

Major Development Projects

REVISED: 12/15/2020

1. Projects Under Construction

Project	Location	Neighborhood	Total Res. Units	Affordable Units	Office Sq. Ft.	Comm. Sq. Ft.	Inst. Sq. Ft.	Hotel Rms.	Planner
SRMKCCA Office Bldg	509 6th St S	Everest			136,000				Levinger
Mark Twin Elementary School Addition (IIB)	9525 130th Ave NE	North Rose Hill					12,000		Leavitt
Rose Hill Elementary School Addition (IIB)	8044 128th Ave NE	South Rose Hill					29,500		Leavitt
Ben Franklin Elementary School Addition (IIB)	12434 NE 60th St	Bridle Trails					20,500		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 W	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 Bathroom (IIA)	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				Levinger
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
Bartell'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			Levinger
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
Lifefridge Project - Senior Housing (ADR)	11729 NE 118th St	Totem Lake	153	15.3					Levinger
Kirkland Villas	7630 NE 122nd Ct	Finn Hill	33	3.1					Zike
Village @ Totem Lake Phase II - Residential (DRB)	12560 120th Ave NE	Totem Lake	650	N/A - Zone					Guter
Lifefridge Project - East Apartment Building (ADR)	11723 NE 117th Ct	Totem Lake	205	20.5					Levinger
Lifefridge Project - West Apartment Building (ADR)	11721 NE 117th Ct	Totem Lake	204	20.4					Levinger
Bridlestone 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					Levinger
Lennar Apartments (DRB)	11811 NE 128th St	Totem Lake	339	34		6,000			Ruggieri
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
Lifefridge Apartments & Senior Housing - 118th extension	11725 NE 118th St	Totem Lake							Levinger
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
Subtotal:			2,301	137	204,173	132,360	378,530	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
Ford of Kirkland - Surface Parking Expansion	11680 Slater Ave NE	North Rose Hill							Leavitt
6th Street Office	620 5th Ave S	Everest			49,147				Levinger
Hauge Commercial Building (ADR)	11834 NE 90th St	North Rose Hill				4,800			
Totem Lake Retail (ADR)	12700 116th Ave NE	Totem Lake				6,450			Leavitt
Subtotal:			0	0.0	49,147	11,250	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
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
Petco/Madison Rosehill Mixed Use	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 Drive 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
112 Lake Street South Mixed Use (DRB)	112 Lake St W	Moss Bay	140	N/A - Zone		5,000			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					Levinger
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 (IIA)	104xx Forbes Creek Dr	Juanita	14	1					Levinger
Rairdon Flat Parking Expansion (IIB)	13110 NE 126th St	Totem Lake							Barnes
Subtotal:			1,225	106.8	257,500	155,724	600	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
Houghton Office (DRB)	6700 108th Ave NE	Houghton			8,700				Blake
Mirra Townhomes (DRB)	203 1st Ave S	Moss Bay	22	N/A - Zone					Blake
Emerald Mixed Use (DRB)	10930 116th Ave NE	Totem Lake	130	13	16,000				Leavitt
Arco AM/PM Rebuild (ADR)	11450 NE 124th St	Totem Lake				2,600			Levinger
Evolve Waterfront Condos (I)	6211 Lake Wa Blvd	Lakeview	9	N/A - Zone					Levinger
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					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:			167	13.6	163,887	2,600	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
Slater Mixed Use (DRB)	12055 Slater Ave NE	Totem Lake	486	48.6		20,041			Leavitt
Rose Hill Mixed Use (ADR)	13021 & 13027 NE 85th St	South Rose Hill	10	N/A - Zone		4,270			Levinger
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 (IIA)	Totem Lake-Juanita	Totem Lake/Juanita							Anderer
Railway Office Building	299 8th St S	Everest			28,000				LeRoy
Zylstra Office Building	229 & 301 8th St S	Everest			35,000				LeRoy
Subtotal:			508	49.8	63,000	24,311	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
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			Levinger
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
Totem Lake South	12233 NE Totem Lake Way	Totem Lake	177	18		2674			Levinger
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					Levinger
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
Car Dealer Vehicle Storage Structure	12633 Willows Rd 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
Steeple Rock (5th Avenue Condos)	315 & 321 5th Ave	Norkirk	15	2					Duffy
Crescent Lighting Rosehill	12631 NE 85th St	South Rose Hill	275	27.5		14,000			Leavitt
Sea Dental Care	916 Market St	Norkirk	1		1,800				LeRoy
1720 Market St Townhomes	1720 Market St	Market	8						Cilluffo
Transforming Age Senior Housing	11853 97th Ave NE	Juanita	84						Levinger
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			Levinger
Senderos Townhomes	13220 NE 126th Place	Totem Lake	60	6					Leavitt
Subtotal:			1,385	374.6	20,420	25,099	55,000	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	2,301	137.0	204,173	132,360	378,530	10
2. Building Permits Completed; No Construction	0	0.0	49,147	11,250	0	0
3. Building Permit Appl. In Review	1,225	106.8	257,500	155,724	600	0
4. Zoning Permit Approved, No Building Permit Application	167	13.6	163,887	2,600	178,382	0
5. Zoning Permit Appl. Under Review	508	49.8	63,000	24,311	0	0
6. Projects in Pre-Permit Review	1,385	374.6	20,420	25,099	55,000	0
TOTAL	5,586	681.8	758,127	351,344	612,512	10

New items highlighted with red text.

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

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

(IIA) - Process IIA: Hearing Examiner decision, appealable to the City Council

(IIB**) - Process IIB: 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