

Major Development Projects
REVISED: 9/30/2021

1. Projects Under Construction									
Project	Location	Neighborhood	Total Res. Units	Affordable Units***	Office Sq. Ft.	Comm. Sq. Ft.	Inst. Sq. Ft.	Hotel Rms.	Planner
Brink Park Shoreline Renovation	555 Lake St S	Moss Bay							Anderer
Pine Apartments (formerly SaluEmerald 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
Farion Spur Park - Google CKC Improvements	602 5th St 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				Guter
Plaza at Yarrow Bay Pavilion	10220 NE Points Dr	Lakeview				1,865			Leavitt
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
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
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
Kirkland Way Mixed Use (DRB)	410 Kirkland Way	Moss Bay	171	17.1		20,000			Guter
RD Homes Cottages (I)	11229 NE 116th St	Juanita	6	N/A - Size					Zike
Bartel's Mixed Use (DRB)	312 Central Way	Moss Bay	70	N/A - Zone		16,415			Leavitt
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
Lifebridge Project - Senior Housing (ADR)	11729 NE 118th St	Totem Lake	153	15.3					Launger
Village @ Totem Lake Phase II - Residential (DRB)	12560 120th Ave NE	Totem Lake	650	N/A - Zone					Guter
Bridestone Subdivision & Rezone (IIB)	4604 116th Ave NE	Bridle Trails	35	N/A - SF					Goble
Kirkland VII Townhomes (ADR)	1313 Market St	Market	9	1					Barnes
The Walk III	431 7th Ave S	Moss Bay	17	2					Launger
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							Launger
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
Lakeview Hotel	10830 NE 68th St	Everest				600		10	Geitz
Subtotal:			1,864	87.5	399,198	191,211	144,653	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
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
Eastrail Corridor Gravel Trail Improvements		Totem Lake							Anderer
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
132nd Square Park Restroom	13101 NE 132nd St	Kingsgate					600		Anderer
132nd Square Park Renovation	13101 NE 132nd St	Kingsgate							Anderer
Totem Lake Connector Ped. Bridge	124th/124th	Totem Lake							Guter
Ford of Kirkland - Surface Parking Expansion	11680 Slater Ave NE	North Rose Hill							Leavitt
6th Street Office	620 5th Ave S	Everest			49,147				Launger
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
Subtotal:			0	0.0	49,147	11,250	10,605	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
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					Anderer
Zylstra Office Building	229 8th St S	Everest			34,731				Duffy
503 2nd Ave S Townhomes	503 2nd Ave S	Moss Bay	13	1.3					Cilluffo
Grata @ Totem Lake	12410 NE Totem Lake Way	Totem Lake	125	12.5					Aldridge III
4th Avenue Townhomes	453 4th Ave S	Moss Bay	3	N/A - Size					Cilluffo
Railway Office Building	299 8th St S	Everest			28,000				Cilluffo
Houghton Office (DRB)	6700 108th Ave NE	Houghton			8,700				Launger
Arco AMPM Rebuild (ADR)	11450 NE 124th St	Totem Lake				2,635			Leavitt
Ben Franklin Elementary School Gym Addition (IIB)	12434 NE 60th St	Bridle Trails					4,601		Anderer
Lake House Apartments	12233 NE Totem Lake Way	Totem Lake	197	20		2,262			Leavitt
Honda Vehicle Storage Lot	12633 Willows Rd NE	Totem Lake							Leavitt
Slater Avenue Mixed Use Site Improvements (DRB)	12055 Slater Ave NE	Totem Lake							Duffy
NE 75th Street Cottages	12029 NE 75th St	South Rose Hill	7	N/A - Size					Goble
Koh Apartments	11929 100th Ave NE	Juanita	7	0.6					Duffy
Petco/Madison Rosehill Mixed Use (DRB)	12040 NE 85th St	North Rose Hill	87			84,000			Leavitt
Instyle Mixed Use Building	13604 100th Ave NE	Juanita	21	2.1		4,859			Duffy
Webb Building Renovation (DRB)	89 Kirkland Ave	Moss Bay							Colchett
Orcas Moon Cottages (IA)	104xx Forbes Creek Dr	Juanita	14	1					Launger
Rairdon Flat Parking Expansion (IIB)	13110 NE 126th St	Totem Lake							Barnes
Subtotal:			1,755	174.3	71,431	118,747	4,601	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 Marina Boat Rental	70 Kirkland Ave	Moss Bay							Anderer
Evolve Waterfront Condos (I)	6211 Lake Wa Blvd	Lakeview	9	N/A - Zone					Launger
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
Carlton Heights Apts. Management/Amenity Building (IIB**)									Anderer
Aspen Homes Townhomes (ADR)	1720 Market St	Market	8	1					Cilluffo
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
PSE Sammamish-Juanita 115 kV (IA)	Totem Lake-Juanita	Totem Lake/Juanita							Anderer
Subtotal:			16	1.0	185,000	195,029	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
4635 Condos	4635 Lake Wa. Blvd.	Lakeview	6	N/A - Zone					Duffy
124th St Condominiums	10213 NE 124th St	Juanita	7	1					Rubardt
Artoush 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 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
Senderos Townhomes	13220 NE 126th Place	Totem Lake	65	6.5					Leavitt
Ziply 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
Legacy Townhomes	595 Kirkland Way	Moss Bay	10	1					Aldridge III
Totem Lake Multifamily - Swift Assemblage (DRB)	11919 NE 128th St	Totem Lake	285	28.5					Guter
Alexander Duplexes	539 Alexander Ave	Everest	16	N/A - Zone					Blake
Waterfront 2 Condominiums	9049 NE Juanita Dr	Juanita	12	1.2					Colchett
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					Launger
Totem Lake Multifamily - Main Street Property Group (DRB)	12707 120th Ave NE	Totem Lake	150	15					Blake
Fire Station 27	13118 121st Way NE	Totem Lake					15,000		Anderer
Kosalos Subdivision	13244 Juanita Dr NE	Finn Hill	21	N/A - SF					Launger
Polaris at Totem Lake	12335 120th Ave NE	Totem Lake	467	299					Leavitt
Chevron Car Wash Rebuild	9800 NE 116th St	Juanita				2,725			Launger
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
Northup Way Multifamily	10426 Northup Way	Lakeview	125	N/A - Zone					Leavitt
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
Mainstreet Office	12217 NE 116th St	North Rose Hill			18,620				Leavitt
Cadence Retail	9950 NE 132nd St	Juanita				5,700			Launger
Subtotal:			1,666	393.3	82,885	155,314	70,000	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	1,864</								