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***Delivered monthly to the Contractors & Subs of Washington State***

**January 2019**



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## About Our Reports

Our goal is to give our readers a very early look at new projects. We summarize publicly recorded and published information that describes newly proposed, or pending Washington State construction projects.

**We start tracking a project at its Environmental Impact (EIS) application.** Permits on these projects are several months into the future. We then report on the various stages of its progress. The information published is the best available at the time of the report. Our goal is to give you enough data to start tracking a selected project early on.

**We stop tracking a project when its building permit is issued.**

**Cover Photo:** Overlooking Seattle towards Mount Rainier

**Cover photo © Adobe Stock**

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## 24-Unit Everett Area Residential Townhouse Project Submits Revised Application

EVERETT

A residential townhouse development, proposed for a site located at 925 112th Street SE in the Everett area, is the subject of a revised application with corrected address submitted to the city of Everett. The developers have plans to construct six townhouse buildings with two-car garages and four dwelling units each. Plans include private road access, landscaping and six surface parking spaces. For additional information on this project, contact the applicant, Habitat for Humanity, at 425-258-6289.

applicant, who is Jay Pathy of Umtanum Funds LLC. Construction will require the demolition and removal of existing buildings on the site. For additional information on this project, contact the applicant's contact, Steve Bull, at 206-903-5414.

## 124-Unit Kelso Area Homes & Apartment Project Receives DNS Approval

KELSO

A residential development, planned for a site located at 1941 Westside Highway in the Kelso area, has been issued a determination of non-significance. The action will allow the developers to construct 44 single-family detached residential units and 80 multi-family dwelling units. Plans include street improvements, internal access ways and associated parking. Cowlitz County has issued the required permitting to the applicant, who is North Lexington PUD LLC. The project will be known as North Lexington Subdivision. For additional information on this project, contact the applicant's contact, Jeff Rauth, at 360-751-5803.

## 5-Story 32-Unit Interbay Area Mixed-Use Residential-Retail Development Receives Conditional DNS Approval

SEATTLE

A mixed-use residential and retail project, planned for a site located at 2258 15th Ave W in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 5-story building containing 32 residential dwelling units and 600 square feet retail space. Plans include parking for 18 vehicles. The city of Seattle has issued the permitting, with conditions, to the

## 4-Story 66-Unit Rainier Valley Area Residential Apartment Project Submits Re-Notice of Revised Application

SEATTLE

A residential project, proposed for a site located at 2029 24th



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Avenue South in the Seattle area, is the subject of a re-notice of a revised application submitted to the city of Seattle. Plans outline the construction of a 4-story apartment building with 66 small efficiency dwelling units. No parking is proposed. The applicant for this project is Carl Haglund. Construction will require the demolition and removal of existing buildings on the site. For additional information on this project, contact the applicant's contact, Julian Weber, at 206-953-1305.

### **9-Lot Kent Area Residential Subdivision Project In The Works**

#### *KENT*

A residential subdivision project, proposed for a 2.9-acre site located at 21252 116th Ave SE in the Kent area, is the subject of a recent application. The developers have requested permission to divide remaining portions of the site into 9 single-family residential building lots. The city of Kent has received this request by the applicant, who is Theresa and

Diane Thueringer. The project will be called Thueringer Short Plat. For additional information on this project, contact the applicant's contact, Nicole Mecum of Encompass Engineering and Surveying, at [mneum@encompasses.net](mailto:mneum@encompasses.net), or call 425-392-0250.

### **38-Lot Edmonds Area Residential Subdivision Development In The Works**

#### *EDMONDS*

A residential subdivision project, proposed for a 5.3-acre site located at 60th Avenue West and north of 156th Street SW in the Edmonds area, is the subject of a recent application. The developers have requested permission to divide the site into 38 single-family residential building lots. Plans call for 1.07-acres open space in two common tracts. Snohomish County has received this request from the applicant, who is Quadrant Homes. The project will be called Trailside at Meadowdale Beach. For additional information on this project, contact the

applicant's contact, George Newman of Barghausen Consulting Engineers, at [gnewman@barghausen.com](mailto:gnewman@barghausen.com), or call 425-251-6222.

### **19-Lot Bothell Area Residential Subdivision Project In Line For DNS Approval**

#### *BOTHELL*

A residential subdivision development, planned for a 6.97-acre site located at 24319 Seventh Avenue SE in the Bothell area, is in line to be issued a determination of non-significance. The action will allow the developers to divide the site into 19 single-family residential building lots. Plans include critical area and stormwater tracts, a public through street and private driveway. The city of Bothell, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Kasa Holdins 1 LLC. The project will be known as Elliott Estates. For additional information on this project, contact the applicant's contact, Cher Anderson of Kasa Holdins 1 LLC, at [\[village-life.net\]\(http://village-life.net\), or call 425-806-6408.](mailto:cher@</a></p></div><div data-bbox=)

### **8-Lot Marysville Area Residential Subdivision Development Receives Mitigated DNS Approval**

#### *MARYSVILLE*

A residential subdivision project, slated for a 2.36-acre land parcel located at 3213 71st Avenue NE in the Marysville area, has been issued a mitigated determination of non-significance. The action will allow the developers to divide the parcel into eight single-family residential building lots. The city of Marysville has issued the required permitting to the applicant, who is Gary Petershagen. The project will be known as Kings Creek short plat. Construction will require the demolition and removal of existing outbuildings on the site. For additional information on this project, contact the applicant's contact, Jen Haugen of Land Resolutions, at 425-258-4438.

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## SF Bellevue Area Elementary School Development In The Works

### BELLEVUE

A school facility project, proposed for a 9.93-acre site located at 301 151st Place NE in the Bellevue area, is the subject of a recent application. The developers have requested permission to construct a 2-story, 102,100 square foot elementary school. Plans include a synthetic playfield, a covered play area, landscaping and parking for 105 vehicles. A general contractor will be selected in April 2019. The city of Bellevue has received this recent request from Bellevue School

District. Construction will require the demolition and removal of the existing elementary school building on the site. The project will be called Puesta del Sol Elementary School. For additional information on this project, contact the applicant's contact, Carlos Sierra of Sierra Martin Architects, at 425-455-3693.

## 131-Acre Lacey Area Industrial Park Development In line For DNS Approval

### LACEY

An industrial project, planned for a 131-acre site located at 3800 Marvin Road NE in the Lacey area, is in line to be issued a determination of non-significance. Plans

outline the development of a 131-acre industrial building lot containing three warehouses totaling 1.92-million square feet on an undeveloped site. The city of Lacey, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is NorthPoint Development. The project will be known as Hawks Prairie Logistics Industrial Park. For additional information on this project, contact the applicant's contact, Dan Balmelli of Barghausen Consulting Engineers, at 425-251-6222.

## 218,000 SF Vancouver Area Industrial Park Project In Line For DNS Approval

### VANCOUVER

An industrial development, planned for an 18-acre site located at 6501 NE 47th Avenue in the Vancouver area, is in line to be issued a determination of non-significance. The action will allow the developers to construct eight buildings totaling 218,000 square feet for manufacturing, warehouse, office and commercial space. Clark County, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Velendo Real Estate LLC. The project will be called Velendo Industrial Park. For additional information on this project, contact the



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applicant's contact, Tim Leavitt of Otak, at tim.leavitt@otak.com, or call 564-397-4895.

### **3,600 SF Ravenna Area School Facility Addition Project In Hearings Stage**

SEATTLE

A school facility development, proposed for a site located at 6201 33rd Avenue NE in the Seattle area, is the subject of hearings by the Seattle Hearing Examiner. The hearings are being held to discuss a request to construct a 3,600 square foot addition to the existing Assumption Street Bridget School building. Plans include a new 1,700 square foot covered play

area, re-landscaping and relocation of recreational equipment. The parking lot will be re-stripped to accommodate 117 vehicles. A portion of the existing building will be demolished. The applicant for this project is Frank Feeman of the Corporation of the Catholic Archbishop of Seattle Property and Construction. For additional information on this project, contact the applicant's contact, Kim Young, at 206 628-3137.

### **2-Story Capitol Hill Area Gymnasium & Parking Lot Project Receives Conditional DNS Approval**

SEATTLE

A community

development slated for a site located at 728 21st Avenue East in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 2-story gymnasium with below-grade parking for 237 vehicles on a new surface lot. Plans include partial demolition and removal of the existing gymnasium. The city of Seattle has issued the permitting, with conditions, to the applicant who is Elizabeth Swift. The project will be called Holy Names Academy. For additional information on this project, contact the applicant's contact, John Faley, at 206-682-7525.

### **92-Unit Lynden Area Mini-Storage, Office & Commercial Development Receives DNS Approval**

LYNDEN

A commercial project, slated for a property located at 1926 Front Street in the Lynden area, has been issued a determination of non-significance. The action will allow the developers to construct a commercial building with office space and 92 prefab mini-storage units. The city of Lynden has issued the permitting to the applicant, who is Front St Mini Storage. For additional information on this project, contact the applicant's contact, Brandon Korthuis of Altimeter Design, at Brandon@

altimeterdesign.com, or call 360-318-3554.

### **6,700 SF Lynden Area Industrial Buildings Project Receives DNS Approval**

LYNDEN

An industrial project, planned for a site located at 2048 Agronomy Way in the Lynden area, has been issued a determination of non-significance. The action will allow the developers to construct two commercial and industrial storage buildings totaling 6,700 square feet. Plans include associated parking. The city of Lynden has issued the required permitting to the applicant, who is Pacific Edge Builders. For additional information on this project, contact the applicant's contact, JWR Design, at heidi@jwrdesign.com, or call 360-354-0333.

### **Ballard Hazmat Storage Building Project Receives Conditional DNS Approval**

SEATTLE

A commercial development, planned for a site located at 7001 Seaview Avenue NW in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a new hazardous material storage building at the existing Shilshole Bay Marina. The city of Seattle has issued the permitting, with conditions, to the





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applicant, who is Laura Wolfe of Port of Seattle. Construction will require the demolition and removal of a portion of the existing building. For additional information on this project, contact Ms. Wolfe at 206-684-0347.

### **59-Lot Bremerton Area Residential Subdivision Project Receives Revised DNS Approval**

#### *BREMERTON*

A residential subdivision development, planned for sites located at 950 and 1275 NW Hogan Lane in the Bremerton area, has been issued a revised determination of non-significance. The action will allow the developers to reduce the amount of residential building lots from 61 to 59 and eliminate retaining walls. Kitsap county, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is 12th Man LLC. The project will be known as Revised Hogan Heights. For additional information on this project, contact the applicant's contact, Eric Clarke, at 206-354-1727.

### **120-Unit Spokane Valley Area Residential Apartment Project In Application**

#### *SPOKANE VALLEY*

A residential apartment development, proposed for a 5.48-acre site located at 12th Avenue and Carnahan Road in the Spokane Valley area, is the subject of

a recent application. The developers have requested permission to five apartment buildings containing 120 dwelling units and three duplex lots. Plans include fencing, utilities, open space, landscaping and associated parking for 277 vehicles. The city of Spokane Valley has received this request from the applicant, who is Todd Whipple of Whipple Consulting Engineers. The project will be known as 12th & Carnahan Apartments. For additional information on this project, contact Mr. Whipple at 509-893-2617.

### **7-Story 141-Unit Roosevelt Area Residential Apartment Development In Design Review Phase**

#### *SEATTLE*

A residential apartment project, in planning for a site located at 6300 Ninth Avenue NE in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permitting to construct a 7-story apartment building containing 141 dwelling units and below-grade parking to accommodate up to 88 vehicles. The applicant for this project is J. Matthew Chambers of WPPI Roosevelt LLC. For additional information on this project, contact the applicant's contact, Rachael Lambie at 206-757-3737.

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## 22-Unit Lynnwood Area Residential Townhouse Project In The Works

### LYNNWOOD

A residential townhouse development, proposed for a site located at 827 140th Street SW in the Lynnwood area, is the subject of a recent application. The developers have requested permission to construct three townhouse structures and two duplexes containing a total of 22 dwelling units. The city of Lynnwood has received this request from the applicant, who is GVM LLC. For additional information on this project, contact the applicant's contact, Margi Fosdick of Barghausen

Consulting Engineers, at mfosdick@barghausen.com, or call 425-251-6222.

## 296-Lot Ridgefield Area Residential Subdivision Project Receives DNS Approval

### RIDGEFIELD

A residential subdivision development, planned for a 111.72-acre site located at 28216 NW 31st Avenue in the Ridgefield area, has been issued a determination of non-significance. The action will allow the developers to divide the site into 296 single-family residential building lots. Plans include two cottage clusters with associated infrastructure improvements. The city of Ridgefield has

issued the permitting to the owner, who is Milton O. Brown. The project will be known as Paradise Found. For additional information on this project, contact the applicant's contact, Joel Stirling of Sterling Design, at joel@sterlingdesign.biz, or call 360-759-1794.

## 13-Lot Kenmore Area Residential Subdivision Project In Line For DNS Approval

### KENMORE

A residential subdivision development, planned for a 4.15-acre site located at 19715 75th Avenue NE in the Kenmore area, is in line to be issued a determination of non-significance.

The action will allow the developers to divide the site into 13 single-family residential building lots. The city of Kenmore, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Horizon View Homes. The project will be called Benjamin Court. For additional information on this project, contact the applicant's contact, Maher Joudi of D.R. Strong Consulting Engineers, at 425-827-3063.

## 29-Lot Blaine Area Residential Subdivision Development Receives Revised Mitigated DNS Approval



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*BLAINE*

A residential subdivision project, planned for a 10-acre property located at the west side of Semiahmoo Parkway between Bald Eagle Drive and Glen Eagle Villas in the Blaine area, has been issued a revised mitigated determination of non-significance. The action will allow the developers to divide the property into 29 single-family residential building lots for a gated neighborhood. The city of Blaine has issued the permitting to the applicant, who is Rolf and Linda Haugen. The project will be known as Woodberry PUD. For additional information on this project, contact the applicant's contact, Craig Parkinson of Cascade

Engineering Group, at [craig@cascadecivil.com](mailto:craig@cascadecivil.com), or call 360-306-8161.

**387-Lot Tacoma Area Residential & Commercial Subdivision Development Receives Mitigated DNS Approval**

*TACOMA*

A residential and commercial subdivision project, slated for 10 land parcels located at 1406 and 1802 Brookdale Road East, 13715 14th Avenue East and 1223 152nd Street East in the Tacoma area, has been issued a mitigated determination of non-significance. The action will allow the developers to divide the parcels totaling 156.03-acres into 385 single-family residential building lots and two

commercial building lots. Pierce County has issued the permitting to the applicant, who is Brookdale PUD LLC. The project will be known as Brookdale. For additional information on this project, contact the applicant's contact, Paul Green of Azure Green Consultants, at [jim@mailagc.com](mailto:jim@mailagc.com), or call 253-770-3144.

**112-Unit Burien Area Residential Senior Housing Project In Line For DNS Approval**

*BURIEN*

A residential development, planned for a site located at 1010 SW 122nd Street in the Burien area, is in line to be issued a determination of non-significance. The

action will allow the developers to construct a senior housing facility to house 112 dwelling units. Plans include recreation spaces, landscaping and associated parking. The city of Burien, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Redpoint Development Group LLC. For additional information on this project, contact the applicant's contact, Sean McKenna of Redpoint Development Group, at 206-241-9098.

**5,000 SF Kent Area PSE Service Center Expansion Project Receives DNS Approval**

*KENT*

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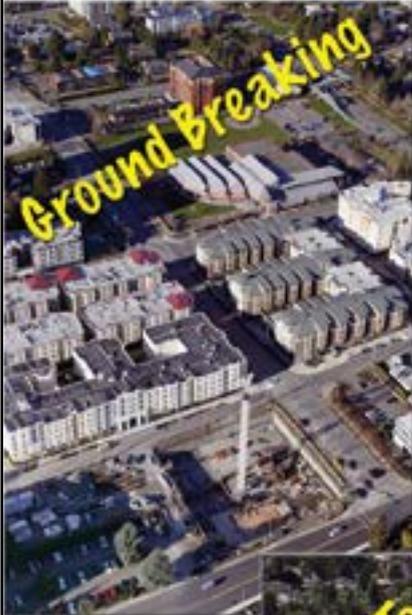
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planned for a site located at 8001 South 212th Street in the Kent area, has been issued a determination of non-significance. The action will allow the developers to construct a 5,000 square foot second floor addition to an existing 2-story, 43,100 square foot warehouse. Plans call remodeling and raising a portion of the roof by 13 feet to accommodate equipment. The city of Kent has issued the permitting to the applicant, who is Puget Sound Energy. The project will be known as PSE Kent Service Center. For additional information on this project, contact the applicant's contact, Michael Aippersbach of Michael Aippersbach & Associates, at [maipp@comcast.net](mailto:maipp@comcast.net), or call 206-523-3764.

## 1,100 SF Ravenna Area Change-Of-Use Shop-To-Bar Project In Hearings Stage

### SEATTLE

A change of use development, in planning for a site located at 5408 26th Avenue NE in the Seattle area, is the subject of hearings by the Seattle Hearing Examiner. The hearings are being held to discuss a request to change the use of an existing auto sales and service building to a drinking establishment. Plans include construction of a 1,100 square foot covered outdoor seating area and parking for

three vehicles. The applicant for this project is Tommy Ortega. For additional information on this project, contact the applicant's contact, John Novak, at 206-596-2996.

## 55,000 SF Spokane Valley Area Industrial Addition Project Receives DNS Approval

### SPOKANE VALLEY

An industrial development, slated for a property located at 3910 North Flora Road in the Spokane Valley area, has been issued a determination of non-significance. The action will allow the developers to construct a 55,000 square foot addition to an existing building. Plans include associated parking. Spokane Valley has issued the required permitting to the applicant, who is Wagstaff Inc. The project will be called Wagstaff Building G. For additional information on this project, contact the applicant's contact, Doug Overholter of Wagstaff Inc., at 3910 N. Flora Road, Spokane Valley, WA 99216, or call 509-720-5026.

## 6-Story 41-Unit Kenmore Area Mixed-Use Residential-Retail Development In Line For DNS Approval

### KENMORE

A mixed-use residential and retail project, planned for a site located at 18000 73rd Avenue NE in the Kenmore area,



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is in line to be issued a determination of non-significance. The action will allow the developers to construct a 6-story apartment building containing 41 residential dwelling units, 2,800 square feet ground-level retail space and below-grade parking. The city of Kenmore, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Kenmore Link LLC. The project will be called Solmax Lofts. For additional information on this project, contact the applicant's contact, Joel Riehl of GWest Architecture, at [jriehl@gwestarch.com](mailto:jriehl@gwestarch.com), or call 425-444-8702.

### 14,520 SF Everett Area Truck Leasing & Maintenance Office Project In Line For DNS Approval

*EVERETT*

An office development, planned for a site located at 2410 Railway Avenue in the Everett area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a truck and trailer leasing and maintenance facility for mostly commercial clients. Plans call for a 14,520 square foot office and maintenance building, a 2-bay fueling island with canopy, a 10,000-gallon below-grade diesel tank and a 2,000-gallon below-grade fuel tank.

Plans include associated parking. The city of Everett, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Penske Truck Leasing Company LP. For additional information on this project, contact the applicant's contact, Sean Yentsch, director of facilities for Penske Truck Leasing, at 717-545-1041.

### 2-Stor 55,000 SF Tacoma Area Elementary School Replacement Project Receives DNS Approval

*TACOMA*

A school facility development, planned for a 6.28-acre expanded site located at 11213 Sheridan Avenue in the Tacoma area, has been issued a determination of non-significance. The action will allow the developers to construct a 2-story, 55,000 square foot elementary school building. Plans include a hard-surfaced play area, multi-use grass field, a covered play structure, bio retention pond and associated parking. Franklin Pierce School District has issued the required permitting. Construction will require the demolition and removal of an existing elementary school building on the site. The project will be known as James Sales Elementary School Replacement. For additional information on this project, contact the applicant's contact, Lisa Klein of AHBL, at [LKlein@AHBL.com](mailto:LKlein@AHBL.com), or call 253-284-0256.

## **52,000 SF Spokane Area Child Development Center Project In The Works**

### *SPOKANE*

A community development, proposed for a site located at 2118 West Garland Avenue in the Spokane area, is the subject of a recent application. The developers have requested permission to construct a 52,000 square foot child development center. Plans include landscaping, parking and possibly future construction of a 9,100 square foot expansion. An asbestos survey is planned. The city of Spokane has received this request by the applicant, who is Spokane Guilds' School. The project will be called Spokane Guilds' School and Neuromuscular Center. For additional information on this project, contact the applicant's contact, Bill Bouten of Bouten Construction Company, at 509-535-3531.

## **2-Story 102,143 SF Bellevue Area Elementary School Replacement Project In Public Meeting**

### *BELLEVUE*

An elementary school facility project, planned for a 9.93-acre site located at 301 151st Place NE in the Bellevue area, is the subject of a public meeting. The meeting is being held to discuss a request to construct a 2-story, 102,143 square

foot elementary school building. Plans include a synthetic playfield, a covered play area, landscaping and parking stalls for 105 vehicles. The applicant for this project is Bellevue School District No. 405. Construction will require the demolition and removal of an existing elementary school building on the site. The project will be known as Puesta del Sol Elementary School. For additional information on this project, contact the applicant's contact, Carlos Sierra of Sierra Martin Architects, at 425-455-3693.

## **7-Story 78-Unit Yesler Terrace Area Mixed-Use Residential-Retail Development Application**

### *SEATTLE*

A mixed-use residential and retail project, planned for a site located at 157 12th Avenue in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 7-story building containing 48 small efficiency dwelling units, 30 apartment dwelling units and retail space. No parking is proposed. The city of Seattle has received this request from the applicant, who is Jay Pathy of Umtanum Build. For additional information on this project, contact the applicant's contact, Steve Bull, at 206-903-5414.

## **22-Lot Lynnwood Area**

## **Residential Subdivision Project In The Works**

### *LYNNWOOD*

A residential subdivision development, proposed for a property located at 15101 and 15119 Second Avenue West in the Lynnwood area, is the subject of a recent application. The developers have requested permission to divide the property into 22 single-family residential building lots. Snohomish County has received this request from the applicant, who is Village life Inc. The project will be called Marabella. For additional information on this project, contact the applicant's contact, Cher Anderson of Village Life Inc., at cher@village-life.net, or call 425-262-2128.

## **252-Units-Residential-Commercial-206-Lots Development For Duvall Receives Revised Mitigated DNS Approval**

### *DUVALL*

A mixed-use residential subdivision and commercial project, planned for a 38.53-acre site located at the 27000-27100 blocks of NE Big Rock Road in the Duvall area, has been issued a revised mitigated determination of non-significance. The action will allow the developers to divide the sites into 206 single-family residential building lots, construct public facilities, commercial space and development

252 residential dwelling units. Plans include tow mixed-use building lots with 22,480 square feet commercial space and 46 residential dwelling units. One lot will be transferred to the city of Duvall and 3.115-acre of parks will be dedicated to the city of Duvall. The city of Duvall has issued the permitting to the applicant, who is Toll Bros Inc. The project will be known as Walden Preliminary Plat. For additional information on this project, contact the applicant's contact, Charles Hare of Toll Bros., at chare@tollbrothers.com, or call 425-825-5319.

## **42-Unit Everett Area Residential Apartment Project In The Works**

### *EVERETT*

A residential development, proposed for a site located at 13102 Ash Way in the Everett area, is the subject of a recent application. The developers have requested permission to construct 42 single-family dwelling units. The city of Everett has received this request by the applicant, who is Justin Holland of Prospect Development. The project will be called Lakeside Loop. For additional information on this project, contact the applicant's contact, Cara Visintainer of C.E.S. NW Inc., at CVisintainer@cesnwinc.com, or call 253-848-4282.

## **4-Story 36-Unit Capitol Hill Area Residential**

## **Apartment Development Receives DNS Approval**

*SEATTLE*

A residential project, planned for a site located at 506 10th Avenue East in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 4-story apartment building containing 36 small efficiency dwelling units. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Blake Lanz. For additional information on this project, contact the applicant's contact, David Neiman, at 206-760-5550.

## **34-Unit Residential Townhouse & Live-Work 8-Unit Beacon Hill Area Re-Notice Of Revised Application**

*SEATTLE*

A mixed-use residential and retail project, planned for a site located at 7118 Beacon Avenue South in the Seattle area, is the subject of revised application. The developers have request permission to construct 12 buildings containing 42 residential dwelling units, eight live-work units and 34 townhouse dwelling units. Plans include associated parking for 32 vehicles. The city of Seattle has received this request from the applicant, who is Isola Homes. Construction will require the demolition and removal of existing

buildings on the site. For additional information on this project, contact the applicant's contact, Julian Weber, at 206-953-1305.

## **13-Lot Kent Area Residential Subdivision Project In Line For DNS Approval**

*KENT*

A residential subdivision development, planned for a 2.1-acre land parcel located at 22931 100th Avenue SE in the Kent area, is in line to be issued a determination of non-significance. The action will allow the developers to divide the parcel into 13 single-family residential building lots. The city of Kent, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Balvir Singh. Construction will require the demolition and removal of an existing residence and accessory building on the site. The project will be known as Garrison Creek III. For further information on this project, contact the applicant at global.plumbing12@gmail.com, or call 253-856-5454.

## **10-Unit Central Area Commercial Development In The Works**

*SEATTLE*

A commercial project, proposed for sites located at 700 and 704 22nd Avenue in the Seattle area, is the subject of a recent application.

The developers have requested permission to construct three buildings with a total of 10 live-work units. No parking is proposed. The city of Seattle has received this request from the applicant, who is Westgate Holdings III LLC (DEP Homes). For additional information on this project, contact the applicant's contact, Summer McEneny, at 206-693-3133.

## **94-Unit Woodinville Area Residential Development In Line For DNS Approval**

*WOODINVILLE*

A residential project, planned for a site located at 14312 132nd Avenue NE in the Woodinville area, is in line to be issued a determination of non-significance. The action will allow the developers to construct 87 attached townhomes and seven detached single-family residences. Plans include associated site improvements. The city of Woodinville, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Polygon WLH LLC. The project will be known as Woodinville Townhomes. For additional information on this project, contact the applicant's contact, Brenda Fodge of Polygon WLH, at 425-586-7700.

## **45-Lot Vancouver Area Residential Subdivision Project In Line For DNS Approval**

*VANCOUVER*

A residential subdivision development, planned for a 16.08-acre site located at 4108 NW 115th Street in the Vancouver area, is in line to be issued a determination of non-significance. The action will allow the developers to divide the site into 45 single-family residential building lots. Clark County, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is FG Investments LLC. The project will be called Felida Overlook. For additional information on this project, contact the applicant's contact, Patrick Ginn of FG Investments, at Patrick@ginnrealtygroup.com, or call 360-600-8813.

## **230-Unit Woodinville Area Residential Apartment Development In Line For DNS Approval**

*WOODINVILLE*

A residential development, planned for a property located at 17300 135th Avenue NE in the Woodinville area, is in line to be issued a determination of non-significance. The action will allow the developers to proceed with phase three construction of 230 apartment dwelling units. Plans call for structures parking to add 119 spaces and associated site improvements. The city of Woodinville, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Woodin Creek Village

# FRAMING THE SKY3 APARTMENTS

- **In August of 2015 the installation of framing commenced,**  
on the 15-Story **SKY3 Apartments** located at 11th and Jefferson in Portland Oregon.



- **In February of 2016 the framing installation was completed.**

The 186 unit structure, pictured in the above rendering, utilized **IGB Systems** patented light gauge, tubular steel **Modular Frame Building System (MFBS™)** In this project, the steel framing system was installed over a two level below-grade parking garage.

This multi-family residential complex is ideally located just steps away from the Portland State University campus, and features direct access to Hwy 26 and Interstate 405, offering excellent regional access to the property. The building is also close to Portland's major art and cultural venues.

The SKY3 Apartments are scheduled for occupancy in October of 2016.

Kim Nakamura, of Steel Panel Supply Inc (SPSI) was the Project Manager for the framing phase of the SKY3 project.

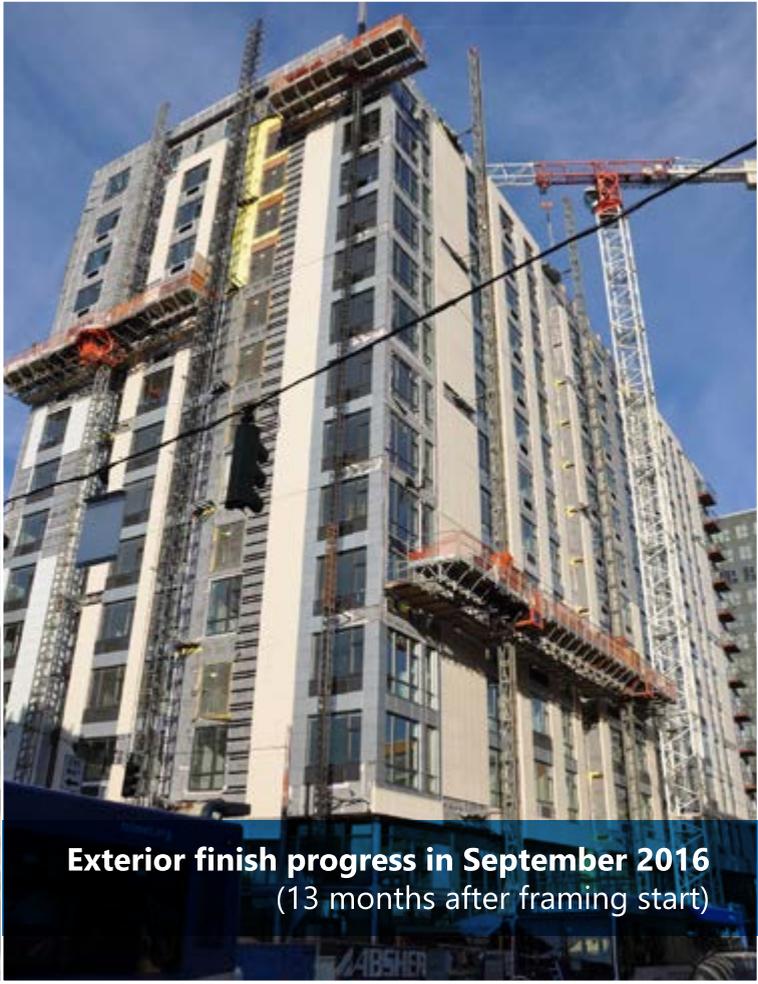
The MFBS™ steel framing panel modules were both fabricated and installed by Alliance Steel Fabrication of Tacoma Washington.

The framing team members included:

- The Architects: Ankron Moisan Associated Architects, Portland-Seattle-San Francisco
- The Structural Engineer: Blaze Bresko, Swenson Say Fagat, Seattle-Portland
- The framing project manager: Kim Nakamura, Steel Panel Supply Inc, Tacoma
- The fabricator-installer: Tom Thompson, Alliance Steel Fabrication, Tacoma
- The managing member of IGB Systems: Del Bonds, Bellevue

## FRAMING STAGES:





**Exterior finish progress in September 2016**  
(13 months after framing start)

# MORE ABOUT IGB SYSTEM'S MFBS™ FRAMING SYSTEM:

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## SOME PRODUCT INFORMATION:

- Modular Frame Building System (MFBS™) wall **panels come in four types:** Shear, Bearing, Window, & Door panels.
- MFBS™ Integrated Brace **Shear Wall Panels do not require plywood, OSB or steel strong ties** to achieve structural shear or diaphragm.
- MFBS™ Gravity **Load Bearing Wall Panels do not require bridging, blocking, or hold-downs** to transfer loads.
- The wall **panels install quickly and easily.** This is a simple easy to use system.
- MFBS™ wall panels integrate seamlessly with other construction components, you can use:
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  - Any truss system**
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  - Any Foundation type:** slab-on-grade, foundation, PT, poured in place, or pilings
  - Any Interior finish** all will be straight and true
- Authorized MFBS™ **wall panel supplier-fabricators adhere to stringent UL Certification,** quality control standards, and material traceability
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Associates LLC. For additional information on this project, contact the applicant's contact, Hans Fagerlund of GGLO, at 206-902-5450.

## 22-Unit Lynnwood Area Residential Townhouse Project Application

### LYNNWOOD

A residential townhouse development, proposed for a 1.51-acre site located at 827 140th Street SW in the Lynnwood area, is the subject of a recent application. The developers have requested permission to construct 22 townhouse and duplex dwelling units. For additional information on this project, contact the applicant's contact, George Newman

of Barghausen Consulting Engineers, at 425-251-6222.

## 8-Story 34-Unit Westlake Area Residential Apartment Project Receives Conditional OK

### SEATTLE

A residential development, planned for a site located at 1402 Aurora Avenue North in the Seattle area, has been issued conditional permitting by the city of Seattle. The action will allow the developers to construct an 8-story apartment building containing 34 dwelling units and parking for 24 vehicles. The city of Seattle has received this request from the applicant, who is Giang Vo. For

additional information on this project, contact the applicant's contact, Greg Maxwell, at 206-684-7188.

## 18,800 SF Yakima Area Office Building Development In Line For DNS Approval

### YAKIMA

An office project, planned for a site located at 911 Seattle Slew Run in the Yakima area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 2-story, 18,800 square foot office building. Plans call for 82 associated parking spaces. The city of Yakima, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Baker Boyer Bank. For additional information on this project, contact the applicant's contact, Mike Heit of HLA Engineering & Surveying, at 509-966-7000.

## 59-Lot Bremerton Area Residential Subdivision Project In Line For Revised DNS Approval

### BREMERTON

A residential subdivision project, planned for a property located between 950 and 1275 NW Hogan Lane in the Bremerton area, is in line to be issued a revised determination of non-significance. The action will allow the developers to reduce the amount of residential building lots from 61

to 59 and eliminate retaining walls. Kitsap County, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is 12th Man LLC. The project will be known as Revised Hogan Heights. For additional information on this project, contact the applicant's contact, Eric Clarke, at 206-354-1727.

## 7,000 SF Lakewood Area Religious Facility Development In The Works

### LAKESWOOD

A religious facility project, proposed for a site located at 8142 Veterans Drive SW in the Lakewood area, is the subject of a recent application. The developers have requested permission to construct a 7,000 square foot Congregation Beit Hallel building. Plans include infrastructure, landscaping and parking for 62 vehicles. The city of Lakewood has received this request from the applicant, who is Congregation Beit Hallel. For additional information on this project, contact the applicant's contact, James Guerrero Architects, at james@jgarch.net, or call 253-983-7802.

## 880,000 SF Bellevue Area Office Buildings Project In Line For DNS Approval

### BELLEVUE

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at 117 106th Avenue NE in the Bellevue area, is in line to be issued a determination of non-significance. The action will allow the developers to construct three, 17-story office towers totaling 880,000 square feet including 40,000 square feet, ground-level active retail space facing a public plaza. Plans include below-grade parking for up to 2,400 vehicles. The city of Bellevue, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Bellevue Investors LLC. The project will be known as Bellevue Plaza phase one. Construction will require the demolition and removal of existing buildings on the site. For

additional information on this project, contact the applicant's contact, Jon O'Hare of Permit Consultants, at jon@permitcnw.com, or call 425-301-9541.

### 2.5-Acre Bellingham Area Industrial Lumber Mill Development In The Works

#### BELLINGHAM

An industrial project, proposed for a 2.5-acre site located near Meridian Road and Kelly Road in the Bellingham area, is the subject of a recent application. The developers have requested permission to construct a lumber production mill and attendant facilities. Plans will require fill of the

2.5-acres of wetlands. The U.S. Army Corps of Engineers has received this request. For additional information on this project, contact the applicant's contact, Francine St. Laurent of AVT Consulting, at 360-527-9445.

### 15-Story 646,900 SF Bellevue Are Office Towers Project In Line For DNS Approval

#### BELLEVEUE

An office development, planned for a site located at 1001 106th Avenue NE in the Bellevue area, is in line to be issued a determination of non-significance. The action will allow the developers to construct two, 15-story office

buildings totaling 646,900 square feet above a 7-level, below-grade parking garage. The city of Bellevue, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is TC Northwest Development. Construction will require the demolition and removal of existing buildings on the site. The project will be known as Bellevue Cadillac office towers. For additional information on this project, contact the applicant's contact, Mike Nelson of TC Northwest Development, at 206-694-5810.

### 4-Story 38-Unit Capitol Hill Area Residential Apartment Development

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## In Design Review Phase

### SEATTLE

A residential project, in planning for a site located at 740 Harvard Avenue in the Seattle area, is working its way through the city of Seattle's design guidance-review process. Plans outline the construction of a 4-story apartment building containing 25 small efficiency dwelling units and 13 apartment dwelling units. Plans include below-grade parking for 17 vehicles. The applicant for this project is Donald Fabian. For additional information on this project, contact the applicant's contact, Robert Humble, at 206-267-9277.

## 117-Lot Tumwater Area Residential Subdivision Project In The Works

### TUMWATER

A residential subdivision development, proposed for a 26.52-acre site located at 7517 Littlerock Road SW in the Tumwater area, is the subject of a recent application. The developers have requested permission to

divide the site into 117 single-family residential building lots. Plans include utilities and site improvements. The city of Tumwater has received this request from the applicant, who is Evergreen Heights LLC. The project will be called Skyview Estates. For additional information on this project, contact the applicant's contact, Jeff Pantier of Hatton Godat Pantier, at 360-943-1599.

## 3-Story 16-Unit Oak Harbor Area Residential Apartment Project Application

### OAK HARBOR

A residential development, proposed for a property located at 446 NE Izett Street in the Oak Harbor area, is the subject of a recent application. The developers have requested permission to construct a 3-story apartment building to house 16 dwelling units. The city of Oak Harbor has received this request from the applicant, who is K Harbor Station LLC. The project will be known as Harbor Station Apartments. For

additional information on this project, contact the applicant's contact, Kent Thomas, at 360-223-7130.

## 4-Story 21-Unit Mixed-Use Apartment-Retail Development In The Works For Ballard Area

### SEATTLE

A mixed-use residential and retail project, proposed for a site located at 7711 15th Avenue NW in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 4-story apartment building containing 18 small efficiency dwelling units, three apartment dwelling units and retail sales and service space. Plans include parking for four vehicles. The city of Seattle has received this request from the applicant, who is Aleksey Strelyuk. Construction will require the demolition and removal of existing buildings on the site. For additional information on this project, contact the applicant's contact,

Jonathan Lemons, at 206-306-5952.

## 20-Lot Washougal Area Residential Subdivision Project In Line For DNS Approval

### WASHOUGAL

A residential subdivision development, planned for a property located at 920 West McKeever Lane in the Washougal area, is in line to be issued a determination of non-significance. The action will allow the developers to divide the property into 20 single-family residential building lots. The city of Washougal, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is McKeever Enterprises LLC. The project will be known as Magnolia Development. For additional information on this project, contact the applicant at 360-314-6877.

## 4-Story 27-Unit Rainier Valley Area Residential Apartment Project In The Works

### SEATTLE

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A residential development, proposed for a site located at 5002 South Rose Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 4-story apartment building with 27 small efficiency dwelling units. No parking is proposed. The city of Seattle has received this request from the applicant, who is Carl Haglund. Construction will require the demolition and removal of existing buildings on the site. For additional information on this project, contact the applicant's contact, Julian Weber, at 206-953-1305.

**43-Lot Spokane Valley**

**Area Residential Subdivision Development In Line For DNS Approval**

*SPOKANE VALLEY*

A residential subdivision project, planned for an 8.66-acre site located at 12th Avenue and Best Road in the Spokane Valley area, is in line to be issued a determination of non-significance. The action will allow the developers to divide the site into 43 single-family residential building lots. Plans call for extending Bannen Road and Best Road from 10th to 12th Avenue. Construction will require the demolition and removal of existing buildings on the site. The project will be known as 12th Avenue/Best Road Subdivision. For

additional information on this project, contact the applicant's contact, Todd Whipple of Whipple Consulting Engineers, at 509-893-2617.

**3-Story 8-Unit Rainier Valley Area Residential Townhouse Project Receives DNS Approval**

*SEATTLE*

A residential townhouse development, slated for a site located at 7011 42nd Avenue South in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct two, 3-story townhouse structures containing a total of eight dwelling units. Plans include parking for five vehicles.

The city of Seattle has issued the permitting to the applicant, who is Jordan Salisbury of Blue Fern Development LLC. Construction will require the demolition and removal of an existing building on the site. For additional information on this project, contact the applicant's contact, Hana Schooley, at 206-693-3133.

**24-Lot Puyallup Area Residential Subdivision Project In The Works**

*PUYALLUP*

A residential subdivision development, proposed for a 9.53-acre site located at 11614 62nd Avenue East in the Puyallup area, is the subject of a recent application.







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The developers have requested permission to divide the site into 24 single-family residential building lots. Plans include duplexes. Pierce County has received this request from the owner, who is Summit Springs LLC. The project will be called Molly's Court. For additional information on this project, contact the applicant's contact, Gabe Jellison of APEX Engineering, at jellison@apexengineering.net, or call 253-798-3268.

## 18-Lot Kent Area Residential Subdivision Development Receives DNS Approval

KENT

A residential subdivision development, proposed for a 3.72-acre land parcel located at 11315 SE 244th Street in the Kent area, has been issued a determination of non-significance.

The action will allow the developers to divide the parcel into 18 single-family residential building lots. Construction will require the demolition and removal of an existing storage shed and sport court. The city of Kent has issued the permitting to the applicant, who is Eagle Creek Land Company. For additional information on this project, contact the applicant's contact, Randy Goodwin of Eagle Creek Land Company, at randyg@eaglecreekland.com, or call 206-730-9145.

## 8-Unit Laurelhurst Area

## Residential Rowhouse Project Receives DNS Approval

SEATTLE

A residential development, slated for a site located at 5049 Sand Point Place NE in the Seattle area, has been issued a determination of non-significance.

The action will allow the developers to construct two, 4-unit rowhouse structures to house a total of eight dwelling units. Plans include parking for four vehicles. The city of Seattle has issued the required permitting to the applicant, who is Crafted Design Build LLC. Construction will require the demolition and removal of existing buildings on the site. For additional information on this project, contact the applicant's contact, Dave Biddle, at 206-829-3128.

## 9-Lot Kent Area Residential Subdivision Project Application

KENT

A residential subdivision project, proposed for a 3.89-acre land parcel located at 25633 124th Avenue SE in the Kent area, is the subject of a recent application.

The developers have requested permission to divide the parcel into nine single-family residential building lots. The city of Kent has received this request by the applicant, who is Ivan Vinnichuck. Construction will require the demolition and removal of existing buildings on the site. For



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additional information on this project, contact the applicant's contact, Monica Koehl of Beyler Consulting, at mkoehl@beylerconsulting.com, or call 253-856-5454.

**13-Lot Renton Area Residential Subdivision Development In Line For DNS Approval**

*RENTON*

A residential subdivision project, planned for a 4.2-acre land parcel located at 16210 SE 134th Street in the Renton area, is in line to be issued a determination of non-significance. The action will allow the developers to divide the parcel into 13 single-family residential building lots. The city of Renton, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Harbour Homes LLC. The project will be known as Maple Highlands. For additional information on this project, contact the applicant's contact, Chris Burrus of Harbour Homes LLC, at cburrus@harbourhomes.com, or call 425-430-7289.

**31-Lot Covington Area Residential Subdivision Project Receives DNS Approval**

*COVINGTON*

A residential subdivision development slated for a 7-acre property located at 25201 161st Place SE in the Covington area, has been issued a determination of

non-significance. The action will allow the developers to divide the property into 31 single-family residential building lots. The city of Covington has issued the required permitting to the applicant, who is Mainvue WA LLC. The project will be called Cascara Creek. For additional information on this project, contact the applicant's contact, Ivana Halvorsen of Barghausen Consulting Engineers, at 425-251-6222.

**74-Lot Auburn Area Residential Subdivision Development Receives DNS Approval**

*AUBURN*

A residential subdivision project planned for a 19.86-acre site located at the west end of South 302nd Place and north of South 305th Street in the Auburn area, has been issued a determination of non-significance. The action will allow the developers to divide the site into 74 single-family residential building lots. The city of Auburn has issued the permitting to the owner, who is Pulte Group. The project will be known as Huntington Woods. For additional information on this project, contact the applicant's contact, Clark Kunitsugu of ESM Consulting Engineers, at 253-838-6113.

**3-Story Georgetown Area Office & Marine Repair Development Submits Revised Shoreline Substantial**



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Rob Williams, P: 425.401.1148, F: 877.782.6679, robert.williams5@ge.com, King County – Single Family

## Development Permit

### SEATTLE

A commercial project, proposed for a site located at 5055 East Marginal Way South in the Seattle area, is the subject of a revised application received by the city of Seattle. The developers have plans to expand a heavy construction sales and service business and allow a 3-story office building to be occupied by Manson Construction Company. Parking for 67 vehicles will be provided. The applicant for this project is John Heckel of 5055 Properties LLC. Construction will require the demolition and removal of an existing building on the site. For additional information on this project, contact the applicant's contact, Doug Sharp, at 206-971-5644.

## 52-Lot Marysville Area Residential Subdivision Project In The Works

### MARYSVILLE

A residential subdivision project, proposed for a 4.73-acre site located at 3516 87th Avenue NE in the Marysville area, is the subject of a recent application. The developers have requested permission to divide the site into 52 townhouse building lots. The city of Marysville has received this request from the applicant, who is Horizon View Homes LLC. The project will be called The Village at Whiskey Ridge. For additional information on this project,

contact the applicant's contact, Michael Romano of Centurion Development Services, at 425-896-8392.

## 8 & 10 Story SODO Area Office-Retail Buildings Project Receives Conditional Permitting

### SEATTLE

A commercial development, planned for a site located at 1000 Sixth Avenue South in the Seattle area, has been granted conditional permitting by the city of Seattle. Plans outline the construction of two 8 and 10-story office buildings with ground-level retail space. An addendum to the Livable South Downtown Planning Study final EIS has been prepared. The applicant for this project is Broderick Smith of Urban Visions. For additional information on this project, contact the applicant's contact, Jon O'Hare, at 425-301-9541.

## 4-Story 42-Unit Fremont Area Mixed-Use Apartment-Retail Project Receives DNS Approval

### SEATTLE

A mixed-use residential and retail project, planned for a site located at 4453 Stone Way North in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 4-story apartment building containing 42 dwelling units and will feature retail space.

Plans include parking for 15 vehicles. The city of Seattle has issued the permitting to the applicant, who is John Schack of Stone N Allen LLC. Construction will require the demolition and removal of an existing building on the site. For additional information on this project, contact the applicant's contact, Craig Belcher, at 206-295-0613.

## 9 & 10 Story SODO Area Office-Retail Buildings Project Receives Conditional Permitting

### SEATTLE

A commercial development, planned for a site located at 1001 Sixth Avenue South in the Seattle area, has

been granted conditional permitting by the city of Seattle. Plans outline the construction of three 9 and 10-story office buildings with ground-level retail space. An addendum to the Livable South Downtown Planning Study final EIS has been prepared. Construction will require the demolition and removal of existing buildings on the site. The applicant for this project is Broderick Smith of Urban Visions. For additional information on this project, contact the applicant's contact, Jon O'Hare, at 425-301-9541.

## 7-Story 321-Unit Seattle Area Mixed-Use Apartment-Retail Development Receives



## Conditional DNS Approval

### SEATTLE

A mixed-use residential and retail project, planned for a site located at 1029 South Jackson Street in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 7-story apartment building containing 321 dwelling units and ground-level retail space. Plans include parking for 177b vehicles. The city of Seattle has issued the permitting, with conditions, to the applicant, who is IS Property Investment LLC (Intracorp). Construction will require the

demolition and removal of existing buildings on the site. For additional information on this project, contact the applicant's contact, Jon O'Hare, at 425-301-9541.

## 5,500 SF White Center Area Elementary School Facility Addition Project Moving Forward

### WHITE CENTER

An elementary school addition project, planned for a site located at 10015 Sixth Avenue SW in the White Center area, has been issued a determination of non-significance. The action will allow the developers to construct detached classroom additions totaling 5,500 square feet to the south

of the existing school building known as White Center Heights Elementary. Highline School District No. 401 has issued the permitting for this school project. For additional information on this project, contact the applicant's contact, Lisa Klein of AHBL, at 253-383-2422.

## 705,600 SF Lacey Area Industrial Warehouse Project In Line For Mitigated DNS Approval

### LACEY

An industrial development, planned for a property located at 3301 Hogum Bay Road NE in the Lacey area, is in line to be issued a mitigated determination

of non-significance. The action will allow the developers to construct three warehouse buildings totaling 705,600 square feet. Plans call for grading, utility extensions, roadway improvements, landscaping, stormwater infiltration facilities, water and sanitary sewer extensions, parking and truck maneuvering areas. The city of Lacey, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Bridge Development Partners LLC. The project will be known as Bridge Point Lacey. For additional information on this project, contact the applicant's contact, Dan



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### **106,300 SF Lakewood Area Storage Buildings Project In Line For DNS Approval**

#### *LAKEWOOD*

A commercial development, planned for a property located at 12117 Pacific Highway SW in the Lakewood area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 3-story, 96,000 storage building and a single-story, 10,300 square foot storage building. Plans call for associated site improvements. The city of Lakewood, using the

optional SEPA process, is expected to issue the required permitting to the applicant, who is Miller Family Holdings LLC. The project will be called Lakewood IV Storage. For additional information on this project, contact the applicant's contact, Teresa Fortino of Helix Design Group, at TeresaF@HelixDesignGroup.net, or call 253-922-9037.

### **11,700 SF Walla Walla Area Medical Eye Clinic Development In Line For DNS Approval**

#### *WALLA WALLA*

A medical project, planned for a 7.5-acre site located at 1595 Heritage Road in the Walla Walla area, is in line to be issued a determination

of non-significance. The action will allow the developers to construct an 11,700 square foot ophthalmology clinic. The city of Walla Walla, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Arthur Giebel. The project will be known as Lifestyle Ophthalmology Clinic and Surgery Center. For additional information on this project, contact the applicant's contact, Ed Luebben of Meier Architecture Engineering, at 509-735-1589.

### **17-Unit Lake City Area Change-Of-Use Retail-To-Apartments Project Receives DNS Approval**

#### *SEATTLE*

A change of use project, planned for a site located at 10516 Lake City Way NE in the Kalama area, has been issued a determination of non-significance. The action will allow the developers to change the use of an existing retail building to a 17-unit apartment building. Plans include parking for 26 vehicles. The city of Seattle has issued the required permitting to the applicant, who is Mark Gerenger of Lake City Way Development LLC. For additional information on this project, contact the applicant's contact, Charles Moseley, at 425-656-7406.

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