NE 133rd Ln	Kingsgate
Kitchen+Market Grocery Tenant Improvement	10426 Northup Way	Lakeview

PSE Sammamish-Juanita 115 kV (IIA)	Totem Lake-Juanita	Totem Lake/Juanita
Kirkland CKC Townhomes (DRB)	10801 & 10809 120th Ave NE	Totem Lake
Kirkland Heights Apartments Renovations, Additions & New Buildings	13228 NE 133rd St	Kingsgate
Kingsgate Multifamily	12703 NE 144th St	Kingsgate
Northshore Utility District Grinder Pump Station Upgrade (IIA)	13613 62nd Ave NE	Finn Hill
Aspen Homes Townhomes (ADR)	1720 Market St	Market
Legacy Townhomes	595 Kirkland Way	Moss Bay
Senderos Townhomes	13220 NE 126th Place	Totem Lake
4th Avenue Townhomes	453 4th Ave S	Moss Bay
Lee Johnson Relocation - Building B	12520 135th Ave NE	Totem Lake
Finn Hill Middle School Classroom Addition (IIB)	8040 NE 132nd St	Finn Hill
Honda Vehicle Storage Lot	12633 Willows Rd NE	Totem Lake
Lee Johnson Relocation - Building A	12545 135th Ave NE	Totem Lake
Friends of Youth - New Ground Renovation	11005 NE 68th St	Houghton
Slater Mixed Use	12015 Slater Ave NE	Totem Lake
Northwest University Chapel Addition	5531 111th Ln NE	Houghton
Juanita Elementary Parking Lot	9635 NE 132nd St	Juanita
Grata Affordable @ Totem Lake	12410 NE Totem Lake Way	Totem Lake
Fire Station 27	13118 121st Way NE	Totem Lake
Webb Building Renovation (DRB)	89 Kirkland Ave	Moss Bay
Houghton Office (DRB)	6700 108th Ave NE	Houghton
6th Street Office	620 5th Ave S	Everest
Arco AM/PM Rebuild (ADR)	11450 NE 124th St	Totem Lake
503 2nd Ave S Townhomes	503 2nd Ave S	Moss Bay
Eastrail Corridor Gravel Trail Improvements		Totem Lake
Ben Franklin Elementary School Gym Addition (IIB)	12434 NE 60th St	Bridle Trails
Rose Hill Elementary School Core Addition (IIB)	8044 128th Ave NE	South Rose Hill
Pine Apartments (formerly Salu/Emerald Mixed Use) (DRB)	10930 116th Ave NE	Totem Lake
Mirra Townhomes (DRB)	203 1st Ave S	Moss Bay
Kirkland Urban South Mixed Use (DRB)	200 Peter Kirk Ln	Moss Bay
Woodlands Reserve Townhomes	12236 & 12246 Juanita Dr NE	Finn Hill
Mark Twain Elementary School Library and Classroom Addition	9525 130th Ave NE	North Rose Hill
Rose Hill Elementary School Classroom Addition	8044 128th Ave NE	South Rose Hill
Ben Franklin Elementary School Classroom Addition	12434 NE 60th St	Bridle Trails
Kirkland VII Townhomes (ADR)	1313 Market St	Market
Scrivanich PUD (IIB)	11431 NE 116th St	South Juanita
Lakeview Hotel	10830 NE 68th St	Everest

Subtotal:

2. Building Permits Issued; No Construction

Project	Location	Neighborhood
Fire Station 26 Remodel and Addition	9930 124th Ave NE	North Rose Hill

Instyle Mixed Use Building	13604 100th Ave NE	Juanita
Kirkland City Hall Virtual Service Center Addition	123 5th Ave	Norkirk
Koh Apartments	11929 100th Ave NE	Juanita
Orcas Moon Cottages (IIA)	104xx Forbes Creek Dr	Juanita
Chik-Fil-A Drive Thru Lane Addition	12026 NE 124th St	Totem Lake
Moss Bay Shell Car Wash (ADR)	406 Central Way	Moss Bay

Subtotal:

3. Building Permit Applications In Review

<i>Project</i>	<i>Location</i>	<i>Neighborhood</i>
Modera Bridle Trails (DRB)	13033 NE 70th Pl	Bridle Trails
Parkshore Juanita Bay Senior Apartments (DRB)	11853 97th Ave NE	Juanita
Monarch Boutique	132 Central Way	Moss Bay
Kirkland Middle School Classroom Addition (IIB)	430 18th Ave	Norkirk
Les Lilas French Community School Classroom	14210 132ND Ave NE	Kingsgate
Brown Bear Carwash	14400 124TH Ave NE	Kingsgate
Kirkland Shell Remodel	13272 100TH Ave NE	Juanita
Foundry at Totem Lake (KINECT) (DRB)	12700 NE 124th St	Totem Lake
Eye & Contact Lens Center Rebuild (DRB)	601 Market St	Market
Chevron Car Wash Rebuild	9800 NE 116th St	Juanita
Carillon Heights Apts. Management/Amenity Building (IIB**)	5604 Lakeview Dr	Lakeview
Hyundai of Kirkland Renovation	11706 124th Ave NE	Totem Lake
Juanita Townhomes	14237 73rd Ave NE	Finn Hill
Ardea Affordable Senior Apartments (DRB)	12700 116th Ave NE	Totem Lake
Swyft Mixed Use (DRB)	11919 NE 128th St	Totem Lake
Lake Washington Institute of Technology Center for Design	11613 132nd Ave NE	North Rose Hill
Lake House Apartments	12233 NE Totem Lake Way	Totem Lake
Rairdon Fiat Parking Expansion (IIB)	13110 NE 126th Pl	Totem Lake

Subtotal:

**4. Zoning Permit Approved-
No Building Permit Application**

<i>Project</i>	<i>Location</i>	<i>Neighborhood</i>
Kirkland Urban Phase 3 (DRB)	555 Uptown Ct	Moss Bay
Northwest University Master Plan (IIB)	5520 108th Ave NE	Central Houghton
Holy Family Master Plan - parking, play areas, church expansion (IIB)	7355 120th Ave NE	South Rose Hill

Subtotal:

5. Zoning Permit Applications Under Review

<i>Project</i>	<i>Location</i>	<i>Neighborhood</i>
505 3rd Street Townhomes Front Setback Variance (IIA)	505 3rd St	Norkirk
Woodinville Water District Reservoir Replacement	13006 NE 144th Pl	Kingsgate
Evergreen Health Master Plan Update (IIA)	12040 NE 128th St	Totem Lake

Subtotal:

6. Projects in Pre-Permit Review

Project	Location/Description	Neighborhood
Eastside Prep Impact Center (DRB)	10406 & 10408 NE 37th Circle	Lakeview
Kamiakin Middle School Replacement (IIB**)	14111 132nd Ave NE	Kingsgate
Nissan of Kirkland Showroom	11845 NE 85th St	South Rose Hill
GNI Building	11644 NE 80th St	South Rose Hill
Chick-fil-A Site Improvements	12026 NE 124th St	Totem Lake
Jade Spring Wellness Center	8529 124th Ave NE	North Rose Hill
Slater Apartments	12532 NE 117th PI NE	North Rose Hill
9049 NE Juanita Drive Condominiums	9049 NE Juanita Dr	Juanita
Rose Hill Car Wash Reconfiguration	12633 NE 85th St	North Rose Hill
Chelsea Court Apartments	12439 NE Totem Lake Way	Totem Lake
Google - Lee Johnson Site	NE 85th St & 120th Ave NE	South Rose Hill
126th Multifamily	8519 126th Ave NE	North Rose Hill
Clarke Subdivision	13127 66th PI NE	Finn Hill
Marina Park Dock & Shoreline Renovations	70 Kirkland Ave	Moss Bay
Totem Lake Apartments - North	12233 NE Totem Lake Way	Totem Lake
Lake Washington Institute of Technology Early Learning Center	11605 132nd Ave NE	North Rose Hill
Juanita Goodwill Redevelopment (IIB**)	13233 100th Ave NE	Juanita
Premier Storage Investors Self Storage	672 7th Ave	Norkirk
Lilac Café Redevelopment (DRB)	212 Central Way	Moss Bay
Apex Steel Office Addition	935 Kirkland Ave	Everest
4635 Condos	4635 Lake Wa. Blvd.	Lakeview
124th St Condominiums	10213 NE 124th St	Juanita
Self Storage Warehouse (ADR)	132nd Ave NE & NE 126th PI	Totem Lake
200 - 222 Central Way (DRB)	200 Central Way	Moss Bay
Zipty Fiber Office	212 & 230 Market St	Market
Hagerty Garage & Social Club (DRB)	11837 NE 112th St	Totem Lake
99th Place Townhomes	11438 99th PI NE	Juanita
Sound Transit Kingsgate Park & Ride Garage	13001 116th Way NE	Totem Lake
Crescent Lighting Rosehill	12631 NE 85th St	South Rose Hill

Action Alternative 2

Capital Improvement Projects (CIP)

Source: <https://www.ci.woodinville.wa.us/492/Capital-Improvement-Projects-CIP>

- Woodinville Connection
- Trestle Bridge Replacement
- Grid Road - 133rd Ave NE
- Grid Road - 138th Ave NE
- Grid Road - 139th Ave NE
- Wood Trails

Major Development Projects

Source: <https://www.ci.woodinville.wa.us/163/Meetings-Agendas>

The following is a short summary of the status of some of the larger projects currently moving through the permitting process.

1. **Gardens District (13625 NE 175th Street):** With the announcement that Molbak's Garden and Home Store is closing, Green Partners has indicated they will be submitting revisions to their original proposal. However, to date, no further information has been provided on the permit applications.
2. **Woodin Creek Village (17300 135th Avenue NE):** This is an up-to-date status on construction of the development:

Phase 1 through 3: Mostly completed. This included 778 dwelling units and 55,000 square feet of commercial and office space. Most commercial spaces are occupied, and occupancies have been approved for the dwelling units. There are still some outstanding issues to be resolved before the permits for these phases can be closed.

Phase 4 and 5: Land use and design review decisions have been issued for Phases 4 and 5. Phase 4 consists of 61 dwelling units and 2,400 square feet of commercial space, and Phase 5 consists of 81 dwelling units with no commercial space. Site Development and building permits are nearing approval and construction permits have been submitted and are under review for the extension of NE 173rd Street and 138th Avenue NE, including a bridge over Woodin Creek. Additionally, preliminary design documents for the roundabout at 138th Avenue NE are in review.

Phase 6: Phase 6 is located at the northeast corner of 135th Avenue NE and NE 173rd Street. A preapplication meeting has been held. The applicant indicated they are working on revisions to the proposal from the preapplication meeting based on comments received from staff. To date, no permit applications have been submitted for this project.

3. **Legacy Farms (fka Woodinville Townhomes (14312 132nd Avenue NE)):** The project includes constructing 87 townhome style dwelling units and seven detached single-family dwelling units. The sitework improvements continue, and the applicant has submitted building permits for the townhomes. Right-of-way road dedications are nearly completed for NE 143rd Street and for the internal public roads. The first three townhome permits have been issued and construction is expected to start soon.
4. **Harvest (fka Woodinville Wine Village) 14450 Woodinville-Redmond Rd NE):** The site development permit for the roadwork construction has been issued and work along SR 202 is substantially completed with only minor issues to be resolved. The following is a summary of the status of the various projects on the site:

Lot 2: Permits have been issued for the 165-room hotel and construction is underway.

Lot 3: Site plan review for the core retail commercial development on the site has been approved, which includes six commercial buildings set on top of the 650-stall parking garage, with 126,300 square feet of commercial space and a large pedestrian plaza. Site Plan Review and Design Review have been approved. A site development permit and building permit for the garage have been issued and construction has started. Permits for the commercial buildings on top of the garage are under review. The first of the commercial building permits are ready to be issued.

Lot 5: Site plan review for 15,000 square foot public park near the Sammamish River and proposed connection to the Sammamish River Trail is under review. A Site Plan Approval

has been submitted for the property. Other than landscaping and minor park improvements, no other development is proposed on this lot. Lot 6: Site plan review for a four-story mixed-use building with 64-dwelling units, 10,000 square feet of commercial space and structured parking adjacent to the existing Villa townhome development has been approved. Design Review and a site development permit have been submitted and are under review.

Lot 8: Most permits for a 31-unit townhome project have been approved and issued and construction is underway. With the decision on Wood Mountain's request for a code amendment to the TB zone, and an amendment to their development agreement, the remaining permits on this lot can be issued once the development agreement amendment is recorded.

Lot 9: Site plan and design review for a 45-unit townhome development known as Vineyard Creek Townhomes has been approved. Building permits for the different models have been submitted and are under review. The site development permit has been issued and construction has begun.

Lots 10-11: Land use and design review has been completed for three mixed use buildings that includes an estimated 19,500 gross square feet of commercial space and 230 residential units. Additionally, the site development permit and building permits for the parking garage have been approved and building permits are under review.

5. **522 Innovation Center (18501 139th Avenue NE):** This project involves the construction of a two-story 168,000 square foot shell building with surface parking on approximately 14 acres of vacant land in the GB zone. Future uses and tenants are currently unknown. The applicant has submitted applications for site plan review, critical area determination, a shoreline substantial development permit and a critical area alteration. They have also submitted a Design Review Permit, Site Development and Building permits. Parking requirements remains an issue.
6. **Aegis Living (16816 & 16818 140th Avenue NE):** Aegis Living has submitted a site plan and design review applications for a new multi-story building with 65 assisted living units and 28 memory care units, with structured below grade parking. Existing buildings to be demolished. Site plan review and design review are nearing completion. The City has been working with the applicant and King County (who is responsible for that section of roadway) on frontage improvements along 140th Avenue NE.
7. **Courtyard Marriott (17220 127th Avenue NE):** This project is moving forward and has submitted building permits to construction a five story 108-unit hotel with below grade parking. The hotel is proposing to use an automated mechanical parking system with valet parking for most of its parking needs. The site development permit is ready to be issued for the associated site work and frontage improvements. Staff have been working with the applicant and the neighborhood to answer questions and address concerns.
8. **Schoolhouse District Phase II & III (13400 NE 175th Street):** This project includes a multi-story mixed use building along NE 175th Street with 12,000 square feet of commercial space and 12,000 square feet of daycare space, 203 residential units, and partially underground parking. Additionally, the project includes 63 townhome units on the northern portion of the site along Woodinville-Snohomish Road. The project includes the construction of a new portion of 133rd Avenue NE between NE 175th Street to Woodinville- Snohomish Road. Substantial progress has been made on constructing the mixed-use building. The building permit applications have been submitted for the townhomes and are under review.

9. **Floor and Decor (19545 Woodinville Snohomish Road):** Proposal to construct a new 74,332 square foot single story retail building for Floor & Décor with associated surface parking and other improvements. A Determination of Nonsignificance was issued. Site Plan Review and Design Review applications have been approved. The building and site development permits for this project have been submitted and are under review. A phase one site development permit for clearing of the site and the foundation permit has been approved.
10. **Jacksons Food Store (13106 NE 175th Street):** The applicant submitted land use permits to relocate the gasoline service station to the north end of the property and the convenience store to the intersection and to allow a remote car wash structure along the east line. The existing Goodwill drop-off location will be removed as part of this approval. The project is currently under review.
11. **Woodinville Estates (15724 124th Avenue):** This is a 13-lot subdivision which combines two existing lots located in the R-6 zone off 124th Avenue NE. The preliminary plat has been approved with conditions. The site development permit has been issued and the site is under construction. Building permits have been submitted for two of the homes.
12. **Shasta Ridge (20028 130th Avenue NE):** This project proposes to subdivide a 3-acre R- 6 residential property into 14 single-family lots. The preliminary plat has been approved and the site development permit has been issued and is under construction. The final plat and the building permits have been submitted for review.

Appendix J

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Appendix J List of Birds for Bridle Trails State Park

Common Name	Scientific Name	Notes
California Quail	<i>Callipepla californica</i>	Introduced
Great Blue Heron	<i>Ardea herodias</i>	Fly over, but could use wetlands
Osprey	<i>Pandion haliaetus</i>	Fly over, but has nested near park
Bald Eagle	<i>Haliaeetus leucocephalus</i>	Fly over, occasionally roosts
Sharp-shinned Hawk	<i>Accipiter striatus</i>	
Cooper's Hawk	<i>Accipiter cooperii</i>	
Red-tailed Hawk	<i>Buteo jamaicensis</i>	
Merlin	<i>Falco columbarius</i>	In open areas, such as power line
Peregrine Falcon	<i>Falco peregrinus</i>	In open areas, such as power line
Rock Pigeon	<i>Columba livia</i>	Introduced
Band-tailed Pigeon	<i>Patagioenas fasciata</i>	
Barn Owl	<i>Tyto alba</i>	Mostly near barns near park
Great Horned Owl	<i>Bubo virginianus</i>	
Snowy Owl	<i>Bubo scandiacus</i>	Rare: winter of 1997, on power line
Northern Pygmy-Owl	<i>Glaucidium gnoma</i>	Heard in the park once
Barred Owl	<i>Strix varia</i>	
Great Gray Owl	<i>Strix nebulosa</i>	Rare: winter of 1997, in forest
Northern Saw-whet Owl	<i>Aegolius acadicus</i>	
Common Nighthawk	<i>Chordeiles minor</i>	Over the park. Now rare.
Vaux's Swift	<i>Chaetura vauxi</i>	
Anna's Hummingbird	<i>Calypte anna</i>	
Rufous Hummingbird	<i>Selasphorus rufus</i>	
Red-breasted Sapsucker	<i>Sphyrapicus ruber</i>	
Downy Woodpecker	<i>Picoides pubescens</i>	
Hairy Woodpecker	<i>Picoides villosus</i>	
Northern Flicker	<i>Colaptes auratus</i>	
Pileated Woodpecker	<i>Dryocopus pileatus</i>	
Olive-sided Flycatcher	<i>Contopus cooperi</i>	
Western Wood-Pewee	<i>Contopus sordidulus</i>	
Pacific-slope Flycatcher	<i>Empidonax difficilis</i>	
Hutton's Vireo	<i>Vireo huttoni</i>	
Warbling Vireo	<i>Vireo gilvus</i>	
Steller's Jay	<i>Cyanocitta stelleri</i>	
American Crow	<i>Corvus brachyrhynchos</i>	

Common Name	Scientific Name	Notes
Common Raven	<i>Corvus corax</i>	
Tree Swallow	<i>Tachycineta bicolor</i>	
Violet-green Swallow	<i>Tachycineta thalassina</i>	
Cliff Swallow	<i>Petrochelidon pyrrhonota</i>	
Barn Swallow	<i>Hirundo rustica</i>	
Black-capped Chickadee	<i>Poecile atricapillus</i>	
Chestnut-backed Chickadee	<i>Poecile rufescens</i>	
Bushtit	<i>Psaltriparus minimus</i>	
Red-breasted Nuthatch	<i>Sitta canadensis</i>	
Brown Creeper	<i>Certhia americana</i>	
Bewick's Wren	<i>Thryomanes bewickii</i>	
Pacific Wren	<i>Troglodytes pacificus</i>	Formerly Winter Wren
Golden-crowned Kinglet	<i>Regulus satrapa</i>	
Ruby-crowned Kinglet	<i>Regulus calendula</i>	
Swainson's Thrush	<i>Catharus ustulatus</i>	
Hermit Thrush	<i>Catharus guttatus</i>	
American Robin	<i>Turdus migratorius</i>	
Varied Thrush	<i>Ixoreus naevius</i>	
European Starling	<i>Sturnus vulgaris</i>	Introduced
Cedar Waxwing	<i>Bombycilla cedrorum</i>	
Orange-crowned Warbler	<i>Leiothlypis celata</i>	
Yellow Warbler	<i>Dendroica petechia</i>	
Yellow-rumped Warbler	<i>Dendroica coronata</i>	
Black-throated Gray Warbler	<i>Dendroica nigrescens</i>	
Townsend's Warbler	<i>Dendroica townsendi</i>	
Hermit Warbler	<i>Dendroica occidentalis</i>	Rare: nearby yard 2003
MacGillivray's Warbler	<i>Oporornis tolmiei</i>	
Wilson's Warbler	<i>Wilsonia pusilla</i>	
Western Tanager	<i>Piranga ludoviciana</i>	
Spotted Towhee	<i>Pipilo maculatus</i>	
Fox Sparrow	<i>Passerella iliaca</i>	
Song Sparrow	<i>Melospiza melodia</i>	
Lincoln's Sparrow	<i>Melospiza lincolni</i>	Nearby yard, migrant
White-crowned Sparrow	<i>Zonotrichia leucophrys</i>	
Golden-crowned Sparrow	<i>Zonotrichia atricapilla</i>	

Common Name	Scientific Name	Notes
Dark-eyed Junco	<i>Junco hyemalis</i>	
Black-headed Grosbeak	<i>Pheucticus melanocephalus</i>	
Brown-headed Cowbird	<i>Molothrus ater</i>	Nest parasite
Purple Finch	<i>Carpodacus purpureus</i>	
House Finch	<i>Carpodacus mexicanus</i>	
Red Crossbill	<i>Loxia curvirostra</i>	
Pine Siskin	<i>Spinus pinus</i>	
American Goldfinch	<i>Spinus tristis</i>	Near park in open areas
Evening Grosbeak	<i>Coccothraustes vespertinus</i>	
House Sparrow	<i>Passer domesticus</i>	Introduced; near park in yards

Source: Birds of Bridle Trails State Park, rev3 (Bridle Trails Park Foundation 2020)