

# Major Development Projects

REVISED: 3/15/2021

## 1. Projects Under Construction

Project	Location	Neighborhood	Total Res. Units	Affordable Units	Office Sq. Ft.	Comm. Sq. Ft.	Inst. Sq. Ft.	Hotel Rms.	Planner
Lake Street South Mixed Use (DRB)	140 Lake St S	Moss Bay	140	N/A - Zone		5,000			Blake
Pagliucci Pizza Expansion	11640 98th Ave NE	Juanita				1,035			Blake
SRMCCA Office Bldg	509 6th St S	Everest			136,000				Lausinger
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
Fire Station 24 Replacement	9824 NE 132nd St	Juanita					12,000		Anderer
Kirkland Urban South Parking Garage (DRB)	200 Peter Kirk Ln	Moss Bay							Guter
Simonds Road Plat (IA)	9527 NE 144th Pl	Finn Hill	12	N/A - SF					Barnes
Totem Lake Park (I)	12031 & 12207 NE Totem Lk Wy	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 Bathhouse (IA)	9703 NE Juanita Dr	Juanita					3,030		Geitz
Kirkland Way Mixed Use (DRB)	410 Kirkland Way	Moss Bay	171	17.1		20,000			Guter
5501 Lakeview Drive Office	5501 Lakeview Drive	Lakeview			46,075				Lausinger
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
Barleff'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			Lausinger
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	136	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
Lifebridge Project - Senior Housing (ADR)	11729 NE 118th St	Totem Lake	153	15.3					Lausinger
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					Lausinger
Lifebridge Project - West Apartment Building (ADR)	11721 NE 117th Ct	Totem Lake	204	20.4					Lausinger
Bridestone Subdivision & Rezone (IIB)	4604 116th Ave NE	Bridle Trails	35	N/A - SF					Goble
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					Lausinger
Lennar 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							Lausinger
Verdant Duplexes	7845 NE 122nd Pl	Finn Hill	10	1					LeRoy
Scrivanich 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
<b>Subtotal:</b>			<b>2,408</b>	<b>134</b>	<b>204,173</b>	<b>138,395</b>	<b>360,998</b>	<b>10</b>	

## 2. Building Permits Issued; No Construction

Project	Location	Neighborhood	Units	Affordable Units	Office Sq. Ft.	Comm. Sq. Ft.	Inst. Sq. Ft.	Hotel Rooms	Planner
Ford of Kirkland - Surface Parking Expansion	11680 Slater Ave NE	North Rose Hill							Leavitt
8th Street Office	620 5th Ave S	Everest			49,147				Lausinger
Hauge Commercial Building (ADR)	11834 NE 90th St	North Rose Hill				4,800			Geitz
Totem Lake Retail (ADR)	12700 116th Ave NE	Totem Lake				6,450			Leavitt
<b>Subtotal:</b>			<b>0</b>	<b>0.0</b>	<b>49,147</b>	<b>11,250</b>	<b>0</b>	<b>0</b>	

## 3. Building Permit Applications In Review

Project	Location	Neighborhood	Units	Affordable Units	Office Sq. Ft.	Comm. Sq. Ft.	Inst. Sq. Ft.	Hotel Rooms	Planner
Railway Office Building	299 8th St S	Everest			28,000				Blake
Houghton Office (DRB)	6700 108th Ave NE	Houghton			8,700				Blake
Arco AMPM Rebuild (ADR)	11450 NE 124th St	Totem Lake				2,635			Lausinger
Eastside Prep Middle School Addition (ADR)	10632 NE 37th CIR	Lakeview					3,685		Duffy
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
Ben Franklin Elementary School Gym Addition (IIB)	12434 NE 60th St	Bridle Trails					4,601		Leavitt
Salu Apartments (formerly Emerald Mixed Use) (DRB)	10930 116th Ave NE	Totem Lake	140	14					Leavitt
Steeple Rock (5th Avenue Condos)	315 & 321 5th Ave	Norkirk	15	2					Duffy
Mirra Townhomes (DRB)	203 1st Ave S	Moss Bay	22	N/A - Zone					Blake
Sea Dental Care (ADR)	914 Market St	Norkirk	1		1,800				Cotchett
Lake House Apartments	12233 NE Totem Lake Way	Totem Lake	197	20		2,262			Lausinger
Honda Vehicle Storage Lot	12633 Willows Rd NE	Totem Lake							Leavitt
Ferlton Spur Park - Google CKC Improvements	105 Railroad Ave	Everest							Lausinger
Eastrail Corridor Gravel Trail Improvements		Totem Lake							Anderer
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	11829 100th Ave NE	Juanita	7	0.6					Goble
Pelco/Madison Rosehill Mixed Use (DRB)	12040 NE 85th St	North Rose Hill	870	87		84,000			Leavitt
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
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					Lausinger
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 (IA)	104xx Forbes Creek Dr	Juanita	14	1					Lausinger
Rairdon Flat Parking Expansion (IIB)	13110 NE 126th St	Totem Lake							Barnes
<b>Subtotal:</b>			<b>1,460</b>	<b>142.8</b>	<b>296,000</b>	<b>155,621</b>	<b>18,891</b>	<b>0</b>	

## 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
Evoke Waterfront Condos (I)	6211 Lake Wa Blvd	Lakeview	9	N/A - Zone					Lausinger
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
<b>Subtotal:</b>			<b>15</b>	<b>0.6</b>	<b>139,187</b>	<b>0</b>	<b>178,382</b>	<b>0</b>	

## 5. Zoning Permit Applications Under Review

Project	Location	Neighborhood	Units	Affordable Units	Office Sq. Ft.	Comm. Sq. Ft.	Inst. Sq. Ft.	Hotel Rooms	Planner
Watershed Cottages	4559 112th Ave NE	Houghton	8	N/A - Size					Aldridge
Slater Mixed Use (DRB)	12055 Slater Ave NE	Totem Lake	486	48.6		20,041			Leavitt
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
PSE Sammamish-Juanita 115 kV (IA)	Totem Lake-Juanita	Totem Lake/Juanita							Anderer
Railway Office Building	299 8th St S	Everest			28,000				Blake
Zystra Office Building	229 & 301 8th St S	Everest			35,000				Lausinger
<b>Subtotal:</b>			<b>506</b>	<b>49.8</b>	<b>63,000</b>	<b>20,041</b>	<b>0</b>	<b>0</b>	

## 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
Kingsgate Multifamily	12703 NE 144th St	Kingsgate	12	1.2					Blake
Juanita Bay Gardens Senior Apartments (DRB)	11853 97th Ave NE	Juanita	40	4					Lausinger
Warners Corner Subdivision	10245 132nd Ave NE	North Rose Hill	10	N/A - SF					Duffy
Totem Lake Mixed Use - TL10E (DRB)	10801 & 10809 120th Ave NE	Totem Lake	409	N/A - Zone		17,400			Leavitt
Totem Lake Multifamily - Main Street Property Group (DRB)	12707 120th Ave NE	Totem Lake	150	15					Blake
Kirkland Urban Phase 3 (DRB)	555 Uptown Ct	Moss Bay			230,000	15,000			Leavitt
Fire Station 27	13118 121st Way NE	Totem Lake					15,000		Anderer
Kosalos Subdivision	13244 Juanita Dr NE	Finn Hill	21	N/A - SF					Lausinger
Artouh Subdivision	129xx 139th Ave NE	Kingsgate	24	N/A - SF					Lausinger
Price Cottages	12426 NE 70th St	South Rose Hill	11	1					Duffy
Polaris at Totem Lake	12335 120th Ave NE	Totem Lake	467	299					Blake
Chevron Car Wash Rebuild	9800 NE 116th St	Juanita				2725			Lausinger
Lake WA Institute of Technology - Center for Design	11615 132nd Ave NE	North Rose Hill					55,000		Leavitt
Friends of Youth - New Ground Rebuild	11005 NE 68th St	Houghton	8	8					Aldridge III
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					Lausinger
Northup Way Multifamily	10426 Northup Way	Lakeview	125	N/A - Zone					Leavitt
9049 Juanita Drive Townhomes	9049 NE Juanita Drive	Finn Hill	9	1					LeRoy
Lee Johnson Car Dealership	12545 135th Ave 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
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
1720 Market St Townhomes	1720 Market St	Market	8						Cilluffo
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			Lausinger
Senders Townhomes	13220 NE 126th Place	Totem Lake	60	6					Leavitt
<b>Subtotal</b>			<b>1,774</b>	<b>374.8</b>	<b>248,620</b>	<b>54,825</b>	<b>70,000</b>	<b>0</b>	

### SUMMARY:

	Residential Projects (Units)	Affordable Units (Sq. Ft.)	Office Projects (Sq. Ft.)	Commercial Projects (Sq. Ft.)	Institutional Projects (Sq. Ft.)	Hotel Projects (Rooms)
1. Under Construction	2,408	133.9	204,173	138,395	360,998	10
2. Building Permits Completed; No Construction	0	0.0	49,147	11,250	0	0
3. Building Permit Appl. In Review	1,460	142.8	296,000			