

Planning and Development Services Department
ACTIVE PROJECTS ESTIMATED AT \$1,000,000 VALUATION OR MORE

Council District 1

Point Ruston Building 5 - BLDCN19-0065

Address: 4924 MAIN ST

Commercial/office building in Point Ruston mixed-use development. Located outside the shoreline jurisdiction and the use was identified within the Point Ruston FSEIS. Project is more specifically within the S-15 Shoreline Zone and is a permitted non-water oriented use according to Note #7 of the TSMP which states that "Commercial uses that are located outside the shoreline jurisdiction and are consistent with the EIS for the Point Ruston Development are allowed...." The environmental review for Building 5 was previously conducted with the Point Ruston DSEIS dated January 2008 and the Point Ruston FSEIS dated March 2008. Building 5 will include the construction of approximately 25,734 SF of commercial/office space, approximately 24 surface parking stalls, and associated pedestrian areas and landscaping. The location of Building 5 is approximately 400 feet from the OHWM and is therefore outside of the shoreline jurisdiction. The building height for Building 5 is three stories and is approximately 49.7 feet in height from the average grade plane elevation of 28.05 feet. This height is under the City of Tacoma S-15 maximum building height of 80 feet for structures landward of 200 feet from OHWM (see below calculations). Architecturally, this building will feature a design style interpreted as Northwest Craftsman, with details and materials consistent with those design elements already existing within the Point Ruston mixed-use development, and will feature enhanced roof modulation and rooftop decks.

Total Projects: 1

Last Activity: 11/25/2019

Current Status: Awaiting Resubmittal/Revisions

Valuation: \$2,723,944

Building 11-9 Addition - BLDCN19-0087

Last Activity: 12/09/2019
Current Status: Plan Review in Process
Valuation: \$34,522,068

Address: 5106 MAIN ST

The proposed Building 9 and 11 North at Point Ruston (Building 11-9 Addition) will be constructed on and adjacent to the P4 and P3 East levels of the existing Point Ruston parking garage constructed under Ruston Building Permit No. RST 14-1312. The public parking garage is part of Buildings 9 and 11 under the Point Ruston Master Development Plan (PRMDP). The proposed Building 11-9 Addition are Buildings 9A, 9B, 9C, and 11B under the PRMPD, and is proposed to comprise approximately 222 residential units and approximately 69,839 square feet of commercial retail space. Accessory to the Building 11-9 Addition is 3.3 acres of open space, approximately 16,790 square feet of landscape area, and 139 additional surface and structured parking spaces in addition to the 1,047 parking spaces located within and adjacent to the Point Ruston Parking Garage. Associated with this application is the Site Development Permit for the project which is currently being processed by the City of Tacoma under Permit No. SDEV19-0116.

The Point Ruston Parking Garage was permitted and constructed under Building Permit RST 14-1312. Portions of the parking garage permitted under RST 14-1312 are to be completed in a phased manner, with the components related to the Central Avenue and P3 East of the garage being completed as part of this Building 11-9 Addition. The Building 11-9 Addition is a key component of the Point Ruston neighborhood as it completes the buildout of the Point Ruston Parking Garage, and the PRMDP supports and underpins this use. The Building 11-9 Addition has been designed with high quality materials, maintains view corridors and incorporates architectural view terminus modulations to build community design character. The pedestrian focused frontage on Main Street, Grand Loop, Grand Avenue, and Central Avenue are accented with pedestrian covered walks storefront glass and pedestrian plazas.

ARCO AM/PM Site Redevelopment - Pearl Street - WO17-0128

Last Activity: 11/07/2019
Current Status: Precon Meeting Required
Valuation: \$1,750,000

Address: 1101 N PEARL ST

Installation of frontage improvements along N Pearl Street and N 11th Street

Hunt Middle School Phase 1 - SDEV19-0221

Last Activity: 12/09/2019
Current Status: Awaiting Resubmittal/Revisions
Valuation: \$35,000,000

Address: 6501 S 10TH ST

This project is a full removal and replacement of Hunt Middle School, located at 6501 South 10th Street in Tacoma, Washington.

Point Ruston Rainier Building (Building 4) - BLDCN19-0007

Address: 4907 MAIN ST

The Point Ruston Rainier Building (Building 4) is a multifamily building within the overall Point Ruston mixed-use development. The project is within the S-15 Shoreline Zone and is a permitted use. The environmental review for Building 4 was previously conducted with the Point Ruston DSEIS dated January 2008 and the Point Ruston FSEIS dated March 2008. Building 4 will include the construction of approximately 207 condominium units, approximately 447 parking stalls within structured parking, and associated pedestrian areas and landscaping. The location of Building 4 is between 340 feet and 150 feet of the OHWM and a shoreline substantial development permit was previously approved for the project under Permit No. LU18-0080. Additionally a Site Development Permit (SDEV18-0337) and Foundation Permit (BLDCN18-0107) have also previously been approved for the project.

Last Activity: 12/03/2019
Current Status: Revision Review in Process
Valuation: \$79,872,812

[MAJOR LEVEL 2] The New Y on Pearl Street - SDEV19-0293

Address: 1002 S PEARL ST

Site development associated with project. The project includes two main phases of construction. Phase 1 will consist of construction of a new YMCA building and associated parking while the existing facility remains in-use. Phase 2 will begin when the new facility is in operation and will include demolishing the old building, finishing the parking areas and constructing a large playfield.

Last Activity: 11/20/2019
Current Status: Awaiting Resubmittal/Revisions
Valuation: \$2,500,000

Hunt Middle School - BLDCN19-0089

Address: 6501 S 10TH ST

New 600 student school replacement of existing building on current site. The new two story building is 90,506 SF, E occupancy, type IIB construction and will have an attached 5,150 SF covered play area. Construction of the new school may be completed in two phases. Site Development number SDEV19-0221, Land Use number LU19-0070.

Last Activity: 12/10/2019
Current Status: Plan Review in Process
Valuation: \$17,121,779

Point Ruston Building 9-11 Addition - SDEV19-0116

Last Activity: 12/05/2019
Current Status: Revision Review in Process
Valuation: \$1,400,000

Address: 5106 MAIN ST

The proposed Building 9 and 11 North at Point Ruston (Building 9-11 Addition) will be constructed on and adjacent to the P4 and P3 East levels of the existing Point Ruston parking garage constructed under Ruston Building Permit No. RST 14-1312. The public parking garage is part of Buildings 9 and 11 under the Point Ruston Master Development Plan (PRMDP). The proposed Building 9-11 Addition are Buildings 9A, 9B, 9C, and 11B under the PRMPD, and is proposed to comprise approximately 206 residential units and 78,656 square feet of commercial retail space. Accessory to the Building 9-11 Addition is 3.3 acres of open space, approximately 16,790 square feet of landscape area, and 139 additional surface and structured parking spaces in addition to the 1,047 parking spaces located within and adjacent to the Point Ruston Parking Garage.

The Point Ruston Parking Garage was permitted and constructed under Building Permit RST 14-1312. Portions of the parking garage permitted under RST 14-1312 are to be completed in a phased manner, with the components related to the Central Avenue and P3 East of the garage being completed as part of this Building 9-11 Addition. The Building 9-11 Addition is a key component of the Point Ruston neighborhood as it completes the buildout of the Point Ruston Parking Garage, and the PRMDP supports and underpins this use. The Building 9-11 Addition has been designed with high quality materials, maintains view corridors and incorporates architectural view terminus modulations to build community design character. The pedestrian focused frontage on Main Street, Grand Loop, Grand Avenue, and Central Avenue are accented with pedestrian covered walks storefront glass and pedestrian plazas.

The Building 9-11 Addition is in compliance with the PRMDP, and particularly the general Overall Goals (PRMDP Chapter 1.0), General Policies (PRMDP Chapter 1.1), Purpose (PRMDP Chapter 2.1) and Intent (PRMDP Chapter 2.3) of such code.

BLDG A - 6ixth Ave Townhomes - BLDCN19-0097

Last Activity: 12/03/2019
Current Status: Permit Fees Due
Valuation: \$1,296,226

Address: 6805 6TH AVE

Building "A" = New construction of 6-Unit, Live/Work, multi-family townhomes. Related SDEV19-0292. Building "C" BLDCN19-0102 is being reviewed under this permit.

NOTE: Building "B" under BLDCN19-0098 is a "stand-alone" building, and requires separate review.

BLDG C - 6ixth Ave Townhomes - BLDCN19-0102

Last Activity: 11/26/2019
Current Status: Permit Fees Due
Valuation: \$1,296,226

Address: 6805 6TH AVE

Building "C" = New construction of 6-Unit, Live/Work, multi-family townhomes. Related SDEV19-0292. (Review for Buildings A and C under BLDCN19-0097.)

Westgate North Shopping Center Improvements - SDEV16-0033

Address: 2601 N PEARL ST

The subject parcels are part of a larger shopping center known as Westgate North. As part of the proposed project, an existing 5000 SF +/- will be demolished to make way for two new retail buildings totaling 17,400 SF (5100 SF and 12,300 SF). A plaza area will be included between the two buildings. Parking, drive aisles, landscaping, and utility infrastructure will be revised and/or added to accommodate the new buildings. The lot line between parcels 7045000314 and 7045000313 will be adjusted. Off-site improvements as required by the City will also be completed.

Last Activity: 09/18/2017

Current Status: Awaiting Resubmittal/Revisions

Valuation: \$2,700,000

Council District 2

MultiCare Tacoma General Hospital Central Processing

Department Remodel - BLDCA19-0510

Address: 315 MARTIN LUTHER KING JR WAY

Remodel at Tacoma General Hospital. Replace existing equipment: three (3) steam sterilizers, three (3) washer/disinfectors, (1) sonic irrigator, one (1) conveyor system, one (1) low-temp sterilizer. Install new equipment: one (1) cart washer, one (1) automated pass-thru window, two (2) decontam sinks. Install new HVAC system. Replace flooring, ceiling, lighting, wall protection. Plumbing and mechanical work by separate permits.

Total Projects: 1

Last Activity: 12/06/2019

Current Status: Plan Review in Process

Valuation: \$3,368,000

2120 Brewery Lofts - WO17-0025

Address: 2120 COMMERCE ST

Site development associated with remodel of existing 3 story building and construction of 4 additional stories of new construction and rebuild part of C street and Commerce Street between 21st and 23rd.

Last Activity: 12/09/2019

Current Status: Awaiting Resubmittal/Revisions

Valuation: \$3,000,000

**Terminal 3&4 Gate Complex and Backlands Reconfiguration -
SDEV18-0294**

Last Activity: 12/09/2019
Current Status: Awaiting Resubmittal/Revisions
Valuation: \$18,600,000

Address: 1001 PORT OF TACOMA RD

The purpose of the terminal 3&4 gate complex and backlands reconfiguration is to provide terminal upland improvements such that Husky and the Port can more efficiently operate and increase throughput capacity. This project consists of the backlands redevelopment of terminal 3 and 4. Elements of this work will occur within City of Tacoma shorelands (200 feet landward of Ordinary High Water) and/or critical areas (marine buffers 50 feet landward of Ordinary High Water, or wetland buffers). There is no in-water or overwater work. Some of the planned work for this project is consistent with the Port of Tacoma's existing Terminal and Shoreline Area Routine Maintenance and Repair Program. In general, relocation/replacement of US customs and border patrol screening equipment, improvements to the stormwater treatment and conveyance infrastructure, and reconfiguration of fencing will require a Shoreline Substantial Development Exemption (SSDE) because they are considered to be redevelopment and are not already covered by the SHR2014-40000237530.

Utility location, stormwater repair, paving, structure relocation and painting are all activities common to civil construction in and around urban areas. Typical construction equipment and materials will be used (wheeled vehicles with federally approved emission controls and safety features). There are no methods specific to construction in these locations that would differentiate the work from similar construction in other locations

Lincoln Industrial - SDEV19-0182

Last Activity: 12/05/2019
Current Status: Revision Review in Process
Valuation: \$2,000,000

Address: 1651 LINCOLN AVE

The proposed conditions for the site includes one commercial warehouse building, surrounding asphalt parking concrete dock high loading, landscaping, demo and utility installation. Grading and erosion control under SDEV19-0148.

Tacoma Convention Center Hotel Phase 4 - WO18-0006

Last Activity: 12/06/2019
Current Status: Precon Meeting Required
Valuation: \$130,000,000

Address: 1538 COMMERCE ST

Restoration of existing streets. Frontage improvements. All plans under SDEV18-0009.

TRAX - SDEV17-0053

Last Activity: 12/06/2019
Current Status: Precon Meeting Required
Valuation: \$20,000,000

Address: 415 E 25TH ST

Site work associated with 5 levels of wood construction - 115 market rate apartments (and 2 levels of concrete construction consisting of approx. 17,000 sf of indoor farmer's market floor + 2,200 sf of mezzanine area and daylight structured parking with 55 stalls).

Tacoma Town Center - SDEV17-0016

Address: 2112 JEFFERSON AVE
THE PROJECT WILL INCLUDE THE CONSTRUCTION OF 4 NEW BUILDINGS, MAINLY CONSISTING OF PARKING, RETAIL AND RESIDENTIAL USE. FAWCETT AVENUE BETWEEN 21ST AND 23RD STREETS WILL BE VACATED AND REPLACED WITH NON-MOTORIZED ACCESS. ADDITIONAL VACATIONS AND DEDICATIONS WILL OCCUR ON 23RD STREET. ASSOCIATED UTILITIES AND STORM DRAINAGE SYSTEMS WILL BE PROVIDED TO EACH OF THE BUILDINGS.

PROJECT PHASES WILL CONSIST OF THE FOLLOWING:

- PHASE 1A WILL INCLUDE BUILDING 2, BUILDING 4, A PORTION OF THE CENTRALIZED PLAZA, A STORMWATER DETENTION POND, IMPROVEMENTS TO 23RD STREET, AND IMPROVEMENTS TO JEFFERSON AVENUE.
- PHASE 1B WILL INCLUDE BUILDING 1, BUILDING 3, THE REMAINDER OF THE CENTRALIZED PLAZA, AND IMPROVEMENTS TO 21ST STREET.

Last Activity: 06/11/2018

Current Status: Awaiting Resubmittal/Revisions

Valuation: \$125,000,000

308 Tacoma Ave S. - SDEV18-0315

Address: 308 TACOMA AVE S
Construction of a 7 story building comprised of 131 multi-family residential units with on site parking.

Last Activity: 01/18/2019

Current Status: Precon Meeting Required

Valuation: \$28,000,000

Merrill Gardens Tacoma Wright Park - WO19-0113

Address: 5 S G ST
Off site ROW development work. SDEV with exact same submittal has just been uploaded. Related Permits PRE19-0109

Please put all review comments and markups in the associated permit SDEV19-0173.

Last Activity: 11/25/2019

Current Status: Awaiting Resubmittal/Revisions

Valuation: \$5,000,000

Merrill Gardens Tacoma - PLMBC19-0281

Address: 5 S G ST
Provide and install new plumbing piping and fixtures in new structure.

Last Activity: 11/25/2019

Current Status: Plan Review in Process

Valuation: \$2,649,695

Trafton Street Apartments - SDEV19-0363

Address: 640 N TRAFTON ST
Building a 42 unit multifamily apartment building. The apartments will be a single building across 3 lots: 632, 638 and 649 N Trafton.

Last Activity: 12/03/2019

Current Status: Awaiting Resubmittal/Revisions

Valuation: \$6,000,000

Terminal 3 and 4 Gate Complex and Backlands Reconfiguration - WO18-0133

Last Activity: 02/14/2019
Current Status: Awaiting Resubmittal/Revisions
Valuation: \$18,600,000

Address: 1001 PORT OF TACOMA RD

The purpose of the terminal 3&4 gate complex and backlands reconfiguration is to provide terminal upland improvements such that Husky and the Port can more efficiently operate and increase throughput capacity. This project consists of the backlands redevelopment of terminal 3 and 4. Work in the right of way includes minor restriping of the roadway to simplify the new truck and general public flow, and a shift of the existing terminal boundary fencing to avoid incoming traffic to the terminal on the Port of Tacoma road extension.

S-Plant Production Facility - BLDCN19-0016

Last Activity: 12/05/2019
Current Status: Permit Fees Due
Valuation: \$1,810,937

Address: 1123 PORT OF TACOMA RD

CONSTRUCTION OF NEW BUILDING ADDITION OVER NEW STRESSING BEDS TO BE USED TO MANUFACTURE PRE-STRESS CONCRETE BEAMS. **12/05/19 - Updated for Field Revision of Foundation Drawings and Calculations**

Trafton Street Apartments - BLDCN19-0071

Last Activity: 12/10/2019
Current Status: Awaiting Resubmittal/Revisions
Valuation: \$4,977,533

Address: 640 N TRAFTON ST

Construct new 42 unit, 4-story wood framed apartment building over enclosed concrete parking garage.

Prologis - New Warehouse and Site Improvements - SDEV16-0078

Last Activity: 04/24/2017
Current Status: Awaiting Resubmittal/Revisions
Valuation: \$4,500,000

Address: 4801 E 8TH ST

Paving, utilities and other sitework related to Prologis project.

[MAJOR LEVEL 2] Analog Apartments - SDEV19-0387

Last Activity: 12/09/2019
Current Status: Plan Review in Process
Valuation: \$12,000,000

Address: 1351 FAWCETT AVE

Proposed improvements include a new apartment building and a parking garage.

East 'F' power feeder extensions - WO18-0087

Last Activity: 05/06/2019
Current Status: Ready to Issue
Valuation: \$1,400,000

Address: 1131 DOCK ST

The COT is combining RUSE18-0166, NVAR18-0019 and RCON18-0080 into this application for a Work order.

Tacoma Power is extending the 11th St. Bridge power feeders 1) from East 'F' St. to Cliff Ave. beginning July 9th, 2018 and 2) from East 'F' St. to Dock St. beginning Sept. 10th, 2018. The work in the right-of-ways on East 'F' Street. East Lower 11th St. and over the 11th St. Bridge to Cliff Ave. will be utilize existing conduits.

The extension from the 11th St. Bridge to Dock St. will require some excavation on the east side of Dock St. to intercept existing ducts and to install a small vault. See the attached JARPA form for the excavations within 200ft of the City Water Way. Tacoma Power is has a "Utility Exemption" for the work over the bridge and is requesting one for the work on Dock St. because the work is located in an existing sidewalk/ parking lot with no additional impacts to the water way.

The two excavation sites on Dock St. are 1) at the south bridge column located immediately east of Dock St. We plan to remove part of the sidewalk and driveway approach for approximately 20ft. This excavation won't extend into the road. We will be connecting the new conduits coming down the bridge column with existing conduits along Dock St. 2) The second excavation is next to an existing electrical switch cabinet on the east side of Dock St. (approximately 110ft south of the 11th St. Bridge). We plan to install a 5'x5'x4' vault adjacent to the existing switch. See pictures pages 16 & 17 of the JARPA documents.

Flatstick Pub - BLDCA19-0366

Last Activity: 11/21/2019
Current Status: Ready to Issue
Valuation: \$1,394,000

Address: 809 PACIFIC AVE

Substantial alteration and change of use to an existing historic building. Change of use from existing retail to assembly for new mini-golf bar (Flatstick Pub). Exterior improvements approved by landmarks commission. Plumbing and mechanical to be submitted separately.

Lincoln Industrial - BLDCN19-0029

Last Activity: 12/05/2019
Current Status: Ready to Issue
Valuation: \$6,310,598

Address: 1651 LINCOLN AVE

Construct a semi heated concrete tilt-up shell building. The build-out of the shell shall be under a future tenant improvement.

PRE - UWT - Tioga Building remodel - PRE16-0388

Last Activity: 08/23/2016
Current Status: Meeting Scheduled
Valuation: \$7,000,000

Address: 1901 JEFFERSON AVE

Tioga Building remodel - PA2019060011

Merrill Gardens Tacoma Wright Park - SDEV19-0173

Last Activity: 12/02/2019
Current Status: Revision Review in Process
Valuation: \$5,000,000

Address: 5 S G ST

General on-site and off-site development; TESC, Utility work onsite and connections to mains, ROW streetscape development

Work order permit will also be submitted with exactly the same submittal

Washington Building - BLDCA18-0581

Address: 1019 PACIFIC AVE

Improvements to existing 18 story high rise, including change of use from office to multifamily residential. Work includes tenant improvements, upgraded seismic system, repair to terra cotta masonry, repair to elevators and replacement of one of two stair cores.

****All mechanical, electrical, and plumbing improvements require separate permits.****

Last Activity: 04/29/2019
Current Status: Precon Meeting Required
Valuation: \$8,892,000

TRAX - BLDCN17-0043

Address: 415 E 25TH ST

Includes 5 levels of wood construction - 115 apartments, 2 levels of concrete construction consisting of approx. 17,000 sf of indoor farmer's market floor + 2,200 sf of mezzanine area and daylight structured parking with 55 stalls, rooftop common space, outdoor public terraces, bicycle storage and repair facilities, perimeter site work and plaza reconstruction.

Last Activity: 06/13/2019
Current Status: Ready to Issue
Valuation: \$15,936,549

Merrill Gardens at Wright Park - BLDCN19-0062

Address: 5 S G ST

CONSTRUCTION OF A 170,243 SF BUILDING CONTAINING 115 ASSISTED LIVING RESIDENTIAL UNITS, 18 MEMORY CARE UNITS AND ~15,400 SF OF AMENITY/ COMMON AREA. PARKING FOR 66 VEHICLES.

Last Activity: 12/05/2019
Current Status: Awaiting Resubmittal/Revisions
Valuation: \$24,653,505

IPT Interfor Port of Tacoma - SDEV16-0085

Address: 917 E 11TH ST

Site improvements including grading activities, water and sanitary sewer extensions, storm water facilities, landscaping, franchise utilities and roadway improvements to prepare site for future office/warehouse development.

Last Activity: 10/23/2018
Current Status: Revisions Approved
Valuation: \$4,000,000

Analog - BLDCN19-0095

Address: 1351 FAWCETT AVE

New residential building composed of 6 stories of Type III-A wood construction over 2 stories of Type I-A concrete construction with a basement. The building has multi-unit residential on upper levels, with Basement, L-01, L-02, and L-08 residential amenities. Consists of 116 residential units, mix of micro units, studios, two-bedroom, and three-bedroom units.

Last Activity: 12/03/2019
Current Status: Plan Review in Process
Valuation: \$9,071,393

MRP 2017-04, Taylor Way Rehabilitation, Lincoln Ave. to SR 509 - WO19-0190

Address: 2160 TAYLOR WAY

Install new water main and fire hydrants.

Last Activity: 11/12/2019
Current Status: Plan Review in Process
Valuation: \$2,300,000

Trafton Street Apartment - WO19-0202

Address: 632 N TRAFTON ST
Build a 42 unit multifamily apartment

Last Activity: 11/06/2019
Current Status: Missing or Incorrect Info
Valuation: \$6,000,000

Council District 3

McCarver Heights - Bldg C - BLDCN18-0070

Address: 2330 YAKIMA CT
Building C is one of 5 multi-family buildings proposed to be developed on this 0.70 acres site. Building C is a 3 story over basement structure with 16 units. (Documents on BLDCN18-0068)

Total Projects: 1
Last Activity: 10/07/2019
Current Status: Pending Internal Action
Valuation: \$1,154,440

Tacoma Mall Sears Redevelopment - Building A - BLDCN19-0018

Address: 4502 S STEELE ST
Shell building for future restaurant and retail tenants at Tacoma Mall Building A.

Last Activity: 11/27/2019
Current Status: Precon Meeting Required
Valuation: \$1,754,143

BLDG#3 - WASHINGTON AND ADAMS CONDOMINIUMS - BLDCN19-0045

Address: 1926 S WASHINGTON ST
Construction of Bldg #3 (3rd of 3 buildings) for Washington and Adams Condominiums, Bldg has 6 Townhouse units.

Last Activity: 08/19/2019
Current Status: Awaiting Resubmittal/Revisions
Valuation: \$1,003,933

Bates MMHSC - BLDCN19-0075

Address: 1201 YAKIMA AVE
This project consists of a new three-story educational building totaling 65,000 gross square feet over one-story of parking at the downtown campus of Bates Technical College, Tacoma, Washington. Its primary uses include Vocational Training Spaces, Classroom and Faculty Office spaces. An existing building will be demolished and vehicular ramp altered to provide access to existing parking.

Last Activity: 12/09/2019
Current Status: Plan Review in Process
Valuation: \$8,514,872

Sheridan Apartments - SDEV19-0406

Address: 604 S SHERIDAN AVE
Demolish existing buildings and construct a 4-story, 14-unit apartment, with 9-stalls parking at ground level.

Last Activity: 12/09/2019
Current Status: Missing Required Documents
Valuation: \$1,000,000

Junett ST Townhomes - BLDCN16-0118

Address: 4301 S JUNETT ST
Develop and construct a new 3 story building consisting of 12 residential units.
Project is defined as multifamily within Land Use Codes, and not townhomes.

Last Activity: 06/08/2018
Current Status: Awaiting Resubmittal/Revisions
Valuation: \$1,425,334

McCarver Heights - Bldg A - BLDCN18-0068

Address: 2330 YAKIMA CT

Building A is one of 5 multi-family buildings proposed to be developed on this 0.70 acres site. Building A is a 3 story over basement structure with 16 units. Please refer to Site Development permit SDEV18-0275

Last Activity: 10/07/2019
Current Status: Awaiting Resubmittal/Revisions
Valuation: \$1,129,254

705 'I' St. Apartments - BLDCN19-0076

Address: 705 S I ST

APARTMENT BUILDING WITH 18 EFFICIENCY UNITS AND RELATED SITE IMPROVEMENTS

Last Activity: 12/02/2019
Current Status: Plan Review in Process
Valuation: \$1,820,085

Bates MMHSC - SDEV19-0212

Address: 1201 YAKIMA AVE

Site improvements in support of new 65,000SF 3 story building

Last Activity: 12/05/2019
Current Status: Awaiting Resubmittal/Revisions
Valuation: \$1,650,000

Hillside Terrace Apartments - WO19-0038

Address: 1815 S G ST

64 UNITS OF AFFORDABLE HOUSING OF WHICH 20 UNITS WILL BE FOR THE HOMELESS. 1 AND 2 BEDROOM UNITS WILL BE PROVIDED. THE RESIDENTIAL LOBBY, A PROPERTY MANAGEMENT OFFICE AND CASEWORK OFFICE WILL BE LOCATED AT LEVEL 1, WHICH IS ACCESSIBLE FROM S G STREET. LEVEL 0 INCLUDES 2 COMMON ROOMS FOR RESIDENTS AND IS ACCESSIBLE FROM S 19TH STREET. THE PROJECT FEATURES A COURTYARD ACCESSIBLE FROM S 19TH STREET WITH ACCESS TO SOUTH AND WEST LIGHT. PROPOSED PARKING INCLUDES 15 SURFACE PARKING SPACES ACCESSED VIA COURT F.

Last Activity: 10/21/2019
Current Status: Precon Meeting Required
Valuation: \$15,400,000

Sheridan Apartments - WO19-0221

Address: 604 S SHERIDAN AVE

Demolish existing buildings and construct a 4-story, 14-unit apartments with 9 stalls of ground-level parking

Last Activity: 12/09/2019
Current Status: Missing Required Documents
Valuation: \$1,000,000

MLK TEN - BLDCN19-0025

Address: 1924 MARTIN LUTHER KING JR WAY

CONSTRUCT (10) NEW TOWNHOMES WITH SURFACE PARKING ON VACANT LOT.

Last Activity: 12/02/2019
Current Status: Awaiting Resubmittal/Revisions
Valuation: \$1,575,088

Nalley Valley Self Storage Expansion - SDEV19-0300

Address: 2201 SOUTH TACOMA WAY

Expansion project that would consist of four new, single-story, self-storage buildings totaling roughly 56,000 square feet to serve as fully enclosed self-storage space with a mix of externally access and internally access storage units. Associated site improvements and utility and stormwater infrastructure would be undertaken as part of the project.

Last Activity: 12/03/2019
Current Status: Awaiting Resubmittal/Revisions
Valuation: \$4,000,000

Steele Street Apartments - WO18-0210

Address: 618 S STEELE ST

Redevelopment of residential parcel into apartment building with associated site features. All documents under associated SDEV16-0079.

Last Activity: 10/30/2019
Current Status: Awaiting Resubmittal/Revisions
Valuation: \$1,490,000

Rack at Tacoma Mall - BLDCA19-0452

Address: 4502 S STEELE ST

Tenant Improvement for Nordstrom Rack Store

Last Activity: 11/25/2019
Current Status: Awaiting Resubmittal/Revisions
Valuation: \$1,752,782

Martin Luther King Jr. Mixed Use - BLDCN16-0117

Address: 1009 MARTIN LUTHER KING JR WAY

New Construction of a 250 unit Mixed Use building with subterranean parking

Related to SDEV16-0087 and WO16-0100

Last Activity: 12/06/2019
Current Status: Revision Review in Process
Valuation: \$36,399,662

Steele Street Apartments - BLDCN16-0104

Address: 618 S STEELE ST

New three-story wood framed, 13 unit apartment building.

Contractor is Remodel Pros, Contractor # REMODPL919DJ

Last Activity: 11/27/2019
Current Status: Awaiting Resubmittal/Revisions
Valuation: \$1,284,063

McCarver Heights - Bldg B - BLDCN18-0069

Address: 2330 YAKIMA CT

Building B is one of 5 multi-family buildings proposed to be developed on this 0.70 acres site. Building B is a 3 story over basement structure with 16 units. (Documents on BLDCN18-0068)

Last Activity: 10/07/2019
Current Status: Pending Internal Action
Valuation: \$1,157,881

McCarver Heights - Bldg D - BLDCN18-0071

Address: 2330 YAKIMA CT

Building D is one of 5 multi-family buildings proposed to be developed on this 0.70 acres site. Building D is a 3 story over parking garage structure with 12 units. (Documents on BLDCN18-0068)

Last Activity: 10/07/2019
Current Status: Pending Internal Action
Valuation: \$1,029,148

McCarver Heights - Bldg E - BLDCN18-0072

Address: 2330 YAKIMA CT

Building E is one of 5 multi-family buildings proposed to be developed on this 0.70 acres site. Building E is a 3 story over basement structure with 14 units. Basement is a combination of bike stall parking and units. (Documents on BLDCN18-0068)

Last Activity: 06/17/2019
Current Status: Pending Internal Action
Valuation: \$1,091,786

1940 Yakima Bldg A - BLDCN18-0090

Address: 1940 YAKIMA AVE

Building A is one of 6 multi-family buildings proposed to be developed on this 0.74 acres site. Building A is a 3 story over basement structure with 16 units.

Last Activity: 06/25/2019
Current Status: Awaiting Resubmittal/Revisions
Valuation: \$1,104,288

1925 I Street Bldg A - BLDCN18-0092

Address: 1925 S I ST

Construction of a new 14-unit, 3-Story, Multi-Family building. (Reviewed and approved under BLDCN18-0091 and Assoc w/ SDEV18-0366)

****Plumbing and Mechanical permits to be submitted for review and issued separately.****

Last Activity: 08/28/2019
Current Status: Precon Meeting Required
Valuation: \$1,058,570

Koz on MLK Jr - BLDCN19-0082

Address: 824 MARTIN LUTHER KING JR WAY

New 156 small efficiency Dwelling Unit housing project with Retail and covered parking on the street level. Six story structure with 5 levels of wood framed over a concrete podium.

Last Activity: 12/09/2019
Current Status: Plan Review in Process
Valuation: \$12,025,638

18.00205 MLK Drainage Design - SDEV18-0377

Address: 1924 MARTIN LUTHER KING JR WAY

Public/private improvements consisting of 10 SFRs, parking, and associated utilities. The project proposed development of the entire property (0.22 acres). No additional frontage improvement on this project except paving the back Alley 3' from the property line to match existing road edge. Overall, both public and private improvements will contribute a total of approximately 0.21 acres of new hard surfaces. The proposed development of the site will be in accordance with the 2016 City of Tacoma Stormwater Management Manual (SWMM). This report accompanies the drainage plan submittal for the development of this parcel. The parcel is zoned as RCX and is bounded on all sides by SFRs. The parcel's west and east property lines also mark the right-of-way lines for MLK Jr. Way, and alley on the back, respectively. The parcel is located in the The Foss Watershed.

Last Activity: 12/04/2019
Current Status: Revision Review in Process
Valuation: \$3,200,000

[MAJOR LEVEL 2] 824 MLK Mixed Use - SDEV19-0384

Address: 806 MARTIN LUTHER KING JR WAY

Mixed-use building with commercial, living, and combination live/work spaced, and a parking garage. Improve ADA accessible routes and add a new alley.

Last Activity: 11/15/2019
Current Status: Plan Review in Process
Valuation: \$3,000,000

Slavic Christian Center Phase III - BLDCN19-0100

Address: 2014 S 15TH ST A

New construction of a 17,154 sf youth services addition to the slavic christian center complex.

Last Activity: 12/09/2019
Current Status: Plan Review in Process
Valuation: \$2,975,019

1925 I Street Bldg B - BLDCN18-0091

Address: 1925 S I ST

Construction of a new 16-Unit, 3-Story, Multi-Family building. (Assoc w/BLDCN18-0092 and SDEV18-0366) ****Plumbing and Mechanical permits to be submitted for review and issued separately.****

Last Activity: 08/28/2019
Current Status: Precon Meeting Required
Valuation: \$1,107,697

Marcus Theaters - Tacoma 10 - BLDCN19-0049

Address: 4502 S STEELE ST

A new 10 screen multiplex movie theater with stadium seating. The facility will also include concessions, bar, restrooms, and supporting back of house spaces.

Mechanical, electrical, plumbing, and fire protection scopes require separate permits.

Last Activity: 11/19/2019
Current Status: Revision Review in Process
Valuation: \$8,521,330

Ainsworth Apartments - SDEV18-0061

Address: 607 S AINSWORTH AVE

Construct new 4-story multi-family structure. Thirteen dwelling units in three levels above one level of open parking structure. Due to site topography, parking garage is below grade at Ainsworth R.O.W. with access from the alley adjacent to the east property line. Underground utility connections in alley and Ainsworth R.O.W.

Last Activity: 06/05/2019
Current Status: Ready to Issue
Valuation: \$1,190,000

Ainsworth Apartments - BLDCN18-0016

Address: 607 S AINSWORTH AVE

Four-story multi-family structure with 3 residential levels above daylight parking garage.
13 dwelling units, 12 vehicle parking spaces, and 15 bicycle parking spaces proposed.

Last Activity: 08/06/2019
Current Status: Ready to Issue
Valuation: \$1,185,019

Center St Storage - SDEV18-0236

Address: 2801 S ORCHARD ST

Site development associated with construction a self storage building with associated parking and utilities. **11/13/2019 - Revised for changes to Control Structure #1 on Civil.**

Last Activity: 11/13/2019
Current Status: Permit Fees Due
Valuation: \$1,000,000

Bates MMHSC - WO19-0200

Address: 1201 YAKIMA AVE

Construction of new site elements in support of a new 65,000sf building, replacement and repair of existing sidewalks, curbs and gutters.

Last Activity: 12/09/2019
Current Status: Awaiting Resubmittal/Revisions
Valuation: \$1,000,000

Council District 4

McKinley20 - BLDCN19-0059

Address: 3715 MCKINLEY AVE

CONSTRUCT THREE STORIES OF 20 UNITS OF EFFICIENCY APARTMENTS, WOOD CONSTRUCTION WITH FIRE SPRINKLER SYSTEM. SIX UNITS ON LEVEL 1 (FIVE UNITS AND 1 ADA UNIT). SEVEN UNITS ON LEVELS TWO AND THREE.

Total Projects: 1
Last Activity: 10/17/2019
Current Status: Awaiting Resubmittal/Revisions
Valuation: \$1,140,520

[MAJOR LEVEL 2] Heritage Gardens - Onsite Plans - SDEV19-0333

Address: 1239 E 54TH ST

Heritage Gardens onsite plans 94 lot PRD

Last Activity: 11/14/2019
Current Status: Plan Review in Process
Valuation: \$3,300,000

I-5 Casino East 29th and Bay Street Roundabout Work Order and Site Improvement Plans - WO17-0223

Last Activity: 12/09/2019
Current Status: Awaiting Resubmittal/Revisions
Valuation: \$1,400,000

Address: 1832 E 29TH ST
Grading, Paving and Sidewalk Improvements with minor Storm Drainage.
Roundabout WO17-XXXX.

1. License Type: Construction Contractor
 2. WA License Number: UBI: 604104194 001 0001
 3. Name, First:, Last: Jared Webster
 4. Name of Business: Absher Kitchell JV
 5. COT Business License #: 500123774
 6. Address: 1707 E. Highland Ave Suite 157
 7. City:, State:, Zip: Phoenix, AZ 85016-4600
 8. Phone Number: 602-264-4411
 9. Mobile Number: 858-229-9829
-

Council District 5

Pacific Ridge at Fern Hill - SDEV19-0255

Total Projects: 1

Last Activity: 12/05/2019
Current Status: Awaiting Resubmittal/Revisions
Valuation: \$1,000,000

Address: 8445 PACIFIC AVE
Site Development Permit for 80-unit multifamily project across 4 parcels.

Pacific Ridge at Fern Hill - Building 2 - BLDCN19-0054

Last Activity: 10/04/2019
Current Status: Awaiting Resubmittal/Revisions
Valuation: \$2,160,632

Address: 8439 PACIFIC AVE
New construction of an 80-unit multifamily project. To be distributed as (3) 24 unit buildings and (2) 4 unit carriage houses over seven garage stalls across 4 parcels. A total of 5 residential buildings and an amenity building to be provided. This scope of work is for 24 unit building 2.

Pacific Ridge at Fern Hill - Building 3 - BLDCN19-0055

Last Activity: 10/07/2019
Current Status: Awaiting Resubmittal/Revisions
Valuation: \$2,160,632

Address: 8439 PACIFIC AVE
New construction of an 80-unit multifamily project. To be distributed as (3) 24 unit buildings and (2) 4 unit carriage houses over seven garage stalls across 4 parcels. A total of 5 residential buildings and an amenity building to be provided. This scope of work is for 24 unit building 3.

Best Western Plus - WO17-0187

Last Activity: 12/02/2019
Current Status: NPDES Inspection Required
Valuation: \$7,421,417

Address: 8045 S HOSMER ST
Construct a 4-story, 85 room hotel with associated parking areas and landscaping

ARCO AM/PM Site Redevelopment - Pacific Avenue - SDEV17-0057

Last Activity: 05/24/2018
Current Status: Awaiting Resubmittal/Revisions
Valuation: \$1,700,000

Address: 8247 PACIFIC AVE
After demolition of all structures onsite, the construction of a new convenience store and fuel canopy plus related site and frontage improvements.

Pacific Ridge at Fern Hill - Building 1 - BLDCN19-0053

Address: 8439 PACIFIC AVE

New construction of an 80-unit multifamily project. To be distributed as (3) 24 unit buildings and (2) 4 unit carriage houses over seven garage stalls across 4 parcels. A total of 5 residential buildings and an amenity building to be provided. This scope of work is for 24 unit building 1.

Last Activity: 10/03/2019
Current Status: Awaiting Resubmittal/Revisions
Valuation: \$2,160,632

Founders Choice Metal Building Addition - BLDCA19-0486

Address: 6002 MCKINLEY AVE

Metal building addition of approximately 19,023 SF to be used for granite shop and warehouse storage. Site Development submitted under SDEV19-0361.

Last Activity: 12/09/2019
Current Status: Plan Review in Process
Valuation: \$1,218,960

Best Western Plus, 8045 South Hosmer Street, Tacoma, WA 98408 - BLDCN17-0097

Address: 8045 S HOSMER ST

FOUR STORY, 53,408 NSF HOTEL WITH 85 GUEST ROOMS, 55 PARKING STALLS, LOBBY, MEETING ROOM, BREAKFAST AREA, BAR, INDOOR SWIMMING POOL, FITNESS AND LAUNDRY (Related SDEV17-0120)

Last Activity: 11/06/2019
Current Status: Ready to Issue
Valuation: \$8,354,632

ARCO AM/PM Site Redevelopment - Pacific Avenue - WO17-0133

Address: 8247 PACIFIC AVE

Construction of required frontage improvements on Pacific Avenue and 84th Street

Last Activity: 12/05/2019
Current Status: Awaiting Resubmittal/Revisions
Valuation: \$1,750,000

Best Western Plus - SDEV17-0120

Address: 8045 S HOSMER ST

Construct a 4-story, 85 room hotel with associated parking areas and landscaping

Last Activity: 12/03/2019
Current Status: NPDES Inspection Required
Valuation: \$7,421,417