

# **CITY OF NEWCASTLE DEVELOPMENT PROJECTS UNDER REVIEW**

## ANGELL SUBDIVISION

**Project #** 963

**Primary Contact:** Ben Rutkowski PE  
The Blueline Group  
25 Central Way Ste 400  
Kirkland, WA 98033  
425-216-4051 ext 226

**Planner:** Amy Maxim

**Location:** The project is located east of 116<sup>th</sup> Ave. SE, at the intersection of 116<sup>th</sup> Ave. SE and SE 80<sup>th</sup> St. Address of affected lot is 11625 SE 80<sup>th</sup> Street. Tax Parcel # 334630-0260, 0261, 0265.

**Property Size:** 3.65 acres

**Zoning:** R-4

**Development:** Subdivision of existing 3 lots into 11 Single Family Residential lots. The site contains a wetland.

**Status:** Application submitted 01/18/2008. Determined complete 02/01/2008. NoA mailed 02/28/2008. NoA published 03/01/2008. Undergoing preliminary review. SEPA MDNS issued 3/10/2009. Public Hearing 5/19/09. Preliminary Plat approved by Council Resolution 7/7/09.

## AT&T WCF VARIANCE

**Project #** 09-PL-020

**Primary Contact:** Mike Mischel  
AT&T Wireless  
4616 77<sup>th</sup> Ave SW  
Gig Harbor WA 98335  
253-224-0121

**Planner:** Scott Logel

**Location:** 6860 Coal Creek Parkway SE

**Property Size:** N/A

**Zoning:** MU/I

**Development:** Wireless communication facility: replacing existing antennae

**Status:** Application submitted 05/07/2009. Determined complete 06/02/2009. NoA mailed and published 06/08/2009, posted 06/24/2009. Undergoing preliminary review.

**BASRA SHORT PLAT**

**Project #:** 932

**Primary Contact:** Jagpal Basra  
P.O. Box 981  
Kirkland, WA 98083  
(206) 235-9000

**Planner:** Amy Maxim

**Location:** The project is located at the SW corner of 116<sup>th</sup> Ave. SE and SE 72<sup>nd</sup> Street, Newcastle, WA 98056. Tax Parcel 334330-0080.

**Property Size:** 0.79 acres

**Zoning:** R-4

**Development:** Subdivision of a 0.79 acre parcel into 3 Single Family Residential lots.

**Status:** Application submitted 02/17/06. Determined Complete 02/21/06. Notice of Application issued 03/13/06. Preliminary Short Plat Approval 03/26/07. ERP approved 12/19/08.

**BOREN CREEK TOWNHOMES**

**Project #:** 899

**Primary Contact:** Gary Hall  
PO Box 99305  
Seattle, WA 98139-0308  
206-941-9641

**Planner:** Scott Logel

**Location:** The project is located southwest of the intersection of SE 84<sup>th</sup> Way and Coal Creek Parkway SE. Tax Parcels # 334630-0598 & 0588.

**Property Size:** 4.7 acres

**Zoning:** R-6

**Development:** Site Plan Approval for 18 townhouse units on a 4.7 acre parcel. The site contains wetlands.

**Status:** Application submitted 07/14/99. SEPA Issued 11/21/01. Received Site Plan Approval 02/26/02. Decision appealed 03/18/02. Appeal dropped. Undergoing ERP. ERP Approved 4/20/09.

## COTTINGTON SUBDIVISION

**Project #:** 889

**Primary Contact:** De-En Lang  
Lang Associates  
10658 Riviera Place NE  
Seattle, WA 98125  
206-306-8880

**Planner:** Scott Logel

**Location:** The property is located South of SE 84<sup>th</sup> St. between 120<sup>th</sup> Ave SE and 122<sup>nd</sup> Ave SE. ¼ NWS33, T24, R5E, Tax Parcels # 334630-0435, 0440, 0420 & 0425

**Property Size:** 6.80 acres

**Zoning:** R-4

**Development:** Subdivision of 4 parcels totaling 6.8 acres into 27 Single Family Residential lots.

**Status:** Application submitted 12/03/03. Determined Complete 12/08/03. Notice of Application issued 12/11/03. SEPA Issued 08/10/05. Preliminary Plat Approval 02/21/06.

## EDEN GROVE

**Project #:** 934

**Primary Contact:** Darrin Sanford  
Pacific Engineering  
15445 53<sup>rd</sup> Ave South, Suite 100  
Seattle, WA 98188  
425-251-881

**Planner:** Scott Logel

**Location:** The project is located north of SE 89<sup>th</sup> Place, south of SE 88<sup>th</sup> Street and east of Puget Sound Power and Light Company Easement. NE ¼, SE ¼ of Section 33, Township 24, Range 5 East. Tax Parcels # 334510-0425, 0426, 0428, 0430, 0431, 0432, 0433, 0434, 0436, and 0437.

**Property Size:** 9.47 acres

**Zoning:** R-4

**Development:** Subdivision of 10 parcels totaling 9.39 acres into 33 Single Family Residential lots. The site contains steep slopes and wetlands.

**Status:** Application submitted 03/30/06. Determined complete 03/30/06. Notice of Application issued 04/26/06. SEPA Issued 10/23/06. Preliminary Plat Approval 06/05/07. Demolition permits have been issued and demolition has been

completed. Engineering Review Permit and Notice to Proceed issued June 26, 2008.

**FIREHOUSE SHORT PLAT**

**Project #:** 953

**Primary Contact:** Don Leabo  
P.O. Box 3531  
Redmond, WA 98073  
(800) 892-8462

**Planner:** Amy Maxim

**Location:** The property is located near the corner of 112<sup>th</sup> Ave SE and SE 68<sup>th</sup> St. Tax Parcel 334330-0580. 1/4NE SEC29 T24 R05

**Property Size:** 35,540 SF

**Zoning:** R-6

**Development:** Subdivision of a 0.82 acre parcel into 4 Single Family Residential lots.

**Status:** Application submitted 07/13/07. Determined Complete 08/06/07. Notice of Application issued 08/13/07. Preliminary Short Plat approved 05/21/08.

**GREENWORKS REALTY (TRAILS AT NEWCASTLE)**

**Project #:** 905

**Primary Contact:** GreenWorks Realty  
Aaron Keeler  
7406 Greenwood Ave N  
Seattle, WA 98103  
206-283-8181

**Planner:** Scott Logel

**Location:** The project is located at 8018 Coal Creek Parkway. Tax Parcel # 342405-9069

**Property Size:** 6.35 acres

**Zoning:** R-6

**Development:** Residential condominium binding site plan for 32 cottage style condominium units on a 6.39 acre parcel. The site contains steep slopes, wetlands, and a stream.

**Status:** Application submitted 03/08/05. Determined complete 03/28/05. Notice of Application issued 03/31/05. SEPA Issued 03/26/07. Received Binding Site Plan Approval 07/18/07. Undergoing Engineering Review.

**LAWRENCE PARK**

**Project #:** 938

**Primary Contact:** Scott Cameron  
Lawrence Park, LLC  
4 – 102<sup>nd</sup> Avenue NE, Suite 201  
Bellevue, WA 98004

**Planner:** Scott Logel

**Location:** The property is located between 116<sup>th</sup> Ave. SE and 118<sup>th</sup> Avenue SE, north of SE 88<sup>th</sup> Street. Tax Parcels # 334630-0332, 0356, and 0357

**Property Size:** 2.64

**Zoning:** R-4

**Development:** Subdivision of 3 parcels totaling 2.64 acres into 7 single-family residential lots. The site contains a wetland.

**Status:** Application submitted 10/18/06. Determined complete 11/01/06. Notice of Application issued 11/01/06. SEPA issued 10/18/07. Preliminary Plat approval 01/15/08 by Resolution #0404. ERP submitted 04/04/08. ERP approved 10/23/08.

**MCALLISTER REASONABLE USE EXCEPTION**

**Project #** 957

**Primary Contact:** Ron McAllister  
7405 116th Avenue SE  
Newcastle, WA 98056

**Planner:** Amy Maxim

**Location:** The property is located at west of 116th Ave. SE, three parcels north of SE 75th St. NW ¼ SE ¼ S29, T24N, R5E, Tax Parcel # 334330-0102

**Property Size:** 0.71 acres

**Zoning:** R-6

**Development:** The proposal is for one house on 0.71 acres of vacant land. The site contains significant critical areas and associated buffers that currently impede development. The RUE request would alter the critical area buffers for the purpose of constructing a single-family residence. Determination of Non-Significance noticed 10/23/08.

**Status:** Application submitted 10/05/07. Determined Complete 10/09/07. Notice of Application issued 10/16/07. Public Hearing held 10/30/08. Approved 12/2/08.

**MEADOWVIEW PARK SHORT PLAT**

**Project #:** 941

**Primary Contact:** Bill Dunlap & Napoleon Esperanza  
Pacific Land Investment Corp  
14410 Bel-Red Road  
Bellevue, WA 98007  
425-649-8150

**Planner:** Amy Maxim

**Location:** The property is located just north of and accessible from the intersection of 142<sup>nd</sup> Way SE and SE 77<sup>th</sup> Street. It is on Tract N of the Plat of Meadowview Park. SE ¼ of Section 27, Township 24, Range 5E. Tax Parcel # 541535-0850.

**Property Size:** 6.75 acres

**Zoning:** R-4

**Development:** Subdivision of a 6.95 acre parcel into 3 Single Family Residential lots. 5.7 acres of the site will be set aside in a conservation easement tract. The site contains steep slopes.

**Status:** Application submitted 06/09/06. Determined complete 06/19/06. Notice of Application issued 07/03/06. Preliminary short plat approved 08/06/08.

**NEWCASTLE LIBRARY**

**Project #:** 965

**Primary Contact:** King County Library System  
Kay Johnson  
960 Newport Way  
Issaquah, WA 98027  
425-399-3301

**Planner:** Scott Logel

**Location:** The property is located on the SE corner of Newcastle Way and 129th Ave. SE in downtown Newcastle. SE¼ NES28, T24, R5E, Tax Parcels # 282405-9153, 9154, and 9155.

**Property Size:** 1 acre

**Zoning:** Community Business (CB)

**Development:** Mixed use development with 78 apartment units, 1200 sf retail space and 10,000 sf library

**Status:** Application submitted 01/25/08. Determined complete 02/22/08. Notice of Application issued on 03/03/08. Undergoing Site Plan review.

**NEWCASTLE VISTA II**

**Project #** 888 (old application 852)

**Primary Contact:** John Harkness  
CamWest Development  
9720 NE 120<sup>th</sup> PI  
Kirkland, WA 98034  
425-825-1565

**Planner:** Scott Logel

**Location:** The project is located at SE 81<sup>st</sup> Pl., between 141<sup>st</sup> Ave. SE and SE 83<sup>rd</sup> St. NW ¼ of S34, T24N, R05E. Tax Parcel # 342405-9085.

**Property Size:** 17.5 acres

**Zoning:** R-4

**Development:** Subdivision of a 17.5 acre parcel into 13 Single Family Residential lots. The site contains steep slopes.

**Status:** Application submitted 03/01/02. Determined complete 05/07/02. Notice of Application issued 05/10/02. SEPA Issued 03/03/06. Preliminary Plat Approval 05/16/06. ERP approval 05/02/07. ERP extended to 05/02/10

**NORTHWIND LLC – SE 88<sup>th</sup> PLACE PLAT**

**Project #** 09-PL-015

**Primary Contact:** Paul Murphy  
Northwind Development LLC  
3215 NW 80<sup>th</sup> St  
Seattle, WA 98117  
206-793-5289

**Planner:** Scott Logel

**Location:** The project site is located on SE 88<sup>th</sup> PL two blocks east of the intersection with 116<sup>th</sup> Ave. The Tax Parcel Identification # 3345100190. N ¼ of the SW ¼ of Section 33, Township 24N, Range 05 E.

**Property Size:** 2.69 acres

**Zoning:** R-4

**Development:** Subdivision of a 2.69 acre parcel into 5 Single Family Residential lots. The site contains steep slopes, streams and wetlands.

**Status:** Application submitted 04/07/09. Determined complete 04/21/09. Notice of Application issued 05/4/09. Undergoing review.

**T-MOBILE VARIANCE/CUP**

**Project #** 09-PL-027

**Primary Contact:** Jeff Smith  
T Mobile USA  
15430 NE 92<sup>nd</sup> St  
Redmond, WA 98052  
425-773-6884

**Planner:** Scott Logel

**Location:** The project is located in the northeast corner of the intersection of Newcastle Way and 123<sup>rd</sup> Ave SE, in the right-of-way.

**Property Size:** 3.65 acres

**Zoning:** N/A

**Development:** Wireless Communications Facility: replace 53 foot utility pose with 3 new panel antennae and 6 foot by 8 foot underground vault with associated equipment.

**Status:** Application submitted 06/29/2009.

**TRACT J SUBDIVISION**

**Project #:** 970

**Primary Contact:** Wendy Dorothy  
The Highlands at Newcastle LLC  
2821 Northup Way Ste 100  
Bellevue WA 98004  
425-828-3907

**Planner:** Amy Maxim

**Location:** The property is located on SE 91<sup>st</sup> Street west of 138<sup>th</sup> Ave SE. NE ¼ of the SW ¼ of Section 34, Township 24N, Range 05E. Tax Parcel # 330396-0410.

**Property Size:** 2.3 acres

**Zoning:** R-6

**Development:** Subdivision of a 2.3 acre parcel into 8 Single Family Residential lots and a storm water tract.

**Status:** Application submitted 07/03/2008. Determined complete 07/18/2008. NoA mailed 02/21/2008. NoA published 07/23/2008. Undergoing preliminary review. SEPA MDNS issued 12/26/08. Public Hearing 4/20/2009. Preliminary plat approval by CC resolution 5/19/09.

## VARNEY SUBDIVISION

**Project #** 950

**Primary Contact:** Rob Stewart  
Greacen Construction, Inc.  
1140 140th Ave. NE, Suite D  
Bellevue, WA 98005-2976

**Planner:** Scott Logel

**Location:** The project is located at 8824 136th Ave SE, Newcastle, WA 98059. Tax parcel # 342405-9012

**Property Size:** 1.75 acres

**Zoning:** R-6

**Development:** Subdivision of a 1.75 acre parcel into 7 Single Family Residential lots. The site contains steep slopes.

**Status:** Application submitted 11/20/06. Determined complete 12/12/06. Notice of Application issued 12/20/06. SEPA issued 10/18/07. Preliminary Plat approval 01/15/2008 by Resolution #0406. Engineering Review Permit application submitted 02/08/2008. Undergoing Engineering review.

## WOLVIN SUBDIVISION

**Project #:** 903

**Primary Contact:** Fred Herber  
Heritage Newcastle II  
12011 NE 1<sup>st</sup> Street, Suite 201  
Bellevue, WA 98005  
425-709-6512

**Planner:** Scott Logel

**Location:** The property is located approximately 700 feet north of SE 91<sup>st</sup> Street. East of and adjacent to 136<sup>th</sup> Ave SE, East of Coal Creek Parkway. Site address is 8815 138<sup>th</sup> Ave SE. Tax Parcels #342405-9082 and 9139

**Property Size:** 3.39 acres

**Zoning:** R-6

**Development:** Subdivision of 2 parcels totaling 3.39 acres into 13 Single Family Residential lots.

**Status:** Application submitted 06/15/04. Determined complete on 06/17/04. Notice of Application issued 06/17/04. SEPA Issued 5/26/07. Public Hearing 10/22/07. Request for Reconsideration denied 12/13/2007. Preliminary Plat approval 01/15/2008 by Resolution #0407.

# **CITY OF NEWCASTLE DEVELOPMENT PROJECTS APPROVED FOR BUILDING PERMIT**

## COX SUBDIVISION (BRISTOL COURT)

**Project #:** 828

**Primary Contact:** CamWest Real Estate Development, Inc.  
9720 NE 120th Pl., Suite 100  
Kirkland, WA 98034  
425-825-1955

**Planner:** City Staff

**Location:** The project is located east of and adjacent to 136<sup>th</sup> Ave. SE, approximately 200 feet north of SE 91<sup>st</sup> St. Property address is 9018 – 136<sup>th</sup> Ave. SE. Tax Parcels # 342405-9156, 9092, 9030, 9023, 9032.

**Property Size:** 7.23 acres

**Zoning:** R-6 and R-4

**Development:** Subdivision of 4 parcels totaling 7.23 acres into 28 Single Family Residential lots. Storm detention will be provided offsite.

**Status:** Application submitted 02/26/01. Determined complete on 04/12/01. Notice of Application issued 04/26/01. SEPA issued 08/31/03. Preliminary Plat Approval 06/08/04. ERP and NTP issued 05/11/06. Final Plat Approval 06/05/07.

## ELIZABETH ESTATES

**Project #:** 904

**Primary Contact:** Chris Tobin  
Contour Inc.  
12515 Bel-Red Road #201  
Bellevue, WA 98005

**Planner:** Scott Logel

**Location:** The property is located in the 8300 block of 116<sup>th</sup> Ave SE, 300 feet north of the intersection with SE 84<sup>th</sup> St. Tax Parcel 322405-9075

**Property Size:** 4.77 acres

**Zoning:** R-4

**Development:** Subdivision of a 4.77 acre parcel into 11 Single Family Residential lots in a Planned Unit Development. The site contains a stream and associated wetland.

**Status:** Application submitted 06/17/04. Determined Complete 08/10/04. Notice of Application issued 08/13/04. SEPA Issued 03/06/06. Preliminary Plat/PUD Approval 06/06/06. Issued ERP and Notice to Proceed 05/29/07. Final plat approved 04/15/08.

**GOLLINS SUBDIVISION**

**Project #:** 946 (old 885)

**Primary Contact:** Scott Finch  
Dreamworks Construction  
6457 Lake Washington Blvd.  
Newcastle, WA 98056  
206-650-6129

**Planner:** City Staff

**Location:** The property is located at 11401 SE 72<sup>nd</sup> Street. Tax Parcel # 334330-0220

**Property Size:** 2.54

**Zoning:** R-4

**Development:** Subdivision of a 2.54 acre parcel into 7 Single Family Residential lots. Existing single-family residence will remain.

**Status:** Application submitted 10/24/03. Determined complete 10/28/03. Notice of Application issued 11/11/03. Preliminary Plat Approval 08/17/04. ERP Approved 05/20/05. Notice to Proceed 10/09/06. Final Plat approval 10/16/07.

**HAZELWOOD RIDGE DIVISION II**

**Project #:** 560

**Primary Contact:** Wayne Jones  
Lakeridge Development  
P.O. Box 146  
Renton, WA 98057  
425-228-9750 or 206-399-7400

**Planner:** City Staff

**Location:** The project is located between 116<sup>th</sup> Ave. SE and 118<sup>th</sup> Ave. SE and generally between SE 69<sup>th</sup> Way and 76<sup>th</sup> Pl. (if both were extended). Tax Parcel # 282405-9132.

**Property Size:** 8.07 acres

**Zoning:** R-6

**Development:** Subdivision of an 8.07 acre parcel into 21 Single Family Residential lots.

**Status:** Application submitted 12/31/90. Determined complete 12/31/90. Issued SEPA 06/21/94. Preliminary Plat Approval 01/16/96. Notice to proceed 08/05/97. Final Plat Approval 05/02/02. Plat vesting is expired.

LAU SHORT PLAT

**Project #** 847

**Primary Contact:** Bret Lane  
6632 S 191<sup>st</sup> Place, Ste. #E-104  
Kent, WA 98032  
425-251-1636

**Planner:** City Staff

**Location:** The project is located west of 112<sup>th</sup> Ave. SE, north of SE 68<sup>th</sup> St. and south of SE 68<sup>th</sup> St., if extended. Approximate St. address is 67XX 112<sup>th</sup> Pl. SE. Tax Parcel # 334330-0670.

**Property Size:** 0.69 acres

**Zoning:** R-6

**Development:** Subdivision of a 0.69 acre parcel into 4 Single Family Residential lots.

**Status:** Application submitted 01/17/02. Determined complete 02/01/02. Notice of Application Issued 02/21/02. Issued SEPA 03/17/03. Preliminary Approval 10/21/03. Issued Notice to Proceed & ERP 05/03/06. Final Short Plat Approval 08/24/07.

MEADOWVIEW PARK II (THE RESERVE AT NEWCASTLE)

**Project #:** 703

**Primary Contact:** Mike Miller  
Pacific Properties  
14410 Bel-Red Road  
Bellevue, WA 98007  
425-401-7628

**Planner:** City Staff

**Location:** The project is generally bounded by the Golf Club to the north, Cougar Mountain Park to the south and east, and existing residential development to the west. Tax Parcel #'s 352405-9025, 9026, 262405-9052, and 541535-0840.

**Property Size:** 151.3 acres

**Zoning:** R-4

**Development:** Subdivision of 4 parcels totaling 151.3 acres into 163 Single Family Residential lots. The site contains steep slopes, streams, and wetlands.

**Status:** Application determined complete on 09/29/97. Preliminary Plat Approval 05/18/99. Final Plat Approval 04/23/02. Plat vesting is expired.

**NEWCASTLE YMCA**

**Project #:** 886

**Primary Contact:** Scott Sadler  
YMCA of Greater Seattle  
5225 119<sup>th</sup> Ave SE  
Bellevue, WA 98006-3301  
425-644-8417

**Planner:** Scott Logel

**Location:** The property is located on the North side of Newcastle Coal Creek Road, approximately ¼ east of downtown Newcastle. SE¼ NES37, T24, R5E, Tax Parcel # 272405-9080

**Property Size:** 5.20 acres

**Zoning:** Mixed Use

**Development:** 54,162 sq. ft. YMCA

**Status:** Application submitted 12/26/03. Determined Complete 01/06/04. Issued NOA 01/20/04. Issued SEPA 06/22/04. Site Plan Approval 09/21/04. ERP and NTP issued 06/24/08. Constructing site improvements.

**PATHWAYS AT NEWCASTLE**

**Project #:** 862

**Primary Contact:** Tim Conway  
9423 SE 36<sup>th</sup> Street  
Mercer Island, WA 98040  
206-954-2437

**Planner:** Scott Logel

**Location:** The project is located south of and adjacent to SE 69<sup>th</sup> Way, 12833 SE 69<sup>th</sup> Way, S28, T24N, R5E, Tax Parcel # 282405-9080.

**Property Size:** 0.93

**Zoning:** O (Office)

**Development:** 24,076 Sq Ft Office Building

**Status:** Application submitted 07/02/02, Determined complete 08/28/02. Issued SEPA 06/13/05. Site Plan Approval 07/21/05. Building permit submitted 12/26/06, approved in 2007. Engineering Review Permit approved 03/26/08. ERP extended until 3/26/10.

**VIEW POINTE (PLAT & PUD)**

**Project #:** 690/692/943

**Primary Contact:** Lynn Bruner  
Essex Property Trust Inc  
11911 NE 1<sup>st</sup> St Suite B212  
Bellevue WA 98005  
425.732.3516

**Planner:** City Staff

**Location:** The project is located between Newcastle-Coal Creek Road and 136<sup>th</sup> Ave. SE and between SE 72<sup>nd</sup> Pl. (if extended) and Newcastle-Coal Creek Road.

**Property Size:** 4.68 acres

**Zoning:** R-6 and R-4

**Development:** 11 Single Family Residential lots and 24 condominium units.

**Status:** Preliminary plat approved prior to incorporation. Clearing and grading permit issued 04/24/98. Final Plat Approval 10/01/02. Building Permit for condos issued 09/12/07, extended to 12/31/10.

For questions concerning this project list, please contact:

Amy Maxim  
Assistant Planner  
City of Newcastle  
13020 Newcastle Way  
Newcastle, WA 98059  
425-649-4444

Email: [AmyM@ci.newcastle.wa.us](mailto:AmyM@ci.newcastle.wa.us)