

City of Kirkland
Major Development Projects
 REVISED: 03/31/2026

1. Projects Under Construction

Project	Location	Neighborhood	Total Res. Units	Affordable Units***	Office Sq. Ft.	Comm. Sq. Ft.	Institutional Sq. Ft.	Hotel Rms.	Planner
Emerson School Rebuild	10903 NE 53rd St	Central Houghton					50,000		Leavitt
Lake Washington High School Baseball Field Renovation & Lighting	12033 NE 80th St	South Rose Hill							Leavitt
Motel 6 Studio Conversion	12010 120th PI NE	Totem Lake	125	12.5					Rubaroff
Foundry at Totem Lake	12700 NE 124th St	Totem Lake	453	45.3		12,766			Anderer
Central Peak Mixed Use	177 Central Way	Moss Bay	26	N/A - Zone		4,000			Leavitt
Fire Station 24 Training Facility	9824 NE 132nd St	Juanita							Wilkinson
Lake House Apartments	12233 NE Totem Lake Way	Totem Lake	203	20.3		2262			Anderer
Genesis of Kirkland Addition	11930 124th Ave NE	Totem Lake				630			Kaiser
La Quinta Permanent Supportive Housing	10530 Northrup Way	Lakeview	103	103					Lopez
Bright Beginnings Kids Tenant Improvement	9615 132nd Ave NE	Bridle Trails				700			Rubaroff
Lake Washington Institute of Technology Early Learning Center	11605 132nd Ave NE	North Rose Hill					7,670		Leavitt
Musa Testing Facility Tenant Improvement & Chiller Plant Yard	12528 135th Ave NE	Totem Lake							Leavitt
Juanita Townhomes	14237 73rd Ave NE	Finn Hill	12	1.2					Miliken
Moderia Bridle Trails (DRB)	13033 NE 70th PI	Bridle Trails	368	37		6,700			Leavitt
Parkshore Juanita Bay Senior Apartments (DRB)	11853 97th Ave NE	Juanita	51	5.1					Anderer
Eye & Contact Lens Center Rebuild (DRB)	601 Market St	Market	1	N/A - Size		1,137			Miliken
Orcas Moon Cottages (IA)	420 20th Ave	Juanita	14	1					Miliken
Monarch Boutique	132 Central Way	Moss Bay				1,797			Miliken
Lake Washington Institute of Technology Center for Design	11613 132nd Ave NE	North Rose Hill					49,645		Leavitt
Fire Station 26 Remodel and Addition	9930 124th Ave NE	North Rose Hill					450		Miliken
1009 Market Office (IA)	1009 Market St	Market			5,387				Leavitt
PSE Sammamish-Juanita 115 kV (IA)	Totem Lake-Juanita	Totem Lake/Juanita							Anderer
Kirkland CKC Townhomes (DRB)	10801 & 10809 120th Ave NE	Totem Lake	121	N/A - Zone		1,600			Cotchet
Kirkland Heights Apartments Renovations, Additions & New Buildings	13228 NE 133rd St	Kingsgate	96	96					Aldridge
Northshore Utility District Grinder Pump Station Upgrade (IA)	13613 62nd Ave NE	Finn Hill							Wilkinson
Senderos Townhomes	13220 NE 126th Place	Totem Lake	60	6					Leavitt
Kirkland Urban South Mixed Use (DRB)	200 Peter Kirk Ln	Moss Bay			250,000	60,000			Guter
Subtotal:			1,633	327.4	255,387	91,592	107,765	0	

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
ABC Learning Center Tenant Improvement	10623 NE 68th St	Central Houghton							Carler
Chevron Car Wash Rebuild	9800 NE 116th St	Juanita				2725			Miliken
Subtotal:			0	0.0	0	2,725	0	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
Kirkland Community Iceplex	6920 116th Ave NE	Bridle Trails				109,341			Wilkinson
Emier Swim School Tenant Improvement	14440 124th Ave NE	Kingsgate							Zheng
Morning Rays Children's Academy Tenant Improvement	12217 NE 116th St	North Rose Hill							Yardley
Rose Hill Townhomes	8405 128th Ave NE	South Rose Hill	89	9		3,000			Leavitt
Cascadia Padel Club	121 10th St S	Everest				16,191			Vellapandian
Swyft Mixed Use (DRB)	11919 NE 128th St	Totem Lake	306	30.6	54,000				Anderer
Subtotal:			395	39.6	54,000	128,532	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
Northwest University Davis Building Change of Use (IB)**	5710 108th Ave NE	Central Houghton							Leavitt
Woodinville Water District Reservoir Replacement	13006 NE 144th PI	Kingsgate					550,000		Wilkinson
Evergreen Health Master Plan Update (IA)	12040 NE 128th St	Totem Lake							Leavitt
Kirkland Urban Phase 3 (DRB)	555 Uptown Ct	Moss Bay			185,000	15,000			Leavitt
Northwest University Master Plan (IB)	5520 108th Ave NE	Central Houghton					175,060		Leavitt
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	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
International Community School Enrollment Cap Amendment	11133 NE 65th St	Central Houghton							Leavitt
Clarke ROW Vacation**	131xx 62nd Ave NE	Finn Hill							Anderer
GNI Building	11644 NE 80th St	South Rose Hill	6	0.6					Miliken
Subtotal:			6	0.6	0	0	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
Slater Ave NE Apartments	11007 Slater Ave NE	North Rose Hill	52	5.2					Carler
9049 NE Juanita Drive Condominiums	9049 NE Juanita Dr	Juanita	12	1.2					Anderer
Slate Peak	672 7th Ave	Norkirk	30	3		2,300			Kaiser
Juanita High School Fieldhouse Upgrades	10601 NE 132nd St	Juanita					15,100		Leavitt
Brown Bear Carwash - Rite Aid Conversion	12421 Totem Lake Blvd NE	Totem Lake							Kaiser
Kirkland South Water Tower Replacement	13013 NE 65th St	Bridle Trails							Vellapandian
Kirkland Apartments at Slater Ave NE	11007 Slater Ave NE	North Rose Hill	52	N/A - Zone					Carler
Lake Washington Condominiums	6215 Lake Washington Blvd	Lakeview	10	1					Vellapandian
Kirkland Studio Conversion	12010 120th PI NE	Totem Lake	123	12.3					Rubaroff
122nd Avenue Condos	8245 122nd Ave NE	South Rose Hill	5	0.5					Anderer
East Senderos Townhomes	NE 126th PI & 135th Ave NE	Totem Lake	26	2.6					Leavitt
Market Street Townhomes	721 Market St	Market	4	0.4					Anderer
126th Avenue Townhomes	8519 & 8523 126th Ave NE	North Rose Hill	14	1.4					Anderer
Clark Property Mixed Use	1715 Market St	Market	8	1	4,357	900			Miliken
Eastside Prep Impact Center (DRB)	10406 & 10408 NE 37th Circle	Lakeview					32,000		Kaiser
Kamiakin Middle School Replacement (IB)**	14111 132nd Ave NE	Kingsgate					151,000		Leavitt
Marina Park Dock & Shoreline Renovations	70 Kirkland Ave	Moss Bay							Wilkinson
Subtotal			336	28.6	4,357	3,200	198,100	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	1,633	327.4	255,387	91,592	107,765	0
2. Building Permits Completed; No Construction	0	0.0	0	2,725	0	0
3. Building Permit Appl. In Review	395	39.6	54,000	128,532	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	6	0.6	0	0	0	0
6. Projects in Pre-Permit Review	336	28.6	4,357	3,200	198,100	0
TOTAL	2,370	396.2	498,744	241,049	1,034,247	0

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
- (*) - 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