



City of Covington Development Activity Report

**As of:
May 2011**

**Prepared by the
Community Development Department**

If you have any questions please contact:

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COMMERCIAL PROJECT LIST

APEX CENTER – MEDICAL/OFFICE BUILDING	
City File No.:	LU09-0012/2118
Application:	Commercial Site Development Permit
Applicant/Contact:	Shupe Holmberg Baima & Holmberg Inc. 100 Front Street Issaquah, WA 98027 425-392-0250
Location & Zoning:	The subject property is located at 17265 SE Wax Rd and consists of Parcel No. 362205-9034. This proposal is vested to the Downtown Commercial 7A (DN-7A) zone.
Description:	8,000 ± sq. ft. medical office building and associated improvements on 1.70 acres. The site contains critical areas.
Status:	Application: 08/25/2009. SEPA: MDNS issued 01/15/2010. Commercial Site Plan Status: Approved 03/05/2010. Notice to Proceed: Issued 10/28/2010. Building permit: Issued (File No. B10-0013).

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 2012)</i> Notice to Proceed: Not issued. Building permit: No application submitted.

FRED MEYER FUELING

City File No.:	LU10-0017/2123
Application:	Commercial Site Development Permit
Applicant/Contact:	Joel Howitt Barghausen Consulting Engineers, Inc. 18215 72nd Ave S. Kent, WA 98032 425-251-6222
Location & Zoning:	The site is located at 16736 SE 272 nd Street, Parcel No. 362205-9007. The proposal is vested to the Downtown Mixed Commercial (MC) zone.
Description:	Construction of a retail gas station located at the southern portion of the 14.5 commercial site. The facility will include a 5,418 sq. ft. canopy, 14 fueling stations (7 dispensers), and a 112 sq. ft. cashier's kiosk and associated improvements.
Status:	Application: 12/08/2010. SEPA: Under Review Commercial Site Plan Status: Under Review 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: Under Review. Commercial Site Plan Status: Under Review Notice to Proceed: Not issued. Building permit: No application submitted.

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)

MULTICARE MEDICAL CENTER – EMERGENCY DEPARTMENT

City File No.:	LU10-0012/2121
Application:	Commercial Site Development Permit
Applicant/Contact:	Tim Bissmeyer Collins Woerman 710 2nd Ave Suite 1400 Seattle, WA 98104
Location & Zoning:	The subject property is located at 17700 SE 272nd St., Parcel Nos. 252205-9185, 9131, 9262, 9263, 9264, 9265, 9266, and 9267. Downtown Commercial 9 (DN-9)
Description:	Construction of a 24,000 sq. ft. Emergency Department and associated site improvements on 16.7 acres. The site contains critical areas.
Status:	Application: 08/19/2010 SEPA: MDNS issued 02/11/2011 Commercial Site Plan Status: Approved 03/17/2011 Notice to Proceed: Not issued. Building permit: Under Review (File No. B11-0014).

PINK ELEPHANT CAR WASH

City File No.:	LU11-0001/2124
Application:	Commercial Site Development Permit
Applicant/Contact:	Scott Olson Office G/O 711 Court A, Suite 100 Tacoma, WA 98402 253-572-9818
Location & Zoning:	The subject property bound by 168th Pl SE to the west and Fred Meyer access roads on all other sides, Parcel No. 262205-9207. The proposal is vested to the Downtown Mixed Commercial (MC) zone.
Description:	Construction a 3,953 sq. ft. 7 bay car wash facility on a .95 commercial site. The facility will include an equipment room, parking area, vacuum islands, and associated site improvements.
Status:	Application: 01/13/2011 SEPA: N/A Commercial Site Plan Status: Under Review Notice to Proceed: Not issued. Building permit: No application submitted.

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, EST 11W 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-6) 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. 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. The existing house will remain to be used for office and administrative services to support the church.
Status:	Application: 01/12/2010. SEPA: MDNS issued 05/21/2010. Conditional Use Permit Status: Approved 06/21/2010. Notice to Proceed: Under Review. 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.

SOOS CREEK BUSINESS CENTER - BINDING SITE PLAN (BSP)

City File No.:	LU11-0003/2113
Application:	Binding Site Plan
Applicant/Contact:	John Sinclair ATTU, Inc 414 Twisp-Carlton Rd Carlton WA 98814 206-979-0236
Location & Zoning:	The subject property is located at 27552 Covington Way, Parcel Nos. 352205-0004 and 352205-9215. The proposal is vested to the Downtown Commercial 3 (DN-3) zone.
Description:	Subdivide 20.40 acres into 3 commercial lots. The proposed subdivision is associated with land use approvals for Soos Creek Business Center A (LU08-0004/2113) and Business Center B (LU08-0006/2113).
Status:	Application: 02/02/2011. SEPA: N/A Binding Site Plan Status: Under Review Notice to Proceed: N/A. Building permit: N/A.

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. 36605-9186. 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: Under Review. Conditional Use Permit Status: Under Review. Notice to Proceed: Not issued. Building permit: No applications submitted.

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.

CORNERSTONE (104 LOT SUBDIVISION)	
City File No.:	LU06-0017/2098
Application:	Subdivision
Applicant/Contact:	DR Horton 12931 NE 126 th Place Kirkland, WA 98034 425-821-3400
Location & Zoning:	The subject property is located at 19500 SE 272 nd 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. Preliminary Plat Approved: 10/27/2009. Notice to Proceed: Issued 07/15/2010. Building permits: 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 183rd 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. (*Expires 2013*)
Notice to Proceed: Not issued.
Building permit: No applications submitted.

SUNRISE HILL (66 LOT SUBDIVISION)

City File No.: LU05-0054/2101

Application: Subdivision

Applicant/Contact: Satwant Singh
13306 SE 240TH ST.
Kent, WA 98042
253-631-1222

Location & Zoning: The subject property is located at 25000 180th Ave SE and consists of Parcel Nos. 192206-9046, 9105, 9113, 9129, 9197. Low Density Residential (R-4).

Description: 66 single family lots on 16.8 acres. The site contains critical areas

Status: Application: 10/31/2005.
SEPA: MDNS issued 10/31/2007.
Preliminary Plat Approved: 04/14/2008. (*Expires 2015*)
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.

WOODBRIIDGE (8 LOT SUBDIVISION)

City File No.:	LU06-0080/2106
Application:	Subdivision
Applicant/Contact:	Brent Rollins Tritec Homes PO Box 951 Sumner, WA 98390 253-863-7708
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:	Three single family lots on .3949 acres.
Status:	Application: 10/25/2006. SEPA: MDNS issued 09/17/2008. Preliminary Plat Approved: 02/05/2009 (<i>Expires 2016</i>) Notice to Proceed: Not issued. Building permit: No applications submitted.

WOODBIDGE II (3 LOT SUBDIVISION)

City File No.: LU09-0014/2106

Application: Short Plat
Applicant/Contact: Brent Rollins
Tritec Homes
PO Box 951
Sumner, WA 98390
253-863-7708

Location & Zoning: The subject property is located at 15416 SE 256th St. and consists of Parcel No. 6892500180. Medium Density Residential (R-6).

Description: Three single family lots on .36 acres, with the use of density incentives. Pursuant to Memorandum of Understanding between the City and Tritec Homes Recording No. 20081002001034.

Status: Application: 09/04/2009.
SEPA: MDNS issued 02/05/2010
Preliminary Plat Approval: 07/22/2010 (*Expires 2017*)
Notice to Proceed: Not issued.
Building permit: No applications submitted.

RESIDENTIAL PROJECT LIST
(Listed by Preliminary and Final Approvals)

Final Approval/Building 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 159 th 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.

COVINGTON POINTE (11 LOT SUBDIVISION)	
City File No.:	PP02-001/1011
Application:	Subdivision
Applicant/Contact:	Mike Chaffeur Eagle Creek Development 15215 SE 272 nd Street, Suite 201 Kent, WA 98042 206-406-3076
Location & Zoning:	180 th Ave SE and Wax Road intersection. High Density Residential (R-8).
Description:	11 senior age restricted lots on 1.38 acres.
Status:	Application: 01/17/2002. SEPA: DNS issued 07/10/2002. Final Plat Approved: 03/27/2007. Building permit: 7 of 11 Issued.

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 164 th 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: 8 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 272 nd Street, Suite 201 Kent, WA 98042 206-406-3076
Location & Zoning:	South of 240 th near 184 th . 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: 114 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: No applications submitted.

END