

Major Development Projects
REVISED: 4/1/2022

1. Projects Under Construction

Project	Location	Neighborhood	Total Res. Units	Affordable Units***	Office Sq. Ft.	Comm. Sq. Ft.	Inst. Sq. Ft.	Hotel Rms.	Planner
6th Street Office	620 5th Ave S	Everest			49,147				Anderer
132nd Square Park Restroom	13101 NE 132nd St	Kingsgate					600		Anderer
132nd Square Park Renovation	13101 NE 132nd St	Kingsgate							Anderer
Arco AMPM Rebuild (ADR)	11450 NE 124th St	Totem Lake				2,635			Cotchett
503 2nd Ave S Townhomes	503 2nd Ave S	Moss Bay	13	1.3					Duffy
Eastrail Corridor Gravel Trail Improvements		Totem Lake							Anderer
Ben Franklin Elementary School Gym Addition (IIB)	12434 NE 60th St	Bridle Trails					4,601		Leavitt
Mark Twain Elementary School Gym Addition (IIB)	9525 130th Ave NE	North Rose Hill					6,245		Leavitt
Rose Hill Elementary School Core Addition (IIB)	8044 128th Ave NE	South Rose Hill					3,760		Leavitt
Brink Park Shoreline Renovation	555 Lake St S	Moss Bay							Anderer
Pine Apartments (formerly Salu/Emerald Mead Use) (DRB)	10930 116th Ave NE	Totem Lake	140	14					Leavitt
Mirra Townhomes Site Improvements (DRB)	203 1st Ave S	Moss Bay	22	N/A - Zone					Blake
Feriton Spur Park - Google CKC Improvements	602 5th PI S	Everest				544			Cilluffo
Continental Divide Mixed Use (DRB)	8505 132nd Ave NE	North Rose Hill	135	13.5	3,900				Leavitt
Eastside Prep Middle School Addition (ADR)	10632 NE 37th CIR	Lakeview					3,685		Duffy
Kirkland Urban South Mixed Use (DRB)	200 Peter Kirk Ln	Moss Bay			250,000	60,000			Guter
Woodlands Reserve Townhomes	12236 & 12246 Juanita Dr NE	Finn Hill	31	2.6					Wilkinson
Steeple Rock (5th Avenue Condos)	315 & 321 5th Ave	Norkirk	15	2					Duffy
Lake Street South Mixed Use (DRB)	140 Lake St S	Moss Bay	140	N/A - Zone			5,000		Guter
SRMKCCA Office Bldg	509 6th St S	Everest			136,000				Cilluffo
Mark Twain Elementary School Library and Classroom Addition	9525 130th Ave NE	North Rose Hill					11,274		Leavitt
Rose Hill Elementary School Classroom Addition	8044 128th Ave NE	South Rose Hill					20,708		Leavitt
Ben Franklin Elementary School Classroom Addition	12434 NE 60th St	Bridle Trails					12,486		Leavitt
Kirkland Urban South Parking Garage (DRB)	200 Peter Kirk Ln	Moss Bay							Guter
Simonds Road Flat (IA)	9527 NE 144th PI	Finn Hill	12	N/A - SF					Barnes
DRM Townhomes (I)	340 3rd Ave S	Moss Bay	3	N/A - Size					Aldridge III
Bartell's Mixed Use (DRB)	312 Central Way	Moss Bay	70	N/A - Zone		16,415			Leavitt
Jade Residences Apartments (DRB)	11903 NE 128th St	Totem Lake	136	14					Guter
Lifebridge Project - Senior Housing (ADR)	11729 NE 118th St	Totem Lake	153	15.3					Lauringer
Village @ Totem Lake Phase II - Residential (DRB)	12560 120th Ave NE	Totem Lake	650	N/A - Zone					Guter
Kirkland VII Townhomes (ADR)	1313 Market St	Market	9	1					Barnes
Village @ Totem Lake Phase II - Commercial (DRB)	12560 120th Ave NE	Totem Lake				86,787			Guter
Scrivanch PUD (IIB)	11431 NE 116th St	South Juanita	27	N/A - SF					Barnes
Lakeview Hotel	10830 NE 68th St	Everest						10	Geitz
Subtotal:			1,556	63.7	439,047	171,981	63,359	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
Webb Building Renovation (DRB)	89 Kirkland Ave	Moss Bay							Cotchett
Orcas Moon Cottages (IA)	104xx Forbes Creek Dr	Juanita	14	1					Lauringer
Chik-Fix-A Drive Thru Lane Addition	12026 NE 124th St	Totem Lake							Leavitt
Moss Bay Shell Car Wash (ADR)	406 Central Way	Moss Bay							Blake
Totem Lake Connector Ped. Bridge	124th/124th	Totem Lake							Guter
Ford of Kirkland - Surface Parking Expansion	11680 Slater Ave NE	North Rose Hill							Leavitt
Hauge Commercial Building (ADR)	11834 NE 90th St	North Rose Hill				4,800			Geitz
Subtotal:			14	1.0	0	4,800	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
Legacy Townhomes	595 Kirkland Way	Moss Bay	10	1					Aldridge III
Aspen Homes Townhomes (ADR)	1720 Market St	Market	8	1					Cotchett
Fire Station 27	13118 121st Way NE	Totem Lake					15,000		Wilkinson
Lake Washington Institute of Technology Center for Design	11613 132nd Ave NE	North Rose Hill					49,645		Leavitt
Fire Station 22 Addition	6602 108th Ave NE	Houghton					2,377		Wilkinson
Kirkland Heights Apartments Addition	13321 NE 133rd St	Kingsgate	4	0.4					Aldridge III
Lee Johnson Relocation - Building B	12520 135th Ave NE	Totem Lake				7,859			Leavitt
Alexander Duplexes	539 Alexander Ave	Everest	8	N/A - Zone					Aldridge III
Slater Mixed Use (DRB)	12055 Slater Ave NE	Totem Lake	486	48.6		20,041			Leavitt
Lee Johnson Relocation - Building A	12545 135th Ave NE	Totem Lake				4,950			Leavitt
Kingsgate Multifamily	12703 NE 144th St	Kingsgate	12	1.2					Milliken
Zylstra Office Building	229 8th St S	Everest			34,731				Anderer
Grata Affordable @ Totem Lake	12410 NE Totem Lake Way	Totem Lake	125	125					Cilluffo
4th Avenue Townhomes	453 4th Ave S	Moss Bay	3	N/A - Size					Aldridge III
Railway Office Building	299 8th St S	Everest			28,000				Cilluffo
Houghton Office (DRB)	6700 108th Ave NE	Houghton			8,700				Cilluffo
Lake House Apartments	12233 NE Totem Lake Way	Totem Lake	197	20		2,262			Anderer
Honda Vehicle Storage Lot	12633 Willows Rd NE	Totem Lake							Leavitt
Slater Avenue Mixed Use Site Improvements (DRB)	12055 Slater Ave NE	Totem Lake							Leavitt
NE 75th Street Cottages	12029 NE 75th St	South Rose Hill	7	N/A - Size					Duffy
Koh Apartments	11929 100th Ave NE	Juanita	7	0.6					Goble
Patco/Madison Rosehill Mixed Use (DRB)	12040 NE 85th St	North Rose Hill	870	87		84,000			Leavitt
Instyle Mixed Use Building	13604 100th Ave NE	Juanita	21	2.1		4,859			Duffy
Randon Flat Parking Expansion (IIB)	13110 NE 126th St	Totem Lake							Barnes
Subtotal:			1,758	286.9	71,431	123,971	67,022	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
PSE Sammamish-Juanita 115 KV (IA)	Totem Lake/Juanita	Totem Lake/Juanita							Anderer
Kirkland Marina Boat Rental	70 Kirkland Ave	Moss Bay							Anderer
Evolve Waterfront Condos (I)	6211 Lake Wa Blvd	Lakeview	9	N/A - Zone					Lauringer
1009 Market Office Variance (IA)**	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
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:			15	0.6	139,187	0	178,382	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
Polaris at Totem Lake (DRB)	12335 120th Ave NE	Totem Lake	442	300		4,000			Blake
Ardea Affordable Senior Apartments (DRB)	12700 116th Ave NE	Totem Lake	165	165					Leavitt
Totem Lake Mixed Use - Swyft Assemblage (DRB)	11919 NE 128th St	Totem Lake	300	30	35,000				Blake
Eye & Contact Lens Center Rebuild (DRB)	601 Market St	Market	1	N/A - Size		1,137			Anderer
Northshore Utility District Grinder Pump Station Upgrade	13613 62nd Ave NE	Finn Hill							Wilkinson
Carlton Heights Apts. Management/Amenity Building (IIB**)	5604 Lakeview Dr	Lakeview				3,084			Anderer
Lee Johnson Relocation (ADR)	12545 135th Ave NE	Totem Lake				180,029			Leavitt
Kirkland Urban Phase 3 (DRB)	555 Uptown Ct	Moss Bay			185,000	15,000			Leavitt
Watershed Cottages	4559 112th Ave NE	Houghton	8	N/A - Size					Aldridge
100th Avenue NE Corridor Improvements (I)	NE 132nd St to NE 145th St	Juanita							Anderer
Subtotal:			916	495	220,000	203,250	0	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
Moder Bridle Trails (Tech City Bowl Redevelopment)	13033 NE 70th PI	Bridle Trails	369	37		5,000			Leavitt
Brookdale Assisted Living Renovation	6505 Lakeview Dr	Lakeview							Blake
Juanita Goodwill Redevelopment (IIB**)	13233 100th Ave NE	Juanita	595	59.5		22,658			Anderer
LPC Totem Lake Way	12439 NE Totem Lake Way	Totem Lake	130	13					Wilkinson
Kinetic Mixed Use (DRB)	12700 NE 124th St	Totem Lake	494	49.4		11,257			Anderer
Premier Storage Investors Self Storage	672 7th Ave	Norkirk				101,000			Duffy
Lilac Café Redevelopment (DRB)	212 Central Way	Moss Bay	2	N/A - Zone	2,800	2,800			Anderer
Apex Steel Office Addition	935 Kirkland Ave	Everest			1,800				
4635 Condos	4635 Lake Wa. Blvd.	Lakeview	6	N/A - Zone					Duffy
124th St Condominiums	10213 NE 124th St	Juanita	7	1					Rubardt
Antoush Subdivision	129xx 139th Ave NE	Kingsgate	12	N/A - SF					Anderer
Totem Lake Mixed Use - TL10E (DRB)	10801 & 10809 120th Ave NE	Totem Lake	115	N/A - Zone		5,000			Leavitt
Self Storage Warehouse (ADR)	132nd Ave NE & NE 126th PI	Totem Lake			1,000	96,000			Leavitt
200 - 222 Central Way (DRB)	200 Central Way	Moss Bay	20	N/A - Zone	23,265	3,100			Leavitt
Senders Townhomes	13220 NE 126th Place	Totem Lake	65	6.5					Leavitt
Zply Fiber Office	212 & 230 Market St	Market			40,000				Leavitt
Eye & Contact Lens Center Rebuild	601 Market St	Market	1	N/A - Size		1,156			Anderer
Hagerty Garage & Social Club (DRB)	11837 NE 112th St	Totem Lake				27,633			Cilluffo
Waterfront 2 Condominiums	9049 NE Juanita Dr	Juanita	12	1.2					Cotchett
Juanita Drive Townhomes	12426 Juanita Dr NE	Finn Hill	10	1					Blake
Juanita Bay Gardens Senior Apartments (DRB)	11853 97th Ave NE	Juanita	40	4					Lauringer
Totem Lake Multifamily - Main Street Property Group (DRB)	12707 120th Ave NE	Totem Lake	150	15					Blake
Kosalos Subdivision	13244 Juanita Dr NE	Finn Hill	21	N/A - SF					Lauringer
Chevron Car Wash Rebuild	9800 NE 116th St	Juanita				2725			Lauringer
Friends of Youth - New Ground Rebuild	11005 NE 68th St	Houghton	8	8					Aldridge III
Randon Dodge Chrysler Jeep Service Center Tenant Improvement	12440 128th Ln NE	Totem Lake							Leavitt
Wu Property Short Plats	89th PI NE & NE 121st St	Finn Hill	15	N/A - SF					Duffy
Northrup Way Multifamily	10426 Northrup Way	Lakeview	125	N/A - Zone					Leavitt
99th Place Townhomes	11438 99th PI NE	Juanita	6	0.6					Anderer
Sound Transit Kingsgate Park & Ride Garage	13001 116th Way NE	Totem Lake							Cilluffo
Crescent Lighting Rosehill	12631 NE 85th St	South Rose Hill	275	27.5		14,000			Leavitt
Mainstreet Office	12217 NE 116th St	North Rose Hill			18,620				Leavitt
Cadence Retail	9950 NE 132nd St	Juanita				5,700			Lauringer
Subtotal:			2,478	223.7	87,485	298,029	0		