

Development Pipeline Report

January - August 2023 Activity

Map	Project	Location	Area	Use	Total Res Units	Total Sq Ft	Parking Spaces	Notes	Contact or Contractor	Applicant, Developer or Owner
PRE-APPLICATION										
1	WILLAMETTE DENTAL CLINC	9609 E MILL PLAIN BLVD	VANCOUVER HEIGHTS	COMMERCIAL	0	11,144		Proposal to demolish existing building and rebuild with either 1 or 2 new buildings; use to remain the same. Option A proposes 11,144 SF building with 60 parking stalls, Option B proposes two buildings, one being 6,200 SF and the second building being 3,000 SF with 68 parking stalls.	541 Architecture INC	ENS INC
2	DUTCH BROS & FOOD TRUCK CART COMMONS	2618 NE 138TH AVE	LANDOVER-SHARMEL	COMMERCIAL	0	55,214	35	Proposed development for a food truck commons area with a new structure for restrooms, eating and drinking, office and retail	Jessica Simon	Baylee Holdings, LLC
3	NW FURNITURE BANK	14000 SE 6TH ST	MT. VIEW	COMMERCIAL	0	23,574	13	Proposal to construct 23,574 SF non-profit furniture bank with 3,000 SF mezzanine	Jeremy Simler	H Lee & Associates
4	RETRIEVER SPORTS CENTER	15730 NE 65TH ST		COMMERCIAL	0	10,120	99	Proposed 10,120 SF recreational use, event center building with parking lot	Kevin Paskowski	H Lee & Associates
5	HARMONY VIEW	1319 NE 172ND AVE		COMMERCIAL	180	1,758,660	360	Proposal to develop 40.37 acre site with 26.18 acres of flex commercial/industrial space, 2.10 acres of commercial rockery, a 32 lot single family subdivision and 180 units of multi-family residential.	Section 30, PIT LLC	Section 30, PIT LLC
6	CTC 682	17905 SE MILL PLAIN BLVD	BENNINGTON	COMMERCIAL	0	40,000	118	Proposed construction of a 1 story, 40,400 SF office building shell with parking and landscaping	Aaron C, TVA Archiitects	TVA Architects
7	THE NEST			MIXED USE - RESIDENTIAL	200	37,000	225	Proposed mixed use development with up to 200 residential units, 20% of site to be developed as Adult Care	Scott Taylor, SGA Engineering	Kondor Holdings, LLC
8	WATERFRONT BLOCK 11	800 WATERFRONT WAY	ESTHER SHORT	MIXED USE - RESIDENTIAL	220	54,014		Proposed mixed use multi-story building with subterranean parking(212-362 spaces), ground floor commercial and approximately 8-12 floors of multifamily (220-348 units)	Anselm Fusco, Holland Partner Group	OTAK, INC
9	CROSLY MIXED USE	2400 E EVERGREEN BLVD	HUDSONS BAY	MIXED USE - RESIDENTIAL	260	8,000	240	Proposed 4-story mixed use building on an existing commercial lot with 260 residential units.	Ryan Wilson	Wilson Architects, PLLC
10	MILL PLAIN APT COMPLEX	9603 E MILL PLAIN BLVD	VANCOUVER HEIGHTS	MIXED USE - RESIDENTIAL	42	41,130	43	Proposed 4-story mixed use building with ground level parking.	Ryan Wilson	Wilson Architects, PLLC

11	OSSM RENTAL PROPERTIES WAREHOUSE	500 NE 112TH AVE	FIRCREST	INDUSTRIAL	0			Pre-App Waiver - proposed addition of a new 17,000 SF 2-story warehouse with parking on the first floor and a new cover over the delivery area	Kristen Wist	
12	BRIDGE INDUSTRIAL SOUTH		BURNT BRIDGE CREEK	INDUSTRIAL	0			Proposed 100,000 SF warehouse/office storage one story light industrial building	Will Grimm	First Forty Feet
13	GRANITE SITE RE-DEVELOPMENT		Sec 30	INDUSTRIAL	0	121,500		Proposal to construct two 60,750 SF Industrial Buildings with associated parking and site work in the northeast portion of the parcel; N side of SE 1st ST across from 184th AVE.	Matthew Oyen	CTC Section 30, LLC
14	PORT OF VANCOUVER BERTH 8 & 9 INFILL/EXTENSIO	3199 NW HARBORSIDE DR	FRUIT VALLEY	INDUSTRIAL	0			Preapplication Wavier - proposal to fill two open areas and extend Berth 8 and 9	Sean McElroy	Port of Vancouver USA
15	RESERVE STREET LOFTS	1009 E RESERVE ST	CENTRAL PARK	MULTI-FAMILY RESIDENTIAL	11	15,687	17	Proposal to construct a mid-rise 3-story apartment building to include 11 units	Tim Aldinger	Tim Aldinger & Associates Inc.
16	O STREET ROOTS	3600 O ST	ROSE VILLAGE	MULTI-FAMILY RESIDENTIAL	7	4,312		Proposal to add 7-10 modular units as low-income housing (Cottage Cluster Ordinance, VMC 20.950)	Noelle Christ	Wolf Industries Inc
17	DATEPARK RESIDENCE	3607 E 18TH ST	MAPPLEWOOD	MULTI-FAMILY RESIDENTIAL	48		23	Proposed construction of a five-story complex with 50 units for Second Chance Housing	Asha Prasad	Date Park Condominium Inc
18	CRESTWOOD CORNER	300 NE 117TH AVE	FIRCREST	MULTI-FAMILY RESIDENTIAL	9	9,475	6	Proposal to remodel and create 4 new low-income housing apartments and 5 tiny home units on the property	Kenneth S. Twergo, Property Owner	Jolma Design, LLC
19	CALDER COMMONS COMP PLAN AMENDMENT			MULTI-FAMILY RESIDENTIAL	264			Rezone request; existing GC, general commercial rezoned to R-30, higher density residential		Ginn Group LLC
20	MAPLE VALLEY SITE PLAN	520 NE 117TH AVE	FIRCREST	MULTI-FAMILY RESIDENTIAL	32	82,203	32	Proposed 32 unit townhome style apartment development	Travis Johnson	Serghei Comarnitchi, Sunlight Electric In
21	WATERFRONT BLOCK 1		ESTHER SHORT	MULTI-FAMILY RESIDENTIAL	216			Proposal to build an 8-story multi-family building with 216 units and 3 levels of below grade parking	Brad Kilby	BOZ Port Block 1, LLC
22	AMERICANS FOR VETERANS ST JAMES HOUSING PROJE	5118 NE SAINT JAMES RD	WEST MINNEHAHA	MULTI-FAMILY RESIDENTIAL	32			Revised Proposal (see also PIR-82955) Modular housing for homeless female veterans, community/office building, project shop and administration building.	Austin Bell	Bell Design Company
23	HALBERG STAPLETON APARTMENTS	3411 NE STAPLETON RD		MULTI-FAMILY RESIDENTIAL		16,533		Proposed Apartment Development. Either a single 4,745 square foot apartment building, or two seperate 2,185 square foot apartment buildings within existing 16,533 square foot parcel.	Barri Halbert	Windsor Engineers

LAND USE REVIEW										
24	WEST COAST SELF-STORAGE PH-2	501 SE 164TH AVE	BENNINGTON	COMMERCIAL	0	44,567		Proposed Phase 2 of Self-Storage Facility to include both a 3 story and a single story building.	Michael Andreotti, AKS Engineering & Forestry	Steve Tangney
25	HP INC. A PORTION OF PHASE 1	18208 SE 1ST ST	BENNINGTON	COMMERCIAL	0	275,000	552	Proposal of a portion of Phase 1; 2 buildings approximately 215,000 SF and	Justin Chi, HP INC	HP INC
26	KINGDOM MOVEMENT CHURCH	5313 NE 94TH AVE		COMMERCIAL	0	57,445		Proposed 2-story 13,170 SF addition and remodel to existing 25,280 SF commercial	Peter Zaik	William Wilson Architects, Erik Bjork
27	EOCF EARLY LEARNING FACILITY	6907 E 18TH ST	MEADOW HOMES	COMMERCIAL	0	6,000		Proposal to convert an existing 6,000 SF building to approximately 3,000 SF of early learning classroom space and 3,000 SF of operations/support space and to add an		Mackay Sposito Inc
28	FRUIT VALLEY SOUTH	2401 NW 61ST ST	FRUIT VALLEY	INDUSTRIAL	0	60,050		One (1) light industrial building 60,050 SF for warehousing and freight movement, with associated improvements for site access, utilities, and parking		AHBL
29	PAVLOV SITE PLAN STREAMLINE	12621 NE 56TH ST	N IMAGE	INDUSTRIAL	0	13,951		Proposal to develop site with 7,871 SF industrial building and associated parking	Travis Johnson	PLS Engineering
30	DIVINE PLAZA	8411 NE FOURTH PLAIN BLVD	OGDEN	MIXED USE - RESIDENTIAL	47	25,030		Proposed mixed use development on the corner of 86th and Fourth Plain BLVD	Rusty Muyuela	Wilson Architects, PLLC
31	VANCOUVER INNOVATION CTR MASTER PLAN REVISION	18110 SE 34TH ST	FISHERS LANDING EAST	MIXED USE - RESIDENTIAL	1,800	0		Proposal to revise mixed use master plan and associated development agreement, specifically to maintain the framework of the initial plan, with increased allowances for up to 1,800 multi-family housing units, more commercial and industrial square footage and increases in open spaces	Timothy Rabina	The VIC building owner, LLC
32	VANCOUVER FOOD CARTS	4906 NE 72ND AVE	VANMALL	MIXED USE - RESIDENTIAL	49	5,230		Proposed mixed use master plan for multi-phase project with food carts, taphouse and residential care facility	Sam Hehr	Sam Hehr, BAMA Architecture and Design
33	DANIELS APARTMENTS	404 W 9TH ST	ESTHER SHORT	MULTI-FAMILY RESIDENTIAL	20	16,850	16	Proposal to build a 3-story multi-family building with 20 units and surface parking	Josh Oliva	MFA
34	JD COURT STREAMLINE	7415 NE 58TH ST	WALNUT GROVE	MULTI-FAMILY RESIDENTIAL	18	29,185		Proposed 5 lot short plat with intention to develop duplex or fourplex townhomes per lot	Ilyas Mohammed	S&S Developers, LLC
35	BELLA VISTA	13309 NE 59TH ST	N IMAGE	MULTI-FAMILY RESIDENTIAL	102	85,431		Proposed construction of 102 garden style apartments	Kevin Cooley	Bella Vista Vancouver, LLC

36	HERITAGE PARK APARTMENTS NORTH			MULTI-FAMILY RESIDENTIAL	36	49,817		Proposed 36 unit multi-family apartment complex with in three buildings with associated parking, stormwater and other infrastructure improvements	MacKay Sposito	Mackay Sposito Inc
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BUILDING PLAN REVIEW										
37	12TH & MAIN VANCOUVER	115 E 13TH ST	ESTHER SHORT	MIXED USE - RESIDENTIAL	199	316,936		Proposed 7-story residential building with five levels of wood framed apartments over two stories above grade and two stories below grade of concrete construction containing parking, building services, retail, office space, dwelling units and associated common spaces	Emily Sera	Pahlisch Commercial Inc
38	1505 BUILDING	1505 BROADWAY ST	ARNADA	COMMERCIAL	0	32,025		Proposed 3-story retail building including lobbies with bathrooms on each floor, utility rooms, two stairwells and two elevators with ground floor public parking garage.	R&O Construction	Angelo Brothers IV LLC
39	18TH STREET APARTMENTS	3941 E 18TH ST	MAPPLEWOOD	MULTI-FAMILY RESIDENTIAL	8	6,460	13	Proposed 2-story garden style apartment with 8 residential units and surface parking	Wilson Architects	Dennis Panfilov
40	APPLE VALLEY DENTAL & BRACES	14335 NE FOURTH PLAIN BLVD		COMMERCIAL	0	9,315	47	Proposed dental clinic with 12 exam rooms, one open bay orhtodontics, sterile room, small laboratory, consultation rooms, reception, brak room and restrooms.	Talents Construction, LLC	Renata Presby
41	CEDAR PARK II	2615 NEALS LN	FOURTH PLAIN VILLAGE	MULTI-FAMILY RESIDENTIAL	15	9,088	72	Proposed 3-story, 15 unit apartment building	Izad Khormae	Calrk County Realty Group, LLC
42	FIRESTONE FREEZER EXPANSION	4400 NW FRUIT VALLEY RD	FRUIT VALLEY	COMMERCIAL	0	34,453		Addition to existing cold storage facility including new freezer bay and adjoining dock area.	Tim Gregg	ADK Electric Inc
43	GENSCO BUILDING ADDITION	12620 NE 56TH ST	N IMAGE	COMMERCIAL	0	50,000		Proposed 50,000 sf semi-heated warehouse and office addition	Erich Schmidt	Perlo Construction
44	GILLESPIE DENTAL BUILDING	15601 SE CASCADE PARK DR		COMMERCIAL	0	9,414		Proposed dental office building including parking		BnK Construction
45	LINCOLN PLACE II	1110 W 13TH ST	ESTHER SHORT	MULTI-FAMILY RESIDENTIAL	40	29,112		Proposed 29,112 sf supportive housing multi-family residence development which includes 40 units, accesory office, laundry, staff offices and community room.	Vancouver Housing Authority	Access Architecture

46	NE 32ND STREET COTTAGES	7915 NE 32ND ST	OGDEN	MULTI-FAMILY RESIDENTIAL	15		21	Proposed multi-family development of modular homes	Noelle Christ	Wolf Industries Inc
47	NE 94TH AVE APARTMENTS	4902 NE 94TH AVE	VANMALL	MULTI-FAMILY RESIDENTIAL	98	70,000		Proposed 5-story, 98-unit multi-family affordable housing project with 14,015 sf per residential floor	Aidan Willis	TEAM Construction
48	PROJECT UNICORN CHANGE OF USE MAIN BUILDING	6211 NE CAMPUS DR	MEADOW HOMES	COMMERCIAL	0	11,488		Change of use & addition for existing warehouse to manufacturing facility		Burns & McDonnell Engineering CO, Inc
49	PROLOGIS PARK VANCOUVER	2810 W FIRESTONE LN	FRUIT VALLEY	COMMERCIAL	0	240,872	520	Proposed 240,872 sf building with 4,859 sf office TI, including site improvements	Justin Kirk	Prologis Inc
50	RSP OFFICE BUILDING	6015 NE 88TH ST		COMMERCIAL	0	5,822	20	Proposed 5,822 sf 2-story wood frame building	Mark Erickson	Rotschy Inc
51	SPARROW LANDING	4202 NE MORROW RD	KEVANNA	MULTI-FAMILY RESIDENTIAL	17	18,364	30	Proposed 17-unit multi-family apartment complex	Jim Toporek	Studio 3 Architecture Inc

BUILDING INSPECTION

52	136TH AVE PLAZA DCYF ADDITION & TI	800 NE 136TH AVE	FIRCREST	COMMERCIAL	0	9,760		Proposed new 9,760 sf addition to existing building and a 5,9096 sf tenant improvement for the State of WA tenant	Camron	Vine Street Partners
53	62ND STREET APARTMENTS	7300 NE 62ND ST	WALNUT GROVE	MULTI-FAMILY RESIDENTIAL	24	30,828	150	Proposed 3-story, 24 unit apartment building	Andy Bremmeyer	NCARB
54	Cascade Furniture Addition remodel	3017 NE 112TH AVE	IMAGE	COMMERCIAL	0	36,662		Proposed 2-story addition to existing furniture store with sales and warehouse	Keith Randolph	LRS Architects
55	CDHY -NEW ACADEMIC AND PHYSICAL EDUCATION BLDG	3107 E EVERGREEN BLVD	EDGEWOOD PARK	COMMERCIAL	0	48,000		Proposed 48,000 sf academic and physical education building, new parking lot and playfield	Kelly Seamus	Skanska USA Building Inc
56	CRAIG STEIN BEVERAGE WAREHOUSE	14303 NE 63RD ST		COMMERCIAL	0	161,089		Proposed warehouse/office building		Ryan Weston
57	ELLIS COMMONS TH BLDG A	10800 SE 5TH ST	ELLSWORTH SPRINGS	MULTI-FAMILY RESIDENTIAL	3	6,720		Proposed 3 attached townhouse units on a multi-family lot	Brian Dudley	Robert & Olson Construction Inc
58	FIR GROVE	2920 FALK RD	BAGLEY DOWNS	MULTI-FAMILY RESIDENTIAL	5	7,440		Proposed 5 attached 2-story townhouse units with covered entries on a multi-family lot		Ginn Group LLC
59	HERITAGE PARK APARTMENTS BLDG. A	16707 NE 66TH WAY		MULTI-FAMILY RESIDENTIAL	12	14,314		Proposed 3-story 12 unit apartment complex	Jeff Lighheart	LLB Architecture
60	JENS POINTE APARTMENTS BUILDING A	333 NE 136TH AVE		MULTI-FAMILY RESIDENTIAL	24	24,402		Proposed 3-story 24 unit apartment building	Casey Yamashita	Schmidt Architects PC
61	LACAMAS SQUARE	160 NE 192ND AVE		COMMERCIAL	0	9,391		Proposed single-story retail building		HSP
62	LAUREL MANOR	3333 NE 66TH AVE	BAGLEY DOWNS	MULTI-FAMILY RESIDENTIAL	82	58,146	82	Proposed 4-story, 82-unit affordable senior housing building.	Nasreen Tamimi	Environmental Works

63	OPEN HOUSE MINISTRIES WEST 8057	1008 W 12TH ST	ESTHER SHORT	MIXED USE - RESIDENTIAL	30	41,617	78	Proposed 4-story over basement building with street level retail and 3 stories of	Lisa Slater	Robertson & Olson Const Inc
64	PORT OF VANCOUVER TERMINAL 1 OFFICE C	360 W COLUMBIA WAY	ESTHER SHORT	COMMERCIAL	0	235,308		Proposed 5 level of office constructed above 5 story parking podium (see CMI-316523)	Mark Ludtka	DLR Group
65	PROJECT SUPER X	4111 NE 112TH AVE	KEVANNA	COMMERCIAL	0	256,904		Proposed manufacturing facility shell attached to existing manufacturing structure	Pat McDonnell	SEH America Inc
66	THE LEDGES CONDOS COLUMBIA PALISADES 51 UNITS	19801 SE ASCENSION LOOP		MULTI-FAMILY RESIDENTIAL	51	37,649		Proposed 5-story condominium with 51 units and resident amenity spaces located above parking podium permitted sperately under CMI-281280		OTAK Inc
67	VANCOUVER INNOVATION CENTER BUILDING NORTH	18008 SE 34TH ST	FISHERS LANDING EAST	COMMERCIAL	0	200,981		Proposed 1-story warehouse shell with mezzanine	John	Sierra Construction Company INC
68	WATERFRONT BLOCK 7 PARKING STRUCTURE	700 W COLUMBIA WAY	ESTHER SHORT	COMMERCIAL	0	291,098	831	Proposed 8-level open parking garage accomodating 831 parking spaces with 10,931 sf ground-level business occupancy for future retail	Dennis Schmid	PBS Engineering and Environmental

CONSTRUCTION COMPLETED ON ALL PROJECT PERMITS

69	51ST STREET APARTMENTS	7308 NE 51ST ST	WALNUT GROVE	MULTI-FAMILY RESIDENTIAL	15	15,502	18	New 3-story apartment building with 15 units	Andy Bremmeyer	NCARB
70	AVILA ON 112TH	501 NE 112TH AVE	FIRCREST	MULTI-FAMILY RESIDENTIAL	8	10,110		New 3-story apartment building with 8 units and office on ground floor	Mary Graham	RTS Northwest
71	BLOCK 4 KIRKLAND TOWER	590 WATERFRONT WAY	ESTHER SHORT	MULTI-FAMILY RESIDENTIAL	40	83,416		New 12-story condo building with 40 units		OTAK Inc
72	BROADSTONE BLOCK 17	1000 W COLUMBIA WAY	ESTHER SHORT	MULTI-FAMILY RESIDENTIAL	178	249,688	180	New 7-story, 178 unit multi-family housing project with 180 parking stalls and 124 bicycle parking stalls	Chad Lorentz	Urbal Architecture PLLC
73	CHURCH ADMINISTRATION OFFICES	6307 NE 87TH ST		COMMERCIAL		11,872		New 1-story church admin office building		Jeff Lighthearth
74	DRAKE AUTO DEALER & SERVICE CENTER	6916 NE FOURTH PLAIN BLVD	BAGLEY DOWNS	COMMERCIAL		32,500		New 32,500 sf stand alone building for auto sales, delivery and vehicle service		Mike Brettmann
75	ELLSWORTH APARTMENTS	411 SE ELLSWORTH RD	ELLSWORTH SPRINGS	MULTI-FAMILY RESIDENTIAL	24	32,149		New 3-story apartment building with 24 units	Rachel Jirik	Robertson & Olson Construction Inc
76	FARMSTEAD TOWNHOMES BLDG A	711 NE 112TH AVE	FIRCREST	MULTI-FAMILY RESIDENTIAL	8	14,832		New 8 attached, 2-story townhouse units on multi-family lot	James Wickwire	Ginn Group LLC
77	FIRST CITIZENS BANK	205 SE PARK PLAZA DR	FIRCREST	COMMERCIAL		6,983		New 1-story bank building		

78	HAVEN PLACE APARTMENTS BLDG A	4905 NE 122ND AVE	N IMAGE	MULTI-FAMILY RESIDENTIAL	22	24,900		New new 3-story, 22 unit apartment building with 8 one bedroom units, 12 two bedroom units, and 2 livework units	Casey Yamashita	Schmidt Architects
79	HAZEL DELL APARTMENTS	5115 NE HAZEL DELL AVE		MULTI-FAMILY RESIDENTIAL	32	31,474		New 32 unit mixed use building with apartment and live/work units and associated parking	Aidan Willis	TEAM Construction
80	INDIGO HOTEL BLOCK 4	550 WATERFRONT WAY	ESTHER SHORT	COMMERCIAL		130,500		New 8-story hotel with 138 guest rooms, restaurant and retail on 1st level, level 9 rooftop patio (CMI-238570 for Condo and CMI-233012 for garage)		OTAK Inc
81	LIFE SKILLS TRAINING CENTER PERGOLA	2120 E 13TH ST	CENTRAL PARK	COMMERCIAL		256		New 256 sf new mechanically operated free standing pergola	Taylor Felcyn	Pease & Sons Inc
82	MT VIEW HIGH SCHOOL REPLACEMENT BUILDING	1500 SE BLAIRMONT DR	MT. VIEW	COMMERCIAL		275,181		Full replacement of Mt. View HS	Jason Olson	LSW Architects
83	SE 1ST APARTMENTS & EXTENDED STAY	19814 SE 1ST ST		MULTI-FAMILY RESIDENTIAL	115	115,953		New 4-story, 118 unit apartment building with 6 extended stay suites on 1st floor	Les Seifert	The Ronhovde Architects
84	SKYLINE TRANSPORT	6110 NE 152ND AVE		COMMERCIAL		52,989		New 50,000 sf 2-stpry building		Mitch G Gilbert, Architect
85	VANCOUVER OFFICE BUILDING	12330 SE 5TH ST		COMMERCIAL		16,650		New 3-story office building		Evergreen HQ, LLC
86	VITA ELEMENTARY SCHOOL	1111 FORT VANCOUVER WAY	HUDSONS BAY	COMMERCIAL		63,000		New new 4-story elementary school	Kurtis Zenner	LSW Architects

PRE-APP EXPIRED - 1 Year No Activity