

City of Kirkland
Major Development Projects
 REVISED: 6/21/2024

1. Projects Under Construction

Project	Location	Neighborhood	Total Res. Units	Affordable Units***	Office Sq. Ft.	Comm. Sq. Ft.	Institutional Sq. Ft.	Hotel Rms.	Planner
Kirkland Middle School Classroom Addition (IIB)	430 18th Ave	Norkirk					13,656		Leavitt
Ardea Affordable Senior Apartments (DRB)	12700 116th Ave NE	Totem Lake	170	170					Leavitt
Monarch Boutique	132 Central Way	Moss Bay				1,797			Milliken
Lake Washington Institute of Technology Center for Design	11613 132nd Ave NE	North Rose Hill					49,645		Leavitt
Kirkland Shell Remodel	13272 100TH Ave NE	Juanita				428			Kaiser
Fire Station 26 Remodel and Addition	9930 124th Ave NE	North Rose Hill					450		Milliken
Polaris at Totem Lake (DRB)	12335 120th Ave NE	Totem Lake	442	300		4,000			Anderer
1009 Market Office (IIA)	1009 Market St	Market			5,387				Leavitt
Totem Lake 5	13320 132nd Ave NE	Kingsgate	5	0.5					Kaiser
Copper Creek Condominium	236 4th Ave	Norkirk	6	0.6					Milliken
Sunnyvale Heights	13217 NE 133rd Ln	Kingsgate	4	0.4					Anderer
Kitchen+Market Grocery Tenant Improvement	10426 Northrup Way	Lakeview				235			Milliken
PSE Sammamish-Juanita 115 kV (IIA)	Totem Lake-Juanita	Totem Lake/Juanita							Anderer
Kirkland CKC Townhomes (DRB)	10801 & 10809 120th Ave NE	Totem Lake	121	N/A - Zone		1,600			Cotchett
Kirkland Heights Apartments Renovations, Additions & New Buildings	13228 NE 133rd St	Kingsgate	96	96					Aldridge
Kingsgate Multifamily	12703 NE 144th St	Kingsgate	14	1.4					Milliken
Northshore Utility District Grinder Pump Station Upgrade (IIA)	13613 62nd Ave NE	Finn Hill							Wilkinson
Aspen Homes Townhomes (ADR)	1720 Market St	Market	8	1					Cotchett
Legacy Townhomes	595 Kirkland Way	Moss Bay	10	1					Aldridge III
Senderos Townhomes	13220 NE 126th Place	Totem Lake	60	6					Leavitt
4th Avenue Townhomes	453 4th Ave S	Moss Bay	3	N/A - Size					Aldridge III
Lee Johnson Relocation - Building B	12520 135th Ave NE	Totem Lake				7,859			Leavitt
Finn Hill Middle School Classroom Addition (IIB)	8040 NE 132nd St	Finn Hill					13,273		Leavitt
Honda Vehicle Storage Lot	12633 Willows Rd NE	Totem Lake							Leavitt
Lee Johnson Relocation - Building A	12545 135th Ave NE	Totem Lake				4,950			Leavitt
Friends of Youth - New Ground Renovation	11005 NE 68th St	Houghton							Aldridge III
Slater Mixed Use	12015 Slater Ave NE	Totem Lake	486	48.6		20,041			Leavitt
Northwest University Chapel Addition	5531 111th Ln NE	Houghton					2,782		Leavitt
Juanita Elementary Parking Lot	9635 NE 132nd St	Juanita							Leavitt
Grata Affordable @ Totem Lake	12410 NE Totem Lake Way	Totem Lake	125	125					Cilluffo
Houghton Office (DRB)	6700 108th Ave NE	Houghton			8,700				Cilluffo
Arco AM/PM Rebuild (ADR)	11450 NE 124th St	Totem Lake				2,635			Cotchett
503 2nd Ave S Townhomes	503 2nd Ave S	Moss Bay	13	1.3					Duffy
Eastrail Corridor Gravel Trail Improvements		Totem Lake							Anderer
Ben Franklin Elementary School Gym Addition (IIB)	12434 NE 60th St	Bridle Trails					4,601		Leavitt
Rose Hill Elementary School Core Addition (IIB)	8044 128th Ave NE	South Rose Hill					3,760		Leavitt
Pine Apartments (formerly Salu/Emerald Mixed Use) (DRB)	10930 116th Ave NE	Totem Lake	140	14					Leavitt
Mirra Townhomes (DRB)	203 1st Ave S	Moss Bay	22	N/A - Zone					Blake
Kirkland Urban South Mixed Use (DRB)	200 Peter Kirk Ln	Moss Bay			250,000	60,000			Guter
Woodlands Reserve Townhomes	12236 & 12246 Juanita Dr NE	Finn Hill	31	2.6					Wilkinson
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
Kirkland VII Townhomes (ADR)	1313 Market St	Market	9	1					Barnes
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:			1,792	769.4	264,087	104,145	132,635	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
Lake House Apartments	12233 NE Totem Lake Way	Totem Lake	203	34.5			2262		Anderer
Hyundai of Kirkland Renovation	11706 124th Ave NE	Totem Lake				1,000			Kaiser
Instyle Mixed Use Building	13604 100th Ave NE	Juanita	21	2.1		4,859			Duffy
Kirkland City Hall Virtual Service Center Addition	123 5th Ave	Norkirk					1,705		Wilkinson
Koh Apartments	11929 100th Ave NE	Juanita	7	0.6					Goble
Orcas Moon Cottages (IIA)	104xx Forbes Creek Dr	Juanita	14	1					Lauinger
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
Subtotal:			245	38.2	0	8,121	1,705	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
Modera Bridle Trails (DRB)	13033 NE 70th Pl	Bridle Trails	368	37		6,700			Leavitt
Parkshore Juanita Bay Senior Apartments (DRB)	11853 97th Ave NE	Juanita	51	5.1					Anderer
Brown Bear Carwash	14400 124TH Ave NE	Kingsgate							Kaiser
Foundry at Totem Lake (KINECT) (DRB)	12700 NE 124th St	Totem Lake	463	46.3		12,766			Anderer
Eye & Contact Lens Center Rebuild (DRB)	601 Market St	Market	1	N/A - Size		1,137			Milliken
Chevron Car Wash Rebuild	9800 NE 116th St	Juanita				2725			Milliken
Carillon Heights Apts. Management/Amenity Building (IIB**)	5604 Lakeview Dr	Lakeview				2,493			Anderer
Juanita Townhomes	14237 73rd Ave NE	Finn Hill	12	1.2					Milliken
Swyft Mixed Use (DRB)	11919 NE 128th St	Totem Lake	306	30.6	54,000				Anderer
Rairdon Fiat Parking Expansion (IIB)	13110 NE 126th Pl	Totem Lake							Barnes
Subtotal:			1,201	120.2	54,000	25,821	0	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
Evergreen Health Master Plan Update (IIA)	12040 NE 128th St	Totem Lake					550,000		Leavitt
Kirkland Urban Phase 3 (DRB)	555 Uptown Ct	Moss Bay			185,000	15,000			Leavitt
Northwest University Master Plan (IIB)	5520 108th Ave NE	Central Houghton					175,060		Leavitt
Holy Family Master Plan - parking, play areas, church expansion (IIB)	7355 120th Ave NE	South Rose Hill					3,322		Leavitt
Subtotal:			0	0	185,000	15,000	728,382	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
Central Peak Mixed Use	177 Central Way	Moss Bay	26	N/A - Zone		4,200			Leavitt
GNI Building	11644 NE 80th St	South Rose Hill	6	0.6					Milliken
505 3rd Street Townhomes Front Setback Variance (IIA)	505 3rd St	Norkirk	3	N/A - Size					Milliken
Woodinville Water District Reservoir Replacement	13006 NE 144th Pl	Kingsgate							Wilkinson
Subtotal:			35	0.6	0	4,200	0	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
East Senderos Townhomes	NE 126th Pl & 135th Ave NE	Totem Lake	26	2.6					
Market Street Townhomes	721 Market St	Market	4	0.4					Anderer
La Quinta Permanent Supportive Housing	10530 Northup Way	Lakeview	109	109					Lopez
126th Avenue Townhomes	8519 & 8523 126th Ave NE	North Rose Hill	14	1.4					Anderer
Bright Beginnings Kids - Tenant Improvement	6615 132nd Ave NE	Bridle Trails				700			Rubardt
Clark Property Mixed Use	1715 Market St	Market	8	1	4,357	900			Milliken
Rose Hill Townhomes	8405 128th Ave NE	South Rose Hill	96	9.6		3,000			Leavitt
Eastside Prep Impact Center (DRB)	10406 & 10408 NE 37th Circle	Lakeview					32,000		Kaiser
Kamiakin Middle School Replacement (IIB**)	14111 132nd Ave NE	Kingsgate					151,000		Leavitt
Nissan of Kirkland Showroom	11845 NE 85th St	South Rose Hill				3,500			Leavitt
Chick-fil-A Site Improvements	12026 NE 124th St	Totem Lake							Leavitt
Jade Spring Wellness Center	8529 124th Ave NE	North Rose Hill	5	0.5	3,300				Cotchett
Slater Apartments	12532 NE 117th Pl NE	North Rose Hill	23	2					Milliken
9049 NE Juanita Drive Condominiums	9049 NE Juanita Dr	Juanita	12	1.2					Cotchett
Rose Hill Car Wash Reconfiguration	12633 NE 85th St	North Rose Hill				1,150			Milliken
Chelsea Court Apartments	12439 NE Totem Lake Way	Totem Lake	165	16.5					Wilkinson
Google - Lee Johnson Site	NE 85th St & 120th Ave NE	South Rose Hill			1,250,000				Leavitt
126th Multifamily	8519 126th Ave NE	North Rose Hill	10	1					Cotchett
Clarke Subdivision	13127 66th Pl NE	Finn Hill	17	N/A - SF					Anderer
Marina Park Dock & Shoreline Renovations	70 Kirkland Ave	Moss Bay							Wilkinson
Totem Lake Apartments - North	12233 NE Totem Lake Way	Totem Lake	6	0.6					Anderer
Lake Washington Institute of Technology Early Learning Center	11605 132nd Ave NE	North Rose Hill					8,000		Leavitt
Juanita Goodwill Redevelopment (IIB**)	13233 100th Ave NE	Juanita	595	59.5		22,658			Anderer
Premier Storage Investors Self Storage	672 7th Ave	Norkirk				101,000			Duffy
Lilac Café Redevelopment (DRB)	212 Central Way	Moss Bay	2	N/A - Zone	2,800	2,800			Anderer
Apex Steel Office Addition	935 Kirkland Ave	Everest			1,800				Cotchett
4635 Condos	4635 Lake Wa. Blvd.	Lakeview	6	N/A - Zone					Duffy
124th St Condominiums	10213 NE 124th St	Juanita	7	1					Rubardt
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
Zipty Fiber Office	212 & 230 Market St	Market			40,000				Leavitt
Hagerty Garage & Social Club (DRB)	11837 NE 112th St	Totem Lake				27,633			Cilluffo
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
Subtotal			1,131	206.9	1,326,522	262,441	191,000	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	1,792	769.4	264,087	104,145	132,635	10
2. Building Permits Completed; No Construction	245	38.2	0	8,121	1,705	0
3. Building Permit Appl. In Review	1,201	120.2	54,000	25,821	0	0
4. Zoning Permit Approved, No Building Permit Application	0	0.0	185,000	15,000	728,382	0
5. Zoning Permit Appl. Under Review	35	0.6	0	4,200	0	0
6. Projects in Pre-Permit Review	1,131	206.9	1,326,522	262,441	191,000	0
TOTAL	4,404	1,135.3	1,829,609	419,728	1,053,722	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

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