



**CITY OF KIRKLAND**  
**Planning and Building Department**  
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## **MEMORANDUM**

**To:** Kurt Triplett, City Manager

**From:** Dawn Nelson, Planning Manager  
Adam Weinstein, Director of Planning and Building

**Date:** December 16, 2020

**Subject:** MAJOR DEVELOPMENT PROJECTS LIST

### **RECOMMENDATION**

Receive the attached Major Development Projects list that shows the status of larger construction and land use permits throughout the City that are under construction or in the development pipeline.

### **BACKGROUND DISCUSSION**

Historically, this list was presented to the Council Planning and Economic Development Committee but now will be presented quarterly to the full Council on the consent agenda. It is updated quarterly and posted on the Construction Projects page of the City website. Individuals can sign up to receive email alerts when the list is updated.

The Major Development Projects list includes six categories:

- Projects under construction;
- Building permits issued, but construction hasn't begun;
- Building permit applications in review;
- Zoning permits approved, but no building permit application;
- Zoning permit applications in review; and
- Projects in pre-permit review.

The list is focused on new development and major additions for commercial, industrial, institutional, public and residential projects. It includes new or additional square footage and housing units for each project, aggregated by development stage category, and totaled for all categories. The list also highlights the number of affordable housing units that within each of the projects. Smaller projects, like short plats involving less than 10 new single-family homes, are not included in the list because the resulting list would grow to a size that would be difficult to digest. Based on the current list, future development activity is expected to remain robust.

### **ATTACHMENT**

Major Development Projects List

## 1. Projects Under Construction

Project	Location	Neighborhood	Total Res. Units	Affordable Units	Office Sq. Ft.	Comm. Sq. Ft.	Inst. Sq. Ft.	Hotel Rms.	Planner
SRMCCA Office Bldg	509 6th St S	Everest			136,000				Launger
Mark Twain Elementary School Addition (IB)	8525 130th Ave NE	North Rose Hill					12,000		Leavitt
Rose Hill Elementary School Addition (IB)	8044 128th Ave NE	South Rose Hill					29,500		Leavitt
Fin Station 24 Replacement	12434 NE 60th St	Bridle Trails					20,500		Anderson
Kirkland Urban South Parking Garage (DRB)	9624 NE 132nd St	Juamta					12,000		Guter
Brimmonds Road Plat (IA)	200 Peter Kirk Ln	Moss Bay							Barnes
Totem Lake Park (I)	9527 NE 144th Pl	Finn Hill	12	N/A - SF					Guter
Solea Washington High School Gymnasium Addition (IB)	12031 & 12207 NE Totem Lk W	Totem Lake					20,000		Launger
DRM Townhomes (I)	12033 NE 80th St	South Rose Hill							Adridge III
Juamta Beach Park Bathroom (IA)	340 3rd Ave S	Moss Bay	3	N/A - Size					Getz
Kirkland Way Mixed Use (DRB)	9703 NE Juamta Dr	Juamta					3,030		Guter
5801 Lakeside Drive Office	410 Kirkland Way	Moss Bay	171	17.1		20,000			Launger
6th Ave Townhomes	5801 Lakeside Drive	Lakeview			46,075				Cilluffo
223 Office Bldg	203 5th Ave	Norvik	3	N/A - Size					Guter
RD Homes Cottages (I)	223 10th St S	Everest			12,800				Zike
Barkley Mixed Use (DRB)	11229 NE 116th St	Juamta	6	N/A - Size					Leavitt
Anglo Assisted Living & Memory Care (DRB)	312 Central Way	Moss Bay	70	N/A - Zone		16,415			Launger
125th Place Townhomes	1006 Lake St. S.	Moss Bay	105	N/A - Zone		2,558			Launger
Lake Washington High School Addition (IB)**	11721 NE 117th Ct	Finn Hill	16						Launger
Jake Residences Apartments (DRB)	12033 NE 80th St	South Rose Hill					64,500		Getz
1302 Market Office (ADR)	11903 NE 128th St	Totem Lake	136	14					Guter
Highland Residences	1302 Market St	Norvik			9,298				LeRoy
Lifbridge Project - Senior Housing (ADR)	8803 122nd Ave NE	Highlands	3	N/A - Size					Blake
Kirkland Villa	11729 NE 118th St	Totem Lake	153	15.3					Launger
Village (B) Totem Lake Phase II - Residential (DRB)	7630 NE 122nd Ct	Finn Hill	33	3.1					Zike
Lifbridge Project - East Apartment Building (ADR)	12560 120th Ave NE	Totem Lake	650	N/A - Zone					Guter
Lifbridge Project - West Apartment Building (ADR)	11723 NE 117th Ct	Totem Lake	205	20.5					Launger
Redstone Subdivision & Reserves (IB)	11721 NE 117th Ct	Totem Lake	204	20.4					Launger
Juamta High School Redubld (IB)	4604 116th Ave NE	Bridle Trails	35	N/A - SF					Goble
Kirkland VII Townhomes (ADR)	10601 NE 132nd St	Juamta					217,000		Leavitt
The Wack III	1313 Market St	Market	9	1					Barnes
Lunar Apartments (DRB)	421 7th Ave S	Moss Bay	17	2					Launger
Vareze Residential (DRB)	11811 NE 128th St	Totem Lake	339	34		6,000			Ruggier
Village (B) Totem Lake Phase II - Commercial (DRB)	11801 NE 116th St	Totem Lake	62	5					Leavitt
Lifbridge Apartments & Senior Housing - 118th extension	12560 120th Ave NE	Totem Lake				66,787			Guter
Verdant Duplexes	11725 NE 118th St	Totem Lake							Launger
Schuman PHD (IB)	7845 NE 122nd Pl	Finn Hill	10	1					LeRoy
9040 Juamta Apartments	11431 NE 116th St	South Juamta	27	N/A - SF					Barnes
Lakeview Hotel	9040 Juamta Drive	Finn Hill	12	2					Leavitt
Subtotal:	10630 NE 68th St	Everest	2,301	137	204,173	132,360	378,530	16	Getz

## 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				Launger
Hauge Commercial Building (ADR)	11834 NE 90th St	North Rose Hill				4,800			Launger
Totem Lake Hotel (ADR)	12700 116th Ave NE	Totem Lake				6,450			Leavitt
Subtotal:			0	0.0	49,147	11,280	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
4th 7th Street Cottages	12029 NE 75th St	South Rose Hill	7	N/A - Size					Duffy
Koh Apartments	11929 100th Ave NE	Juamta	7	0.6					Goble
Pulco/Medison Roadside Mixed Use	12040 NE 85th St	North Rose Hill	870			84,000			Leavitt
Plaza at Yarrow Bay Pavilion	10220 NE Pharis Dr	Lakeview				1,865			Leavitt
Bank Park Shoreline Renovation	945 Lake St S	Moss Bay							Anderson
132nd Square Park Restroom	12101 NE 132nd St	Kingsgate					600		Anderson
Instyle Mixed Use Building	13604 100th Ave NE	Juamta	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 S	Moss Bay	140	N/A - Zone		5,000			Ruggier
Mesa Bay Street Car Wash (ADR)	406 Central Way	Moss Bay							Blake
Woodlands Reserve Townhomes	12236 & 12246 Juamta Dr NE	Finn Hill	31	2.6					Launger
Kirkland Urban South Mixed Use (DRB)	200 Peter Kirk Ln	Moss Bay			250,000	60,000			Guter
Totem Lake Connector Ped. Bridge (I)	124th/24th	Totem Lake							Guter
Orion Moon Cottages (IA)	1044x Forbes Creek Dr	Juamta	14	1					Launger
Randon Flat Parking Expansion (IB)	13110 NE 126th St	Totem Lake							Barnes
Subtotal:			1,225	106.8	287,600	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
Mira Townhomes (DRB)	203 1st Ave S	Moss Bay	22	N/A - Zone					Blake
Emerald Mixed Use (DRB)	10900 116th Ave NE	Totem Lake	130	13	16,000				Leavitt
Arco AMPM Redubld (ADR)	11450 NE 124th St	Totem Lake				2,800			Launger
Exeter Waterfront Center (I)	6211 Lake Wta Blvd	Lakeview	9	N/A - Zone					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
BDK Kirkland 14 Townhomes (ADR)	207 8th Ave West	Market	6	0.6					LeRoy
Talavera (IB)	12950 141st Ave NE	Totem Lake			133,800				Barnes
Hwy Family Master Plan - parking, play area, church expansion (IB)	7255 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 (DRB)	13021 & 13027 NE 85th St	South Rose Hill	10	N/A - Zone		4,270			Launger
100th Avenue NE Corridor Improvements (I)	NE 132nd St to NE 145th St	Juamta							Anderson
503 2nd Ave S Townhomes (I)	503 2nd Ave S	Moss Bay	12	1.2					Duffy
PHE Seawatch Juamta 115 8th (IA)	Totem Lake/Juamta	Totem Lake/Juamta							Anderson
Railway Office Building	289 8th St S	Everest			28,000				LeRoy
Zylora 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 Redubld	9800 NE 116th St	Juamta				2725			Launger
Take Me With You of Technology - Center for Design	11815 132nd Ave NE	North Rose Hill					55,000		Leavitt
Friends of Youth - New Ground Redubld	11105 NE 68th St	Houghton	8	8					Adridge III
Totem Lake South	12233 NE Totem Lake Way	Totem Lake	177	18		2674			Launger
Randon Dodge Chrysler Jeep Service Center Tenant Improvement	12440 128th Ln NE	Totem Lake							Leavitt
Wu Property Street Plots	89th Pl NE & NE 121st St	Finn Hill	15	N/A - SF					Duffy
Qing Q Totem Lake	12410 NE Totem Lake Way	Totem Lake	115	11.5					Launger
Northrup Way Multifamily	10426 Northrup Way	Lakeview	125	N/A - Zone					Leavitt
9049 Juamta Drive Townhomes	9049 NE Juamta Drive	Finn Hill	9	1					LeRoy
Lee Johnson Car Dealership	12545 135th Ave NE	Totem Lake							Leavitt
Car Dealer Vehicle Storage Structure	12633 Wilcox Rd NE	Totem Lake							Leavitt
6th Avenue Townhomes	451 4th Ave S	Moss Bay	3	N/A - Size					Adridge III
98th Place Townhomes	11438 98th Pl NE	Juamta	6	0.6					Anderson
Sound Transit Kingsgate Park & Ride Garage	13001 116th Way NE	Totem Lake							Cilluffo
Sleeping Rock (3th Avenue Corridor)	315 & 321 5th Ave	Norvik	15	2					Duffy
Seacrest Lighting Rowland	12613 NE 85th St	South Rose Hill			27.5	14,000			Leavitt
Sea Dental Care	916 Market St	Norvik	1		1,800				LeRoy
1720 Market St Townhomes	1720 Market St	Market	8						Cilluffo
Transforming Age Senior Housing	11853 97th Ave NE	Juamta	84						Launger
Marine Office	12217 NE 116th St	North Rose Hill			18,620				Leavitt
4655 Corridor	4655 Lake Wta Blvd	Lakeview	6						Launger
Cadence Retail	9950 NE 132nd St	Juamta				5,700			Leavitt
Sandwich 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	16
2. Building Permits Completed: No Construction	0	0.0	49,147	11,280	0	0
3. Building Permit Appl. In Review	1,225	106.8	287,600	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	6,584	581.8	788,127	351,344	612,512	16

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

(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