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June 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 over the Tacoma port

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15-Story 112-Unit Belltown Area Mixed-Use Apartment-Retail Project In Design Review Stage

SEATTLE

A mixed-use residential and retail development, in planning for a site located at 303 Battery Street 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 15-story apartment building containing 112 dwelling units and will feature retail space. No parking is proposed. Early design review has been conducted under a separate project order. The applicant for this project is 303 Battery 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, Alex Clark, at 206-245-2041.

9-Unit West Seattle Area Residential Townhouse Project In The Works

SEATTLE

A residential townhouse development, proposed for a site located at 5439 California Avenue SW in the Seattle area, in the subject of a re-notice of master use permit application. The developers have plans to construct three townhouse structures to house a total of nine dwelling units. Plans include parking for four vehicles. The city of Seattle has received this

request from the applicant, who is Karl Krispin. For additional information on this project, contact the applicant's contact, Dave Biddle, at 206-829-3128.

80-Unit University Place Area Residential Apartment Develop- ment Application

UNIVERSITY PLACE

A residential project, proposed for a 1.15-acre site located at 3706 Larson Lane in the University Place area, is the subject of a recent application. The developers have requested permission to construct an apartment development containing 80 dwelling units. Plans include associated site improvements. The city of University Place has received this request from the applicant, who is University Place Investors LLC. For additional information on this project, contact the applicant's contact, Joe Rydman of BCRA, at 206-625-3300.

7,100 SF Bonney Lake Area Retail-Restaurant Project Seeking Coverage

BONNEY LAKE

A commercial development, planned for a 1.23-acre site located at 9800 204th Ave East in the Bonney Lake area, has been issued an environmental impact statement by the city of Bonney Lake. Plans outline the construction of a 7,100 square foot building with one retail and two restaurant spaces. Plans call for associated site improvements. The city of Bonney Lake has issued



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the EIS to the owner, who is VWA Bonney Lake LLC. For additional information on this project, contact the applicant's contact, Shawn Jurisch of Visconsi Company, at sjurisch@visconsi.com, or call 253-447-4355.

15-Lots Everson Area Residential Subdivision Project Receives DNS Approval

EVERSON

A residential subdivision development, slated for a 9.57-acre site located at 210 Old Everson Road in the Everson area, has been issued a determination of non-significance. The action will allow the developers to divide the site into 15 single-family residential building lots and a 3.74-acre open space tract adjacent to the Nooksack River. Plans include a road, sidewalks and utilities. The city of Everson has issued the required permitting to the applicants, who are Henry and Jennifer Dykstra. For additional information on this project, contact the applicant's contact, Northwest Surveying and GPS, at 360-354-1950.

29-Story 275-Unit First Hill Area Mixed-Use Apartment-Retail Development In The Works

SEATTLE

A mixed-use residential and retail development, proposed for a site located at 815 Ninth Avenue in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 29-story apartment tower containing 275 dwelling units and retail space. Plans include parking for 102 vehicles. The city of Seattle has received this request from the applicant, who is Guang De Liu. For additional information on this project, contact the applicant's contact, John Leuck, at 206-962-6459.

4-Story 76-Unit Central Area Residential Apartments Project In Early Design Phase

SEATTLE

A residential development, in planning for a site located at 119 19th Avenue 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 76 dwelling units. Plans include parking for 16 vehicles. The applicant for this project is Chris Garvin of Cadence Real Estate. For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare at 425-681-4718.

446-Unit U District Area Mixed-Use Apartment-Retail Development In Early Design Phase

SEATTLE

A mixed-use residential and retail development, in planning for a property located at 4220 12th Avenue NE 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 two, 25-story towers containing 446 apartment dwelling units and retail space. Plans include parking for 184 vehicles. The applicant for this project is The Standard at Seattle LLC (Landmark Properties). 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.

34-Unit Residential Townhouse & Live-Work 8-Unit Development Receives Conditional DNS Approval for Beacon Hill Area

SEATTLE

A residential townhouse and live-work development planned for a site located at 7118 Beacon Avenue South in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct 12 apartment buildings containing 42 dwelling units, eight live-work units and 34 townhouse dwelling units. Construction will require the demolition and removal of existing buildings on the site. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Isola Homes. For additional information on this project, contact the applicant's contact, Julian Weber, at 206-953-1305.

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3-Story 28-Unit Central Area Residential Apartment Project In Design Review Phase

SEATTLE

A residential apartment development, in planning for a site located at 523 22nd Avenue 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 3-story apartment building with 28 dwelling units. No parking is planned. The applicant for this project is Dunning Properties LLC. An existing building will remain. For additional information on this project, contact the applicant's contact, Bradley Khouri at 206-297-1284.

120,000 SF Spokane Valley Area Warehouse & Office Development In The Works

SPOKANE VALLEY

A project proposed for a 283.11-acre site located at 3808 North Sullivan Road in the Spokane Valley area, is the subject of a recent application. The developers have requested permission to construct a 120,000 square foot warehouse and office. The city of Spokane Valley has received this request from the applicant, who is Russell Page. The project will be known as Spokane Business and Industrial Park. For additional information on this project, contact Mr. Page at 509-720-5332.

2-Story 12,100 SF

Mercer Island Area Office Building Project In Line For DNS Approval

MERCER ISLAND

An office development planned for a property located at 2856 80th Avenue SE in the Mercer Island area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 2-story, 12,100 square foot office building with below-grade parking for 17 vehicles. The city of Mercer Island, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is East Seattle Partners. For additional information on this project, contact the

applicant's contact, Scot Carr of Public47 Architects, at 206-316-2647.

3-Story Seattle Area Holly Park High School Facility Project Receives Conditional DNS Approval

SEATTLE

A high school facility development, planned for a site located at 3900 South Holly Park Drive in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 3-story Green Dot High School building. Plans include parking for nine vehicles. The city of Seattle has issued the permitting, with conditions, to the applicant, who is James Heugas of WSCD



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6020 Rainier Avenue S LLC. For additional information on this project, contact the applicant's contact, Karee Loghry at 206-441-4522.

8-Lot Residential Subdivision Project South Seattle Area In The Works

SEATTLE

A residential subdivision development, proposed for a site located at 4818 South Holly Street in the Seattle area, is the subject of a recent application. The developers have requested permission to divide the site into eight single-family residential building lots. The construction of residential dwelling units is under a separate project order. The city of Seattle has received this request

from the applicant, who is Evan Mann of Blue Fern Development. For additional information on this project, contact the applicant's contact, Izabella Phillips at 206-297-0996.

7-Story Pioneer Square Office-Retail Building Development Progressing

SEATTLE

A commercial project, planned for a site located at 74 South Jackson Street in the Seattle area, is the subject of a notice of availability of the addendum to the South Downtown final environmental impact statement issued by the city of Seattle. Plans include parking for 42 vehicles. The applicant for this project is Broderick Smith of Urban

Visions. Construction will require the demolition and removal of an existing building on the site. For further information on this project, contact Mr. Smith at 206-262-2880.

7,500 SF Arlington Area Commercial Building Project Receives Mitigated DNS Approval

ARLINGTON

A commercial development planned for a site located at 17825 59th Avenue NE, Lot 23 of Arlington Advanced Manufacturing Park in the Arlington area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a 7,500 square foot commercial building with parking lot, drive aisle, landscaping and underground utilities. The city of Arlington has issued the permitting to the applicant, who is Gary Lowe of CUB Systems LLC. The project will be known as Combined Utility Box Systems. For additional information on this project, contact the applicant's contact, John Carswell, at jcarswell@nothlandcontractors.com.

112 SF Spokane Valley Area Retail Tire Center Addition Project In The Works

SPOKANE VALLEY

A retail project, proposed for a site located at 5601 East Sprague Avenue in the Spokane Valley area, is the subject of a recent application. The developers have requested permission to construct a 112 square

foot addition to an existing Costco Tire Center store. Plans include ADA improvements, parking modifications and associated site improvements. The city of Spokane Valley has received this request from the applicant, who is Costco Wholesale Corporation. For additional information on this project, contact the applicant's contact, Julie Anderson of Berghausen Consulting Engineers, at 425-251-6222.

4-Story 58-Unit Capitol Hill Area Residential Apartment Development In Design Review Phase

SEATTLE

A residential apartment project, in planning for a site located at 524 Federal Avenue East 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 58 dwelling units. The applicant for this project is Peter Larsen. Construction will require the demolition and removal of three existing buildings on the site. One building and parking for 13 vehicles will remain. For additional information on this project, contact the applicant's contact, Hugh Schaeffer, at 206-329-1802.

4-Story 27-Unit Residential Apartment Project In Design Review Phase For U District Area

SEATTLE

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development, in planning for a site located at 5339 Roosevelt Way NE in the U District area of Seattle, 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 with an office. Parking for eight vehicles will be provided. The applicant for this project is Enzo Morella. 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, Kirk Callison, at 206-402-4484.

Bitter Lake Area Retail Auto Sales Project Application

SEATTLE

A retail development, proposed for a site located at 14135 Aurora Avenue North in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a single-story automotive retail sales building. Plans include parking for 100 vehicles and will require grading of 1,000 cubic yard of material. The city of Seattle has received this request from the applicant, who is Michelle Keen of EAN Holdings LLC. Construction will require the demolition and removal of existing buildings on the site. The project will be called Enterprise Car Sales. For additional information on this project, contact the applicant's contact, Theresa Greene, at 425-830-3245.

20-Lot Lynwood Area Residential Subdivision Project Receives DNS Approval

LYNWOOD

A residential subdivision project, planned for a 3.62-acre site located at 1702 and 1620 Locust Way, in the Lynwood area, has been issued a determination of non-significance. The developers have requested permission to divide the site into 20 single-family residential building lots. The project will be known as Aspen Heights. For additional information on this project, contact the applicant's contact, Clay White, LLC Inc., at cwhite@ldccorp.com or call 425-306-1869.

8-Story 226-Unit First Hill Area Residential Apartment Project In Design Review Phase

SEATTLE

A residential apartment development, in planning for a site located at 1100 Boylston Avenue 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 an 8-story apartment building containing 226 dwelling units. Plans include parking for 90 vehicles. The applicant for this project is CP VI Boylston LLC (Carmel Partners). For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

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Residential Rowhouse Project In Design Review For Admiral Area

SEATTLE

A residential development, in planning for a site located at 1606 California Avenue SW 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 an 8-unit rowhouse building. Plans include parking for eight vehicles. The applicant for this project is Roger Cayce. Construction will require the demolition and removal of existing buildings on the site. For additional information on this project, contact the applicant's

contact, Shaun Novion, at 206-361-6133.

3-Story 28-Unit Rainier Valley Area Mixed-Use Retail-Retail-Restaurant Project In Design Review Phase

RAINIER VALLEY

A mixed-use residential and retail development, in planning for a site located at 7713 Rainier Avenue South in the Rainier Valley, is the subject of a recent application. The developers have requested permission to construct a 3-story apartment building containing 28 dwelling units with retail and restaurant space. Plans include parking for 15 vehicles. The applicant for this project is Hue Tan Le of Rainier

5101 LLC. For additional information on this project, contact the applicant's contact, Michelle Linden, at 206-395-4392.

4-Story 12-Unit Mixed-Use Apartment-Restaurant Development Proposed For Wallingford Area

SEATTLE

A mixed-use residential and retail development, proposed for a site located at 1624 North 45th Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 4-story apartment building with 12 dwelling units and a restaurant. Streamlined design review has been

conducted under a separate project order. The city of Seattle has received this request from the applicants, who are Mark and Jessica of Son of Densmore 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, Gabrielle Muller, at 206-782-2911.

265,300 SF Marysville Area Business Park Development Receives Mitigated DNS Approval

MARYSVILLE

A development slated for a property located at the 4000-43000 block of the south side of 156th Street NE in the Marysville



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area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct two industrial and warehouse buildings totaling 265,300 square feet. Plans call for associated grading, utility improvements, landscaping and parking. The city of Marysville has issued the required permitting to the applicant, who is Marysville Investment Partners LLC and Vector Development Company. For additional information on this project, contact the applicant's contact, Tyler Litzenger of Vector Development Company, at 206-790-0582.

12-Unit Crown Hill Area Residential Townhouse Project In The Works

SEATTLE

A residential townhouse development, proposed for a site located at 9712 Seventh Avenue NW in the Seattle area, is the subject of a recent application. The developers have requested permission to construct three townhouse structures containing a total of 21 dwelling units. Plans include parking for 17 vehicles. Early design guidance has been conducted under a separate project order. 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, Sandy Wolf, at 206-732-6545.

3-Story 79-Unit Delridge Area

Residential Apartment Development In Design Review Phase

SEATTLE

A residential apartment project, in planning for a site located at 6955 Delridge Way SW 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 3-story apartment building to house 79 dwelling units. Plans include parking for 79 vehicles. The applicant for this project is Ryan Moore of Seattle Housing Authority. An existing building on the site will remain. For additional information on this project, contact the applicant's contact, John Putre, at 206-316-2688.

6-Story 207-Unit Rainier Valley Area Mixed-Use Residential-Food Center Project In Design Review Phase

SEATTLE

A Mixed-use apartment and food center development, in planning for a site located at 8600 Rainier Avenue South 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 6-story apartment building containing 207 dwelling units and a community food center. Plans include parking for 44 vehicles. Construction relies on a contract rezone from NC2-40 to NC2-65 and will require the demolition and removal of an existing

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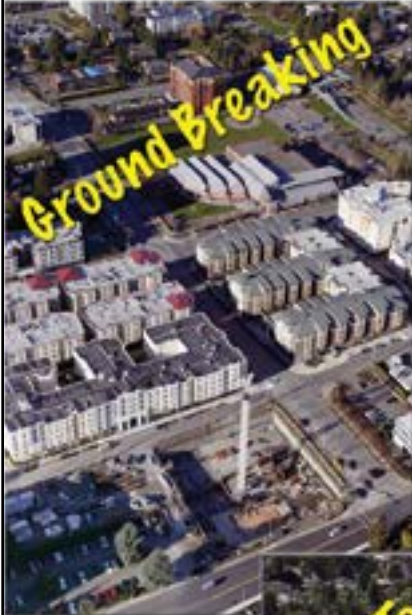
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building on the site. The applicant for this project is Conor Hansen of Mt. Baker Housing. Construction For additional information on this project, contact the applicant's contact, Jennifer McDougall, at 206-902-5512.

12-Unit Seattle Area Residential Townhouse Project In Design Review Phase

SEATTLE

A residential townhouse project, in planning for a site located at 9127 50th Avenue South 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 four townhouse structures to house a total of 12 dwelling units. Plans include parking for eight vehicles. The applicant for this project is Layne Chinn. 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, Shaun Novion, at 206-361-6133.

6-Story 270-Unit Greenwood Area Mixed-Use Apartment-Retail Development In Design Review Phase

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 phase. The developers have

requested permission to construct a 6-story apartment building containing 270 dwelling units and 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 the applicant's contact, Ms. Evans at 206-613-5375.

49-Lot Snohomish Area Residential Subdivision Project Receives DNS Approval

SNOHOMISH

A residential subdivision development, planned for a 7.28-acre site located 13823, 13907 and 13927 14th Place West in the Snohomish area, has been issued a determination of non-significance. The action will allow the developers to divide the site into 49 single-family residential building lots. Snohomish County has issued the required permitting to the applicant, who is RMH LLC. The project will be known as Creekside Grove. For additional information on this project, contact the applicant's contact, Ryan McGowan of RMH LLC, at ryan@rmhomes.com, or call 425-262-2637.

9-Lot Redmond Area Residential Subdivision Project Receives DNS Approval

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project, planned for a site located at 13437 NE 100th St in the Redmond area, has been issued a determination of non-significance. The action will allow the developers to divide the site into 9 single-family residential building lots. The project will be known as Redmond 9 short plat. For additional information on this project, contact the applicant's contact, Jamie Waltier, Harbour Homes, at 206-315-8130.

12,000 SF Pacific Area Equipment Rental Warehouse Project In Line For DNS Approval

PACIFIC

A commercial project, planned for a property located at 1414 Valentine Avenue SE in the Pacific area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 12,000 square foot warehouse and office facility. Plans include an access drive, utilities, landscaping and associated parking. The city of Pacific, using the optional SEPA process, is expected to issue the permitting to the applicant, who is PCM Holdings. The project will be known as Jet City Equipment Rentals. For additional information on this project, contact the applicant's contact, Tammy Zempel of SDG, at tammy@sdg-llc.com, or call 253-929-1107.

76-Unit Spokane Valley Area Residential Apartment Development In The Works

SPOKANE VALLEY

A residential apartment project, proposed for a 1.96-acre site located at 11903, 11907, 11909 and 11911 East Broadway Avenue in the Spokane Valley area, is the subject of a recent application. The developers have requested permission to construct two apartment buildings containing a total of 76 dwelling units. Plans include parking for 104 vehicles. The city of Spokane Valley has received this request from the applicant, who is Ben Goodmansen of Whipple Consulting Engineers. The project will be known as Broadway Apartments. For additional information on this project, contact Mr. Goodmansen, at 509-893-2617.

167-Unit Woodinville Area Mixed-Use Apartment-Commercial Development Receives DNS Approval

WOODINVILLE

A mixed-use residential and retail development, planned for a site located at 12463 NE Woodinville Drive in the Woodinville area, has been issued a determination of non-significance. The action will allow the developers to construct an apartment building with 167 dwelling units and 17,800 square feet commercial space. Plans include parking for 230 vehicles and associated site improvements. The city of Woodinville has issued the permitting to the owner, who is Westpoint Properties LLC. The project will be known as Westpoint. For

additional information on this project, contact the applicant's contact, Far Ghoddoussi of Sound Quality Construction, at 206-331-2732.

5-Story 136-Unit Rainier Valley Area Congregate Residence & Live-Work Development In The Works

SEATTLE

A mixed-use 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 congregate residence with 133-units and three live-work units. No parking is planned. Early design guidance-review has been conducted under a separate project order. The applicant for this project is Gary Mulhair of Genoa 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.

6-Story 186-Unit Rainier Valley Area Mixed-Use Apartment-Retail Project Receives Condition DNS Approval

SEATTLE

A mixed-use residential and retail development, planned for a property located at 1801 Rainier Avenue South in the Seattle area, has been issued a determination

of non-significance. The action will allow the developers to construct a 6-Story apartment building containing 186 dwelling units and retail space. The city of Seattle has issued the required permitting to the applicant, who is Nghia Pham of Jabooda Homes. 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, Seth Hale, at 206-432-9121.

8-Unit Mount Baker Area Residential Townhouse Project Application

SEATTLE

A residential townhouse development, proposed for a site located at 3309 Wetmore Avenue South in the Seattle area, is the subject of a recent application. The developers have requested permission to construct two townhouse building with a total of eight dwelling units. Plans include parking for six vehicles. A streamlined design review was conducted under a separate project order. The city of Seattle has received this request from the applicant, who is Cao Huynh. 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, Hannah Eastman, at 206-693-3133.

6-Story 36-Unit Roosevelt Area Residential Apartment

Development Receives Conditional DNS Approval

SEATTLE

A residential apartment project, planned for a site located at 831 NE 66th Street in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 6-story apartment building with 36 dwelling units. No parking is planned. The city of Seattle has issued the required permitting, with conditions, to the applicant, who is Kathy Chen of Rainer 86 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, Matt Wittman, at 206-735-7170.

6-Story 98-Unit Mixed-Use Apartment-Retail Project In Design Review Phase For U Village Area

SEATTLE

A mixed-use residential and retail development, in planning for a site located at 4600 Union Bay Place NE 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 6-story apartment building to house 98 dwelling units and associated retail space. Construction will require a contract rezone and demolition and removal of existing buildings on the site. The applicant for this project is Skip Slavin

of Guntower Capital LLC. For additional information on this project, contact the applicant's contact, Maria Barrientos, at 206-369-6343.

2-Story 6,700 SF Ocean Shores Area Operations Building Development Receives Mitigated DNS Approval

OCEAN SHORES

An office development slated for a site located at 160 Canal Drive SE in the Ocean Shores area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a 2-story, 6,700 square foot wastewater collection system office building for the city of Ocean Shores. Plans include operations and maintenance space and equipment parking. The city of Ocean Shores has issued the permitting for this city project. For additional information on this project, contact the applicant's contact, Nick Bird, city of Ocean Shores, at 360-940-7542.

75-Room Bainbridge Island Area Hotel Development In Line For Revised DNS Approval

BAINBRIDGE ISLAND

A commercial project, planned for sites located at 241 and 253 Winslow Way West in the Bainbridge Island area, is in line to be issued a revised determination of non-significance. The action will allow the developers to construct a 75-room hotel with banquet

space, meeting rooms, back-of-house spaces, bar, spa and restaurant. A landscaped courtyard will include preservation of a large coastal redwood and include a reflecting pond and an amphitheater. Below-grade parking and surface parking will be provided. The city of Bainbridge Island, using the optional SEPA process, is expected to issue the required permitting. The project will be called Winslow Hotel. For additional information on this project, contact the applicant's contact, Bruce Anderson of Cutler Anderson Architects, at 206-842-4710.

3-Story 34-Room U District Area Congregate Residence Development In The Works

SEATTLE

A residential project, proposes for a site located at 4637 21st Avenue NE in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 3-story congregate residence with 34 sleeping rooms. Plans do not include parking. The city of Seattle has received this request from the applicant, who is Sigma Phi Epsilon Building Corporation. For additional information on this project, contact the applicant's contact, David Neiman, at 206-261-4788.

3-Unit Seattle Area Police Modula Building Project In The Works

SEATTLE

A government project, proposed for a site located at 10049 College Way North in the Seattle area, is the subject of a recent application. The developers have requested permission to construct three modular building accessory to an existing police station and 13 additional parking spaces, for a total of 103. The project will require a council land use action. The applicant for this project is Andy Ishizaki of the Seattle Fleets and Facilities Department. For additional information on this project, contact the applicant's contact, Duncan Thieme, at 206-973-1675.

60-Unit 90,000 SF Bellingham Area Mixed-Use Residential-Commercial Development In Line For DNS Approval

BELLINGHAM

A mixed-use apartment and commercial project, planned for sites located at 1414 11th Street and 1000 McKenzie Avenue in the Bellingham area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 90,000 square foot building containing 60 dwelling units and 3,500 square feet commercial space. Plans include parking for 73 vehicles accessed from 11th Street and McKenzie Avenue, new sidewalks and additional street parking. Construction will require the demolition and removal of an existing office building on the site. For additional information on this project, contact the applicant's

contact, Tony Freeland of Freeland & Associates, at 360-650-1408.

2-Story 100,000 SF Tacoma Area Middle School Replacement Project Receives Mitigated DNS Approval

TACOMA

A middle school facility project, planned for a 26-acre property located at 6501 South 10th Street in the Tacoma, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a 2-story, 100,000 square foot middle school replacement to accommodate 600 students. Plans include classrooms, labs, band and choir rooms, health and fitness facilities, support spaces, library and athletic fields. Tacoma School District No. 10 has issued the permitting for this school project. The project will be known as Hunt Middle School replacement. For additional information on this project, contact the applicant's contact, Christine Phillips of BCRA, at 253-627-4367.

7-Story 80-Unit Othello Station Area Residential Apartment Development In Design Review Phase

SEATTLE

A residential apartment Project, in planning for a site located at 7350 Martin Luther King Way South 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 7-story apartment building containing 80 dwelling units. No parking is proposed. 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.

8-Unit Crown Hill Area Residential Rowhouse Project In Design Review Phase

SEATTLE

A residential rowhouse development, in planning for a site located at 1302 NW 85th Street 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 an 8-unit rowhouse structure. Plans include parking for eight vehicles. The applicant for this project is Michael Nelson. 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, Shaun Novion, at 206-361-6133.

16-Story 150-Unit Mixed-Use Residential-Office-Retail Project In The Works For Downtown Seattle Area

SEATTLE

A mixed-use development, proposed for a property located at 75 Marion Street in the Seattle area, is the subject of a recent application. The developers have requested permission to

construct a 16-story office building containing 150 apartment dwelling units and retail space. Plans include parking for 305 vehicles. The city of Seattle has received this request from the applicant, who is Peter Parker of Martin Selig Real Estate. For additional information on this project, contact the applicant's contact, Tom Bartholomew, at 206-409-4232.

38-Lot Airway Heights Area Residential Subdivision Project Receives Mitigated DNS Approval

AIRWAY HEIGHTS

A residential subdivision project, planned for a 10.7-acre site located at Third Avenue and Lundstrom Street, in the

Airway Heights area, has been issued a mitigated determination of non-significance. The developers have requested permission to divide the site into 38 single-family residential building lots. Plans include road extensions and public utilities. The project will be known as Traditions West. For additional information on this project, contact the applicant's contact, Viking Construction, 509-868-0757.

116-Unit Residential Townhouse Development In Design Review Phase For Seattle Area

SEATTLE

A residential townhouse project, in planning for a site located at 12301 Stone 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 19 townhouse buildings containing a total of 113 dwelling units and three live-work units. Plans include parking for 156 vehicles. The applicant for this project is Quadrant 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, Jeremy Febus, at 206-795-8953.

12-Unit Rainier Valley Area Residential Townhouse Project In Design Review Phase

SEATTLE

A residential townhouse development, in planning for a site located at 9127 50th Avenue South 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 four townhouse buildings to house 12 dwelling units. Plans include parking for eight vehicles. The project will be considered with another project for shared access. The applicant for this project is Layne Chinn. Construction will require the demolition and removal of existing buildings on the site. For additional information on this project, contact the applicant's contact, Shaun Novion, at 206-361-6133.

6-Story 280-Unit Central Area Mixed-Use

Residential-Retail Development In Design Review Phase

SEATTLE

A mixed-use residential and retail project, in planning for a site located at 104 12th Avenue 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 6-story apartment building containing 280 dwelling units with retail and 16 live-work units. Plans include parking for 134 vehicles. The applicant for this project is Jay Miller of Centric Partners LLC (Alchemy Real Estate). For additional information on this project, contact the applicant's contact, Michael Hatcher, at 206-782-8208.

131-Acre Lacey Area Industrial Park Development Receives Revised Mitigated DNS Approval

LACEY

An industrial project, planned for a 131-acre site located at 3800 Marvin Road NE in the Lacey area, has been issued a revised mitigated determination of non-significance. The action will allow the developers to develop an industrially zoned land parcel with three warehouses totaling 1.92 million square feet on the undeveloped site. Plans call for grading, paved parking and truck maneuvering areas, loading docks, stormwater facilities, water and sanitary sewer connections, utility extension and landscaping. The city of Lacey,

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using the optional SEPA process, is expected to issue the revised permitting to the applicant, who is NorthPoint Development. The project will be known as Hawks Prairie Logistics Industrial Park. For additional information on this project, contact the applicant's contact, Dan Balmelli of Barghausen Consulting Engineers, at 425-251-6222.

22,600 SF Vancouver Area Office-Shop Buildings Project In Line For DNS Approval

VANCOUVER

A development planned for a site located at 10311 NE 72nd Avenue in the Vancouver area, is in line to be issued a determination of non-significance.

The action will allow the developers to construct a 16,000 square foot metal shop building, a 6,600 square foot office and a 1,600 square foot covered equipment area. Plans include 7.55-acres of graveled equipment storage and associated infrastructure improvements. Clark County, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is T&S Family Properties LLC and GA Tach Properties. The project will be known as DeWitt industrial site. For additional information on this project, contact the applicant's contact, Jaclyn Smith of MacKay & Sposito, at jwsmith@mackaysposito.com, or call 564-397-5683.

18-Unit South Seattle Area Residential Townhouse Project In The Works

SEATTLE

A residential townhouse development, proposed for sites located at 6724 and 6730 Rainier Avenue South in the Seattle area, is the subject of a recent application. The developers have requested permission to construct four townhouse buildings containing 18 dwelling units. Plans include parking for 18 vehicles. The project is being considered with another project for shared access. The city of Seattle has received this request from the applicant, who is Calvin White of 6730 Rainier Avenue So. 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, Bradley Khouri, at 206-297-1284.

4-Story 45-Unit Fremont Area Residential Apartment Development Application

SEATTLE

A residential apartment project, proposed for a site located at 4711 Aurora Avenue North in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 4-story apartment building containing 39 small efficiency and six apartment dwelling units. Plans

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- **In August of 2015 the installation of framing commenced,**
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- **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.

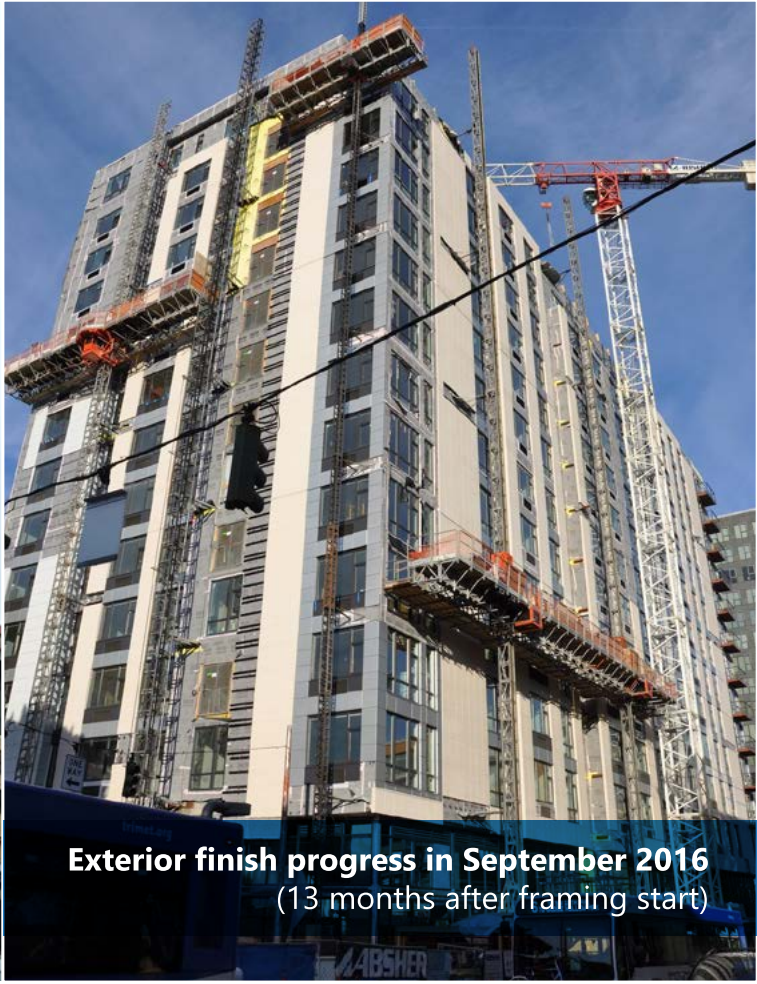
The MFBS™ steel framing panel modules were both fabricated and installed by Alliance Steel Fabrication of Tacoma Washington.

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.
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- MFBS™ Gravity **Load Bearing Wall Panels do not require bridging, blocking, or hold-downs** to transfer loads.
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 - Any Interior finish** all will be straight and true
- Authorized MFBS™ **wall panel supplier-fabricators adhere to stringent UL Certification,** quality control standards, and material traceability
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include parking for 16 vehicles. The applicant for this project is Scott Blair. Construction will require the demolition and removal of existing buildings on the site. For additional information on this project, contact the applicant's contact, Steve Bull, at 206-903-5414.

2-Story 28,000 SF Puyallup Area Recreation Center Project In Line For DNS Approval

PUYALLUP

A community development, planned for a 1.61-acre site located at 1710 East Main Avenue in the Puyallup area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 2-story, 28,000 square foot recreation facility with associated parking and landscaping. The city of Puyallup, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Puyallup Daffodil Land LLC. The project will be called Puyallup Wrestling Center. For additional information on this project, contact the

applicant's contact, Tracy Taylor of Helix Design Group, at tracyt@helix-designgroup.net, or call 253-922-9037.

9-Unit Delridge Area Residential Rowhouse Project In Design Review Phase

SEATTLE

A residential rowhouse development, in planning for a site located at 2000 SW Orchard Street 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 rowhouse building containing nine dwelling units. Plans include parking for nine vehicles. The applicant for this project is Woodland Property Investments LLC. For additional information on this project, contact the applicant's contact, Bradley Khouri, at 206-297-1284.

8-Lot Beacon Hill Area Residential Subdivision Development In The Works

SEATTLE

A residential subdivision project, proposed for a site

located at 2320 15th Avenue South 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 are under a separate project order. The city of Seattle has received this request from the applicant, who is Brady King. For additional information on this project, contact the applicant's contact, Andy McAndrews, at 425-233-6089.

59-Unit Bothell Area Residential Townhouse Project In Line For DNS Approval

BOTHELL

A residential townhouse development, planned for a site located at the east side of the intersection of North Creek Parkway South and 120th Avenue NE in the Bothell area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a nine townhouse structures containing a total of 59 dwelling units. Plans will take place within the North Creek Business Park. The

city of Bothell, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Polygon WLH LLC. The project will be known as Preston South Townhomes. For additional information on this project, contact the applicant's contact, Sunshine Kapus of Polygon Homes, at sunshine.kapus@polygonhomes.com, or call 425-806-6400.

40-Story 953-Unit Denny Triangle Area Mixed-Use Apartment-Retail Development Progressing

SEATTLE

A mixed-use residential and retail project, planned for a site located at 1901 Minor Avenue in the Seattle area, is the subject of a notice of availability of SEPA addendum issued by the city of Seattle. Plans outline the construction of two, 32-story towers above an 8-story podium. Plans include parking for up to 649 vehicles. An alternate proposal calls for a 40-story tower containing 706 apartment dwelling units with parking for 424

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vehicles. The applicant for this project is Adam Tartakovsky of 1901 Minor LLC (Crescent Heights). 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, Case Creal, at 206-654-2134.

4,800 SF Bonney Lake Area Retail Chick-fil-A Restaurant Project Seeking Coverage

BONNEY LAKE

A project proposed for a 1.23-acre site located at 20401 SR 410 East in the Bonney Lake area, is the subject of a request to construct a 4,800 square foot Chick-fil-A restaurant with associated site

improvements. The city of Bonney Lake has approved a conditional design review for the retail project, based on a supplemental final environmental impact statement that was issued. For additional information on this project, contact the applicant's contact, Don Ikeler, development director, Chick-fil-a, at don.ikeler@cfacorp.com, or call 253-447-4355.

5-Story Seattle Area University Addition Project Receives DNS Approval

SEATTLE

A university development, planned for a site located at 901 12th Avenue in the Seattle area, has been issued a determination of non-significance. The

action will allow the developers to construct a 5-story Science and Innovation academic building for Seattle University. The city of Seattle has issued the required permitting to the applicant, who is Seattle University. For additional information on this project, contact the applicant's contact, Constance Kanter, at 206-296-6148.

16-Bed Tacoma Area Community Crisis Center Development Progressing

TACOMA

A community project, proposed for a site located at 1420 112th Street East in the Tacoma area, is the subject of a notice of finding of no significant impact and notice of

intent to request release of funds issued by Pierce County. The developers have plans to construct a 16-bed crisis center. For additional information on this project, contact the applicant's contact, Aaron Van Valkenburg, acting director, Pierce County Human Services, at aaron.vanvalkenburg@pierce-countywa.gov.

4-Story 38-Unit Capitol Hill Area Residential Apartment Project Receives Conditional OK

SEATTLE

A residential apartment project, planned for a site located at 740 Harvard Avenue East in the Seattle area, has been issued conditional approval by the city of Seattle. The



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developers have plans to construct a 4-story building with 25 small efficiency dwelling units and 13 apartment dwelling units. Plans include below-grade parking for 17 vehicles. The applicant for this project is Donald Fabian. For additional information on this project, contact the applicant's contact, Robert Humble, at 206-267-9277.

7,700 SF Lacey Area Restaurants Development In Line For DNS Approval

LACEY

A retail development, planned for a 2.25-acre land parcel located at 8302 Quinault Drive NE in the Lacey area, is in line to be issued a determination of non-significance. The action will allow the developers to subdivide the parcel and construct a 5,000 square foot and 2,700 square foot restaurants, both with drive-thrus. The city of Lacey, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Chick-fil-A. 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, Carlos Arias at carias@4gdev.com, or call 360-438-2689.

58-Unit Oak Harbor Area Residential Apartment Project Receives DNS Approval

OAK HARBOR

A residential apartment development, slated for

sites totaling 3.73-acres located at 1825, 1853, 1885 and 1850 SW Ida Place in the Oak Harbor area, has been issued a determination of non-significance. The action will allow the developers to construct two, 2-story and two, 3-story, 6,500 square feet apartment buildings containing a total of 58 dwelling units, office and managers unit. The city of Oak Harbor has issued the permitting to the applicant, who is Park Terrace LLC. Construction will require the demolition and removal of an existing residence, one foundation and several outbuildings on the site. The project will be called Park Terrace Apartments. For additional information on this project, contact the applicant's contact, Sea Byrne of Park Terrace, at 360-631-0415.

12-Story 322,000 SF South Lake Union Area Office-Retail Project Seeking Coverage

SEATTLE

A project proposed for a site located at 520 Westlake Avenue North in the Seattle area, is the subject of a request to construct a 12-story, 322,000 square foot office building with 21,000 square feet, street-level retail and below-grade parking for 343 vehicles. City of Seattle has approved a conditional design review, based on an addendum to the South Lake union height and density alternatives environmental impact statement that was issued. Construction will require the demolition



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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.

7-Story 173-Unit Lower Queen Anne Area Mixed-Use Apartment-Retail Development In Early Design Review Phase

SEATTLE

A mixed-use apartment and retail project, in planning for a site located at 100 Roy Street in the Lower Queen Anne area of Seattle, is working its way through the city of Seattle's design guidance-review phase. The developers have requested permission to construct a 7-story apartment building containing 173 dwelling units and will feature retail space. Plans include parking for 125 vehicles. The applicant for this project is First & Roy LP. 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, Diana Keys, at 206-766-8300.

Woodinville Area Retail Planet Fitness Development Receives DNS Approval

WOODINVILLE

A retail project slated for a property located at 14025 NE Woodinville-Duvall Road in the Woodinville area, has been issued a determination of non-significance. The action will allow the developers to

remodel retail space for a fitness center. Plans call for paint and new windows and doors. The city of Woodinville has issued the required permitting to the applicant, who is Retail Properties of America. The project will be known as Planet Fitness. For additional information on this project, contact the applicant's contact, James Horsch of Onyx Creative, at 360-408-7338.

55,000 SF Ellensburg Area Elementary School Replacement Project In Line For DNS Approval

ELLENSBURG

An elementary school facility project, planned for a site located at 705 West Avenue in the Ellensburg area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a new 55,000 square foot elementary school building. The city of Ellensburg, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Ellensburg School District. Construction will require the demolition and removal of the existing 40,800 square foot elementary school building on the site. For additional information on this project, contact the applicant's contact, Brian Aiken, director of business services, at brian.aiken@esd401.org, or call 509-925-8014.

24-Lot Monroe Are Residential Subdivision Project Receives DNS Approval

MONROE

A residential subdivision project, planned for a 4.83-acre site located at 13327 Chain Lake Road, in the Monroe area, has been issued a determination of non-significance. The action will allow the developers to divide the site into 24 single-family residential building lots. The project will be known as Woods Creek Development. For additional information on this project, contact the applicant's contact, Georg Newman, Barghausen Consulting Engineers, 425-251-6222.

161,300 SF Federal Way Area Healthcare Office Development Receives DNS Approval

FEDERAL WAY

A medical office development, planned for a 5.22-acre site located at 32nd Avenue South and South 323rd Street in the Federal Way area, has been issued a determination of non-significance. The action will allow the developers to construct a 57.5 foot-tall, 161,300 square foot office building. Plans include site work, parking for 211 vehicles and a parking lot to accommodate up to 470 vehicles. The city of Federal Way has issued the permitting to the applicant, who is DaVita Healthcare. The project will be known as DaVita Healthcare office. For additional information on this project, contact the applicant's contact, ESM Consulting Engineers, at 253-838-6113.

8-Unit North Queen Anne Area

Residential Rowhouse & Townhouse Project Application

SEATTLE

A residential development, proposed for sites located at 704 and 712 West Bertona Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 5-unit rowhouse and a 3-unit townhouse structure. Parking for eight vehicles will be provided. The structures will have shared parking and access. The city of Seattle has received this request from the applicant, who is Jennifer Gerry. Construction will require the demolition and removal of existing buildings on the site. For additional information on this project, contact the applicant's contact, Kevin O'Leary, at 206-595-7681.

Everett Area Religious Facility Remodel & Expansion Project In The Works

EVERETT

A religious facility development, proposed for a property located at 8517 Second Avenue SE in the Everett area, is the subject of a recent application. The developers have requested permission to construct an expansion and remodel an existing church building. For additional information on this project, contact the applicant's contact, Mary Magdalen Parish, 425-353-1211.

11-Lot North Bend Area Residential Subdivision Development In Line

For DNS Approval

NORTH BEND

A residential subdivision project, planned for a 55.08-acre site located at the west side of 436th Avenue SE, between the south fork of the Snoqualmie River and Cascade Golf Course, is in line to be issued a determination of non-significance. The action will allow the developers to divide the site into 11 single-family residential building lots and three common area tracts. King County, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Kusak Tree Farm LLC. The project will be known as Three Rivers Estates. For additional information on this project, contact

the applicant's contact, Barghausen Consulting Engineers, at 425-251-6222.

6-Story 34-Unit South Lake Union Area Residential Apartment Project In Design Review Phase

SEATTLE

A residential apartment development, in planning for a site located at 413 Minor 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 6-story building containing 29 small efficiency dwelling units and five efficiency dwelling units. No parking is proposed. The applicant for this project



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is Shiner Properties LLC. For additional information on this project, contact the applicant's contact, Jacob Young, at 206-535-7908.

**7-Story 172-Unit
Bellevue Area
Mixed-Use Apartment-Retail
Development In Line
For DNS Approval**

BELLEVUE

A mixed-use residential and retail project, planned for a site located at 13000 NE Bel-Red Road in the Bellevue area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 7-story building containing 172 apartment dwelling units and will feature

ground-level retail space. Plans include three levels of above-grade and one below-grade level of parking. The city of Bellevue, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Big 1, LLC. The project will be known as Big 1. For additional information on this project, contact the applicant's contact, Blair Stone of Encore Architects, at blairs@encorearchitect.com, or call 206-290-1758.

**113-Lot Airway Heights
Area Residential Subdivision
Project Receives
Mitigated DNS Approval**

AIRWAY HEIGHTS

A residential subdivision project, planned for a

20.5-acre site located at Aspen Street and Third Avenue, in the Airway Heights area, has been issued a mitigated determination of non-significance. The developers have requested permission to divide the site into 113 single-family residential building lots. The project will be known as Highland Village. The city of Airway Heights has issued the required permitting to the applicant, who is Greenstone Homes and Neighborhoods. For additional information on this project, contact the applicant's contact, Greenstone Homes and Neighborhoods, at 509-458-5860.

**63-Lot Snohomish Area
Residential Subdivision**

**Project In Line For DNS
Approval**

SNOHOMISH

A residential subdivision project, planned for a 22.59-acre site located north of 67th Avenue SE, between East Lowell Larimer Road and Seattle Hill Road, in the Snohomish area, is in line for a determination of non-significance. The action will allow the developers to divide the site into 63 single-family residential building lots. Snohomish County, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Pacific Ridge-DRH LLC. The project will be known as Remington Ranch. For additional information on this project,



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contact the applicant's contact, Scott Borgeson of Pacific Ridge-DRH, at 425-939-1182.

8-Unit Rainier Valley Area Residential Rowhouse & Townhouse Project In Design Review Phase

SEATTLE

A residential development, in planning for a site located at 9135 50th Avenue South 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 rowhouse building containing three dwelling units and a townhouse containing five dwelling units. No parking is proposed. The project

is being considered with another project for shared access. The applicant for this project is Keith Lee. 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, Shaun Novion, at 206-361-6133.

93-Lot Vancouver Area Residential Subdivision Project In Line For DNS Approval

VANCOUVER

A residential subdivision project, planned for a 14.89-acre site located at NE 132nd Avenue, south of Northeast 114th Street, in the Vancouver area, is in line to be issued a determination of non-significance.

The action will allow the developers to divide the site into 93 single-family residential building lots. The city of Vancouver, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Plateau Manor Subdivision.

The project will be known as Plateau Manor. For additional information on this project, contact the applicant's contact, Ingrid Freidberg of Olson Engineering, at ingridf@olsonengr.com.

403,000 SF Lakewood Area Industrial Business Park Development In Line For DNS Approval

LAKWOOD

An industrial development,

planned for a 26.33-acre site located at 7124 146th Street SW in the Lakewood area, is in line to be issued a determination of non-significance. The action will allow the developers to construct three warehouse buildings totaling 403,000 square feet. The city of Lakewood, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Phoenix Capital LLC. Construction will require the demolition and removal of existing buildings on the site. The project will be known as Emerson Lake Business Park. For additional information on this project, contact the applicant's contact, Jason Hubbell of Barghausen Consulting Engineers, at

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5,000 SF Kent Area Retail Coffee Shop & Fuel Station Development In Line For DNS Approval

KENT

A retail project, planned for a site located at 22431 84th Avenue South in the Kent area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 3,000 square foot convenience store with fueling station and a 2,000 square foot coffee shop with drive-thru. Plans include installation of two, 20,000 gallon underground fuel tanks, utilities, landscaping and associated parking. The city of Kent, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Ken Lenz of WF Kent 84 LLC. For more information on this project, contact Mr. Lenz at klenz@white-leisure.com, or call 253-856-5438.

13-Unit Capitol Hill Area Residential Townhouse Project In The Works

SEATTLE

A residential townhouse development, proposed for properties located 605 Federal Avenue East and 1014 East Mercer Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct three townhouse structures to house 13 dwelling units.

Plans include parking for 12 vehicles. The project is being considered with another project for shared access. The city of Seattle has received this request from the applicant, who is Henghua Investment LLC. For additional information on this project, contact the applicant's contact, Bradley Khouri, at 206-727-8602.

9-Lot Fairmount Park Area Residential Subdi- vision Development Application

SEATTLE

A residential subdivision project, proposed for a site located at 3920 SW Dawson Street in the Seattle area, is the subject of a recent application. The developers have requested permission to divide the site into nine residential building lots. The city of Seattle has received this request from the applicant, who is Vitaliy Gutsalo. Construction will require the demolition and removal of existing buildings on the site. For additional information on this project, contact the applicant's contact, Izabella Phillips, at 206-733-9822.

3-Story 79,000 SF Milton Area Retail Self-Storage & Fuel Station Project In Line For Mitigated DNS Approval

MILTON

A commercial development, planned for a site located at 10025 14th Street Court in the Milton area, is in line to be issued a mitigated determination of non-significance. The action will allow the developers to

construct a 3-story, 79,000 square foot self-storage facility with a leasing office and site improvements. Plans include a fueling facility with a 3,200 square foot convenience store, car wash and a 5,900 square foot fuel canopy with nine dispensers and underground tanks. The city of Milton, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is 116th in Redmond LLC. The project will be called Queen Way Self-Storage and Arco AM/PM fueling station. For additional information on this project, contact the applicant's contact, Paul Green of Azure Green Consultants, at 253-770-3144.

81,040 SF Bellingham Area Light-Industrial Development Receives Mitigated DNS Approval

BELLINGHAM

An industrial project slated for a 6-acre, undeveloped land parcel located at 3002 West Illinois Street in the Bellingham area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct three light-industrial manufacturing buildings in three phases consisting of 40,000 square feet, 36,000 square feet and 45,000 square feet. Plans include utility infrastructure. The city of Bellingham has issued the required permitting to the applicant, who is Dave Morse. The project will be known as

Lot 1 of Morse Industrial Park short plat. For further information, contact Mr. Morse at dmorse@blytheinc.com, or call 360-778-5900.

8-Lot Carson Area Residential Subdivision Project Receives Mitigated DNS Approval

CARSON

A residential subdivision project, planned for a 4.73-acre property located at 941 Smith Beckon Road in the Carson area, has been issued a mitigated determination of non-significance. The action will allow the developers to divide the site into eight residential building lots. Skamania County has issued the permitting to the owner, who is William

T. Wilkins. The project will be called Cam Acre. For more information on this project, contact Mr. Wilkins at P.O. Box 117, Carson, WA 98610, or call 509-427-3900.

7-Story 54-Unit Tacoma Area Residential Affordable Apartment Project In The Works

TACOMA

A residential development, proposed for sites located at 406 and 408 Broadway in the Tacoma area, is the subject of a recent application. Pierce County will submit a request for the release of HOME Investment Partnership Program funds and a National Environmental Policy Act finding of no significant impact. The developments have

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requested permission to construct a 7-story affordable apartment building with 54 dwelling units ranging from studios to 3-bedroom dwellings to accommodate renters earning 30-50% of the area median income. Plans include case management and counseling services plus associated parking.

5-Story 25-Unit Phinney Ridge Area Mixed-Use Apartment-Retail Project Application

SEATTLE

A mixed-use residential and retail development, proposed for a site located at 7006 Greenwood Avenue North in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 5-story apartment building with 17 efficiency dwelling units and eight small efficiency dwelling units and retail space. No parking is proposed. The city of Seattle has received this request from the applicant, who is, Kristian Nunnelee. Construction will require the demolition and removal of existing buildings on the site. For additional information on this project, contact the applicant's contact, Tim Carter, at 206-693-3133.

Bitter Lake Area Retail Auto Sales Development Re-Notice Of Application

SEATTLE

A retail development, proposed for a site located at 14135 Aurora Avenue North in the Seattle area, is

the subject of a re-notice of application. The developers have requested permission to construct a single-story building for automotive sales to be known as Enterprise Car Sales. Plans include customer parking for 12 vehicles, striping the parking area for 100 vehicles and grading of 1,000 cubic yards of material. The city of Seattle has received this request from the applicant, who is, Michelle Keen of EAN Holdings LLC. For additional information on this project, contact the applicant's contact, Theresa Greene, at 425-83-3245.

12,000 SF Poulsbo Area Industrial Building Project In Line For Mitigated DNS Approval

POULSBO

An industrial development, in planning for a site located at Reliance Way NW in the Poulsbo area, is in line to be issued a mitigated determination of non-significance. The action will allow the developers to construct a 12,000 square foot shell building, to be finished though individual tenant improvement permits. The building will be divided into five units of 2,400 square feet each for light-industrial uses. The city of Poulsbo, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Tony Jacobellis. The project will be known as Jacobellis building. For additional information on this project, contact Mr. Jacobellis, at tjacobellis@msn.com, or call 360-394-9748.

37-Lot Edgewood Area Residential Subdivision Project In Line For DNA Approval

EDGEWOOD

A residential subdivision project, planned for a site located at 3624 96th Avenue E, in the Edgewood area, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Sager Development. The action will allow the developers to divide the site into four parcels into 37 single-family residential building lots. For additional information on this project, contact the applicant's contact, Fred Herber, Sager Development, 253-537-2313.

Montlake Area Communication Equipment Relocation Receives Go Ahead

SEATTLE

A project planned for a site located at 2450 Lake Washington Boulevard East in the Seattle area, is the subject of a recent application. The developers have plans to relocate a minor communication utility displaced by construction of expanded SR 520; 125-foot monopole and equipment cabinets in WSDOT right of way. Environmental documents have been prepared by WSDOT. The applicant for this project is Crown Castle. The city of Seattle has granted administrative conditional use to allow a minor communication utility in a single-family zone. For additional information on this project, contact the applicant's contact, Bill North, at 425-876-2909.

5,300 SF Bremerton Area Industrial Building Project Receives DNS Approval

BREMERTON

An industrial project, slated for a 6.96-acre site located between Imperial Way NE and Highway 3 in the Bremerton area, has been issued a determination of non-significance. The action will allow the developers to construct a 5,300 square foot metal commercial building. Plans include grading, utilities, stormwater conveyance and treatment, access road, parking, clearing and grubbing. The city of Bremerton has issued the permitting to the Port of Bremerton. The project will be known as Wedge Site at Olympia View Industrial Park. For additional information on this project, contact Jim Rothlin, city of Bremerton, at 360-674-2381.

15-Lot Snohomish Area Residential Townhouse Subdivision Receives DNS Approval

SNOHOMISH

A residential townhouse subdivision development slated for a property located east of 72nd Drive SE, across from Willis Tucker Park in the Snohomish area, has been issued a determination of non-significance. The action will allow the developers to divide the property into 15 residential townhouse building lots. Snohomish County has issued the permitting to the applicant, who is Clearwater Investors LLC.

The project will be called Puget Park Townhomes. For additional information on this project, contact the applicant's contact, Brandon Gonzalez of LDC, at 425-306-1869.

7-Story Ballard Area Hotel Development In Early Design Review Phase

SEATTLE

A commercial project, in planning for a site located at 1766 NW Market Street in the Ballard area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct a 7-story hotel and provide parking for 60 vehicles. The applicant for this project is Mustaq Pirani. 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, Lauren Garkel, 206-782-8208.

3-Story 70-Unit North Queen Anne Area Residential Apartment Development 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 plans to construct a 3-story apartment building containing 70 small efficiency dwelling units. Plans include 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, Joseph Hurley at 206-684-8278.

14,500 SF Hoquiam Area Building Demolition Project Receives DNS Approval

HOQUIAM

A demolition project slated for a site located at 615 30th Street in the Hoquiam area, has been issued a determination of non-significance. The action will allow the developers to demolish a 14,500 square foot former Spare Time Bowl building. Plans include concrete masonry walls, sawn wood beams supported by steel pipe columns, wood board roof deck and build-up roofing. The city of Hoquiam has issued the permitting to the applicant, who is Grays Harbor Transit.

9,100 SF Cathlamet Area County Store Project Receives DNS Approval

CATHLAMET

A retail development, planned for a site located at 4 North Jacobson Road in the Cathlamet area, has been issued a determination of non-significance. The action will allow the developers to construct a 9,100 square county store with a sidewalk and parking for 72 vehicles. Wahkiakum County has issued the permitting

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to the applicant, who is Zaremba Group LLC. The project will be known as Dollar General. For additional information on this project, contact the applicant at 216-221-2163.

12-Lot Camano Island Area Residential Subdivision Development In Line For DNS Approval

CAMANO ISLAND

A residential subdivision project, planned for a 6-acre site located at SW Camano Drive and Field Road in the Camano Island area, is in line to be issued a determination of non-significance. The action will allow the developers to divide the site into 12 single-family residential building lots. Island County, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is NW Builders. For additional information on this project, contact the applicant's contact, Jennifer Jelden, at Jennifer@cascade-surveying.com, or call 360-435-5551.

2-Story 100,000 SF Tacoma Area Middle School Replacement Project Receives Mitigated DNS Approval

TACOMA

A middle school replacement project, planned for a 20-acre site located 6501 South 10th Street in the Tacoma area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a 2-story, 100,000 square

foot middle school to accommodate 600 students. Plans include site development, classrooms, support spaces, labs, library, athletic fields, band and choir rooms and health and fitness facility. Tacoma School District No. 10 has issued this require permitting. The project will be called Hunt Middle School. For additional information on this project, contact the applicant's contact, Christine Phillips of BCRA, at 253-627-4367.

36-Lot Vancouver Area Residential Subdivision Project In Line For DNS Approval

VANCOUVER

A residential subdivision project, planned for a 2.52-acre site located at west side of 72nd Avenue, south of NE 78th Street, in the Vancouver area, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Green Meadows Village LLC. The action will allow the developers to divide the site into 36 single-family residential building lots. For additional information on this project, contact the applicant's contact, Travis Johnson, PLS Engineering, 360-944-6519.

93,000 SF Milton Area Religious Facility Development In Line For Mitigated DNS Approval

MILTON

A religious facility project, planned for a 19.39-acre site located at 1707 23rd Avenue in the Milton area, is in line to be issued a

mitigated determination of non-significance. The action will allow the developers to construct a 93,000 square foot church building containing a 2,000-person sanctuary, a 7,500 square foot gym, and a 26-classroom school. Parking will be provided for 530 vehicles. The city of Milton, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Salvation Slavic Baptist Church. Construction will require the demolition and removal of an existing residence on the site. The project will be known as Salvation Baptist Church.

6-Story 125-Unit Bellevue Area Residential Apartment Project Receives DNS Approval

BELLEVUE

A residential development, slated for a site located at 10777 Main Street in the Bellevue area, has been issued a determination of non-significance. The action will allow the developers to construct a 6-story building containing 123 dwelling units. Plans include 1,506 square feet of street-level active uses, a 14-foot multi-use path along Main Street, a new sidewalk along 108th Avenue SE and below-grade parking for 146 vehicles. The city of Bellevue has issued the permitting to the owner, who is Pastakia LLC. The project will be known as Main Street Apartments. For additional information on this project, contact the applicant's contact, Jen Cho of Encore Architects, at [\[encorearchitects.com\]\(http://encorearchitects.com\), or call 425-452-4578.](mailto:jenc@</p></div><div data-bbox=)

9-Story 335-Unit Yesler Terrace Area Mixed-Use Apartment-Retail Project Receives Conditional DNS Approval

SEATTLE

A mixed-use residential and retail development, planned for a site located at 209 12th Avenue South in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 9-story apartment building with 335 dwelling unit and retail space. Plans include parking for 198 vehicles. The city of Seattle has issued the permitting to the applicant, who is Suzi Morris of Love Enterprises. 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.

4,600 SF Snohomish Area Retail McDonalds Restaurant Project Receives DNS Approval

SNOHOMISH

A retail development, planned for a site located at 917 Avenue D in the Snohomish area, has been issued a determination of non-significance. The action will allow the developers to construct a 4,600 square foot McDonald's restaurant with a 46-stall parking lot. Plans include landscaping and site improvements. The city of Snohomish has issued the



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Skamania, Benton and Franklin Counties

Christy Baird-Smith
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christina.baird-smith@ge.com

permitting to the applicant, who is McDonald USA LLC. Construction will require the demolition and removal of an existing 3,500 square foot McDonald building on the site. For additional information on this project, contact the applicant's contact, Patrick Banker of McDonalds USA LLC, at Patrick.banker@us.mcd.com, or call 360-568-3173.

4-Story South Lake Union Area Office Addition Project In Design Review Phase

SEATTLE

An office development, in planning for a site located at 760 Aloha Street in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct a 4-story office addition. The applicant for this project is Peter Nitze of Nitze-Stagen & Company. For additional information on this project, contact the applicant's contact, Jon O'Hare, at 425-301-9541.

8-Unit Fremont Area Residential Townhouse Project In Design Review Phase

SEATTLE

A residential townhouse development, in planning for a site located at 3817 Fremont Avenue North in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct two townhouse structures with a total of eight dwelling units. Plans include parking for eight

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, Shaun Novion, at 206-361-6133.

14-Unit Snohomish Area Residential Townhouse Subdivision Development In The Works

SNOHOMISH

A residential townhouse subdivision project, proposed for a .72-acre property located at 13628 Manor Way in the Snohomish area, is the subject of a recent application. The developers have requested permission to divide the site into 14 residential townhouse building lots. Snohomish County has received this request from the applicant, who is Adelfia LLC. The project will be called Lake Stickney Manor. For additional information on this project, contact the applicant's contact, Ken Williams of Group Four, at 425-408-1152.

30,000 SF Arlington Area Commercial Building Project Receives Mitigated DNS Approval

ARLINGTON

A commercial development, slated for a property located at 5915 192nd Street NE in the Arlington area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a 30,000 square

foot building with parking, a drive aisle, landscaping and underground utility infrastructure. The city of Arlington has issued the permitting to the applicant, who is Brent Baker. The project will be known as Global Machine Works. Construction will require the demolition and removal of two existing building on the site. For additional information on this project, contact Mr. Baker at Brent@globalmachine-works.com.

Vancouver Area High School Addition Project Application

VANCOUVER

A new high school campus for three programs development proposed for a site located west of NE 136th Avenue and north of NE Ninth Street in the Vancouver area, is the subject of a recent application. The developers have requested permission to construct one building to be the Legacy High School and 49th Street Academy separated by a shared commons area. The other building will contain the Transition Program. The applicant for this project is Evergreen School District. The project will be called Legacy High School. For additional information on this project, contact Adam Cormack, at adam@randcmanagement.com, or call 503-260-2373.

59-Lot Vancouver Area Residential Subdivision Project In Line For DNS Approval

VANCOUVER

A residential subdivision project, planned for a 10-acre site located at the west side of NE 112th Avenue, in the Vancouver area, is in line to be issued a determination of non-significance. The action will allow the developers to divide the site into 59 single-family residential building lots. The city of Vancouver, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Cody Donald A Trust. The project will be known as Cody Property subdivision. For additional information on this project, contact the applicant's contact, Dave Weston of AKS Engineering, at davew@aks-eng.com.

18-Lot Vancouver Area Residential Subdivision Project In Line For DNS Approval

VANCOUVER

A residential subdivision project, planned for a 1.88-acre site located at 11401 NE Angel Drive, in the Vancouver area, is in line to be issued a determination of non-significance. The action will allow the developers to divide the site into 18 single-family residential building lots. 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 known as Four Seasons Terrace Subdivision. For additional information on this project, contact the applicant's contact, Phil Wuestof

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11,300 SF Gig Harbor Area Industrial Building Project In Line For DNS Approval

GIG HARBOR

An industrial development, planned for a site located at the northwest corner of 89th NW and Bujacich Road NW in the Gig Harbor area, is in line to be issued a determination of non-significance. The action will allow the developers to construct an 11,300 square foot building containing 9,000 square feet warehouse space, 2,300 square feet office space and a 2,000 square foot mezzanine. Plans include a septic system, stormwater facility, frontage improvements and associated parking. The city of Gig Harbor, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Ward Johnson of Bujacich LLC. The project will be known as Bujacich Industrial Building. For additional information on this project, contact the applicant's contact, Stephen Bridgeford of Contour Engineering, at 253-857-5454.

4-Story 45-Unit Fremont Area Residential Apartment Project In The Works

SEATTLE

A residential apartment development, proposed for a property located at 4711 Aurora Avenue North in the Seattle area, is the subject of a

recent application. The developers have requested permission to construct a 4-story building containing 39 small efficiency dwelling units and six apartment dwelling units. Plans include parking for 16 vehicles. The city of Seattle has received this request from the applicant, who is Scott Blair. For additional information on this project, contact the applicant's contact, Steve Bull at 206-903-5414.

211-Lot Black Diamond Area Residential Subdivision Project Receives Mitigated DNS Approval

BLACK DIAMOND

A residential subdivision development, slated for a 66.5-acre site located southwest of Lake Sawyer Road SE and Roberts Drive in the Black Diamond area, has been issued a mitigated determination of non-significance. The action will allow the developers to divide the site into 211 single-family residential building lots. Plans outline 28.6-acres open space, a park, sensitive areas and utility uses. The city of Black Diamond has issued the required permitting to the applicant, who is Oakpointe and CCD Black Diamond Partners LLC. The project will be known as Ten Trails master planned development phase two. For additional information on this project, contact the applicant's contact, Colin Lund, director of development with Oakpointe Communities, at bkincaid@blackdianonwa.gov, or call 360-886-5700.

8-Unit Fremont Area Residential Townhouse Project In The Works

SEATTLE

A residential townhouse development, proposed for a site located at 620 North 42nd Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct an 8-unit townhouse building. Plans include parking for four vehicles. Project is being considered with another project for shared access. The city of Seattle has received this request from the applicant, who is Refino Homes of Washington. 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.

1,250-Unit Everett Area Riverfront Redevelopment Project In The Works

EVERETT

A community development, proposed for a site located at the 41st Street Extension terminus in the Everett area, is the subject of a recent application. The developers have requested permission to construct 1,250 apartment dwelling units above ground-level retail space including restaurants, a theater, grocery store, 250 hotel guest rooms and 120,000 square feet office space. The applicant for this project is Riverfront Commercial Investment LLC. The project will be known as

Riverfront redevelopment master plan. For additional information on this project, contact Allen Giffen, at 425-257-8731.

Kidney Clinic Development Proposed For Everett Area

EVERETT

A medical development, proposed for a site located at 2707 Colby Avenue, Suite 718 in the Everett area, is the subject of a recent application. The developers have requested permission to construct a new kidney clinic. The city of Everett has received this request by the applicant, who is DaVita Nephrology Practice. For additional information on this project, contact the applicant at 6206 199th St. E., Spanaway, WA 98387, or call 425-257-8807.

16,500 SF Cheney Area Retail Grocery Outlet Store Project Receives Mitigated DNS Approval

CHENEY

A retail project slated for a site located at 2603 First Street in the Cheney area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a 16,500 square foot Grocery Outlet with paved access, landscaping and parking for 63 vehicles. The city of Cheney has issued the permitting to the owner, who is Main & Main Capital Group LLC. For additional information on this project, contact the applicant at dd@maincg.com, or call 214-308-1016.

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