

Major Development Projects

REVISED: 1/17/2017

Project	Location	Neighborhood	Res. Units	Office Sq. Ft.	Comm. Sq. Ft.	Inst. Sq. Ft.	Hotel Rms.	Planner
1. Projects Under Construction								
Project	Location	Neighborhood	Res. Units	Office Sq. Ft.	Comm. Sq. Ft.	Inst. Sq. Ft.	Hotel Rms.	Planner
Kirkland Urban Building F	321 Parkplace Center	Moss Bay		181,459	77,309			Ruggeri
Cedarwood II Condos	427 7th Ave S	Moss Bay	4					Lauinger
Kirkland Compound Condos	11844 NE 70th St	South Rose Hill	26					LeRoy
MacDonald Subdivision	12704 72nd Ave NE	Finn Hill	16					Lauinger
Kirkland Urban Building E	321 Parkplace Center	Moss Bay		194,000	31,000			Ruggeri
Madison Retail Building (ADR)	12475 Totem Lake Blvd	Totem Lake			7,753			Leavitt
Sierra Bella Condos	7626 116th Ave NE	South Rose Hill	9					Geitz
Radke Subdivision (IIA)	7922 NE 125th St	Finn Hill	20					Lauinger
Kirkland Urban Parking Garage	321 Parkplace Center	Moss Bay						Ruggeri
Athene Senior Housing (ADR)	125xx NE 124th St	Totem Lake	91					Leavitt
Village @ Totem Lake - Building L	12516 Totem Lake Blvd	Totem Lake			2,886			Guter
Village @ Totem Lake - Building B	12516 Totem Lake Blvd	Totem Lake			116,828			Guter
Village @ Totem Lake - Building A	12660 Totem Lake Blvd	Totem Lake			39,442			Guter
Wilber Lane Townhomes (ADR)	8244 120th Ave NE	South Rose Hill	6					Lauinger
Cubes Self Storage	615 7th Ave	Norkirk			87,975			Lauinger
Park Lane Apartments Mixed Use (DRB)	114 Main St	Moss Bay	128		13,246			Leavitt
State Street Lofts	1016 State St S	Moss Bay	4					Geitz
Farmhouse Cottages (I)	12652 94th Ave NE	North Juanita	9					Barnes
Juanita Airspace Condos	14111 74th Ct NE	Finn Hill	13					Barnes
Marinwood (Moore) Subdivision & PUD (IIB)	13030 136th Ave NE	Kingsgate	48					Leavitt
Meritage Ridge Subdivision (IIA)	12817 136th Ave NE	Kingsgate	36					Leavitt
Vintner's West Subdivision & PUD (IIB)	13521 NE 129th St	Kingsgate	35					Barnes
State Street Multi Family	433 State Street	Moss Bay	27					LeRoy
Momco Preliminary Subdivision (IIA)	12820 136th Ave NE	Kingsgate	25					Leavitt
Cedarwood Condos	331 7th Ave S	Moss Bay	16					Lauinger
Cedarbrooke Short Plat/LID project (IIA)	9757 124th Ave NE	North Rose Hill	9					Leavitt
C & G Subdivision & PUD grading (IIB)	7707 128th Ave NE	South Rose Hill	35					Coogan
Subtotal:			557	375,459	376,439	0	0	

Project	Location	Neighborhood	Units	Office Sq. Ft.	Comm. Sq. Ft.	Inst. Sq. Ft.	Hotel Rooms	Planner
2. Building Permits Issued; No Construction								
Project	Location	Neighborhood	Units	Office Sq. Ft.	Comm. Sq. Ft.	Inst. Sq. Ft.	Hotel Rooms	Planner
Lakeview Hotel	10830 NE 68th St	Everest			600		10	Goble
Rajazi Triplex	216 5th Ave	Norkirk	3					Lauinger
Chick-Fil-A (ADR)	12026 NE 124th St	Totem Lake			4,526			Leavitt
Rose Terrace Condos (ADR)	12802 NE 84th St	South Rose Hill	12					Leavitt
Kirkland Cannery Improvements and Parking Garage	640 8th Ave	Norkirk						Zike
Juanita Hill Vet Clinic	13603 100th Ave NE	North Juanita		4,400				Geitz
McLeod Lake Street Place (DRB)	112 & 150 Lake St S	Moss Bay		51,407	41,035			Regala
Subtotal:			15	55,807	46,161	0	10	

Project	Location	Neighborhood	Units	Office Sq. Ft.	Comm. Sq. Ft.	Inst. Sq. Ft.	Hotel Rooms	Planner
3. Building Permit Applications In Review								
Project	Location	Neighborhood	Units	Office Sq. Ft.	Comm. Sq. Ft.	Inst. Sq. Ft.	Hotel Rooms	Planner
Callan Ridge Subdivision & PUD (IIB)	13224 136th Ave NE	Kingsgate	28					Coogan
6th Street Office	422 6th St S	Everest		49,147				Lauinger
8 Unit Condo	11520 NE 87th St	Highlands	8					Zike
Kirkland Cottages Multifamily	7845 NE 122nd Pl	Finn Hill	10					LeRoy
Village @ Totem Lake - Building C	12620 120th Ave NE	Totem Lake	201		49,000			Guter
Moulton Park Improvements	136xx 108th Ave NE	Juanita						Leavitt
Bridlestone Subdivision & Rezone (IIB)	4604 116th Ave NE	Bridle Trails	35					Goble
9040 Juanita Apartments	9040 Juanita Drive	Finn Hill	12					Leavitt
Kirkland Apartments	11929 100th Ave NE	Juanita	6					Goble
Kirkland Urban Building A	321 Parkplace Center	Moss Bay	185		2,095			Ruggeri
Village @ Totem Lake - Building K	12660 Totem Lake Blvd	Totem Lake			7,321			Guter
Village @ Totem Lake - Building M	12660 Totem Lake Blvd	Totem Lake			8,223			Guter
Kirkland Villas	7630 NE 122nd Ct	Finn Hill	33					Zike
City Hall Parking Lot	120 3rd Ave	Norkirk						Coogan
Jefferson House Memory Care	12215 NE 128th St	Totem Lake	60					Barnes
Kirkland 12 Condos	214 4th Ave	Norkirk	12					LeRoy
Subtotal:			590	49,147	66,639	0	0	

Project	Location	Neighborhood	Units	Office Sq. Ft.	Comm. Sq. Ft.	Inst. Sq. Ft.	Hotel Rooms	Planner
4. Zoning Permit Approved-No Building Permit Application								
Project	Location	Neighborhood	Units	Office Sq. Ft.	Comm. Sq. Ft.	Inst. Sq. Ft.	Hotel Rooms	Planner
Astronics (IIB)	12960 141st Ave NE	Totem Lake		133,800				Barnes
Holy Family Master Plan - parking, play areas, church expansion (IIB)	7355 120th Ave NE	South Rose Hill				3,322		Leavitt
Kirkland Urban (remainder)	321 Parkplace Center	Moss Bay			26,491			Ruggeri
Merit Homes Office (IIA variance)	13122 NE 85th St	North Rose Hill		13,200				Leavitt
Plaza at Yarrow Bay	Lake Wash Blvd/Points Drive	Lakeview		75,780				Leavitt
Residence XII Buffer reduction (IIA)	12029 113th Ave NE	Totem Lake				18,108		Goble
Abott/Olson Variance and Wetland Buffer Reduction (Process IIA)	11401 100th Ave NE	South Juanita	8	4,000				Regala
Subtotal:			8	226,780	26,491	21,430	0	

Project	Location	Neighborhood	Units	Office Sq. Ft.	Comm. Sq. Ft.	Inst. Sq. Ft.	Hotel Rooms	Planner
5. Zoning Permit Applications Under Review								
Project	Location	Neighborhood	Units	Office Sq. Ft.	Comm. Sq. Ft.	Inst. Sq. Ft.	Hotel Rooms	Planner
Totem Lake Apartments (DRB)	11811 NE 128th St	Totem Lake	330		6,000			Ruggeri
Simonds Road Plat (IIA)	143xx Simonds Rd	Finn Hill	12					Barnes
Eastside Prep Building (DRB)	10614 NE 38th Pl	Lakeview				50,000		Guter
Rairdon Fiat Parking Expansion (IIB)**	13110 NE 126th St	Totem Lake						Barnes
Orcas Moon Cottages (IIA)	104xx Forbes Creek Dr	Juanita	15					Lauinger
Verdant (DRB)	330 4th St	Moss Bay	70					Leavitt
Northwest University Master Plan (IIB)**	5520 108th Ave NE	Central Houghton				175,060		Leavitt
Dibble Office Building (IIA & DRB)	1029 Market St	Market		12,516				Coogan
Market Street Townhomes (ADR)	1313 Market St	Market	9					Barnes
Vareze Residential (DRB)	11801 NE 116th St	Totem Lake	82					Leavitt
Vigoran Short Plat & Buffer Mod (I)	10839 Slater Ave NE	North Rose Hill	9					Barnes
Kirkland Way Mixed Use (DRB)	434 Kirkland Way	Moss Bay	171		15,520			Ruggeri
Carillon Seaplane Tours (IIA)	4100 Carillon Pt	Lakeview						Geitz
Village @ Totem Lake (Mall) Phase II (DRB)	12560 120th Ave NE	Totem Lake	650		86,787			Regala
Scrivanich PUD (IIB)**	11431 NE 116th St	South Juanita	27					Barnes
Potala Village (DRB)	1006 Lake St. S.	Moss Bay	59		7,000			Ruggeri
Habitat for Humanity Cottage Project and Rezone (IIB)**	10661 Forbes Creek Dr	South Juanita	10					Leavitt
Subtotal:			1,444	12,516	115,307	225,060	0	

Project	Location/Description	Neighborhood	Units	Office Sq. Ft.	Comm. Sq. Ft.	Inst. Sq. Ft.	Hotel Rooms	Planner
6. Projects in Pre-Permit Review								
Project	Location/Description	Neighborhood	Units	Office Sq. Ft.	Comm. Sq. Ft.	Inst. Sq. Ft.	Hotel Rooms	Planner
DLR Mixed Use	12055 Slater Ave NE	Totem Lake	606		40,205			Guter
23 Unit Apartments	12532 NE 117th Pl	North Rose Hill	23					Lauinger
Totem Lake Retail Building	12700 116th Ave NE	Totem Lake			6,000			Leavitt
Totem Lake Mixed Use	12427 NE 124th St	Totem Lake	219		6,300			Guter
Fore Totem Lake Apartments	11835 120th Ave NE	Totem Lake	323		10,674			Coogan
Rairdon Dodge Chrysler Jeep Expansion	12828 NE 124th St	Totem Lake			6,142			Leavitt
8 Unit Townhome	11401 100th Ave NE	Juanita	8					Barnes
Amazing Heroes Retail Building Addition	12832 NE 85th St	North Rose Hill			3,700			Zike
1009 Market Office	1009 Market St	Market		5,700				Leavitt
PSE Sammamish-Juanita 115 kV	Totem Lake-Juanita	Totem Lake/Juanita						Coogan
Fourth Ave Condos	241 4th Ave	Norkirk	7					LeRoy
Merit Mixed Use	8505 132nd Ave NE	North Rose Hill	72		30,000			Leavitt
Juanita High School	10601 NE 132nd St	Juanita						Coogan
Wolff Totem Lake Apartments	11725 NE 118th St	Totem Lake	550					Coogan
Reasonable Use for Office/Retail	8734 120th Ave NE	North Rose Hill		4,700				Lauinger
Sherwood Office Building	906 6th St S	Everest		16,374				Leavitt
6 Unit Apartment Building	11929 100th Ave NE	Juanita	6					Goble
Willows Road Warehouse	12611 Willows Rd	Totem Lake			30,000			Leavitt
Chelsea Court Phase 2	124xx Totem Lake Way	Totem Lake	80					Zike
Subtotal			1,894	26,774	133,021	0	0	

SUMMARY:	Residential Projects (Units)	Office Projects (Sq. Ft.)	Commercial Projects (Sq. Ft.)	Institutional Projects (Sq. Ft.)	Hotel Projects (Rooms)
1. Under Construction	557	375,459	376,439	0	0
2. Building Permits Completed; No Construction	15	55,807	46,161	0	10
3. Building Permit Appl. In Review	590	49,147	66,639	0	0
4. Zoning Permit Approved, No Building Permit Application	8	226,780	26,491	21,430	0
5. Zoning Permit Appl. Under Review	1,444	12,516	115,307	225,060	0
6. Projects in Pre-Permit Review	1,894	26,774	133,021	0	0
TOTAL	4,508	746,483	764,058	246,490	10

New items highlighted with red text.

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

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