



---

## Community Development Department

**To:** City of Burlington, Planning Commission

**From:** Miranda Sires, Planner

**Date:** December 18, 2024

**Subject:** Planning Commission Agenda (October 16, 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 building permits.

Stage: They have begun building the apartments.

**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 have sent out a two week notice for them to give us the required corrections from the correction letter we sent out in March by October 14, 2024. We did not hear anything back so we gave them another two-week notice stating we will cancel their permit if we have not heard back by October 29, 2024. We heard back and they said they are almost finished with the wetland corrections.

- 5. Cascade Place Apartments (Cascade Place, Burlington, WA)-**  
Project description: The applicant is proposing to construct a 3- story, 26-unit apartment complex.

Permitting: We have received a grading permit application.

Stage: We have sent them corrections that they need to make on their civil plans in order to issue their grading permit.

- 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: We have issued them their land use and grading permit.

Stage: They have asked for an extension for their building 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 and their grading permit.

Stage: This project does not need a building permit, however they have not started on any work.

**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 & 141 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, grading permit and building permit.

Stage: They have started clearing the site and are preparing to build.

**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: This project has finally been approved after being denied a year ago by the hearing examiner. It went to superior court, then to the new hearing examiner and back to council for final approval.

Stage: We are waiting for a few materials regarding their subdivision and preliminary plat approval because they are requesting to add a few more units.

**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.

**15. Costco Addition (1725 South Burlington Boulevard)-**

Project description: On July 17, 2024, the City received an application for a land use permit to expand the Costco Warehouse building and to modify the parking area behind the building. An access off the South Burlington Boulevard will be closed and a new access within the Costco property will be constructed to provide vehicle and pedestrian access to the updated parking area.

Permitting: We have issued them their land use permit.

Stage: We are waiting for them to send in their grading permit application.

**16. Sage Market Place Drive Apartments (1912 South Burlington Boulevard)-**

Project description: 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.

Permitting: They have sent in their materials for the land use stage and this project is currently in review.

Stage: The two-week comment period has ended, and we have asked them to revise their plans and their wetland mitigation report.

**17. Sage Gilbert Project Apartments-**

Project Description: They are proposing to develop 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.

Permitting: They have sent in their materials to be reviewed for the conditional use permit.

Stage: We have given them a correction letter for a revision of their site plan and are waiting for a revised plan.

**18. VOA E Rio Vista Affordable Housing-**

Project Description: The VOA organization is proposing to develop a apartment complex along East Rio Vista and the project will consist of 6 buildings in total containing a combined total of 42 dwellings.

Permitting: They have sent in their materials for a land use permit.

Stage: We have issued their land use permit and are waiting for their grading permit application along with revised plans from the land use stage.

**TRC meetings/Potential development:**

- 19. 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.
- 20. 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.
- 21. Caroline Street Townhomes:** They are proposing to develop 4 horizontally attached dwellings along Caroline Street and Monroe Street. This is in the RD zone and horizontally attached dwellings are not permitted outright so the applicant would need to apply for a conditional use permit.
- 22. Cedar Street townhomes-** They are proposing to develop 8 horizontally attached dwelling units along Cedar Street. This is in the MUR-2 zone which is permitted but with only one residential building per lot allowance and they are proposing two residential buildings on one lot.
- 23. Chick-Fil-A-** They are wanting to build a chick-fil-a drive-through restaurant at the intersection of SR-20 and Nevitt Road. We had a TRC back in January and we have been in recent contact with the owners and developers, and they are about to send in their land use application materials soon.
- 24. Sage- Pape lots:** They are proposing 15 residential buildings for a total of 360 units on a 15-acre property with 4 acres being dedicated to commercial space. This is in the CI-1 zone however, so a conditional use permit would be needed.

<b>Completed</b>				
<b>Name</b>	<b>Type</b>	<b>Units</b>	<b>Other</b>	<b>Location</b>
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

<b>Completed - continued</b>				
<b>Name</b>	<b>Type</b>	<b>Units</b>	<b>Other</b>	<b>Location</b>
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
<b>Total</b>		<b>750</b>		

<b>Construction</b>				
<b>Name</b>	<b>Type</b>	<b>Units</b>	<b>Other</b>	<b>Location</b>
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
Hub City Apartments (phase 2)	Multiunit	102	4,570 commercial	140 Sakuma Brothers
Nardone Court apartments	Multiunit	115		401, 443, and 447 Nardone Court
<b>Total</b>		<b>488</b>		

<b>Permitting</b>				
<b>Name</b>	<b>Type</b>	<b>Units</b>	<b>Other</b>	<b>Location</b>
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
Quinns Court	Horizontally Attached	4		South Alder Street
Cascade Place Apartments	Multiunit	26		Cascade Place

<b>Permitting - continued</b>				
<b>Name</b>	<b>Type</b>	<b>Units</b>	<b>Other</b>	<b>Location</b>
Sage Market Place Drive Apartments	Multiunit	166	There will be commercial space	1912 South Burlington Boulevard
E Rio Vista/VOA	Multiunit	42		1724 E Rio Vista
Sage Gilbert Project	Multiunit	384	There will be commercial space	East South Goldenrod Road; Southwest McCorquedale Road
<b>Total</b>		<b>897</b>		

<b>Pre-Application</b>				
<b>Name</b>	<b>Type</b>	<b>Units</b>	<b>Other</b>	<b>Location</b>
Gentry/Pine Street/Gages crossing	Horizontally attached	89		900 South Pine Street
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
Caroline Street	Horizontally attached	4		Caroline and Monroe street
Cedar Street	Horizontally attached	8		Cedar Street
Sage-Pape property	Multiunit	360	4 acres of commercial	1100 block of Goldenrod Road (Schlossberg/Pape' property)
<b>Total</b>		<b>745</b>		