

Major Development Projects
REVISED: 1/1/2024

1. Projects Under Construction										
Project	Location	Neighborhood	Total Res. Units	Affordable Units**	Office Sq. Ft.	Comm. Sq. Ft.	Institutional Sq. Ft.	Hotel Rooms	Planner	
Polaris at Totem Lake (DRB)	12335 120th Ave NE	Totem Lake	442	300		4,000			Andrzej	
1000 Norwalk Office (NA)	1509 Norwalk St	Market			5,387				Leavitt	
Totem Lake 5	13303 132nd Ave NE	Kingsgate	5	0.5					Andrzej	
Copper Creek Condominium	236 4th Ave	Norvik	6	0.6					Millan	
Summitville Heights	12171 NE 133rd Ln	Kingsgate	4	0.4					Andrzej	
Market Square Grocery Transit Improvement	10426 Northrup Way	Lakewood				235			Millan	
PSE Sammamish-Juanda 115-VI (IA)	105th Lake-Juanda	Totem Lake/Juanda							Andrzej	
Kirkland CMC Townhomes (DRB)	10801 & 10909 125th Ave NE	Totem Lake	121	N/A - Zone		1,600			Cochett	
Kirkland Health Apartments Remodel/Retire. Additions & New Buildings	11228 NE 133rd St	Kingsgate	56	56					Andrzej	
Kingsgate Multifamily	12703 NE 144th St	Kingsgate	14	1.4					Millan	
Northshore Utility District Gravel Pump Station Upgrade (IA)	13613 52nd Ave NE	Finn Hill							Wilkinson	
Agden Homes Townhomes (ADR)	1720 Market St	Market	8	1					Cochett	
Agden Townhomes	269 Kirkland Way	Moss Bay	10	1					Andrzej	
Siderius Townhomes	13200 NE 128th Place	Totem Lake	60	6					Leavitt	
4th Avenue Townhomes	453 4th Ave S	Moss Bay	3	N/A - Size					Andrzej	
Law Johnson Recreation - Building B	12020 130th Ave NE	Totem Lake				7,858			Leavitt	
Finn Hill Middle School Classroom Addition (BB)	8040 NE 132nd St	Finn Hill					13,273		Leavitt	
Norfolk Vehicle Storage Lot	12833 Wilcox Rd NE	Totem Lake							Leavitt	
Law Johnson Recreation - Building A	12245 130th Ave NE	Totem Lake				4,950			Leavitt	
Fields of Youth Youth Center/Recreation	11020 NE 68th St	Houghton							Andrzej	
Sider Meadow	12015 Sider Ave NE	Totem Lake	456	45.6					Leavitt	
Northwest University Chapel Addition	5531 111th Ln NE	Houghton					2,762		Leavitt	
Juanda Elementary Parking Lot	8032 NE 132nd St	Juanda							Andrzej	
Grata Affordable (B) Totem Lake	12410 NE Totem Lake Way	Totem Lake	125	125					Culrto	
Fire Station 27	13118 121st Way NE	Totem Lake					15,000		Wilkinson	
Wilde Building Renovation (DRB)	89 Kirkland Ave	Moss Bay				8,700			Cochett	
Houghton Office (DRB)	8070 108th Ave NE	Houghton							Culrto	
5th Street Office	620 5th Ave S	Everest			48,147				Andrzej	
Arco AMPM Retail (ADR)	14450 NE 124th St	Totem Lake				2,635			Cochett	
503 2nd Ave S Townhomes	503 2nd Ave S	Moss Bay	13	1.3					Duffy	
Eastside Center Great Trail Improvements	12454 NE 60th St	Totem Lake							Andrzej	
Ben Franklin Elementary School Gym Addition (BB)	12434 NE 60th St	Brick Trails				4,601			Leavitt	
Rose Hill Elementary School Core Addition (BB)	8044 28th Ave NE	South Rose Hill				3,760			Leavitt	
Rose Apartments (Renov. Sued/Sealed Market Use) (DRB)	10820 110th Ave NE	Juanda	140	14					Andrzej	
Mira Townhomes (DRB)	203 1st Ave S	Moss Bay	22	N/A - Zone					Blake	
Kirkland Urban South Mead Use (DRB)	200 Piner Park Ln	Moss Bay			290,000	60,000			Guter	
Woodlands Reserve Townhomes	12246 & 1246 Juanda Dr NE	North Rose Hill	31	2.6					Leavitt	
Black Train Elementary School Library and Classroom Addition	9025 137th 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	Brick Trails				12,496			Leavitt	
Kirkland VA Townhomes (ADR)	11313 Market St	Market	9	1					Andrzej	
Bonswick PLUD (BB)	11431 NE 116th St	South Juanda	27	N/A - SF					Barnes	
Lakewood Hotel	10630 NE 68th St	Everest				600		10	Geatz	
Subtotal:			1,622	699.4	313,234	101,820	83,884	10		

2. Building Permits Issued; No Construction										
Project	Location	Neighborhood	Total Res. Units	Affordable Units**	Office Sq. Ft.	Comm. Sq. Ft.	Institutional Sq. Ft.	Hotel Rooms	Planner	
Fire Station 24 Remodel and Addition	5930 124th Ave NE	North Rose Hill					450		Millan	
Rose Mead Use Building	13804 109th Ave NE	Juanda	21	2.1		4,890			Duffy	
Kirkland City Hall Virtual Service Center Addition	123 5th Ave	Norvik					1,705		Wilkinson	
Kuh Apartments	11920 100th Ave NE	Juanda	7	0.6					Gabe	
Grata Moon Cottages (IA)	1040x Forbes Creek Dr	Juanda	14	1					Leavitt	
Grata Pl. Drive, Thru Lane Addition	12020 NE 124th St	Totem Lake							Andrzej	
Moss Bay Small Car Wash (ADR)	406 Central Way	Moss Bay							Blake	
Subtotal:			42	3.7	0	4,859	2,155	0		

3. Building Permit Applications In Review										
Project	Location	Neighborhood	Total Res. Units	Affordable Units**	Office Sq. Ft.	Comm. Sq. Ft.	Institutional Sq. Ft.	Hotel Rooms	Planner	
Modern Brick Trails (DRB)	13033 NE 70th Pl	Brick Trails	368	37			6,700		Leavitt	
Parkside Juanda Bay Senior Apartments (DRB)	11853 37th Ave NE	Juanda	51	5.1					Andrzej	
Marland Boutique	132 Central Way	Moss Bay				1,797			Millan	
Marland Middle School Classroom Addition (BB)	4331 5th Ave	Norvik					13,656		Andrzej	
Lakewood French Community School Classroom	14210 132ND Ave NE	Kingsgate					1,792		Carter	
Brown Bear Carwash	14400 124TH Ave NE	Kingsgate							Kasper	
Kirkland Street Renovation	13272 100TH Ave NE	Juanda				428			Duffy	
Foundry at Totem Lake (INNET) (DRB)	12700 NE 124th St	Totem Lake	463	46.3		12,766			Andrzej	
Eye & Contact Lens Center Retail (DRB)	601 Market St	Market				1,137			Millan	
Cherish Car Wash Retail	8024 NE 116th St	Juanda				2,725			Millan	
Carlisle Heights Ass. Management/Amenity Building (BB)**	2604 Lakewood Dr	Lakewood				2,493			Andrzej	
Hyundai of Kirkland Renovation	11706 124th Ave NE	Totem Lake				1,000			Kasper	
Juanda Townhomes	14227 73rd Ave NE	Finn Hill	11	1.1					Millan	
Grata Affordable Senior Apartments (DRB)	12700 116th Ave NE	Totem Lake	170	170					Andrzej	
Swift Mead Use (DRB)	11919 NE 128th St	Totem Lake	305	30.5	54,000				Andrzej	
Lake Washington Institute of Technology Center for Design	11613 132nd Ave NE	North Rose Hill					45,645		Leavitt	
Law House Apartments	12233 NE Totem Lake Way	Totem Lake	197	20		2282			Andrzej	
Kirkland Trail Parking Expansion (BB)	13110 NE 128th Pl	Totem Lake							Barnes	
Subtotal:			1,627	316.1	64,000	31,308	65,693	0		

4. Zoning Permit Approved-No Building Permit Application										
Project	Location	Neighborhood	Total Res. Units	Affordable Units**	Office Sq. Ft.	Comm. Sq. Ft.	Institutional Sq. Ft.	Hotel Rooms	Planner	
Kirkland Urban Phase 3 (DRB)	555 Updown Ct	Moss Bay			185,000		15,000		Leavitt	
Northwest University Meador Plan (BB)	5020 108th Ave NE	Central Houghton					175,000		Leavitt	
Holy Family Master Plan - parking, play areas, church expansion (BB)	7355 120th Ave NE	South Rose Hill					3,322		Leavitt	
Subtotal:			0	0	185,000	15,000	178,322	0		

5. Zoning Permit Applications Under Review										
Project	Location	Neighborhood	Total Res. Units	Affordable Units**	Office Sq. Ft.	Comm. Sq. Ft.	Institutional Sq. Ft.	Hotel Rooms	Planner	
503 3rd Street Townhomes Front Backyard Variance (IA)	503 3rd Ave	Norvik	5	N/A - Size					Millan	
Brookside Water District General Reimbursement	13300 NE 144th Pl	Kingsgate							Wilkinson	
Evergreen Health Master Plan Update (IA)	10540 NE 128th St	Totem Lake					550,000		Leavitt	
Subtotal:			3	0	0	0	550,000	0		

6. Projects in Pre-Permit Review										
Project	Location/Description	Neighborhood	Total Res. Units	Affordable Units**	Office Sq. Ft.	Comm. Sq. Ft.	Institutional Sq. Ft.	Hotel Rooms	Planner	
Kastalia Prep Impact Center (DRB)	10406 & 10408 NE 37th Circle	Lakewood					32,000		Kasper	
Kamalan Middle School Replacement (BB)**	14111 132nd Ave NE	Kingsgate					151,000		Leavitt	
Basin of Kirkland Elementary	11465 NE 80th St	South Rose Hill				3,500			Millan	
ONU Building	11644 NE 80th St	South Rose Hill	6	0.6					Millan	
Stick-It-A-Site Improvements	12020 NE 124th St	Totem Lake				3,300			Leavitt	
Saleo Sunset Wellness Center	8029 124th Ave NE	North Rose Hill	5	0.5					Cochett	
Sider Apartments	12532 NE 117th Pl NE	North Rose Hill	23	2.3					Millan	
5049 NE Juanda Drive Condominiums	5049 NE Juanda Dr	Juanda	12	1.2			1,100		Cochett	
Cheslea Court Apartments	12438 NE Totem Lake Way	Totem Lake	165	16.5					Wilkinson	
Dongas - Law Johnson Site	NE 80th St & 120th Ave NE	South Rose Hill			1,250,000				Leavitt	
DRB Multifamily	6919 126th Ave NE	North Rose Hill	10	1					Cochett	
Clarke Subdivision	13127 66th Pl NE	Finn Hill	17	N/A - SF					Andrzej	
Marina Park Dock & Shoreline Renovations	70 Kirkland Ave	Moss Bay							Wilkinson	
Totem Lake Apartments - North	12233 NE Totem Lake Way	Totem Lake							Andrzej	
Lake Washington Institute of Technology Early Learning Center	11600 132nd Ave NE	North Rose Hill					8,000		Leavitt	
Juanda Goodwell Redevelopment (BB)**	13233 100th Ave NE	Juanda	595	59.5		22,658			Andrzej	
Primer Storage Investors Self Storage	612 3rd Ave	Norvik					101,000		Duffy	
Blair Café Redevelopment (DRB)	212 Central Way	Moss Bay	2	N/A - Zone	2,800				Andrzej	
Agave Street Office Addition	933 Kirkland Ave	Everest			1,800				Cochett	
1035 Subdiv	4457 Lake View Blvd	Lakewood	6	N/A - Zone					Duffy	
124th St Condominiums	10213 NE 124th St	Juanda	7	1					Subdiv	
Self Storage Warehouse (ADR)	132nd Ave NE & NE 128th Pl	Totem Lake			1,000		96,000		Leavitt	
501 - 222 Central Way (DRB)	200 Central Way	Moss Bay	20	N/A - Zone			23,269		Leavitt	
2nd Floor Office	212 & 230 Market St	Market			49,000				Leavitt	
Nagarty Garage & Social Club (DRB)	11837 NE 112th St	Totem Lake					27,853		Culrto	
50th Place Townhomes	11438 99th Pl NE	Juanda	6	0.6					Andrzej	
Round Transit Kingsgate Park & Ride Garage	12001 110th Ave NE	Totem Lake							Cochett	
Prospect Lighting Retrofit	10631 NE 85th St	South Rose Hill	275	27.5		14,000			Leavitt	
Subtotal:			1,156	111.0	1,322,165	271,841	191,000	0		

SUMMARY:										
	Residential Projects (Res. Units)	Affordable Units**	Office Projects (Sq. Ft.)	Commercial Projects (Sq. Ft.)	Institutional Projects (Sq. Ft.)	Hotel Rooms				
1. Under Construction	1,622	699.4	313,234	101,820	83,884	10				
2. Building Permits Completed; No Construction	42	3.7	0	4,859	2,155	0				
3. Building Permit Appl. In Review	1,667	316.1	64,000	31,308	65,693	0				
4. Zoning Permit Approved; No Building Permit Application	0	0	185,000	15,000	178,322	0				
5. Zoning Permit Appl. Under Review	3	0	0	0	550,000	0				
6. Projects in Pre-Permit Review	1,156	111.0	1,322,165	271,841	191,000	0				
TOTAL	4,389	1,024.2	1,874,399	424,928	1,079,514	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

Prefix/Process Index:
 (B) - Process B: Planning Director decision, appealable to the Hearing Examiner
 (P) -