

# 212<sup>th</sup> PUD Short Plat

5908 212<sup>th</sup> Pl SW



**Zoning:** Single-Household Residential 8400 (RS8400)

**Applicant:** Benham Dadvar

**Description:** Property totaling 1.23 acres is proposed to be divided into 8 single household lots as a Planned Unit Development.

Proposal includes the creation of a privately owned and maintained park with public access, a new city street, and protection of critical slopes.

**Status:** Land use approved, Civil permit under review

# 213<sup>th</sup> Place Rockery Repair

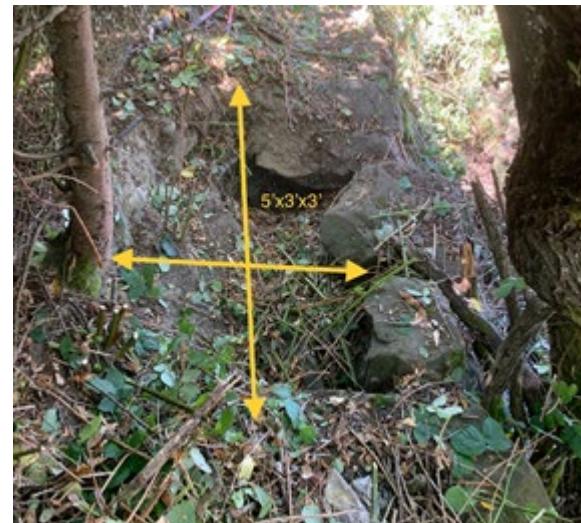
Near 6303 213<sup>th</sup> Pl SW

**Zoning:** Light Industry/Office Park (LI/OP)

**Applicant:** City of Mountlake Terrace

**Description:** Repair to rockery that failed, causing significant void 3 feet wide and 10 feet deep, that extended 10 feet horizontally under the Selen Construction property.

**Status:** Complete

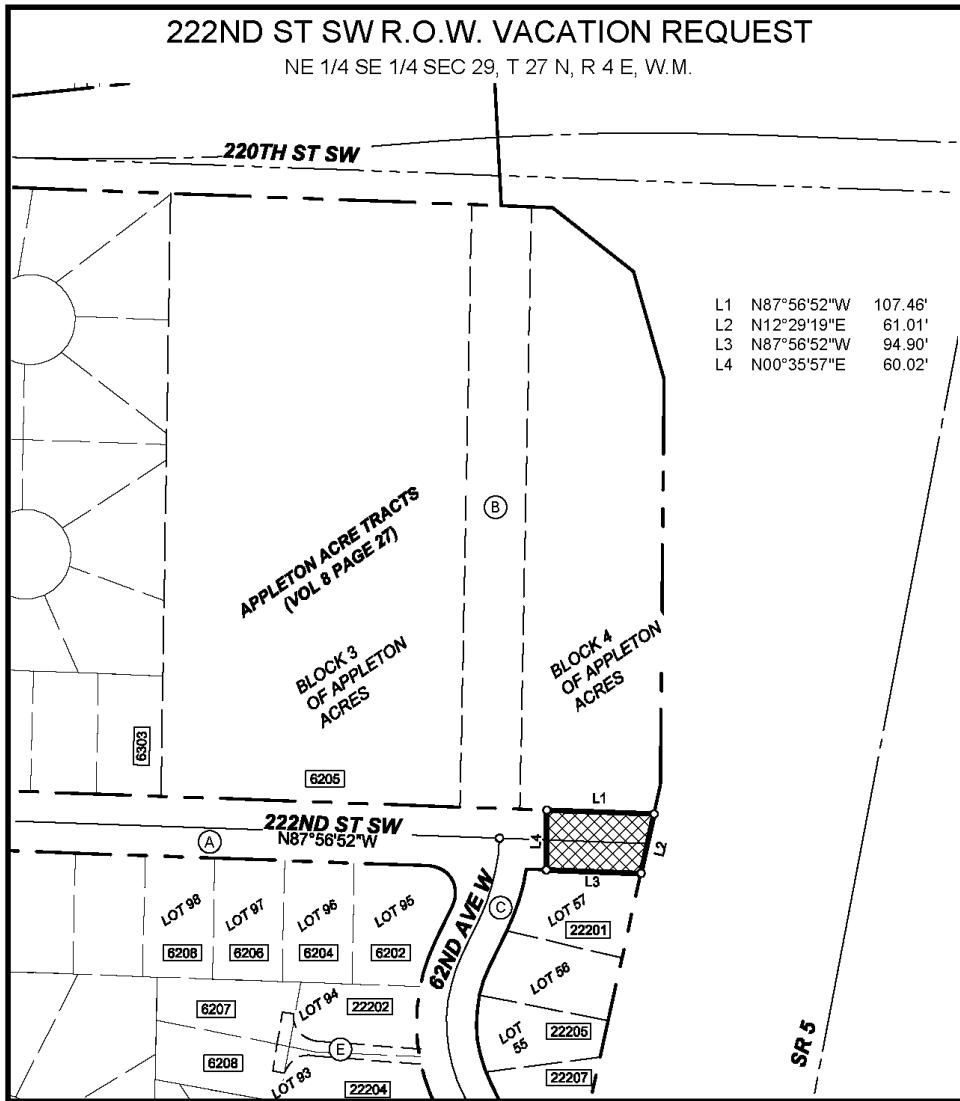


July 2022



August 2022

# 222nd Street Vacation



**Zoning:** General Commercial (CG), and Recreation and Parks District (REC)

**Applicant:** Sound Transit

**Description:** Vacate 6,071 square feet of an unopened portion of 222nd, located south of the former Melody Hill School, north of residential lots (now demolished) and abutting I-5. The vacated area contains access to the light rail guideway.

**Status:** Complete

# 234<sup>th</sup> Street Townhomes

## Fee Simple Townhome Development

5406 234<sup>th</sup> St SW

**Zoning:** Single-Household Residential  
Transitional District (RS-T)

**Applicant:** Chicago 234, LLC

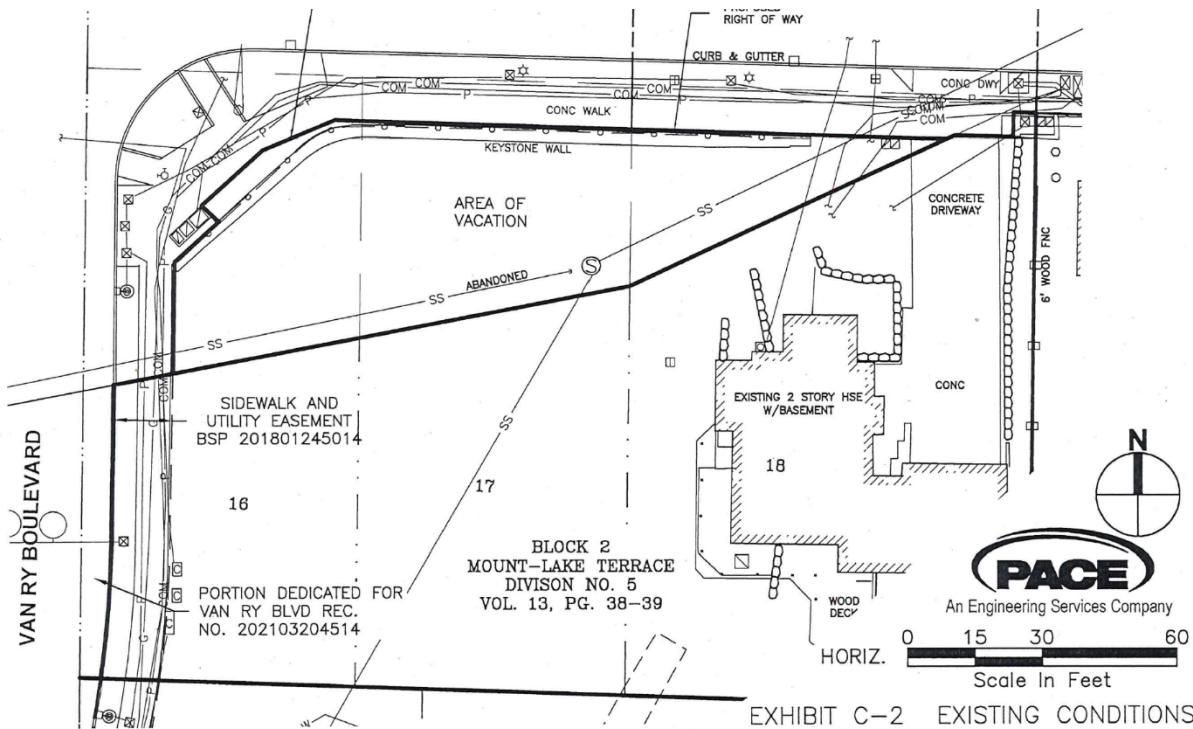
**Description:** A 0.16 acre lot, has received approval to be subdivided into a 5 fee-simple lot subdivision for the construction of 5 townhomes. Access is via 55<sup>th</sup> Ave W.

**Status:** Under Construction



# 236<sup>th</sup> Street Vacation

5906 236<sup>th</sup> St SW



**Zoning:** Town Center (TC-1)

**Applicant:** Whiskey 6, LLC

**Description:** Proposal to vacate a portion of right-of-way along 236<sup>th</sup> St SW at the intersection of Van Ry Blvd in order for Whiskey 6 and Sierra MLT to combine the vacated parcel with three adjacent parcels they already own within TC-1 to allow for a future mixed-use development.

**Status:** Processing application

# 47 North (Formerly PNT Townhomes) Fee Simple Unit Lot Subdivision

22902, 22904 and 22906 56<sup>th</sup> Ave W

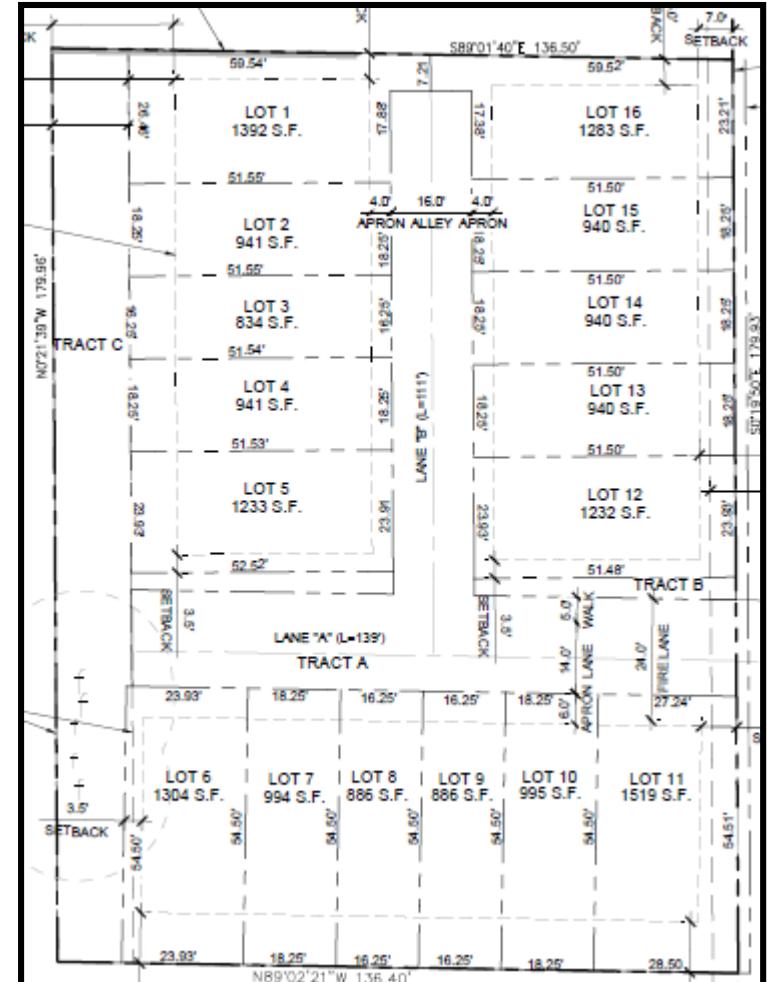


**Zoning:** Town Center – Reserve (TC-R)

**Applicant:** Summit Homes of Washington

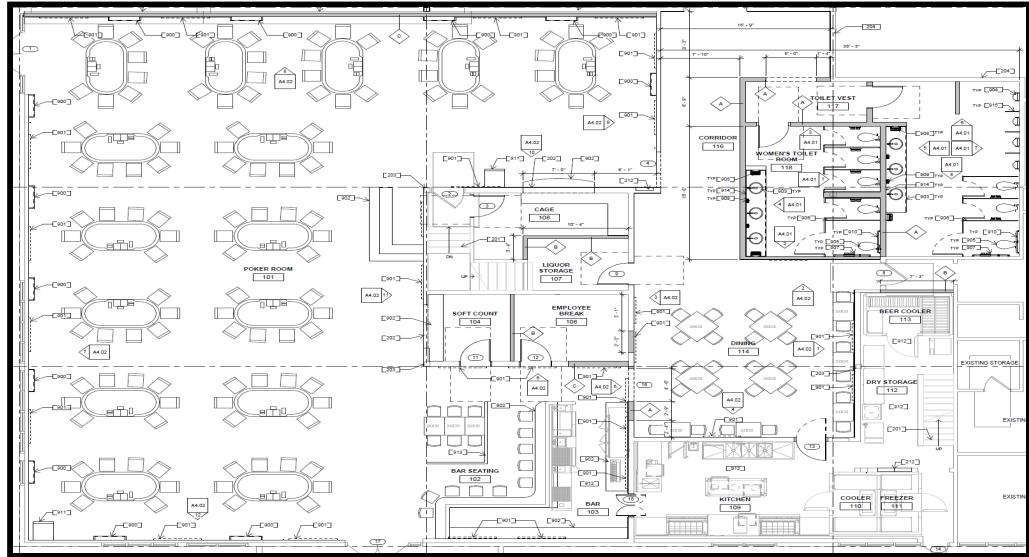
**Description:** Three lots totaling .56 acres, subdivided into 16 townhome unit lots. Project includes five live-work units. The project consists of three townhome buildings, the construction of internal access, and frontage improvements to 56th Ave W.

**Status:** Awaiting Final Inspections; Units Currently For Sale



# Aces Poker

7012 220TH ST SW



**Zoning:** Light Industry/ Office Park District (LI/OP)

**Applicant:** Nelson Business Park LLC

**Description:** Renovation of existing poker room, dining room, bar, offices and kitchen, reconfiguration of existing restrooms into code compliant spaces.

**Status:** Project under construction.



# Altair Townhomes

## Fee Simple Development Townhome Development

21511 50<sup>th</sup> Avenue W



**Zoning:** Medium Density Multi-Household (RMM) (RS 8400)

**Applicant:** Landsverk Quality Homes

**Description:** A .6 acre parcel has received preliminary approval to be divided into 12 fee simple lots for townhome development. The project consists of two townhome buildings, shared outdoor space, and frontage improvements along both 216th Pl SW and 50th Ave W.

**Status:** Awaiting final closeout

# Ballinger Park Hall Creek Restoration (Corps)

Near 6303 213<sup>th</sup> Pl SW

**Zoning:** Recreation and Park District (REC)

**Applicant:** City of Mountlake Terrace

**Description:** A 16.4 acre habitat restoration project at the north end of Ballinger Park involving invasive species removal, planting native flora, adding fish refuge and rearing areas, increasing/improving wetland habitat, and adding a boardwalk and maintenance bridge to protect sensitive areas while improving pedestrian access to the new park nature area.

**Status:** Starting construction May 2023



# Ballinger Park Trail and ADA Playground



**Zoning:** Recreation and Park District (REC)

**Applicant:** City of Mountlake Terrace

**Description:** Eight-foot wide, 1,600-foot long asphalted pedestrian trail between the Ballinger Park Clubhouse/Senior Center parking lot and the Ballinger Boat Launch Park parking lot, and a playground to be located approximately midway along the trail. Both the trail and the playground are being designed as accessible facilities.

**Status:** Trail — Complete

Playground — to be finished Spring 2023

# Candela

5901 236<sup>th</sup> street SW



**Zoning:** Town Center District 3 (TC-3)

**Applicant:** Mill Stream Properties Group, LLC

**Description:** 8-Story Multifamily, Commercial (425 apartments, common amenity areas, ground floor retail (5,126 square feet, and below grade parking)

**Status:** Site Plan Approval, under civil review. Scheduled for building permit intake on April 6, 2023.

# Cedar Park Townhomes Fee Simple Development

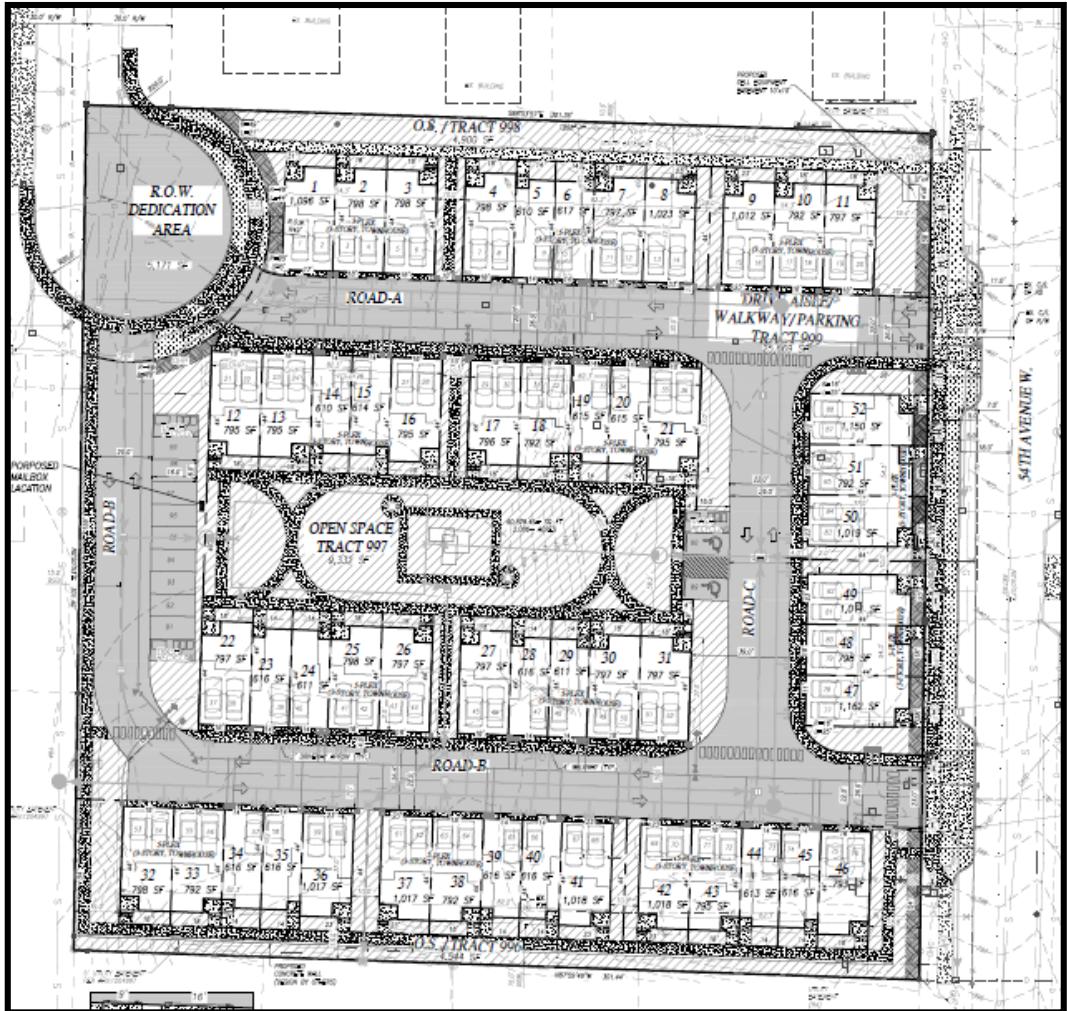
23606 54<sup>th</sup> Ave W

**Zoning:** Single-Household Residential Transitional District (RS-T)

**Applicant:** AFCO and Sons

**Description:** A 2.09 acre parcel to be subdivided into 52 townhomes lots. The project includes the construction of an internal road network, frontage improvements including the creation of a cul-de-sac at the end of 55th Ave W, and pedestrian connections.

**Status:** Preliminary Land Use Approval. Civil construction application submittal under review.



# Chain Lake Express Wash Site Development Plan

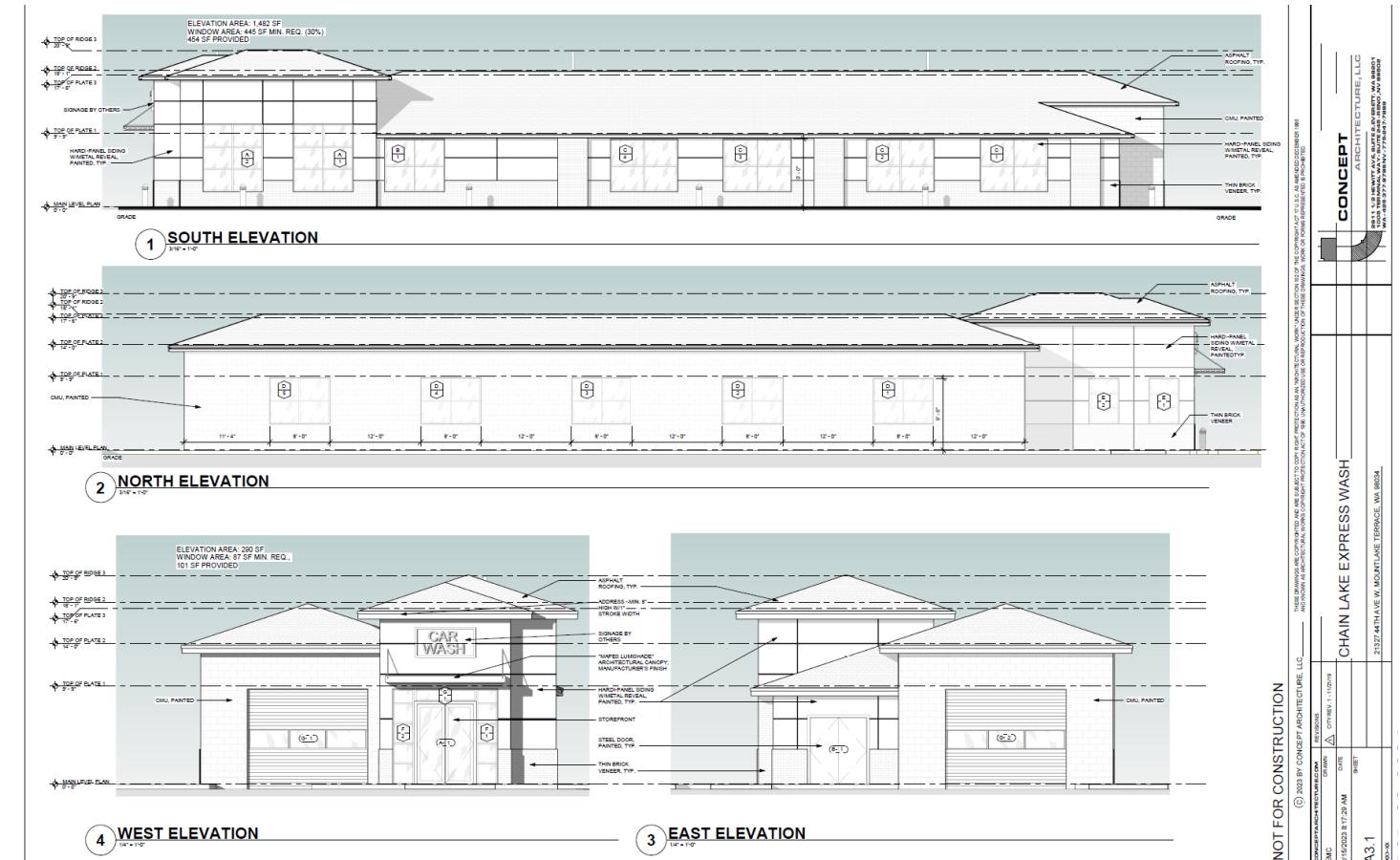
21327 44<sup>th</sup> Ave W

**Zoning:** Community Business District (BC)

**Applicant:** Wayne Sharp

**Description:** Proposal to develop 4,102 square foot car wash.

**Status:** Processing Land Use application



# Cominos Short Plat

## Short Plat

23105 66<sup>th</sup> Ave W

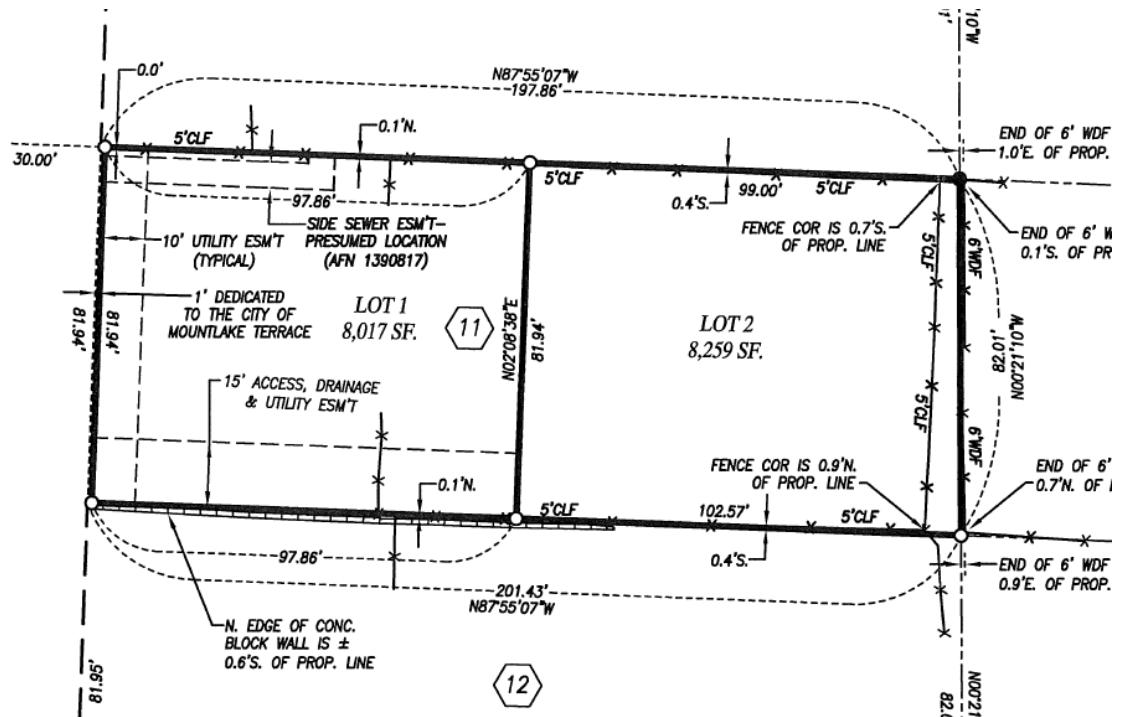
**Zoning:** RS 7200

**Applicant:** Nicolas Cominos and Gina Holindrake

**Description:** A Two-lot short plat subdivision of a 0.4 acre lot.

Proposed Lot 1 is approximately 8,017 sf and Proposed Lot 2 is approximately 8,259 sf.

**Status:** Final Land Use Approval; Civil permit issued



# Forest Crest Athletic Club Short Subdivision

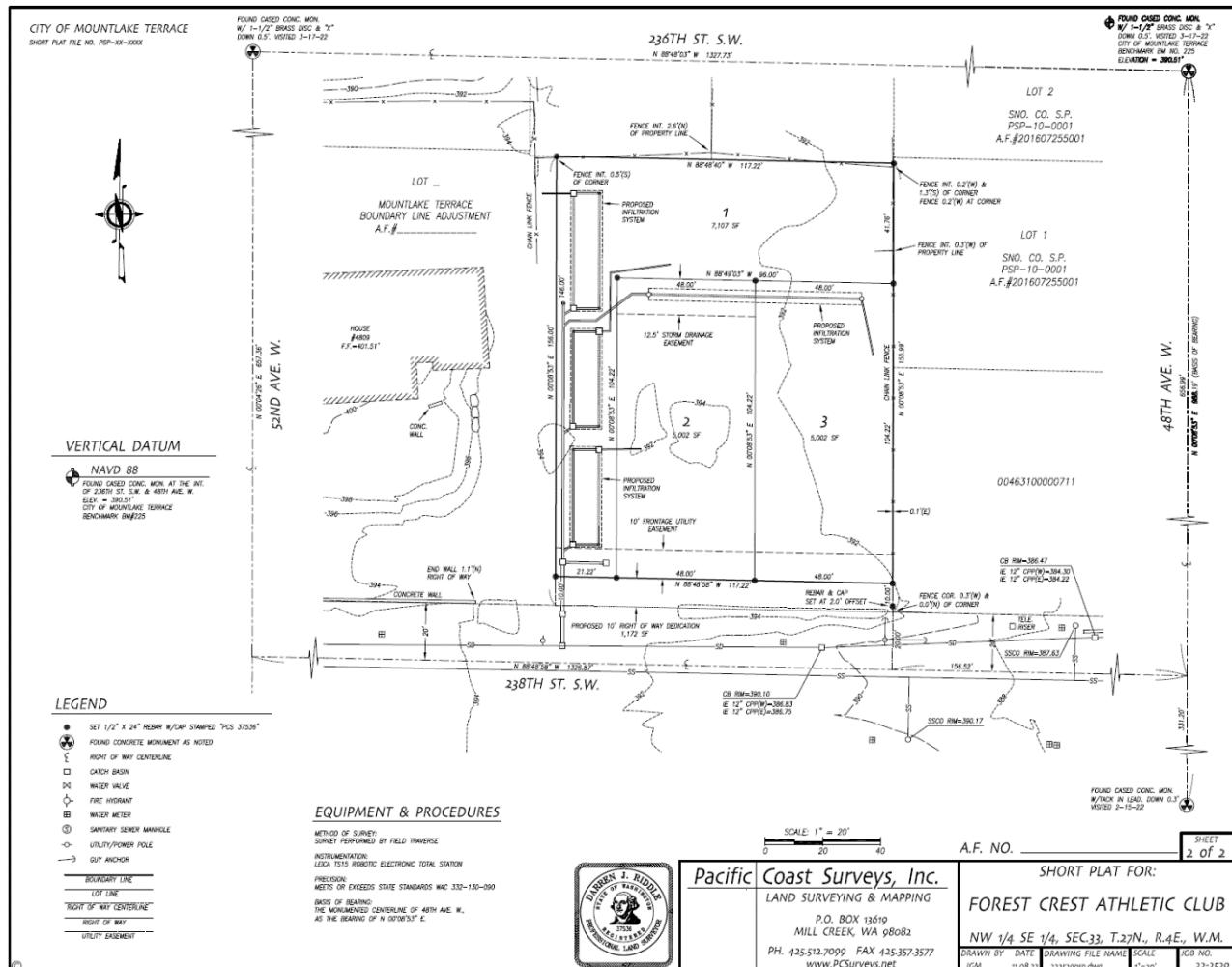
4805 238<sup>th</sup> St SW

**Zoning:** Single Household Residential (RS 4800)

**Applicant:** Forest Crest Athletic Club

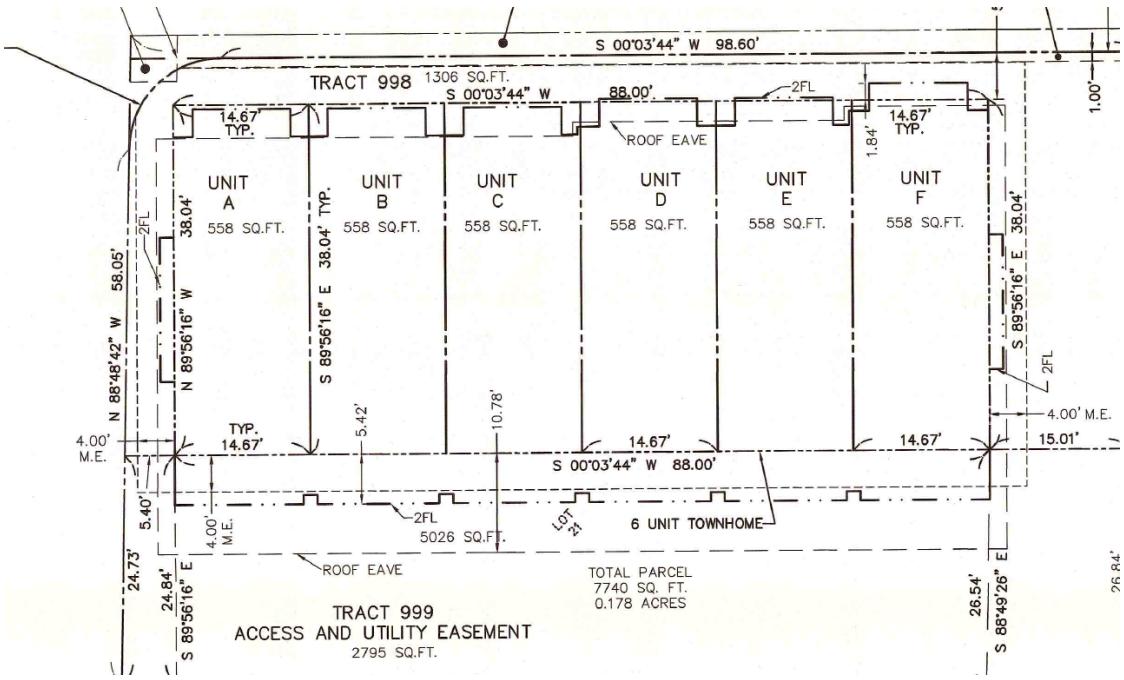
**Description:** proposal to subdivide .45 acres into three lots for the construction of three new detached single family homes.

**Status:** Processing land use application



# Gustavson Townhomes Fee Simple Unit Lot Subdivision

5602 238<sup>th</sup> Street SW



**Zoning:** Single Household Residential Transitional District (RS-T)

**Applicant:** Elliot Gustavson

**Description:** Subdivide property into six parcels (fee simple unit lots) for townhome development

**Status:** Final Land Use Approval; Building Permits Issued and Awaiting Final Inspection

View from 56<sup>th</sup> Avenue W

Source: [Redfin.com](#)

# Mountlake Village Site Development Plan

23120 56<sup>th</sup> Ave W



**Zoning:** Town Center (TC-2)

**Applicant:** Gracorp Properties, LP

**Description:** proposal to develop 301 apartment units with 426,881 square feet of gross floor area, including 5,260 square feet of retail.

**Status:** Processing Land Use application

# Premera Campus Renovation Master Site Plan

7001 220<sup>th</sup> St SW



**Zoning:** Light Industry/Office Park (LI/OP)

**Applicant:** Premera Blue Cross

**Description:** A site redevelopment plan to renovate the Premera Campus that includes construction of a new amenity building (Hub). Site improvements, and construction of new sidewalk with planter and street trees on 220th with half street road improvements. Exterior and interior renovations to the Denali, Columbia, Salish, Quinault, and Palouse Buildings are being phased over a multi-year master plan.

**Status:** Orcas Building under construction

# PSI Mini Storage

22205 70<sup>th</sup> Ave W

**Zoning:** Light Industry / Office Park District (LI/OP)

**Applicant:** PSI Atlantic MLT WA, LLC

**Description:** Construction of a 112,000 sq. ft. three story storage unit structure. The project also includes the construction of frontage improvements along 70th Ave W.

**Status:** Completed



# Sound Transit – Conditional Use Permit

Along I-5 Corridor Affecting 13 Properties Between 244th and 212th St SW



**Zoning:** Multiple districts (F/T, PFS, RS 7200, RS 8400, CG, RML)

**Applicant:** Sound Transit

**Description:** Construction of 2.2 miles of the Lynnwood Link Light Rail guideway through Mountlake Terrace and a light rail station over 236th ST SW at the Mountlake Terrace Transit Center. Construction staging is located at Transit Center and Melody Hill sites. Work includes significant tree removal, earth work, retaining walls, bridges over 236th, I-5, 220th and 212th and an underpass at 228th ST SW. A pedestrian connection to Veterans Park will be included.

**Status:** Under construction. Tentatively to be completed and open for service in 2024.

# Terrace Station – Building 2 Mixed-Use TOD Development

24015 Van Ry Blvd.



**Zoning:** Freeway/Tourist (F/T), District C

**Applicant:** Lake Union Partners

**Description:** Building 2 of a transit-oriented development (TOD) of 15 acres, consisting of a mixed-use building. Surface parking and two stories of understructure garage parking for vehicles and bicycles. 168 residential units (studio, 1, 2, and 3 bedroom) and ground floor commercial space. Access provided via VanRy Blvd. Project includes stream and wetland restoration, a pedestrian trail in protected open space, and dedication of land toward future Gateway Plaza on 236TH.

**Status:** Project leasing for residential and commercial properties in May 2022.



# Terrace Station – Building 3 Mixed-Use TOD Development

23905 Van Ry Blvd.



**Zoning:** Freeway/Tourist (F/T), District C

**Applicant:** Sierra Construction Co., Inc.

**Description:** A mixed use building in a TOD development. New 301,257 sq ft, 7-story mixed-use building (5 residential over 2 commercial/parking) on 2.29 acre site, 210 dwelling units & 14,835 sq ft commercial space at street level (offices, retail, lobby, restaurant, parking); one level under-structure parking. outdoor courtyards on the first residential level.

**Status:** Started construction April, 2022

# Terrace View Estates Fee Simple Unit Lot Subdivision

21216 52nd Avenue West

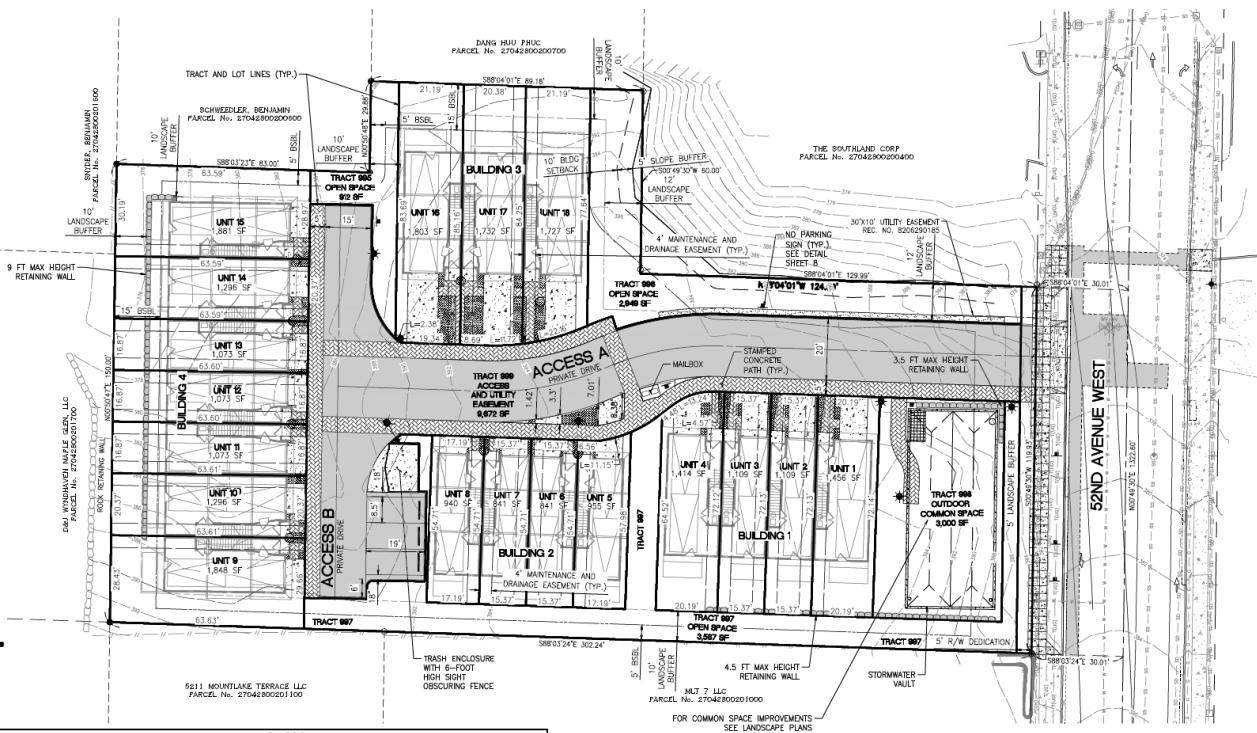


**Zoning:** Residential Medium-density Multi-Household (RMM).

**Applicant:** RMH LLC

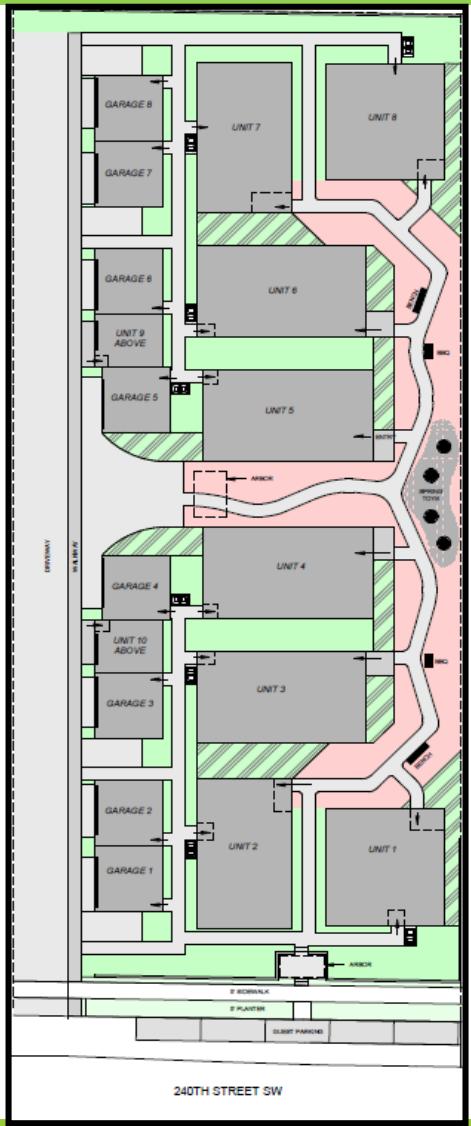
**Description:** A fee simple unit lot subdivision for 18-townhome units contained in three (3) buildings.

**Status:** Preliminary land use approval, Civil permits issued



# Velorum Cottage Homes

4615 240<sup>th</sup> St SW



**Zoning:** RS 7200

**Applicant:** Landsverk  
Quality Homes, Inc.

**Description:**

Redevelopment of a .96 acre lot into a 10-unit cottage housing development with units averaging 2,000 square feet. Features detached garages and communal open spaces.

**Status:** Awaiting Final Inspections. Units Currently For Sale.



# Wako Short Plat

6712 228<sup>th</sup> St SW

**Zoning:** Single Household Residential (RS 8400)

**Applicant:** Fatah Boualamallah, Mohammed Wako and Ali Halfiya

**Description:** A 0.84 acre lot was subdivided into three residential lots for the purpose of constructing two detached single-family homes and one existing home. The plat includes a critical area tract due to steep slopes and tree protection. Each home will have driveway access from 228TH.

**Status:** Complete



# Willow Glenn Townhomes

## Fee Simple Unit Lot Subdivision

23809, 23901, 23905 and 23907 55<sup>th</sup> Ave W



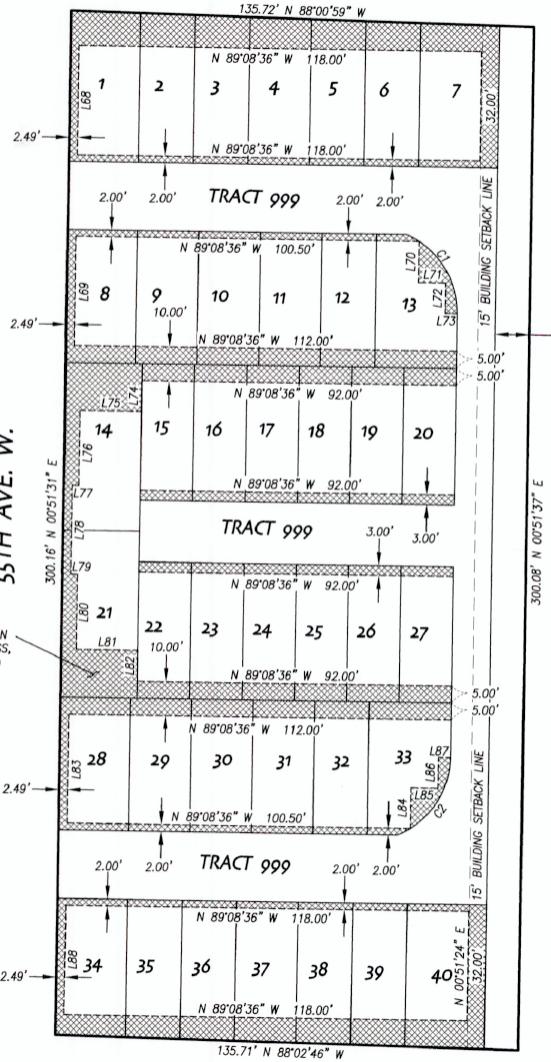
*Building 1, Units A-G*

**Zoning:** Single Family Residential District (RS-T)

**Applicant:** Landsverk Quality Homes Inc.

**Description:** An approximately 1 acre property subdivided into 40 townhome unit lots. The project consists of 6 townhome buildings, frontage improvements, and internal access.

**Status:** Civil Permits Issued; Building Permits Ready to Issue



# 52<sup>nd</sup> Landing

21215 52<sup>nd</sup> Ave W

**Zoning:** Community Business (BC)

**Applicant:** Jeremy Rene, Architect

**Description:** Proposed 4-story building with 11 units on the top three floors for a total of 33 units. The first floor will have approximately 4,700 sq ft of commercial space with 12 parking stalls. There will be an additional 29 parking stalls on site.

**Status:** Processing land use application

