

Major Development Projects

REVISED: 7/1/2022

1. Projects Under Construction

Project	Location	Neighborhood	Total Res. Units	Affordable Units***	Office Sq. Ft.	Comm. Sq. Ft.	Inst. Sq. Ft.	Hotel Rms.	Planner
Kirkland Heights Apartments Addition	13321 NE 133rd St	Kingsgate	4	4					Aldridge III
Houghton Office (DRB)	6700 108th Ave NE	Houghton			8,700				Cilluffo
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							Leavitt
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
Totem Lake Connector Ped. Bridge	124th/124th	Totem Lake							Guter
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
Pine Apartments (formerly Saku/Emerald Mixed 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 St S	Everest			544				Cilluffo
Continental Drive Mixed Use (DRB)	13130 NE 85th St	North Rose Hill	135	13.5	3,900				Leavitt
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
SRMCKCA 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 Plat (IIA)	9527 NE 144th Pl	Finn Hill	12	N/A - SF					Barnes
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
Kirkland VII Townhomes (ADR)	1313 Market St	Market	9	1					Barnes
Scrivanich PUD (IIB)	11431 NE 116th St	South Juanita	27	N/A - SF					Barnes
Lakeview Hotel	10830 NE 88th St	Everest				600		10	Geitz
Subtotal:			754	52.4	447,747	85,194	59,674	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
Grata Affordable @ Totem Lake	12410 NE Totem Lake Way	Totem Lake	125	125					Cilluffo
Fire Station 22 Addition	6602 108th Ave NE	Houghton					2,377		Wilkinson
Fire Station 27	13118 121st Way NE	Totem Lake					15,000		Wilkinson
Koh Apartments	11929 100th Ave NE	Juanita	7	0.6					Goble
Slater Mixed Use Site Work	12055 Slater Ave NE	Totem Lake							Leavitt
Zylstra Office Building Site Work	229 8th St S	Everest							Anderer
Webb Building Renovation (DRB)	89 Kirkland Ave	Moss Bay							Cotchett
Orcas Moon Cottages (IIA)	104xx Forbes Creek Dr	Juanita	14	1					Lauringer
Chik-Fil-A Drive Thru Lane Addition	12026 NE 124th St	Totem Lake							Leavitt
Moss Bay Shell Car Wash (ADR)	406 Central Way	Moss Bay							Blake
Ford of Kirkland - Surface Parking Expansion	11680 Slater Ave NE	North Rose Hill							Leavitt
Subtotal:			146	126.6	0	0	17,377	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
Cogit Lakeview (Brookdale) Assisted Living Renovation	6505 Lakeview Dr	Lakeview							Blake
City of Kirkland Virtual Service Center Addition	123 5th Ave	Norkirk					1,705		Wilkinson
Juanita Elementary Parking Lot	9635 NE 132nd St	Juanita							Leavitt
PSE Sammamish-Juanita 115 kV (IIA)									Anderer
Senderos Townhomes	13220 NE 126th Place	Totem Lake	60	6					Anderer
Legacy Townhomes	595 Kirkland Way	Moss Bay	10	1					Aldridge III
Aspen Homes Townhomes (ADR)	1720 Market St	Market	8	1					Cotchett
Lake Washington Institute of Technology Center for Design	11613 132nd Ave NE	North Rose Hill					49,645		Leavitt
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
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
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
Petco/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
Rairdon Flat Parking Expansion (IIB)	13110 NE 126th Pl	Totem Lake							Barnes
Subtotal:			1,682	166.9	62,731	123,971	51,350	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 Urban Phase 3 (DRB)	555 Uptown Ct	Moss Bay			185,000	15,000			Leavitt
Evoke Waterfront Condos (I)	6215 Lake Wa Blvd NE	Lakeview	9	N/A - Zone					Lauringer
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					LaRoy
Holy Family Master Plan - parking, play areas, church expansion (IIB)	7355 120th Ave NE	South Rose Hill					3,322		Leavitt
Subtotal:			15	0.6	190,387	15,000	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
KINETC Totem Lake (DRB)	12700 NE 124th St	Totem Lake	484	48.4			11,257		Anderer
Kirkland CKC (DRB)	10801 & 10809 120th Ave NE	Totem Lake	121	N/A - Zone					Leavitt
Modera Bridle Trails (DRB)	13033 NE 70th Pl	Bridle Trails	370	37					Leavitt
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 - Swift Assembly (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
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:			1,891	580.4	35,000	206,107	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
Finn Hill Middle School Classroom Addition	8040 NE 132nd St	Finn Hill					11,750		
Kirkland Middle School Classroom Addition	430 18th Ave	Norkirk					16,200		
Clarke Subdivision	13127 66th Pl NE	Finn Hill	17	N/A - SF					Anderer
Marina Park Dock & Shoreline Renovations	70 Kirkland Ave	Moss Bay							Wilkinson
Kirkland Heights Apartments Renovations, Additions & New Buildings	13228 NE 133rd St	Kingsgate	92	92					Aldridge
Parksore Juanita Bay Senior Apartments	11853 97th Ave NE	Juanita	45	4.5					Anderer
Totem Lake Apartments - North	12233 NE Totem Lake Way	Totem Lake	6	0.6					Anderer
Lake Washington Institute of Technology Early Learning Center	11605 132nd Ave NE	North Rose Hill					8,000		Leavitt
Evergreen Health Master Plan Update	12040 NE 128th St	Totem Lake							Blake
Woodinville Water District Reservoir Replacement	13006 NE 144th Pl	Kingsgate							Wilkinson
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
Premier Storage Investors Self Storage	672 7th Ave	Norkirk				101,000			Duffy
Lilac Caf4 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				Cotchett
4635 Condos	4635 Lake Wa. Blvd.	Lakeview	6						