

Existing Development Pipeline List

November-December 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	G Street Townhomes	3916 G Street	Fruit Valley	Multi-Family Residential	6	10,163		Proposal to construct a 6 multi-family building.	Dan Andrew	McNair Septic Design
2	Vancouver Station Food Pod	1817 SE 164TH Ave	Fishers Landing	Commercial	0	226,486		Proposal to construct 40 food carts including parking and a 8,000 sq ft bar/dining building	Ty Nielson	Columbia Engineering Group Inc
3	The Finch	13330 NE 4th Street	Fircrest	Multi-Family Residential	161	192,100		Proposal to construct a 5 story, 161-unit affordable multi-family housing development with associated on-grad parking, landscaping, childrens play area, dog run and open space	Heather Vo	Studio C Architecture LLC
4	Rigdon	8105 NE 32nd St	Ogden	Multi-Family Residential	4	27,878		Proposal to construct 4 multi-family cottage homes with a parking lot		Anthony Rigdon

LAND USE REVIEW

5	HQ Master Plan (Fisher Quarry)	17784 SE Evergreen Hwy	Fishers Landing	Mixed Use		4,291,826		Proposal to construct a multi-use development in 3 phases: Phase 1, lots 1-5 include a multi-family residential development of smaller scale 3-story buildings with 823 units. Phase 2, lots 6-17 will include a mix of commercial, residential, and office space. Phase 3, lots 18-22 will include an office/industrial area. Park and open space uses per VMC 20.680	OTAK INC	Hurley Development, LLC
6	Kirkland Waterfront Apartments	900 W 7th St	Esther Short	Mixed Use	125	196,000	146	Proposal to construct a 7-story, 196,000 sf mixed use building with 6,000 sf ground-level Commercial, parking on Level 2 and 5-stories of Multi-Family Residential above. Current plan accommodates 125 apartment units and 146 parking spaces. Mximum building height shall be 88.5 ft.	First Forty Feet	Waterfront Premier Stroage LLC
7	Roosevelt Site Plan		Fruit Valley	Industrial		94,090	32	Proposal to develop a 3-building industrial park on a 2.16 acre lot. Use of the buildings is not yet determined	Travis Johnson	GDGE Land & Development, LLC
8	The Palisades		Fishers Creek	Mixed Use		623,521	692	Proposal to construct a multi-building, mixed-use development comprised of residential, office, commercial and hospitality uses with structured parking, open space and private roads	LSW Architects	Columbia Palisades Venture, LLC, Ed Freeman

BUILDING PLAN REVIEW

9	Columbia Tech Center - CTC 682	17905 SE Mill Plain Blv	Bennington	Commercial	0	40,355		Proposal to construct a 1-story office building with parking and landscaping	Ryan McGuire	Ryan McGuire
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10	Heritage Park Apartments North	16702 NE 66th Way		MULTI-FAMILY RESIDENTIAL	36	49,817	78	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 INSPECTION

11	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
12	NE 32nd Street Cottages	7915 NE 32ND ST	OGDEN	Multi-Family Residential	15	61,419	21	Proposed multi-family development of 15 modular homes	Noelle Christ	Wolf Industries Inc

CONSTRUCTION COMPLETED ON ALL PROJECT PERMITS

13	Parking Garage Block 4 Waterfront	550 Waterfront Way	Esther Short	Commercial	0	41,080	203	New 3 story subgrade parking garage	OTAK	OTAK Inc
14	Aegis Phase 1 Building A	1015 C Street	Esther Short	Mixed Use	50	63,472	31	New mixed-use development, 5-story building with 50 units, approximately 6,000 SF commercial space and parking	Scott McDonald	Stuido 3 Architecture
15	Aegis Phase 1 Building B	1119 C Street	Esther Short	Mixed Use	97	102,773	119	New mixed-use development, 6-story building with 97 units, approximately 1,000 SF commercial space and parking	Scott McDonald	Stuido 3 Architecture
16	Waterfront Block 3 Flats	500 W Columbia Way	Waterfront	Mixed Use	226	2,300	233	New 8-story, Multi-family residential building with ground floor retail, 226 units of housing and stacker parking starting at 1 level underground	Summit Development Group and Ankrom Moison Architects	Timber OP, LLC
17	Allegro Pointe Apartments (formerly 65th Ave Apartments)	2929 NE 65TH AVE	Meadow Homes	Mixed Use	50	37,397	59	New 3-story wood-framed 50-unit apartment building with elevator and live/work space with associated parking in the general commercial (CG) zone	Ginn Group LLC	65th Ave Apartments LLC
18	Life Skills Training Center	2120 E 13th Street	Central Park	Commercial	9	11,569	23	New 2-story facility to house LIFFT residential program and Department of Services for the blind and associated site work	Mahlum Architects	School for the Blind
19	The Farmstead (Clubhouse, Maintenance Shed and Buildings C-H)	711 NE 112TH AVE	Fircrest	Multi-Family Residential	176	355,449	281	New 144 apartment units with 222 site stalls, 32 townhouse units with 1 car garages and an associated 3,100 sf club house, park and a separate dog park	Ginn Group LLC	Henry and Mary Beaudoin
20	Acero 136th Parkside Phase II	1441 NE 136th Ave	Hearthwood	Mixed Use	300	608,968	610	Construction of a 300-unit apartment complex and an adjoining 1-acre future commercial areas on a 13.98 acre site	IDM Builds NW LLC	Acero 136th East LLC