

Major Development Projects

REVISED: 10/1/2022

1. Projects Under Construction									
Project	Location	Neighborhood	Total Res. Units	Affordable Units***	Office Sq. Ft.	Comm. Sq. Ft.	Inst. Sq. Ft.	Hotel Rms.	Planner
Slater Mixed Use	12015 Slater Ave NE	Totem Lake	486	48.6		20,041			Leavitt
Northwest University Chapel Addition	5531 111th Ln NE	Houghton					2,782		Leavitt
Juanita Elementary Parking Lot	9635 NE 132nd St	Juanita							Leavitt
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
Webb Building Renovation (DRB)	89 Kirkland Ave	Moss Bay							Cotchett
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							Anderer
Arco AM/PM 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 (IB)	12434 NE 60th St	Bridle Trails					4,601		Leavitt
Rose Hill Elementary School Core Addition (IB)	8044 128th Ave NE	South Rose Hill					3,760		Leavitt
Pine Apartments (formerly Salu/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 Pl S	Everest				544			Cilluffo
Continental Divide 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
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 Plat (IA)	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	8	1					Barnes
Schvanich PUD (IB)	11431 NE 116th St	South Juanita	27	N/A - SF					Barnes
Lakeview Hotel	10830 NE 68th St	Everest				600		10	Geitz
Subtotal:			1,365	226.0	447,747	105,235	73,588	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
Kirkland City Hall Virtual Service Center Addition	123 5th Ave	Norkirk					1,705		Wilkinson
Honda Vehicle Storage Lot	12633 Willows Rd NE	Totem Lake							Leavitt
Koh Apartments	11929 100th Ave NE	Juanita	7	0.6					Coble
Zystra Office Building Site Work	229 8th St S	Everest							Anderer
Orcas Moon Cottages (IA)	104xx Forbes Creek Dr	Juanita	14	1					Leavinger
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:			21	1.6	0	0	1,705	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
Swyft Mixed Use (DRB)	11919 NE 128th St	Totem Lake	306	30.6	54,000				Cotchett
Evolve Waterfront Condos (I)	6215 Lake Wa Blvd NE	Lakeview	9	N/A - Zone					Aldridge III
Cogr Lakeview (Brookdale) Assisted Living Renovation	6505 Lakeview Dr	Lakeview							Blake
PSE Sammamish-Juanita 115 kV (IA)	Totem Lake-Juanita	Totem Lake/Juanita							Anderer
Senderos Townhomes	13220 NE 126th Place	Totem Lake	60	6					Leavitt
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 Pl	Kingsgate	12	1.2					Miliken
Zystra 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		2262			Anderer
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 (IB)	13110 NE 126th Pl	Totem Lake							Barnes
Subtotal:			1,990	197.5	116,731	123,971	49,645	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
1009 Market Office Variance (IA)**	1009 Market St	Market			5,387				Leavitt
Northwest University Master Plan (IB)	5520 108th Ave NE	Central Houghton					175,060		Leavitt
Holy Family Master Plan - parking, play areas, church expansion (IB)	7355 120th Ave NE	South Rose Hill					3,322		Leavitt
Subtotal:			0	0.0	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
Parkshire Juanita Bay Senior Apartments	11853 97th Ave NE	Juanita	51	5.1					Anderer
KINECT 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		1,600			Leavitt
Madera Bridle Trails (DRB)	13033 NE 70th Pl	Bridle Trails	370	37		5,000			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
Eye & Contact Lens Center Rebuild (DRB)	601 Market St	Market	1	N/A - Size		1,137			Cotchett
Northshore Utility District Grinder Pump Station Upgrade	13613 62nd Ave NE	Finn Hill							Wilkinson
Carillon Heights Apts. Management/Amenity Building (IB)**	5604 Lakeview Dr	Lakeview				3,084			Anderer
Lee Johnson Relocation (ADR)	12545 135th Ave NE	Totem Lake				180,029			Leavitt
Subtotal:			1,634	555.5	0	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
Google - Lee Johnson Site	NE 85th St & 120th Ave NE	South Rose Hill			1,250,000				Leavitt
Juanita Multifamily	14237 73rd Ave NE	Finn Hill	12	1.2					Blake
126th Multifamily	8519 126th Ave NE	North Rose Hill	10	1					Cotchett
Finn Hill Middle School Classroom Addition	8040 NE 132nd St	Finn Hill					11,750		Leavitt
Kirkland Middle School Classroom Addition	430 18th Ave	Norkirk					16,200		Leavitt
Clarke Subdivision	13127 68th 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 III
Totem Lake Apartments - North	12233 NE Totem Lake Way	Totem Lake	6	0.6					Anderer
Lake Washington Institute of Technology Early Learning Center	11605 132ne Ave NE	North Rose Hill					8,000		Leavitt
Evergreen Health Master Plan Update	12040 NE 128th St	Totem Lake							Blake
Woodville Water District Reservoir Replacement	13006 NE 144th Pl	Kingsgate							Wilkinson
Juanita Goodwill Redevelopment (IB)**	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 Cafe 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	N/A - Zone					Duffy
124th St Condominiums	10213 NE 124th St	Juanita	7	1					Rubardt
Self Storage Warehouse (ADR)	132nd Ave NE & NE 126th Pl	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
Ziply Fiber Office	212 & 230 Market St	Market				40,000			Leavitt
Hagerty Garage & Social Club (DRB)	11837 NE 112th St	Totem Lake				27,833			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
Kosatos Subdivision	13244 Juanita Dr NE	Finn Hill	21	N/A - SF					Leavinger
Chevron Car Wash Rebuild	9800 NE 116th St	Juanita				2725			Leavinger
Friends of Youth - New Ground Rebuild	11005 NE 68th St	Houghton	8	8					Aldridge III
Wu Property Short Plats	89th Pl NE & NE 121st St	Finn Hill	15	N/A - SF					Duffy
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
Subtotal:			1,244	206.6	1,318,865	269,916	35,950	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		1,365	226.0	447,747	105,235	73,588	10
2. Building Permits Completed; No Construction		21	1.6	0	0	1,705	0
3. Building Permit Appl. In Review		1,990	197.5	116,731	123,971	49,645	0
4. Zoning Permit Approved, No Building Permit Application		0	0.0	190,387	15,000	178,382	0
5. Zoning Permit Appl. Under Review		1,634	555.5	0	206,107	0	0
6. Projects in Pre-Permit Review		1,244	206.6	1,318,865	269,916	35,950	0
TOTAL		6,254	1,167.2	2,073,730	720,229	339,270	10

New items highlighted with red text.

** Indicates City Council decision or that the permit has been appealed to City Council

*** Payment in lieu of construction of affordable housing units is allowed for fractional required units less than 0.66

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
 (IA) - Process IA: Hearing Examiner decision, appealable to the City Council
 (IB**) - Process IB: 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