

Planning and Development Services Department

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

Council District

Total Projects: 5

V Van Dyke Temp Admin 1 - 3403 S 35TH ST Commercial New Building

Awaiting Resubmittal/Revisions
as of
04/11/2024

Install a 24 x 60 mobile office building under construction off site by Modern Building Systems of Aumsville OR. All work is being done under the authority and supervision of the Washington State Department of Labor and Industries. All construction, plumbing, electrical and HVAC systems are being installed and inspected under these circumstances.

BLDCN23-0069

Tyroda Self-Storage - 2222 96TH ST S Pre-Application

Comments Provided
as of
04/09/2024

Commercial - New Construction
PRE24-0039

UW-1 (Group 1) 5132 6th Ave Apartments Building - 8A - 5132 6TH AVE Commercial New Building

Expired
as of
04/08/2024

Construct 1 - 24 unit, 3 story, Sprinklered, wood framed, Multi-Family Apartment buildings. MECHANICAL AND PLUMBING BY SEPARATE PERMITS. Related to PLMBC22-0224

BLDCN22-0050

Salishan 4-plex (2 of 2) - 4815 E Q ST Commercial New Building

Precon Meeting Required
as of
04/02/2024

Construct a new 4,808 SF 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****

See permit BLDCN22-0009 for 4-plex 1 of 2.

BLDCN22-0010

[MAJOR LEVEL 2] 74th Street Storage **COMBO REVIEW W/ WO22-0042 - 3802 S 74TH ST Site Development**

Ready to Issue
as of
04/18/2024

Site development associated with construction of a 4-story, 22,424 square foot building footprint, new pavement, associated utilities and landscaping.

SDEV22-0075

Council District 1

Total Projects: 24

LDS Tacoma Parking Lot Revision - 1102 S PEARL ST Site Development

Awaiting Resubmittal/Revisions
as of
04/08/2024

LDS Tacoma Parking Lot Revision. The development includes the construction of a concrete pad, internal concrete sidewalk, and a grass lawn. An existing concrete pad adjacent to the proposed grass lawn will be replaced.

SDEV23-0242

Planning and Development Services Department

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

Council District 1

Total Projects: **24**

[MAJOR LEVEL 2] Loop Trail Improvements - Phase 2 - 5400 N PEARL ST Site Development

Awaiting Resubmittal/Revisions
as of
04/19/2024

Shared-use path and pedestrian improvement project at Point Defiance Park. Phase 2 work includes the construction of a new trail through the Japanese Garden area and along Five Mile Drive to former access road for Owen Beach. It also includes two spurs for pedestrian access to the Point Defiance Zoo and Aquarium (trail and sidewalk work).

SDEV23-0261

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

Awaiting Resubmittal/Revisions
as of
04/19/2024

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

Lykins Residence and DADU - 4208 N 27TH ST Pre-Application

Comments Provided
as of
04/04/2024

Residential - New Construction
PRE24-0065

6th Ave Car Wash - 6602 6TH AVE Pre-Application

Electronic Review
as of
04/04/2024

Commercial - New Construction
PRE24-0068

6TH AVE MIXED USE - 6902 6TH AVE Commercial Demolition

Expired
as of
03/31/2024

DEMOLISH EXISTING COMMERCIAL STRUCTURE.
DEMOC21-0026

Scott & Sis Names Family YMCA Plumbing - 1002 S PEARL ST Commercial Plumbing

Missing Required Documents
as of
04/18/2024

Install plumbing per plans. Previously reviewed under permit #BLDCN20-0006.
PLMBC24-0059

TCC Roof Repair & Replacement - Building 2 - 6501 South 19th Street Building 2 Commercial Alteration

Pending Intake Screening
as of
04/19/2024

Demolish and abate asbestos tile on mansard roof and reroof with standing seam metal panels. Alternate bid to clean and paint existing soffits.

BLDCA24-0179

Planning and Development Services Department

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

Council District 1

Total Projects: 24

TCC Roof Repair & Replacement - Building 5 - 6501 South 19th Street Building 5 Commercial Alteration

Pending Intake Screening
as of
04/19/2024

Demolish and abate asbestos tile on mansard roof and reroof with standing seam metal panels. Alternate bids include entry canopy replacement and cleaning and paint existing soffits.

BLDCA24-0180

TCC Roof Repair & Replacement - Building L1 - 6501 South 19th Street Bld L1 Commercial Alteration

Pending Intake Screening
as of
04/19/2024

Demolish and abate asbestos tile on mansard roof and reroof with standing seam metal panels. Work also includes a single ply membrane overlay over the existing membrane. Alternate bid includes cleaning and painting of existing soffits.

BLDCA24-0181

TCC Roof Repair & Replacement - Building L2 - 6501 South 19th Street Bld L2 Commercial Alteration

Pending Intake Screening
as of
04/19/2024

Demolish and abate asbestos tile on mansard roofs and reroof with standing seam metal panels. Scope also includes raising the parapet height by 8-inches and applying a restoration coating on the existing single ply membrane. Alternate bid scope includes deleted coating scope and applying a single ply membrane overlay over the existing membrane, and cleaning and painting existing soffits.

BLDCA24-0182

Scott & Sis Names Family YMCA - 1002 S PEARL ST Commercial Mechanical

Permit Fees Due
as of
04/16/2024

Install HVAC equipment per plans. Previously reviewed under permit #BLDCN20-0006.

MEHC24-0090

2021 - T MOBILE - 5914 6TH AVE Commercial Alteration

Permit Issued
as of
03/26/2024

INTERIOR REMODEL OF EXISTING TENANT SPACE FOR T-MOBILE.

Plumbing and Mechanical scopes require separate permits

BLDCA24-0112

Building 17 Over-roof - 6501 S 19TH ST Commercial Roof Overlay

Permit Issued
as of
04/04/2024

Install (N) PVC roof assembly over (E) roof assembly

ECROOF24-0004

SKJE COFFEE - 7008 6TH AVE Commercial Alteration

Permit Issued
as of
04/11/2024

TENANT IMPROVEMENT FOR A COFFEE SHOP INTERIOR. **Plumbing and Mechanical scopes will require separate permits**

RELATED PERMIT ISSUED #BLDCA22-0212, #SDEV23-0058, #PLMBC23-0311

BLDCA24-0140

Planning and Development Services Department

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

Council District 1

Total Projects: **24**

L&L HAWAIIAN BBQ - 5738 N 26TH ST Commercial Alteration

Permit Issued
as of
04/15/2024

INTERIOR DEMOLITION & CONSTRUCTION OF NEW INTERIOR NON-BEARING WALLS FOR CONFIGURATION OF KITCHEN AND DINING AREAS, NEW RESTAURANT KITCHEN EQUIPMENT, NEW TYPE-I EXHAUST HOOD, INTERIOR FINISHES, CEILING & LIGHTING WORK AT L&L HAWAIIAN BBQ . **SEPARATE PLUMBING AND MECHANICAL PERMIT APPLICATIONS ARE REQUIRED**

BLDCA23-0449

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

Plans Routed for Review
as of
04/08/2024

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

TCC - EMS LAB -BUILDING 13 - 6501 S 19TH ST Commercial Alteration

Ready to Issue
as of
04/17/2024

CONSTRUCT A 1538SF ADDITION TO TCC BUILDING 13 THAT WILL CONTAIN A NEW EMERGENCY MEDICAL SERVICES (EMS) TRAINING LAB AND ENTRY VESTIBULE.

Plumbing and Mechanical scopes will require separate permits

BLDCA23-0410

Fort Nisqually Clerk's House Replacement - 5400 N PEARL ST Pre-Application

Review Fees Due
as of
03/28/2024

Commercial - New Construction
PRE24-0066

Taco Bell 19th - 6729 S 19TH ST Commercial Alteration

Revision Review in Process
as of
03/28/2024

Remodel existing drive thru restaurant including seating and exterior paint. Project will include modifications to the exterior of the building. Requested deferred submittals include trades and signs.

BLDCA24-0097

PRIORITY - [MAJOR LEVEL 2] Mercy Aviva Crossing (JCN) - 1622 S MILDRED ST Site Development

Revision Review in Process
as of
04/10/2024

PRIORITY - The project consists of a new apartment building, private streets, courtyard areas, and utility improvements.

SDEV23-0432

Planning and Development Services Department

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

Council District 1

Total Projects: 24

[MAJOR LEVEL 2] The New Y on Pearl Street - 1002 S PEARL ST Site Development

Revision Review in Process
as of
04/16/2024

THE SITE WILL BE DEVELOPED IN THREE PHASES. PHASE 1A PROPOSES TO CONSTRUCT FIRST PHASE OF SITE RECONSTRUCTION. INCLUDES NEW YMCA SWIMMING POOL W/ASSOCIATED DRESSING ROOMS, MECHANICAL ROOMS, ETC. INCLUDES NEW SITE GRADING, UTILITIES, PARKING, AND LANDSCAPING TO COMPLETE PHASE 1A. PHASE 1B INCLUDES CONSTRUCTION OF REMAINING PORTION OF NEW YMCA BUILDING TO NORTH OF THE SWIMMING POOL. INCLUDES THE EXTENSION OF NEW SITE UTILITIES, GRADING, PARKING AND LANDSCAPING TO NORTH. PHASE 2 INCLUDES DEMOLITION OF EXISTING YMCA BUILDING AND COMPLETION OF GRADING, UTILITIES, PARKING AND LANDSCAPING EAST SIDE OF THE SITE
SDEV19-0293

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

Revision Review in Process
as of
04/17/2024

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

LU/CAPO Coaching meeting: Stormwater Outfall Maintenance and Stream Crossing: 19th and Crystal Springs Creek - 8214 19TH ST W Pre-Application

Waiting for Information
as of
04/17/2024

LU/CAPO Coaching meeting - **Note: Site is 8202 19th Street West, UP**
PRE22-0100

Council District 2

Total Projects: 53

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

Awaiting Resubmittal/Revisions
as of
04/03/2024

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

PRIORITY - [MAJOR LEVEL 2] Tacoma II - 1517 FAWCETT AVE Site Development

Awaiting Resubmittal/Revisions
as of
04/04/2024

PRIORITY - The project is proposing to redevelop the 1.42 site bound by Fawcett Avenue to the west, S 15th Street to the north, S Court D Street to the east and three - story apartment building to the south. The project will develop 8 story apartment building with single level of parking below grade and associated frontage improvement . The project will be permitted through the City of Tacoma including entitlements, building, grading, and utilities permits. The project is not anticipated to include phased permitting and construction.
SDEV23-0353

Planning and Development Services Department

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

Council District 2

Total Projects: **53**

PRIORITY - Tacoma II - 1517 FAWCETT AVE Work Order

Awaiting Resubmittal/Revisions
as of
04/04/2024

PRIORITY - The project is proposing to redevelop the 1.42 site bound by Fawcett Avenue to the west, S 15th Street to the north, S Court D Street to the east and three - story apartment building to the south. The project will develop 8 story apartment building with single level of parking below grade and associated frontage improvement . The project will be permitted through the City of Tacoma including entitlements, building, grading, and utilities permits. The project is not anticipated to include phased permitting and construction.
WO23-0132

605 and 613 St Helens Mixed Use - 605 ST HELENS AVE Site Development

Awaiting Resubmittal/Revisions
as of
04/11/2024

Proposed mixed-use building.
SDEV22-0421

2018 - Centene Corporation WA 1145 Seventh Floor Renovation - 1145 BROADWAY Commercial Alteration

Awaiting Resubmittal/Revisions
as of
04/12/2024

ALTERATION LEVEL II - REMOVE EXISTING WORKSTATIONS TO ALLOW FOR NEW ENTRY VESTIBULE, STORAGE ROOM, AND COLLABORATION AREA.

Approved Mechanical scope will require a separate permit for fixtures/equipment AND a Tacoma Public Utilities permit for the Electrical.
BLDCA24-0102

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

Awaiting Resubmittal/Revisions
as of
04/14/2024

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

2018 - AWS Locker Remodel - 827 N TACOMA AVE Commercial Alteration

Awaiting Resubmittal/Revisions
as of
04/16/2024

Remodel of existing locker room; removal of non-structural partitions to re-utilize spaces for storage and treatment area;
Plumbing fixtures updated, like for like (except for one urinal replacing a water closet)

NOTE: APPROVED MECHANICAL AND PLUMBING SCOPES WILL REQUIRE SEPARATE PERMITS FOR FIXTURES AND EQUIPMENT
BLDCA24-0113

Planning and Development Services Department

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

Council District 2

Total Projects: 53

S39 Multifamily Development **COMBO W/ WO23-0025 - 2912 S C ST Site Development**

Awaiting Resubmittal/Revisions
as of
04/19/2024

[MJR LVL 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

Rialto Renovation - 303 S 9TH ST, 110 110 Pre-Application

Comments Provided
as of
03/26/2024

Residential - Repair
PRE24-0063

Tacoma Bay, LLC - 2725 HENRY RD Pre-Application

Electronic Review
as of
04/05/2024

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

Griot 'C' Street Building - 2210 S C ST Pre-Application

Electronic Review
as of
04/16/2024

Commercial - Demolition
PRE24-0029

Darling International Fire loss *FIRE DAMAGE REPAIR*** - 2041 MARC AVE Commercial Alteration**

Expired
as of
03/27/2024

Repair exterior and interior fire and water damaged building - existing animal food processing warehouse. Accessory structures on site not damaged by fire not included in scope of work.

09/15/2023 - FRC23-0099 APPROVED - adds 625 SF addition and foundation repair
BLDCA22-0438

Parcel 94 Interim Soil Cleanup - 1203 E D ST Pre-Application

Meeting Scheduled
as of
04/12/2024

Commercial - Repair
PRE24-0077

Browns Point Haven - 6402 26th st NE - 6402 26TH ST NE Pre-Application

Meeting Scheduled
as of
04/19/2024

CUP for Infill Pilot Program for Browns Point Haven, a 28-unit market rate and affordable housing project.
PRE24-0083

Planning and Development Services Department

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

Council District 2

Total Projects: 53

FCC Sidewalk Replacement **COMBO W/ SDEV24-0169 - 415 TACOMA AVE S Work Order**

Pending Internal Action
as of
04/15/2024

Replace the sidewalk surrounding the 415-421 buildings and park. All sidewalks will be removed and replaced.
WO24-0051

Dock Street Roof - 535 DOCK ST Commercial Alteration

Permit Fees Due
as of
03/23/2024

Tear off Upper Water side roof and replace with new composition roof system.
BLDCA22-0244

Petrich Roof - 1118 E D Street AVE Commercial Roof Overlay

Permit Fees Due
as of
04/17/2024

Installation of a TPO roof over exing one layer roof now.
Repair as needed.
ECROOF24-0007

Flatstick Pub - 809 PACIFIC AVE Commercial Alteration

Permit Fees Due
as of
04/18/2024

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

FRC20-0031: changes to floorplan, bathrooms, finishes, seating, door changes, occupant count, egress paths, interior elevations, etc.

**FRC24-0029: 04/18/2024 - APPROVED: Various updates per drawings. **
BLDCA19-0366

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

Permit Issued
as of
04/02/2024

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 **
BLDCN21-0013

Planning and Development Services Department

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

Council District 2

Total Projects: **53**

UNIT 1121 - Nesta Wellness - 1120 CLIFF AVE 1121
Commercial Alteration

Permit Issued
as of
04/02/2024

UNIT 1121 - NEW OFFICE. ADD NON LOAD-BEARING WALLS, PLUMBING AND
CABINETS. NO CHANGE IN OCCUPANCY.

****ALL APPROVED MECHANICAL/PLUMBING REQUIRES SEPARATE PERMITS FOR
FIXTURES AND EQUIPMENT****

***** FRC23-0202 - 10/03/2023 - Reduced scope from issued permit.*****
BLDCA23-0190

Keen Transport - 3701 TAYLOR
Commercial Alteration

Permit Issued
as of
04/02/2024

Installation of approx. 3700 linear feet of 10' tall electric fence and 11 communication poles,
per plans.
BLDCA24-0032

United Rentals Tenant Improvements - 2502 MARINE VIEW DR
Commercial Alteration

Permit Issued
as of
04/04/2024

Remodel existing restrooms, offices, new ceilings, new millwork and (1) new accessible
parking stall at United Rentals - Commercial Building.
BLDCA24-0098

PTOI: WOVEN by Roy Yamaguchi - 3017 RUSTON WAY
Commercial Alteration

Permit Issued
as of
04/05/2024

ADDITION AND REPAIR OF AN EXISTING RESTAURANT FOR NEW OWNERS.
INCLUDES SITE MODIFICATIONS FOR AREAS OF RECONFIGURED PARKING AND
PEDESTRIAN ACCESS. MECHANICAL AND PLUMBING SCOPES REQUIRE SEPARATE
PERMIT APPLICATIONS.

****FRC23-0265 - 02/28/2024 - APPROVED: New exterior scope includes: New windows and
doors at south facade, replacement of windows at east facade, new fixed window and sliding
door to access deck at north facade, new low-slope roof to replace existing greenhouse roof
system, new roof insulation at level 1 roof. New interior scope includes: new walls, doors,
casework and glazing where shown, new wall/floor finishes, new suspended ceilings, finishes
and light fixtures, new kitchen and bar equipment, including plumbing ****

****FRC24-0066 - 04-04-2024-APPROVED: for exterior work including new stair and raised
walkway, new concrete planter wall, and replaced concrete walls at the existing ramp and
entry. ****
BLDCA23-0040

Planning and Development Services Department

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

Council District 2

Total Projects: 53

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

Permit Issued
as of
04/05/2024

(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.****

BLDCN23-0019

Dr. Aarika Anderson - 2215 N 30TH ST Commercial Alteration

Permit Issued
as of
04/05/2024

Construct tenant improvement for a new dental office of approximately 2,250 sf. Scope shall include interior partition, casework, finishes, equipment and lighting. No structural work is proposed.

****Plumbing and Mechanical scopes (reviewed here) will require separate permits for fees and inspections****

BLDCA24-0066

The Camden Apartments - 1915 TACOMA AVE S Commercial Plumbing

Permit Issued
as of
04/12/2024

Plumbing work for 178 apartment units.
PLMBC23-0191

Generator Building - 305 S L ST Commercial New Building

Permit Issued
as of
04/12/2024

Construct generator building related to Mary Bridge Children's Hospital - reviewed and approved under BLDCN23-0073

BLDCN24-0023

Planning and Development Services Department

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

Council District 2

Total Projects: **53**

Cornus House Apartments *2015* - 2502 PACIFIC AVE Commercial New Building

Permit Issued
as of
04/15/2024

Build an 8-story mixed use, mid-rise structure containing 199 units, with ground level retail on parcels 2025040011 and 2025040032. The construction type will be 3 levels of type 1A (partially buried below grade along the western edge of the site), with 5 stories of type 3A above, for a total gross building area of approximately 108,213 sf.

FRC23-0020 (05.10.23): update the building based off owner requests as well as VE exercises executed over the past few months

FRC23-0142 (07/21/2023) - UPDATE THE CURRENTLY DESIGN HOLD DOWN SYSTEM WITH A SIMPSON STRONG-TIE ATS SYSTEM.

FRC24-0046- 04/03/2024: APPROVED - TO UPDATE CHANGES TO BIKE ROOM EGRESS, AND RETAIL TENANT IMPROVEMENT THAT WAS PREVIOUSLY NOT IN SCOPE OF THE PROJECT.

BLDCN21-0030

HGI Conversion - Kitchen Remodel - 2102 S C ST Commercial Plumbing

Permit Issued
as of
04/15/2024

Plumbing modifications - demo fixtures in pool area, pantry area, meeting room. Install new fixtures in kitchen. Add grease interceptor and waste lines.

**03/20/24: relocating Grease Interceptor to the garage due to structural constraints **

PLMBC23-0336

2021-City of Tacoma CTP Building M Re-Roof - 2201 E PORTLAND AVE M Commercial Alteration

Permit Issued
as of
04/15/2024

Tear off existing roof down to concrete deck with vapor barrier still intact, at City of Tacoma CTP Bldg. M and re-roof building.

BLDCA24-0146

2021 - City of Tacoma CTP Building P Re-Roof - 2201 E PORTLAND AVE P Commercial Alteration

Permit Issued
as of
04/15/2024

Tear off existing roof down to concrete deck with vapor barrier still intact, at City of Tacoma CTP Bldg. P and re-roof.

BLDCA24-0147

2021- City of Tacoma CTP Building Q Re-Roof - 2201 E PORTLAND AVE Q Commercial Alteration

Permit Issued
as of
04/15/2024

Tear off existing roof down to concrete deck with vapor barrier still intact, at City of Tacoma CTP Bldg. Q and re-roof.

BLDCA24-0148

Trax Mixed Use Multi-Family Project - 415 E 25TH ST Commercial Plumbing

Permit Issued
as of
04/17/2024

Plumbing for mixed-use multi-family project

PLMBC22-0087

Planning and Development Services Department

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

Council District 2

Total Projects: 53

Cascade Park Vista Refresh - 242 ST HELENS AVE Commercial Alteration

Permit Issued
as of
04/17/2024

Aesthetic upgrades include new floor and wall coverings, casework updates, ceiling, lighting, & plumbing fixtures in kind. replacing plumbing fixtures in existing locations.

****NOTE: SEPARATE PERMITS WILL BE REQUIRED FOR ALL MECHANICAL/PLUMBING
FIXTURE REPLACEMENT****

BLDCA22-0349

Umpqua Bank-Executive Suite - 1301 A ST 900 Commercial Alteration

Permit Issued
as of
04/17/2024

Interior construction of an existing office space. Work includes demolition of partitions, the addition of new partitions, doors, equipment provided by tenant, casework and interior finishes to be installed.

BLDCA23-0369

920 Building Retaining Wall Stabilization - 920 FAWCETT AVE Site Development

Precon Meeting Required
as of
04/04/2024

Install soldier pile wall to replace rock wall. RELATED TO BLDCA23-0438
SDEV23-0399

[MAJOR LEVEL 2]Mary Bridge VISITOR Parking Garage *COMBO REVIEW W/ WO21-0153* - 404 S L ST Site Development

Precon Meeting Required
as of
04/16/2024

Demolition of an existing asphalt surface parking lot and surrounding concrete sidewalk.
SDEV21-0405

920 Building Retaining Wall Stabilization - 920 FAWCETT AVE Commercial Alteration

Ready to Issue
as of
03/21/2024

Install soldier pile wall to replace rock wall. Related to SDEV23-0399.
BLDCA23-0438

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

Ready to Issue
as of
04/11/2024

Construct prefabricated restroom/concession building - Fencing and netting to 30' height, Scoreboard support posts and foundations at Hilltop Heritage Softball field.
BLDCN24-0003

21-20-18563 Mary Bridge Children's Hospital Mechanical - 305 S L ST Commercial Mechanical

Ready to Issue
as of
04/15/2024

All Mechanical systems, HVAC, refrigeration, and gas piping associated with construction of a new children's hospital, as reviewed and approved under BLDCN23-0073
MECHC24-0086

Planning and Development Services Department

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

Council District 2

Total Projects: 53

Buffelen Phase II - 1901 TAYLOR WAY AVE Land Use

Resubmittal Required
as of
04/16/2024

We are requesting a Shoreline Substantial Development Permit, Critical Areas Review and SEPA review in order to perform improvements to the former Buffelen Door Manufacturing site, now occupied by Tri Pak. Please refer to included narrative/letter.

LU23-0110

315 S 30th St Apartments - *NOT A COMBINED REVIEW with SDEV21-0525 - 315 S 30TH ST

Revision Review in Process
as of
03/21/2024

Work Order

This project proposes the construction of a new multi-family apartment building, 15 stall parking lot, sidewalk, storage units, and associated utilities. The property is located at 315 S 30th St in Tacoma with parcel number 2080090031. The site is 13,000 sf (0.30 ac), has a zoning classification of Downtown Residential, and is found within the Thea Foss Watershed. The project will be adding 12,027.1 sf of impervious surface to the lot, which 4261.7 SF of is pollution generating from the parking lot. Following Figure 1-1 from Vol. 1 of the City of Tacoma Stormwater Management Manual (Manual), the project must meet Minimum Requirements #1-9 and is considered Redevelopment. This requires a Stormwater Site Plan. See Table 1 below for a walkthrough of minimum requirement thresholds.

NOT A COMBINED REVIEW with SDEV21-0525

WO21-0188

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

Revision Review in Process
as of
03/27/2024

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

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

Revision Review in Process
as of
03/27/2024

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 (as per SMG Engineers March 4th response letter to COT).

BLDCN23-0075

MBCH Visitor Garage - 404 S L ST Commercial New Building

Revision Review in Process
as of
03/27/2024

The project consists of a five tier (ground plus 4 supported), single-use 2-bay open parking garage that will serve the Visitors of the TGH Campus in Tacoma, WA. The parking garage layout is a single helix with 2-way traffic and 90 degree parking spaces.

BLDCN23-0080

Planning and Development Services Department

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

Council District 2

Total Projects: 53

Vista Del Ray - 506 N 4TH ST Commercial New Building

Revision Review in Process
as of
04/01/2024

Multifamily project with 128 units of various sizes with associated parking
BLDCN22-0077

Darling Tacoma Rebuild - 2041 MARC AVE Site Development

Revision Review in Process
as of
04/16/2024

Site Development related to FRC23-0099 for building and pavement replacement.
SDEV23-0299

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

Revision Review in Process
as of
04/17/2024

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

Revalerio Cleanroom - 1118 E D ST Commercial Alteration

Revision Review in Process
as of
04/18/2024

Expanding existing cleanroom.
BLDCA24-0081

Mary Bridge Hospital Tower - Sprinkler - 305 S L ST Commercial Fire Protection

Revisions Required
as of
04/12/2024

Install a automatic fire sprinkler system
FIREC24-0041

S39 MULTIFAMILY DEVELOPMENT - 2912 S C ST Commercial New Building

Voided
as of
03/25/2024

THE SITE AREA IS 26.020 SF
THE PROPOSED DEVELOPMENT WILL INCLUDE RESIDENTIAL UNITS, AND WORK /
LIVE UNITS.
IT HAS 5 LEVELS OF WOOD CONSTRUCTION OVER TWO LEVELS OF CONCRETE.
THE WORK / LIVE UNITS ARE AT GROUND LEVEL.
BLDCN21-0077

Sandberg - Residential Conversion - 1423 PACIFIC AVE - 1423 PACIFIC AVE Commercial Mechanical

Voided
as of
04/08/2024

Provide HVAC for converting historic Sandberg Tower office space to residential units.
Provide HVAC for amenity space. Related to BLDCN23-0082.
MECHC23-0188

Planning and Development Services Department

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

Council District 2

Total Projects: **53**

444 St Helens - Shoring - 444 ST HELENS AVE
Site Development

Voided
as of
04/14/2024

Shoring for new 8-story apartment building.
SDEV22-0273

Council District 3

Total Projects: **61**

South Puget Sound Apartments *COMBO W/ WO23-0065*** - 4034 S PUGET SOUND AVE**
Site Development

Awaiting Resubmittal/Revisions
as of
03/21/2024

COMBO W/ WO23-0065

Site development work for new apartment building including: grading, drainage, paving, and utility installation
SDEV23-0110

EXPEDITED - MLK20 - 2106 MARTIN LUTHER KING JR
Commercial New Building

Awaiting Resubmittal/Revisions
as of
03/25/2024

EXPEDITED - New Construction 20 Unit, 3 Story, 10,592 sf, Affordable Housing Apartment Building.
BLDCN23-0051

Nicekl's G Street Site DevelopmentCOMBO REVIEW WO23-0145/SDEV23-0391**ALL DOCS TO BE SUBMITTED AND REVIEWED UNDER SDEV23-0391 - 2302 S G ST**
Site Development

Awaiting Resubmittal/Revisions
as of
03/27/2024

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 - 4011SPS - 4011 S PUGET SOUND AVE
Site Development

Awaiting Resubmittal/Revisions
as of
03/28/2024

PRIORITY - Site Development for New Construction 20 Unit Affordable Housing Apartment Building.
SDEV23-0263

PRIORITY - MLK20 - 2106 MARTIN LUTHER KING JR
Site Development

Awaiting Resubmittal/Revisions
as of
04/01/2024

Site Development for new construction 20 unit affordable housing apartment building. Work Order submitted separately.
SDEV23-0279

Planning and Development Services Department

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

Council District 3

Total Projects: **61**

SJMC Family Birth Center Expansion - L11 & L12 A Quad - 1717 S J ST Commercial Alteration

Awaiting Resubmittal/Revisions
as of
04/02/2024

TI to create Ante/Postpartum Patient Rooms on two existing floors at the SJMC. Level 11 A Quad scope of work includes 8 new patient rooms and clinical support areas. Level 12 A Quad scope of work includes 7 existing rooms to be converted to Postpartum use, and clinical support areas, including medication and nourishment alcoves.

MECHC23-0204 AND PLMBC23-0192 BEING REVIEWED UNDER BLDCA23-0235
BLDCA23-0235

2018 - 24024 - Milan Laser - Tacoma, Wa - 4201 S STEELE ST Commercial Alteration

Awaiting Resubmittal/Revisions
as of
04/11/2024

This project is an interior tenant fit-out of an existing tenant space in a 1-story, sprinklered, multi-tenant structure to house a business occupancy. The scope of work includes demolition, new partition walls, new accessible restroom, new interior finishes throughout the space, modifications to electrical distribution, devices & low voltage system, modifications to HVAC system, and modifications to existing plumbing.

BLDCA24-0105

LE MAISON FLATS - 1602 TACOMA AVE S Commercial New Building

Awaiting Resubmittal/Revisions
as of
04/12/2024

CONSTRUCT NEW 10-STORY, MID-RISE STRUCTURE WITH 144 APARTMENTS, 68 PARKING STALLS. ASSOCIATED SITEWORK, PLUMBING AND MECHANICAL SCOPES REQUIRE SEPARATE PERMIT APPLICATIONS.

BLDCN22-0014

PRIORITY - 2018 - Legacy One Apartments - 4302 S PUGET SOUND AVE Commercial New Building

Awaiting Resubmittal/Revisions
as of
04/17/2024

PRIORITY - The project consists of two 10 unit, 3-story, Multifamily buildings separated by a 2-hour firewall. This is a 100% affordable housing project

BLDCN24-0014

S & S Sheetmetal New Commercial Building - 1551 SOUTH TACOMA WAY Pre-Application

Comments Provided
as of
03/21/2024

Commercial - New Construction
PRE24-0035

Nettie J Asberry House - 1219 S 13TH ST Pre-Application

Comments Provided
as of
04/09/2024

Commercial - Addition/Remodel
PRE24-0047

1707 Monroe - 1707 S MONROE ST Pre-Application

Comments Provided
as of
04/17/2024

Residential - New Construction
PRE24-0042

Planning and Development Services Department

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

Council District 3

Total Projects: **61**

2108 MLK Way - Triplex Development - 2108 MARTIN LUTHER KING JR Pre-Application

Electronic Review
as of
04/03/2024

Division of existing parcel into two separate parcels. One of the parcels is proposed to be developed with two separate triplexes (6 units total).
PRE24-0025

Happy Fur Baby Inn - 1235 SOUTH TACOMA WAY Pre-Application

Electronic Review
as of
04/18/2024

Commercial - Tenant Improvement
PRE24-0018

The Lookout Multifamily - 4901 S 25TH ST Commercial Alteration

Expired
as of
03/31/2024

This permit is for a retaining wall around the trash enclosure on the site.
BLDCA23-0073

TAL Armory Entrance - 1001 YAKIMA AVE Commercial Alteration

Expired
as of
04/01/2024

Convert existing access ramp to stair, new box office/coat check, and miscellaneous upgrades at the Tacoma Armory.
Mechanical scope will require a separate permit

04/03/2023 - FRC23-0058 APPROVED - Improvements to entry of facility from Yakima Ave. This revision encompasses revisions to structural details 4 and 6 on sheet S-401. This revision is to account for the dimensions and conditions coordinated in the field.
BLDCA22-0417

Bates- DC Bldg.'s A+ C, 3 Elevators Modernization - 1101 YAKIMA AVE Commercial Alteration

Missing Required Documents
as of
04/16/2024

Replacement of electrical elevator components to increase the useful life span of the existing elevator system and upgrades to bring three elevators up to current code.
BLDCA24-0162

2106 S J Street Apartments - COMBO W/SDEV24-0116 - 2106 S J ST Work Order

Pending Internal Action
as of
03/21/2024

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. Right of Way work will include water and sewer main connections, pavement restoration, sidewalk replacement and landscaping improvements.
WO24-0046

Planning and Development Services Department

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

Council District 3

Total Projects: 61

Islamic Center of Tacoma - 31 MONTANA AVE Commercial Alteration

Permit Fees Due
as of
03/22/2024

Alteration/change of use for an existing building. The existing building is a steel bent structure with exterior walls outside the structure. All steel is coated with intumescent paint and there is existing insulation in the walls and roof cavities. The renovation includes a school, restroom, support spaces and prayer space, in the place of worship. The school spaces consist of interior movable wall partitions as well as some non-movable interior walls for the kindergarten and administration spaces. The prayer spaces have added stairs for the upstairs area. The support spaces consist of women's and men's toilet rooms for the entire facility aside from the medical clinic, as well as all the expected demolition. All other partitions, openings, and architecture remain as existing.

BLDCA24-0132

UNIQLO Store - 905 A - 4502 S STEELE ST Commercial Alteration

Permit Fees Due
as of
04/19/2024

Tenant improvement of an existing mercantile retail space; no change in use. New interior partitions, finishes and fixtures. New lighting, new electrical, and new mechanical systems. new plumbing and fixtures.

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

FRC24-0071 - 04/16/2024 - APPROVED: Modifications to plans due to electrical plan changes.

BLDCA23-0357

Knot Korean Steakhouse Restaurant - 4502 S STEELE ST Commercial Mechanical

Permit Issued
as of
03/21/2024

Mechanical engineering drawing for restaurant tenant improvement. Associated with BLDCA23-0468.
MECHC24-0021

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

Permit Issued
as of
03/27/2024

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

Harbor Oral Surgery - 4707 S 19TH ST Commercial Plumbing

Permit Issued
as of
03/27/2024

To plum and install: 2 Water closets, 2 Lavs, 2 Sinks, 1 Shower, 2 Hot water tank W/ Circ pump, 9 Nitrous oxide connections, 9 Oxygen connections & 9 Vac outlets.
PLMBC24-0024

Planning and Development Services Department

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

Council District 3

Total Projects: 61

Kura Sushi - 4502 S STEELE ST 162A Commercial Alteration

Permit Issued
as of
03/29/2024

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

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

BLDCA23-0446

Kura Sushi - 4502 S STEELE ST 162A Commercial Mechanical

Permit Issued
as of
03/29/2024

Mechanical work for restaurant TI (approved under BLDCA23-0446)

MECHC24-0052

Kura Sushi - 4502 S STEELE ST 162A Commercial Plumbing

Permit Issued
as of
04/02/2024

Plumbing work for restaurant TI (approved under BLDCA23-0446)

PLMBC24-0039

SJMC Heart & Vascular Center - Prep & Recovery Expansion - 1717 S J ST Commercial Mechanical

Permit Issued
as of
04/03/2024

This permit covers the Mechanical scope associated with the renovation and expansion of an existing Catheterization Laboratory Preparation and Recovery suite. Main permit # is BLDCA22-0238. 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. Reviewed and approved under BLDCA22-0238.

MECHC22-0218

SJMC Heart & Vascular Center - Prep & Recovery Expansion - 1717 S J ST Commercial Plumbing

Permit Issued
as of
04/03/2024

This permit covers the Plumbing scope associated with the renovation and expansion of an existing Catheterization Laboratory Preparation and Recovery suite. Main permit # is BLDCA22-0238 and Mechanical Permit is MECH22-0218. 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.

PLMBC22-0169

Taco Bell 38th Street - 2945 S 38TH ST Commercial Alteration

Permit Issued
as of
04/03/2024

Remodel existing Taco Bell to include new furniture and finishes in front of house, new exterior finish colors, and new restroom fixtures and finishes.

****Separate permit required for any exterior signage****

BLDCA24-0080

Planning and Development Services Department

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

Council District 3

Total Projects: **61**

ST JOSEPH HP - 5th Floor Acute Care Expansion - Phase I - 1717 S J ST Commercial Alteration

Permit Issued
as of
04/04/2024

Level 5 alteration (per IBC) Converting half (9,923 SF) of an Existing Administration Floor (B Occupancy) into 14 new Patient Rooms (I-2 Occupancy), 1 bed per room, to serve as a medical/surgical inpatient care unit with support areas. Work to include entirely new layout, plumbing, mechanical, electrical work, and new finishes. In addition, new structural support for the patient lift system is to be provided.

****NOTE: MECHANICAL, ELECTRICAL AND PLUMBING SCOPE REQUIRES SEPARATE PERMITS FOR FIXTURES/EQUIPMENT AND A PERMIT FROM TACOMA PUBLIC UTILITIES FOR THE ELECTRIC SCOPE.****

*****FRC22-0254 Approved 12/22/2022 for This Field Revision seeks to expand the project scope to include the entire 5th Floor of the SJMC South Pavilion Building (19,381 ft2). Following our initial permit submission for this patient expansion project, the construction schedule has been revised in order to expedite and simplify the full patient bed build out.*****

****09/29/2023 - FRC23-0196 - APPROVED: Mechanical, plumbing, and med gas revisions for various ASI. Main architectural permit is BLDCA22-0133.****

****04/01/2024 - FRC24-0068- APPROVED: Adds a dedicated plumbing riser from the ground floor mechanical rooms to serve the 28 new beds and associated support spaces.****
BLDCA22-0133

Climb Tacoma Lawrence - 3729 S LAWRENCE ST Commercial Alteration

Permit Issued
as of
04/05/2024

CONSTRUCT ROCK CLIMBING GYM WALLS, NEW ACCESSIBLE RESTROOM AND STORAGE ROOM WITHIN EXISTING WAREHOUSE BUILDING. SEISMIC UPGRADES AND SOLAR READINESS PER WSEC C411 REQUIRED FOR CHANGE OF USE.

****Separate Plumbing and Mechanical permit applications are required****
BLDCA24-0059

Tacoma Costco Pharmacy Remodel - 2219 S 37TH ST Commercial Alteration

Permit Issued
as of
04/09/2024

Interior TI at Costco Pharmacy. Demo wall and door, frame new wall, install new door and coil door, move wiring, new sheetrock & paint, install new cabinets. Patch ceiling grid to new wall.

BLDCA23-0471

Planning and Development Services Department

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

Council District 3

Total Projects: **61**

Housing Hilltop - South - 1111 S L ST Commercial New Building

Permit Issued
as of
04/10/2024

CONSTRUCT 5 STORIES OF 94 RESIDENTIAL UNITS & SUPPORTING SPACES; OVER COMMERCIAL/TENANT SPACES PROVIDED ON LEVEL 1; AND STRUCTURED PARKING PROVIDED WITHIN BUILDING 100% AFFORDABLE

Related to PLMBC22-0228

FRC22-0273 Approved 1/5/2022 for Changes to structural reinforcing details, tower crane footing design, and in-unit metal stair design.

FRC23-0007 Approved 1/12/2023 for Revision to the reinforcement steel.

FRC23-0017 APPROVED 1/27/2023 for Grade 80 rebar was substituted for grade 60 rebar in the spread and continuous footings.

FRC23-0104 - 05/22/2023 - APPROVED: Anchor Bolt Substitution options and structural analysis.

***FRC23-0147 - 08/01/2023: APPROVED - Update to Plumbing. ***

FRC24-0079 - 04/01/2024 - Revise demising walls to create 3 TI shells, and provide common restrooms off a back hallway.

BLDCN22-0030

Oakland High School Historic Modernization - 3319 S ADAMS ST Site Development

Permit Issued
as of
04/12/2024

Demolition portion of the work previously reviewed per the SDEV permit number SDEV23-0397. It is for the early site demolition only. All other site improvements shall occur under the listed SDEV permit.

SDEV24-0150

Tacoma Public Library Main Branch Renovation - 1102 TACOMA AVE S Commercial Alteration

Permit Issued
as of
04/15/2024

Interior Renovation of Existing Main Building (1953) to consolidate library services to Level 1, provide new tenant spaces on Level 2, and provide a renovated communication stairway between Level 1 and 2; limited scope of interior renovations to Carnegie building Level 1 and Level 2 to include finish and lighting upgrades. New openings in existing exterior walls proposed on Level 1 of Main at Tacoma Ave S, and Level 2 at Court F. Related to PRE23-0010

FRC24-0023 (03.04.24) - APPROVED: Renovation of existing public restrooms in the Carnegie portion of the Main Library

**FRC24-0050 (04/11/2024) - APPROVED: To revise interior stairs from Concrete to Wood treads. **

BLDCA23-0146

Planning and Development Services Department

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

Council District 3

Total Projects: 61

Tacoma Public Library Main Branch Renovation - 1102 TACOMA AVE S Commercial Mechanical

Permit Issued
as of
04/15/2024

Interior Renovation of Existing Main Building (1953) to consolidate library services to Level 1, provide new tenant spaces on Level 2, and provide a renovated communication stairway between Level 1 and 2; limited scope of interior renovations to Carnegie building Level 1 and Level 2 to include finish and lighting upgrades. New openings in existing exterior walls proposed on Level 1 of Main at Tacoma Ave S, and Level 2 at Court F.

****FIELD REVISION APPROVED: 04/11/2024 - MECHANICAL UPDATES****
MECHC23-0215

J Street Apartments **COMBO REVIEW W/ SDEV22-0051 - 2108 S J ST Work Order**

Permit Issued
as of
04/18/2024

OFF-SITE IMPROVEMENTS ASSOCIATED WITH A NEW THREE-STORY, 10-UNIT APARTMENT BUILDING.
WO22-0033

Multicultural Child & Family Hope Center Tenant Improvement - 2021 S 19TH ST Commercial Alteration

Permit Issued
as of
04/18/2024

Alterations to existing Daycare for children over 2.5 yrs old. Add (1) window to South elevation. Reconfigure (1) restroom and add (1) restroom. Reconfigure and update prep kitchen.

****Plumbing and Mechanical scopes will require separate permits****
BLDCA23-0258

4306 S. Lawrence Multi Family Residence **COMBO WITH WO23-0043 - 4306 S LAWRENCE ST Site Development**

Precon Meeting Required
as of
03/22/2024

The proposed project consists of the construction of a parking lot, apartment buildings, utilities, and stormwater facilities.
SDEV23-0062

4034 S PUGET SOUND AVE APARTMENTS - 4034 S PUGET SOUND AVE Commercial New Building

Precon Meeting Required
as of
04/09/2024

CONSTRUCT A 12-UNIT, 3-STORY, APARTMENT BUILDING.
****Plumbing and Mechanical scopes will require separate permits****
BLDCN23-0026

G STREET APARTMENTS *COMBO WO/SDEV - REVIEW UNDER SDEV21-0011 - RELATED TO WO21-0017*** - 2534 S G ST Site Development**

Precon Meeting Required
as of
04/12/2024

*****COMBO WO/SDEV - REVIEW UNDER SDEV21-0011 - RELATED TO WO21-0017*****

SITE DEVELOPMENT PERMIT FOR NEW APARTMENT BUILDING CONTAINING 5 STORIES OF TYPE V-A OVER 4 STORIES OF TYPE I-A WITH ONE HUNDRED FORTY-NINE (149) UNITS AND EIGHTY-SIX (86) PARKING STALLS.

To be issued with related DEMOR21-0037, DEMOR21-0038, and DEMOR21-0039
SDEV21-0011

Planning and Development Services Department

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

Council District 3

Total Projects: 61

Tacoma Rainiers Team Store - Entry Gate - 2502 S TYLER ST Site Development

Precon Meeting Required
as of
04/19/2024

Site Development associated with a 645SF addition to the Tacoma Rainier's Team Store - relocate the ticket gate entry area to the west, remove some of the paved walking area, construct the building addition and replace paved surfacing area around the building expansion.
SDEV24-0093

Tacoma Medical Center - Suite 302 Remodel - 1112 6TH AVE Commercial Alteration

Ready to Issue
as of
03/21/2024

Interior remodel of approximately 2,840 s.f. of existing medical office space. Work to include selective demolition and new construction of finishes, HVAC (separate permit), plumbing (separate permit), lighting, power/data, casework and associated electrical and mechanical systems (separate permits).
BLDCA24-0074

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

Ready to Issue
as of
03/26/2024

Mechanical scope associated with construction of a new 34-unit multi-family building.
MECHC23-0240

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

Ready to Issue
as of
04/10/2024

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.
SDEV23-0194

2018 -TACOMA RAINIERS TEAM STORE EXPANSION - 2502 S TYLER ST Commercial Alteration

Ready to Issue
as of
04/10/2024

SELECTIVE DEMOLITION OF: EXISTING INTERIOR PARTITIONS, WALLS, FLOOR, CEILING, AND WALL FINISHES, LIGHT FIXTURES; EXTERIOR STOREFRONT AND PARTIAL HEIGHT EXTERIOR WALLS BELOW STOREFRONT. RENOVATION OF EXISTING STORE WITH NEW LIGHTING, CASEWORK AND FINISHES; NEW EXTERIOR LIGHTING, PAINT, AND SIGNAGE. 641 SF EXPANSION OF STORE; NEW LIGHTING, CASEWORK AND FINISHES; NEW STOREFRONT WINDOWS AND GARAGE DOOR; AND NEW EXTERIOR LIGHTING, PAINT, AND SIGNAGE TO MATCH RENOVATION.
Plumbing and Mechanical scopes will require separate permits
BLDCA24-0110

BTC Downtown Campus Air Handling Unit 3 Replacement - 1101 YAKIMA AVE Commercial Mechanical

Ready to Issue
as of
04/18/2024

Remove existing AHU-3 and RF-1 and replace with new at Commercial Building.
MECHC23-0367

Planning and Development Services Department

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

Council District 3

Total Projects: **61**

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

Revision Review in Process
as of
03/28/2024

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

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

Revision Review in Process
as of
04/05/2024

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

Oakland High School Modernization Project - 3319 S S ADAMS ST ST Site Development

Revision Review in Process
as of
04/05/2024

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.

SDEV23-0397

2524 Yakima - BUILDING 7 - 2524 YAKIMA AVE Commercial New Building

Revision Review in Process
as of
04/08/2024

Construction of 1 identical 3-unit multi-family building
BLDCN23-0039

2524 YAKIMA - BUILDING 8 - 2524 YAKIMA AVE Commercial New Building

Revision Review in Process
as of
04/08/2024

Construction of 1 identical 3-unit multi-family building
BLDCN23-0040

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

Revision Review in Process
as of
04/08/2024

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.

NOTE: Reviewed and Approved Geotech and SSP appear in SDEV23-0397. They've been archived under this record. CLJ
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: 61

2524 YAKIMA - BUILDING 9 Formal Address 2524 Yakima Bldg A, units 1-3 - 2524
YAKIMA AVE
Commercial New Building

Revision Review in Process
as of
04/09/2024

Construction of 1 identical 3-unit multi-family building
BLDCN23-0041

Puget Sound Pods - 5436 S PUGET SOUND AVE
Commercial New Building

Revision Review in Process
as of
04/09/2024

48 UNIT, MULTI-LEVEL, MULTI-FAMILY APARTMENT PROJECT INCLUDING STUDIO,
1-BEDROOM, 2-BEDROOM AND ADA ACCESSIBLE UNITS.
BLDCN23-0057

Super Chix, 4201 S Steele Street, Suite 300, Tacoma, Wa 98409 - 4201 S STEELE ST
Commercial Alteration

Revision Review in Process
as of
04/15/2024

Commercial alteration
BLDCA23-0380

Oakland High School Historic Modernization - 3319 S ADAMS ST
Commercial Alteration

Revision Review in Process
as of
04/15/2024

Alteration and modernization work to an existing school building. A portion of this building
appears on the historic registry. This project includes interior, envelope, electrical,
mechanical, and structural upgrades.

No change of use is proposed. No change of space conditioning and no new additional areas
are being proposed.

BLDCA23-0470

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

Revision Review in Process
as of
04/18/2024

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

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

Revision Review in Process
as of
04/19/2024

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. Utility to provide transformer.
SDEV23-0435

Construction of ADU over garage on alley - 2721 S 14TH ST
Pre-Application

Waiting for Information
as of
04/12/2024

Residential - New Construction
PRE24-0078

Planning and Development Services Department

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

Council District 3

Total Projects: 61

2924 South Madison Street - 2924 S MADISON ST Pre-Application

Waiting for Information
as of
04/18/2024

Residential - Plat/Boundary Line Adjustment
PRE24-0079

Council District 4

Total Projects: 25

PRIORITY - Lincoln Tacoma, Phase 2 - 3727 S PARK AVE Site Development

Awaiting Resubmittal/Revisions
as of
04/01/2024

PRIORITY - Site development associated with construction of a new multi-story residential building on the parcel adjacent to Phase 1 located at 711 S. 38th Street.
SDEV23-0372

Roof - 4802 YAKIMA AVE Commercial Alteration

Awaiting Resubmittal/Revisions
as of
04/04/2024

Conversion from flat roof to pitched roof at Commercial Bldg.
BLDCA23-0423

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

Awaiting Resubmittal/Revisions
as of
04/11/2024

Alteration of an existing 2 story structure with basement, no addition proposed.
6 residential units total.
A change of occupancy from Office/Retail to R2 is proposed.
The work area includes 100% of the existing building.
The building is not designated "historic".
BLDCA24-0107

PRIORITY - Lincoln District Family Housing PH.2 - 3727 S PARK AVE Commercial New Building

Awaiting Resubmittal/Revisions
as of
04/12/2024

PRIORITY - CONSTRUCTION OF A NEW 6-STORY 69,704 SQUARE FEET MIXED-USE BUILDING INCLUDING 73 AFFORDABLE APARTMENT UNITS AND 1,053 GSF OF RETAIL USE AT GROUND LEVEL. SURFACE PARKING IS PROPOSED FOR 6 VEHICLES.
BLDCN23-0083

PRIORITY - Lincoln Tacoma - Phase 2 - 3727 S PARK AVE Work Order

Awaiting Resubmittal/Revisions
as of
04/15/2024

PRIORITY - Frontage improvements and utility service to a new multi-story residential building at 3727 S. Park Avenue associated with the LIHI Phase 1 Project currently under construction
WO23-0139

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**

PRIORITY - Heritage Gardens - Lots 44-48 (5-Plex) - FOR REVIEW PURPOSES ONLY -
5221 E COURT M
Commercial New Building

Awaiting Resubmittal/Revisions
as of
04/19/2024

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 44-48"
BLDCN23-0062

Convenience Store with Fueling Station - 3801 PACIFIC AVE
Pre-Application

Comments Provided
as of
04/10/2024

Commercial - New Construction
PRE24-0062

Supreme Living Tacoma - Assisted Living - 4537 YAKIMA AVE
Commercial Mechanical

Expired
as of
04/13/2024

Mechanical work for residential care facility (related to BLDCA21-0046)
MECHC22-0301

Avenir Apartments - Shoring - 3718 PACIFIC AVE
Commercial Alteration

Pending Intake Screening
as of
04/17/2024

Shoring & site retaining walls for Avenir Apartments
BLDCA24-0176

Lincoln High School SeaMar Multicare - Clinic Upgrades - 701 S 37TH ST
Commercial Alteration

Permit Issued
as of
03/21/2024

1,406SF INTERIOR REMODEL OF EXISTING SPACE FOR MULTI-CARE ONSITE CLINIC.
Plumbing and mechanical scopes will require separate permits
BLDCA24-0075

TPS Pools upgrades (Lincoln) - 701 S 37TH ST
Commercial Alteration

Permit Issued
as of
04/02/2024

Select pool upgrades at Lincoln High School
Plumbing, mechanical, and electrical scope will require separate permits
FRC24-0059 (04.02.24): adding partial replacement of the pool deck due to failing concrete.
BLDCA22-0314

2125 - 34th St Multifamily - 709 E 34TH ST
Commercial New Building

Permit Issued
as of
04/03/2024

New construction of 12 unit, 3 story, Multi-family Apartment Building. VB Construction .
Surface parking is provided.

Related to SDEV22-0010.
BLDCN22-0032

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

Fire Station 11 HVAC Replacement - 3802 MCKINLEY AVE Commercial Mechanical

Permit Issued
as of
04/03/2024

The existing oil burning boiler and radiators will be removed. New VRF HVAC system will be installed. New louvers in existing window openings will be installed for air supply and exhaust.

MECHC22-0162

Safeway 1437 Grocery Tenant Improvement - 1310 S 38TH ST Commercial Alteration

Permit Issued
as of
04/15/2024

Construction of approximately 8 LF of new non-load bearing steel stud partition with egress door from new departments shown on plans. Partitions are designed to cantilever off of existing concrete slab- No head bracing is required. Removal and relocation of existing store shelving fixtures as shown. Installation of new check stands within the new department.

BLDCA23-0476

LIHI Lincoln Tacoma - 711 S 38TH ST Commercial Fire Protection

Plans Routed for Review
as of
03/25/2024

Installation of new fire protection system.

FIREC24-0073

Avenir Apartments - Shoring - 3718 PACIFIC AVE Site Development

Precon Meeting Required
as of
04/18/2024

Shoring & site retaining walls for Avenir Apartments

SDEV22-0484

Mann Elementary Schoolyard Improvements - 1002 S 52ND ST Site Development

Precon Meeting Scheduled
as of
03/25/2024

Mann Elementary is located on parcel #7785004630 address 1002 S 52ND ST. The total lot size is 3.3 acres. The schoolyard improvements will take place on the south side of the campus where the existing athletic field and playground equipment is located. The limit of work covers roughly 1.25 acres - though not all of this area will be disturbed. The scope of work is all exterior, no buildings are impacted, including the existing covered play structure. The construction scope includes asphalt demo, earthwork, stormwater and drainage, (no water or electrical work) concrete flatwork, asphalt, fence modifications, field drainage, a small synthetic turf field, new plantings, and modifications to the existing irrigation system, new playground equipment, safety surfacing, and site furnishings. ADA accessible routes will be provided within site.

SDEV23-0138

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**

Whitman Elementary Schoolyard Improvements - 1120 S 39TH ST Site Development

Precon Meeting Scheduled
as of
03/25/2024

Whitman Elementary is located on parcel # 8935021700 address 1120 S 39TH ST. The total lot size is 3.63 acres. The schoolyard improvements will take place on the west side of the campus where the existing athletic field and playground equipment is located. The limit of work is 1.24 acres. Most of the redevelopment work is land-disturbing activity, except for the existing field which will remain undisturbed to the extent feasible. The scope of work is all exterior. No water or electrical work is anticipated, and no buildings are impacted, including the existing covered play structure. The construction scope includes demo of play structures, earthwork, stormwater and drainage, concrete flatwork, new ADA ramp to upper field, new asphalt paths, fence modifications, new plantings, new rain garden, and modifications to the existing irrigation system, new playground equipment, safety surfacing, and site furnishings. ADA accessible routes will be provided within site.

SDEV23-0150

1401 E 29th St - 1401 E 29TH ST Site Development

Ready to Issue
as of
04/12/2024

Site Development work for the proposed construction of a parking area, 5 duplexes, walkway, utilities, and stormwater facilities.

SDEV23-0121

Blue Cat - South 34th and C Street Apt - 3402 S C ST Commercial New Building

Revision Review in Process
as of
03/27/2024

Build new 6-unit multifamily building on narrow lot. Reviewed by civil engineer and was told lot is under required size needed for storm water analysis and separate SDEV permit.

****Separate Plumbing and Mechanical permits are required for approved scopes**** Related - PLMBC23-0155/MECHC23-0185.

BLDCN23-0029

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

Revision Review in Process
as of
03/28/2024

The proposal for this development is to construct two apartment buildings, new pavement, associated

utilities and landscaping.

SDEV22-0435

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

Revision Review in Process
as of
04/17/2024

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

BLDCN22-0005

PRIORITY - Heritage Gardens - Lots 49-52 (Townhome 4-Plex) - 5205 E EAST COURT M Commercial New Building

Revision Review in Process
as of
04/17/2024

PRIORITY - New construction of single-family townhome units within a 4-Plex building. More details have been provided in the attachment called "Townhome Supplemental Narrative - Lots 49-52".

BLDCN23-0059

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

McKinley Eastside Homes - 3565 MCKINLEY AVE
Commercial New Building

Voided
as of
04/09/2024

CONSTRUCT NEW THREE-STORY, APPROX. 9,285 SF. , MIXED-USE STRUCTURE
WITH STREETFRONT RETAIL/OFFICE SPACE, 17 DWELLING UNITS, AND 2 VEHICLE
PARKING SPACES ACCESSED FROM THE ALLEY. VB CONSTRUCTION
BLDCN22-0015

CUP LU Coaching Meeting - 3711 TACOMA AVE S
Pre-Application

Waiting for Information
as of
03/25/2024

Residential - New Construction
PRE24-0064

Council District 5

Total Projects: 9

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

Awaiting Resubmittal/Revisions
as of
04/04/2024

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

Sherwood - Infill Project - Habitat for Humanity - 8041 E SHERWOOD ST
Pre-Application

Electronic Review
as of
03/22/2024

Sherwood Plat, which involves 24 SFDs
PRE24-0061

McKinley Avenue Short Plat - 7536 MCKINLEY AVE
Site Development

Missing or Incorrect Info
as of
04/18/2024

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

Welcher Apartments - 6400 PACIFIC AVE
Commercial New Building

Permit Issued
as of
04/18/2024

Three-story, 12 unit apartment building with exterior corridor.

Plumbing and mechanical scope will require separate permits
BLDCN21-0060

Planning and Development Services Department

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

Council District 5

Total Projects: 9

Manor Apartment Building C - FIRE DAMAGE REPAIR - 7611 PACIFIC AVE Commercial Alteration

Revision Review in Process
as of
03/27/2024

Repair and remodel an existing 5 units 2 stories apartment.
The MAJORITY OF THE FIRE DAMAGED occurred in the attic space. All existing roof trusses will be replace with new trusses.
All walls and floor framing below the roof line are in good condition.
Due to smoke damaged all interior finishes will be replace with including dry wall, ceiling and flooring. All bathroom fixtures will be replace with new.
Kitchen cabinets and appliances will be replace with new.
BLDCA24-0038

[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
04/02/2024

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

Hosmer ESF - 8217 S HOSMER ST Site Development

Revision Review in Process
as of
04/05/2024

The Site Development for the construction of a parking lot, an enhanced services facility, utilities, and stormwater facilities.
SDEV23-0351

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

Revision Review in Process
as of
04/05/2024

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

Land Use Pre-app for CA Dev Permit: 87th Street Lots - 1327 S 87TH ST Pre-Application

Waiting for Information
as of
04/18/2024

Land Use Pre-app for CA Dev Permit: 87th Street Lots
PRE24-0059