

City of Kirkland
Major Development Projects
REVISED: 12/31/2024

1. Projects Under Construction

Project	Location	Neighborhood	Total Res. Units	Affordable Units***	Office Sq. Ft.	Comm. Sq. Ft.	Institutional Sq. Ft.	Hotel Rms.	Planner
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
Eye & Contact Lens Center Rebuild (DRB)	601 Market St	Market	1	N/A - Size		1,137			Milliken
Orcas Moon Cottages (IIA)	420 20th Ave	Juanita	14	1					Milliken
Hyundai of Kirkland Renovation	11706 124th Ave NE	Totem Lake				1,000			Kaiser
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
Copper Creek Condominium	236 4th Ave	Norkirk	6	0.6					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
Senderos Townhomes	13220 NE 126th Place	Totem Lake	60	6					Leavitt
Lee Johnson Relocation - Building B	12520 135th Ave NE	Totem Lake				7,859			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
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
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
Mirra Townhomes (DRB)	203 1st Ave S	Moss Bay		N/A - Zone					Blake
Kirkland Urban South Mixed Use (DRB)	200 Peter Kirk Ln	Moss Bay			250,000	60,000			Guter
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
Lakeview Hotel	10830 NE 68th St	Everest				600		10	Geitz
Subtotal:			1,859	666.7	255,387	110,112	119,362	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
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
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
Rairdon Fiat Parking Expansion (IIB)	13110 NE 126th Pl	Totem Lake							Barnes
Subtotal:			231	37	0	7,121	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
La Quinta Permanent Supportive Housing	10530 Northup Way	Lakeview	103	103					Lopez
Bright Beginnings Kids - Tenant Improvement	6615 132nd Ave NE	Bridle Trails				700			Rubardt
Chick-fil-A Addition	12026 NE 124th St	Totem Lake				90			Leavitt
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
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
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
Subtotal:			884	181.1	54,000	18,774	7,670	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
Rose Hill Townhomes	8405 128th Ave NE	South Rose Hill	89	9		3,000			Leavitt
Clarke ROW Vacation**	131xx 62nd Ave NE	Finn Hill							Anderer
Northwest University Davis Building Change of Use (IIB)**	5710 108th Ave NE	Central Houghton							Leavitt
Central Peak Mixed Use	177 Central Way	Moss Bay	26	N/A - Zone		3,400			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:			124	9.6	0	6,400	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
Genesis of Kirkland Addition	11930 124th Ave NE	Totem Lake				500			Milliken
9049 NE Juanita Drive Condominiums	9049 NE Juanita Dr	Juanita	15	1.5					Anderer
ABC Learning Center	10623 NE 68th St	Central Houghton							Carter
Emerson Schools - High School and K-12 School	10903 NE 53rd St	Central Houghton					70,000		Leavitt
122nd Avenue Condos	8245 122nd Ave NE	South Rose Hill	5	0.5					Anderer
East Senderos Townhomes	NE 126th Pl & 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			Milliken
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
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
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
Marina Park Dock & Shoreline Renovations	70 Kirkland Ave	Moss Bay							Wilkinson
Totem Lake Apartments - North	12233 NE Totem Lake Way	Totem Lake							Anderer
Subtotal			271	27.0	1,257,657	4,900	253,000	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	1,859	666.7	255,387	110,112	119,362	10
2. Building Permits Completed; No Construction	231	37.2	0	7,121	1,705	0
3. Building Permit Appl. In Review	884	181.1	54,000	18,774	7,670	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	124	9.6	0	6,400	0	0
6. Projects in Pre-Permit Review	271	27.0	1,257,657	4,900	253,000	0
TOTAL	3,369	921.6	1,752,044	162,307	1,110,119	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