

Major Development Projects

REVISED: 4/19/2018

1. Projects Under Construction

Project	Location	Neighborhood	Total Res. Units	Affordable Units	Office Sq. Ft.	Comm. Sq. Ft.	Inst. Sq. Ft.	Hotel Rms.	Planner
Salt House Kirkland Shelter (IIA)	11920 NE 80th St	South Rose Hill					19,508		LeRoy
Highland Residences	8803 112th Ave NE	Highlands	3						Blake
Fourmarakis Apartments	12607 NE 132nd St	Kingsgate	3	N/A - Size					Barnes
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
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
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
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					Lauinger
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							Lauinger
Kirkland Urban Building A	321 Parkplace Center	Moss Bay	185	18.5		2,095			Ruggeri
Verdant Duplexes	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
Scrivanich PUD (IIB)	11431 NE 116th St	South Juanita	27	N/A - SF					Barnes
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					Cocogan
9040 Juanita Apartments	9040 Juanita Drive	Finn Hill	12	2					Leavitt
Lakeview Hotel	10830 NE 68th St	Everest				600		10	Geitz
Rajazi Triplex	216 5th Ave	Norkirk	3	N/A - Size					Lauinger
Kirkland Urban Building F	321 Parkplace Center	Moss Bay			181,459	77,309			Ruggeri
MacDonald Subdivision	12704 72nd Ave NE	Finn Hill	16	N/A - SF					Lauinger
Radke Subdivision (IIA)	7922 NE 125th St	Finn Hill	20	N/A - SF					Lauinger
Village @ Totem Lake - Building B	12516 Totem Lake Blvd	Totem Lake				116,828			Guter
Marinwood (Moore) Subdivision & PUD (IIB)	13030 136th Ave NE	Kingsgate	48	N/A - SF					Leavitt
Subtotal:			2,412	127	181,459	349,669	314,771	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
6th Street Office	422 6th St S	Everest			49,147				Lauinger
Hauge Commercial Building	11834 NE 90th St	North Rose Hill				4,800			
Totem Lake Retail (ADR)	12700 116th Ave NE	Totem Lake				6,450			Leavitt
Subtotal:			0	0	49,147	11,250	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
RD Homes Cottages (I)	11229 NE 116th St	Juanita	6	N/A - Size					Zike
Kirkland Way Mixed Use (DRB)	410 Kirkland Way	Moss Bay	171	17.1		20,000			Guter
223 Office Bldg	223 10th St S	Everest			12,800				Guter
SRMKCCA Office Bldg	509 8th St S	Everest			136,000				Lauinger
Jade Residences Apartments (DRB)	11903 NE 128th St	Totem Lake	135	14					Guter
5501 Lakeview Drive Office	5501 Lakeview Drive	Lakeview			46,075				Lauinger
Bartell's Mixed Use (DRB)	312 Central Way	Moss Bay	70	N/A - Zone		16,415			Leavitt
Bridle Trails Retail	6735 132nd Ave NE	Bridle Trails				4,965			Zike
Aegis 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
Raidon 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
Scout Apartments	12410 Totem Lake Way	Totem Lake	59	6					Zike
Subtotal:			583	39	204,173	47,003	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
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:			0	0	133,800	0	3,322	0	

5. Zoning Permit Applications Under Review

Project	Location	Neighborhood	Units	Affordable Units	Office Sq. Ft.	Comm. Sq. Ft.	Inst. Sq. Ft.	Hotel Rooms	Planner
Lake Washington High School Addition (IIB)**	12033 NE 80th St	South Rose Hill					64,500		Geitz
Kirkland Urban South	200 Peter Kirk Ln	Moss Bay			250,000	54,000			Guter
Juanita Beach Park Bathhouse	9703 NE Juanita Dr	Juanita							Geitz
Totem Lake Connector Ped. Bridge (I)	124th/124th	Totem Lake							Guter
Madison Rose Hill Mixed Use	12040 NE 85th St	North Rose Hill	870	87		84,000			Leavitt
Totem Lake Park (I)	12031 113th Ave NE	Totem Lake							Guter
Continental Divide Mixed Use (DRB)	8505 132nd Ave NE	North Rose Hill	134	13.4	7,500				Leavitt
1009 Market Office Variance (IIA)	1009 Market St	Market			5,387				Leavitt
Orcas Moon Cottages (IIA)	104xx Forbes Creek Dr	Juanita	15	1.5					Lauinger
Northwest University Master Plan (IIB)**	5520 108th Ave NE	Central Houghton					175,060		Leavitt
Subtotal:			1,019	102	262,887	138,000	239,560	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
Rubens Building Residential	10930 116th Ave NE	Totem Lake	130						Guter
Slater Mixed Use	12055 Slater Ave NE	Totem Lake	500			19,041			Guter
4635 Condos	4635 Lake Wa. Blvd.	Lakeview	6						Blake
Juanita Drive Townhomes	12236 Juanita Dr	Finn Hill	32						Zike
Houghton Office	6700 108th Ave NE	Houghton			8,700				Leavitt
Cadence Retail	9950 NE 132nd St	Juanita				5,700			Lauinger
Mirra Townhomes	203 1st Ave S	Moss Bay	16						Lauinger
Senderos Townhomes	13220 NE 126th Place	Totem Lake	60	6					Leavitt
Finn Hill Plat	11907 82nd Ave NE	Finn Hill	10						Guter
Alco Mixed Use	12335 120th Ave NE	Totem Lake	395	40		34,242			Geitz
Silverado Assisted Living Mixed Use	9950 NE 132nd St	Juanita	40	4		6,317			Lauinger
AM/PM Gas and Convenience	11450 NE 124th St	Totem Lake				3,180			Lauinger
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
Fire Station 24 Replacement	9820 132 NE 132nd St	Juanita					12,000		Lauinger
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
The 5210 Condos	5210 Lake Wa Blvd	Lakeview	7	N/A - HCC					Blake
PSE Sammamish-Juanita 115 kV	Totem Lake-Juanita	Totem Lake/Juanita							Zike
Subtotal:			1,363	50	43,700	76,195	12,000	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		2,412	127	181,459	349,669	314,771	10
2. Building Permits Completed; No Construction		0	0	49,147	11,250	0	0
3. Building Permit Appl. In Review		583	39	204,173	47,003	0	0
4. Zoning Permit Approved, No Building Permit Application		0	0	133,800	0	3,322	0
5. Zoning Permit Appl. Under Review		1,019	102	262,887	138,000	239,560	0
6. Projects in Pre-Permit Review		1,363	50	43,700	76,195	12,000	150
TOTAL		5,377	318	875,166	622,117	569,653	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