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***Washington State Construction News***

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

**February 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:** View of Bellevue looking towards the Alpine Lakes Wilderness mountain peaks

**Cover photo © Adobe Stock**  
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## 150,500 SF Everett Area Industrial-Office-Warehouse Project In The Works

### EVERETT

A development proposed for a site located at 1215 80th Street SW in the Everett area, is the subject of a recent application. The developers have requested permission to construct a 150,500 square foot industrial, office and warehouse building. Plans include site improvements and associated parking. The property was previously a golf driving-range operation. The city of Everett has received this request by the applicant, who is Achilles USA. The project will be known as Achilles Business Park. For additional information on this project, contact the applicant's contact, Harold Christensen of Lance Mueller & Associates, at 206-325-2553.

## 5-Story 136-Unit Congregate Residence, Apartment & Live-Work Development Proposed For Ballard Area

### SEATTLE

A mixed-use project, proposed for a site located at 5015 15th Avenue NW in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 5-story congregate residence containing 7-units with 124 sleeping rooms, seven small efficiency dwelling units and five live-work units. No parking is proposed.

Early design guidance has been conducted under a separate project order. The city of Seattle has received this request from the applicant, who is Gary Mulhair of Ponte 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, Robert Humble, at 206-267-9277.

## 29-Lot Snohomish Area Residential Subdivision Project Receives Mitigated DNS Approval

### SNOHOMISH

A residential subdivision development, slated for a property located at 820 Ludwig Road in the Snohomish area, has been issued a mitigated determination of non-significance. The action will allow the developers to divide the site into 29 single-family residential building lots. Plans include a new public roadway, stormwater facilities, open space, wetland mitigation, utility and infrastructure improvements. The city of Snohomish has issued the permitting to the applicant, who is GSC Development. For additional information on this project, contact the applicant's contact, Maher Joudi of D.R. Strong Consulting Engineers, at 425-827-3063.

## 14,500 SF Tumwater Area High School Center Addition Project In The Works

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A high school facility development, proposed for a 12-acre site located at 7299 New Market Street SW in the Tumwater area, is the subject of a recent application. The developers have requested permission to construct a 14,500 square foot high school building addition to the existing New Market Skills Center Campus. The site is equipped with four buildings totaling 80,000 square feet. The city of Tumwater has received this request by Tumwater School District. The project will be known as Tumwater Alternative Learning Center (TALC). For additional information on this project, contact the applicant's contact, Mel Murray, director of facilities for Tumwater School District, at [mel.murray@tumwater.k12.wa.us](mailto:mel.murray@tumwater.k12.wa.us) or call 360-701-7004.

### **Seattle Area South Park Recycling & Disposal Station Development Receives DNS Approval**

#### *SEATTLE*

An industrial project, planned for a site located at 8100 Second Avenue

South in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to redevelop the existing South Recycling and Disposal Station into a collection of uses supporting the new South Transfer Station. Plans include a canopy for loaded yard and food waste trailers, recycling and reuse building, a household hazardous waste building, crew quarters, site upgrades and parking. Seattle Public Utilities has issued the required permitting for this project. For further information, contact Betty Meyer of Seattle Public Utilities at 206-386-1999.

### **8-Lot Seattle Area Residential Subdivision Project Application**

#### *SEATTLE*

A residential subdivision development, proposed for a site located 712 and 716 Martin Luther King Jr. Way in the Seattle area, is the subject of a recent application. The developers have requested permission to divide the site into

eight residential building lots. The construction of residential units is under separate project orders. The city of Seattle has received this request from the applicant, who is D.C. Granger Inc. For additional information on this project, contact the applicant's contact, Dave Biddle, at 206-829-3128.

### **1,400 SF Tacoma Area Retail Car Sales Building Project In Line For DNS Approval**

#### *TACOMA*

A retail development, planned for a site located at 18515 Pacific Avenue South in the Tacoma area, is in line to be issued a determination of non-significance. The developers have plans to construct a 1,400 square foot building. Pierce County, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Copart of Washington. The project will be called Copart motor vehicle sales building phase two. Construction will require the demolition and removal of two existing buildings totaling

1,200 square feet. 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 253-383-2422.

### **2-Story 29,200 SF Yakima Area Office Building Development In Line For DNS Approval**

#### *YAKIMA*

An office project, planned for a property located at 1601 River Road in the Yakima area, is in line to be issued a determination of non-significance. The developers have plans to construct a 2-story, 29,200 square foot multi-tenant office building and parking for 148 vehicles. Plans include future construction of two additional office buildings consisting of 4,600 square feet and 4,000 square feet plus 46 additional parking spaces. The city of Yakima, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is River 16LLC. For additional information on this project, contact the applicant's contact, Digital

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### **3-Story 73-Unit Seattle Area Assisted-Living & Restaurant Project Receives Conditional DNS Approval**

SEATTLE

A mixed-use development, planned for a site located at 4020 NE 55th Street in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 3-story assisted-living facility with 73 dwelling units and will feature a ground-level restaurant. Plans include at and below-grade parking for 30 vehicles. The city of Seattle has

issued the permitting to the applicant, who is Empress Senior Living at Laurelhurst 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, Jon O'Hare at 425-301-9541.

### **8-Story 34-Unit Westlake Area Residential Apartment Development In Hearings Stage**

SEATTLE

A residential project, proposed for a site located at 1402 Aurora Avenue North 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

an 8-story apartment building containing 34 dwelling units. Plans call for parking for 24 vehicles. The applicant for this project is Giang Vo. For additional information on this project, contact the applicant's contact, Greg Maxwell, at 206-419-0593.

### **8-Unit Seattle Area Residential Townhouse Project Receives DNS Approval**

SEATTLE

A residential townhouse development, slated for a property located at 9045 Mary Avenue NW in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct two, 4-unit townhouse

buildings. Plans include a single parking space. The city of Seattle has issued the permitting to the applicant, who is Trevor Johnson of Blackwood Holdings V 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, Yueann Wu at 206-707-1406.

### **8-Story 38-Unit Seattle Area Mixed-Use Residential-Retail Development In Design Review Phase**

SEATTLE

A mixed-use residential and retail development, in planning for a site



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located at 1900 23rd Avenue South in the Seattle area, is working its way through the city of Seattle's design guidance-review phase. Plans outline the construction of an 8-story apartment building containing 11 apartment dwelling units, 27 small efficiency dwelling units and retail space. No parking is planned. The applicant for this project is Haile Yitref of Y&M Properties IV 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, Julian Weber at 206-953-1305.

## 24-Unit Tacoma Area

## Residential Townhouse Project In Line For DNS Approval

### TACOMA

A residential development, planned for a site located at 11206 Bingham Avenue East in the Tacoma area, is in line to be issued a determination of non-significance. The developers have plans to construct a townhouse complex containing 24 dwelling units. Plans include site amenities, landscaping and associated parking. Pierce County is expected to issue the required permitting to the applicant, who is Mario Talluagan. The project will be known as Bingham Avenue Townhomes. For additional information

on this project, contact the applicant's contact, Mel Garland of Apex Engineering, at 253-473-4944, extension 1071.

## 22-Story Belltown Area Hotel-Apartment Project In Design Review Phase

### SEATTLE

A residential and commercial development, in planning for a site located at 2033 Fourth Avenue in the Seattle area, is working its way through the city of Seattle's design guidance-review phase. Plans outline the construction of a 23-story hotel and 10 apartment dwelling units. The applicant for this project is Jim Korbein of Seattle Downtown Silver Cloud. Construction will require the demolition and removal of existing buildings on the site. For additional information on this project, contact the applicant's contact, Poppi Handy, at 206-920-9996.

## 8-Story 272-Unit Yesler Terrace Area Residential Apartment Development In Design Review Phase

### SEATTLE

A residential Vulcan Real Estate project, in planning for a site located at 1000 East Yesler Way in the Seattle area, is working its way through the city of Seattle's design guidance-review phase. Plans outline the construction of an 8-story apartment building containing 272 dwelling units. Plans include parking for 170 vehicles. The applicant for this

project is City Investors. Construction will require the demolition and removal of existing buildings on the site. For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

## 4-Story 30-Unit Seattle Area Mixed-Use Residential-Retail Project In Design Review Phase

### SEATTLE

A mixed-use apartment and retail development, in planning for a site located at 1217 NE Ravenna Boulevard in the Seattle area, is working its way through the city of Seattle's design guidance-review phase. The developers have requested permission to construct a 4-story apartment building containing 27 dwelling units, retail and three live-work units. No parking is proposed. The applicant for this project is Suni Davies of SKCCPAK 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, Andrew Van Leeuwen at 206-940-4313.

## 150,000 SF Airway Heights Area Industrial Manufacturing Buildings Project Receives DNS Approval

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West McFarlane Road in the Airway Heights area, has been issued a determination of non-significance. The action will allow the developers to construct phase one consisting of a 150,000 square foot manufacturing building with a paint and coatings booth, utilities, storm-water management, landscaping and parking. Phase two consists of new construction to mirror phase one. The city of Airway Heights has issued the required permitting to the applicant, who is Exotic Metals Forming Company. The project will be known as Aerospace manufacturing facility. For additional information on this project, contact the applicant's contact, Vince Firlotte of EMFC Holdings, at 253-395-3710.

### 14-Unit Residential Rowhouse Project In Design Review Phase For Georgetown Area

SEATTLE

A residential rowhouse development, in planning for a property located at 6600 Carleton Avenue South in the Seattle area, is working its way through the city of Seattle's design guidance-review phase. Plans outline the construction of two rowhouse buildings containing a total of 14 dwelling units. Plans include parking for 14 vehicles. The applicant for this project is Ben Rutkowski of PSW Real Estate. Construction will require the demolition

and removal of existing buildings on the site. For additional information on this project, contact the applicant's contact, Andy Webre, at 805-723-9566.

### 9-Unit West Seattle Area Residential Townhouse Development In Design Review Phase

SEATTLE

A residential townhouse project, in planning for a site located at 5248 California Avenue SW in the Seattle area, is working its way through the city of Seattle's design guidance-review phase. Plans outline the construction of a 9-unit townhouse building. Plans include parking for seven vehicles. The applicant for this project is Christian Brodin of 5242 California Ave Apartments 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, Robert Humble, at 206-267-9277.

### 58,800 SF Yakima Area Grocery-Retail Center Project In Line For Mitigated DNS Approval

YAKIMA

A commercial development, planned for a site located at the south side of Terrace Heights Drive in the Yakima area, is in line to be issued a mitigated determination of non-significance. The developers have plans to construct six buildings



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totaling 58,800 square feet for a multi-use shopping center with two drive-thrus and a grocery store. Plans include parking for 293 vehicles. Yakima County, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Falcon Ridge Investments LLC. The project will be known as Terrace Heights Square. For additional information on this project, contact the applicant's contact, Bill Hordan of Hordan Planning Services, at 509-574-2300.

#### **4,100 SF College Place Area Restaurant & Bar Project Receives DNS Approval**

#### **COLLEGE PLACE**

A commercial development slated for a 1.59-acre site located at 1655 SE Meadowbrook Boulevard in the College Place area, has been issued a determination of non-significance. The action will allow the developers to construct a 4,100 square foot restaurant and tap room. The city of College Place has issued the required permitting to the applicant, who is Justin Watson. The project will be called Hop Thief Restaurant and Tap House. For further information on this project, contact Mr. Watson at 1655 SE Meadowbrook Blvd., College Place, WA 99324, or call 509-394-8524.

#### **8-Story 71-Unit Capitol Hill Area Mixed-Use Apartment-Office-Retail Project Receives DNS Approval**

#### **SEATTLE**

A mixed-use residential and commercial development, slated for a site located at 1208 Pine Street in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct an 8-story apartment building containing 71 dwelling units, office and retail space. Plans call for parking for 18 vehicles. The city of Seattle has issued the permitting to the applicant, who is Brian Heather of

SolTerra. Construction will require the demolition and removal of an existing parking lot and billboard on the site. For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

#### **7-Story 80-Unit Seattle Area Residential Apartment Development Application**

#### **SEATTLE**

A residential project, proposed for a site located at 7350 Martin Luther King Jr. Way South in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 7-story apartment



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building containing 56 apartment dwelling units and 24 small efficiency dwelling units. Plans do not include parking. Early design guidance-review has been conducted under a separate project order. The city of Seattle has received this request from the applicant, who is Vinh Vuong of American Dream Realty Investment Group 4 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, Jeff Ko at 206-324-4800.

#### **4-Story 22-Unit Ballard Area Mixed-Use Residential-Retail Development In The Works**

#### *SEATTLE*

A mixed-use apartment and retail project, proposed for a property located at 7755 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 19 small efficiency dwelling units, three apartment dwelling units and will feature retail space. Plans include parking for four vehicles. A streamlined design review is being conducted under a separate project order. The city of Seattle has received this request from the applicant, who is Brick Holdings LLC. For additional information on this project, contact the applicant's contact,

Jonathan Lemons, at 206-306-5952.

#### **12-Unit Northgate Area Commercial Buildings Project In The Works**

#### *SEATTLE*

A commercial development proposed for a property located at 401 NE Northgate Way in the Seattle area, is the subject of a recent application. The developers have requested permission to construct phased development of 12 buildings. Plans include an indoor NHL participant sports facility, office, retail, restaurants and a hotel. Parking will be provided for 2,818 vehicles. The city of Seattle has received this request from the applicant, who is Alyce

Conti of Simon Property Group. Construction will require the demolition and removal of all but five existing buildings on the site. For more information on this project, contact Alyce Conti at 206-362-4778.

#### **5-Story 113-Unit Wallingford Area Mixed-Use Apartment-Retail Project In Design Review Phase**

#### *SEATTLE*

A mixed-use residential and retail development, in planning for a site located at 4106 Stone Way North in the Seattle area, is working its way through the city of Seattle's design guidance-review phase. Plans outline the construction of a 5-story apartment

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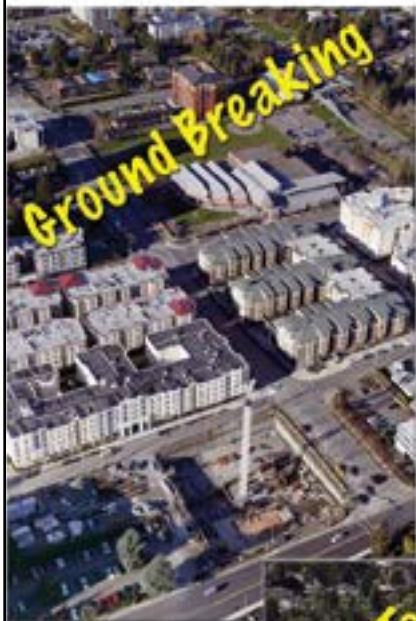
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building to house 113 dwelling units and retail space. Plans include parking for 80 vehicles. The applicant for this project is Jeremiah Jolicoeur of Alliance Residential Company. Construction will require the demolition and removal of existing buildings on the site. For additional information on this project, contact the applicant's contact, Chad Lorentz, at 206-257-0972.

## 6-Story 46-Unit Queen Anne Area Mixed-Use Residential-Retail Development In Design Review Phase

SEATTLE

A mixed-use development, in planning for a site located at 215 Queen Anne Avenue North in the Seattle area, is working its way through the city of Seattle's design guidance-review phase. Plans outline the construction of a 6-story building containing 26 small efficiency dwelling units, 19 apartment units with ground-level retail and one live-work unit. Parking will be provided for six vehicles. The applicant for this project is Michael Nelson of MRN Homes 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, Robert Humble, at 206-267-9277.

## 121-Unit Everett Area Residential Apartment Project In The Works

EVERETT

A residential development, proposed for a property located at 127 112th Street SW in the Everett area, is the subject of a recent application. The developers have requested permission to construct seven apartment buildings containing a total of 121 dwelling units. Plans include a community clubhouse. Snohomish County has received this request by the owner, who is Holly Ridge LLC. The project will be called Holly Ridge Apartments. For additional information on this project, contact the applicant's contact, David Ratliff, at 425-233-6444.

## 20-Unit Residential Townhouse Development Proposed For Beacon Hill Area

SEATTLE

A residential townhouse development, proposed for a site located at 3817 Martin Luther King Jr. Way South in the Seattle area, is the subject of a recent application. The developers have requested permission to construct five townhouse buildings containing a total of 20 dwelling units. Plans include parking for 28 vehicles. The city of Seattle has received this request from the applicant, who is Alina Kobets of Kobets Commercial Investments. Construction will require the demolition and removal of an existing building on the site. For additional information on this project, contact





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the applicant's contact, Robert Humble, at 206-267-9277.

## 1.5-Acre Battle Ground Area Medical Clinic Development In Line For DNS Approval

### BATTLE GROUND

A medical development, planned for a 1.5-acre property located at the corner of SW Scotton Way and SW 13th Avenue in the Battle Ground area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a health and medical clinic in the mixed-use residential district. The city of Battle Ground, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Scotton Landing I LLC. The project will be known as Scotton Landing Medical Facility. For additional information on this project, contact the applicant's contact, Dustin Johnson of CIDA, at 503-226-1285.

## 46-Story 523-Units Seattle Area Mixed-Use Residential-Retail Project In The Works

### SEATTLE

A mixed-use apartment and retail development, proposed for a site located at 1516 Second Avenue in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 46-story apartment building

containing 523 dwelling units and retail space. Plans include parking for 282 vehicles. Early design guidance review has been conducted under a separate project order. The city of Seattle has received this request from the applicant, who is Steven Orser of Plus Investment USA. 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, Jodi Patterson-O'Hare, at 425-681-4718.

## 5-Story 133-Unit Rainier Valley Area Residential Congregate Development Application

### SEATTLE

A residential project, proposed for a site located at 2305 South Plum Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 5-story, 133-unit congregate residence. No parking is proposed. Early design guidance review has been conducted under a separate project order. The city of Seattle has received this request by the applicant, who is Gary Mulhair of Genoa LLC. For additional information on this project, contact the applicant's contact, Robert Humble, at 206-267-9277.

## 13-Lot Vancouver Area Residential Cottage Subdivision Project In Line For Revised DNS



## Approval

### VANCOUVER

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A residential subdivision project, planned for a 2.46-acre site located at 8118 NE 25th Avenue in the Vancouver area, is in line to be issued a revised determination of non-significance. The developers have plans to divide the site into 13 residential cottage building lots with one lot configured around an existing single-family residence. Clark County, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is DLS Properties. The project will be known as 25th Ave Cottage Subdivision. For additional information on this project, contact the applicant's contact, Travis Johnson of PLS Engineering, at [travis@plsengineering.com](mailto:travis@plsengineering.com), or call 360-397-4319.

### 25,000 SF Sumner Area Retail RV Sales Center Development Receives Mitigated DNS Approval

#### SUMNER

---

A retail project slated for a property located at 2014 136th Avenue East in the Sumner area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a 25,000 square foot sales, service and parts building for RV customers, new parking areas and RV sales and storage areas. Plans include stormwater facilities, utilities and landscaping. The city of Sumner has issued the

required permitting to the applicant, who is Stanley Real Estate. The project will be called Poulsbo RV. For additional information on this project, contact the applicant's contact, Costa Philippides of Barghausen Consulting Engineering, at [costap@barghausen.com](mailto:costap@barghausen.com), or call 425-251-6222.

### 3,000 SF Bellevue Area Retail Plaza Project In Line For DNS Approval

#### BELLEVUE

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A retail development, planned for a site located at 15100 SE 38th Street in the Bellevue area, is in line to be issued a determination of non-significance. The developers have plans to construct a 3,000 square foot retail building with two tenant spaces in an existing shopping center. A re-notice has been issued to correct dates of comment period and public meeting. The city of Bellevue, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Hewitt Architects. The project will be known as Eastgate Plaza. For additional information on this project, contact the applicant's contact, Adam DiPaola of Hewitt Architects, at [adipaola@hewittseattle.com](mailto:adipaola@hewittseattle.com), or call 206-834-3839.

### 3-Story 34-Room Seattle Area Congregate Residence Development In Early Design Review Phase

#### SEATTLE

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A residential project, in planning for a site located at 4637 21st Avenue NE in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 3-story congregate residence with 34 sleeping rooms. The applicant for this project is Sigma Phi Epsilon Building Corporation. Construction will require the demolition and removal of an existing building on the site. The project will be called Sigma Phi Epsilon-UW Chapter House. For additional information on this project, contact the applicant's contact, David Neiman, at 206-261-4788.

### 9.17-Acre Gig Harbor Area Building Demolition Project Receives DNS Approval

#### GIG HARBOR

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A demolition project planned for a 9.17-acre property located at 4508 California Avenue SW in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to proceed with demolition and removal of four existing buildings on the site. Pierce County has issued the permitting to the owner, who is Tacoma Screw Products. For additional information on this project, contact the applicant's contact, Carl E. Halsan, at [carlhal-san@gmail.com](mailto:carlhal-san@gmail.com), or call 253-798-2789.

### 7-Story 74-Unit

### Alaska Junction Area Mixed-Use Apartment & Club Project Revised Application Status

#### SEATTLE

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A mixed-use development, proposed for a site located at 4508 California Avenue SW in the Seattle area, is the subject of a revised application. The developers have requested permission to construct a 7-story building with 49 apartment dwelling units, 25 small efficiency dwelling units and a community club. Plans include parking for 17 vehicles. The city of Seattle has received this request from the applicant, who is Leon Capelouto. 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, Andrew Kluess, at 206-367-1382.

### 4 Story 14-Unit Rainier Valley Area Residential Apartment project In Design Review Phase

#### SEATTLE

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A residential development, in planning for a site located at 5306 Martin Luther King Jr. Way South in the Seattle area, is working its way through the city of Seattle's design guidance-review phase. Plans outline the construction of a 4-story apartment building containing 14 dwelling units. Plans include parking for seven vehicles. The applicant for this project is Lee

Truong. Construction will require the demolition and removal of existing buildings on the site. For additional information on this project, contact the applicant's contact, Bradley Khouri, at 206-297-1284.

### **7-Story 214-Unit Mixed-Use Apartment-Retail Development In Design Review For U District Area**

#### *SEATTLE*

A mixed-use residential and retail project, in planning for a site located at 4715 25th Avenue NE in the Seattle area, is working its way through the city of Seattle's design guidance-review phase. Plans outline the construction of a 7-story apartment building containing 214 dwelling units and retail space. Plans include parking for 212 vehicles. Plans call for a contract rezone for 57,000 square feet of land from C1-40 to NC2-75. The applicant for this project is Mr. Afsah-Hosseini of Greystar. 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, Jon O'Hare, at 425-301-9541.

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

#### *KENT*

A residential subdivision development, proposed for a 4.88-acre property located at 24206 94th

Avenue South in the Kent area, is the subject of a recent application. The developers have requested permission to divide the site into 29 single-family residential building lots. The city of Kent has received this request from the applicant, who is Lakeridge Development. Construction will require the demolition and removal of an existing residence and accessory buildings on the site. The project will be known as Curran. For additional information on this project, contact Lakeridge Development at 425-827-3063.

### **9-Unit West Seattle Area Residential Townhouse Project In Design Review Phase**

#### *SEATTLE*

A residential townhouse development, in planning for a site located at 5248 California Avenue SW in the Seattle area, is working its way through the city of Seattle's design guidance-review phase. Plans outline the construction of a townhouse building with nine dwelling units. Plans include seven parking spaces. The applicant for this project is Christian Brodin of 5242 California Ave Apartments 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, Robert Humble, at 206-267-9277.

### **70-Lot Vancouver Area Residential Subdivision Development In Line For DNS Approval**

#### *VANCOUVER*

A residential subdivision project, planned for sites located at 1611 and 1619 NE 112nd Avenue in the Vancouver area, is in line to be issued a determination of non-significance. The developers have plans to divide the site into 70 single-family residential building lots for senior-oriented housing. The city of Vancouver, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Kilada Walnut Village LLC; four Seasons Subdivision LLC. The project will be known as Four Seasons South. For additional information on this project, contact the applicant's contact, Patrick Ginn of Four Seasons Subdivision LLC, at 360-600-8813.

### **2-Story 14,000 SF Spokane Area Elementary School Addition Project In The Works**

#### *SPOKANE*

An elementary school project, proposed for a site located at 911 West 25th Avenue in the Spokane area, is the subject of a recent application. The developers have requested permission to construct a 2-story, 14,000 square foot addition to Wilson Elementary School. Plans call for eight classrooms, upgraded play area, office and

supporting spaces and associated landscaping. The city of Spokane has received this request from the applicant, who is Spokane Public Schools. For additional information on this project, contact the applicant's contact, Mark Sweet of Integrus Architecture, at [msweet@integrusarch.com](mailto:msweet@integrusarch.com), or call 509-838-8681.

### **Change-Of-Use Office-To-Lodging Project Proposed For Capitol Hill Area**

#### *SEATTLE*

A change of use project, proposed for a property located at 1811 20th Avenue in the Seattle area, is the subject of administrative conditional use to allow a hotel in an NC2 zone. The city of Seattle has granted this request. The developers will proceed with plans to change a portion of an existing building from office to lodging. Existing live-work and apartment units will remain. The applicant for this project is Bart Flora of 1811 Partners LLC. For additional information on this project, contact the applicant's contact, Slawek Porowski, at 206-372-1015.

### **7-Story 74-Unit Apartment & Community Club Proposed For Alaska Junction Area**

#### *SEATTLE*

A development proposed for a site located at 4508 California Avenue SW in the Seattle area, is



the subject of a recent application. The developers have requested permission to construct a 7-story building with 49 apartment dwelling units, 25 small efficiency dwelling units and community club space. Plans include parking for 17 vehicles. The city of Seattle has received this request from the applicant, who is Leon Capelouto. 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, Andrew Kluess, at 206-367-1382.

### **5-Story 23-Unit Phinney Ridge Area Mixed-Use Apartment-Retail**

### **Development In Design Review Phase**

#### *SEATTLE*

A mixed-use residential and retail project, in planning for a site located at 7006 Greenwood Avenue North in the Seattle area, is working its way through the city of Seattle's design guidance-review phase. The developers have requested permission to construct a 5-story apartment building with 15 small efficiency dwelling units, eight apartment dwelling units and retail space. Plans do not include parking. The applicant for this project is Greenwood Collective 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, Tim S. Carter at 206-693-3133.

### **56-Lot Olympia Area Residential Subdivision Project Receives Revised Mitigated DNS Approval**

#### *OLYMPIA*

A residential subdivision development, planned for a 9.4-acre property located at the 2000 block of 18th Avenue SW in the Olympia area, has been issued a revised mitigated determination of non-significance. The action will allow the developers to divide the property into 56 residential building lots with connections to existing roadways. The city of Olympia has issued the permitting to the owner, who is ABS Investments. The project will be known as Wellington Heights. For additional information on this project, contact the applicant's contact, Olympic Engineering, at 360-705-2474.

### **9-Unit West Seattle Area Residential Townhouse Project In Design Review Phase**

#### *SEATTLE*

A residential townhouse development, in planning for a site located at 5242 California Avenue SW in the Seattle area, is working its way through the city of Seattle's design guidance-review phase. Plans outline the construction of a townhouse structure

containing nine dwelling units. Plans include parking for 11 vehicles. The applicant for this project is Christian Brodin of Lexington Asset Management. 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, Robert Humble, at 206-267-9277.

### **25-Story 162-Unit Seattle Area Mixed-Use Apartment-Retail Development Application**

#### *SEATTLE*

A mixed-use residential and retail project, proposed for sites located at 4515 and 4525 Brooklyn Avenue NE in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 25-story apartment building containing 122 dwelling units, 40 small efficiency dwelling unit and retail space. Plans include parking for 77 vehicles. Existing neighborhood open space is being considered under a separate project order. The city of Seattle has received this request from the applicant, who is Chad Matesi of Core Spaces. For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare at 425-681-4718.

### **265-Unit Seattle Area Mixed-Use Apartment-Retail Project In**



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## Hearing Stage

### SEATTLE

A mixed-use residential and retail development, planned for a site located at 4801 24th Avenue NE in the Seattle area, is the subject of a public hearing. The developers have requested permission to construct a 6-story and a 7-story apartment buildings containing a total of 265 dwelling units and will feature ground-level retail space. Plans include parking for 217 vehicles in a shared garage. The project will require a contract rezone from LR3 to NC2-85 and vacation of NE 48th Street. The applicant for this project is PPC Land Ventures. Construction will require the demolition and removal of existing

buildings on the site. For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

## 6-Story 77-Unit SEATTLE Area Mixed-Use Assisted-Living & Restaurant Development Receives Conditional DNS Approval

### SEATTLE

A mixed-use project planned for a property located at 1936 Eastlake Avenue East in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 6-story assisted-living facility with 77 units and a restaurant. Plans

include parking for 19 vehicles. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Bryon Ziegler of ASC Lake Union LLC. The project will be called Aegis Senior Communities. For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

## 6-Story 40-Unit Bellingham Area Residential Apartment Project In Line For DNS Approval

### BELLINGHAM

A residential development, planned for a site located at 418 West Bakerview Road in the Bellingham area,

is in line to be issued a determination of non-significance. The developers have plans to construct a 6-story apartment building containing 40 dwelling units and a ground-level parking garage. The city of Bellingham, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Andrea Brackinreed of AVT Consulting. For more information on this project, contact Ms. Brackinreed at 360-5279445.

## Wallingford Area Change-Of-Use Storage-To-Climbing Gym Project In The Works

### SEATTLE



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# 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.



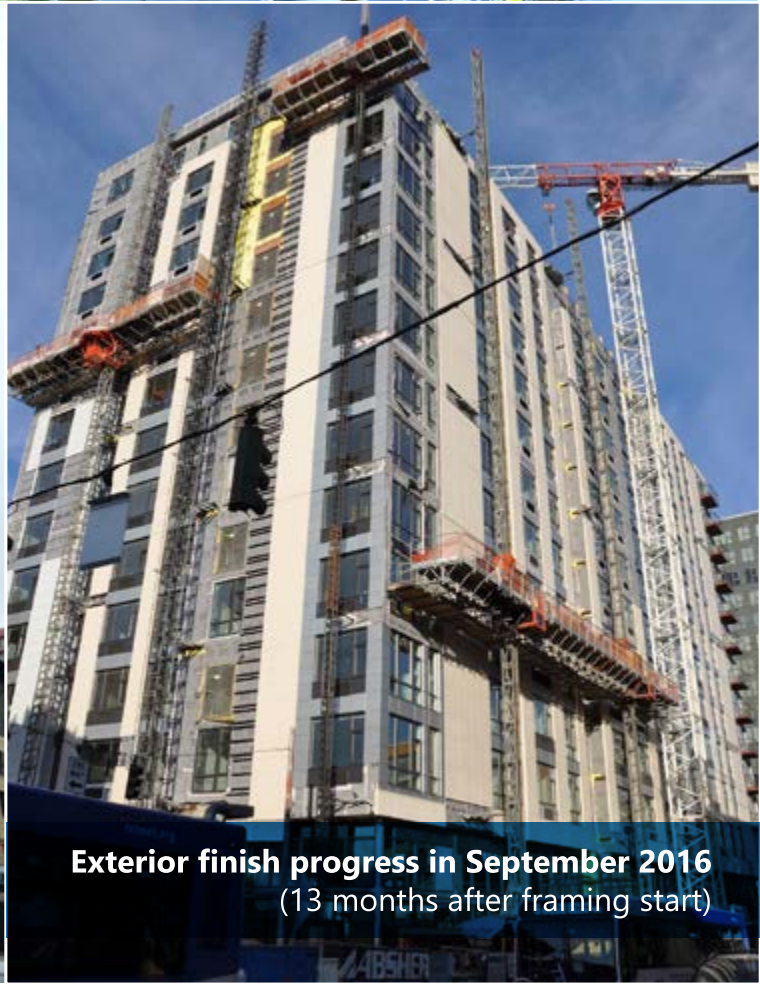
The framing team members included:

- 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:

The patented **IGB System Modular Frame Building System, (MFBS™)** utilizes pre-engineered, accurately cut, jig set, fully welded, tubular, light gauge steel framing section modules. Each panel is individually engineered to achieve appropriate load bearing, and shear strengths when installed in the structure.



## 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.
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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
- Wall Panels are typically 6" in depth, and can vary in width & height based upon architectural design. A typical wall panel used in a mid-rise building would weigh 300 pounds.
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A change of use development, proposed for a site located at 3535 Interlake Avenue North in the Seattle area, is the subject of a recent application. The developers have requested permission to change the use of an existing warehouse and storage building to an indoor climbing gym. The city of Seattle has received this request from the applicant, who is Ira Gerlich of 3535 Interlake Ave N LLC. For additional information on this project, contact the applicant's contact, Cheryl Cohen, at 206-443-3448.

#### **8-Story 128-Unit Fremont Area Mixed-Use Residential-Commercial Development In Early Design Review Phase**

##### *SEATTLE*

A mixed-use residential and commercial project, in planning for a site located at 3421 Woodland Park Avenue North in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission

to construct an 8-story apartment building containing 123 dwelling units and five live-work units. Plans include parking for nine vehicles. The applicant for this project is Michael Nelson of MRN 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, Robert Humble, at 206-267-9277.

#### **8-Unit Ballard Area Residential Rowhouse Project Receives DNS Approval**

##### *SEATTLE*

A residential development, slated for a site located at 6251 Eighth Avenue NW in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 3-story rowhouse building with eight dwelling units. Plans include eight surface parking spaces. The city of Seattle has issued the permitting to the applicant, who is Ron Thoreson of R. Thoreson Homes 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, Dave Biddle, at 206-829-3128.

#### **6-Story 247-Unit Redmond Area Mixed-Use Apartment-Retail Development Receives DNS Approval**

##### *REDMOND*

A mixed-use residential and retail project, planned for a site located at 15801 NE 85th Street in the Redmond area, has been issued a determination of non-significance. The action will allow the developers to construct 6-story apartment buildings containing a total of 247 dwelling units and 4,100 square feet retail space. The city of Redmond has issued the permitting to the applicant, who is Hans Fagerlund of Mill Creek Residential LLC. The project will be called Modera River Trail Apartments. For additional information on this project, contact the applicant's contact, Darrell Turner of

GGLO Design, at 206 902 5538.

#### **10-Unit Spokane Area Residential Cottage Project In The Works**

##### *SPOKANE*

A residential development, proposed for a site located at 4214 Buckeye Avenue in the Spokane area, is the subject of a recent application. The developers have requested permission to combine four land parcels into one parcel and construct 10 cottage housing units in a residential single-family zone. The city of Spokane has received this request from the applicant, who is Daniel Cotter. The project will be known as Cotter Cottage Housing. For additional information on this project, contact the applicant's contact, Todd Whipple of Whipple Engineering, at 509-893-2617.

#### **23-Unit Seattle Area Residential Townhouse Development In Design Review Phase**

##### *SEATTLE*

A residential townhouse project, in planning for

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sites located at 2100, 2106, 2020 and 2024 NE 85th Street in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct four townhouse buildings containing a total of 23 dwelling units. Plans include parking for 26 vehicles. The applicant for this project is Mirra 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, Summer McEneny, at 206-693-3133.

### **15,000 SF Yakima Area Repair Shop Addition**

### **Project In Line For DNS Approval**

*YAKIMA*

A project planned for a site located at 2003 East Viola Avenue in the Yakima area, is in line to be issued a determination of non-significance. The developers have plans to construct a 15,000 square foot addition to an existing auto repair shop. Plans will take place in a light-industrial zone M-1. The city of Yakima, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Mobile Fleet Service. For additional information on this project, contact the applicant's contact, Ron Elliott of Elliott & Sons Construction, at 509-952-0362.

### **7-Story 108-Unit Green Lake Area Mixed-Use Residential-Retail Development Application**

*SEATTLE*

A mixed-use apartment and retail project, proposed for a site located at 444 NE Ravenna Boulevard in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 7-story apartment building containing 108 dwelling units and will feature retail space. Plans include parking for 37 vehicles and will require a rezone. The city of Seattle has received this request from the applicant, who is Katherine Laird of Century Pacific.

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, Amber French, at 206-523-6150.

### **3-Story 70-Unit North Queen Anne Area Residential Apartment Project In Design Review Phase**

*SEATTLE*

A residential development, in planning for a site located at 609 West Nickerson Street in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission



### **GEOWALL APPROVED FOR WSDOT PROJECTS**

The Geowall Retaining Wall System has been pre-approved to be installed on WSDOT projects with Structural Earth Walls up to 33 feet tall. All three of the Geowall blocks are pre-approved: the Geowall PRO block (12" deep), the Geowall Max II block (18" deep) and the Geowall Max block (21.5" deep). Additionally, all three of the Geowall blocks (PROs, MAX IIs and MAXs) of the Geowall Retaining Wall System are listed on the WSDOT QPL listed.

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to construct a 3-story apartment building with 70 dwelling units and parking for 17 vehicles. The applicant for this project is Craig Haveson. 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, Michelle Linden at 206-395-4392.

## **120-Lot 132-Unit Mount Vernon Area Residential Development In Line For Mitigated DNS Approval**

*MOUNT VERNON*

A residential project, planned for a site located at NW Highpoint Street in the Mount Vernon area, is in line to be issued a mitigated determination of non-significance. Phase one will be development of 30-lots and 90-lots in phase two. The final phase will be to modify one oversized lot of the prior 90-lots to provide an additional 13 dwelling units. Kitsap County, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Ron Cleaver of Team 4 Engineering, at ron@team4eng.com, or call 360-337-5777.

## **8,200 SF East Wenatchee Area Elementary School Addition Project Receives DNS Approval**

*EAST WENATCHEE*

A school facility project, slated for a site located at 1455 North Baker Avenue in the East Wenatchee

area, has been issued a determination of non-significance. The action will allow the developers to construct an additional 8,200 square feet to the existing Lee Elementary School building. Plans call for two classrooms, cafeteria, kitchen, support space and parking changes. Eastmont School District has issued the permitting for this school project. For additional information on this project, contact the applicant's contact, Seann Tanner of Eastmont School District, at tanners@eastmont206.org, or call 509-884-6970.

## **26,000 SF Olympia Area Retail Complex Development In The Works**

*OLYMPIA*

A retail project, proposed for a site located at 7326 Martin Way East in the Olympia area, is the subject of a recent application. The developers have requested permission to construct 26,000 square foot retail space for Carpet Liquidators Outlet and up to three other tenants. Plans include preservation of select trees, landscaping and associated parking. Thurston County has received this request from the applicant, who is Carpet Liquidators. Construction will require the demolition and removal of an existing used car sales building on the site. For additional information on this project, contact the applicant's contact, Janet Monda of Architectural Werks, at janet@awerks.com, or call 360-786-5490.



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## 13-Unit Bellevue Area Residential Townhouse Project Receives DNS Approval

*BELLEVUE*

A residential townhouse development slated for a site located at 13133 NE Bel-Red Road in the Bellevue area, has been issued a determination of non-significance. The action will allow the developers to construct 31 townhouse dwelling units. The city of Bellevue has issued the permitting to the applicant, who is MJS Investors. Construction will require the demolition and removal of an existing office building on the site. The project will be known as Bellevue DOL Townhomes. For additional information on this project, contact the applicant's contact, Justin Goroch of BCRA, at jgoroch@bcradesign.com, or call 253-627-4367.

## 3-Story 78,000 SF Kalama Area Elementary & Middle Schools Development Receives DNS Approval

*KALAMA*

A school facilities project, planned for a site located at 548 China Garden Road in the Kalama area, has been issued a determination of non-significance. The action will allow the developers to replace Kalama Elementary School with a 3-story, 78,000 square foot elementary school for 560 students on existing athletic fields.

Plans include parking and new athletic fields. Plans include construction of a middle school addition to the 1938 Kalama High School building. The city of Kalama has issued the permitting to Kalama School District. The project will be known as Kalama Elementary/Middle School (two major projects). For additional information on this project, contact the applicant's contact, Eric Nerison, superintendent of Kalama School District, at 360-673-5282.

## 4-Story 54-Unit Roosevelt Area Mixed-Use Apartment-Retail Project Receives Conditional DNS Approval

*SEATTLE*

A mixed-use residential and retail development, planned for a property located at 7001 Roosevelt Way NE 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 54 dwelling units and retail space. Plans include parking for one vehicle. The city of Seattle has issued the required permitting, with conditions, to the applicant, who is Joseph Parr of Roosevelt 70 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, David Neiman, at 206-760-5550.

## 38-Unit Bellingham Area



## **Residential Apartment Community Project In Line For Revised DNS Approval**

### *BELLINGHAM*

A residential development, planned for a site located at 560 East Bakerview Road in the Bellingham area, is in line to be issued a revised determination of non-significance. The revision outlines a reduction in area and units of a previously approved project order. The developers will construct nine apartment buildings with a total of 38 dwelling units. Plans include a management office, community room, private park with a sports court and a maintenance building. The city of Bellingham, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Haven Design Workshop. The project will be called Prince Court. For additional information on this project, contact the applicant's contact, Sean Hegstad of Haven Design Workshop, at 360-778-8355.

## **5-Story 131,000 SF Walla Walla Area Mixed-Use Apartment-Commercial Development In Line For DNS Approval**

### *WALLA WALLA*

A mixed-use residential and commercial project, proposed for a site located at 351 East Rose Street in the Walla Walla area, is in line to be issued a determination of non-significance. The

developers have plans to construct a 5-story, 131,000 square foot, wood-frame apartment building containing 120 dwelling units, a lobby, retail space, common space, storage units and 17 ground-level extended-stay dwelling units. The city of Walla Walla, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Evergreen Housing Development Group LLC. The project will be known as Rose Street Apartments. For additional information on this project, contact the applicant's contact, Andrew Brand of Evergreen Housing Development Group, at 206-535-6248.

## **9-Unit West Seattle Area Residential Townhouse Project In Design Review Phase**

### *SEATTLE*

A residential townhouse development, in planning for a site located at 5242 California Avenue SW in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a townhouse building with nine dwelling units. Plans include parking for 11 vehicles. The applicant for this project is Christian Brodin of Lexington Asset Management. 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, Robert Humble, at 206-267-9277.

## **12-Lot Kenmore Area Residential Subdivision Project Application**

### *KENMORE*

A residential subdivision development, proposed for a 2.34-acre site composed of two land parcels located at 19913 75th Avenue NE in the Kenmore area, is the subject of a recent application. The developers have requested permission to divide the site into 12 single-family residential building lots. The city of Kenmore has received this request from the applicant, who is Prospect Development LLC. The project will

be called Northshore Meadows. For additional information on this project, contact the applicant's contact, Cara Visintainer of CES NW Inc., at 253-848-4282.

## **41-Unit Clarkston Area Residential Townhouse Project Receives DNS Approval**

### *CLARKSTON*

A residential townhouse development, slated for a 5.93-acre property located at the 2000 block of Sixth Avenue in the Clarkston area, has been issued a determination of non-significance. The action will allow the developers to construct 41 townhouse dwelling units. Asotin County has issued the permitting to



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the applicant, who is DK Holdings LLC. The project will be called Appleside Townhomes. For additional information on this project, contact the applicant's contact, Dan Young of Quality Design Homes, at 208-798-5000.

### **Spokane Area Hotel Improvements Project In The Works**

#### *SPOKANE*

A hotel improvements project, proposed for a site located at 700 North Division Street in the Spokane area, is the subject of a recent application. The developers have requested permission to construct phased site improvements to the existing River Inn/ River Hotel. Plans call for

a new swimming pool, restaurant patio, repair and repave trail, new landscape and new or adjusted irrigation. Plans include upgrades to the west building exterior and entry canopy and new siding. Possible future upgrades will include the east swimming pool, addition of a children's splash pad and installation of an elevator. The city of Spokane has received this request from the applicant, who is GVD Commercial Properties. For additional information on this project, contact the applicant's contact, Julia Culp of Bernardo Wills, at 509-838-4511.

### **8-Lot Capitol Hill Area Residential Subdivision**

### **Development Receives OK**

#### *SEATTLE*

A residential subdivision project, planned for a site located at 1052 East Harrison Street in the Seattle area, has been granted a unit lot subdivision to create eight units lots by the city of Seattle. The developers will divide the sight into eight residential building lots. The construction of residential dwelling units is under a separate project order. The applicant for this project is Sensa Homes. For additional information on this project, contact the applicant's contact, Izabella Phillips, at 206-297-0996.

### **12-Lot Seattle Area**

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

#### *SEATTLE*

A residential subdivision development, proposed for a property located at 718, 726 and 722 Martin Luther King Jr. Way in the Seattle area, is the subject of a recent application. The developers have requested permission to divide the property into 12 residential building lots. The construction of residential dwelling units is under a separate project order. The city of Seattle has issued the permitting to the applicant, who is Darin Granger. For additional information on this project, contact the applicant's contact, Dave Biddle, at 206-386-1357.



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## 6-Story 270-Unit Seattle Area Mixed-Use Apartment-Retail Project In Design Review

### SEATTLE

A mixed-use residential and retail development, in planning for a site located at 8704 Greenwood Avenue North in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 6-story apartment building with 25 small efficiency dwelling units and 245 apartment dwelling units with retail space. Plans include parking for 240 vehicles. The applicant for this project is Steffenie Evans

of WH Greenwood LLC (Washington Holdings). Construction will require the demolition and removal of existing buildings on the site. For additional information on this project, contact Ms. Evans at 206-613-5375.

## 264-Unit Lakewood Area Residential Apartment Development In Line For Mitigated DNS Approval

### LAKEWOOD

A residential project, planned for a property located at 4901 123rd Street SW in the Lakewood area, is in line to be issued a mitigated determination of non-significance. The developers have plans to construct a 264-unit apartment community. Plans include

landscaping, open space and associated parking. The city of Lakewood, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Apex Engineering PLLC. The project will be called Cloverbrook Apartments. For further information on this project, contact the applicant at 253-473-4494.

## 14-Lot Spokane Valley Area Residential Subdivision Project In The Works

### SPOKANE VALLEY

A residential subdivision development, proposed for a 5.17-acre site located at 1212 North Flora Road in the Spokane Valley area, is the subject of

a recent application. The developers have requested permission to divide the site into 14 single-family residential building lots. The lots will be used for the construction of duplexes. Spokane Valley has received this request from the applicant, who is Skyline Homes LLC. The project will be known as Skyline @ Flora. For additional information on this project, contact the applicant's contact, Mike Grishko of Skyline Homes, at skylinehomes-llc@yahoo.com, or call 509-474-0638.

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## SEATTLE

A mixed-use development, proposed for a site located at 4512 11th Avenue NE in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 30-story hotel building with 100 apartment dwelling units and retail space. The city of Seattle has received this request from the applicant, who is Paul Pong. Early design review was conducted under a separate project order. For additional information on this project, contact the applicant's contact, Pragnesh Parikh, at 206-367-1382.

### **Olympia Area Building Demolition Project Receives Mitigated DNS Approval**

#### OLYMPIA

A demolition project slated for a property located at 403 Capitol Way South in the Olympia area, has been issued a mitigated determination of non-significance. The action will allow the developers to demolish the Goldberg/Schoenfeld Building including the slab and foundations. The city of Olympia has issued the required permitting to the applicant, who is Olympia Federal Savings & Loan. For additional information on this project, contact the applicant's contact, Josh Gobel of Thomas Architecture Studios LLC, at 360-915-8775.

### **8-Lot Beacon Hill Area Residential Subdivision Project Application**

#### SEATTLE

A residential subdivision development, proposed for a site located at 1601 South State Street in the Seattle area, is the subject of a recent application. The developers have requested permission to divide the site into eight residential building lots. The construction of residential units is under a separate project order. The city of Seattle has received this request from the applicant, who is Igor Afichuck of Lake City LLC. For additional information on this project, contact the applicant's contact, Andy McAndrews, at 425-233-6089.

### **16-Lot Lakewood Area Residential Subdivision Development In Line For DNS Approval**

#### LAKEWOOD

A residential subdivision project, planned for a 2.83-acre land parcel located at 7701 Ruby Drive W in the Lakewood area, is in line to be issued a determination of non-significance. The developers have plans to divide the parcel into 16 single-family residential building lots. Plans include open space. The city of Lakewood, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Oakbrook Property LLC. The project will be known as Oakbrook Park.



For additional information on this project, contact the applicant's contact, Fred Wagner of Oakbrook Property LLC, at fred@wagnerdevelopment.com, or call 425-278-9030.

## 8-Lot Vancouver Area Commercial Subdivision Development In Line For DNS Approval

### VANCOUVER

A commercial development, planned for an 8.6-acre site located at 13909 NE 10th Avenue in the Vancouver area, is in line to be issued a determination of non-significance. The developers have plans to divide the site into eight commercial building lots. Plans call for retail, a restaurant

and banking facility uses. Clark County, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Hurley Development LLC. The project will be known as Skyview Station. For additional information on this project, contact the applicant's contact, Jocelyn Cross of Olson Engineering, at Jocelyn@olsenengr.com, or call 564-397-4895.

## 42-Unit Everett Area Residential Development In The Works

### EVERETT

A residential project, proposed for a 3.9-acre 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 dwellings. Snohomish County has received this request from the applicant, who is Prospect Development. The project will be known as Lakeside Loop. For additional information on this project, contact the applicant's contact, Cara Visintainer of CES NW Inc., at CVisintainer@cesnwinc.com, or call 253-848-4282.

## 7-Story 171-Unit Ballard Area Mixed-Use Apartment-Retail Project In Design Review Phase

### SEATTLE

A mixed-use residential and retail project, in planning for a site located at 2419 NW Market Street in

the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 7-story apartment building containing 171 dwelling units and will feature retail space. Plans include parking for 100 vehicles. The applicant for this project is CP VI Ballard LLC (Carmel Partners). 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, Jodi Patterson-O'Hare, at 425-681-4718.

## 9-Unit Ravenna Area Residential Rowhouse



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## Project Receives DNS Approval

SEATTLE

A residential development slated for a site located at 3106 NE 55th Street in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct two rowhouse structures with a total of nine dwelling units. Plans include parking for nine vehicles. The city of Seattle has issued the permitting to the applicant, who is Cary Granger of Collz. 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.

## 4,600 SF Tacoma Area IHOP Restaurant Development Receives DNS Approval

TACOMA

A retail project planned for a 1.11-acre site located at 175807 Canyon Parkway East in the Tacoma area, has been issued a determination of non-significance. The action will allow the developers to construct a 4,600 square foot IHOP restaurant with parking for 67 vehicles. Pierce County has issued the required permitting to the applicant, who is Mesk Investment Frederickson LLC. The project will be known as IHOP Frederickson. For additional information on this project, contact

the applicant's contact, Roy Hellwig of Tormod Hellwig LLC, at roy.hellwig@tormodhellwig.com, or call 360-582-1060.

## 121-Unit Everett Area Residential Apartment Project In The Works

EVERETT

A residential development, proposed for a site located at 127 112th Street SW in the Everett area, is the subject of a recent application. The developers have requested permission to construct seven apartment buildings with a total of 121 dwelling units and a community clubhouse. Snohomish County has received this request from the applicant, who is Holly Ridge LLC. The project will be known as Holly Ridge Apartments. For additional information on this project, contact the applicant's contact, David Ratliff, at 425-233-6444.

## 114,000 SF Puyallup Area Commercial Storage Development In Line For DNS Approval

PUYALLUP

A three-phase commercial project, planned for a site located at 13809 Meridian Avenue East in the Puyallup area, is in line to be issued a determination of non-significance. The developers have plans for site development and to construct nine storage units and one leasing office totaling 114,000 square feet. Pierce County, using the



optional SEPA process, is expected to issue the required permitting to the applicant, who is Your Cube Storage Inc. The project will be known as Puyallup U-Cube Storage. For additional information on this project, contact the applicant's contact, Kate Strom of AHBL, at [kstrom@ahbl.com](mailto:kstrom@ahbl.com), or call 253-383-2422.

### **5-Story 35-Unit Ballard Area Mixed-Use Apartment-Retail Project In The Works**

#### *SEATTLE*

A mixed-use residential and retail development, proposed for a property located at 6400 15th Avenue NW in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 5-story apartment building with 35 dwelling units and retail space. Plans include parking for 29 vehicles. The city of Seattle has received this request from the applicant, who is Curt Pryde of Pryde & Johnson 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, Lauren Garkel, at 206-782-8208, extension 821.

### **8-Lot West Seattle Area Residential Subdivision Project Application**

#### *SEATTLE*

A residential subdivision

development, proposed for a site located at 4844 Fauntleroy Way SW in the Seattle area, is the subject of a recent application. The developers have requested permission to divide the site into eight residential building lots. The construction of dwelling units are under a separate project order. The city of Seattle has received this request from the applicant, who is Rob McVicar of buildSound. For additional information on this project, contact the applicant's contact, Katie McVicar, at 425-864-1488.

### **7-Story 79-Unit Seattle Area Residential Apartment Development In The Works**

#### *SEATTLE*

A residential project, proposed for a property located at 4048 Seventh Avenue NE in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 7-story apartment building containing 67 small efficiency dwelling units and 12 apartment dwelling units. Plans include parking for 10 vehicles. The city of Seattle has received this request from the applicant, who is Cheng-Nan Lin of Viola Apartments 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, Matt Driscoll, at 206-547-1761.

### **10,700 SF East Wenatchee Area Elementary School Addition Project Receives DNS Approval**

#### *EAST WENATCHEE*

An elementary school development planned for a site located at 601 North Jonathan Avenue in the East Wenatchee area, has been issued a determination of non-significance. The action will allow the developers to construct an additional 10,700 square feet to Kenroy Elementary School. Plans include five classrooms and support space at the south end, a cafeteria at the north end and parking changes. Eastmont School District has issued the permitting for this school project. For additional information on this project, contact Seann Tanner of Eastmont School District, at [tanners@eastmont206.org](mailto:tanners@eastmont206.org), or call 509-884-6970.

### **6-Story 95-Unit Lower Queen Anne Area Mixed-Use Residential-Retail Development In Design Review Phase**

#### *SEATTLE*

A mixed-use apartment and retail project, in planning for a site located at 417 Second Avenue West in the lower Queen Anne area of Seattle, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 6-story apartment building containing 95 dwelling units and will feature ground-level

retail. Plans include below-grade parking for 58 vehicles. The applicant for this project is Hycroft Investment. 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.

### **2-Story 29,500 SF Bellevue Area Assisted-Living Center Project In Line For DNS Approval**

#### *BELLEVUE*

A development planned for a site located at 14641 SE 16th Street in the Bellevue area, is in line to be issued a determination of non-significance. The developers have plans to construct a 2-story, 29,500 square foot assisted-living facility containing 21 sleeping units, amenity spaces, a daylight basement and support services. The city of Bellevue, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Wattenbarger Architects. The project will be called Silverado. For additional information on this project, contact the applicant's contact, James Brown of Wattenbarger Architects, at [jbrown@wattenbarger.com](mailto:jbrown@wattenbarger.com), or call 425-456-0606.

### **6-Story 46-Unit Queen Anne Area Mixed-Use Residential-Retail Project In Design Review Phase**

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## SEATTLE

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A mixed-use apartment and retail development, in planning for a site located at 215 Queen Anne Avenue North in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 6-story building containing 26 small efficiency dwelling units, 19 apartment dwelling units, with ground-level retail space and one live-work unit. Plans include parking for six vehicles. The applicant for this project is Michael Nelson of MRN Homes 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, Robert Humble, at 206-267-9277.

### **15-Unit Seattle Area Residential Townhouse Development In Design Review Phase**

## SEATTLE

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A residential townhouse project, in planning for a site located at 2400 Dexter Avenue North in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct three townhouse buildings to house 15 dwelling units and parking for 15 vehicles. The applicant for this project is Cameron McKinnon of Gamut360

Holdings. For additional information on this project, contact the applicant's contact, Jamie Yengel, at 206-693-3133.

### **92-Unit Vancouver Area Residential Apartment Project In Line For DNS Approval**

## VANCOUVER

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A residential development, planned for a property located at 1807 NE 112th Avenue in the Vancouver area, is in line to be issued a determination of non-significance. The developers have plans to proceed with phase two construction of 92 apartment dwelling units. Plans include associated site improvements. The city of Vancouver, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Four Seasons Subdivision LLC. The project will be called Four Seasons Apartments. For additional information on this project, contact the applicant's contact, Patrick Ginn of Four Seasons Subdivision, at 360-600-8813.

### **8-Story 272-Unit Seattle Area Residential Apartment Development In Early Design Review Phase**

## SEATTLE

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A Vulcan Real Estate residential project, in planning for a site located at 1000 East Yesler Way in the Seattle area, is working its way through the city of Seattle's design guidance-review

process. The developers have requested permission to construct an 8-story apartment building containing 272 dwelling units and parking for 170 vehicles. The applicant for this project is City Investors. Construction will require the demolition and removal of existing buildings on the site. For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare at 425-681-4718.

### **72-Unit Airway Heights Area Residential Townhouse Project Receives DNS Approval**

## AIRWAY HEIGHTS

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A residential townhouse development slated for a property located at 13513 West Sixth Avenue in the Airway Heights area, has been issued a determination of non-significance. The action will allow the developers to construct 72 townhouse dwelling units and a community center. The city of Airway Heights has issued the required permitting to the applicant, who is Silver Springs Construction. The project will be known as Arrowleaf Townhomes. For additional information on this project, contact the applicant's contact, Todd Prescott of Silver Springs Construction, at 208-772-0108.

### **4-Story 23-Unit Seattle Area Residential Apartment Development In Design Review Phase**

## SEATTLE

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A residential project, in planning for a site located at 1614 Dearborn Street in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 4-story apartment building with 12 dwelling units and 11 small efficiency dwelling units. No parking is proposed. The applicant for this project is Garrett Hodgins of 1614 S. Dearborn 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, Dawn Bushnaq, at 206-963-6306.

### **44-Unit Centralia Area Residential Senior Living Project In The Works**

## CENTRALIA

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A residential development, proposed for a site located at 1419 Alexander Street in the Centralia area, is the subject of a recent application. The developers have requested permission to construct eight buildings to house 44 senior independent living dwellings. Plans include a river walk trail, exercise stations, carports and garages. The city of Centralia has received this request from the applicant, who is Alexander court LLC. The project will be known as Alexander on the River. For additional information on this project, contact the applicant's contact, Dale Kerlin of



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Alexander Court LLC, at dalekerlin@yahoo.com, or call 503-805-6653.

### **Spokane Valley Area Retail Fuel Station & Convenience Store Project In Application**

#### *SPOKANE VALLEY*

A commercial development, proposed for a site located at 806 North Park Road in the Spokane Valley area, is the subject of a recent application. The developers have requested permission to construct a convenience store and gas station in an existing building. Plans call for the addition of a gas canopy with six fueling islands, two underground fuel tanks to hold a total of 55,000-gallons. The city of Spokane Valley has received this request from the applicants, who are Ranvir and Harbhajan Nagra. The project will be called Amerimart Gas Station. For additional information on this project, contact the applicant's contact, Ranvir S. Nagra, at 3620 N. Sullivan Rd., Spokane Valley, WA 99216, or call 509-218-3001.

### **75-Lot Spokane Area Residential Subdivision Project Receives Mitigated DNS Approval**

#### *SPOKANE*

A residential subdivision project, planned for a 10.1-acre site located at 2819 South Adams Road in the Spokane area, has been issued a mitigated determination of non-significance. The action will

allow the developers to divide the site into 75 single-family residential building lots for duplex and townhouse development. Spokane County has issued the required permitting to the applicant, who is Whipple Consulting Engineers. For additional information on this project, contact the applicant's contact, Todd Whipple of Whipple Consulting Engineers, at 509-893-2617.

### **38,000 SF Puyallup Area Memory Care Center Project In Line For Mitigated DNS Approval**

#### *PUYALLUP*

A nursing center development, planned for a 4.29-acre site located at 3901 Fifth Street SE in the Puyallup area, is in line to be issued a mitigated determination of non-significance. The developers have plans to construct a 38,000 square foot memory care facility containing 72-beds in 60-units. The city of Puyallup, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is RJ Development. The project will be called Deer Ridge Memory Care. For additional information on this project, contact the applicant's contact, Amy Head of SCJ Alliance, at 360-352-1465.

### **Yakima Area Wine Resort Project Receives Mitigated DNS Approval**

#### *YAKIMA*

A development slated for a property located at

1301 Nightingale Road in the Yakima area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a wellness and wine-themed resort containing three unique villages set among 200-acres of agricultural lands of vineyards and orchards. Plans include a piazza, gathering barn, swimming pools, sport courts, green space, cottages, townhomes, single-family residences, estate homes and trails for biking, hiking and horse riding. Yakima County has issued the required permitting to the applicant, who is Rodney A. Ryan of Vineyards Partners LLC. The project will be known as The Vineyard Resort. For additional information on this project, contact the applicant's contact, Eric Herzog of HLA Engineering and Land Surveying, at 509-966-7000.

### **2-Story 40-Unit College Place Area Residential Apartment Development Receives DNS Approval**

#### *COLLEGE PLACE*

A residential apartment project slated for sites located at 942 and 962 NE Spitzenburg Street in the College Place area, has been issued a determination of non-significance. The action will allow the developers to construct five, 2-story apartment buildings containing 40 dwelling units and 60 parking spaces. The city of College Place has issued the permitting

to the applicant, who is Thad Sirmon Real Estate LLC. The project will be known as Spitzenburg Apartments. For more information on this project, contact Mr. Sirmon at 509-301-3300.

### **18-Lot Spanaway Area Residential Subdivision Project In Line For DNS Approval**

#### *SPANAWAY*

A residential subdivision development, planned for a 3.64-acre site located at 2117 174th Street East in the Spanaway area, is in line to be issued a determination of non-significance. The developers have plans to divide the site into 18 single-family residential building lots and three tracts for a private road, stormwater and oak tree preservation tracts. Pierce county, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Rush Residential. The project will be called Oak Place. For additional information on this project, contact the applicant's contact, Larson & Associates, at 253-474-3404.

### **6-Story 296-Unit Central Area Mixed-Use Residential-Retail Project In Design Review Phase**

#### *SEATTLE*

A mixed-use apartment and retail development, in planning for a site located at 104 12th Avenue in the Seattle area, is working its way through the

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city of Seattle's design guidance-review process. The developers have requested permission to construct a 6-story apartment building containing 280 dwelling units, retail and 16 live-work units. Plans include parking for 151 vehicles. The applicant for this project is Jay Miller of Centric Partners LLC (Alchemy Real Estate). Construction will require the demolition and removal of existing buildings on the site. For additional information on this project, contact the applicant's contact, Michael Hatcher at 206-782-8208.

#### **4,900 SF Puyallup Area Warehouse & Office Development Receives Mitigated DNS Approval**

##### *PUYALLUP*

A project slated for a site located at 1100 East Main Street in the Puyallup area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a 4,900 square foot warehouse containing 900 square feet of office space. Plans include landscaping and associated parking. The city of Puyallup has issued the permitting to the applicant, who is Mike Ruiz. For additional information on this project, contact Mr. Ruiz at cmservices62@gmail.com, or call 253-988-0331.

#### **8-Story 55-Unit Ballard Area Residential Apartment Project In Design Review Phase**

##### *SEATTLE*

A residential apartment development, in planning for a site located at 2432 NW 56th Street in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct an 8-story apartment building with 55 dwelling units. Plans include parking for 45 vehicles. The applicant for this project is Jay Kennedy. Construction will require the demolition and removal of existing buildings on the site. For additional information on this project, contact the applicant's contact, Mike Butrim, at 206-784-1614.

#### **21-Lot Lakewood Area Residential Subdivision Project In Line For DNS Approval**

##### *LAKEWOOD*

A residential subdivision development, planned for a 6.58-acre site located at 8109 North Thorne Lane SW in the Lakewood area, is in line to be issued a determination of non-significance. The developers have plans to divide the site into 21 single-family residential building lots with open space, frontage improvements and landscaping. The city of Lakewood, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Sager Family Homes. For additional information on this project, contact the applicant's

contact, Fred Sager at fred.sager-homes@gmail.com, or call 253-983-7802.

#### **Airway Heights Area YWCA Improvements Project Receives DNS Approval**

##### *AIRWAY HEIGHTS*

A community project, planned for a site located at 13513 West Sixth Avenue in the Airway Heights area, has been issued a determination of non-significance. The action will allow the developers to construct tenant improvements to a support services building within the Airway Pointe Family Apartments including fencing and upgrading playground spaces. The city of Airway Heights has issued the permitting to the applicant, who is Young Women's Christian Association. The project will be known as YWCA of Spokane. For additional information on this project, contact the applicant's contact, AHBL at ghume@ahbl.com, or call 509-252-5019.

#### **204-Unit Spokane County Area Residential Apartment Development In Line For DNS Approval**

##### *SPOKANE*

A residential apartment development, planned for a 9.23-acre site located at 7410 Hayford Road in the Spokane area, is in line to be issued a determination of non-significance. The developers have plans to construct 15 apartment buildings containing

a total of 204 dwelling units. Plans include a recreation building, pool, picnic shelter, fencing, landscaping and parking. Spokane County, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Rudeen Development LLC. The project will be called BeauWest Apartments. For additional information on this project, contact the applicant's contact, Todd Whipple of Whipple Consulting Engineers, at 509-893-2617.

#### **7-Story 85-Unit First Hill Area Mixed-Use Apartment-Hotel-Retail Development In Early Design Review Phase**

##### *SEATTLE*

A mixed-use development, in planning for a site located at 500 Broadway in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 7-story apartment building with 85 dwelling units, 18 hotel guest rooms and retail space. No parking is proposed. The applicant for this project is Bradley Padden of 500 Broadway Partners 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, David Neiman, at 206-760-5550.

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

### *KENT*

A residential subdivision development, planned for a 1.83-acre property located at 26706 132nd Avenue SE in the Kent area, is in line to be issued a determination of non-significance. The developers have plans to divide the site into 9 single-family residential building lots. Plans include creating access from a new private road connecting to 132nd Avenue SE. The city of Kent, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is MainVue WA LLC. The project will be known as Morford short plat. For additional information on this project, contact the applicant's contact, Ivana Halvorsen of Barghausen Consulting Engineers, at 425-251-6222.

## **25,000 SF Sumner Area Commercial RV Sales & Service Center Project Receives Mitigated DNS Approval**

### *SUMNER*

A commercial development slated for properties located at 2014 136th Avenue East, the west side of 136th Avenue East and north of 24th Street East in the Sumner area, has been issued a mitigated determination

of non-significance. The action will allow the developers to construct a 25,000 square foot sales, service and parts building for RV customers. Plans include RV sales and storage areas, storm-water facilities, utilities, landscaping and parking. The city of Sumner has issued the permitting to the applicants, who are Poulsbo RV and Stanley Piha of Stanley Real Estate. The project will be called Poulsbo RV Sales and Service Center. For additional information on this project, contact the applicant's contact, Costa Philippides of Barghausen Consulting Engineers, at 425-251-6222.

## **161-Lot Oak Harbor Area Residential Subdivision Project In Application**

### *OAK HARBOR*

A residential subdivision development, proposed for a 21.18-acre site located at 31141 State Route 20 in the Oak Harbor area, is the subject of a recent application. The developers have requested permission to divide the site into 161 single-family residential building lots. Plans include a neighborhood park, open space and a dog park. The city of Oak Harbor has received this request from the applicant, who is Wright Crossing. Construction will require the demolition and removal of two existing single-family

residences on the site. The project will be known as Hillside preliminary plat. For additional information on this project, contact the applicant's contact, Mark Villwock of LDC Inc., at 425-806-1869.

## **10-Unit Ellensburg Area Residential Apartment Addition Project In Line For DNS Approval**

### *ELLENSBURG*

A residential apartment addition project, planned for a site located at 1900 North Alder Street in the Ellensburg area, is in line to be issued a determination of non-significance. The developers have plans to construct 10 additional affordable apartment units in five buildings. Plans include site work and improvements. The city of Ellensburg, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Housing Authority of Kittitas County. The project will be known as Alder Terrace Apartments. For additional information on this project, contact the applicant's contact, Barry Hoyne, architect for Housing Authority of Kittitas County, at barryhoyne@gmail.com, or call 206-549-8289.

## **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.



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