



CITY OF KIRKLAND
Planning and Building Department
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MEMORANDUM

To: Kurt Triplett, City Manager

From: Dawn Nelson, Planning Manager
Adam Weinstein, Director of Planning and Building

Date: September 24, 2020

Subject: MAJOR DEVELOPMENT PROJECTS LIST

RECOMMENDATION

Receive the attached Major Development Projects list that shows the status of larger construction and land use permits throughout the City that are under construction or in the development pipeline.

BACKGROUND DISCUSSION

Historically, this list was presented to the Council Planning and Economic Development Committee but now will be presented quarterly to the full Council on the consent agenda. It is updated quarterly and posted on the [Development Activity page](#) of the City website. Individuals can sign up to receive email alerts when the list is updated.

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 for 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. Smaller projects, like short plats involving less than 10 new single-family homes, are not included in the list 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 in the foreseeable future.

ATTACHMENT

Major Development Projects List

Major Development Projects
REVISED: 9/16/2020

1. Projects Under Construction

Project	Location	Neighborhood	Total Res. Units	Affordable Units	Office Sq. Ft.	Comm. Sq. Ft.	Inst. Sq. Ft.	Hotel Rms.	Planner
Totem Lake Park (I)	12031 & 12207 NE Totem Lk W	Totem Lake							Guter
Lake Washington High School Gymnasium Addition (IIB)	12033 NE 80th St	South Rose Hill					20,000		Leavitt
DRM Townhomes (I)	340 3rd Ave S	Moss Bay	3	N/A - Size					Aldridge III
Juanita Beach Park Bathroom (IIA)	9703 NE Juanita Dr	Juanita					3,030		Geitz
Kirkland Way Mixed Use (DRB)	410 Kirkland Way	Moss Bay	171	17.1		20,000			Guter
Village @ Totem Lake Phase II - Retail pavilion (DRB)	12620 120th Ave NE	Totem Lake				1,112			Guter
5501 Lakeview Drive Office	5501 Lakeview Drive	Lakeview			46,075				Lauinger
5th Ave Townhomes	203 5th Ave	Norkirk	3	N/A - Size					Cilluffo
223 Office Bldg	223 10th St S	Everest			12,800				Guter
RD Homes Cottages (I)	11229 NE 116th St	Juanita	6	N/A - Size					Zike
Bartell's Mixed Use (DRB)	312 Central Way	Moss Bay	70	N/A - Zone		16,415			Leavitt
Aegis Assisted Living & Memory Care (DRB)	1006 Lake St. S.	Moss Bay	105	N/A - Zone		2,558			Lauinger
122nd Place Townhomes	7831 NE 122nd Pl	Finn Hill	16	1.6					LeRoy
Lake Washington High School Addition (IIB)**	12033 NE 80th St	South Rose Hill					64,500		Geitz
Jade Residences Apartments (DRB)	11903 NE 128th St	Totem Lake	135	14					Guter
1302 Market Office (ADR)	1302 Market St	Norkirk			9,298				LeRoy
Highland Residences	8803 112th Ave NE	Highlands	3	N/A - Size					Blake
Advance Mitigation Project	9816 Forbes Creek Dr	Juanita							Geitz
Lifebridge Project - Senior Housing (ADR)	11729 NE 118th St	Totem Lake	153	15.3					Lauinger
Kirkland Villas	7630 NE 122nd Ct	Finn Hill	33	3.1					Zike
Village @ Totem Lake Phase II - Residential (DRB)	12560 120th Ave NE	Totem Lake	650	N/A - Zone					Guter
Lifebridge Project - East Apartment Building (ADR)	11723 NE 117th Ct	Totem Lake	205	20.5					Lauinger
Lifebridge Project - West Apartment Building (ADR)	11721 NE 117th Ct	Totem Lake	204	20.4					Lauinger
Bridestone Subdivision & Rezone (IIB)	4604 116th Ave NE	Bride Trails	35	N/A - SF					Goble
Peter Kirk Elementary Rebuild (IIB)	1312 6th St	Norkirk					78,263		Leavitt
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					Lauinger
Lannar Apartments (DRB)	11811 NE 128th St	Totem Lake	339	34		6,000			Ruggeri
Vareze Residential (DRB)	11801 NE 116th St	Totem Lake	82	5					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							Lauinger
Verdant Duplexes	7845 NE 122nd Pl	Finn Hill	10	1					LeRoy
Scriverich PUD (IIB)	11431 NE 116th St	South Juanita	27	N/A - SF					Barnes
9040 Juanita Apartments	9040 Juanita Drive	Finn Hill	12	2					Leavitt
Lakeview Hotel	10830 NE 68th St	Everest				600		10	Geitz
Subtotal:			2,288	137.0	68,173	133,472	382,793	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
SRMKCCA Office Bldg	509 6th St S	Everest			136,000				Lauinger
Mark Twain Elementary School Addition (IIB)	9525 130th Ave NE	North Rose Hill					12,000		Leavitt
Rose Hill Elementary School Addition (IIB)	8044 128th Ave NE	South Rose Hill					29,500		Leavitt
Ben Franklin Elementary School Addition (IIB)	12434 NE 60th St	Bride Trails					20,500		Leavitt
Fire Station 24 Replacement	9824 NE 132nd St	Juanita					12,000		Anderer
Ford of Kirkland - Surface Parking Expansion	11680 Slater Ave NE	North Rose Hill							Leavitt
Simonds Road Plat (IIA)	9527 NE 144th Pl	Finn Hill	12	N/A - SF					Barnes
Kirkland Urban South Parking Garage (DRB)	200 Peter Kirk Ln	Moss Bay							Guter
6th Street Office	620 5th Ave S	Everest			49,147				Lauinger
Hauge Commercial Building (ADR)	11834 NE 90th St	North Rose Hill				4,800			
Totem Lake Retail (ADR)	12700 116th Ave NE	Totem Lake				6,450			Leavitt
Subtotal:			12	0.0	185,147	11,250	74,000	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
Plaza at Yarrow Bay Pavilion	10220 NE Points Dr	Lakeview				1,865			Leavitt
Brink Park Shoreline Renovation	555 Lake St S	Moss Bay							Anderer
132nd Square Park Restroom	13101 NE 132nd St	Kingsgate					600		Anderer
Instyle Mixed Use Building	13604 100th Ave NE	Juanita	21	2.1		4,859			Blake
Continental Divide Mixed Use (DRB)	8505 132nd Ave NE	North Rose Hill	135	13.5	7,500				Leavitt
Webb Building Renovation (DRB)	89 Kirkland Ave	Moss Bay							Blake
112 Lake Street South Mixed Use (DRB)	112 Lake St S	Moss Bay	140	N/A - Zone		5,000			Blake
Moss Bay Shell Car Wash (ADR)	406 Central Way	Moss Bay							Blake
Woodlands Reserve Townhomes	12236 & 12246 Juanita Dr NE	Finn Hill	31	2.6					Lauinger
Kirkland Urban South Mixed Use (DRB)	200 Peter Kirk Ln	Moss Bay			250,000	60,000			Guter
Totem Lake Connector Ped. Bridge (I)	124th/124th	Totem Lake							Guter
Orcas Moon Cottages (IIA)	104xx Forbes Creek Dr	Juanita	14	1					Lauinger
Rairdon Fial Parking Expansion (IIB)	13110 NE 126th St	Totem Lake							Barnes
Subtotal:			341	19.2	257,500	71,724	600	0	

4. Zoning Permit Approved-No Building Permit Application

Project	Location	Neighborhood	Units	Units	Office Sq. Ft.	Comm. Sq. Ft.	Inst. Sq. Ft.	Rooms	Planner
Emerald Mixed Use (DRB)	10930 116th Ave NE	Totem Lake	130	13	16,000				Leavitt
Arco AMPM Rebuild (ADR)	11450 NE 124th St	Totem Lake				2,600			Lauinger
Evolve Waterfront Condos (I)	6211 Lake Wa Blvd	Lakeview	9	N/A - Zone					Lauinger
1009 Market Office Variance (IIA)**	1009 Market St	Market			5,387				Leavitt
Northwest University Master Plan (IIB)	5520 108th Ave NE	Central Houghton					175,060		Leavitt
BDR Kirkland 14 Townhomes (ADR)	207 8th Ave West	Market	6	0.6					LeRoy
Madison Rose Hill Mixed Use (DRB)	12040 NE 85th St	North Rose Hill	870	87		84,000			Leavitt
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
Subtotal:			1,015	100.6	155,187	86,600	178,382	0	

5. Zoning Permit Applications Under Review

Project	Location	Neighborhood	Units	Units	Office Sq. Ft.	Comm. Sq. Ft.	Inst. Sq. Ft.	Rooms	Planner
Slater Mixed Use (DRB)	12055 Slater Ave NE	Totem Lake	486	48.6		20,041			Leavitt
Rose Hill Mixed Use (ADR)	13021 & 13027 NE 85th St	South Rose Hill	10	N/A - Zone		4,270			Lauinger
100th Avenue NE Corridor Improvements (I)	NE 132nd St to NE 145th St	Juanita							Anderer
503 2nd Ave S Townhomes (I)	503 2nd Ave S	Moss Bay	12	1.2					Duffy
132nd Square Park Field Improvements & Surface Water Facility (SEPA)	13101 NE 132nd St	Kingsgate							Anderer
Houghton Office (DRB)	6700 108th Ave NE	Houghton			8,700				Blake
PSE Sammamish-Juanita 115 kV (IIA)	Totem Lake-Juanita	Totem Lake/Juanita							Anderer
Mirra Townhomes (DRB)	203 1st Ave S	Moss Bay	22	N/A - Zone					Blake
Railway Office Building	299 8th St S	Everest			28,000				LeRoy
Zylstra Office Building	229 & 301 8th St S	Everest			35,000				LeRoy
Subtotal:			530	49.8	71,700	24,311	0	0	

6. Projects in Pre-Permit Review

Project	Location/Description	Neighborhood	Units	Units	Office Sq. Ft.	Comm. Sq. Ft.	Inst. Sq. Ft.	Rooms	Planner
Totem Lake South	12233 NE Totem Lake Way	Totem Lake	247	25					Lauinger
Rairdon Dodge Chrysler Jeep Service Center Tenant Improvement	12440 128th Ln NE	Totem Lake							Leavitt
Wu Property Short Plats	89th Pl NE & NE 121st St	Finn Hill	15	N/A - SF					Duffy
Grata @ Totem Lake	12410 NE Totem Lake Way	Totem Lake	115	11.5					Lauinger
Northrup Way Multifamily	10426 Northrup Way	Lakeview	125	N/A - Zone					Leavitt
NE 75th Street Cottages	12029 NE 75th St	South Rose Hill	7	N/A - Size					Duffy
9049 Juanita Drive Townhomes	9049 NE Juanita Drive	Finn Hill	9	1					LeRoy
Lee Johnson Car Dealership	12545 135th Ave NE	Totem Lake							Leavitt
Car Dealer Vehicle Storage Structure	12633 Willows Rd NE	Totem Lake							Leavitt
4th Avenue Townhomes	453 4th Ave S	Moss Bay	3	N/A - Size					Aldridge III
99th Place Townhomes	11438 99th Pl NE	Juanita	6	0.6					Anderer
Koh Apartments	11929 100th Ave NE	Juanita	7	0.6					Goble
Sound Transit Kingsgate Park & Ride Garage	13001 116th Way NE	Totem Lake							Cilluffo
5th Avenue Condos	315 & 321 5th Ave	Norkirk	12	1.2					Duffy
Crescent Lighting Rosehill	12631 NE 85th St	South Rose Hill	275	27.5		14,000			Leavitt
Sea Dental Care	916 Market St	Norkirk	1		1,800				LeRoy
1720 Market St Townhomes	1720 Market St	Market	8						Cilluffo
Transforming Age Senior Housing	11853 97th Ave NE	Juanita	84						Lauinger
Mainstreet Office	12217 NE 116th St	North Rose Hill			18,620				Leavitt
4635 Condos	4635 Lake Wa. Blvd.	Lakeview	6						Blake
Cadence Retail	9950 NE 132nd St	Juanita				5,700			Lauinger
Senderos Townhomes	13220 NE 126th Place	Totem Lake	60	6					Leavitt
Alco Mixed Use	12335 120th Ave NE	Totem Lake	395	40		34,242			Geitz
Subtotal			1,375	113.4	20,420	53,942	0	0	

SUMMARY:

	Residential Projects (Units)	Affordable Units	Office Projects (Sq. Ft.)	Commercial Projects (Sq. Ft.)	Institutional Projects (Sq. Ft.)	Hotel Projects (Rooms)
1. Under Construction	2,288	137.0	68,173	133,472	382,793	10
2. Building Permits Completed; No Construction	12	0.0	185,147	11,250	74,000	0
3. Building Permit Appl. In Review	341	19.2	257,500	71,724	600	0
4. Zoning Permit Approved, No Building Permit Application	1,015	100.6	155,187	86,600	178,382	0
5. Zoning Permit Appl. Under Review	530	49.8	71,700	24,311	0	0
6. Projects in Pre-Permit Review	1,375	113.4	20,420	53,942	0	0
TOTAL	5,561	420.0	758,127	381,299	636,775	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 II: 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