CURRENT DEVELOPMENT IN THE CITY OF SHELTON

OCTOBER 13, 2026

1

DEVELOPMENTS

Developments Within or Associated with The City of Shelton

1. Olympic Heights (199 lots)
2. Alpine Ridge (308 lots)
3. Pine Heaven (400 to 500 + future phases)
4. Northcliff Commons (42 units, AP and TH)
5. Bear Street (70 lots)
6. Forest Hill (8 lots)
7. Cedar Pointe (aka Lake Boulevard) (41 lots)
8. Coffee Creek (363 lots)
9. University Avenue (71 lots)
10. Highway 101 Hotel Complex (around 100 rooms)

Developments Currently Under Construction or Starting this Summer/Fall (2026)

1. Olympic Heights
2. Northcliff Commons
3. Cedar Pointe (aka Lake Boulevard)
4. Coffee Creek (phase one 100 lots)
5. Highway 101 Hotel Complex
6. University Avenue (clearing and grading only)

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PROCESS LIST

Public Works – Engineering Process

1. **Pre-Submission Meeting:** Utility availability, initial layout, impact identification.
2. **Preliminary Plat:** Preliminary plat checklist, preliminary plans, preliminary stormwater report, site reconnaissance letter, geotechnical report, traffic scoping memo/trip generation and TIA, soils report, preliminary plat conditions of approval.
3. **Civil Plan Review:** Final stormwater report/site plan + O & M manual and SWPPP, civil plan submittal check list, civil plan set +street lighting and landscaping, engineer's cost estimate, coordination with other regulatory agencies/utility providers.
4. **Permitting and Pre-Construction:** Permit fees, ROW permit, ESC/fill & Grade permit, permit conditions, performance bond, COI, pre-construction meeting.
5. **Construction and Inspection:** ESC, grading, water, sewer, storm, and roadway multi-stage inspection during construction and contractor submittal review.
6. **Building Permits +Utility Applications and Connections:** Reviews, fees, inspections.

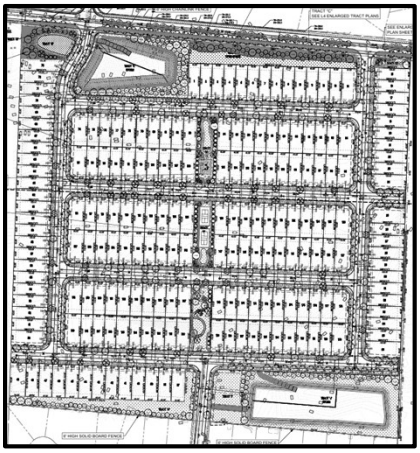
Planning Department Process

1. **Pre-Submission Meeting:** Provide process and applicable code overview.
2. **Preliminary Plat Application:** Completeness Check / Route Once Complete. Begin review. 28 Days to determine completeness. Overall timeline varies depending on applicant responsiveness.
3. **Notice of Application:** Provides advance notice to public, first chance to comment. 14 days.
4. **In Depth Code Review:** Work with applicant, agencies, departments to correct and/or provide additional information as needed. Timeline varies depending on applicant response.
5. **SEPA Process.** Issue decision based on review. Route for comments (14 days).
6. **Consider Comments.** Substantive/non-substantive. Varied timeline depending on nature of comments.
7. **Public Hearing.** Hearings Examiner Decision. 14 working days.
8. **Final Plat:** Following on-site completion of improvements or bonding. Ensure compliance with plat conditions. Route for agency review/signatures. Council final approval. 2-3 months.
9. **Building Permits:** Verify zoning compliance.

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OLYMPIC HEIGHTS (199 LOTS)

APPROVED BY THE CITY OF SHELTON HEARINGS EXAMINER ON JUNE 4, 2024



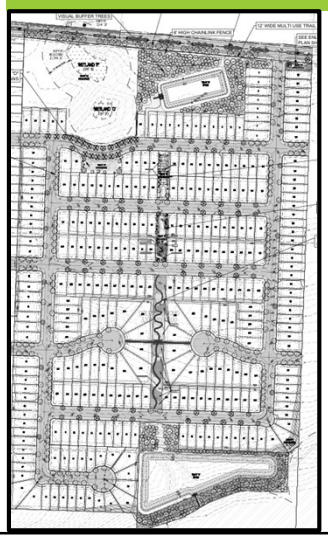
- The required ~4,800-foot off-site water main extension is complete including the PRV installation on Lacrosse Court which removed 280,000 gallons of dead storage in the Mountain View Pressure Zone water tank.



- Currently under construction.
- Utilities, roadways, and sidewalks planned to be completed by October of this year.
- Traffic signal installation planned to start this fall.

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ALPINE RIDGE (308 LOTS)



- In preliminary plat review.
- Notice of Application Issued in February 2026. Awaiting final design details or issuance of SEPA determination. Public Hearing would follow.
- Second phase of Olympic Heights.
- Connection to the existing Terrace Blvd will be limited to pedestrians and emergency access. Concrete curb tight sidewalk will be installed on the north side of Terrace Blvd to connect to pedestrian improvements installed with Olympic Heights.



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FUTURE PHASES (1200-1600 LOTS + COMMERCIAL RETAIL)





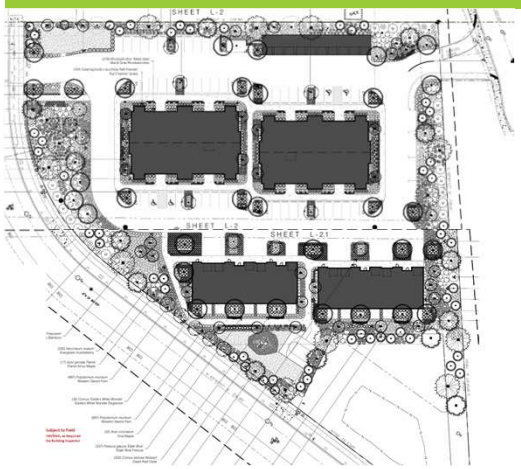
Total development area is about 373 acres.

- Schematic shows Olympic Heights, Alpine Ridge, and a rough layout of Pine Heaven which is phase three and 400 to 500 lots.
- The future phases will include more single family residential, a future school site, multifamily, and general commercial uses.
- Alpine Way will continue to be extended as a Major Collector roadway and will eventually connect to Capital Hill Road.

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NORTHCLIFF COMMONS (42 UNITS)

PLANNED UNIT DEVELOPMENT APPROVED BY THE HEARINGS EXAMINER ON APRIL 19, 2022



- Currently under construction.
- Two apartment buildings, two townhome buildings, and a covered parking structure.
- Access on Northcliff Road is right in right out only.
- All roof water is infiltrated on site, and parking lot is pervious pavement.



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BEAR STREET (70 LOTS)

EXISTING LOTS PLATTED IN 1890 WITH THE "AMENDED AND CORRECTED" PLAT

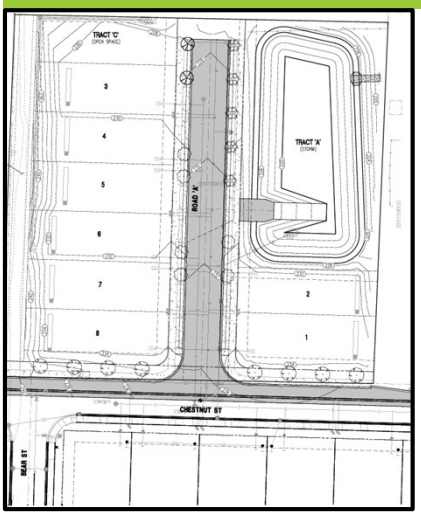




- ~4,400-foot water main extension civil plan set approval.
- On-site civil plans currently in review.
- On-site sewer pump station plans currently under review.
- One stormwater pond is located on the Forest Hill Preliminary Plat.

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FOREST HILL (8 LOTS)



- Currently in preliminary plat review (SEPA Issued on June 19, 2026. Public Hearing Scheduled for August 4, 2026).
- Dependent on Bear Street development and associated water main extension.

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CEDAR POINTE (41 LOTS)

APPROVED BY THE CITY OF SHELTON HEARINGS EXAMINER ON APRIL 13, 2026

- Currently under construction.
- Utilities and roadway improvements planned to be completed by the end of September this year.





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COFFEE CREEK (363 LOTS)

APPROVED BY THE CITY OF SHELTON HEARINGS EXAMINER ON OCTOBER 28, 2025

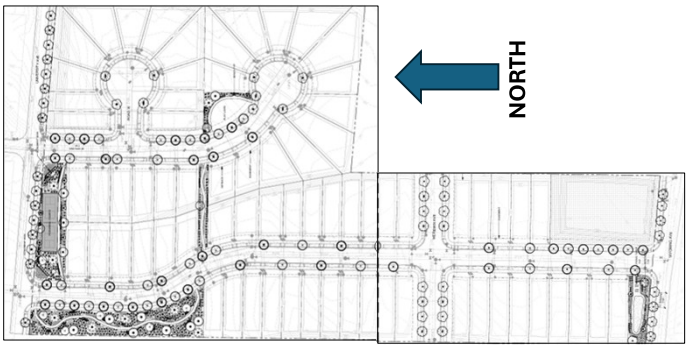


- Phase one (100 lots and off-site sewer extension) civil plans approved.
- Planned to start construction this summer.
- Satsop Ave ROW dedication will be completed with the final plat of phase one.

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UNIVERSITY AVE. (71 LOTS)

APPROVED BY THE CITY OF SHELTON HEARINGS EXAMINER ON MAY 13, 2026



- Preliminary plat process complete.
- Civil plans under development with submittal in the coming weeks.
- Constructing interim access road along Satsop Ave from South 10th Street to South 7th Street. Once phase 2 of Coffee Creek is complete only 3 blocks of roadway construction will be required to have Satsop Ave connect South 7th Street to West Deegan Road East.

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HOTEL – 116 ROOMS 4 STORY HOTEL – HWY 101 ROUNDABOUT





- Four story 116 room hotel
- ~9,200 square foot gas station/convenience store
- Round about on Highway 101 at Public Works Drive
- Extending City of Shelton water and sewer mains
- Two drive through restaurants (second phase)
- Coffee Shop with drive through (second phase)

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