



City of Covington Development Activity Report

As of:
AUGUST 2010

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@ci.covington.wa.us

Salina Lyons, Senior Planner
City of Covington
16720 SE 271st St., Ste 100
Covington, WA 980425
253-638-1110 x 2223
slyons@ci.covington.wa.us

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 King County Parcel No. 362205-9034. Downtown Commercial 7A (DN-7A).

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 Approved: 03/05/2010.
Notice to Proceed: Not issued.
Building permit: Under Review- 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 272nd Street, King County Parcel No. 362205-9075. The proposal is vested under 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 Approved: 01/16/2008.
Notice to Proceed: Not issued.
Building permit: No application submitted.

COVINGTON PROFESSIONAL ARTS BUILDING

City File No.: LU08-0013/2115

Application: Commercial Site Development Permit

Applicant/Contact: Gina Dais
TGB Architects
21911 76th Avenue West Suite 210
Edmonds, WA 98026
425-788-1530

Location & Zoning: The site is located at 27008/27016 168th Place SE and 27007/27015 169th Place SE and consists of King County Parcel Nos. 0766000030, 0040, 0090, and 0100. Downtown Commercial 2 (DN-2).

Description: Construction of a 22,803 sq. ft, three story office/dental building and associated improvements on .90 acres.

Status: Application: 12/02/2008.
SEPA: MDNS issued 04/17/2009.
Commercial Site Plan Approved: 06/05/2009.
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 164th Ave SE and SE 256th St. and consists of King County Parcel No. 232205-9022. Neighborhood Commercial (CN).

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 Approved: 03/12/2010.
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: Under Review
Application 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 180th Ave SE and consists of King County Parcel No. 302206-9044. High Density Residential (R-6).

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: Under review.
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 72nd Ave S.
Kent, WA 98032
425-251-6222

Location & Zoning: The subject property is located at 24808 180th Ave SE and consists of King County Parcel No. 192206-9010. Low Density Residential (R-4).

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 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 King County Parcel No. 352205-9004. Downtown Commercial 3 (DN-3).

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 Approved: 07/09/2009.
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 King County Parcel No. 352205-9215. Downtown Commercial 3 (DN-3).

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 Approved: 08/14/2009.
Notice to Proceed: Not issued.
Building permit: No applications submitted.

WAX ROAD OFFICE/RETAIL BUILDING

City File No.: LU07-0024/2109

Application: Commercial Site Development Permit

Applicant/Contact: Michael Crowson
%Pac Land
11711 SE 8th Street, Ste. 303
Bellevue, WA 98005
425-453-9501

Location & Zoning: The subject property consists of King County Parcel Nos. 378040-0010, 0110, 0120, and 0130 and public ROW near the intersection of Wax Road and SE 270th Street. Downtown Commercial 2(DN-2) zone.

Description: Two building commercial site with approximately 36,000 square feet of office/retail/bank space including a public ROW vacation permit (LU06—0023).

Status: Application: 04/25/2007.
SEPA: MDNS issued 09/17/2008.
Commercial Site Plan Approved: 11/29/2008.
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 262nd Street, and consists of King County 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
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 126th Place
Kirkland, WA 98034
425-821-3400

Location & Zoning: The subject property is located at 19500 SE 272nd Street, and consists of King County 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.

COVINGTON HEIGHTS (23 LOT SUBDIVISION)

City File No.: LU08-0005/2114

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 24012 180th Ave SE and consists of King County Parcel No. 192206-9020, 192206-9176, 192206-9151. Low Density Residential (R-4).

Description: 23 single family lots on 5.70 acres. The site contains critical areas.

Status: Application: 06/06/2008.
SEPA: Under review.
Application status: Under review.
Notice to Proceed: Not issued.
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 153rd Ave S.E. and consists of King County 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.
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 204th and 209th Avenues SE and between SE 256th and SE 260th St. and consists of King County parcel 2922069001. 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.
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 256th Street and consists of King County 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.
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 94th Ave S
Kent, WA 98031

Location & Zoning: The subject property consists of King County 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.
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 King County 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.
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 King County 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.
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 266th Street and consists of King County 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.
Notice to Proceed: Issued 05/04/2009.
Building permit: No applications submitted.

WOODBIDGE (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 256th St. and consists of King County 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
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 King County 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
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: The subject property consists of King County Parcel No. 262205-9178.
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 272nd Street, Suite 201
Kent, WA 98042
206-406-3076

Location & Zoning: 180th Ave SE and Wax Road intersection, King County Parcel No. 252205-9247. Vested under zone 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: 5 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, King County Parcel No. 292206-9074. 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, King County parcel number 262205-9035. 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, King County parcel numbers 262205-9158 and 262205-9111. 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 272nd Street, Suite 201
Kent, WA 98042
206-406-3076

Location & Zoning: South of 240th near 184th, King County Parcel Nos. is 192206-9005, 192206-9008, 192206-9027, 192206-9031, 192206-9036, 192206-9052, 192206-9140, and 889860-0020. Low Density Residential (R-4).

Description: 145 single family lots on 55.3 acres.

Status: Application: 11/13/2002.
SEPA: MDNS issued 05/01/2003.
Final Plat Approved: 07/13/2006.
Building permit: 1113 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, King County Parcel Nos. 252205-9040, 9090, 9229, 9202. Medium Density Residential(R-6).

Description: 118 single family lots on 24.88 acres.
Status: Application: 05/27/2004.
SEPA: MDNS issued 04/15/2005.
Final Plat Approved: 08/09/2007.
Building permit: 58 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 and consists of King County Parcel Nos. 2522059042, 9047, and 9082. 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