

Development Pipeline Report

May 2024 Activity

Map	Project	Location	Area	Use	Total			Notes	Contact or Contractor	Applicant, Developer or Owner
					Res Units	Total Sq Ft	Parking Spaces			
Pre-Application										
1	NW Furniture Bank	14000 SE 6th St Vancouver, WA 98684	Mountain View	Commercial	0	13,000		Proposed construction of a new 13,000 sf building with associated access, parking, and utility improvements.		David Fillmore
2	Retriever Sports Center	15730 NE 65th St Vancouver, WA 98682	Mountain View	Commercial	0	21,182	105	Proposed recreational use/event center with a 105-space parking lot including a ground floor building space of 18,900 sf and 2,282 sf mezzanine for a grand total of 21,182 sf. The applicant may build in two phases: if so, the ground floor building space will be 14,437 sf and 2,282 sf mezzanine for a grand total of 16,719 sf with a 105-space parking lot in Phase I.	Lee & Associates, PLLC	Tracy Paskowski
3	Mill Plain Boulevard Mixed-Use	7615 E Mill Plain Blvd Vancouver, WA 98664	Mountain View	Mixed-Use	53		71	Proposed 4-story mixed-use development with ground floor commercial and three floors of multi-family residential units.	JT Smith Companies	3J Consulting, INC
4	Waterfront Gateway Affordable Housing Project	615 W 6th St Vancouver, WA 98660	Esther Short	Multi-Family Residential	95			Proposed 6-story multi-family building with 95 affordable housing units.	HHPR, Inc Brad Kilby	City of Vancouver
5	Songbird Springs	8100 Block of NE 63rd St Vancouver, WA	West Hazel Dell	Mixed-Use	266		472	Proposed 44 two-story townhouse style apartment units and 222 three-story walk-up style apartment units built in four phases.	Songbird Springs, LLC	Dan Wisner

Land Use Review										
6	St. Johns Apartments	4700 NE Saint Johns Rd Vancouver, WA 98661	Minnehaha	Multi-Family Residential	45	63,788	68	Proposed mixed-use apartment building with 45 units and some commercial uses on approximately 1 acre. The proposed building will be Type I-A/V-B construction. Accessible routes will be provided from the public way to the commercial spaces and to the residential floor via an elevator.	Larry Wilson	Wilson Architects
7	Vancouver Station Food Pod	1817 SE 164TH Ave Vancouver, WA 98683	Fishers Landing	Commercial	0	226,486	0	Proposed 42 food cart station with a 7,399 sf dining, beverage and food service building. There will be no parking on the development. Associated parking is part of a shared agreement among surrounding businesses.	Ty Nielson	Columbia Engineering Group Inc
8	Prose Walnut Grove	6712 NE 88th St, Vancouver WA 98665	Sunnyside-Walnut Grove	Mixed-Use	320	326,601	634	Proposed 3-story, 320-unit residential mixed-use building with +/- 5,700 sf of commercial space.	David Armesy	Urbal Architecture

Building Plan Review										
	N/A									

Building Inspection										
9	CTC Bennington on 1st	505 SE 184th Ave 98683	Bennington	Multi-Family Residential	582	726,690	1,151	Proposed 582 unit multi-family project on four parcels totaling 31.05 acres with associated on-site amenities utilizing the Columbia Tech Center Development Standards approved in 2001.	IDM Builds NW LLC	Columbia Tech Center LLC
10	Waterfront Block 1	440 W Columbia Way Vancouver, WA 98660	Esther Short	Multi-Family Residential	194	237,551		Proposed 7-story mixed-use multi-family building with 199 units and 3 levels of above and below grade parking. Ground floor will include commercial retail along south side, multi-level walk up units along Esther.	Brad Kilby	BOZ Port Block 1, LLC
11	Bridge Development	5500 NE 162nd Ave 98682	N/A	Commercial/Industrial	0	641,628	422	Proposed 641,628 SF commercial Warehouse/Light Industrial building with future B, F-1 & S-1 occupancies. Permitting as shell-only, no Occupancy. Tilt-up concrete w/ approx 413 parking spaces/ 9 ADA parking spaces, trailer parking, 110 dock high loading bays, 8 drive-in overhead doors and storefront entrance.	MDG Architecture	Yang Properties of WA LLC

Construction Completed on all Projects										
12	Hudson West (previously Broadway Apartments)	2409 Broadway St Vancouver WA 98663	Arnada	Multi-Family Residential	50	51,073		New 3-story 51,073 Sf development with 50 units, 2-live work parking/office/bike storage, small comm rooms with elevator.	Hoff Construction Group LLC	BC Investment Properties LLC
13	Our Next Generation II (Mullen Polk Staffed Residential, initially Grand Apartments JV)	2805 E 19th St Vancouver WA 98661	Harney Heights	Commercial/Industrial	30	12,618		New 3-story building serving Ground I-1, Condition 1 (Ground Homes) and B. The building will provide (30) beds.	Team Construction Group INC	Grand Apartments JV LLC
14	New Seasons Market Building Shell	1506 Main St Vancouver, WA 98660	Hough	Commercial/Industrial	0	25,801	80	New building shell and mezzanine for New Seasons.	Urban Grocery Partners LLC	JTH Investments LLC
15	Nu-Tech Machining Building A	3333 NW 35th Circle Vancouver, WA 98660	Fruit Valley	Commercial/Industrial	0	25,000		New industrial development which includes construction of a prefabricated metal building containing a manufacturing facility and tenant space.	O'Brien & Company	Port of Vancouver
16	Nu-Tech Machining Building B	3333 NW 35th Circle Vancouver, WA 98660	Fruit Valley	Commercial/Industrial	0	12,000		New prefabricated metal building containing a warm shell tenant space.	O'Brien & Company	Port of Vancouver

17	SE 1st Apartments and Extended Stay (First Street Village)	19814 SE 1st St Camas, WA 98607	East Side	Mixed Use	124	101,469	200	New 4- story apartment building, with paved parking lot, site amenities, and storm water detention vault. The building will include a fire wall to create separate buildings for the purpose of allowable area and type of construction requirements. The apartment building will be the first phase of the development site.	Tapani Inc.	First Street Property Development LLC
18	First Street Village Apartments	19812 SE 1st St Camas, WA 98607	East Side	Multi-Family Residential	48	45,548	150	New 4-story, 48 unit apartment building.	Andy Bremmeyer	NCARB
19	62nd Street Apartments	7300 NE 62nd St Vancouver, WA 98661	Walnut Grove	Multi-Family Residential	75	93,204	150	New 3-story multi-family apartment building comprised of building A: 30,828 sf, 24 units. Building B: 31,068 sf, 27 units. Building C: 31,308 sf, 27 units, fitness center, indoor storage units, maintenance room and office.	Andy Bremmeyer	NCARB