

Major Development Projects

REVISED: 8/16/2018

1. Projects Under Construction

Project	Location	Neighborhood	Total Res. Units	Affordable Units	Office Sq. Ft.	Comm. Sq. Ft.	Inst. Sq. Ft.	Hotel Rms.	Planner
Lifebridge Project - West Apartment Building (ADR)	11721 NE 117th Ct	Totem Lake	204	20.4					Lauringer
Plaza (DRB)	330 4th St	Moss Bay	111	N/A - Zone		2,450			Leavitt
8 Unit Condo	11520 NE 87th St	Highlands	8	1					Zike
Bridlestone Subdivision & Rezone (IIB)	4604 116th Ave NE	Bridle Trails	35	N/A - SF					Goble
Peter Kirk Elementary Rebuild (IIB)	1312 6th St	Norkirk					78,263		Leavitt
Kirkland Urban Building F1	321 Parkplace Center	Moss Bay				1,900			Ruggeri
Juanita High School Rebuild (IIB)	10601 NE 132nd St	Juanita					217,000		Leavitt
Kirkland VII Townhomes (ADR)	1313 Market St	Market	9	1					Barnes
The Walk III	431 7th Ave S	Moss Bay	17	2					Lauringer
Lennar Apartments (DRB)	11811 NE 128th St	Totem Lake	339	34		6,000			Ruggeri
Vareze Residential (DRB)	11801 NE 116th St	Totem Lake	82	8.2					Leavitt
Village @ Totem Lake Phase II - Commercial (DRB)	12560 120th Ave NE	Totem Lake				86,787			Guter
Lifebridge Apartments & Senior Housing - 118th extension	11725 NE 118th St	Totem Lake							Lauringer
Kirkland Urban Building A	321 Parkplace Center	Moss Bay	185	18.5	2,095				Ruggeri
Kirkland Cottages Multifamily	7845 NE 122nd Pl	Finn Hill	10	1					LeRoy
Rivendell Short Plat & Buffer Mod (I)	10839 Slater Ave NE	North Rose Hill	9	N/A - SF					Barnes
Scriverich PUD (IIB)	11431 NE 116th St	South Juanita	27	N/A - SF					Barnes
Eastside Prep Building (DRB)	10614 NE 38th Pl	Lakeview					50,000		Guter
Village @ Totem Lake - Building C	12620 120th Ave NE	Totem Lake	202	N/A - Zone		49,000			Guter
Callan Ridge Subdivision & PUD (IIB)	13224 136th Ave NE	Kingsgate	28	N/A - SF					Coogan
Dibble Office Building (IIA & DRB)	1029 Market St	Market			12,516				Coogan
Kirkland 12 Condos	214 4th Ave	Norkirk	12	1.1					LeRoy
9040 Juanita Apartments	9040 Juanita Drive	Finn Hill	12	2					Leavitt
Lakeview Hotel	10830 NE 68th St	Everest				600		10	Goble
Kirkland Cannery Improvements and Parking Garage	640 8th Ave	Norkirk							Zike
Rajazi Triplex	216 5th Ave	Norkirk	3	N/A - Size					Lauringer
Kirkland Urban Building F	321 Parkplace Center	Moss Bay			181,459	77,309			Ruggeri
Cedarwood II Condos	427 7th Ave S	Moss Bay	4	0.4					Lauringer
Kirkland Compound Condos	11844 NE 70th St	South Rose Hill	26	2.6					LeRoy
MacDonald Subdivision	12704 72nd Ave NE	Finn Hill	16	N/A - SF					Lauringer
Kirkland Urban Building E	321 Parkplace Center	Moss Bay			194,000	31,000			Ruggeri
Radke Subdivision (IIA)	7922 NE 125th St	Finn Hill	20	N/A - SF					Lauringer
Kirkland Urban Parking Garage	321 Parkplace Center	Moss Bay							Ruggeri
Village @ Totem Lake - Building B	12516 Totem Lake Blvd	Totem Lake				116,828			Guter
Juanita Airspace Condos	14111 74th Ct NE	Finn Hill	13	1.3					Barnes
Marinwood (Moore) Subdivision & PUD (IIB)	13030 136th Ave NE	Kingsgate	48	N/A - SF					Leavitt
Subtotal:			1,097	72	387,975	371,519	345,263	10	

2. Building Permits Issued; No Construction

Project	Location	Neighborhood	Units	Affordable Units	Office Sq. Ft.	Comm. Sq. Ft.	Inst. Sq. Ft.	Hotel Rooms	Planner
Subtotal:			0	0	0	0	0	0	

3. Building Permit Applications In Review

Project	Location	Neighborhood	Units	Affordable Units	Office Sq. Ft.	Comm. Sq. Ft.	Inst. Sq. Ft.	Hotel Rooms	Planner
Advance Mitigation Project	9816 Forbes Creek Dr	Juanita							Geitz
Aegle Assisted Living & Memory Care (DRB)	1006 Lake St. S.	Moss Bay	105	N/A - Zone		2,558			Ruggeri
112nd Place Townhomes	7831 NE 122nd Pl	Finn Hill	16	1.6					LeRoy
Taco Time (ADR)	12430 116th Ave NE	Totem Lake				3,065			Leavitt
5th Ave Townhomes	203 5th Ave	Norkirk	3						Cilluffo
KOH Kirkland Apartments	11929 100th Ave	Juanita	6	0.6					Goble
Highland Residences	8803 112th Ave NE	Highlands	3						Blake
Kirkland Urban Bldg. G	300 Peter Kirk Ln	Moss Bay				2,400			Ruggeri
Kirkland Urban Bldg. B	500 Uptown Ct	Moss Bay				4,300			Ruggeri
Rairdon Fiat Parking Expansion (IIB)	13110 NE 126th St	Totem Lake							Barnes
1302 Market Office (ADR)	1302 Market St	Norkirk			9,298				LeRoy
Simonds Road Plat (IIA)	9527 NE 144th Pl	Finn Hill	12	N/A - SF					Barnes
Lifebridge Project - Senior Housing (ADR)	11729 NE 118th St	Totem Lake	153	15.3					Lauringer
Lifebridge Project - East Apartment Building (ADR)	11723 NE 117th Ct	Totem Lake	205	20.5					Lauringer
Fourarakis Apartments	12607 NE 132nd St	Kingsgate	3	N/A - Size					Barnes
Scout Apartments	12410 Totem Lake Way	Totem Lake	59	6					Zike
Village @ Totem Lake Phase II - Residential (DRB)	12560 120th Ave NE	Totem Lake	650	N/A - Zone					Guter
Willows Road Warehouse (ADR)	12633 Willows Rd	Totem Lake				45,000			Leavitt
Totem Lake Retail (ADR)	12700 116th Ave NE	Totem Lake				6,450			Leavitt
Hauge Commercial Building	11844 NE 90th St	North Rose Hill				4,800			Geitz
6th Street Office	422 6th St S	Everest			49,147				Lauringer
Kirkland Villas	7630 NE 122nd Ct	Finn Hill	33	3.1					Zike
Subtotal:			1,248	47	58,445	68,573	0	0	

4. Zoning Permit Approved-No Building Permit Application

Project	Location	Neighborhood	Units	Affordable Units	Office Sq. Ft.	Comm. Sq. Ft.	Inst. Sq. Ft.	Hotel Rooms	Planner
Kirkland Way Mixed Use (DRB)	434 Kirkland Way	Moss Bay	171	17.1		15,520			Ruggeri
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
Residence XII Buffer reduction (IIA)	12029 113th Ave NE	Totem Lake					18,108		Goble
Subtotal:			171	17	133,800	15,520	21,430	0	

5. Zoning Permit Applications Under Review

City Council Review **	Project	Location	Neighborhood	Units	Affordable Units	Office Sq. Ft.	Comm. Sq. Ft.	Inst. Sq. Ft.	Hotel Rooms	Planner
	Rose Hill Mixed Use (DRB)	12040 NE 85th St	North Rose Hill	734	74		195,400			Leavitt
	Totem Lake Park (I)	12031 113th Ave NE	Totem Lake							Guter
	Serenity (Residence XII) Residential Suites (DRB)	12029 113th Ave NE	Totem Lake	118	TBD					Guter
	Continental Divide Mixed Use (DRB)	8505 132nd Ave NE	North Rose Hill	133	13.3	7,500				Leavitt
	RD Homes Cottages (I)	11229 NE 116th St	Juanita	6	N/A - Size					Zike
	Totem Lake NE 128th Apartments (DRB)	11903 NE 128th St	Totem Lake	134	13.4					Guter
	1009 Market Office Variance (IIA)	1009 Market St	Market			5,387				Leavitt
	Bartell's Mixed Use (DRB)	312 Central Way	Moss Bay	72	N/A - Zone		27,250			Leavitt
	Juanita Beach Park Bathroom and Phase II (IIA)	9703 Juanita Dr	Juanita					4,422		Geitz
	Circas Moon Cottages (IIA)	104xx Forbes Creek Dr	Juanita	15	1.5					Lauringer
Y	Northwest University Master Plan (IIB**)	5520 108th Ave NE	Central Houghton					175,060		Leavitt
	Subtotal:			1,212	102	12,887	222,650	179,482	0	

6. Projects in Pre-Permit Review

Project	Location/Description	Neighborhood	Units	Affordable Units	Office Sq. Ft.	Comm. Sq. Ft.	Inst. Sq. Ft.	Hotel Rooms	Planner
AM/PM Gas and Convenience	11450 NE 124th St	Totem Lake				3,180			Lauringer
8th Avenue Townhomes	207 8th Ave W	Market	6						LeRoy
116th Avenue Hotel	12700 116th Ave NE	Totem Lake						150	Leavitt
112 Lake Street South Mixed Use	112 Lake St S	Moss Bay	157			5,115			Guter
Healy Townhomes	13220 NE 128th St	Totem Lake	75	7.5					Leavitt
Fire Station 24 Replacement	9820 132 NE 132nd St	Juanita					12,000		Lauringer
117 Lake Street Addition	117 Lake St S	Moss Bay	4						Leavitt
Sisley 8th Street Office	299 8th St S	Everest			35,000				LeRoy
Gas Station Rebuild	9800 NE 116th St	Juanita				2,600			Guter
Rosen Site Development	423 6th St S	Everest			134,000				Lauringer
505 3rd Street Townhomes	505 3rd St	Norkirk	3						Zike
600 4th Street Condo	600 4th St	Norkirk	4	0.4					Leroy
5501 Lakeview Drive Office	5501 Lakeview Drive	Lakeview			43,758				Lauringer
Totem Lake Mixed Use	11747 124th Ave NE	Totem Lake	385	39		22,335			Geitz
The 5210 Condos	5210 Lake Wa Blvd	Lakeview	7	N/A - HCC					Blake
Salt House Kirkland Shelter	11920 NE 80th St	South Rose Hill					19,000		LeRoy
Lakeside Milam	10322 NE 132nd St	Juanita					3,750		Barnes
223 Mixed Use	223 10th St S	Everest			14,200				Blake
23 Unit Apartments	12532 NE 117th Pl	North Rose Hill	23	2					Lauringer
PSE Sammamish-Juanita 115 kV	Totem Lake-Juanita	Totem Lake/Juanita							Zike
Subtotal			664	49	226,958	33,230	34,750	150	

SUMMARY:

	Residential Projects (Units)	Affordable Units	Office Projects (Sq. Ft.)	Commercial Projects (Sq. Ft.)	Institutional Projects (Sq. Ft.)	Hotel Projects (Rooms)
1. Under Construction	1,097	72	387,975	371,519	345,263	10
2. Building Permits Completed; No Construction	0	0	0	0	0	0
3. Building Permit Appl. In Review	1,248	47	58,445	68,573	0	0
4. Zoning Permit Approved, No Building Permit Application	171	17	133,800	15,520	21,430	0
5. Zoning Permit Appl. Under Review	1,212	102	12,887	222,650	179,482	0
6. Projects in Pre-Permit Review	664	49	226,958	33,230	34,750	150
TOTAL	4,392	287	820,065	711,492	580,925	160

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