



City of Covington Development Activity Report

**As of:
April 2012**

**Prepared by the
Community Development Department**

If you have any questions please contact:

**Kelly Thompson, Permit Center Coordinator
City of Covington
16720 SE 271st St., Ste 100
Covington, WA 98042
253-638-1110 x 2269
kthompson@covingtonwa.gov**

**Salina Lyons, Senior Planner
City of Covington
16720 SE 271st St., Ste 100
Covington, WA 98042
253-638-1110 x 2223
slyons@covingtonwa.gov**

COMMERCIAL PROJECT LIST

BLYTH/SCHNEIDER - OFFICE BUILDING

City File No.:	LU05-0037/2095
Application:	Commercial Site Development Permit
Applicant/Contact:	David Schneider 1898 NW Russell St. Poulsbo, WA 98370
Location & Zoning:	17625 SE 272 nd Street, Parcel No. 362205-9075. The proposal is vested to the Downtown Commercial (CD) zone.
Description:	23,300 sq. ft., three-story office/mixed use building and associated improvements on 1.74 acres. The site contains critical areas.
Status:	Application: 07/07/2005. SEPA: MDNS issued 07/25/2007. Commercial Site Plan Status: Approved 01/16/2008. <i>(Expires 2013)</i> Notice to Proceed: Not issued. Building permit: No application submitted.

COVINGTON PROFESSIONAL ARTS BUILDING – DENTAL OFFICE BUILDING

City File No.:	LU11-0013/2129
Application:	Commercial Site Development Permit
Applicant/Contact:	Mark Sandler Benchmark Development 5020 141 st Avenue S.E. Bellevue, WA 98006 425-747-8055
Location & Zoning:	27007 169 th Place S.E. (Parcel No. 076600-0040) and 27015 169 th Place S.E. (Parcel No. 076600-0030). The proposal is vested to the Downtown Mixed Commercial (MC) zone.
Description:	Construction of an 8,000 sq. ft. two story dental building and associated site improvement on a .45 acre site.
Status:	Application: 09/01/2011. SEPA: MDNS issued 12/23/2011. Commercial Site Plan Status: Approved 01/26/2012. Notice to Proceed: Not issued. Building permit: No application submitted.

FIRESTONE – RETAIL TIRE STORE

City File No.:	LU11-0008/2127
Application:	Commercial Site Development Permit
Applicant/Contact:	Kelly Monteiro Jones Lang LaSalle 601 Union Street, Suite 100 Seattle, WA 98101 206-607-1735
Location & Zoning:	The site is located near the southwest corner of the intersection of SE Wax Road and SE 270th Street, Parcel No. 2522059270. The proposal is vested to the Downtown Mixed Commercial (MC) zone.
Description:	Construction of an 8,500 sq. ft single tenant commercial building and associated site improvement on 1.03 ac.
Status:	Application: 04/12/2011. SEPA: MDNS issued 07/22/2011. Commercial Site Plan Status: Approved 08/18/2011 Notice to Proceed: 03/22/2012. Building permit: Approved 02/10/2012 (File No. B11-0209).

KENTWOOD PLAZA – MEDICAL/RETAIL BUILDING

City File No.:	LU09-0011/2117 & LU09-0016/2117
Application:	Commercial Site Development Permit & Binding Site Plan
Applicant/Contact:	Joe Palmquist Freiheit and Ho Architects, Inc. P.S. 10230 NE Points Drive, Suite 300 Kirkland, WA 98033 425-827-2100
Location & Zoning:	The subject property is located at the northwest corner of 164 th Ave SE and SE 256 th St. and consists of Parcel No. 232205-9022. The proposal is vested to the Neighborhood Commercial (CN) zone.
Description:	Construction of a 4,550 sq. ft of office/professional space and a second building with 5,000 sq. ft of retail space on .95 acres. Underground and surface parking will be provided. Binding Site Plan is reviewed concurrently.
Status:	Application: 08/21/2009. SEPA: MDNS issued 01/15/2010. Commercial Site Plan Status: Approved 03/12/2010. <i>(Expires 2013)</i> Notice to Proceed: Not issued. Building permit: Under Review (File Nos. B10-0067, 0068 & 0069)

PUGET SOUND ENERGY – JENKINS CREEK SUBSTATION

City File No.:	LU09-0015/2119
Application:	Building Permit & Site Improvements
Applicant/Contact:	Brad Strauch Puget Sound Energy PO Box 97037, PSE-09N Bellevue, WA 98033 425-456-2556
Location & Zoning:	The subject property is located at 26044 180 th Ave SE and consists of Parcel No. 302206-9044. The proposal is vested to the High Density Residential (R-8) zone.
Description:	20,800 sq. ft. regional substation to provide electric growth capacity to the area. Includes two dead-end towers and 115kV transformer; with associated site improvements The site contains critical areas.
Status:	Application: 08/21/2009. SEPA: DNS issued 02/05/2010. Application Status: Approved 02/23/2011. (<i>Expires 2013</i>) Notice to Proceed: Not issued. Building permit: No application submitted.

SOLID ROCK COMMUNITY CHURCH

City File No.:	LU10-0001/2087
Application:	Conditional Use Permit & Site Improvements
Applicant/Contact:	Ivana Halvorsen 18215 72 nd Ave S. Kent, WA 98032 425-251-6222
Location & Zoning:	The subject property is located at 24808 180 th Ave SE and consists of Parcel No. 192206-9010. The proposal is vested to the Low Density Residential (R-4) zone.
Description:	Construction of 20,315 sq. ft. sanctuary building and associated site improvements on 4.74 acres.
Status:	Application: 01/12/2010. SEPA: MDNS issued 05/21/2010. Conditional Use Permit Status: Approved 06/21/2010. Notice to Proceed: Issued 09/15/2011. Building permit: Under Review (File No. B10-0066).

SOOS CREEK BUSINESS CENTER - PARCEL A

City File No.:	LU08-0004/2113
Application:	Commercial Site Development Permit
Applicant/Contact:	John Sinclair ATTU, Inc 414 Twisp-Carlton Rd Carlton WA 98814 206-979-0236
Location & Zoning:	The subject property consists of Parcel No. 352205-9004. The proposal is vested to the Downtown Commercial 3 (DN-3) zone.
Description:	Develop a 100,602 square foot two story retail/office building and associated improvements on 7.65 acres. Soos Creek Business Center Parcel B is associated with this development.
Status:	Application: 04/04/2008. SEPA: MDNS issued 05/01/2009. Commercial Site Plan Status: Approved 07/09/2009. <i>(Expires 2012)</i> Notice to Proceed: Not issued. Building permit: No applications submitted.

SOOS CREEK BUSINESS CENTER - PARCEL B

City File No.:	LU08-0006/2113
Application:	Commercial Site Development Permit
Applicant/Contact:	John Sinclair ATTU, Inc 414 Twisp-Carlton Rd Carlton WA 98814 206-979-0236
Location & Zoning:	The subject property consists of Parcel No. 352205-9215. The proposal is vested to the Downtown Commercial 3 (DN-3) zone.
Description:	Develop three buildings totaling 362,925 square feet into manufacturing/office/warehouse uses and associated improvements on 20.47 acres. Soos Creek Business Center Parcel A is associated with this development.
Status:	Application: 04/04/2008. SEPA: MDNS issued 05/01/2009. Commercial Site Plan Status: Approved 08/14/2009. <i>(Expires 2012)</i> Notice to Proceed: Not issued. Building permit: No applications submitted.

VALLEY MEDICAL CENTER - EMERGENCY DEPARTMENT

City File No.:	LU11-0006/2125
Application:	Conditional Use Permit
Applicant/Contact:	Jim Hobbs NBBJ 223 Yale Avenue North Seattle, WA 98109 206-223-5188
Location & Zoning:	The subject property is located along 168th Place SE between SE 272nd Street and Covington Way, Parcel No. 362205-9186. The proposal is vested the Downtown Town Center (TC) zone.
Description:	Construct a 34,300 sq. ft. medical emergency department and associated site improvements. The total site area is 7 acres and the medical emergency department is limited to 4 acres for the development.
Status:	Application: 03/24/2011. SEPA: MDNS issued 07/29/2011. Conditional Use Permit Status: Approved 09/09/2011. Notice to Proceed: Issued 12/06/2011. Building permit: Under review (File No. B11-0195).

RESIDENTIAL PROJECT LIST
(Listed by Preliminary and Final Approvals)

Under Review/Preliminary Approval

BURLEA PARTNERS (4 LOT SHORT PLAT)	
City File No.:	LU08-0010/2116
Application:	Short Plat
Applicant/Contact:	Cramer NW Inc. 945 N. Central #104 Kent, WA 98032 253-852-4880
Location & Zoning:	The subject property is located at 20310 SE 262 nd Street, and consists of Parcel No. 292206-9165. Low Density Residential (R-4).
Description:	Four single family lots on 1.07 acres.
Status:	Application: 08/22/2008. SEPA: N/A. Preliminary Short Plat: Approved 04/26/2010 (<i>Expires 2017</i>) Notice to Proceed: Not issued. Building permit: No applications submitted.

HAY-LEE GLEN (12 LOT SUBDIVISION)	
City File No.:	LU06-0066/2105
Application:	Subdivision
Applicant/Contact:	Hans Korve DMP, Inc. 726 Auburn Way N. Auburn, WA 98002 253-333-2200
Location & Zoning:	The subject property is located at 25501 153 rd Ave S.E. and consists of Parcel No. 232205-9062. Medium Density Residential (R-6).
Description:	12 single family lots on 2.30 acres.
Status:	Application: 08/22/2006 SEPA: MDNS issued 06/13/2007. Preliminary Plat Approved: 08/13/2007. (<i>Expires 2014</i>) Notice to Proceed: Not issued. Building permit: No applications submitted.

MAPLE HILLS (149 LOT SUBDIVISION)

City File No.:	PP99-004/1025
Application:	Subdivision
Applicant/Contact:	Yarrow Bay Group 825 Fifth Ave. Suite 202 Kirkland, WA 98033 425-202-3602
Location & Zoning:	The subject property is located at 204 th and 209 th Avenues SE and between SE 256 th and SE 260 th St. and consists of Parcel NO 292206-9001. Vested to King County RS-9600 zoning.
Description:	149 single family lots on approximately 48 acres.
Status:	Application: 04/14/1983. SEPA: Revised DNS issued 05/01/1986. Preliminary Plat Approved: 09/21/2006. <i>(Expires 2013)</i> Notice to Proceed: Not issued. Building permit: No applications submitted.

NOP PLAT (9 LOT SUBDIVISION)

City File No.:	LU07-0044/2111
Application:	Subdivision
Applicant/Contact:	Mazen Haidar Pacific Land Engineering P.O. Box 50524 Bellevue, WA 98015 425-641-4535
Location & Zoning:	The subject property is located at 17015 SE 256 th Street and consists of Parcel No. 252205-9201. Medium Density Residential (R-6).
Description:	Nine single family lots on 2.84 acres. The site contains critical areas.
Status:	Application: 09/17/2007. SEPA: MDNS issued 08/20/2008. Preliminary Plat Approved: 11/04/2008. <i>(Expires 2015)</i> Notice to Proceed: Not issued. Building permit: No applications submitted.

PARKE MEADOWS II/SOUTH (14 LOT SUBDIVISION)

City File No.:	LU05-0010/2081
Application:	Subdivision
Applicant/Contact:	Navdeep Gill 24003 94 th Ave S Kent, WA 98031
Location & Zoning:	The subject property consists of Parcel No. 192206-9170. Low Density Residential (R-4).
Description:	14 single family lots on 3.48 acres. The site contains critical areas.
Status:	Application: 03/18/2005. SEPA: MDNS issued 05/01/2006. Preliminary Plat Approved: 11/16/2006. (<i>Expires 2013</i>) Notice to Proceed: Not issued. Building permit: No applications submitted.

PLATT (4 LOT SHORT PLAT)

City File No.:	LU05-0056/2012
Application:	Short Plat
Applicant/Contact:	Dale Platt PO Box 157 Palmer Lake, CO 80133
Location & Zoning:	The subject property is located at 24262 183 rd Avenue S.E. and consists of Parcel No. 192206-9195. Low Density Residential (R-4).
Description:	Four single family lots on 1.02 acres.
Status:	Application: 11/09/2005. SEPA: N/A Preliminary Plat Approved: 07/24/2006. (<i>Expires 2013</i>) Notice to Proceed: Not issued. Building permit: No applications submitted.

VICTORIAN MEADOWS (31 LOT SUBDIVISION)

City File No.:	LU05-0047/2100
Application:	Subdivision-Preliminary Plat
Applicant/Contact:	Satwant Singh 13306 SE 240TH ST. Kent, WA 98042 253-631-1222
Location & Zoning:	The subject property is located at 17728 SE 266 th Street and consists of Parcel No. 252205-9030. High Density Residential (R-8).
Description:	31 single family lots on 5.26 acres.
Status:	Application: 09/19/2005. SEPA: MDNS issued 12/11/2006. Preliminary Plat Approved: 04/25/2007. (<i>Expires 2014</i>) Notice to Proceed: Expired Building permit: No applications submitted.

WOODBIDGE (6 LOT SUBDIVISION)

City File No.:	LU11-0012/2106
Application:	Subdivision (Major Revision)
Applicant/Contact:	Andrew Goble Tritec Homes PO Box 951 Sumner, WA 98390 253-383-3705
Location & Zoning:	The subject property is located at 15416 SE 256 th St. and consists of Parcel No. 232205-9071. Medium Density Residential (R-6).
Description:	Six single family lots on 1.49 acres.
Status:	Application: 08/15/2011. SEPA: DNS issued 10/21/2011. Preliminary Plat Approved: 12/19/2011 (<i>Expires 2018</i>) Notice to Proceed: Not issued. Building permit: No applications submitted.

RESIDENTIAL PROJECT LIST
(Listed by Preliminary and Final Approvals)

Final Approval/Building Permits Issued

CORNERSTONE (104 LOT SUBDIVISION)

City File No.: LU06-0017/2098

Application: Subdivision

Applicant/Contact: DR Horton
12931 NE 126th Place
Kirkland, WA 98034
425-821-3400

Location & Zoning: The subject property is located at 19500 SE 272nd Street, and consists of Parcel No. 3022069016. High Density Residential (R-8).

Description: 104 single family lots on 17.44 acres.

Status: Application: 06/15/2006.
SEPA: MDNS issued 08/08/2007.
Final Plat Approved: 08/09/2011.
Building permits: 23 of 104 permits issued.

COVINGTON PLAT (8 LOT SUBDIVISION)

City File No.: LU05-0058/2059

Application: Subdivision

Applicant/Contact: Washington Federal Savings Bank
425 Pike Street
Seattle, WA 98101
206-624-7930

Location & Zoning: West side of 159th Ave SE. Medium Density Residential (R-6).

Description: Eight single family lots on 1.29 acres.

Status: Application: 11/10/2005.
SEPA: MDNS issued 05/15/2006.
Final Plat Approved: 08/24/2010.
Building permit: No applications submitted.

LEVANDOVSKY (4 LOT SHORT PLAT)

City File No.: SP98-003/1023

Application: Short Plat

Applicant/Contact: Ruslan Levandovsky
26441 204th Ave. S.E.
Covington, WA 98042

Location & Zoning: 20320 S.E. 265th Place. Low Density Residential (R-4).

Description: Four single family lots on 3.83 acres.

Status: Application: 12/19/1998.
SEPA: N/A
Final short plat approved: 04/22/2004.
Building permit: 1 of 4 permits issued.

McCAIN (3 LOT SHORT PLAT)

City File No.: SP03-002/1026

Application: Short Plat

Applicant/Contact: Richard Pasko
2881 229th Ave SE
Black Diamond, WA 98010
360-886-9686

Location & Zoning: 15827 SE 256th St. Medium Density Residential (R-6).

Description: Three single family lots on .54 acres.

Status: Application: 10/09/2003.
SEPA: N/A
Final Plat Approved: 10/14/2008.
Building permit: No building permits issued.

MERIDIAN POINTE (12 LOT SUBDIVISION)

City File No.: LU04-0073/2088

Application: Subdivision

Applicant/Contact: Jim Muir
Windermere Real Estate
3900 E Valley Rd Suite 200
Renton, WA 98057
425-277-5900

Location & Zoning: 26041 and 26055 164th Avenue SE. Medium Density Residential (R-6).

Description: 12 single family lots on 2.23 acres.

Status: Application: 11/09/2004.
SEPA: MDNS issued 04/01/2005.
Final Plat Approved: 07/17/2007.
Building permit: 9 of 12 permits issued.

RAINIER VISTA (145 LOT SUBDIVISION)

City File No.: PP02-006/1038

Application: Subdivision

Applicant/Contact: Mike Chaffeur
Eagle Creek Development
15215 SE 272nd Street, Suite 201
Kent, WA 98042
206-406-3076

Location & Zoning: South of 240th near 184th. Low Density Residential (R-4).

Description: 145 single family lots on 55.3 acres. The site contains critical areas.

Status: Application: 11/13/2002.
SEPA: MDNS issued 05/01/2003.
Final Plat Approved: 07/13/2006.
Building permit: 122 of 145 permits issued.

WINGFIELD (118 LOT SUBDIVISION)

City File No.: LU04-0034/2056
Application: Subdivision
Applicant/Contact: Polygon Northwest Company
11624 SE 5th Street, Suite 200
Bellevue, WA 98005
425-586-7700
Location & Zoning: Located east of 172nd Avenue SE and east of the terminus of SE 261st Street. Medium Density Residential (R-6).
Description: 118 single family lots on 24.88 acres. The site contains critical areas.
Status: Application: 05/27/2004.
SEPA: MDNS issued 04/15/2005.
Final Plat Approved: 08/09/2007.
Building permit: 80 of 118 permits issued.

WINGFIELD NORTH (45 LOT SUBDIVISION)

City File No.: LU05-0048/2096
Application: Subdivision
Applicant/Contact: Washington Federal Savings Bank
425 Pike Street
Seattle, WA 98101
206-624-7930
Location & Zoning: The subject property is located at 25838 168th Ave SE. Medium Density Residential (R-6).
Description: 45 single family lots on 11.66 acres. The site contains critical areas.
Status: Application: 10/04/2005.
SEPA: MDNS issued 01/08/2007.
Final Plat Approved: 04/13/2010.
Building permit: 5 of 45 permits issued.

END