

Existing Development Pipeline List

March 2024 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	Transform NW Development Plan	16900 NE Fourth Plain Blvd	Meadows-Orchards	Mixed-Use	16	22,500		Proposed mixed-use multi-site development plan including a 5,000 sf office bldg, 17,5000 sf community center and (4) 3-story duplex lots adjacent wetland potential access.	Derrick Swerhone	Swerhone Architecture, LLC
2	Prose Walnut Grove	6712 NE 88th Street	Walnut Grove	Mixed-Use	320			Proposed 3-story +/- 320-unit residential mixed-use building with +/- 5,700 sf of commercial space.	David Armesy	Urbal Architecture
3	Datepark Residence	3607 E 18th Street	Maplewood	Multi-Family Residential	72			Proposed 4-story, 72-unit affordable housing apartment complex.	Asha Prasad	Date Park Condominium Inc
4	Home2 Suites Vancouver at The Landing	SE Olympia Drive	Emerald Landing	Commercial	107	61,048	130	Proposed 4-story 61,000 sf extended stay hotel.	Kristi Neznanski	P4 Hospitality, LLC
5	132nd Avenue Cottages	13210 NE 44th Street	N Image	Single-Family Residential	32		52	Proposed cottage developments on a 1.82 acre parcel with 32 single-family residential homes for Habitat for Humanity.	Josh Townsley	The Evergreen Habitat for Humanity
6	Claudia's Place	6516 NE 124th Ave		Multi-Family Residential	42	38,333		Proposed 4-story permanent supportive housing development consisting of 46 studio units, on-site staff offices, community room, central laundry rooms and building services spaces.	Elizabeth Oberley	KPFF
Land Use Review										
	N/A									
Building Plan Review										
7	The Alyster (formerly Alyster Mixed Use Development)	19660 SE Brady Rd		Mixed-Use	93	126,391	120	Proposed mixed use 5-story, 93-unit apartment building with 9 ground floor commercial extended-stay units.	Romano Development	Romano Capital Investment Fund LLC
8	Bridge Development	5500 NE 162nd Ave	Burnt Bridge Creek	Commercial/Industrial		641,628	422	Proposed 641,628 SF commercial Warehouse/Light Industrial building with future B, F-1 & S-1 occupancies. Permitting as shell-only, no Occupancy. Tilt-up concrete w/ approx 413 parking spaces/ 9 ADA parking spaces, trailer parking, 110 dock high loading bays, 8 drive-in overhead doors and storefront entrance.	MDG Architecture	Yang Properties of WA LLC
9	Greystone Apartments	5500 NE 34th Street	Bagley Downs	Multi-Family Residential	25	9,206		Proposed 3-story, 25-unit multi-family apartment building	Chris Baumann	DEA Properites - 3 LLC
10	O'Nora AFH	3305 NE 79th Ave	Ogden	Commercial		9,572		Proposed 9,572 sf 1-story, 20 room assisted living facility for dementia patients.	Derek Homola	Betty Del Carmen Clark
11	Serkey Kaminskiy Apartments (Morrow Road Apartments)	4319 NE Morrow Rd	Kevanna	Multi-Family Residential	10	12,012	21	Proposed 3-story, 10-unit apartment building on 0.53 acre lot.	PLS Engineering	Sergey Kaminskiy

12	Palisades Point	19104 SE Brady Rd		Mixed-Use	150	120,649	274	Proposed site plan with two 6-story mixed use, commercial and residential uses, with a 2-story parking garage. Parcel 986050747; west of SE 192nd Ave and SE Brady Rd 98607	1 Structure LLC	Meadow Point/Vista Highlands, LLC
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Building Inspection

13	The Eleva Building 1	19103 SE Brady Rd		Mixed-Use	52	67,897		Proposed mixed-use, 5-story, 47-unit apartment building with ground level office suites. (Master plan includes Building 2 and Building 3)	Romano Development, Inc	Eleva Members, LLC
14	Cedar Park II	2615 Neals Lane	Fourth Plain Village	Multi-Family Residential	15	9,088	72	Proposed 3-story, 15 unit apartment building.	Izad Khormaee	Calrk County Realty Group, LLC

CONSTRUCTION COMPLETED ON ALL PROJECTS PERMITS

15	Burton Elementary	13501 NE 28th Street	Landover-Sharmel	Educational		61,000	151	New prototype Elementary School on the site of the existing district Admin BLDG.	Mackay & Sposito	Evergreen School District
16	5 Pointe Apartments	13307 SE McGillivray Blvd	Cascade Park West	Multi-Family Residential	39	56,300	62	New 39 unit multi-family apartment project consisting of one three -story 27 unit structure with an integrated leasing management office. One 12 unit three-story structure, and one separate exercise gym structure.	Steve Singer	Karlo Vancouver LLC