

Significant Development Activities and Fees Collected: 1st and 2nd Quarter, 2015

Map #	Project Name	Address	Project Status	Project Description	Total Project Fees From Inception to Date	Q1 2015 Fees	Q2 2015 Fees	Total 2015 Fees Collected
1	24113 Building	24113 56th Ave W	Preliminary or Pre-Applications	Reuse a 6,000 sq. ft. vacant building to meet Town Center standards by adding square footage needed to meet the FAR for a Type 5 (2-story) building. To include angled parking and pedestrian activity area on 56th. Zoned (BC/D, District C)	\$278.00	\$0.00	\$278.00	\$278.00
2	Forbes Boundary Line Adjustment	5503 232nd St SW	Preliminary or Pre-Applications	Proposed boundary line adjustment between two parcels in Town Center. Retain existing structures. Zoned (BC/D, District C)	\$278.00	\$0.00	\$278.00	\$278.00
3	Mountlake Terrace LDS Pavilion and Parking Lot Expansion	22015 48th Ave W	Preliminary or Pre-Applications	Proposed parking lot expansion and addition of pavillion open structure. Zoned (RS 8400)	\$278.00	\$0.00	\$278.00	\$278.00
4	Zerai Dagnev Fee Simple Unit Lot Subdivision	4907 216th Pl SW	Preliminary or Pre-Applications	Proposal to demolish one single family home and build townhomes on a 1/2 acre lot . Zoned (RMM)	\$278.00	\$0.00	\$278.00	\$278.00
5	Genesis 305 Temple Assoc. (Lin Mixed-Use)	21507 60th Ave W	Preliminary or Pre-Applications	Proposal to build a mixed-use building. Zoned (GC)	\$278.00	\$278.00	\$0.00	\$278.00
6	Melody Hill Apartments	6205 222nd St SW	Preliminary or Pre-Applications	Proposal to create 298 dwelling units in five buildings on a 6 acre site. Zoned (GC)	\$278.00	\$278.00	\$0.00	\$278.00
7	Mountlake Terrace Gateway TOD/Gateway Village	6031 244th St SW	Preliminary or Pre-Applications	Redevelop 2 vacant lots totaling 14.62 acres with a transit oriented, mixed-used development. The proposal includes approximately 600 multi-family residential units, 100,000 sf. of consumer-oriented retail space, and associated parking and landscaping under a larger-scale site development plan process. Zoned (FT)	\$1,664.00	\$1,390.00	\$0.00	\$1,390.00
8	Arbor Village II	Between 55th and 56th Avenue, North	Preliminary or Pre-Applications	Redevelop about one acre (multiple lots) with 5-story mixed-use project. Zoned (BC/D, District B)	\$1,390.00	\$0.00	\$0.00	\$0.00
9	Mountlake Terrace Short Plat	22513 44th Ave W	Preliminary or Pre-Applications	Subdivide one 0.68 acre lot into three single family residential lots. Remove existing house. Zoned (RS7200)	\$4,448.00	\$0.00	\$4,448.00	\$4,448.00
10	Promenade Living @ Town Square	23713 56th Ave W	Land Use Pending	Develop a 0.83-acre lot with a 3-story, mixed-use development consisting of 48 multifamily residential units and 4,424 sf. of commercial space for eating/drinking establishments facing 56th Ave W. The proposal also includes under-structure parking, shared open space, pedestrian activity area and landscaping. Access to the under-structure parking garage is proposed from 238th St SW, across neighboring lot in the BC/D district. The existing single-family residential home will be demolished. Zoning (BC/D; Bldg. Dist. D)	\$15,815.00	\$0.00	\$0.00	\$0.00
11	55th Ave W Townhomes	23404 55th Ave W & 23406 55th Ave W	Land Use Pending	Redevelop 2 lots totaling 0.48 acre with 12, 3-story townhomes in 6 buildings under smaller-scale site development plan and fee simple unit lot subdivision processes; 2 existing homes to be demolished. Zoning (BC/D; Bldg. Dist. E)	\$10,004.00	\$0.00	\$9,730.00	\$9,730.00
12	Wako Short Plat	6712 228th St SW	Land Use Pending	Subdivide a single family residential lot into 3 single-family residential lots; existing home to be retained. Zoning (RS 8400)	\$4,247.00	\$0.00	\$0.00	\$0.00
13	Andorra Estates Apartments	22817 Lakeview Dr	Land Use Approved	A phased/sequenced redevelopment (infill) of a portion of an existing developed site (14.3 acres) to add 242 multifamily units in 7 new buildings (3 buildings will replace 4 buildings (32 units) proposed for demolition). Three other existing multifamily structures (buildings E, F and G) with 161 units, and a clubhouse, are proposed to be retained. The proposal includes landscaping, open space, parking, storm drainage, pedestrian activity area and street frontage improvements on Lakeview Drive. Upon completion, there will be a total of 403 units. A reduction in the number of parking spaces has been approved. Zoning (RML)	\$15,578.00	\$0.00	\$0.00	\$0.00
14	Ardsley Homes Reasonable Use Exemption	22423 72nd Ave W	Land Use Approved	Construct a single-family home on a limited portion of a 0.81-acre undeveloped lot located within a 100-year flood plain along Hall Creek, with associated wetlands. Zoning (RS 8400)	\$15,439.00	\$0.00	\$4,540.00	\$4,540.00
15	Brighton School Expansion (Evergreen School)	21704 58th Ave W	Land Use Approved	Site development plan to construct a 13,100 sf. single-story bldg. on a vacant lot for up to 195 students w/ associated site and street improvements. Zoning (RS 8400)	\$4,110.00	\$0.00	\$0.00	\$0.00
16	Bucklin Short Plat	23706 48th Ave W	Land Use Approved/ Construction Pending	Subdivide a 0.39-acre single-family residential lot into 2 single-family residential lots. Retain existing home. Zoning (RS 7200)	\$6,351.00	\$0.00	\$1,844.00	\$1,844.00

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17	Edmonds School District (Terrace Park Elementary)	5409 228th St SW	Land Use Approved/ Construction Pending	Establishing an existing educational facility as a legal, conforming use in sfr (RS 8400) zoning district to include addition of a new classroom structure	\$12,624.00	\$8,618.00	\$4,006.00	\$12,624.00
18	Shubin Short Plat (formerly Bae Short Plat)	4638 228th St SW	Land Use Approved/ Construction Pending	Subdivide a 0.67-acre lot into 3 single-family residential lots served by an access easement. The existing home will be retained. Zoning (RS 8400)	\$15,672.00	\$379.00	\$1,586.00	\$1,965.00
19	Rosser Short Plat	4807 224th St SW	Land Use Approved/ Construction Pending	Short plat a 16,318 sq. ft. single-family residential lots into 2 lots, each lot at least 6,480 sq. ft. A variance was applied for to eliminate most of the street frontage improvements associated with the proposed short plat, including curb, gutter, sidewalk and landscape strip, because of existing irregularity in 224th St SW street design. Both lots would be served by a shared access/utility easement. Zoning (RS 7200)	\$6,987.00	\$0.00	\$2,577.00	\$2,577.00
20	Drare Short Plat	22308 45th Pl W	Land Use Approved/ Construction Pending	Subdivide a 0.33-acre single-family residential lot into 2 single-family residential lots. Demolish existing home. Permits expired 01.21.2014. Zoning (RS 7200)	\$12,490.00	\$556.00	\$0.00	\$556.00
21	Edmonds School District (Cedar Way Elementary School)	22222 39th Ave W	Land Use Approved/ Construction Pending	Establishing an existing educational facility as a legal, conforming use in sfr (RS 8400) zoning district to include addition of a new classroom structure	\$14,097.00	\$8,618.00	\$1,941.00	\$10,559.00
22	Wang Short Plat	21608 48th Ave W	Land Use Approved/ Construction Pending	Subdivide a 0.95-acre lot into 4 single-family residential lots. The proposal includes a 30-foot access easement, street frontage improvements along the west margin of 48th Ave W, and retention of an existing home. Zoning (RS 7200)	\$6,220.00	\$0.00	\$1,741.00	\$1,741.00
23	Terrace at Park West Townhomes	21309 48th Ave W	Land Use Approved/ Construction Pending	Construct 27 fee simple townhomes in 5 buildings in the eastern portion (approximately 59,219 s.f. of land area) of the Park West Condominium complex. The proposal includes parking, landscaping, shared and private open space, and an ingress/egress and utility tract across the Park West Condo site. Zoning (RMM)	\$57,522.00	\$556.00	\$0.00	\$556.00
24	Atworth Commons Preliminary Plat and PUD	5601 216th Ct SW	Land Use Approved/ Under Construction	Construct 31 single-family detached homes on a 4.35-acre lot under concurrent preliminary plat and planned unit development applications. Home sizes range between 2,000 and 3,235 sq. ft. with attached, 2-car garages; 26% of the site will be developed with 3 common open space areas for passive and active recreation use for the benefit of the surrounding community; meandering pedestrian connections are provided throughout the site, within open space areas, and to neighborhoods north and south of the site; an emergency vehicle access is provided between 56th and 58th Avenues W. Requires Rezone to PUD. Zoned (RS 8400)	\$79,289.00	\$9,075.00	\$52,164.00	\$61,239.00
25	Brighton Schools	21705 58th Ave W	Land Use Approved/ Under Construction	Conditional Use Permit to establish a private K-8 school (reuse of existing church), and daycare/school (separate lot) as legal, conforming uses in residential zone. Traffic mitigation at 58th and 220th is required (4-way stop). Zoned (RS 8400)	\$51,626.00	\$20,935.00	\$7,904.00	\$28,839.00
26	Three Holy Hierarchs Church	6402 226th St SW	Land Use Approved/ Under Construction	Construct a new 17,800 sq. ft. church and associated meeting spaces, parking and landscaping on a 3-acre site. Approval was received under a Conditional Use Permit and Larger Scale Site Plan process. The existing structure has been demolished. Zoned (RS 8400)	\$66,776.00	\$7,199.00	\$556.00	\$7,755.00
27	Mountlake Senior Living	5525 244th St SW	Land Use Approved/ Under Construction	Construct a 4-story, mixed-use building on a 0.86-acre vacant lot with approximately 96 units of affordable, independent senior housing (55 and older, not state licensed), 2,214 sf. of commercial space, garage parking (bicycles, vehicles & EV vehicles), pedestrian activity area on 244th, shared rooftop open space, and landscaping. Request to reduce parking requirements approved. Zoned (BC/D, District C)	\$119,460.00	\$2,690.00	\$8,987.00	\$11,677.00

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28	Cedar Cottages	24226 52nd Ave W	Land Use Approved/ Construction Complete	Develop a 0.83-acre lot with nine cottage homes, one carriage unit, and shared common open space; significant Cedar tree to be retained. Zoned (RS 7200)	\$112,523.00	\$0.00	\$150.00	\$150.00
29	Vineyard Park (formerly Mountlake Senior Living)	23008 56th Ave W	Land Use Approved/ Construction Complete	Construct a 3- and 4-story mixed-use assisted living community development consisting of 80 housing units and 29-30 memory care beds, 8,241 sf., commercial space, under-structure and surface parking, pedestrian activity areas along 230th & 231st Streets SW and 56th & 57th Avenues W, shared open space, and landscaping. All existing structures have been demolished. Zoned (BC/D, Districts C & D)	\$260,367.00	\$627.00	\$890.00	\$1,517.00
30	Kohary Warehouse Variance	21602 66TH Ave W	Land Use Approved/ Construction Complete	Construct a new 3,500 sq. ft. storage/warehouse building, surface parking, street frontage improvements with pedestrian activity area on 66th Ave W, and landscaping. A variance was approved to reduce front yard setback on 216th St SW from 15 ft. to 5 ft. The existing single-family residential structure was demolished. Zoned (LI/OP)	\$17,234.00	\$3,072.00	\$341.00	\$3,413.00
31	Hsueh Short Plat	22225 60th Ave W	Land Use Approved/ On Hold	Subdivide a 0.67-acre lot into 3 single-family residential lots under a variance process. Land use expires 08/24/2015. Zoned (RS 7200)	\$3,270.00	\$0.00	\$0.00	\$0.00
Total Fees Collected:					\$916,871.00	\$64,271.00	\$104,517.00	\$168,788.00

General Permit Activity

Total of all Permit Fees* Collected During 1st Quarter 2015 = \$204,876.00

Total of all Permit Fees* Collected During 2nd Quarter 2015 = \$239,480.00

Total of all Permit Fees* Collected During 1st and 2nd Quarter 2015 = \$444,356.00

* Totals in this report do not count impact, trust, and capital improvements fees.

Other Permit Activity fees (not including Significant Development Activity)

1st Quarter 2015 = \$140,605.00

2nd Quarter 2015 = \$134,963.00

Total of Other Permits = \$275,568.00