

# **Planning and Development Services Department**

PROJECTS ESTIMATED AT \$100,000 VALUATION OR MORE

with Activity in Last 30 Days

## **Council District**

Total Projects: 1

### **Jefferson Flats-shoring - 2515 JEFFERSON AVE Commercial Alteration**

**Awaiting Resubmittal/Revisions**  
as of  
05/05/2021

Shoring work relating to primary building permit (BLDCN19-0114)  
BLDCA21-0147

## **Council District 1**

Total Projects: 20

### **Dial Residence - 2514 LEMONS BEACH RD Pre-Application**

**Comments Provided**  
as of  
04/26/2021

Residential - New Construction  
PRE21-0091

### **4902 N Vassault St - 4902 N VASSAULT ST Pre-Application**

**Comments Provided**  
as of  
04/28/2021

Residential - New Construction  
PRE21-0119

### **Verizon Wireless TAC Yacht Club - 5101 YACHT CLUB RD Commercial Alteration**

**Expired**  
as of  
04/17/2021

Construct Verizon Wireless rooftop communication facility on the Public Market building at Point Ruston. (Cloned from BLDCN20-0034)  
BLDCA20-0209

### **6501 S 19th St Tacoma Community College Building 3 - 6501 19th 3 Commercial Mechanical**

**Pending Intake Screening**  
as of  
05/11/2021

Addition of multizone cooling and heating VRF system. Indoor split system and ductless terminal units will be supplied by two outdoor condensing units.  
MEHC21-0127

### **Diamond Wellness Center - 1614 S MILDRED ST 12 Commercial Alteration**

**Permit Fees Due**  
as of  
05/06/2021

2,316 SF TENANT IMPROVEMENT FOR PHYSICAL THERAPY/ PERSONAL TRAINING  
BLDCA21-0180

### **Point Ruston Rainier Building (Building 4) - 4907 MAIN ST Commercial New Building**

**Permit Fees Due**  
as of  
05/07/2021

Construct a multifamily building within the overall Point Ruston mixed-use development. Related to (SDEV18-0337) and Foundation Permit (BLDCN18-0107) \*\*FRC21-0080 (05/07/21): Phased TCO plan\*\*  
BLDCN19-0007

**Planning and Development Services Department**

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**Council District 1**

Total Projects: 20

**Point Defiance Marina Complex Utility and Facility Repairs - 5800 N WATERFRONT  
DR  
Commercial Alteration**

**Permit Issued  
as of  
05/04/2021**

This permit package addresses the repairs associated with the boathouse & second level exterior balcony.  
BLDCA20-0070

**Walgreens- 03519 PSC - 4315 6TH AVE  
Commercial Alteration**

**Permit Issued  
as of  
05/04/2021**

Adding a 341 sq ft patient service center to the inside of an existing Walgreens. No exterior work or changes to use or occupancy are proposed. Project scope will require minor electrical, HVAC, and plumbing work which will all tie into existing lines. There will be no impact on the accessibility or egress paths

\*\*SEPARATE PERMITS REQUIRED FOR PLUMBING, MECHANICAL, ELECTRICAL, AND FIRE PROTECTION\*\*  
BLDCA21-0110

**Proctor III - See WO20-0119 for review - 2709 N ADAMS ST  
Site Development**

**Precon Meeting Required  
as of  
04/20/2021**

\*\* COMBINED REVIEW - ALL REVIEW OF SDEV20-0159 WILL TAKE PLACE UNDER WO20-0119\*\*

New 6-story mixed-use building with first floor commercial space, 95 residential units, and 45 structured parking spaces.

Site Development and Work Order for the Proctor III project.  
SDEV20-0159

**Proctor III - 2709 N ADAMS ST  
Commercial New Building**

**Precon Meeting Required  
as of  
05/04/2021**

New 6-story mixed-use building with first floor commercial space, 95 residential units, and 45 structured parking spaces.

New development of a mixed-use structure with at-grade and underground vehicle and bicycle parking. Approximately 584 sf of commercial on the ground floor and 95 residential units are included in the 6 story structure with rooftop amenity for resident access.

Related SDEV20-0159  
BLDCN20-0027

**[MAJOR LEVEL 2] Downing Elementary School Reconstruction - 5130 N 26TH ST  
Site Development**

**Precon Meeting Required  
as of  
05/12/2021**

Site development associated with construction of new structure to house Downing Elementary School, remove the former building.  
SDEV20-0474

# **Planning and Development Services Department**

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**Council District 1**

Total Projects: **20**

**TLRC - HH SDEV - 1301 N HIGHLANDS PKWY**  
**Site Development**

**Revision Review in Process**  
as of  
04/26/2021

Site development associated with the following: This project includes the construction of one new building on campus with a parking garage below grade, two new carports, two driveways for the parking garage access, and sidewalk around the site. This project also includes the demolition of two buildings, a carport, asphalt driveway and sidewalk.

SDEV20-0495

**[MAJOR LEVEL 2] TLRC - IL SDEV - 1301 N HIGHLANDS PKWY**  
**Site Development**

**Revision Review in Process**  
as of  
04/27/2021

The project includes the construction of a new building on campus, three parking areas, three drop-off areas, sidewalk around the site, a new courtyard area, a detention pond, and the relocation of an access road. Offsite improvements include replacing a non-conforming driveway on Highlands Parkway.

SDEV20-0463

**Tacoma Lutheran Retirement Community - Remodel - 1301 N HIGHLANDS PKWY**  
**Commercial Alteration**

**Revision Review in Process**  
as of  
04/30/2021

Alterations and addition to an existing building, consisting of renovations to existing healthcare support spaces and administrative areas; re-establishment of an existing original building entrance (decommissioned in 2008) as the primary entrance; construction of a new passenger elevator will also be added against the exterior of the building; and related work.

BLDCA20-0437

**Terrys Office Tavern Back In Parking - 3410 N PROCTOR ST**  
**Work Order**

**Revision Review in Process**  
as of  
05/03/2021

Install angled parking, curbing, sidewalk and required signage.

WO20-0186

**Downing Elementary School Reconstruction - 5130 N 26TH ST**  
**Work Order**

**Revision Review in Process**  
as of  
05/03/2021

Frontage Improvements on N 23rd St, N 26th St, and N Orchard St related to Downing Elementary School reconstruction.

WO20-0209

**Raygor Townhomes Building 1 \*2015\* - 8524 19TH ST W**  
**Commercial New Building**

**Revision Review in Process**  
as of  
05/05/2021

Construct one of three, 5-unit townhomes and related site development. Each townhome has a 2-car garage and a rooftop deck.

BLDCN20-0076

**Skyline Elementary - 2301 N MILDRED ST**  
**Commercial Fire Protection**

**Revisions Required**  
as of  
04/28/2021

Replacement of elementary school

FIREC21-0067

**Planning and Development Services Department**

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**Council District 1**

Total Projects: 20

**Point Ruston Building 5 - 4924 MAIN ST  
Commercial New Building**

**Voided**  
as of  
04/21/2021

Commercial/office building in Point Ruston mixed-use development. Located outside the shoreline jurisdiction and the use was identified within the Point Ruston FSEIS. Project is more specifically within the S-15 Shoreline Zone and is a permitted non-water oriented use according to Note #7 of the TSMP which states that "Commercial uses that are located outside the shoreline jurisdiction and are consistent with the EIS for the Point Ruston Development are allowed...." The environmental review for Building 5 was previously conducted with the Point Ruston DSEIS dated January 2008 and the Point Ruston FSEIS dated March 2008. Building 5 will include the construction of approximately 25,734 SF of commercial/office space, approximately 24 surface parking stalls, and associated pedestrian areas and landscaping. The location of Building 5 is approximately 400 feet from the OHWM and is therefore outside of the shoreline jurisdiction. The building height for Building 5 is three stories and is approximately 49.7 feet in height from the average grade plane elevation of 28.05 feet. This height is under the City of Tacoma S-15 maximum building height of 80 feet for structures landward of 200 feet from OHWM (see below calculations). Architecturally, this building will feature a design style interpreted as Northwest Craftsman, with details and materials consistent with those design elements already existing within the Point Ruston mixed-use development., and will feature enhanced roof modulation and rooftop decks.

BLDCN19-0065

**Clinic Expansion - 1301 N HIGHLANDS PKWY  
Commercial Alteration**

**Voided**  
as of  
04/28/2021

Interior modifications to enlarge existing clinic in existing building. New canopy and exterior door / windows.

BLDCA20-0339

**Council District 1.2**

Total Projects: 1

**McIntyre Hall - Master's of Public Health Office Suite - 1500 N WARNER ST  
Commercial Alteration**

**Permit Issued**  
as of  
05/04/2021

RENOVATE A PORTION OF THE THIRD FLOOR OF MCINTYRE HALL FOR A BUSINESS/OFFICE OCCUPANCY. PROJECT SCOPE INCLUDES NON-BEARING METAL STUD FRAMING AND CONVENTIONAL FINISHES. MECHANICAL, ELECTRICAL, AND FIRE ALARM SCOPES WILL BE DESCRIBED IN OTHER PERMITS. THE EXISTING BUILDING IS A FOUR STORIES (PLUS BASEMENT LEVEL), TYPE II-A STRUCTURE. NO WORK IS PROPOSED TO SITEWORK, LANDSCAPING, OR THE BUILDING EXTERIOR. NO PRIMARY STRUCTURAL ELEMENTS ARE AFFECTED IN THE SCOPE OF WORK.

BLDCA21-0130

**Council District 2**

Total Projects: 57

**Planning and Development Services Department**

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**Council District 2**

Total Projects: 57

**PROJECT S-29 \*2015\* - 211 E 25TH ST  
Commercial New Building**

**Awaiting Resubmittal/Revisions**  
as of  
04/29/2021

THE PROPOSED DEVELOPMENT WILL INCLUDE RESIDENTIAL UNITS, AND LIVE / WORK UNITS. IT HAS 5 LEVELS OF RESIDENTIAL FLOORS OVER A SINGLE LEVEL STORAGE. THE LIVE / WORK UNITS ARE AT GROUND LEVEL.THE SITE AREA IS 23,958 SF.

**\*\*NOTE: All related Mechanical, Plumbing/Electrical work reviewed/approved under this permit will require separate permits.\*\***

BLDCN21-0031

**Abbott Construction TI- 2015 - 2502 HOLLGATE ST  
Commercial Alteration**

**Awaiting Resubmittal/Revisions**  
as of  
04/30/2021

Remodel of existing business/warehouse space. Scope shall include expansion of existing mezzanine, addition of restroom and building exit. Scope also includes update of interior finishes, lighting, casework, interior paint. Exterior work includes repaving concrete right outside building entry, but will not extend to right of way. Second story not in scope.

BLDCA21-0051

**Shippers Transport Express - 700 MIDDLE WATERWAY  
Site Development**

**Awaiting Resubmittal/Revisions**  
as of  
05/03/2021

Site development permit associated with placement of a modular office building on existing concrete/asphalt for yard staff. Understanding that the shoreline buffer goes to "0" feet if the usage is marine related. See related BLDCN).

SDEV20-0200

**1902 YWCA (Wilson) Elevator Replacement - 401 ST HELENS AVE  
Commercial Alteration**

**Awaiting Resubmittal/Revisions**  
as of  
05/05/2021

REPLACEMENT OF ELEVATOR AND ELEVATOR MACHINE ROOM

BLDCA20-0462

**Shifting the Storefront Out - 2501 PACIFIC AVE  
Commercial Alteration**

**Awaiting Resubmittal/Revisions**  
as of  
05/05/2021

Expand existing store sales area by relocating existing storefront approximately 7.5' Northward over existing walkway. Completely renovate entire store interior adding fast food preparation and expand sales area. Designate new walkway along face of storefront and move parking space west to accommodate. New accessible parking space

BLDCA21-0124

**Old City Hall Renovation Project \*2015\* - 625 COMMERCE ST  
Commercial Alteration**

**Awaiting Resubmittal/Revisions**  
as of  
05/07/2021

The Old City Hall Renovation project is a locally planned and executed project centering around the restoration of Old City Hall at 625 Commerce.

Total Square Footage renovation: 74,895

Renovating into mixed use commercial and residential with 20 Residential Units on the 5th Floor.

BLDCA21-0037

**Planning and Development Services Department**

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**Council District 2**

Total Projects: 57

**Tacoma Town Center Building 3 \*2015\* - 506 S 21ST ST  
Commercial New Building**

**Awaiting Resubmittal/Revisions**  
as of  
05/11/2021

New construction of 139 unit, 7-story apartment building with 12,465 sf of ground-level retail and 122 parking stalls.  
BLDCN20-0066

**1901 - 1901 TAYLOR  
Pre-Application**

**Comments Provided**  
as of  
04/15/2021

Commercial - New Construction  
PRE21-0076

**13th & Fawcett Multi-Family Housing - 1305 FAWCETT AVE  
Pre-Application**

**Comments Provided**  
as of  
04/30/2021

Commercial - New Construction  
PRE21-0044

**New Containment - 1919 MARINE VIEW DR  
Pre-Application**

**Comments Provided**  
as of  
05/13/2021

Commercial - Addition/Remodel  
PRE21-0053

**Mary Bridge Children's Hospital Redevelopment - 305 S L ST  
Pre-Application**

**Complete Application**  
as of  
05/07/2021

Commercial - New Construction  
PRE21-0131

**Berglund - New Home Construction - 4342 CLIFF SIDE DR NE  
Pre-Application**

**Complete Application**  
as of  
05/12/2021

Residential - New Construction  
PRE21-0088

**Bellevue Rare Coins Change of Use - 2302 PACIFIC AVE  
Pre-Application**

**Electronic Review**  
as of  
05/07/2021

Commercial - Tenant Improvement  
PRE21-0125

**Lineage Logistics Trailer Storage Yard - 2302 MILWAUKEE  
Pre-Application**

**Electronic Review**  
as of  
05/12/2021

Commercial - New Construction  
PRE21-0128

# **Planning and Development Services Department**

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## **Council District 2**

Total Projects: 57

**909 A Street Typical Tenant Corridors - 909 A ST  
Commercial Alteration**

**Expired**  
as of  
05/09/2021

New partial demising walls at floors 3-10 to include new corridor and elevator lobby carpet and paint. Levels 3 and 8 will be permitted for this submittal. Plumbing and Mechanical require separate permits and review, if necessary.  
BLDCA19-0217

**909 A St. Typical Tenant Corridor 6/7 - 909 A ST  
Commercial Alteration**

**Expired**  
as of  
05/09/2021

New partial demising walls at floors 3-10 to include new corridor, and elevator lobby, carpet, and paint. Levels 6 and 7 will be permitted for this submittal. Plumbing and Mechanical require separate permit and review, if necessary.  
BLDCA19-0386

**909 A Street- Building Exploratory Demolition - 909 A ST  
Commercial Alteration**

**Expired**  
as of  
05/09/2021

Exploratory Demolition for levels 1-12. Rated conditions and the building core will not be disturbed.  
BLDCA19-0356

**Cornus House Apartments - 2502 PACIFIC AVE  
Pre-Application**

**Meeting Scheduled**  
as of  
04/27/2021

Residential - New Construction  
PRE20-0279

**Multi-Care Staff Parking Garage - 1112 S 5TH ST  
Pre-Application**

**Meeting Scheduled**  
as of  
04/28/2021

Commercial - New Construction  
PRE20-0289

**725 Broadway Mixed-Use - 725 BROADWAY  
Pre-Application**

**Meeting Scheduled**  
as of  
05/05/2021

Commercial - New Construction  
PRE21-0016

**Multicare LabsNW + ATS - 315 MARTIN LUTHER KING JR  
Commercial Alteration**

**Pending Intake Screening**  
as of  
05/11/2021

Multicare LabsNW + ATS: Remodel of existing conference, bathroom, and locker rooms into open office areas, private offices, and workstations. Approximately 1,330 SF  
BLDCA21-0190

# **Planning and Development Services Department**

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## **Council District 2**

Total Projects: 57

### **Pet Food Experts Tenant Improvement - 917 E 11TH ST Commercial Alteration**

**Pending Intake Screening**  
as of  
05/12/2021

Tenant alteration consisting of: non-structural expansion of existing office space within existing warehouse. Interior alterations include the construction of a new breakroom, conference room, private offices and two new restrooms.

BLDCA21-0191

### **Tacoma General Compounding Pharmacy - 315 MARTIN LUTHER KING JR WAY Commercial Alteration**

**Permit Fees Due**  
as of  
04/26/2021

Interior renovations of the existing Tacoma General Inpatient Pharmacy to create USP 797/800 compliant compounding facilities. \*\*FRC21-0057 (4/7/21): Remove the below-floor shaft enclosures and relocates the fire dampers to maintain required separations.\*\*

\*\*FRC21-0096 (4/26/21): Substitution of a suspended gypsum ceiling system in lieu of a conventionally framed system \*\*

BLDCA19-0090

### **Guintoli Remodel - 2314 N 31ST ST, 3 3 Commercial Alteration**

**Permit Fees Due**  
as of  
05/10/2021

INTERIOR RENOVATION OF A SINGLE CONDO UNIT IN A 3 STORY, 3 UNIT CONDO BUILDING, DEMOLITION OF TWO WALLS AND CASEWORK AT EXISTING KITCHEN, DEMOLITION OF EXISTING WALLS IN UTILITY ROOM TO PROVIDE SPACE FOR NEW POWDER ROOM, RELOCATION OF EXISTING PREFABRICATED SPIRAL STAIR CASE, AND NEW CASEWORK, FINISHES AND RAILING AT LOFT.

BLDCA21-0186

### **Prologis - Tacoma A Office Expansion - 5015 E 8TH ST STE A Commercial Alteration**

**Permit Issued**  
as of  
04/14/2021

Tenant alteration consisting of non-structural expansion of existing office space within existing COMMERCIAL WAREHOUSE.

BLDCA21-0065

### **UWT Engineering Renmodel - 1732 Pacific Ave Commercial Alteration**

**Permit Issued**  
as of  
04/15/2021

Alteration within four inter-connected buildings serving University of Washington Tacoma and miscellaneous retail components to create teaching labs and associated storage for the UWT School of Engineering and Technology.

\*\*NOTE: Associated Mechanical and Plumbing work reviewed/approved under this permit, requires separate permits.\*\*

\*\*\*FRC21-0074 Approved 4/14/2021 for Relocate one door and add Storage / Workroom. Offset demising wall to avoid existing conduit run.

Revised drawings: Floor Plan A2.01, Reflected Ceiling Plan A3.01\*\*\*

BLDCA20-0416



# **Planning and Development Services Department**

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## **Council District 2**

Total Projects: 57

### **REVITALIZING TACOMA'S BREWERY DISTRICT WITH COMPLETE STREETS: PHASE I - 1101 FAWCETT AVE ROW Construction**

**Permit Issued**  
as of  
04/16/2021

Holt Services will be completing the construction portion of the work while GeoEngineers, under the environmental On-Call services contract with COT, will be completing soil borings along the ROW of Fawcett between S 19th and 6th Ave. Borings to collect soil and groundwater samples from areas where new utilities will be constructed to pre-characterize the soil and groundwater for disposal purposes. Samples will be collected within the ROW using machinery that will require establishment of work zones with traffic control devices. Scope of services includes completing 15 soil borings and three groundwater monitoring wells along the more than 5,000-ft ROW. No work will take place on private property. If groundwater is not encountered in any of the 15 soil borings, the groundwater monitoring wells will not be installed. Includes 5 days barricade per approved TCP.

RCON21-0053

### **Connelly Law Offices - 2301 N 30TH ST Commercial Alteration**

**Permit Issued**  
as of  
04/21/2021

Two-story addition to existing law office. The addition will be congruous with the existing building to the east. Plumbing and mechanical to be submitted separately.

\*\*FRC21-0085 (4/21/21): Framing revisions\*\*

BLDCA19-0189

### **506 N. L Street Tacoma WA 98403 - 506 N L ST Commercial Alteration**

**Permit Issued**  
as of  
04/21/2021

Remodel of a 4-unit multi-family in North Slope Historic District. Plumbing and mechanical require separate permits. \*\*\*12/4/2020 Revised to add roof-only rear portico over the rear door and window. \*\*04/21/2021 - Revisions approved FRC21-0067 - Show furred ceilings and how fire rated assemblies will be maintained.\*\*

BLDCA19-0500

### **Washington Building - 1019 PACIFIC AVE Commercial Fire Protection**

**Permit Issued**  
as of  
04/26/2021

Fire alarm  
FIREC21-0051

### **St Patrick Catholic School Tenant Improvement Phase 2 - 1112 N G ST Commercial Alteration**

**Permit Issued**  
as of  
04/26/2021

The project is a multi-phased improvement project based on the need to replace a failing roof beyond its useful life and abate asbestos containing materials, update lighting to energy efficient LED and update. This second phase project is limited to the second floor of the existing three story 55,671 square foot school building built in 1956. The Phase 2 project is approached as a Level 2 Alteration as defined by the International Existing Building Code (IEBC) including abatement of hazardous materials in select areas, new suspended ceiling system including shade pocket, replacement of inefficient (original) suspended strip lighting relocation of all existing devices to new ceiling plane including existing Fire Alarm (where occurs) and Public Address System Components and new floor finishes excluding existing central bathrooms. The project is anticipated to begin in June 2021 and complete not later than September 2021.

BLDCA21-0144

# **Planning and Development Services Department**

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## **Council District 2**

Total Projects: **57**

### **N. Trafton Street Apartments - 640 N TRAFTON ST Commercial Plumbing**

**Permit Issued**  
as of  
04/26/2021

New water and waste plumbing for a new 42 apartment building  
a copy of the plumbing plans have already been submitted with the building plans and  
should be at the City of Tacoma for review  
PLMBC21-0091

### **Seabury School Ventilation - 924 BROADWAY A Commercial Mechanical**

**Permit Issued**  
as of  
04/27/2021

Install (1) Energy Recovery Unit  
MEHC21-0075

### **Analog Apartments - 1351 FAWCETT AVE Commercial Plumbing**

**Permit Issued**  
as of  
04/28/2021

Plumbing for New 115 unit apartments with 1 level of garage space. Related to  
BLDCN19-0095.  
PLMBC21-0034

### **Dickman Mill Park Expansion and Head Saw - 2423 RUSTON Commercial Alteration**

**Permit Issued**  
as of  
04/29/2021

The proposed project will restore the historic head saw and some associated components, such as the log carriage, as close to their original location in Dickman Mill as historical documents can convey. The project will selectively remove existing concrete for installation of 8-inch-diameter steel piling and a reinforced concrete foundation slab to support the head saw. An elevated wood deck viewing plaza will be constructed in the upland area. A steel-grated overwater pedestrian catwalk and railing, 5 feet in clear width (317 square feet [sf]), for viewing around the head saw and log carriage will be constructed. The catwalk will terminate at a small (167 sf) wood-decked viewing platform of variable width. The restored steel log carriage (45 feet long by 8 feet wide) will be installed, showing how logs were conveyed to the head saw over the existing concrete foundations, with three new steel piles (12 inch diameter) for support. The log carriage will support a public art installation depicting a "ghost log" of laser-cut steel. Three artifacts from the carriage and head saw will be installed on the viewing plaza and immediately adjacent to the plaza (within the buffer, 31 sf). The project will install new lighting for the head saw and ghost log. Finally, the project will remove concrete rubble and bricks below the OHWM.

\*\*\*FRC21-0047 Approved 4/20/2021 Changes to the structural design due to unforeseen subsurface conditions identified during pile driving.\*\*\*  
BLDCA20-0021

### **UW Tacoma Academic Bldg, Pacific Level 1 Office TI - 1754 PACIFIC AVE Commercial Fire Protection**

**Permit Issued**  
as of  
04/29/2021

Modify existing fire alarm system UW Tacoma Academic Bldg, Pacific Level 1 Office TI.  
(21) Devices. Joint venture between Johnson Controls Fire Protection and Thompson  
Electrical Constr.  
FIREC21-0072

**Planning and Development Services Department**

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**Council District 2**

Total Projects: 57

**North Alder Property - 2501 N ALDER ST  
Site Development**

**Permit Issued**  
as of  
05/07/2021

Remodel existing building and associated site improvements. Remove and replace portions of sidewalk, driveway and parking lot. Off-site improvements under WO20-0176. \*\*\*5/6/2021 Revision to remove, re-grade and re-pave parking lot.  
SDEV20-0373

**1201 S 4th St Demolition - 1201 S 4TH ST  
Commercial Demolition**

**Permit Issued**  
as of  
05/10/2021

Demolition of approx 21,680 sf Church; foundation up to footings, sidewalks, and surrounding vegetation.  
DEMOC20-0006

**SeaPort Sound - Taylor Way Rail Project - 1621 TAYLOR  
Work Order**

**Permit Issued**  
as of  
05/10/2021

SeaPort Sound is proposing installation of four new rail spurs to support transfer activities on a part of the upland Project property. No work will occur in-water or within the 50-foot shoreline marine buffer area, designated as S-10 (Port Industrial Area) and has been reviewed and approved under LU19-0066 Shoreline Permit. The Project includes the following elements:  
• Demolishing and replace existing driveway  
• Excavation and placement of ballast rock to provide structural support for the new and relocated rail switches rail spurs and appurtenances  
• Relocate existing sewer manhole  
WO20-0142

**LDS Church Demolition - 1201 S 4TH ST  
Site Development**

**Permit Issued**  
as of  
05/10/2021

Demolition of existing 21,680-sf building and foundation, including removal of sidewalks, trees and vegetation around building (see also DEMOC20-0006)  
SDEV20-0401

**Tacoma Plaza Apartments - WO2 - 1502 FAWCETT AVE  
Work Order**

**Permit Issued**  
as of  
05/11/2021

Install power upgrades for future building onsite (WO20-0068 and SDEV20-0065). Includes relocation of existing pad mounted transformers to new concrete pads behind existing sidewalk; and relocation of existing junction vaults to vaults inside Court E road pavement. Concrete sidewalks and HMA road shall be repaired as necessary for power construction. The existing sidewalk will be extended south along Court E and Court E widened in this area. A gas service will be installed to the main in Court E for the future building service. All improvements for this permit will be in Court E.  
WO21-0038

**Market Square Apartments - 1546 S MARKET ST  
Work Order**

**Precon Meeting Required**  
as of  
04/27/2021

Work Order associated with construction of new mixed use commercial & 176 unit apartment building.

RELATED TO BLDCN20-0036 and SDEV20-0218  
WO20-0127

# **Planning and Development Services Department**

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with Activity in Last 30 Days

## **Council District 2**

Total Projects: 57

### **Market Square Apartments - 1540 MARKET ST Site Development**

**Precon Meeting Required**  
as of  
04/30/2021

Site development associated with new mixed use commercial & 176 unit apartment building.

RELATED TO WO20-0127 and BLDCN20-0036  
SDEV20-0218

### **Market Square Apartments - 1546 MARKET ST Commercial New Building**

**Precon Meeting Required**  
as of  
05/12/2021

New mixed use commercial & 176 unit apartment building. Plumbing and mechanical approved under this permit will require separate permits.

BLDCN20-0036

### **N 8th Street Multi-Family - 2708 N 8TH ST Site Development**

**Ready to Issue**  
as of  
04/26/2021

Two houses are proposed to be demolished and a new apartment building built on the two lots. Three ADA ramps are proposed for replacement. A new sewer line is proposed to connect at the alley. New water domestic water service and fire service to the building off North Oakes Street is proposed. One of the two existing water services will be re-used as an irrigation service. TPU will be removing power lines in the alley and the communication lines will be placed underground. The alley entrance and the alley where it fronts the subject property are proposed to be replaced.

SDEV20-0172

### **Tacoma Plaza Apartments \*2015\* - 1502 FAWCETT AVE Commercial New Building**

**Revision Review in Process**  
as of  
04/16/2021

New construction of a 368-unit apartment building. The building will have 2 towers that are connected at Level 1 and have shared below grade parking.

BLDCN20-0044

### **East Locomotive Servicing Facility - 2603 SR 509 N FRONTAGE RD Site Development**

**Revision Review in Process**  
as of  
04/23/2021

Adding capacity to service more engines at the Facility. To do this the project will add two new service island and an above ground 40,000 diesel storage tank and other associated equipment including a sanding silo and other smaller holding tanks.

SDEV20-0078

### **Tacoma Plaza Apartments - Shoring - 1502 FAWCETT AVE Commercial Alteration**

**Revision Review in Process**  
as of  
04/28/2021

Excavation and Shoring for new apartment building. Related to SDEV20-0075 and ROCC20-0011 permits.

BLDCA20-0082

### **1219 26th ST - 1219 E 26TH ST Commercial New Building**

**Revision Review in Process**  
as of  
05/03/2021

Shell Only - Construction of new steel structure building 5,000 sq ft of lower floor space (slab on grade).

BLDCN18-0122

**Planning and Development Services Department**

PROJECTS ESTIMATED AT \$100,000 VALUATION OR MORE

with Activity in Last 30 Days

**Council District 2**

Total Projects: 57

**[MAJOR LEVEL 2] Lower Wapato Creek Habitat Project - 1131 E ALEXANDER AVE  
Site Development**

**Revision Review in Process**  
as of  
05/04/2021

Approximately 147,000 cubic yards of soil will be excavated from the existing vegetated site to allow for the re-meandering of Wapato Creek back onto the site partially within its historic channel. Estuarian and fresh water wetlands and marsh areas will be created adjacent to the new channel surrounded by forested buffer areas. The excavated material will be placed on an adjacent portion of the site for WSDOT's use as part of the SR 167 expansion project. A new short span bridge will be constructed at the Wapato Creek 12th Street Crossing and several new steel monopoles and related foundations will be installed to support the relocation of Tacoma Power lines that span over a portion of the site. The power line work is not considered part of this permit application.

SDEV20-0453

**Aberg's Tool & Equipment Rental New Office/Shop Building \*2015\* - 1424  
PUYALLUP AVE  
Commercial New Building**

**Revision Review in Process**  
as of  
05/04/2021

Construct new office & shop building (with an automated sprinkler system) as an addition to the existing wash station as well as associated parking. The existing wash station will be retrofitted with an automated sprinkler system as well.

All Electrical, Mechanical and Plumbing reviewed/approved under this permit requires separate permits

The site development & street frontage improvements and fire sprinkler system will be permitted separately.

BLDCN21-0009

**Suite 2025 - Wilson Albers TI - 1201 PACIFIC AVE  
Commercial Alteration**

**Revision Review in Process**  
as of  
05/04/2021

Renovate Suite 2025 to accommodate new commercial tenant's layout.

BLDCA21-0129

**Expedited Review-1909 Fawcett Ave Apartment Project - 1909 FAWCETT AVE A  
Commercial New Building**

**Revision Review in Process**  
as of  
05/06/2021

Expedited Review - ESTABLISH USE AND CONSTRUCT MIXED-USE STRUCTURE CONTAINING 103 DWELLING UNITS (APARTMENTS), STREET-LEVEL RESTAURANT/RETAIL, AND INTERNAL PARKING FOR 6 VEHICLES

BLDCN20-0074

**Met245 Renovation \*2015\* - 245 ST HELENS AVE  
Commercial Alteration**

**Revision Review in Process**  
as of  
05/06/2021

Renovation of an existing apartment building lobby and rental office, with new electrical, new mechanical systems.

All Electrical and Mechanical work reviewed/approved under this permit requires separate permits\*

BLDCA21-0015

# **Planning and Development Services Department**

PROJECTS ESTIMATED AT \$100,000 VALUATION OR MORE

with Activity in Last 30 Days

## **Council District 2**

Total Projects: 57

### **Tacoma Convention Center - 1538 COMMERCE ST Commercial Alteration**

**Revisions Approved**  
as of  
05/12/2021

Modifications to the GTCTC to create an temporary egress passage for occupants on L3, L4 and L5 during construction of the Tacoma Convention Center Hotel (Permit BLDCN17-0014).

\*\*05/07/2021 FRC21-0099 APPROVED TO RESTORE PREVIOUS GTCTC EGRESS REVISIONS TO ORIGINAL CONVENTION CENTER EGRESS.\*\*  
BLDCA17-0382

### **Merrill Gardens Wright Park - 5 S G ST Commercial Fire Protection**

**Revisions Routed for Review**  
as of  
05/07/2021

Installation of fire alarm system Merrill Gardens Wright Park. (1) FACP, (628) Devices. Joint venture between Johnson Controls Fire Protection and Kirby Electric.  
FIREC21-0004

### **Korean Women's Association Senior and Veterans Housing - 1347 TACOMA AVE S Pre-Application**

**Waiting for Information**  
as of  
05/03/2021

Commercial - New Construction  
PRE21-0115

## **Council District 3**

Total Projects: 68

### **TAC BUILD L.L.C. - 3514 S MELROSE ST Commercial New Building**

**Awaiting Resubmittal/Revisions**  
as of  
04/14/2021

CONSTRUCTION OF A MULTI-LEVEL, MULTI-FAMILY RESIDENCE W/ 4-UNITS AT 1649 SQ FT PER UNIT.  
BLDCN20-0055

### **MACKINNON 4-PLEX - 1009 S 14TH ST Commercial New Building**

**Awaiting Resubmittal/Revisions**  
as of  
04/19/2021

NEW CONSTRUCTION 4289 SF, 4-UNIT 3-STORY LIVING SPACE PLUS ROOF DECK. TWO UNITS ARE 1697 SF, 2-STORY TOWNHOUSE-STYLE WITH ATTACHED 257 SF GARAGE. TWO UNITS ARE 450 SF SINGLE LEVEL WITH NO GARAGES. PLUMBING AND MECHANICAL BY SEPARATE PERMITS.  
BLDCN19-0115

### **Anderson Alley \*2015\* - 611 S ANDERSON ST Commercial New Building**

**Awaiting Resubmittal/Revisions**  
as of  
04/19/2021

Construction of two new multi-family structures with 4 units each. This permit is for Building 1. Demolition of existing garage by separate permit DEMOR21-0014.  
BLDCN21-0020

# **Planning and Development Services Department**

PROJECTS ESTIMATED AT \$100,000 VALUATION OR MORE

with Activity in Last 30 Days

## **Council District 3**

Total Projects: **68**

**Moraine \*2015\* - 1402 TACOMA AVE S  
Commercial New Building**

**Awaiting Resubmittal/Revisions**  
as of  
04/19/2021

This proposal is for a new residential building composed of 6 stories of type IIIA wood construction over 2 stories of type IA concrete construction with a basement. The building will be comprised of multi-unit residential uses on the upper levels with basement, first floor, and eighth floor amenity spaces. The 171 residential units are a mix of micro, studio, one-bedroom, two-bedroom, and three-bedroom units.

Related SDEV21-0041  
BLDCN21-0022

**9 Clark PI Micro-Apartment Development - 9 CLARK PL  
Commercial New Building**

**Awaiting Resubmittal/Revisions**  
as of  
04/20/2021

Development of a 12-unit, 4-story micro-apartment building of Type V-A construction  
BLDCN20-0041

**Anderson Alley \*2015\* - 611 S ANDERSON ST  
Commercial New Building**

**Awaiting Resubmittal/Revisions**  
as of  
04/20/2021

Construction of two new multi-family structures with 4 units each. This permit is for building 2. Please see permit # BLDCN 21-0020 for building 1. Demolition of existing garage by separate permit DEMOR21-0014.

BLDCN21-0021

**Martin Luther King Jr. Mixed Use - Aspire - 1009 MARTIN LUTHER KING JR  
Commercial New Building**

**Awaiting Resubmittal/Revisions**  
as of  
04/27/2021

New Construction of a 283 unit Mixed Use building with subterranean parking  
Related to SDEV16-0087 and WO16-0100  
BLDCN16-0117

**Tenant Improvement - 2914 S CUSHMAN AVE  
Commercial Alteration**

**Awaiting Resubmittal/Revisions**  
as of  
04/27/2021

Remodel interior to become an indoor commercial marijuana grow operation and production facility.

BLDCA21-0105

**The Sloane Apartments - 4546 S JUNETT ST  
Commercial New Building**

**Awaiting Resubmittal/Revisions**  
as of  
04/28/2021

Construct 23 unit apartment with 22 parking stalls  
BLDCN21-0006

**Tacoma Garden Addition and Remodel - 2919 S ALASKA ST  
Pre-Application**

**Comments Provided**  
as of  
04/16/2021

Commercial - Addition/Remodel  
PRE21-0082

**Planning and Development Services Department**

PROJECTS ESTIMATED AT \$100,000 VALUATION OR MORE

with Activity in Last 30 Days

**Council District 3**

Total Projects: 68

**DPI Tacoma ~ Formerly know as TNT - 1950 S STATE ST**  
**Pre-Application**

**Comments Provided**  
as of  
04/19/2021

Commercial - Tenant Improvement  
PRE20-0278

**Sutter Metals Expansion of Yard - 5202 S BURLINGTON WAY**  
**Pre-Application**

**Comments Provided**  
as of  
05/03/2021

Commercial - New Construction  
PRE21-0098

**Junett Multifamily Residential - 4301 S JUNETT ST**  
**Pre-Application**

**Comments Provided**  
as of  
05/04/2021

Commercial - New Construction  
PRE21-0102

**Titus Multi Family - 2620 S 35TH ST**  
**Pre-Application**

**Comments Provided**  
as of  
05/06/2021

Commercial - New Construction  
PRE21-0111

**5132 6th Ave Apartments - 5132 6TH AVE**  
**Pre-Application**

**Electronic Review**  
as of  
04/22/2021

Commercial - New Construction  
PRE21-0103

**Tahoma Townhomes - 4232 S 34th ST**  
**Pre-Application**

**Electronic Review**  
as of  
04/22/2021

Residential - New Construction  
PRE21-0108

**Mankato Condominiums - 2033 S 7TH ST**  
**Pre-Application**

**Electronic Review**  
as of  
04/28/2021

Commercial - New Construction  
PRE21-0055

**Nordstrom Rack - 4502 S STEELE ST**  
**Commercial Plumbing**

**Expired**  
as of  
05/01/2021

3 toilets, 1 urinal, 2 lavs, 1 drinking fountain, 3 floor drains, 1 mop sink, 1 eyewash, 1 hot water tank, 1 laundry box.

Associated Bldg permit #BLDCA19-0452  
PLMBC20-0066



# **Planning and Development Services Department**

PROJECTS ESTIMATED AT \$100,000 VALUATION OR MORE

*with Activity in Last 30 Days*

## **Council District 3**

Total Projects: 68

**12th St Townhouses - 2710 S 12th St ST  
Pre-Application**

**Meeting Scheduled**  
as of  
04/28/2021

Residential - New Construction  
PRE21-0089

**3630 S Cedar Ave Suite J & K TI - 3630 S CEDAR ST  
Commercial Alteration**

**Pending Intake Screening**  
as of  
05/11/2021

TENANT IMPROVEMENT FOR NEW DAVITA PERITONEAL DIALYSIS CLINIC.  
BLDCA21-0189

**UNIT # 29 INTERIOR WALLS - 2302 S UNION AVE  
Commercial Alteration**

**Pending Intake Screening**  
as of  
05/13/2021

FRAME IN NEW INTERIOR GLASS WALLS, AS PER PLANS PROVIDED BY ALL NEW  
GLASS.  
BLDCA21-0193

**JB0000359264 - 4301 Pine Street - Strap A - 4301 S PINE ST  
ROW Utility**

**Permit Issued**  
as of  
04/16/2021

Tie into existing splice case SP.WALW.W.0310 and Place (1) new strap out case  
Overlash (1) 96CT Fiber on existing aerial strand  
RUTI21-0186

**Retail Building Tenant Improvement - Tacoma Mall - 4301 S STEELE ST  
Commercial Alteration**

**Permit Issued**  
as of  
04/19/2021

Renovation of existing Commercial Retail Building with addition of interior demising walls  
for future tenant improvement and drive through access.  
BLDCA20-0419

**Mattis Retail Improvements - 4301 S STEELE ST  
Site Development**

**Permit Issued**  
as of  
04/19/2021

Retail site improvements to the former Pier 1 building to include three new commercial  
retail tenants.  
SDEV20-0446

**6th and Alder Mixed-Use - 3118 6TH AVE  
Commercial New Building**

**Permit Issued**  
as of  
04/20/2021

Construct a new commercial building to create a mixed-use project with 111 residential  
units, including a common area, approximately 9,148 square feet of retail space, and a  
parking garage with 113 total parking stalls. Plumbing and mechanical reviewed and  
approved under this permit, but contractor/owner must apply for separate plumbing and  
mechanical permits.

\*\*\*FRC21-0066 Approved 4/14/2021 field revisions for the L1 lobby bathroom as well as  
the elimination of the smoke door for the elevator lobby on the roof.\*\*\*  
BLDCN17-0058

# **Planning and Development Services Department**

PROJECTS ESTIMATED AT \$100,000 VALUATION OR MORE

with Activity in Last 30 Days

## **Council District 3**

Total Projects: 68

### **Allenmore Building B Suite 4003 - 1901 S UNION AVE Commercial Alteration**

**Permit Issued**  
as of  
04/20/2021

TI TO A SUITE ON THE 4TH FLOOR OF AN EXISTING 7-STORY BUILDING B AT ALLENMORE. WORK INCLUDES NEW EXAM ROOMS, LAB, OFFICE, WAITING, AND TOILET ROOM. CEILING FINISHES AND LIGHTING WILL BE NEW. THE SUITE WILL INCLUDE NEW FINISHES, INCLUDING PAINT AND LUXURY VINYL TILE FLOORING THROUGHOUT AND TILE IN THE TOILET ROOM. Plumbing and mechanical by separate permits.

BLDCA21-0073

### **Admin Building North 4th Floor Conference Room Additions - 3628 S 35TH ST Commercial Alteration**

**Permit Issued**  
as of  
04/21/2021

Add Furniture full height moveable walls to create 3 small conference rooms. Also install short steel frame wall to divide existing copy/storage room. Alter HVAC and Electrical as required.

Note: Please provide Mechanical Permit after review.

BLDCA21-0113

### **Hilltop Lofts - 1124 MARTIN LUTHER KING JR Site Development**

**Permit Issued**  
as of  
04/22/2021

Construct a 4-story mixed use affordable housing development to replace the commercial building and parking lot at 1120 and 1124 MLK Jr. Way.

SDEV20-0213

### **The Pennington - 702 MARTIN LUTHER KING JR Commercial Alteration**

**Permit Issued**  
as of  
04/22/2021

Replace Aluminum windows with Vinyl .30 u-value in an Apartment Building.

BLDCA21-0126

### **General Plastics Roofing - 4910 S BURLINGTON Commercial Roof Overlay**

**Permit Issued**  
as of  
04/22/2021

Install fleece. Install 60 mil Firestone TOP. Mechanically fastening flash all skylights. Open old scuppers. Tear off existing base flashing including walls. Replace insulation patches if wet. Install new 10 ft crickets. Install new coping metal.

ECROOF21-0003

### **8TH + YAKIMA FLATS - 810 YAKIMA AVE Site Development**

**Permit Issued**  
as of  
04/27/2021

SITE DEVELOPMENT ASSOCIATED WITH CONSTRUCTION OF MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH 17 DWELLING UNITS.

SDEV20-0328

### **Space B-9 Tenant Improvement - 3303 S 35TH ST Commercial Mechanical**

**Permit Issued**  
as of  
04/27/2021

Mechanical Permit for BLDCA20-0421

\*\*\*Field Revision Approved 4/26/2021 to extend the gas line on the drawings.\*\*\*

MECHC20-0332

**Planning and Development Services Department**

PROJECTS ESTIMATED AT \$100,000 VALUATION OR MORE

with Activity in Last 30 Days

**Council District 3**

Total Projects: 68

**Suite 310 - Paladina Health, Tacoma Clinic - 2115 S 56TH ST 310  
Commercial Alteration**

**Permit Issued**  
as of  
04/30/2021

Interior Alteration Level 2 for new tenant in Suite #310. Plumbing and mechanical scopes reviewed under this permit require separate permit applications.  
BLDCA21-0128

**South Puget Sound Townhomes - 4323 S PUGET SOUND AVE  
Site Development**

**Permit Issued**  
as of  
05/04/2021

Site development work associated with construction of a new 7-unit townhouse structure. Site improvements include new concrete pavement, storm system, water service, sewer service, and landscaping. (Related to PRE19-0244 and WO20-0041).  
SDEV20-0032

**South Puget Sound - 4323 S PUGET SOUND AVE  
Commercial New Building**

**Permit Issued**  
as of  
05/04/2021

New construction of 7 unit apartment building on South Puget Sound  
\*\*Plumbing and Mechanical work reviewed/approved under this BLDCN will require separate permits\*\*  
BLDCN20-0009

**Tacoma Mall Redevelopment - Building E - 4502 S STEELE ST  
Commercial Mechanical**

**Permit Issued**  
as of  
05/06/2021

Installation of one (1) DOAS unit, four (4) rooftop units, and five (5) gas piping outlets at Tacoma Mall Building E. Reviewed and approved under BLDCN19-0021.  
MEHC20-0031

**Tyler Street Apartments Building B - 3925 S TYLER Blvd. B BLDCN19-0111 ST  
Commercial Plumbing**

**Permit Issued**  
as of  
05/07/2021

Plumbing, Rough-in and trim 22 units  
PLMBC21-0109

**4336 S Adams St - 4336 S ADAMS ST  
Commercial Mechanical**

**Permit Issued**  
as of  
05/10/2021

Install spray booth enclosure, paint mix room, paint booth, drying enclosure  
\*\*FRC21-0081 (5/7/21): Correct permit to include natural gas\*\*  
MEHC20-0157

**Foss High School Facility Upgrades \*2015\* - 2112 S TYLER ST  
Commercial Alteration**

**Permit Issued**  
as of  
05/10/2021

Renovation of two existing classrooms to adapt program to support expanded culinary educational programming and possible catering services at Foss High School.

\*\*NOTE: All Mechanical and Plumbing work reviewed/approved under this permit will require separate permits\*\*  
BLDCA21-0053

**Planning and Development Services Department**

PROJECTS ESTIMATED AT \$100,000 VALUATION OR MORE

with Activity in Last 30 Days

**Council District 3**

Total Projects: 68

**McCarver Heights - 2330 YAKIMA CT  
Site Development**

**Permit Issued**  
as of  
05/11/2021

Site Development of 0.70 vacant acres for the construction of 5 buildings, 74 multi-family units (BLDCN18-0068).  
SDEV18-0275

**McCarver Heights - Bldg C - 2330 YAKIMA CT  
Commercial New Building**

**Permit Issued**  
as of  
05/11/2021

Building C is one of 5 multi-family buildings proposed to be developed on this 0.70 acres site. Building A is a 3 story over basement structure with 16 units. Please refer to Site Development permit SDEV18-0275. \*Plumbing and Mechanical not reviewed - separate permits required\*  
BLDCN18-0068

**McCarver Heights - Bldg B - 2330 YAKIMA CT  
Commercial New Building**

**Permit Issued**  
as of  
05/11/2021

Building B is one of 5 multi-family buildings proposed to be developed on this 0.70 acres site. Building B is a 3 story over basement structure with 16 units. Please refer to Site Development permit SDEV18-0275. \*Plumbing and Mechanical not reviewed - separate permits required\*  
BLDCN18-0069

**McCarver Heights - Bldg A - 2330 YAKIMA CT  
Commercial New Building**

**Permit Issued**  
as of  
05/11/2021

Building A is one of 5 multi-family buildings proposed to be developed on this 0.70 acres site. Building C is a 3 story over basement structure with 16 units. Please refer to Site Development permit SDEV18-0275. \*Plumbing and Mechanical not reviewed - separate permits required\*  
BLDCN18-0070

**McCarver Heights - Bldg E - 2330 YAKIMA CT  
Commercial New Building**

**Permit Issued**  
as of  
05/11/2021

Building E is one of 5 multi-family buildings proposed to be developed on this 0.70 acres site. Building D is a 3 story over parking garage structure with 12 units. Please refer to Site Development permit SDEV18-0275. \*Plumbing and Mechanical not reviewed - separate permits required\*  
BLDCN18-0071

**McCarver Heights - Bldg D - 2330 YAKIMA CT  
Commercial New Building**

**Permit Issued**  
as of  
05/11/2021

Building D is one of 5 multi-family buildings proposed to be developed on this 0.70 acres site. Building E is a 3 story over basement structure with 14 units. Basement is a combination of bike stall parking and units. Please refer to Site Development permit SDEV18-0275. \*Plumbing and Mechanical not reviewed - separate permits required\*  
BLDCN18-0072

**Planning and Development Services Department**

PROJECTS ESTIMATED AT \$100,000 VALUATION OR MORE

with Activity in Last 30 Days

**Council District 3**

Total Projects: 68

**8TH + YAKIMA FLATS - 810 YAKIMA AVE  
Commercial New Building**

**Permit Issued**  
as of  
05/11/2021

CONSTRUCT NEW MULTI-FAMILY RESIDENTIAL STRUCTURE WITH 17 DWELLING UNITS. THREE STORIES ABOVE GRADE PLANE WITH BASEMENT, TOTALING APPROXIMATELY 11,840 SF. TYPE V-B CONSTRUCTION WITH NFPA 13 FIRE SPRINKLER SYSTEM.

BLDCN20-0052

**MHT Investments - 2915 S M ST  
Commercial Mechanical**

**Permit Issued**  
as of  
05/12/2021

Install 3 (25 ton) packaged hvac units on the roof to supply air for a grow room. There will not be CO2 enrichment. The majority of the ductwork is to be a poly fabric type made for the application.

MEHC21-0091

**[MAJOR LEVEL 2] Tacoma Mall Redevelopment Project - Revised Phase 2 Sitework -  
4502 S STEELE ST  
Site Development**

**Precon Meeting Required**  
as of  
05/05/2021

revised phase 2 sitework; refer to SDEV18-0096 for phase 1 improvements  
SDEV20-0413

**I STREET APARTMENTS - 715 S I ST  
Site Development**

**Precon Meeting Required**  
as of  
05/11/2021

\*\*COMBINED SDEV/WO with WO20-0191\*\* all DOCUMENTS reviewed under  
SDEV20-0205, WO TIME Tracking ONLY ON WO20-191

CIVIL SITE IMPROVEMENTS - EROSION CONTROL, GRADING, UTILITIES, PAVING  
SDEV20-0205

**3509 South 15th Street - 3509 S 15TH ST  
Site Development**

**Ready to Issue**  
as of  
04/14/2021

SDEV associated with the WO 20-0027  
SDEV20-0307

**Hilltop Lofts - 1124 MARTIN LUTHER KING JR  
Commercial New Building**

**Ready to Issue**  
as of  
04/14/2021

Construction on new 4 story wood framed 57 unit affordable apartment building including residential amenity spaces and 4000 sf of retail space. \*\*\*4/14/2021 Revisions for portions of building's northern wall being moved south 2'-0."

BLDCN20-0057

**MLK TEN - 1924 MARTIN LUTHER KING JR  
Commercial New Building**

**Ready to Issue**  
as of  
04/22/2021

CONSTRUCT (10) NEW TOWNHOMES WITH SURFACE PARKING ON VACANT LOT.  
BLDCN19-0025

## **Planning and Development Services Department**

PROJECTS ESTIMATED AT \$100,000 VALUATION OR MORE

with Activity in Last 30 Days

### **Council District 3**

Total Projects: 68

**Tacoma Mall - Building F \*2015\* - 4502 S STEELE ST**  
**Commercial Alteration**

**Ready to Issue**  
as of  
04/26/2021

MODIFICATIONS TO EXISTING MALL BUILDING TO ADD MALL ENTRY AND PREPARE FOR TENANT FACADE. Plumbing and mechanical scopes require separate permits.  
BLDCA20-0494

**Bates MMHSC - 1201 YAKIMA AVE**  
**Work Order**

**Ready to Issue**  
as of  
05/11/2021

Construction of new site elements in support of a new 65,000sf building, replacement and repair of existing sidewalks, curbs and gutters. \*\*\*6/5/2020 Revisions related to the offsite stormwater connection on S 13th St to avoid a conflict with an existing power pole within the S 13th St ROW,  
WO19-0200

**ULTA #1550 - Tacoma, WA - 4502 S STEELE ST 1660**  
**Commercial Alteration**

**Ready to Issue**  
as of  
05/11/2021

Interior remodeling and build-out of a mercantile space contained within an existing Commercial Shell building.  
BLDCA20-0007

**Center Street Decant Facility - 3221 CENTER ST**  
**Pre-Application**

**Review Fees Due**  
as of  
04/27/2021

Commercial - New Construction  
PRE21-0118

**[MAJOR LEVEL 2] Tacoma Behavioral Health Hospital \*2015\* - 3902 S 19TH ST**  
**Site Development**

**Revision Review in Process**  
as of  
04/20/2021

Site development associated with construction of Tacoma Behavioral Health Hospital 108 bed ambulatory in-patient behavioral and mental health care facility providing 24 hour care.  
SDEV21-0063

**BLDG 3 - WASHINGTON AND ADAMS CONDOMINIUMS - 1926 S WASHINGTON ST**  
**Commercial New Building**

**Revision Review in Process**  
as of  
04/21/2021

Construction of Bldg #3 (3rd of 3 buildings) for Washington and Adams Condominiums, Bldg has 6 Townhouse units.

(Related BLDCN19-0030 - BLDG 1, BLDCN19-0044 - BLDG 2, and SDEV20-0087)  
BLDCN19-0045

**Planning and Development Services Department**

PROJECTS ESTIMATED AT \$100,000 VALUATION OR MORE

with Activity in Last 30 Days

**Council District 3**

Total Projects: 68

**ALL DOCUMENTS REVIEWED UNDER SDEV (COMBO WITH WO20-0166) // Tacoma  
Medical Office Building Addition - 1112 6TH AVE  
Site Development**

**Revision Review in Process  
as of  
04/21/2021**

\*\*\*ALL DOCUMENTS REVIEWED UNDER SDEV (COMBO WITH WO20-0166)\*\*\*

PERMIT APPLICATION FOR A 3-STORY ADDITION TO THE EXISTING TACOMA MEDICAL OFFICE BUILDING CONTAINING APPROXIMATELY 23,000 SQFT SHELL AND CORE OFFICE SPACE ABOVE ONE STORY OF 10,600 SQFT OF PARKING WITH SPACE FOR 39 VEHICLES. THE PROJECT ALSO INCLUDES MINOR TENANT IMPROVEMENTS, NEW CANOPY AND MINOR EXTERIOR IMPROVEMENTS.

**CONTRACTOR INFORMATION:**

Name of Business: Andersen Construction Co. of WA, LLC

License Number: ANDERCC822BW

Address: 5601 6th Ave. South, Suite 550  
Seattle, WA 98108

Phone: (206) 763-6712

Contact: Ryan Kessler

email: rkessler@andersen-const.com

SDEV20-0312

**Tacoma Behavioral Health Hospital \*2015\* - 3902 S 19TH ST  
Commercial New Building**

**Revision Review in Process  
as of  
04/26/2021**

108 bed ambulatory in-patient behavioral and mental health care facility providing 24 hour care

BLDCN21-0027

**1801AUND.5\_ROW\_TAC\_1735 - 4713 S WASHINGTON ST  
Work Order**

**Revision Review in Process  
as of  
04/29/2021**

INSTALLATION OF 4505 LF OF 2 INCH HDPE CONDUIT, (7) VAULTS, & PULL FIBER CABLE IN THE RIGHT-OF-WAY OF S WASHINGTON ST, S 47TH ST, AND S 48TH ST. INSTALLATION VIA (4489 LF) OF DIRECTIONAL BORING IN THE RIGHT-OF-WAY, (16 LF) OF TRENCHING IN SOFT SOIL.

WO19-0140

**Aeropostale - 4502 S STEELE ST  
Commercial Alteration**

**Revision Review in Process  
as of  
05/03/2021**

Interior renovation of an existing demised space in an existing (1) story covered mall to Retail clothing store.

\*\*NOTE: APPROVED ELECTRICAL REQUIRES A SEPARATE PERMIT FROM TACOMA PUBLIC UTILITIES. NO ASSOCIATED MECHANICAL OR PLUMBING WAS APPROVED UNDER THIS PERMIT.\*\*

BLDCA21-0119

**Cedar Place Apartments - 4338 S CEDAR ST  
Commercial New Building**

**Revision Review in Process  
as of  
05/04/2021**

CONSTRUCT A 12-UNIT APARTMENT BUILDING.

BLDCN20-0077

**Planning and Development Services Department**

PROJECTS ESTIMATED AT \$100,000 VALUATION OR MORE

with Activity in Last 30 Days

**Council District 3**

Total Projects: 68

**Sheridan Apartments - 604 S SHERIDAN AVE  
Commercial New Building**

**Revision Review in Process**  
as of  
05/06/2021

Demolish the existing building and construct a 4-story apartment building with 14 dwelling units and ground parking. Separate DEMO permits required per structure (related to DEMOC21-0001).

BLDCN21-0001

**Sheridan Apartments - 604 S SHERIDAN AVE  
Commercial Demolition**

**Revision Review in Process**  
as of  
05/06/2021

DEMOLISH EXISTING BUILDINGS AND CONSTRUCT A NEW 4-STORY APARTMENTS WITH GROUND PARKING.

DEMOC21-0001

**Tiny Towers Bldg. 1- 2015 - 1016 YAKIMA AVE  
Commercial New Building**

**Revision Review in Process**  
as of  
05/13/2021

Bldg. 1 - Two residential structures with 3 units each. 2 vehicle parking spaces and 6 bike parking spaces.

\*NOTE: All Mechanical, Plumbing and Electrical work reviewed/approved under this permit requires separate permits.

BLDCN21-0025

**Tiny Towers Bldg. 2 - 2015 - 1016 YAKIMA AVE  
Commercial New Building**

**Revision Review in Process**  
as of  
05/13/2021

Two residential structures with 3 units each. 2 vehicle parking spaces and 6 bike parking spaces.

\*NOTE: All Mechanical, Plumbing and Electrical work reviewed/approved under this permit requires separate permits.

BLDCN21-0026

**Koz on MLK - 824 MARTIN LUTHER KING JR  
Commercial Fire Protection**

**Revisions Routed for Review**  
as of  
05/10/2021

Smith Fire Systems with provide a fire sprinkler systems covering all required areas per NFPA 13, 2013.

FIREC21-0069

**Council District 4**

Total Projects: 16

**Supreme Living Tacoma - Assisted Living \*2015\* - 4537 YAKIMA AVE  
Commercial Alteration**

**Awaiting Resubmittal/Revisions**  
as of  
04/14/2021

Conversion of an existing chiropractic office (B-Occupancy) to a 24-bed Assisted Living Facility (R-2). Renovation of interior space and small addition for a pump room due to water pressure at the site.

BLDCA21-0046



**Planning and Development Services Department**

PROJECTS ESTIMATED AT \$100,000 VALUATION OR MORE

*with Activity in Last 30 Days*

**Council District 4**

Total Projects: 16

**East K Development - 5703 E K ST  
Pre-Application**

**Comments Provided**  
as of  
04/16/2021

Residential - New Construction  
PRE21-0066

**918 S 48TH SFR + ADU - 918 S 48TH ST  
Pre-Application**

**Comments Provided**  
as of  
04/22/2021

Residential - New Construction - (Assoc. w/LU19-0043)  
PRE21-0093

**3412 S C St. - Custom Duplex - 3412 S C ST  
Pre-Application**

**Comments Provided**  
as of  
04/30/2021

Residential - New Construction  
PRE21-0092

**4204 S ALASKA ST - 4204 S ALASKA ST  
Pre-Application**

**Comments Provided**  
as of  
05/13/2021

Residential - New Construction  
PRE21-0133

**1202 E 72nd St - 1202 E 72ND ST  
Pre-Application**

**Electronic Review**  
as of  
05/05/2021

Commercial - New Construction  
PRE21-0134

**Lincoln District Mixed-Use - Pre-application - 711 S 38TH ST  
Pre-Application**

**Meeting Scheduled**  
as of  
04/22/2021

Commercial - New Construction  
PRE21-0079

**Nordberg Short Plat - 212 S 45TH ST  
Pre-Application**

**Pending Intake Screening**  
as of  
05/13/2021

Residential - Plat/Boundary Line Adjustment  
PRE21-0139

**Planning and Development Services Department**

PROJECTS ESTIMATED AT \$100,000 VALUATION OR MORE

with Activity in Last 30 Days

**Council District 4**

Total Projects: 16

**1415 72nd St - Old Goodwill - 1415 E 72ND ST C  
Commercial Strip and Reroof**

**Permit Issued**  
as of  
05/03/2021

Remove & Dispose (R&D) of all existing roof coping metal. R&D of all layers of existing roofing system down to wood sheeting. R&D of all existing scupper drains and collector boxes. Provide & Install (P&I) new shop fabricated TPO clad roof drain scuppers. P&I new aluminum clad type retrofit roof drains at internal drain areas. P&I new GAF mechanically fastened R-38 rigid roof insulation over front entrance roof area only. P&I new GAF mechanically fastened 1/2" thick HD poly iso over wood sheeting, .060 mil TPO single ply roofing system over HD board, AEP Span kynar color finished metal siding to 3 sides of northeast roof penthouse area, new shop fabricated AEP Span kynar color finished parapet coping metal. P&I new roof walkway rolls around existing RTU units. Provide GAF 20 year Diamond Pledge NDL labor & materials manufacturers roof system warranty. Clean up & remove all of our debris.  
ESTRIP21-0002

**Champion Centre - 1819 E 72ND ST  
Commercial Alteration**

**Permit Issued**  
as of  
05/10/2021

Strip the existing singleply membrane (only) off of the building, the existing insulation and coating are to remain. Recover using a new singleply membrane.  
BLDCA21-0133

**Fordson Apartments \*\*COMBINED WO/SDEV REVIEW UNDER SDEV20-0469\*\*  
RELATED TO WO20-0203 - 3639 S G ST  
Site Development**

**Revision Review in Process**  
as of  
04/29/2021

\*\*COMBINED WO/SDEV REVIEW UNDER SDEV20-0469\*\* RELATED TO WO20-0203

Site development for a new apartment building. Improvements include: storm drain system, water quality system, new sewer and water services, retaining wall, asphalt pavement, and grading activities.  
SDEV20-0469

**Fordson Apartments \*\*COMBINED WO/SDEV REVIEW UNDER SDEV20-0469\*\* - 3639  
S G ST  
Work Order**

**Revision Review in Process**  
as of  
04/29/2021

\*\*COMBINED WO/SDEV REVIEW UNDER SDEV20-0469\*\*  
offsite improvements associated with site development. Including new sewer and water services, new sidewalk, new curb and gutter, street trees, and storm drains through curb face.  
WO20-0203

**BIG FOOT JAVA \*2015\* - 1414 E 72ND ST  
Commercial New Building**

**Revision Review in Process**  
as of  
04/30/2021

REMOVE EXISTING DRIVE THRU ESPRESSO BUILDING AND REPLACE WITH A NEW DUAL DRIVE THRU WITH REFUSE ENCLOSURE AND LANDSCAPE  
BLDCN21-0003

**Fordson Apartments \*2015\* - 3639 S G ST  
Commercial New Building**

**Revision Review in Process**  
as of  
05/03/2021

CONSTRUCTION OF A 3-STORY, 30 UNIT APARTMENT BUILDING AND RELATED SITE DEVELOPMENT.  
BLDCN21-0007

**Planning and Development Services Department**

PROJECTS ESTIMATED AT \$100,000 VALUATION OR MORE

with Activity in Last 30 Days

**Council District 4**

Total Projects: 16

**3726 South G Street TAC LLC \*2015\* - 3726 S G ST**  
**Commercial Alteration**

**Revision Review in Process**  
as of  
05/13/2021

INTERIOR RENOVATION OF EXISTING COMMERCIAL SPACE, INCLUDING NEW INTERIOR WALLS, CEILINGS, LIGHTING, FLOORING, FINISHES, FOOD-SERVICE EQUIPMENT AND FURNISHINGS. NEW CIVIL, MECHANICAL, PLUMBING, ELECTRICAL, STRUCTURAL, FIRE ALARM AND FIRE SPRINKLER SYSTEMS ARE REQUIRED.  
BLDCA21-0041

**DeAnna's Glen - 5120 E E ST**  
**Pre-Application**

**Waiting for Information**  
as of  
04/26/2021

Residential - New Construction  
PRE21-0100

**Council District 5**

Total Projects: 17

**New Warehouse/Shop, 6718 South Adams Street \*2018\* - 6718 S ADAMS ST**  
**Commercial New Building**

**Awaiting Resubmittal/Revisions**  
as of  
04/16/2021

Install New Pre-Engineered Warehouse/Shop Building and Modular Office/Breakroom with Associated Accesses, Parking and Utilities. Install Off-Site Frontage improvements to south Adams Street.  
Warehouse/Shop is non-Heated with Bidder Design Automatic Fire Sprinkler System and Alarm System.  
BLDCN21-0032

**Tac Build Feasibility - 116 E 70TH ST**  
**Pre-Application**

**Comments Provided**  
as of  
04/26/2021

Residential - New Construction  
PRE21-0094

**Endicott building - 764 S 56TH ST**  
**Pre-Application**

**Electronic Review**  
as of  
04/30/2021

Commercial - Addition/Remodel  
PRE21-0052

**7634 South 'J' Street Short Plat - 7634 S J ST**  
**Pre-Application**

**Electronic Review**  
as of  
05/07/2021

Residential - Plat/Boundary Line Adjustment  
PRE21-0129

**Planning and Development Services Department**

PROJECTS ESTIMATED AT \$100,000 VALUATION OR MORE

with Activity in Last 30 Days

**Council District 5**

Total Projects: 17

**6905 S Tyler St Short Plat \*\*\*COMBO WO/SDEV - RELATED TO WO21-0093\*\*\* - 6905**  
S TYLER ST  
**Site Development**

**Permit Fees Due**  
as of  
05/03/2021

Site Development for two additional homes  
SDEV21-0196

**Floor & Decor - 7601 S HOSMER ST**  
**Commercial New Building**

**Permit Issued**  
as of  
04/15/2021

New Construction of a 78,000 SF building and site improvements for Floor & Decor, a hard surface flooring retailer.

\*Plumbing and mechanical reviewed - separate permits required\*

\*\*FRC21-0044 Approved 3/18/2021 Structural revisions.\*\*

\*\*\* FRC21-0054 - Approved 03/18/2021 For update to the building footprint.\*\*\*

\*\*\*FRC21-0072 Approved 3/14/2021 for updates to architectural drawings.\*\*\*

BLDCN20-0054

**Addition to kitchen - 5816 MCKINLEY AVE**  
**Site Development**

**Permit Issued**  
as of  
04/19/2021

Site development associated with addition to kitchen storage, front entry porch addition.  
SDEV21-0136

**PACE Clinic TI - 6442 YAKIMA AVE**  
**Commercial Alteration**

**Permit Issued**  
as of  
04/21/2021

Interior remodel of portion of the existing Adult Day Care space to create a new medical clinic with 3 exam rooms and support spaces and offices.  
BLDCA21-0070

**Floor and Decor - 7601 S HOSMER ST**  
**Commercial Mechanical**

**Permit Issued**  
as of  
04/26/2021

Install (1) Mini Split, (7) Rooftop Units, (2) ERVs, (3) Exhaust Fans, (3) Unit Heaters and Ducting

Contact for this Application: Dulce Herrera Phone: 360-755-1555 E-Mail:  
dulce@dksystemsinc.com

Associated Permit: BLDCN20-0054  
MEHC21-0104

**Pacific Pointe Apartment Fire Rebuild \*2015\* - 1801 S 84TH ST F1**  
**Commercial Alteration**

**Permit Issued**  
as of  
04/30/2021

Repair fire damaged building. Includes trusses, framing, electrical, plumbing, insulation drywall, and all finishes.

\*\*NOTE: All Mechanical, Plumbing and Electrical work reviewed/approved under this permit will require Separate Permits\*\*

BLDCA21-0044

**Planning and Development Services Department**

PROJECTS ESTIMATED AT \$100,000 VALUATION OR MORE

with Activity in Last 30 Days

**Council District 5**

Total Projects: 17

**Neiders Pacific Pointe - 1801 S 84th St F1  
Commercial Plumbing**

**Permit Issued**  
as of  
05/05/2021

rough and finish plumbing. this is part of a larger job. this project is a fire repair.  
PLMBC21-0106

**Avalon HQ Phase II - 215 S 84TH ST  
Commercial Alteration**

**Permit Issued**  
as of  
05/10/2021

Installation of interior partitions for offices and storage rooms. \*\*FRC21-0095 (5/7/21):  
Adding additional partitions to open space for cubicles\*\*  
BLDCA19-0292

**La-Z-Boy Showroom Renovation - 6610 TACOMA MALL BLVD  
Commercial Alteration**

**Permit Issued**  
as of  
05/12/2021

Furniture showroom renovation for La-Z-Boy Inc. Plumbing and mechanical scopes require  
separate permit applications.  
BLDCA21-0145

**Pacific Ridge At Fern Hill - Amenity Building - 8439 PACIFIC AVE  
Commercial New Building**

**Precon Meeting Required**  
as of  
04/14/2021

New construction of an 80-unit multifamily project. To be distributed as (3) 24 unit buildings  
and (2) 4 unit carriage houses over seven garage stalls across 4 parcels. A total of 5  
residential buildings and an amenity building to be provided. This scope of work is for the  
amenity building.  
BLDCN19-0052

**232 S 70th Townhomes - 232 S 70TH ST  
Site Development**

**Revision Review in Process**  
as of  
04/19/2021

On-site and off-site work for short plat and proposed 5 unit townhome building.  
SDEV21-0102

**232 S 70th St Townhomes \*2015\* - 232 S 70TH ST  
Commercial New Building**

**Revision Review in Process**  
as of  
04/29/2021

Construction of 5 townhomes and related site development. Each unit has a car garage.  
Refer to WO20-0107.  
BLDCN21-0019

**64TH STREET - 4202 S 64TH ST  
Pre-Application**

**Waiting for Information**  
as of  
05/03/2021

REMODEL - BATHROOMS, KITCHEN COUNTERTOPS AND FLOORING

- LIC #EXALTHP927RJ  
PRE21-0127

**Council District undefined**

Total Projects: 1

**Planning and Development Services Department**

PROJECTS ESTIMATED AT \$100,000 VALUATION OR MORE

*with Activity in Last 30 Days*

**Council District undefined**

Total Projects: 1

- 250 E D ST

**Commercial Alteration**

**Expired**  
as of  
04/27/2021

The project consists of maintenance and repair of an existing marine dock. (not a building).  
Project elements include removing and providing new timber pile caps, stringers, decking,  
and bullrails, and replacing timber piles. Related shoreline exemption 4-248351.

BLDCA16-0474

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