

# **Planning and Development Services Department**

PROJECTS ESTIMATED AT \$100,000 VALUATION OR MORE  
with Activity in Last 30 Days

## **Council District**

Total Projects: 1

### **St. Helens Mixed Use - 605 ST HELENS AVE Commercial New Building**

**Precon Meeting Required**  
as of  
07/08/2024

Construct new 5 story residential over 3 story commercial with 80 apartment units and 60 parking spaces. Plumbing and mechanical scopes require separate permit applications.  
BLDCN22-0084

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## **Council District 1**

Total Projects: 17

### **CANLEY RESIDENCE - 7174 N 51ST ST Pre-Application**

**Electronic Review**  
as of  
07/03/2024

Residential - New Construction  
PRE24-0104

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### **Brotman Early Learning Center - 5975 S 12TH ST Commercial Alteration**

**Permit Fees Due**  
as of  
06/28/2024

Remodel of existing classrooms, kitchen, and storage spaces in childcare early learning center.  
BLDCA24-0262

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### **Cogir at the Narrows Senior Living - Select Exterior Improvements - 8201 6TH AVE 50 Commercial Alteration**

**Permit Issued**  
as of  
06/18/2024

EXTERIOR ENVELOPE IMPROVEMENTS AT THE COGIR AT THE NARROWS: REMOVAL AND REPLACEMENT OF THE SIDING, FLASHINGS AND WEATHER-RESISTIVE BARRIER. REMOVAL AND REPLACEMENT OF THE WINDOWS.  
BLDCA24-0201

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### **TCC - Center for Innovative Learning - 6501 S 19TH ST Commercial Fire Protection**

**Permit Issued**  
as of  
06/27/2024

Red Hawk Fire Protection will provide (1) new wet-pipe automatic sprinkler system and a class 1 manual wet combination standpipe system to protect the entire proposed new building (Building 10).  
FIREC24-0083

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### **2021 - T MOBILE - 5914 6TH AVE Commercial Alteration**

**Permit Issued**  
as of  
07/09/2024

INTERIOR REMODEL OF EXISTING TENANT SPACE FOR T-MOBILE.  
\*\*Plumbing and Mechanical scopes require separate permits\*\*  
\*\*FRC24-0115 (07/08/24): revisions per Field Revisions 1 narrative\*\*  
BLDCA24-0112

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### **Borden Storm Permit - 4640 N WATERVIEW ST Site Development**

**Permit Issued**  
as of  
07/11/2024

Installing turf at single-family residence  
SDEV24-0075

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# **Planning and Development Services Department**

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## **Council District 1**

Total Projects: 17

**YMCA of Pierce and Kitsap Counties - 1002 S PEARL ST**  
**Commercial Fire Protection**

**Plans Routed for Review**  
as of  
06/18/2024

New fire protection system in new construction. Wet pipe with fire pump, Light Hazard and Ordinary Hazard 1. This is Phase A of a new YMCA which includes a pool, locker room, electrical room, mechanical room and gym.  
FIREC24-0119

**SDEV for Tanara Apts Remodels - 6322 N 26TH ST**  
**Site Development**

**Precon Meeting Required**  
as of  
06/29/2024

New bbq shelter/entry canopies related to BLDCN23-0066.  
SDEV23-0396

**Hooten Short Plat - 4844 N SHIRLEY ST**  
**Site Development**

**Precon Meeting Required**  
as of  
07/02/2024

Site Development for short plat per hearing examiner's conditions.  
SDEV23-0037

**2021 - BUILDING L1 - TCC Roof Repair & Replacement - 6501 S 19TH ST**  
**Commercial Alteration**

**Ready to Issue**  
as of  
06/18/2024

Remove and abate asbestos tile on mansard roof and reroof with standing seam metal panels and a single ply membrane overlay over the existing membrane at Tacoma Community College.  
BLDCA24-0181

**2518 N STEVENS - 2518 N STEVENS ST**  
**Pre-Application**

**Review Fees Due**  
as of  
06/20/2024

Commercial - Addition/Remodel  
PRE24-0114

**2018 - St. Charles Borromeo New Parish Offices - 7112 S 12TH ST**  
**Commercial New Building**

**Revision Review in Process**  
as of  
06/28/2024

New 2-Story building of approximately 13,663 SF to be used as Parish Offices and Meeting Spaces at St. Charles Borromeo Church.  
BLDCN24-0025

**PRIORITY - James Center North - On-Site Utility Relocations - 1602 S MILDRED ST**  
**Site Development**

**Revision Review in Process**  
as of  
07/02/2024

PRIORITY - James Center North on-site utility relocations to support future development of newly configured parcels. Each site to be reviewed under separate SDEV permits as part of each separate building permit submittal.  
SDEV24-0004

# **Planning and Development Services Department**

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## **Council District 1**

Total Projects: 17

**PRIORITY - Aviva Crossing - 1622 S MILDRED ST**  
**Commercial New Building**

**Revision Review in Process**  
as of  
07/08/2024

PRIORITY - Construction of a five story, 129 unit affordable housing project by Mercy Housing.  
BLDCN23-0094

**Franke Tobey Jones - 5340 N BRISTOL ST**  
**Pre-Application**

**Revision Review in Process**  
as of  
07/09/2024

Land Use Coaching PRE: LU16-0101 Phase II. Demolish two existing duplex buildings, the existing vacant Health Center and Memory Care Community, and the occupied Maintenance Garage. Construct the new basement garage with 84 parking stalls and 5,000 square foot maintenance and vehicle storage area. Construct the new 84-unit "Aging in Place" independent living apartment community (the addition/replacement of the rear portion of the Lillian Pratt Building). In addition to the apartments, this building will include the following resident amenities: enhanced fitness center, auditorium, bistro, game room, lounge, business/computer room, library, and rooftop deck.  
PRE23-0235

**St Charles Borromeo Parish Office Addition - 7112 S 12TH ST**  
**Site Development**

**Revision Review in Process**  
as of  
07/12/2024

New parish building with offices and meetings spaces, and associated site paving and utility work.  
SDEV24-0120

**1428 S Sunset Dr - 1428 S SUNSET DR**  
**Pre-Application**

**Waiting for Information**  
as of  
07/15/2024

Residential - New Construction  
PRE24-0127

## **Council District 2**

Total Projects: 54

**4342 Cliff Side Drive NE - 4342 CLIFF SIDE DR NE**  
**Work Order**

**Awaiting Resubmittal/Revisions**  
as of  
06/20/2024

Build new home on vacant lot in developed cul di sac  
All utilities are in the development and need to be extended down the drive to the home location  
Existing primitive drive needs to be upgraded to code standards  
WO23-0095

# **Planning and Development Services Department**

PROJECTS ESTIMATED AT \$100,000 VALUATION OR MORE  
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## **Council District 2**

Total Projects: **54**

**[MAJOR LEVEL 2] S39 Multifamily Development \*\*COMBO W/ WO23-0025\*\* - 2912 S C  
ST  
Site Development**

**Awaiting Resubmittal/Revisions  
as of  
06/25/2024**

[MAJOR LEVEL 2] \*\*COMBO W/ WO23-0025\*\*

Multifamily development with residential units and live/work units in 5 levels of residential floors over 2 levels of live/work floors at ground level, along with associated site, utility, and right of way improvements.

SDEV21-0507

**315 S 30th St Apartments - \*\*NOT A COMBINED REVIEW with WO21-0188\*\* - 315 S  
30TH ST  
Site Development**

**Awaiting Resubmittal/Revisions  
as of  
06/25/2024**

Construct a new 3-story, 13,576 SF, 36-unit apartment building, with 18 covered parking stalls and bicycle storage.

\*\*NOT A COMBINED REVIEW with WO21-0188\*\*

SDEV21-0525

**2021- COMMENCEMENT BANK T.I. - 1313 BROADWAY Suite 400  
Commercial Alteration**

**Awaiting Resubmittal/Revisions  
as of  
07/02/2024**

DEMOLITION SCOPE:SELECTIVE DEMOLITION OF INTERIOR WALLS, DROP-DOWN GYP CEILING, AND DOORS. DEMOLITION OF ALL SUSPENDED CEILINGS, EXISTING LIGHT FIXTURES, WALL/ FLOOR FINISHES. DEMOLITION OF EXISTING MECHANICAL SYSTEMS AND DUCTWORK. DEMOLITION OF SELECT PLUMBING, PIPING, AND FIRE SPRINKLER PIPING AS REQUIRED. INTERIOR SCOPE: NEW WALLS, DOORS AND GLAZING WHERE SHOWN ON PLANS; NEW WALL/ FLOOR FINISHES THROUGHOUT AREA IN SCOPE; NEW LED LIGHT FIXTURES THROUGHOUT AREAS IN SCOPE. MECHANICAL SCOPE: NEW HVAC DUCTWORK CONNECTING TO EXISTING SYSTEM THROUGHOUT TO ACCOMMODATE NEW SCOPE; REFER TO MECHANICAL DRAWINGS UNDER SEPARATE PERMIT.

BLDCA24-0229

# **Planning and Development Services Department**

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## **Council District 2**

Total Projects: **54**

### **Lower Wapato Creek/SR 509 Barrier Correction - 4215 SR 509 Site Development**

**Awaiting Resubmittal/Revisions**  
as of  
07/05/2024

The purpose of the project is to improve fish passage and restore hydraulic functions and services for anadromous fish from Commencement Bay to Wapato Creek by removing an undersized 132 foot-long, 6-foot high by 8-foot corrugated steel arch culvert (WDFW Site ID 105 R121419a) identified as 33% passable. The project will improve upstream access to approximately 11.5 linear miles of habitat for anadromous fish in Wapato Creek and 2.3 linear miles of habitat in Simons Creek. The proposed project includes recontouring the creek channel after culvert removal that will tie into the existing channel width, bed slope, and bank slopes upstream and downstream of the removed culvert and constructing a new, full-span approximately 78-foot by 23-foot-wide steel Tacoma Rail bridge over the new/restored section of the Wapato Creek channel. Approximately 1065 linear feet of the creek will be enhanced with Large Woody Material (LWM) and native riparian shrub plantings.

This permit is limited to FEMA NFIP review as all other work associated with the fish habitat enhancement project above and below OHWM is covered under the HPA FHEP and exempt from local permits per RCW 77.55.181 as coordinated with WDFW and City of Tacoma.

Main point of contact for Herrera is Greta Murdoff (gmurdoff@herrerainc.com)  
SDEV24-0020

### **SSDP Parcel 94 Interim Soil Cleanup - 1203 E D ST Land Use**

**Awaiting Resubmittal/Revisions**  
as of  
07/08/2024

A Shoreline Substantial Development permit application for an interim remedial action to address contaminated soils at the property. The cleanup includes mechanical removal of contaminated soils on the Site associated with historical industrial activities. Soils exceeding cleanup standards will be removed and disposed of at an off-site upland disposal facility. The cleanup work is limited to the remediation of soils within the Interim Action Area.

LU24-0070

### **Mary Bridge Children's MOB - 1220 DIVISION AVE Commercial Alteration**

**Awaiting Resubmittal/Revisions**  
as of  
07/09/2024

This is an addition to the existing Mary Bridge Children's MOB. (This record will begin as Phase I) - See Brenda with any questions.

BLDCA23-0465

### **Annie Wright Fitness Center and Restroom - 827 N TACOMA AVE Site Development**

**Awaiting Resubmittal/Revisions**  
as of  
07/09/2024

Addition of fitness center and restroom to the existing gym facility.  
SDEV24-0190

### **Arbutus House - 102 S 24TH ST Commercial Demolition**

**Awaiting Resubmittal/Revisions**  
as of  
07/09/2024

Demolition of existing building down to slab.  
DEMOC24-0006

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**[MAJOR LEVEL 2]S30 MULTI-FAMILY DEVELOPMENT - 209 E 26TH ST**  
**Site Development**

**Awaiting Resubmittal/Revisions**  
as of  
07/12/2024

\*\*COMBINED SDEV/WO with WO21-0158\*\* - All plans to be reviewed under this SDEV\*\*  
THE SITE AREA IS 26,390 SF.  
THE PROPOSED DEVELOPMENT WILL INCLUDE A TOTAL BUILDING AREA OF ABOUT  
115,868 SF, PROVIDING 141 RESIDENTIAL UNITS, AND 3 LIVE / WORK UNITS. IT HAS 4  
LEVELS OF RESIDENTIAL FLOORS OVER A SINGLE LEVEL STORAGE. THE LIVE /  
WORK UNITS ARE AT GROUND LEVEL.  
SDEV21-0425

**Mary Bridge Children's Center - Development Services Building - 1220 DIVISION AVE**  
**Commercial Demolition**

**Awaiting Resubmittal/Revisions**  
as of  
07/12/2024

Demolition of existing Development Services Building, existing utility connections and  
associated hardscapes.  
DEMOC23-0038

**STAR Residence Tacoma - Building Height Variance - 1123 TACOMA AVE S**  
**Pre-Application**

**Comments Provided**  
as of  
07/01/2024

Commercial - New Construction  
PRE24-0116

**Taylor Way Alexander Avenue Snail Eradication, Remediation and Redevelopment**  
**Project - 1221 E ALEXANDER AVE**  
**Pre-Application**

**Comments Provided**  
as of  
07/10/2024

Commercial - New Construction  
PRE24-0117

**Port of Tacoma Wooden Light Pole Replacement Program - 1 SITCUM PLAZA**  
**Pre-Application**

**Electronic Review**  
as of  
07/03/2024

Commercial - Repair  
PRE24-0123

**TRAX - 415 E 25TH ST**  
**Commercial Fire Protection**

**Expired**  
as of  
06/30/2024

Installation of new wet & dry sprinkler systems for new mixed use building.  
FIREC22-0265

**[MAJOR LEVEL 2] Tacoma Staybridge and Apartment \*\*COMBO WITH WO22-0080\*\* -**  
**2801 S C ST**  
**Site Development**

**Incomplete Resubmittal**  
as of  
07/01/2024

Build 2 separate buildings on 64,791 SF lot.  
Staybridge Hotel: 5 story hotel (114 rooms) over 2 levels of underground parking  
Apartment: 5 story apartment (90 rooms) over 2 levels of underground parking  
SDEV22-0137

# **Planning and Development Services Department**

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## **Council District 2**

Total Projects: **54**

**Lowell Elementary School Replacement - 2103 N STEELE ST**  
**Pre-Application**

**Meeting Scheduled**  
as of  
07/05/2024

Commercial - New Construction  
PRE24-0107

**Prologis Tacoma 9 - 2602 PORT OF TACOMA RD**  
**Pre-Application**

**Meeting Scheduled**  
as of  
07/09/2024

Commercial - New Construction  
PRE24-0110

**Tacoma Bay, LLC - 2725 HENRY RD**  
**Pre-Application**

**Meeting Scheduled**  
as of  
07/11/2024

LU Coaching meeting: critical area and platting for Henry Road  
PRE23-0205

**Tacoma General - Decontamination - 315 MARTIN LUTHER KING JR WAY**  
**Commercial Alteration**

**Missing Required Documents**  
as of  
06/28/2024

Alterations to the existing decontamination room, located on the the 5th floor of the Philip Pavilion.

Alterations to the existing decontamination room, located in the basement to add a new 3-compartment height-adjustable sink and Innowave ultrasonic cleaner. Addition of a new Centuron drying cabinet on the clean workroom side. Replacement of existing pass-through window.

BLDCA24-0260

**S30 MULTI-FAMILY DEVELOPMENT - 209 E 26TH ST**  
**Commercial New Building**

**Missing Required Documents**  
as of  
07/03/2024

THE SITE AREA IS 26,390 SF.  
THE PROPOSED DEVELOPMENT WILL INCLUDE A TOTAL BUILDING AREA OF ABOUT 115,868 SF, PROVIDING 141 RESIDENTIAL UNITS, AND 3 LIVE / WORK UNITS. IT HAS 4 LEVELS OF RESIDENTIAL FLOORS OVER A SINGLE LEVEL STORAGE. THE LIVE / WORK UNITS ARE AT GROUND LEVEL. WE ARE PROVIDING 8 ADA PARKING STALLS AT GRADE LEVEL ON THE NORTH SIDE OF THE BUILDING.

BLDCN21-0075

# **Planning and Development Services Department**

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## **Council District 2**

Total Projects: **54**

### **1313 Broadway Lobby Remodel - 1313 BROADWAY Commercial Alteration**

**Pending Intake Screening**  
as of  
07/12/2024

PROJECT SCOPE ENCOMPASSES FIRST FLOOR COMMON-AREA IMPROVEMENTS, INCLUDING MAIN LOBBY, ELEVATOR FINISHES, ELEVATOR LOBBY, AND RESTROOMS. NEW LIGHTING AT PARKING GARAGE.

#### **DEMOLITION SCOPE:**

SELECTIVE DEMOLITION OF INTERIOR WALLS, DROP-DOWN GYP CEILING, EXISTING LIGHT FIXTURES, WALL/ FLOOR FINISHES, AND DOORS. DEMOLITION OF SUSPENDED CEILINGS. SELECTIVE DEMOLITION OF EXISTING MECHANICAL SYSTEMS AND DUCTWORK. DEMOLITION OF SELECT PLUMBING, PIPING, AND FIRE SPRINKLER PIPING AS REQUIRED FOR RE-ROUTING AND RECONFIGURATION. DEMOLITION OF SELECT EXISTING ELEVATOR CAB FINISHES.

#### **INTERIOR SCOPE:**

NEW FRAMED WALLS, DOORS AND GLAZING WHERE SHOWN ON PLANS; NEW WALL/ FLOOR FINISHES THROUGHOUT AREA IN SCOPE; NEW LED LIGHT FIXTURES THROUGHOUT AREAS IN SCOPE. NEW SECURITY DESK CASEWORK & ATM / NIGHT-DROP CASH MACHINES. NEW ELEVATOR CAB FINISHES. NEW LIGHTING AT PARKING GARAGE.

#### **ENVELOPE SCOPE:**

NEW EXTERIOR STOREFRONT SYSTEM AND DOORS.

#### **MECHANICAL SCOPE:**

NEW HVAC DUCTWORK CONNECTING TO EXISTING SYSTEM THROUGHOUT TO ACCOMMODATE NEW SCOPE; REFER TO MECHANICAL DRAWINGS UNDER SEPARATE PERMIT.

BLDCA24-0286

### **[MAJOR LEVEL 2] Parcel 94 Interim Soil Cleanup - 1203 East D Street Site Development**

**Pending Intake Screening**  
as of  
07/14/2024

The project is a Model Toxics Control Act (MTCA; WAC 173-340) interim soil cleanup action to be completed during fall 2024 to address contaminated soils identified at the Port of Tacoma's Parcel 94 property. The work includes the removal of contaminated soils, placement of clean backfill and re-grading of the site. The work includes associated site preparation (building and vegetation removal; fencing) and stormwater controls (TESC improvements, berming and silt fencing, construction entrances, establishment of infiltration basins, and contingent treatment for stormwater that cannot be infiltrated. Soils removed from the site will be disposed of at permitted Subtitle C and D disposal facilities. Traffic associated with the project will be routed through existing industrial traffic corridors including St. Paul Avenue and Portland Avenue and not allowed to travel across the 11th Street bridge into downtown Tacoma. No truck queuing will be allowed on public roadways. The work is described in detail in the project description included with the project documents.

SDEV24-0271

### **Morcus Marine View - COMBO W/SDEV24-0215 - 5801 MARINE VIEW DR Work Order**

**Pending Internal Action**  
as of  
07/03/2024

Work Order for ROW - Reference SDEV24-0215.

WO24-0077



# **Planning and Development Services Department**

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## **Council District 2**

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**Mount Bay Apts - 302 E 26th St. Tacoma,WA - 301 E 26TH ST**  
**Commercial Mechanical**

**Pending Internal Action**  
as of  
07/09/2024

297 Unit - Seven story Apartment Building with garage ventilation, common areas HVAC and residential unit ventilation and Stair pressurization.  
MECHC24-0142

**DA Davison Suite 1320 TI - 1145 BROADWAY**  
**Commercial Alteration**

**Permit Fees Due**  
as of  
06/24/2024

(2) Existing offices combined to make (1) offices space. 13th floor. No structural work, non-bearing partition walls. New office doors, carpet, paint small typical office kitchen.  
BLDCA24-0253

**Ted Brown Building Phase 1 - 1117 BROADWAY 101**  
**Commercial Mechanical**

**Permit Fees Due**  
as of  
06/25/2024

Demolish Boiler, piping and associated appurtenances in boiler room. Demolish abandoned equipment and piping in boiler room. Replace existing boiler in kind. Provide new piping promoting accessibility in room. Insulate new piping in Commercial Bldg.  
MECHC24-0146

**Hilltop Heritage Middle School Softball Field - Prefabricated Restroom and Storage -**  
602 N SPRAGUE AVE  
**Commercial New Building**

**Permit Fees Due**  
as of  
07/02/2024

Installation of prefabricated restroom and storage building.  
BLDCN24-0042

**Husky Terminal (Terminal 4) RPM Equipment Upgrade - 1001 PORT OF TACOMA RD**  
**Commercial Alteration**

**Permit Fees Due**  
as of  
07/10/2024

US Customs and Border Protection (USCBP) Radiation Portal Monitor (RPM) equipment at the Port of Tacoma's Husky Terminal (a.k.a. Terminal 4) truck exit gates and rail exit gates is to be upgraded, i.e., remove existing RPM equipment and replace with similar. This equipment is entirely out-of-doors; no building changes or occupancy changes to be made as this equipment is out-of-doors along traffic lanes internal to the Port. No public access is allowed. Several pieces of equipment require new concrete foundations. Approximately 100 linear feet of new trench would be cut into existing pavement, conduit installed, and the pavement restored to match existing.  
BLDCA24-0274

**MORNINGSIDE 6TH AVENUE RENOVATION - 1601 6TH AVE**  
**Site Development**

**Permit Fees Due**  
as of  
07/12/2024

SITE DEVELOPMENT ASSOCIATED WITH RENOVATION OF EXISTING STRUCTURE FOR USE AS A COMMERCIAL OFFICE.

\*\*FRC24-0126 - 07/09/2024 -APPROVED: Record drawing submittal associated with SDEV21-0396.\*\*  
SDEV21-0396

# Planning and Development Services Department

PROJECTS ESTIMATED AT \$100,000 VALUATION OR MORE  
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## Council District 2

Total Projects: 54

### Mary Bridge Children's Hospital - 305 S L ST Commercial New Building

Permit Fees Due  
as of  
07/15/2024

(FOUNDATION ONLY) construction of a new 5 story 262,000 sf building for Mary Bridge Children's Hospital . This is the first of 3 packages of a single phased permit submittal.  
\*\*FRC23-0219 (10/13/23): include updated anchor bolt and baseplate details\*\*  
\*\*FRC23-0208 (10/16/2023) APPROVED: Revise foundation design based on changes made to the loading dock area due to comments from Solid Waste reviewer.\*\*  
\*\*FRC23-0221 - (10/16/2023) APPROVED: During the review of FRC23-0219, it was discovered that we had a pedestal change per RFI-213. This change is requested to avoid a layback in the excavation and allow for the steel to install at the same elevation as the elevator pit and avoid a slab block out. This will be an improvement on efficiency and safety.\*\*  
\*\*FRC23-0243 - (11/14/2023) APPROVED: Grade beam wall details and thickened footings\*\*  
\*\*\*FRC24-0020 - Remedy conflict with the location of the existing tunnel at gridlines A and 8. The footing and rebar detail has been modified to circumvent this conflict.\*\*\*  
\*\*FRC24-0018 (02/22/24): Modifies the generator building foundation due to the details of the fuel tank\*\*  
\*\*FRC24-0027 (02/22/24): revisions to structural plan set - see cover letter\*\*  
\*\*FRC24-0028 (03.04.24): revisions to structural plan set - see cover letter\*\*  
\*\*FRC24-0063 (03/28/2024) Approved: Dowels were missed during placement, and we are seeking approval to epoxy these dowels in.\*\*  
\*\*FRC24-0061 (04/05/24): Confirming steel connection at Level 1 moment frame #8\*\*  
\*\*FRC24-0065 (04.25.24): epoxy anchor bolts, modify rebar details per field conditions and make field modifications to HDD studs and stiffener plates due to fabrication errors for the grade beam along B.3.\*\*  
\*\*FRC24-0064 - (04/09/2024) - APPROVED: updated details regarding a footing and grade beam conflict. Seeking approval on new details.\*\*  
\*\*FRC24-0098 - 05/02/2024 - APPROVED: The elevator pit needs to be re-worked based on new information from the design team and to coordinate with the elevator vendor.\*\*  
\*\*FRC24-0090 (05/09/24): revisions to structural sheets from DEF23-0165\*\*  
\*\*FRC24-0116 - 06/20/2024 - APPROVED: The current housekeeping pads design on the roof did not coordinate with the roofing requirements. Please see the attached steel platforms for equipment on the roof.\*\*  
\*\*FRC24-0128 - 06/27/2024 - APPROVED: Exterior framing/beam conflict in the field on level 2B\*\*  
\*\*FRC24-0129 - 07/10/2024 - APPROVED: Missed vertical dowels - confirm if acceptable to drill and epoxy at Mary Bridge CH.\*\*  
BLDCN23-0019

### 1501 Market 1st & 5th Floor Partial Demo - 1501 MARKET ST Commercial Alteration

Permit Fees Due  
as of  
07/15/2024

Partial Demo of 1st Floor - partial removal of raised floor, demo of walls, doors, flooring, ceiling and halon fire suppression system  
Partial Demo of 5th Floors - partial removal of ceiling and flooring  
BLDCA24-0282

### Tacoma Specialty Center ASC Vacuum Pump and Sewage Ejector Replacement - 209 MARTIN LUTHER KING JR WAY Commercial Plumbing

Permit Issued  
as of  
06/17/2024

Replace one of two sewage ejector pumps and the medical vacuum pump.  
PLMBC24-0076

# **Planning and Development Services Department**

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## **Council District 2**

Total Projects: **54**

**Hilltop Heritage Softball Field - Site Development - 602 N SPRAGUE AVE**  
**Site Development**

**Permit Issued**  
as of  
06/21/2024

Install a synthetic field with formal perimeter fencing, ball control netting, enclosed dugouts, bullpens, and batting cages. Install paved pathways around the field serving the spectator area and building. Install perimeter landscaping for all areas on site between the field and school.

SDEV24-0033

**Hilltop Heritage Softball Field - Building - 602 N SPRAGUE AVE**  
**Commercial New Building**

**Permit Issued**  
as of  
06/21/2024

Construct dugouts, fencing and netting to 30' height, scoreboard support posts and foundations at Hilltop Heritage Softball field.

BLDCN24-0003

**TPS- Natatoriums Upgrades - Stadium Chiller Replacement - 111 N E ST**  
**Commercial Mechanical**

**Permit Issued**  
as of  
06/24/2024

Remove existing water to water chiller and associated pumps and other appurtenances. Replace with 6 water to water heat pumps. Provide new hydronic specialties and new pool water heat exchanger.

MECHC23-0347

**2021 - Tacoma Dome - Replace Pipe - 2727 E D ST**  
**Commercial Plumbing**

**Permit Issued**  
as of  
06/24/2024

Install backflow preventer on domestic service entering building. Replace approximately 250 feet of domestic water main pipe inside building.

PLMBC24-0102

# **Planning and Development Services Department**

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## **Council District 2**

Total Projects: **54**

### **The Camden \*2015\* - 1915 TACOMA AVE S Commercial New Building**

**Permit Issued**  
as of  
06/27/2024

Construct new multi-use commercial building. Two floors of parking with Type 1A construction and 6 floors of residential units with Type IIIA construction with 139 parking stalls and 178 total residential units. Plumbing and mechanical scopes require separate permit applications.

RELATED TO SDEV22-0059, SDEV21-0127 AND WO21-0077

\*\*\* FRC23-0137 -07/24/2023 - APPROVED: Structural Pre-Construction Revisions.\*\*\*

\*\*\*FRC23-0149 - 08/07/2023 - APPROVED: Transformer Venting Per COT Power Requirements. \*\*\*

\*\*FRC23-0166 (09.14.23): APPROVED: Transformer room door P2-104 has been revised to a pair of 4'-0" doors.\*\*

\*\*FRC23-0160 - 09/25/2023 - APPROVED: Revised Plumbing, Added catch basin. Change heat pump water heater to gas water heater. PV system added to replace high efficiency water heater credit.\*\*

\*\*FRC24-0009 - 01/31/2024 - APPROVED: Updated submittal of GLB, X-Rim, I-Joists, and LVL products.\*\*

\*\*FRC24-0010 - 03/22/2024 - APPROVED - PLUMBING WALLS REVISION \*\*

\*\*FRC24-0115 - 05/22/2024 - APPROVED - Garage door openings modified per garage door shop drawings.\*\*

\*\*\*FRC24-0100 APPROVED 6/5/24: Revised solar design.\*\*\*

\*\*FRC24-0101 (06.27.24): Adding elevator lobbies and the elimination of the elevator pressurization.\*\*

BLDCN21-0013

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### **- 1135 TACOMA AVE S Commercial Alteration**

**Permit Issued**  
as of  
07/02/2024

Stucco exterior of building  
BLDCA24-0238

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### **Hotel Murano Chiller Replacement - 1320 BROADWAY Commercial Mechanical**

**Permit Issued**  
as of  
07/02/2024

Replace two old chillers with one new modified chiller. Replace cooling tower with like and kind cooling tower.  
MECHC24-0140

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### **Sandberg - Residential Conversion - 1423 PACIFIC AVE Commercial Alteration**

**Ready to Issue**  
as of  
06/18/2024

Conversion of existing historic Sandberg Tower office space to residential units. All parking garage and mezzanine levels to remain, with only minor improvements for dog wash on the Tower Mezzanine Level. Existing retail in Tower Level 1 to remain. New retail space provided in Annex Level 1. Existing Towers Levels 2-10 and existing Annex Levels 1-2 to be converted to residential units. 12 new units in Annex, 63 new units in Tower. New construction 11th floor amenity space on existing tower roof.

\*\*Plumbing & Mechanical scopes will require separate permits\*\*

BLDCA23-0082

# **Planning and Development Services Department**

PROJECTS ESTIMATED AT \$100,000 VALUATION OR MORE  
with Activity in Last 30 Days

## **Council District 2**

Total Projects: **54**

**Wallenius (Main - 3400 Taylor) - 3400 TAYLOR WAY A**  
**Commercial Alteration**

**Ready to Issue**  
as of  
06/27/2024

Installation of approx. 8,921 of 9,543 linear feet of 10' tall electric fence, per plans at Commercial Bldg.  
BLDCA24-0223

**2018 - PCT Strad Bay Roof Replacement - 3205 PORT OF TACOMA RD**  
**Commercial Alteration**

**Ready to Issue**  
as of  
06/28/2024

Demolish (E) Standing seam roof down to steel deck. Demolish (E) associated flashing, trim, & etc. Install new PVC roof assembly w/ associated flashing and trim. Replace existing fall protection anchors, and HLL, with new.  
BLDCA24-0123

**Radius Recycling Emission Control - 1902 MARINE VIEW DR**  
**Commercial New Building**

**Ready to Issue**  
as of  
07/05/2024

New shredder enclosure building - New Drop out Box; New Venturi Scrubber; New Regenerative Thermal Oxidizer; New Acid Gas Scrubber; New 8,700 gallon tank; New Ancillary building for compressor and electrical equipment  
\*\*Plumbing and Mechanical scopes require separate permits\*\*  
BLDCN23-0075

**ASTOUND - 48810 - 1101 A ST TACOMA - 1113 TACOMA AVE S**  
**Work Order**

**Revision Review in Process**  
as of  
06/24/2024

FOR "ASTOUND - 48810 - 1101 A ST TACOMA" RUTI23-0573  
PROPOSED BUILD NEW STRAND AND LASH ALONG EXISTING TPU UTILITY POLES NORTH ALONG COURT E. RISER DOWN AND OPEN TRENCH/DIRECTIONAL BORE (1) 2" CONDUIT NORTH THEN EAST ALONG S 11TH ST, THEN SOUTH ALONG A ST. TRENCH CONDUIT EAST TO BUILDING. CORE BUILDING AND PLACE CONDUIT FROM TRENCH. PLACE VAULTS AND PULL CABLE THROUGH AS PER PLANS, COIL AND SPLICE.  
WO23-0155

**Annie Wright Schools - Kemper Center Gym Additions - 827 N TACOMA AVE**  
**Commercial New Building**

**Revision Review in Process**  
as of  
06/26/2024

Addition of fitness rooms and restrooms adjacent to existing Kemper Gym/Performing Arts Center and Bessler Gym/Pool.  
BLDCN24-0017

**Foss Waterway Site 8 Demo - 1131 DOCK ST**  
**Commercial Demolition**

**Revision Review in Process**  
as of  
07/02/2024

Demolition of the current building down to existing slab. (Installation of chainlink fence along the sidewalk requires a separate RUSE permit).  
DEMOC23-0014

**Shredder Enclosure and Emission Controls - 1902 MARINE VIEW DR**  
**Site Development**

**Revision Review in Process**  
as of  
07/02/2024

Construction of a new enclosure around an existing shredder. Emission control devices will also be constructed downstream of the shredder.  
SDEV23-0369

# Planning and Development Services Department

PROJECTS ESTIMATED AT \$100,000 VALUATION OR MORE  
with Activity in Last 30 Days

## Council District 2

Total Projects: 54

### **Mary Bridge Children's Hospital - Medical Office Building "MOB" - 1220 DIVISION AVE Site Development**

**Revision Review in Process**  
as of  
07/03/2024

The project includes demolition of an existing Development Services building, existing building utility connections and associated hardscapes. The project proposes a new medical offices building (MOB) and associated utility connections, including power, sanitary, and storm. The new MOB will be constructed to be attached to the existing Mary Bridge Children's Hospital (CHCW) located at 315 MLK Jr Way.  
SDEV23-0427

### **2018 - U-Haul Tacoma Dome Renovation - 725 E 25TH ST Commercial Alteration**

**Revision Review in Process**  
as of  
07/08/2024

Renovation to existing 76,000 sf first and second floor warehouse building to include self storage locker spaces, seismic upgrade, and complete exterior updates to include windows, doors, ADA access and restrooms, Painted James Hardie Lap Siding and Panels.  
BLDCA24-0104

### **Mary Bridge/TG - Staff Garage \*\*COMBO REVIEW W/ WO23-0142\*\* - 512 S L ST Site Development**

**Revision Review in Process**  
as of  
07/09/2024

The proposed project will construct a single bay multi-story parking garage for Tacoma General/Mary Bridge Campus Staff.  
SDEV23-0374

### **Savage Warehouse\*\*COMBO WO23-0125/SDEV23-0340\*\* ALL DOCS TO BE SUBMITTED AND REVIEWED UNDER THE SDEV - 1102 PUYALLUP AVE Site Development**

**Revision Review in Process**  
as of  
07/11/2024

\*\*COMBO WO23-0125/SDEV23-0340\*\* ALL DOCS TO BE SUBMITTED AND REVIEWED UNDER THE SDEV  
Description of Work: The proposed site improvements include grading, street improvements to adjacent access roads, along with an associated drainage conveyance system. Additionally, all utilities servicing to previous building are to be located and reconnected to serve the new warehouse. Installing long term Erosion and Sediment Control measures until vertical building construction takes place.  
SDEV23-0340

### **Fife Water Intertie Upgrade -Milwaukee Way - 2326 MILWAUKEE WAY Work Order**

**Revision Review in Process**  
as of  
07/12/2024

The work for the Water Intertie Upgrade for Milwaukee Way includes installation of a pressure-reducing valve (PRV) station and intertie upgrade, the PRV station and intertie is located near the 2300 block of Milwaukee Way. The PRV stations will be undergrounded within vaults and have parallel 4" and 12" PRV pipe galleries within the stations.  
WO24-0052

### **Martinez Site Dev - 2422 58TH AVE NE Site Development**

**Revision Review in Process**  
as of  
07/15/2024

Site development work as part of a proposed Short Plat, creating a access drive to the 2 new properties in the back of the existing lot, including all the utilities and street improvements per civil plans.  
SDEV22-0485

# **Planning and Development Services Department**

PROJECTS ESTIMATED AT \$100,000 VALUATION OR MORE  
with Activity in Last 30 Days

## **Council District 3**

Total Projects: **62**

### **The Coffee Oasis - 609 S 15TH ST ROW Construction**

**Awaiting Resubmittal**  
as of  
07/03/2024

Replacement of two driveways, sidewalk panels, concrete panels in road.  
RCO24-0065

### **Willamette Building Space and Window Remodel - 2926 S STEELE ST Commercial Alteration**

**Awaiting Resubmittal/Revisions**  
as of  
06/17/2024

Installation of new windows in existing opening on floors 1-4; restoration of 'original look' of existing structure;  
additional partitioning of storage warehouse spaces w/ updated plumbing fixture amount to account for occupancy;  
no proposed change to conditioning at this time; new bathroom exhaust only  
BLDCA24-0065

### **2106 S J Street Apartments - COMBO W/WO24-0046 - 2106 S J ST Site Development**

**Awaiting Resubmittal/Revisions**  
as of  
06/20/2024

Proposed improvements include removal of all existing features on the site and constructing a new apartment building that has ten units and is three stories tall. Other site improvements include parking stalls, sidewalks, patios, and landscaping.  
SDEV24-0116

### **2018 - The Milan Apartments - COMBO W/WO24-0043 - 1712 TACOMA AVE S Site Development**

**Awaiting Resubmittal/Revisions**  
as of  
06/24/2024

44-unit IBC apartment building on existing lot of record. Minor frontage improvements.  
SDEV24-0104

### **The Happy Furbaby Inn - 1235 SOUTH TACOMA WAY Commercial Alteration**

**Awaiting Resubmittal/Revisions**  
as of  
06/26/2024

TENANT IMPROVEMENT TO CONVERT AN EXISTING OFFICE BUILDING TO A NEW PET BOARDING FACILITY. NO CHANGE OF OCCUPANCY REQUIRED.  
BLDCA24-0197

### **2021 - Spec Suite - 1901 S UNION AVE B Commercial Alteration**

**Awaiting Resubmittal/Revisions**  
as of  
07/02/2024

remodel of an existing dental clinic to a clinical spec suite. Work to include exam rooms, provider/ma work areas, administrative areas, and reception/waiting. No structural work, no exterior work.  
BLDCA24-0206

### **G St Multifamily - 2302 S G ST Commercial New Building**

**Awaiting Resubmittal/Revisions**  
as of  
07/09/2024

Construct new multifamily 13 unit, 4 Story, V-B Construction building. Units are primarily 1bd/1bath and studios.  
BLDCN23-0082

# **Planning and Development Services Department**

PROJECTS ESTIMATED AT \$100,000 VALUATION OR MORE  
with Activity in Last 30 Days

**Council District 3**

Total Projects: **62**

**[MAJOR LEVEL 2] Tacoma Mall Lifestyle Village - 4502 S STEELE ST  
Site Development**

**Awaiting Resubmittal/Revisions**  
as of  
07/12/2024

The Tacoma Mall Lifestyle Project will be the next phase of the overall Tacoma Mall Redevelopment Project. This phase entails demolition of the existing parking lot area to the west side of the recently completed redevelopment site (Total Wine, Nordstrom Rack, Ulta, Kohl's, and associated site improvements), creation of new building pads for three retail/restaurant buildings (referred to as "Lifestyle"). Improvements will also include sidewalks, parking lots, and utilities to serve the buildings.  
SDEV23-0337

**4312 S Lawrence Apartments - 4312 S LAWRENCE ST  
Pre-Application**

**Comments Pending**  
as of  
07/09/2024

Commercial - New Construction  
PRE24-0118

**TPU Power - Parking and Storage Improvements - 3628 S 35TH ST  
Pre-Application**

**Comments Provided**  
as of  
06/24/2024

Commercial - New Construction  
PRE24-0099

**I STREET APARTMENTS - 2103 S I ST  
Pre-Application**

**Comments Provided**  
as of  
06/27/2024

Construction of a 7-Story multi-family structure with 111 units.  
PRE24-0109

**813 MLK: Calyx Community at MLK - 813 MARTIN LUTHER KING JR WAY  
Pre-Application**

**Comments Provided**  
as of  
06/28/2024

Renovation of existing 2-story building to transitional housing for approximately 50 residents. Interior spaces include both SROs and non-congregate sleeping rooms, shared kitchens, living areas, laundry room and restroom on each floor. Exterior modifications include new windows to meet egress code and the addition of exterior screen elements. The site work will be limited to creation of an accessible path to the right-of-way and the removal of a secondary curb apron  
PRE24-0106



# **Planning and Development Services Department**

PROJECTS ESTIMATED AT \$100,000 VALUATION OR MORE  
with Activity in Last 30 Days

## **Council District 3**

Total Projects: **62**

### **GRE Apartments Stormwater Vaults - 5132 6TH AVE Commercial Alteration**

**Expired**  
as of  
06/30/2024

Building permit for stormwater vaults A and B associated to SDEV21-0488

\*\*\*FRC22-0205 Approved 9/23/2022 for structural Revision to Building permit for stormwater vaults\*\*\*

\*\*\*FRC22-0260 Approved 12/22/2022 for Vault B:

As means and methods for safety we would like to add a shoring wall at the base of the North wall as per the attached design.\*\*\*

BLDCA22-0163

### **The Lookout Apartments Bldg A - 2541 S 25TH ST Commercial Fire Protection**

**Expired**  
as of  
07/03/2024

Fire Sprinklers Lookout Building A  
FIREC23-0376

### **706 S Orchard St. - 706 S ORCHARD ST Commercial New Building**

**Expired**  
as of  
07/14/2024

Erect Accessory Buildings including -Trash Compactor Enclosure -3 Solid Waste Enclosures - Covered Parking Stall Canopies associated with SDEV21-0488.

\*Maintenance building and mailroom by Separate Permit\*

\*\*\*FRC23-0173 - 09/05/2023 - APPROVED: Solid waste enclosures will no longer have roof structures per City and owner preference. The cast-in-place concrete walls will now be wooden fences, per landscape drawings in a separate field revision for SDEV21-0488. \*\*\*

\*\*\*FRC23-0230 - 10/27/2023 - APPROVED: Carport Structural Calculations.\*\*\*

BLDCN22-0078

### **SJMC Heart & Vascular Center - Prep & Recovery Expansion - 1717 S J ST Commercial Alteration**

**Field Revisions**  
as of  
06/27/2024

Renovation and expansion of an existing Catheterization Laboratory Preparation and Recovery suite. Project scope includes the addition of 7 Phase II bays, a Treatment Room, Clean and Soiled Utility rooms and a Nurse Station with Meds, Linen and Nourishment alcoves. The waiting area has also been redesigned and enlarged with a new Reception/Intake area. See related MECHC22-0218 and PLMBC22-0169.

BLDCA22-0238

### **4719 Orchard St Bldg 3 (Correct address 4873 S 48th St BLDG B, Units 1-4) - 4873 S 48TH ST, B1 B1 Commercial New Building**

**Field Revisions**  
as of  
07/02/2024

CONSTRUCTION OF A 4-UNIT, THREE STORY, V A CONSTRUCTION, TOWNHOUSE STYLE APARTMENT AT 1124 SQ FT PER UNIT WITH A 2-CAR GARAGE

NOTE: SEPARATE PERMITS WILL BE REQUIRED FOR PLUMBING AND MECHANICAL

BLDCN22-0082

# **Planning and Development Services Department**

PROJECTS ESTIMATED AT \$100,000 VALUATION OR MORE  
with Activity in Last 30 Days

## **Council District 3**

Total Projects: **62**

**4719 Orchard St Bldg 4 (Corrected address is 4873 S 48th St BLDG A units 1-5) - 4873  
S 48TH ST, A1 A1  
Commercial New Building**

**Field Revisions**  
as of  
07/02/2024

CONSTRUCTION OF A 5-UNIT, THREE STORY, THREE STORY, V A CONSTRUCTION  
TOWNHOUSE STYLE APARTMENT AT 1124 SQ FT PER UNIT WITH A 2-CAR GARAGE.

NOTE: SEPARATE PERMITS WILL BE REQUIRED FOR PLUMBING AND MECHANICAL  
BLDCN22-0083

**Tacoma Dodge Valet Lot - 4049 S UNION AVE  
Site Development**

**Incomplete Resubmittal**  
as of  
07/08/2024

Proposed minor improvements to landscaping and drainage to comply with VIOL22-0512.  
SDEV23-0354

**48852 - BRUCE TITUS - 3820 S TACOMA WAY - POLE BYPASS - 4713 S WASHINGTON  
ST  
Work Order**

**Missing Required Documents**  
as of  
06/20/2024

PROPOSED STRAND AND LASH CABLE ALONG  
EXISTING TPU UTILITY POLES FROM S 54TH  
ST TO S 38TH ST ALONG ALLEYWAY, S  
WASHINGTON ST, S 45TH ST, S UNION AVE  
AND S TACOMA WAY. PROPOSED POLE  
BYPASS FROM S 45TH ST TO S 47TH ST.  
RISER DOWN AND INSTALL (1) 2" CONDUIT  
USING OPEN TRENCH AND DIRECTIONAL  
DRILL METHODS NORTH ALONG EAST SIDE  
OF S WASHINGTON ST. PULL CABLE  
THROUGH, COIL AND SPLICE.  
WO24-0060

**4315 S Alder St Five Duplex Campus Style Project - 4315 S ALDER ST  
Site Development**

**Missing Required Documents**  
as of  
07/15/2024

We have decided to change plans for this property, we originally planned to build a 20 unit  
mansion style apartment here and that was being permitted under BLDCN23-0048 and  
SDEV22-0408. We now plan to build 5 "stacked" duplexes on one 8130 sf parcel. Each  
duplex is 1535 sq ft and is three stories tall. Each duplex features a ground floor one  
bedroom/one bathroom unit and a two bedroom/two bathroom unit combining the second and  
third stories. This project will feature common elements such as: walkways, open spaces,  
bike parking, and trash and recycling.  
SDEV24-0232

**Avanti Apartments - 4218 S STEELE ST  
Commercial Mechanical**

**Pending Intake Screening**  
as of  
07/09/2024

Mechanical Engineer: Jacob O'Brien License Number: 23001780

Construct approximately 157,120 square feet of multi-family residential (179 units (including  
8 work/live), lobby, amenity, and utility areas), 43,219 square feet of structured parking (128  
stalls), and 17,279 square feet of private and shared outdoor space. This will be a podium  
construction with 5 stories of Type VA construction above 2 stories of Type IA construction.  
MEHC24-0169

# **Planning and Development Services Department**

PROJECTS ESTIMATED AT \$100,000 VALUATION OR MORE  
with Activity in Last 30 Days

## **Council District 3**

Total Projects: **62**

**3801 S Union - 3801 S UNION AVE**  
**Commercial Mechanical**

**Pending Intake Screening**  
as of  
07/09/2024

Install 31 A/C Units on the roof  
MECHC24-0170

**Cora Whitley Family Center - MCFHC - 2102 S 23RD ST**  
**Commercial Mechanical**

**Pending Intake Screening**  
as of  
07/10/2024

VRF Heat Pump System with high efficiency DOAS for the entire building. There is a commercial kitchen with a grease hood, makeup air, & exhaust fan. There are also ductless splits for the elevator machine room and IT room.  
MECHC24-0172

**Cora Whitley Family Center - MCFHC - 2102 S 23RD ST**  
**Commercial Plumbing**

**Pending Intake Screening**  
as of  
07/10/2024

Plumbing work for new Multicultural Child and Family Hope Center. Mechanical/Plumbing drawing had been previously turned in and reviewed under the main building permit BLDNCN23-0043. The building consists of bathrooms, sinks, and lavs to support a school setting.  
PLMBC24-0141

**Asia Pacific Cultural Center - 4851 SOUTH TACOMA WAY**  
**Commercial Mechanical**

**Pending Intake Screening**  
as of  
07/10/2024

Mechanical system includes high efficiency VRF system with high efficiency DOAS and CO2 control. There is also a kitchen with grease hood, makeup air, and exhaust fan  
MECHC24-0173

**Asia Pacific Cultural Center - 4851 SOUTH TACOMA WAY**  
**Commercial Plumbing**

**Pending Intake Screening**  
as of  
07/10/2024

Plumbing for new building including bathrooms and commercial kitchen.  
PLMBC24-0142

**AST Roof Re-cover - 4110 S WASHINGTON ST**  
**Commercial Alteration**

**Pending Intake Screening**  
as of  
07/11/2024

Install 3.5" polyiso insulation, 1/2" HD cover board and 60 mil TPO over existing roof membrane.  
BLDCA24-0284

**TACOMA SD CAB BOILER REPL - 601 S 8TH ST**  
**Commercial Mechanical**

**Pending Intake Screening**  
as of  
07/12/2024

Remove existing steam plant equipment including boilers, pumps, piping, equipment, and controls. Install new steam plant equipment including boilers, pumps, piping, valves, equipment, and controls.  
MECHC24-0176

# **Planning and Development Services Department**

PROJECTS ESTIMATED AT \$100,000 VALUATION OR MORE  
with Activity in Last 30 Days

## **Council District 3**

Total Projects: **62**

### **713 S Yakima Apartments - 713 YAKIMA AVE Commercial Alteration**

**Permit Fees Due**  
as of  
06/21/2024

Demolition of damaged scope due to fire, select structure to remain with blast-removal of charred wood, demolition of interior finishes and portions of select exterior walls and site work to accommodate new plans and systems. Existing exterior cladding to remain on levels 1, 2, and 3, in all areas undamaged by fire; all windows to be replaced to meet WSEC requirements. Level 0 exterior walls to be demolished to allow for lowering of the building slab to meet height requirements for Level 0 units; Level 0 exterior walls to be reconstructed per 2018 IBC requirements for Type VA construction. Interior non-structural partitions to be revised and relocated per new unit layout; existing interior stairs to remain; all interior structural and non-structural elements to meet IBC 2018 requirements for Type VA construction.

\*\*Plumbing and Mechanical scopes will require separate permits\*\*

\*\*FRC24-0026 (02.20.24): revised roof framing design & calculation\*\*

\*\*FRC24-0074 - 06/14/2024/ - APPROVED: Field revision for ceiling/floor sound and fire detail revision. \*\*

BLDCA22-0293

### **MCFHC Early Learning Center - 2102 S 23RD ST Commercial Demolition**

**Permit Fees Due**  
as of  
07/01/2024

Demo of existing commercial building.

DEMOC24-0008

### **Avanti - 4218 S STEELE ST Commercial Plumbing**

**Permit Fees Due**  
as of  
07/11/2024

Licensed Professional: Reed Jackson. License number: 57105

Construct approximately 157,120 square feet of multi-family residential (179 units (including 8 work/live), lobby, amenity, and utility areas), 43,219 square feet of structured parking (128 stalls), and 17,279 square feet of private and shared outdoor space. This will be a podium construction with 5 stories of Type VA construction above 2 stories of Type IA construction.

PLMBC24-0136

### **Asia Pacific Cultural Center Community Center - 4851 SOUTH TACOMA WAY Site Development**

**Permit Fees Due**  
as of  
07/12/2024

Civil and landscape site work associated with the construction of a 2-story, 18,500 square foot community center. Work will include restriping of the existing parking lot and limited site improvements associated with construction of the new facility.

\*\*FRC24-0130 - 07/08/2024 - APPROVED: The addition of (3) light poles to replace the existing in the area of the parking lot.\*\*

SDEV23-0194

### **CCB - 7th Floor Demo - 930 TACOMA AVE S Commercial Alteration**

**Permit Fees Due**  
as of  
07/15/2024

Demo of 7th Floor except for building core, shafts, telecom closets, restrooms and chases.

BLDCA24-0281

# **Planning and Development Services Department**

PROJECTS ESTIMATED AT \$100,000 VALUATION OR MORE  
with Activity in Last 30 Days

## **Council District 3**

Total Projects: **62**

### **Asia Pacific Cultural Center (APCC) - 4851 SOUTH TACOMA WAY ROW Construction**

**Permit Issued**  
as of  
06/18/2024

Right of Way Construction associated with construction of a new community center building to replace the existing structure. Two day barricade per approved TCP. - BOND17-0136  
RCON23-0144

### **PRIORITY - New Life Housing - I Street - James & Marilyn Walton Apartments - 1208 S I ST Commercial New Building**

**Permit Issued**  
as of  
06/20/2024

PRIORITY - NEW (43) UNIT, FIVE-STORY, TYPE "V-A" CONSTRUCTION OF AFFORDABLE FAMILY HOUSING. FIRST FLOOR TO CONTAIN A COMMUNITY ROOM AND RESIDENTIAL AMENITIES ALONG WITH ANCILLARY UTILITY SPACES. PROJECT TO HAVE A MIX OF 1-BEDROOM AND 2 BEDROOM UNITS.

\*\*NOTE: SEPARATE PERMITS ARE REQUIRED FOR MECHANICAL, ELECTRICAL AND PLUMBING FOR FIXTURES AND EQUIPMENT AND A TACOMA PUBLIC UTILITIES PERMIT. \*\*  
BLDCN23-0011

### **2021-0042 Lawrence St and 40th St Trunk Main 24" Valve Replacement - 3847 S LAWRENCE ST ROW Utility**

**Permit Issued**  
as of  
06/24/2024

Replace the 24" Valve with a new 12" Valve.  
RUTI24-0324

### **2018 - CCB/Jail Emergency Generator Replacement - 910 TACOMA AVE S Commercial Alteration**

**Permit Issued**  
as of  
06/27/2024

Remove and replace emergency generator and associated switch gear. Remove existing fuel storage tank at PC Jail.  
BLDCA24-0101

### **2018-CCB Jail Emergency Generator Replacement - 910 TACOMA AVE S Commercial Mechanical**

**Permit Issued**  
as of  
06/28/2024

Remove and replace emergency generator (related to BLDCA24-0101)  
MEHC24-0107

### **The Lookout (Building A) - 4901 S 25TH ST Commercial Mechanical**

**Permit Issued**  
as of  
07/02/2024

Mechanical scope associated with construction of a new 34-unit multi-family building.  
MEHC23-0240

### **4319 S Alder St Duplexes \*\*COMBO REVIEW WITH WO23-0158\*\* - 4319 S ALDER ST Site Development**

**Permit Issued**  
as of  
07/02/2024

Combined review. Onsite (SDEV23-0430) and Offsite (WO23-0158) work related to Alder St Duplexes. See related BLDRN's.  
SDEV23-0430

# **Planning and Development Services Department**

PROJECTS ESTIMATED AT \$100,000 VALUATION OR MORE  
with Activity in Last 30 Days

## **Council District 3**

Total Projects: **62**

**Kura Sushi - 4502 S STEELE ST 162A**  
**Commercial Alteration**

**Permit Issued**  
as of  
07/05/2024

Tenant build-out for new restaurant: partitions, ADA restrooms, kitchen system, new finishes and fixtures.

\*\*Plumbing and Mechanical scopes under separate permits\*\*

\*\*FRC23-0110 APPROVED 6/5/24: Structural steel revision due to location of existing beams\*\*

\*\*FRC24-0099: APPROVED - 06/26/2024 - Revision to Structural Steel to account for field measurements\*\*

BLDCA23-0446

**Pierce County Emergency Operations Center HVAC Upgrades - 2501 S 35TH ST**  
**Commercial Mechanical**

**Permit Issued**  
as of  
07/08/2024

Replace two existing roof mounted HVAC units with two new units, including new split condensing units and duct heaters.

MEHC23-0300

**Pierce County Emergency Operations Center HVAC Upgrades - 2501 S 35TH ST**  
**Commercial Plumbing**

**Permit Issued**  
as of  
07/08/2024

Install a new reverse osmosis system for data room humidification.

PLMBC23-0276

**BECU-Pierce County Financial Center - 3408 S 23RD ST**  
**Commercial Alteration**

**Permit Issued**  
as of  
07/12/2024

Interior tenant improvements in existing building for credit union. Add new elevator. Related to

BLDCA24-0230

BLDCA24-0230

**Cora Whitley Family Center (MCFHC) - 2102 S 23RD ST**  
**Site Development**

**Precon Meeting Required**  
as of  
06/20/2024

Redevelopment of parcels 4295000290 and 4295000301 (will be consolidated into single parcel)

Construction of 32,000sf Early Learning Center Building, site improvements, and utilities.

SDEV23-0219

**[MAJOR LEVEL 2] SWM Channelization and Asphalt Repair - 3510 S MULLEN ST**  
**Site Development**

**Precon Meeting Required**  
as of  
06/24/2024

This project consists of repainting failed/fading channelization lines, traffic arrows, text, symbols, parking stalls, and security gate upgrades at the Tacoma Recovery and Transfer Center. The work will also include the removal and replacement of 90,882 sf asphalt pavement including the rock sub-base for a complete new roadway section.

SDEV24-0039

# Planning and Development Services Department

PROJECTS ESTIMATED AT \$100,000 VALUATION OR MORE  
with Activity in Last 30 Days

## Council District 3

Total Projects: 62

### **Rivian - Tacoma EV Charging Station - 4502 S STEELE ST Site Development**

**Precon Meeting Required**  
as of  
06/27/2024

Install (6) level 3 electric vehicle chargers in an existing parking lot. Project includes installation of (1) concrete equipment pad for placement of (1) 2000A switchgear. Install (1) new light pole with fully cut-off LED fixture.  
SDEV23-0435

### **2401ACNE - SEA-S 1908CRQD\_228\_TO\_TACOMA\_MSC\_TO\_BAKER\_FIELD - 3510 6TH AVE Work Order**

**Precon Meeting Required**  
as of  
07/05/2024

PROPOSED INSTALL (1) 72F FIBER CABLE USING OVERLASH AND STRAND AND LASH METHODS STARTING FROM EXISTING SPLICE CASE ON SW CORNER OF S 12TH ST AND S PUGET SOUND AVE NORTH JUST SOUTH OF 6TH AVE THEN WEST TO EXISTING RISER. PULL CABLE THROUGH EXISTING RISER AND FACILITIES TO POE, COIL AND SPLICE.  
WO24-0068

### **TACOMA SUBARU MOD BUILDING - 3812 SOUTH TACOMA WAY Site Development**

**Precon Meeting Required**  
as of  
07/10/2024

Site Development associated with the construction of a new 5941SF modification facility, including extension of pedestrian walk, parking, new landscaping.  
SDEV23-0202

### **[MAJOR LEVEL 2] Peck Athletic Complex Baseball Field - Site Development Permit - 1425 S STATE ST Site Development**

**Precon Meeting Scheduled**  
as of  
07/15/2024

The project is part of a joint effort by Tacoma Public Schools and Metro Parks Tacoma to renovate and redevelop Peck Athletic Complex Baseball Field, the overall effort will be a multi-phased project. The project description to follow encompasses the initial Phase 1 step funded by Tacoma Public Schools. Further development as described by the Metro Parks Tacoma Masterplan would likely occur in a future project or multiple phases.  
SDEV24-0134

### **Cora Whitley Family Center - 2102 S 23RD ST Commercial New Building**

**Ready to Issue**  
as of  
07/10/2024

Construct new two story, VB construction, commercial building with on site and street improvements to be used as a daycare.  
BLDCN23-0043

### **Oakland High School Modernization Project - 3319 S ADAMS ST Work Order**

**Ready to Issue**  
as of  
07/11/2024

The proposed project will disturb approximately 1.38 acres and includes the demolition and removal of seven existing portables and their associated utilities, construction of a new service drive, waste enclosure, and sidewalks, as well as frontage and stormwater conveyance improvements.  
WO23-0146

# **Planning and Development Services Department**

PROJECTS ESTIMATED AT \$100,000 VALUATION OR MORE  
with Activity in Last 30 Days

**Council District 3**

Total Projects: **62**

**Niceks G Street Site Development\*\*COMBO REVIEW WO23-0145/SDEV23-0391\*\*ALL  
DOCS TO BE SUBMITTED AND REVIEWED UNDER SDEV23-0391 - 2302 S G ST  
Site Development**

**Revision Review in Process**  
as of  
06/18/2024

Site improvement utilities associated with construction of a new multifamily residential structure, 14 total units. \*\*COMBO REVIEW WO23-0145/SDEV23-0391\*\*ALL DOCS TO BE SUBMITTED AND REVIEWED UNDER SDEV23-0391  
SDEV23-0391

**PRIORITY - [MAJOR LEVEL 2] Lincoln 64 \*\*\*COMBO PERMIT  
SDEV23-00048/WO23-0044.\*\*\* - 2602 S 35TH ST  
Site Development**

**Revision Review in Process**  
as of  
06/21/2024

PRIORITY - \*\*\*COMBO PERMIT SDEV23-0048/WO23-0044.\*\*\*

The proposed project consists of the construction of a parking lot, two apartment buildings, utilities, and stormwater facilities.  
SDEV23-0048

**9 Clark PI, Phase 2 - 9 CLARK PL  
Site Development**

**Revision Review in Process**  
as of  
07/02/2024

Development of an 18-unit, 5-story, 10,614 Square ft, Micro-Apartment Building of Type V-A construction. On-site improvements ONLY.  
SDEV23-0057

**PRIORITY - Lincoln 64 Building "A" - 2602 S 35TH ST  
Commercial New Building**

**Revision Review in Process**  
as of  
07/08/2024

PRIORITY - 32-Unit Apartment Building - Phase 1 of 64-Unit Development  
BLDCN23-0071

**ASTOUND - 49747 - 2501 S 35TH ST - UG - 2501 S 35TH ST  
Work Order**

**Revision Review in Process**  
as of  
07/08/2024

FOR ASTOUND BROADBAND "ASTOUND - 49747 - 2501 S 35TH ST - UG", FROM PROPOSED RISER ON EXISTING TPU UTILITY POLE ON SOUTH SIDE OF S TACOMA WAY, INSTALL (1) 2" CONDUIT WEST, SOUTH ON SPRAGUE AVE AND WEST ON S 35TH ST USING OPEN TRENCH AND HOLE HOG METHODS. PLACE VAULTS AS PER PLANS. PULL CABLE THROUGH, COIL AND SPLICE.  
WO24-0015

**2018 - Trautman Triplex 'A' - 1420 S J ST  
Commercial New Building**

**Revision Review in Process**  
as of  
07/09/2024

CONSTRUCT THREE STORY TRIPLEX, WOOD CONSTRUCTION, (1) ADA 1-BEDROOM UNIT WITH 430 SF (GROUND RELATED), (1) 1-BEDROOM WITH 448 SF (SECOND FLOOR), AND (1) 1-BEDROOM WITH 448 SF (THIRD FLOOR)  
BLDCN24-0012



# **Planning and Development Services Department**

PROJECTS ESTIMATED AT \$100,000 VALUATION OR MORE  
with Activity in Last 30 Days

## **Council District 3**

Total Projects: 62

### **2018- Pierce County Annex West Remodel - 2501 S 35TH ST Commercial Alteration**

**Revision Review in Process**  
as of  
07/11/2024

Renovation of the existing Pierce County Annex West spaces for General Services and Elections.  
BLDCA24-0124

### **2018 - 2106 S J Street Apartments - 2106 S J ST Commercial New Building**

**Revision Review in Process**  
as of  
07/12/2024

THIS PROJECT SCOPE ENCOMPASSES: A NEW THREE-STORY, 10-UNIT APARTMENT BUILDING WITH A SINGLE ENCLOSED STAIR. UNIT MIX INCLUDES (9) STUDIOS AND (1) 2-BEDROOM UNIT. COMMON FUNCTIONS INCLUDE GENERAL STORAGE, BIKE STORAGE AND AN ELECTRICAL ROOM. SITE WORK INCLUDES (1) DEDICATED PARKING STALL AND (1) ACCESSIBLE STALL AT REAR OF LOT OFF ALLEY.  
BLDCN24-0024

### **Pandora - 4502 S STEELE ST Commercial Alteration**

**Voided**  
as of  
07/09/2024

INTERIOR REMODEL OF EXISTING TENANT SPACE FOR USE BY JEWELRY STORE (MERCANTILE -NO CHANGE IN USE), INCLUDING NEW WALLS, DOORS, CEILINGS, LIGHTING, FINISHES, DISPLAY FIXTURES, PLUMBING FIXTURES AND ASSOCIATED MODIFICATIONS TO EXISTING ELECTRICAL, MECHANICAL,

\*\*APPROVED MECHANICAL, ELECTRICAL AND PLUMBING REQUIRES SEPARATE PERMITS FOR FIXTURES AND EQUIPMENT AND A TACOMA PUBLIC UTILITIES PERMIT FOR ELECTRICAL. \*\*

BLDCA23-0437

## **Council District 4**

Total Projects: 25

### **Flora Park Townhomes - Building 2A 1414-1424 - 1414 E 51ST ST Commercial New Building**

**Awaiting Resubmittal/Revisions**  
as of  
06/18/2024

Construct (6) individually owner Townhomes with attached garages and related site development.  
Includes parcels 2965000680, 2965000690, 2965000700, 2965000710, 2965000720 and 2965000730.  
\*\*THIS RECORD IS FOR REVIEW PURPOSES ONLY. CLONE INDIVIDUAL BLDNRN AT WRAP UP\*\*  
BLDCN23-0084

### **Flora Park Townhomes - Building 1A 1402-1412 - 1402 E 51ST ST Commercial New Building**

**Awaiting Resubmittal/Revisions**  
as of  
06/25/2024

(6) individually owner Townhomes with attached garages and related site development.  
Includes parcels 2965000620, 2965000630, 2965000640, 2965000650, 2965000660 and 2965000670.  
\*\*THIS RECORD IS FOR REVIEW PURPOSES ONLY. CLONE INDIVIDUAL BLDNRN AT WRAP UP\*\*  
BLDCN23-0085

# **Planning and Development Services Department**

PROJECTS ESTIMATED AT \$100,000 VALUATION OR MORE  
with Activity in Last 30 Days

## **Council District 4**

Total Projects: 25

**PC20 1420 E 30th St - 1420 E 30TH ST A1**  
**Commercial New Building**

**Awaiting Resubmittal/Revisions**  
as of  
07/11/2024

New 20-Unit Apartment Building. All units are 1-bedroom, 1-bath and are less than 450 sq ft each  
BLDCN24-0032

**PRIORITY - 2021 - Heritage Gardens – Lots {21, 22, 23, 24, 25} – {5-Plex} - 1214 E 53RD ST**  
**Commercial New Building**

**Awaiting Resubmittal/Revisions**  
as of  
07/11/2024

PRIORITY - New construction of single-family townhome units within a 5-Plex building. More details have been provided in the attachment called "Townhome Supplemental Narrative - Lots 21-25".  
BLDCN24-0034

**PRIORITY - 2018 - Heritage Gardens – Lots {37 38 39 40 41} – {5-Plex} - 1302 E 53RD ST**  
**Commercial New Building**

**Awaiting Resubmittal/Revisions**  
as of  
07/11/2024

PRIORITY - New construction of single-family townhome units within a 5-Plex building. More details have been provided in the attachment called "Townhome Supplemental Narrative - Lots 37-41".  
BLDCN24-0035

**64th Properties, LLC - 1602 E 64TH ST**  
**Commercial New Building**

**Awaiting Resubmittal/Revisions**  
as of  
07/12/2024

Construct new 3-story, 3896 SF triplex on property (see BLDRN22-0059 for duplex on same property).  
BLDCN22-0005

**PRIORITY - 2021 - Heritage Gardens – Lots {6, 7, 8, 9, 10} – {5-Plex} - 1204 E 53RD ST**  
**Commercial New Building**

**Awaiting Resubmittal/Revisions**  
as of  
07/12/2024

PRIORITY - New construction of single-family townhome units within a 5-Plex building. More details have been provided in the attachment called "Townhome Supplemental Narrative - Lots 6-10".  
BLDCN24-0033

**4110 S M Street Apartments - 4110 S M ST**  
**Commercial Mechanical**

**Complete Application**  
as of  
07/11/2024

Alteration of an existing 2 story structure with basement to 6 residential units. No addition is proposed. HVAC system will use energy recovery ventilators for ventilation and combination of split-system heat pumps and electric resistance heaters.  
MEHC24-0162

**Jennie Reed Elementary School Modernization - 1802 S 36TH ST**  
**Pre-Application**

**Electronic Review**  
as of  
07/03/2024

Commercial - Addition/Remodel  
PRE24-0124

# **Planning and Development Services Department**

PROJECTS ESTIMATED AT \$100,000 VALUATION OR MORE  
with Activity in Last 30 Days

## **Council District 4**

Total Projects: 25

### **Salishan 4-plex 1 - 4819 E Q ST Commercial New Building**

**Expired**  
as of  
07/02/2024

Construct a new 4,608SF four-plex. 2 of the units are 1214 sf and 2 of the units are 1090 sf.

**\*\*NOTE: MECHANICAL, ELECTRICAL AND PLUMBING WILL REQUIRE SEPARATE PERMITS\*\***  
BLDCN22-0009

### **Pacific and 40th Retail Building - 3855 PACIFIC AVE Commercial New Building**

**Pending Intake Screening**  
as of  
07/10/2024

New structure for proposed liquor grocery stores  
BLDCN24-0045

### **Emerald 1 - 8217 S HOSMER ST Commercial Mechanical**

**Permit Fees Due**  
as of  
07/02/2024

HVAC Install in new building  
MEHC24-0161

### **Pacific Tower Reroof - 3201 PACIFIC AVE 1001 Commercial Strip and Reroof**

**Permit Fees Due**  
as of  
07/11/2024

Remove existing roof system, down to acceptable substrate. Install vapor barrier, two layers of 3.3" polyiso insulation, tapered insulation for drainage, 1/2" Densdeck coverboard, 2-ply roofing membrane.  
ESTRIP24-0011

### **1517 S 35th Street Frontage and Site Improvements - 1517 S 35TH ST Work Order**

**Permit Issued**  
as of  
06/24/2024

Install frontage improvements and utility services for the proposed 2-lot short plat (small lots) and two single-family dwellings with detached garages and ADUs (above garages). Parcel will be sub-divided under LU22-0148.  
WO22-0094

### **1517 S 35th Street 2-lot short plat Site Improvements - 1517 S 35TH ST Site Development**

**Permit Issued**  
as of  
06/24/2024

Site improvements associated with 2-lot short plat LU22-0148 and construction of two single family dwellings with detached garages and ADUs  
SDEV23-0290

### **Incubator Roof A - 1423 E 29TH ST Commercial Roof Overlay**

**Permit Issued**  
as of  
06/24/2024

Install a 1/2" HD ISO and 60mil TPO over the existing BUR system.  
ECROOF24-0014

# **Planning and Development Services Department**

PROJECTS ESTIMATED AT \$100,000 VALUATION OR MORE  
with Activity in Last 30 Days

## **Council District 4**

Total Projects: **25**

**St. Joe's Church - 602 S 34TH ST**  
**Commercial Mechanical**

**Permit Issued**  
as of  
07/02/2024

Install Ductless Split Systems to Sanctuary and Auxiliary spaces at St. Joseph's Church.  
MECHC24-0138

**\*2018\* - 4110 S M St Apartments - 4110 S M ST**  
**Commercial Alteration**

**Permit Issued**  
as of  
07/05/2024

Alteration/Change of Use of an existing 2-story structure with basement. Converting to six residential units.

\*\*Plumbing and Mechanical scopes will require separate permits\*\*  
BLDCA24-0107

**URBAN AIR TI - 1418 E 72ND ST**  
**Commercial Plumbing**

**Permit Issued**  
as of  
07/10/2024

PLUMBING FOR A TENANT IMPROVEMENT  
\*\*\*Revision Approved 6/21/24: Edits for New Sump Pump\*\*\*  
PLMBC24-0097

**[MAJOR LEVEL 2] 72nd Street Apartments \*\*COMBINED WO/SDEV\*\* WO22-0138 -**  
1202 E 72ND ST  
**Site Development**

**Ready to Issue**  
as of  
07/11/2024

The proposal for this development is to construct two apartment buildings, new pavement, associated utilities and landscaping.  
SDEV22-0435

**Twelve-O-Two Apartments Bldg A - 1202 E 72ND ST**  
**Commercial New Building**

**Ready to Issue**  
as of  
07/11/2024

Construct BUILDING A of a new 18-unit apartment building  
BLDCN22-0086

**Twelve-O-Two Apartments Bldg B - 1202 E 72ND ST**  
**Commercial New Building**

**Ready to Issue**  
as of  
07/11/2024

Construct a new 8-unit apartment building  
\*\*Plumbing and Mechanical scopes will require separate permits\*\*  
BLDCN22-0088

**JSN Investments - 1625 E COLUMBIA AVE**  
**Site Development**

**Revision Review in Process**  
as of  
06/24/2024

Site Development for 9 lot subdivision associated with Work Order WO21-0109.  
SDEV22-0236

# **Planning and Development Services Department**

PROJECTS ESTIMATED AT \$100,000 VALUATION OR MORE  
with Activity in Last 30 Days

## **Council District 4**

Total Projects: 25

### **4110 South M Street Apartments \*\*COMBO WITH WO24-0038\*\* - 4110 S M ST Site Development**

**Revision Review in Process**  
as of  
06/27/2024

remodel of existing mixed-use commercial/residential building and convert to four dwelling units and two live/work units, associated site improvements, and sidewalk improvements along South M Street  
SDEV24-0115

### **JB0001088339 Comcast Cannon - 4059 MCKINLEY AVE Work Order**

**Revision Review in Process**  
as of  
07/03/2024

- TIE INTO EXISTING AERIAL SPLICE CASE SP.WATP.0054 WITH (1) NEW 48CT FIBER.
  - PLACE (1) NEW 4" RISER PER DETAIL #1 ON SHEET 4. PULL (1) NEW 48CT FIBER THROUGH.
  - REMOVE EXISTING LANDSCAPE & TRENCH (1) NEW 4" CONDUIT PER DETAIL #2 ON SHEET 4. PULL (1) NEW 48CT FIBER.
  - REMOVE EXISTING ASPHALT & TRENCH (1) NEW 4" CONDUIT PER DETAIL #3 ON SHEET 4. PULL (1) NEW 48CT FIBER.
  - REMOVE EXISTING CONCRETE SIDEWALK PANELS & TRENCH (1) NEW 4" CONDUIT PER DETAIL #4 ON SHEET 4. PULL (1) NEW 48CT FIBER.
  - SET UP BORE PIT.
  - BORE (1) NEW 4" CONDUIT & PULL (1) NEW 48CT FIBER.
  - OVERLASH (1) NEW 48CT FIBER ON EXISTING AERIAL STRAND.
  - PLACE NEW MIDSHEATH.
  - SPLICE AT EXISTING AERIAL SPLICE CASE SP0035.WATP.
- WO23-0107

## **Council District 5**

Total Projects: 20

### **McKinley Avenue Short Plat - COMBO W/WO24-0055 - 7536 MCKINLEY AVE Site Development**

**Awaiting Resubmittal/Revisions**  
as of  
06/20/2024

Work order and site development permits associated with proposed 5 lot short plat.  
SDEV24-0168

### **D Street Apartments - 7433 S D ST Commercial New Building**

**Awaiting Resubmittal/Revisions**  
as of  
06/21/2024

Project is for the construction of a 20 unit, 3 story apartment building.  
BLDCN24-0015

# **Planning and Development Services Department**

PROJECTS ESTIMATED AT \$100,000 VALUATION OR MORE  
with Activity in Last 30 Days

## **Council District 5**

Total Projects: 20

**EMERALD CITY HOSMER - ESF - 8217 S HOSMER ST**  
**Commercial New Building**

**Awaiting Resubmittal/Revisions**  
as of  
06/25/2024

NEW CONSTRUCTION OF AN 8,623 SQ. FOOT, I-1 INSTITUTIONAL CONDITION 2 AND BUSINESS OCCUPANCY RESIDENTIAL TREATMENT FACILITY WITH 16 BEDROOMS, OFFICES, NURSE ROOM, MEETING ROOMS, AND ASSOCIATED FACILITY.

EXISTING SITE TO BE REDEVELOPED WITH NEW HARDSCAPE AND LANDSCAPING. EXISTING PARKING TO BE REFINISHED AND PAINTED. FRONTAGE SIDEWALKS TO REMAIN AND BE REPAIRED AS REQUIRED. NEW OUTDOOR LANDSCAPED RECREATION AREA FOR PRIVATE RESIDENT AND STAFF ACCESS ONLY.

BLDCN23-0093

**Swegle - 4 Lot Short Plat - 7811 E F ST**  
**Work Order**

**Awaiting Resubmittal/Revisions**  
as of  
06/25/2024

Frontage improvement plans for 4 lot short plat  
WO23-0105

**J&C Plaza Site Development - 7046 PACIFIC AVE**  
**Site Development**

**Awaiting Resubmittal/Revisions**  
as of  
06/27/2024

Site work correlated with BLDCA24-0143  
SDEV24-0137

**[MAJOR LEVEL 2] Indy Seven LLC - COMBO W/WO23-0100 - 8814 S WILKESON ST**  
**Site Development**

**Awaiting Resubmittal/Revisions**  
as of  
07/09/2024

Build-out of short plat improvements associated with four existing lots of record in preparation for construction of three new homes. Associated City of Tacoma short plat no. 40000095520, AFN 200810039002

SDEV23-0251

**Dau Town Houses - 6925 52ND AVE W**  
**Pre-Application**

**Comments Provided**  
as of  
07/11/2024

Construction of three duplex structures.  
PRE24-0115

**CLARK RESIDENCE - DADU - 5923 S I ST**  
**Pre-Application**

**Complete Application**  
as of  
07/15/2024

Residential - Addition/Remodel  
PRE24-0126

**Ekanayake Multi-Family - 4018 S 66TH ST**  
**Pre-Application**

**Electronic Review**  
as of  
06/18/2024

Residential - New Construction  
PRE24-0033

# **Planning and Development Services Department**

PROJECTS ESTIMATED AT \$100,000 VALUATION OR MORE  
with Activity in Last 30 Days

## **Council District 5**

Total Projects: 20

**Vistancia & Estancia - 7009 E D ST**  
**Pre-Application**

**Electronic Review**  
as of  
06/27/2024

Residential - New Construction  
PRE24-0119

**Coaching - Proctor Place - 6722 S Proctor Street**  
**Pre-Application**

**Electronic Review**  
as of  
07/08/2024

16 Single Family units adjacent to nearby recently completed Madison Meadow. Units share party wall with zero setback on one lot line / 5' on the other.  
PRE24-0125

**Marcia's Court Short Plat \*\*COMBO SDEV24-0001/WO23-0161 - 7610 S LAWRENCE ST**  
**Site Development**

**Incomplete Resubmittal**  
as of  
06/28/2024

[MAJOR LEVEL 2] On- and off-site site development associated with short-platted lot creating 8 lots, with utilities including storm and sewer.  
SDEV24-0001

**Clarion Inn Conversion - 6802 TACOMA MALL BLVD**  
**Pre-Application**

**Meeting Scheduled**  
as of  
07/02/2024

Alternations to convert an existing two-story wood framed hotel with 130 existing guest rooms to a residential services facility that includes 65 permanent supportive housing units, 53 emergency shelter rooms (non-transient), a resident service spaces, caseworker and housing support staff offices, and common residential amenity areas. A former hotel kitchen will be retained as a non-commercial catering and staging kitchen. Existing exterior areas (parking lot and courtyard) will receive select alterations to accommodate outdoor resident service programs and to bring accessibility routes up to code. No significant work on the exterior envelope of the building is expected  
PRE24-0096

**U-Haul N Parkland Outside Self Storage Lockers - 9201 PACIFIC AVE**  
**Commercial New Building**

**Missing Required Documents**  
as of  
07/09/2024

Placement of Outside Self Storage Lockers on existing paved parking lot.  
BLDCN24-0044

**emergency door exits, janitorial room and kitchen - 9244 PACIFIC AVE**  
**Commercial Alteration**

**Pending Intake Screening**  
as of  
07/15/2024

The church has 3 emergency doors that need to be updated and replaced. there is a room off the kitchen that needs to be turned into a janitorial room, that used to be a dish washing area, and the kitchen area will on one wall will be redone and that will be the area where the new dishwasher and commercial 3 sink will go. the church will hire licensed plumber and electrical for those jobs.  
BLDCA24-0288

**Planning and Development Services Department**

PROJECTS ESTIMATED AT \$100,000 VALUATION OR MORE  
with Activity in Last 30 Days

**Council District 5**

Total Projects: 20

**2021- J&C Plaza Commercial Alteration - 7046 PACIFIC AVE  
Commercial Alteration**

**Permit Issued**  
as of  
06/26/2024

Alter existing retail Building to create shell space for two future B occupancy space.  
\*\*Plumbing and Mechanical scopes will require separate permits\*\*  
BLDCA24-0143

**[MAJOR LEVEL 2] U-Haul North Parkland - 9201 PACIFIC AVE  
Site Development**

**Revision Review in Process**  
as of  
06/18/2024

New long term pod storage facility next to existing facility for U-Haul.  
SDEV23-0331

**[MAJOR LEVEL 2] Stevens Canyon Plat - Site Development \*\*COMBO REVIEW W/  
WO22-0024\*\* - 5836 S MASON AVE  
Site Development**

**Revision Review in Process**  
as of  
07/01/2024

The proposed site improvements include grading, street improvements and utilities for the preparation of single-family residences. Installing long term Erosion and Sediment Control measures until vertical home building takes place. There is a single proposed street extending to the north onto the site from S 60th Street, along with improvements to S 60th extending from S Steven Street to the intersection of the proposed street. \*\*COMBINED REVIEW WITH WO22-0024\*\*  
SDEV22-0031

**[MAJOR LEVEL 2] Patterson Estates Plat \*\*COMBO W/ WO22-0090\*\* - 1628 S 80TH ST  
Site Development**

**Revision Review in Process**  
as of  
07/01/2024

The site consists of three parcels which will be split into 31 residential lots, public ROW, and tracts for access, utilities, access, and landscape. The site will extend water, sewer, power, and other dry utilities through the site to serve the new lots.  
SDEV22-0259

**Hometown Suites - 8801 S HOSMER ST  
Commercial Alteration**

**Revision Review in Process**  
as of  
07/10/2024

Remodel existing hotel into an apartment building.  
BLDCA23-0463