



Community Development Department

To: City of Burlington, Planning Commission

From: Miranda Sires, Planner

Date: July 10, 2024

Subject: Planning Commission Agenda (July 17, 2024, Meeting)

Recent/current projects and where they are at:

1. Nardone Court (401, 443, and 447 Nardone Court, Burlington, WA)-

Project description: This project consists of a residential development of two multiunit apartment buildings and a community building containing a manager's office and apartment. The development includes a total of 115 dwellings.

Permitting: We have issued their land use permit and grading permit.

Stage: They have begun clearing the site and started on the foundation and their building permit is in review.

2. Sharon Townhomes (204 East Sharon Avenue)-

Project description: The proposed development involves the phased construction of 54 horizontally attached townhome units. As depicted on the preliminary plans submitted with the application, the townhome units would be grouped together in 12 separate buildings, each containing between four and six horizontally attached dwellings.

Permitting: They have obtained a conditional use permit, land use permit, and grading permit.

Stage: We have not heard from them since issuing their grading permit. They have not submitted building plans or a building permit application yet and no work has been started.

3. Quinns court (South Alder Street, next to 135 East Sharon Ave, Burlington, WA)-

Project description: The applicant is proposing to construct a townhouse development consisting of three-story 4-unit multifamily residential building on the property, each with their own garage on ground level.

Permitting: They have received their land use and grading permit.

Stage: Their building permit is in review; no work has been started yet.

4. Hudson Apartments (199 Pease Road Burlington, WA)-

Project description: The proposed development will be a mixed-use development consisting of two buildings, A and B. Building A will be abutting the north edge of Pease Road with 67 multi-family residential dwelling units. Building A will also contain commercial retail businesses. Building B will be North of building A and will have 4 floors, each floor having 36 dwelling units.

Permitting: They have not yet received a land use permit.

Stage: We are waiting for an updated wetland mitigation plan in order to process their land use permit.

5. Cascade Place Apartments (Cascade Place, Burlington, WA)-

Project description: The applicant is proposing to construct a 3- story, 26-unit apartment complex.

Permitting: They have received their land use permit.

Stage: We are waiting for revised plans and for a grading permit application.

6. Gilkey Townhomes (210 Gilkey Road, Burlington, WA)-

Project description: The applicant is proposing to construct a mixed-use townhouse development consisting of a three-story 4-unit multifamily residential building on the property, each unit will include a garage on ground level with commercial space in front abutting Gilkey Road.

Permitting: They have received their land use permit.

Stage: We are in the review process of their grading permit.

7. Backus Parking lot of Silfab (1770 Port Drive, Burlington, WA)-

Project description: The applicant is proposing to construct a 100-stall parking lot where half of the site will be paved to be used as a storage area.

Permitting: They have received their land use permit.

Stage: We are in the middle of the review process for their grading permit.

8. Walnut self-storage (1808 S Walnut Street, Burlington, WA)-

Project description: The applicant is proposing to construct a self-storage facility that consists of 5 separate single-story buildings that will also include boat and RV storage along with an office space. The project also includes building a private access road from Walnut Street back to the property over a 50' easement on the North side of properties P132582 and P132581.

Permitting: In the middle of reviewing their land use permit.

Stage: We need a flood displacement report from them in order to process their land use permit.

9. Hub City Phase II (Intersection of Burlington Boulevard & Sakuma Brothers Avenue)-

Project description: The applicant is proposing a mixed-use development consisting of a single commercial building with a floor area of 4,570 square feet and five-story multiunit buildings containing 102 dwellings.

Permitting: They have received their land use permit.

Stage: We told them they can submit final plans for their grading permit, and we have not heard back since October. We will reach out and may have to close out their application.

10. Gentry Pine Subdivision (900 South Pine Street)-

Project description: the City received an application for preliminary plat approval to divide a 13.36-acre (581,962 sq. ft.) site into 89 residential lots. The resulting lots will be developed with horizontally attached townhouse units for individual sale.

Permitting: We did a staff report recommendation and their project was denied by the hearing examiner and the Council decided to not vote either way.

Stage: They have taken this project for superior court to decide.

11. Gilkey and Walnut Apartments (225 Gilkey approximately)-

Project description: The project proposal is a four-story mixed-use building containing 69 residential units and three commercial tenant spaces on the ground floor.

Permitting: We have issued their land use, grading and building permits.

Stage: They started construction and are making slow progress.

12. Stevens Road Apartments Phase II (Intersection of Bouslog Road and Stevens Road)-

Project description: On December 19, 2022, the City received an application for a conditional use permit to construct a mixed use development consisting of two three-story multiunit buildings containing a total of 48 dwelling units, and one mixed use building containing ten dwelling units and 1,902 square feet of commercial space.

Permitting: They have received all of their permits: Conditional use permit, land use permit, grading permit and building permit.

Stage: They are constructing the last building close to Goldenrod Road. The rest of the site has been developed.

13. Walnut Trail Apartments/McCorquedale Road Apartments (1704 Burlington Boulevard)-

Project description: On February 8, 2022, the City received an application to construct a mixed use development consisting of a single commercial building with a floor area of 10,000 square feet and five multiunit buildings containing 120 dwellings, and a leasing office/community building.

Permitting: They have received all of their permits: Land use, grading, and building.

Stage: They have begun construction and are moving along quickly.

14. Rio Vista Duplexes (304 Rio Vista)-

Project description: On October 15, 2020, Tony Chang submitted an application to construct two duplex buildings on a parcel located at 304 East Rio Vista Avenue.

Permitting: They have received their land use and grading permit.

Stage: They did not send in an application for their building permit and the grading permit has expired.

TRC meetings/Potential development:

1. **Sage- Market Place Drive Apartments:** They are proposing to develop an apartment complex at 1912 South Burlington Boulevard and the project would consist of eight multiunit residential buildings containing approximately 166 dwellings.
2. **Sage- Gilbert Project Apartments:** They are proposing on developing an apartment complex at South Goldenrod Road and West McCorquodale Road and the project would consist of 16 3-story walk up multiunit residential buildings containing approximately 384 units.
This project is next to Gages Slough, and it is in the CI-1 zone so they will need a conditional use permit.
3. **Sage- Issacson’s Parcels:** They are proposing on developing apartment buildings bordered to the North of Kirby Avenue and to the West of Burlington Boulevard and the project would consist of 12 3-story walk-up apartment buildings or 280 units.
4. **VOA E Rio Vista Affordable Housing:** The VOA organization is interested in developing an apartment complex along East Rio Vista and the project would consist of 5 multiunit buildings containing a combined total of 42 dwellings.
5. **1000 Hazel- Skagit Habitat for Humanity:** This organization is interested in developing townhouse style (horizontally attached) homes on a property at 1000 East Hazle Avenue.

Completed				
Name	Type	Units	Other	Location
Riverwalk townhomes	Horizontally Attached	6		River’s Edge Plat
Fairhaven Townhomes	Horizontally attached	4		1030 Fairhaven
Hub City Apartments (phase 1)	Multiunit	72	3,500 commercial	120 East George Hopper
Peterson Townhomes	Horizontally attached	4		705 Peterson
Fairhaven Triplex	Horizontally attached	3		1112 Fairhaven
Oak Street Apartments	Multiunit	4		323 Oak Street
Pump Drive Apartments	Multiunit	96		175 Pump Drive
Grafton Park Apartments	Multiunit	140	21,067 commercial	Burl Blvd & Andis Road
First Step Center	Shelter	48		Pease Road
Cascade Place	Multiunit	35		160 Cascade Place

Oak Street Duplexes	Horizontally attached	8		313 Oak
Stevens Road Apartments (Phase 1)	Multi-unit	156		Stevens & Bouslog
Affinity	Multi-Unit	170		South Walnut
Rio Vista Townhomes	Horizontally Attached	4		130 East Rio Vista
Total		750		

Construction				
Name	Type	Units	Other	Location
Gilkey Apartments	Multiunit	69	1,560 commercial	Gilkey & Walnut
Walnut Trail Apartments/ McCorquedale Road Apartments	Multiunit	120	10,000 commercial	1704 Burl Blvd
Stevens Road Apartments (Phase 2)	Multiunit	82	1,902 commercial	Stevens & Bouslog
Total		271		

Permitting				
Name	Type	Units	Other	Location
Rio Vista Duplexes	Horizontally Attached	4		304 Rio Vista
Gilkey Townhomes	Multiunit	4		210 Gilkey Road
Pease Road Apartments/Hudson	Multiunit	211	2,200 commercial	199 Pease Road
Sharon Townhomes	Horizontally Attached	56		204 Sharon
Hub City Apartments (phase 2)	Multiunit	102	4,570 commercial	Sakuma Brothers and Burl Blvd
Quinns Court	Horizontally Attached	4		South Alder Street
Nardone Court Apartments	Horizontally Attached	4		615 Peterson
Cascade Place Apartments	Multiunit	26		Cascade Place
Total		411		

Pre-Application				
Name	Type	Units	Other	Location
Gentry/Pine Street/Gages crossing	Horizontally attached	89		900 South Pine Street
Sage Market Place Drive Apartments	Multiunit	166	There will be commercial space	1912 South Burlington Boulevard
Sage Gilbert Project	Multiunit	384	There will be commercial space	East South Goldenrod Road; Southwest McCorquedale Road
Sage Issacson's parcels	Multiunit	280	There will be commercial space	In between Kirby Avenue and North Burlington Boulevard
1000 Hazel/Habitat for Humanity	Horizontally attached	4		1000 East Hazel
E Rio Vista/VOA	Multiunit	42		1724 E Rio Vista
Total		965		