

Major Development Projects
REVISED: 7/1/2023

1. Projects Under Construction

Project	Location	Neighborhood	TOTR RES. Units	Affordable Units***	Office Sq. Ft.	Comm. Sq. Ft.	Inst. Sq. Ft.	Hotel Rooms	Planner	
Aspen Homes Townhomes (ADR)	1720 Market St	Market	8	1					Colchett	
Leaves Townhomes	685 Kirkwood Way	Moss Bay	10	1					Aldridge III	
Residence Townhomes	13225 NE 126th Place	Totem Lake	60	6					Leavitt	
Lee Johnson Relocation - Building B	12300 130th Ave NE	Totem Lake				7,850			Leavitt	
Lee Johnson Middle School Classroom Addition (IB)	3540 NE 126th St	Fin Hill					13,273		Leavitt	
Reeds Vehicle Storage Lot	12633 Willows Rd NE	Totem Lake							Leavitt	
Cogit Lakeview (Brookdale) Assisted Living Renovation	6505 Lakeview Dr	Lakeview							Blaise	
Lee Johnson Relocation - Building A	12545 130th Ave NE	Totem Lake				4,950			Leavitt	
Friends of Youth - New Gender Renovation	11500 NE 68th St	Houghton							Aldridge III	
Slater Mead Use	12015 Slater Ave NE	Totem Lake	486	48.6			20,041		Leavitt	
Northwest University Chapel Addition	5531 119th Ln NE	Houghton					2,782		Leavitt	
Junia Elementary Parking Addition	8633 NE 126th St	Junia							Leavitt	
Grate Affordable (B) Totem Lake	12410 NE Totem Lake Way	Totem Lake	125	125					Collo	
Fire Station 22 Addition	6602 108th Ave NE	Houghton							Wilkinson	
Fire Station 27	13118 121st Way NE	Totem Lake					15,000		Wilkinson	
Redevelop Renovation (DRB)	89 Kirkwood Ave	Moss Bay							Conner	
Mikland Heights Apartments Addition	13321 NE 133rd St	Kingsgate	4	4					Aldridge III	
Houghton Office (DRB)	6700 108th Ave NE	Houghton			8,700				Collo	
3rd Street Office	600 8th Ave S	Everest			43,747				Anderson	
132nd Square Park Renovation	13101 NE 132nd St	Kingsgate					600		Anderson	
132nd Square Park Renovation	13101 NE 132nd St	Kingsgate							Anderson	
Avo AMPM Retail (ADR)	11450 NE 124th St	Totem Lake				2,630			Colchett	
203 2nd Ave S Townhomes	203 2nd Ave S	Moss Bay	13	1.3					Duffy	
Eastall Corridor Gravel Trail Improvements	203 2nd Ave S	Totem Lake							Anderson	
Totem Lake Connector Ped. Bridge	124th/124th	Totem Lake							Guter	
Ben Franklin Elementary School Cfgn Addition (IB)	12424 NE 92nd St	Brille Trails					4,801		Leavitt	
Rose Hill Elementary School Core Addition (IB)	8644 128th Ave NE	South Rose Hill					3,750		Leavitt	
Five Apartments (Formerly South/East/Mead Use) (DRB)	10030 116th Ave NE	Totem Lake	140	14					Leavitt	
Mira Townhomes (DRB)	203 1st Ave S	Moss Bay	22	N/A - Zone					Blaise	
Arden Spur Park - George C/O Improvements	602 6th St S	Everest				544			Collo	
Mikland Urban South Mead Use (DRB)	200 Peter Kirk Ln	Moss Bay			250,000		60,000		Guter	
Woodlands Reserve Townhomes	12296 & 12246 Junia Dr NE	Fin Hill	31	3.1					Wilkinson	
Beaqua Rock (8th Avenue Corridor)	315 & 321 8th Ave	Norkirk	15	2					Duffy	
BRMCA Office Bldg	208th St S	Everest			136,000				Conner	
Mark Twain Elementary School Library and Classroom Addition	5525 130th Ave NE	North Rose Hill					11,274		Leavitt	
Rose Hill Elementary School Classroom Addition	8044 128th Ave NE	South Rose Hill					25,708		Leavitt	
Ben Franklin Elementary School Classroom Addition	12424 NE 92nd St	Brille Trails					12,486		Leavitt	
Mikland Urban South Parking Garage (DRB)	200 Peter Kirk Ln	Moss Bay							Guter	
Simonds Road Plat (IA)	9527 NE 144th Pl	Fin Hill	12	N/A - SF					Barnes	
Klakar VA Townhomes (ADR)	11313 Market St	Market	9	1					Barnes	
Concordia FLD (IB)	11433 NE 116th St	South Junia	21	N/A - SF					Hearth	
Lakeview Hotel	10630 NE 68th St	Everest					600	10	Greer	
Subtotal:			962	206.5	443,847		96,629	86,861	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
Hayley Mead Use Building	13604 100th Ave NE	Junia	21	2.1			4,859		Duffy
Kirkland Market Grocery Toward Improvement	10426 Northrup Way	Lakeview				235			Millan
Mikland City Hall Visual Services Center Addition	123 2nd Ave	Norkirk					1,705		Wilkinson
Nub Apartments	11925 100th Ave NE	Junia	7	0.6					Goble
Zebra Office Building Site Work	229 8th St S	Everest							Anderson
Drus Moon Cottage (IA)	10404 Forbes Creek Dr	Junia	14	1					Launger
Shik-F-A Drive Thru Lane Addition	12025 NE 124th St	Totem Lake							Leavitt
Moss Bay Shell Car Wash (ADR)	406 Central Way	Moss Bay							Blaise
Tord of Kirkland - Surface Parking Expansion	11690 Slater Ave NE	North Rose Hill							Leavitt
Subtotal:			42	3.7	0	5,094	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
Mikland CRK (DRB)	10801 & 10809 120th Ave NE	Totem Lake	121	N/A - Zone			1,600		Conner
Eye & Contact Lens Center Retail (DRB)	901 Market St	Market	1	N/A - Size			1,137		Colchett
Chewon Car Wash Retail	5900 NE 116th St	Junia					2725		Millan
Carlton Heights Multi-Management/Community Building (IB)**	3504 Lakeview Dr	Lakeview				2,493			Anderson
Copper Creek Condominium	236 4th Ave	Norkirk	6	0.6					Rubart
Hyundai of Mikland Renovation	11706 124th Ave NE	Totem Lake					1,000		Kasper
Junia Townhomes	14237 73rd Ave NE	Fin Hill	11	1.1					Millan
1000 Market Office (IA)	13300 130th Ave NE	Kingsgate	5	0.5					Conner
Kirkland Heights Apartments Renovations, Additions & New Buildings	13228 NE 133rd St	Kingsgate	95	9.5			5,387		Leavitt
Arden at Totem Lake (DRB)	12305 120th Ave NE	Totem Lake	442	300			4,000		Aldridge III
Arden Affordable Senior Apartments (DRB)	12700 116th Ave NE	Totem Lake	170	170					Leavitt
Mead Mead Use (DRB)	11919 NE 128th St	Totem Lake	306	30.6	54,000				Colchett
Arden Waterfront Condos (I)	1515 Lake Waikola Blvd NE	Lakeview	9	N/A - Zone					Aldridge III
SE Sammamish Junia TIS IV (IA)	10200 Lake Junia Dr	Totem Lake/Junia							Anderson
Lake Washington Institute of Technology Center for Design	11613 132nd Ave NE	North Rose Hill					49,645		Aldridge III
Alexander Duplexes	539 Alexander Ave	Everest	8	N/A - Zone					Aldridge III
Prospan Midfamily	12702 NE 144th St	Kingsgate	12	1.2					Conner
8th Avenue Townhomes	453 4th Ave S	Moss Bay	3	N/A - Size					Aldridge III
Railway Office Building	299 8th St S	Everest			28,000				Collo
Lake Mead Apartments	12223 NE 106th Lake Way	Totem Lake	191	20			2262		Anderson
London Plz Parking Expansion (IB)	11919 NE 106th Pl	Totem Lake	1,387	620.0	87,387		15,217	49,645	0
Subtotal:			1,387	620.0	87,387		15,217	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
Mikland Middle School Classroom Addition (IB)	430 18th Ave	Norkirk					13,656		Leavitt
Kirkland Urban Phase 3 (DRB)	5555 Uptown Ct	Moss Bay			185,000		16,000		Leavitt
Northwest University Master Plan (IB)	6200 100th Ave NE	South Houghton					175,060		Anderson
Holy Family Master Plan - parking play areas, church expansion (IB)	7355 120th Ave NE	South Rose Hill					3,322		Leavitt
Subtotal:			0	0	185,000	15,000	192,038	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
Woodville Water District Reservoir Replacement	13006 NE 144th Pl	Kingsgate							Wilkinson
Empireman Health Plaza Upgrade (IA)	12045 NE 128th St	Totem Lake					550,000		Leavitt
Parkshore Junia Bay Senior Apartments	11653 97th Ave NE	Junia	51	5.1					Anderson
MANECT Totem Lake (DRB)	12700 NE 124th St	Totem Lake	484	48.4			11,267		Anderson
Robson Brvls Trala Office	13033 NE 72nd St	Brille Trails	370	37			5,000		Leavitt
Northrup Lblty Center Grinder Pump Station Upgrade (IA)	13613 82nd Ave NE	Fin Hill							Wilkinson
Subtotal:			905	90.5	0	16,267	550,000	0	

6. Projects in Pre-Permit Review

Project	Location	Neighborhood	Units	Affordable Units***	Office Sq. Ft.	Comm. Sq. Ft.	Inst. Sq. Ft.	Hotel Rooms	Planner
Lake Spring Wellness Center	8509 144th Ave NE	North Rose Hill	5	0.5	3,300				Colchett
Fire Station 26 Renovation and Addition	6936 124th Ave NE	North Rose Hill					450		Wilkinson
Arden Apartments	13303 NE 177th Pl NE	North Rose Hill	23	2					Anderson
8049 NE Junia Drive Condominiums	9049 NE Junia Dr	Junia	12	1.2					Colchett
Brown Bear Car Wash	14400 124th Ave NE	Kingsgate				3,500			Kasper
Rose Hill Car Wash Renovation	12833 NE 85th St	North Rose Hill				1,150			Aldridge III
Shades Court Apartments	12419 NE Totem Lake Way	Totem Lake	165	16.5					Wilkinson
George - Lee Johnson Site	NE 87th St & 120th Ave NE	South Rose Hill			1,200,000				Leavitt
Junia Midfamily	14237 73rd Ave NE	Fin Hill	12	1.2					Blaise
120th Midfamily	8519 120th Ave NE	North Rose Hill	10	1					Colchett
Clarke Subdivision	13127 66th Pl NE	Fin Hill	17	N/A - SF					Anderson
Norwa Park Oaks & Shimmer Renovations	10 Kentland Ave	Moss Bay							Wilkinson
Totem Lake Apartments - North	12233 NE Totem Lake Way	Totem Lake	6	0.6					Anderson
Lake Washington Institute of Technology Early Learning Center	11905 132nd Ave NE	North Rose Hill					8,000		Anderson
Junia Goodwin Rejuvenation (IB)**	12423 120th Ave NE	Junia	55	5.5			22,658		Anderson
25C Totem Lake Way	12428 NE Totem Lake Way	Totem Lake	130	13					Wilkinson
Premier Storage Investors Self Storage	672 8th Ave	Norkirk					101,000		Duffy
Lake Oaks Redevelopment (DRB)	212 Central Way	Moss Bay	2	N/A - Zone	2,800		2,800		Anderson
Arden Beer Office Addition	253 Kirkwood Ave	Everest							Colchett
4835 Cordova	4635 Lake Wa. Blvd	Lakeview	6	N/A - Zone					Duffy
124th St Condominiums	10213 NE 124th St	Junia	7	1			36,000		Rubart
Self Storage Warehouse (ADR)	132nd Ave NE & NE 126th Pl	Totem Lake	20	N/A - Zone	23,265		3,100		Leavitt
200 - 222 Central Way (DRB)	200 Central Way	Moss Bay					40,000		Leavitt
Zebra Fiber Office	212 & 230 Market St	Market							Collo
Blaise Center & Social Club (DRB)	11837 NE 112th St	Totem Lake					27,833		Collo
Junia Drive Townhomes	12426 Junia Dr NE	Fin Hill	10	1					Blaise
Koala's Subdivision	12344 Junia Dr NE	Fin Hill	21	N/A - SF					Launger
87th Pl Priority Shop Plaza	87th Pl NE & NE 131st St	N/A - SF							Duffy
90th Place Townhomes	11438 99th Pl NE	Junia	6	0.6					Anderson
Bound Transit Kingsgate Park & Ride Garage	13001 116th Way NE	Totem Lake					74,000		Collo
Clasart Lighting Rowell	12611 NE 85th St	South Rose Hill	275	27.5</					