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Washington State Construction News

Delivered monthly to the Contractors & Subs of Washington State

July 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 Tri-Cities

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2-Story 113,300 SF Tacoma Area YMCA Replacement Project In Line For Mitigated DNS Approval

TACOMA

A community development, planned for a site located at 1002 South Pearl Street in the Tacoma area, is in line to be issued a mitigated determination of non-significance. The developers have plans to construct a 2-story, 94,300 square foot YMCA building. Phase two will include construction of an additional 19,000 square feet. The city of Tacoma, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is YMCA of Pierce and Kitsap Counties. The project will be called Y on Pearl Street. Construction will require the demolition and removal of the existing YMCA building on the site. For additional information on this project, contact the applicant's contact, Christine Phillips of BCRA Design, at CPhillips@BCRAdesign.com, or call Shanta Frantz, city of Tacoma, at 253-591-5388.

31-Lot Seattle Area Residential Subdivision Development In Hearings Stage

SEATTLE

A residential subdivision project, proposed for a site located at 12522 15th Avenue NE in the Olympic Hill area of Seattle, is the subject of a public hearing. The hearing is being held to discuss a request to divide the site into

31 residential building lots. The construction of residential units are under a separate project order. The director of the Seattle Department of Construction and Inspections is recommending to approve with conditions the full unit lot subdivision. The applicant for this project is Patrick Cobb. For additional information on this project, contact Mr. Cobb at 817-715-9654.

4,833 SF Spokane Area Restaurant & Drive-Through Development In Line For DNS Approval

SPOKANE

A retail development, planned for a site located at 9304 North Newport Highway in the Spokane area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 4,833 square foot restaurant with drive-through. Plans include 80 parking stalls, curbing, sidewalks, a trash enclosure, landscaping, storm water infrastructure and site lighting. The city of Spokane, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Chick-fil-A, Inc. For additional information on this project, contact the applicant's contact, Don Ikeler of Chick-fil-A, at 949-923-8243.

7-Story 24-Unit U District Area Mixed-Use Apartment-Retail



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Project Application

SEATTLE

A mixed-use residential and retail development, proposed for a site located at 4215 Brooklyn Avenue NE in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 7-story apartment building containing 24 dwelling units and will feature retail space. No parking is proposed. Early design guidance has been conducted under a separate project order. The city of Seattle has received this re-notice of application from the applicant, who is Jason Doornbos of The Standard at Seattle LLC (Landmark Properties). For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

7-Story 127-Unit Seattle Area Mixed-Use Apartment-Commercial Development In The Works

SEATTLE

A mixed-use residential and retail development, proposed for a site located at 4726 15th Avenue NE

in the Seattle area, is the subject of a contract rezone. Plans outline a rezone at 4726 15th Avenue NE from LR3 to NC2-65 (M). The developers have plans to construct a 7-story apartment building to house 127 dwelling units above commercial space. Plans include below-grade parking. The director recommends that the Seattle City Council approve the rezone with conditions. A public hearing is scheduled. Construction will require the demolition and removal of existing structures on the site. The applicant for this project is Gang Yuan of Yuan H&H Property LLC. For additional information on this project, contact the applicant's contact, Matt Driscoll, at 206-547-1761.

9-Lot Bellevue Area Residential Subdivision Project Receives DNS Approval

BELLEVUE

A residential subdivision development, slated for a 12.8-acre site located at 4466 140th Avenue NE in the Bellevue area, has been issued a determination of non-significance.

The action will allow the developers to divide the site into nine single-family residential building lots. The city of Bellevue has issued the permitting to the applicants, who are Mike, Karen and Robert Perry. The project will be known as Li'l Lochwood conservation short plat. For additional information on this project, contact the applicant's contact, Kevin Cleary of Goldsmith Engineering, at kcleary@goldsmithengineering.com, or call 452-462-1080.

3-Story 30-Room Puyallup Area Hotel Addition Project In Line For DNS Approval

PUYALLUP

A commercial development, planned for a property located at 1515 South Meridian in the Puyallup area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 3-story, 4,484 square foot addition consisting of 30 guest rooms to the existing Hampton Inn & Suites. Plans include 26 parking stalls, stormwater controls, utilities, roadway

improvements and associated landscaping. The city of Puyallup, using the optional SEPA process, is expected to issue the required permitting. For additional information on this project, contact the applicant's contact, Neitha Wilkey of AustinCina Architects, at 253-531-4300.

34-Story Denny Triangle Area Hotel-Apartment Development Receives Conditional Approval

SEATTLE

A residential and commercial project, planned for a site located at 824 Howell Street in the Seattle area, has received conditional approval. The developers will proceed with construction of a 34-story hotel building with 10 apartment dwelling units, a restaurant and retail space. No parking is proposed. A final supplemental environmental impact statement is being prepared. The city of Seattle has issued the permitting to the applicant, who is Shauna Decker of R.C. Hedreen Company. For additional information on this project, contact

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the applicant's contact, Craig Davenport, at 425-802-9829.

4-Story 15-Unit Alki Area Residential Apartment Project Application

SEATTLE

A residential development, proposed for a site located at 3015 63rd Ave SW in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 4-story apartment building containing 15 dwelling units. Plans include 21 on-site and one off-site parking space. The city of Seattle has received this request from the applicant, who is Oly Wise of Pioneer Homes - Alki LLC. Construction will

require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, James Raptis, at 206-406-0546.

5,000 SF Battle Ground Area Retail Project In Line For DNS Approval

BATTLE GROUND

A retail development, planned for a site located at the southwest corner of state Route 503 and SW 40th Street in the Battle Ground area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 5,000 square foot retail business for concrete supplies, some incidental outdoor retail items,

a stormwater facility, parking, landscaping and associated improvements. The city of Battle Ground, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is M&J Family Properties LLC. The project will be called Concrete Specialty Supply. For additional information on this project, contact the applicant's contact, John Gilmore of Design Associates, at 15016 NE 27th Street in Vancouver, WA 98684, or call 360-342-5041.

9-Lot Magnolia Area Residential Subdivision Development Receives Permitting

SEATTLE

A residential subdivision

project, planned for a property located at 2300 West Emerson Street in the Seattle area, has been granted a unit lot subdivision by the city of Seattle. The action will allow the developers to divide the property into nine residential building lots. The applicant for this project is Isola Real Estate V LLC. For additional information on this project, contact the applicant's contact, Izabella Phillips, at 206-297-0996.

9-Unit Seattle Area Residential Rowhouse Project Receives Conditional DNS Approval

SEATTLE

A residential development, slated for a site located at 6016 Sand Point Way NE



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in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a rowhouse building to house nine dwelling units. Plans include parking for nine vehicles. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Eric Lubert of Dacoda Homes LLC. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Taylor Callaway, at 206-240-0906.

14-Story 75-Unit Downtown Seattle Area Mixed-Use Residential-Hotel-Retail Project

In The Works

SEATTLE

A mixed-use residential and retail development, proposed for a site located at 414 Union Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 14-story building containing 75 apartment dwelling units, hotel guest rooms and retail space. No parking is proposed. The city of Seattle has received this request from the applicant, who is 1405 Fifth and Union Associates LLC (Masterworks Development Corporation). Construction will require the demolition and removal of existing structures on the site. For additional information

on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

5-Story 81-Unit Delridge Area Residential Apartment Project In The Works

SEATTLE

A residential development, proposed for a site located at 6955 Delridge Way SW in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 5-story apartment building containing 81 dwelling units. Plans include parking for 68 vehicles. The city of Seattle has received this request from the applicant, who is Ryan Moore of Seattle Housing Authority. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, John Putre, at 206-316-2688.

37,600 SF Battle Ground Area Office Building Project In Line For DNS Approval

BATTLE GROUND

An office development, planned for a site located at the west side of SW Grace Avenue and south of SE Scotton Way in the Battle Ground area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 37,600 square foot office building. The city of Battle Ground, using the optional

SEPA process, is expected to issue the required permitting to the applicant, who is TUM LLC. The project will be known as Progress Industrial Lot 11 office building, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Seth Halling of AKS Engineering & Forestry, at sethh@aks-eng.com, or call 360-342-5081.

48,900 SF Quincy Area Whiskey Warehouse Development In Line For DNS Approval

QUINCY

An industrial development, planned for a property located at 8368 Road S NW in the Quincy area, is in line to be issued a determination of non-significance. The developers have requested permission to construct 24,400 square foot whiskey aging warehouse. Phase two will be construction of a 24,500 square foot building for bottling and barreling processes, dry goods storage and office space. Additional aging warehouses will be added to the site every 18 months, identical in scale and design to the first warehouse. Full development includes six buildings. Grant County, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Woodinville Whiskey Company. The project will be called Woodinville Whiskey Company. For additional information on this project, contact the applicant's contact,





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Susan Tillack of Graham Baba Architects, at 206-323-9932.

14-Unit South Delridge Area Residential Rowhouse & Townhouse Project Receives DNS Approval

SEATTLE

A residential development, slated for sites located at 9030, 9034 and 9040 18th Ave SW in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a rowhouse with 8-units, two townhouse structures containing 2-units each and two single-family houses. Plans include parking for 11 vehicles. The project is being considered with another project order for shared access. The city of Seattle has issued the permitting to the applicant, who is Vladimir Tyshkun. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Akasha Whoolery, at 206-660-5604.

6,800 SF Quincy Area Apple Packing Addition Project Receives DNS Approval

QUINCY

A project planned for a site located at 1701 F Street SW in the Quincy area, has been issued a determination of non-significance. The action will allow the developers to construct phase one construction of 2,500 square foot addition

to the main office, 1,100 square foot shop addition and remodel the existing 3,200 square foot office. Phase two will be a 27,400 square foot steel building addition and remodel the existing packing room to accommodate new pack line equipment. The city of Quincy has issued the required permitting to the owner, who is Starr Ranch/Custom Apple; Oneonta Starr Ranch Growers. The project will be called Custom Apple. For additional information on this project, contact the applicant's contact, Tyler Beehler at P.O. Box 3557 in Wenatchee, WA 98807, or call 509-787-3523.

2-Story 22,000 SF Walla Walla Area College Recreation Center Development In Line For DNS Approval

WALLA WALLA

A college project, planned for a site located at 530 Campus Loop in the Walla Walla area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 2-story, 22,000 square foot recreation center with associated site and infrastructure improvements. The city of Walla Walla, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Walla Walla Community College. For additional information on this project, contact the applicant's contact, NAC Architecture, at 206-441-4522.

7-Story 79-Unit Ballard

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Are Apartment-Retail Development In Early Design Review Phase

SEATTLE

A mixed-use residential and retail development, in planning for a site located at 1100 NW 54th 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 7-story apartment building containing 79 dwelling units and retail space. No parking is proposed. The applicant for this project is Kamiak Real Estate 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, Steve Bull, at 206-903-5414.

8-Unit Seattle Area Residential Rowhouse Project Receives DNS Approval

SEATTLE

A residential rowhouse development, slated for a site located at 2607 South Judkins Street in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct two rowhouse buildings with a total of eight dwelling units. Plans include parking for four vehicles. The city of Seattle has issued the required permitting to the applicant, who is Andrei Belev of

Sustainable Construction 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, Kevin O'Leary, at 206-595-7681.

5-Story 68-Unit Capitol Hill Area Mixed-Use Apartment-Retail Development In Early Design Review Phase

SEATTLE

A mixed-use residential and retail development, in planning for a site located at 523 15th Avenue East in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have

requested permission to construct a 5-story apartment building containing 68 dwelling units and retail space. Plans include parking for 27 vehicles. The applicant for this project is Michael Oaksmith of 523 Hilltop LLC (Hunters Capital). Construction will require the demolition and removal of existing buildings on the site. For additional information on this project, contact the applicant's contact, Tony Fan, at 206-587-3797.

3-Story 34-Unit Queen Anne Area Residential Apartment Project In Revised Application

SEATTLE

A residential development, proposed for a



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property located at 2120 First Avenue North in the Seattle area, is the subject of a revised application. The developers have requested permission to construct a 3-story apartment building that will house 30 small efficiency dwelling units and four apartment units. Plans call for parking for 16 vehicles. Administrative design review has been conducted under a separate project order. The city of Seattle has received this request from the applicant, who is Brian Regan of Equinox Properties. An existing structure will remain. For additional information on this project, contact the applicant's contact, Mike Skidmore, at 206-453-3645.

8-Unit Fremont Area Townhouse &

Rowhouse Project In The Works

SEATTLE

A residential project, proposed for sites located at 918 and 920 North 35th Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a townhouse containing four dwelling units and a rowhouse containing four dwelling units. Plans include parking for seven vehicles. The project is being considered with another project order for shared access and parking. The city of Seattle has received this request from the applicant, who is 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.

Meadowbrook Area Child Care & School Expansion Project Application

SEATTLE

A development proposed for a site located at 10005 32nd Avenue NE in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a child care center in a portion of the existing Seattle Waldorf School. The city of Seattle has received this request from the applicant, who is Maple Leaf Church. For additional information on this project, contact the applicant's contact, Anjali Grant, at 206-512-4209.

6 & 7-Story U District Area Mixed-Use Apartment-Retail Development In The Works

SEATTLE

A mixed-use residential and retail development, planned for a site located at 4801 24th Avenue NE in the Seattle area, is the subject of a revised decision issued by the city of Seattle. Plans outline the construction of a six and a 7-story building containing a total of 265 apartment dwelling units and ground-level retail. Plans include parking for 217 vehicles. The applicant for this project is PPC Land Ventures. Construction will require the demolition and removal of existing structures on the site. For

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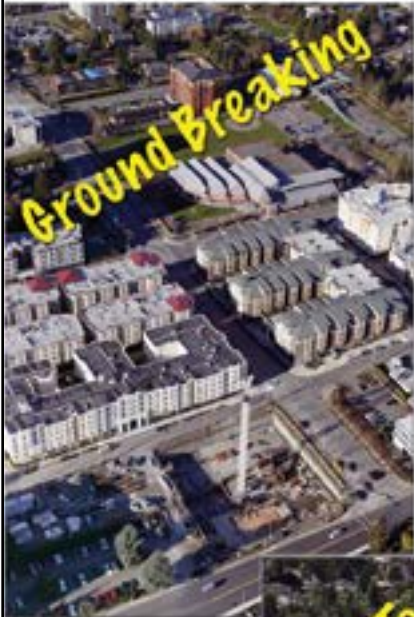
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additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

7-Story 127-Unit Seattle Area Apartment-Commercial Development In Hearings Stage

SEATTLE

A mixed-use residential and commercial development, planned for a site located at 4726 15th Avenue NE in the Seattle area, is the subject of hearings by the Seattle hearing examiner. The hearings are being held to discuss a request to construct a 7-story building with 127 apartment dwelling units above commercial space and below-grade parking. Plans require a rezone from LR3 to NC2-65 (M). The applicant for this project is Gang Yuan of Yuan H&H Property LLC. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Matt Driscoll, at 206-547-1761.

7-Story 155-Unit Green Lake Area Mixed-Use Apartment-Retail Project Application

SEATTLE

A mixed-use residential and retail development, proposed for a site located at 420 NE 72nd Street in the Seattle area, is the subject of a re-notice of application. The developers have requested permission to construct a

7-story apartment building containing 155 dwelling units and will feature retail space. Plans include parking for 143 vehicles. The city of Seattle has received this request from the applicant, who is Julie Cain of Green Lake North 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, Donald McLaughlin, at 206-245-2098.

4-Story Queen Anne Area Office Building Project Receives DNS Approval

SEATTLE

An office development slated for a site located at 316 Florentia Street in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 4-story office building with parking for 83 vehicles. The city of Seattle has issued the required permitting to the applicant, who is William Pollard. Construction will require the demolition and removal of a portion of existing buildings. For additional information on this project, contact the applicant's contact, Ryan Hitt, at 206-903-0575.

6-Story 138-Unit Seattle Area Assisted-Living & Retail Development In Design Review Phase

SEATTLE

A mixed-use project, in planning for a site located



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at 3200 NE 45th Street in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 6-story building with 138 assisted-living units and retail space. Plans include parking for 63 vehicles. The project requires a rezone of 32,000 square feet of land from NC2P-40 to NC2P-55 (M). The city of Seattle has received this request from the applicant, who is Walter Braum of ASC Lake Union LLC (Aegis Senior Communities). Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Jody Patterson-O'Hare, at 425-681-4718.

29-Story 275-Unit First Hill Area Mixed-Use Apartment-Retail Project 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 re-notice of an application. The developers have requested permission to construct a 29-story apartment building 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.

6-Story 41-Unit & 3-Story 50-Unit Tacoma Area Retirement Complex In Line For Mitigated DNS Approval

TACOMA

A project planned for a site located at 1301 North Highlands Parkway in the Tacoma area, is in line to be issued a mitigated determination of non-significance. The developers have requested permission to construct a Lutheran Retirement Community. The action will allow the developers to construct a 6-story, 41-unit independent living apartment building with two separate garage structures over a shared podium and a 3-story, 50-unit independent living apartment building. The city of Tacoma, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Tacoma Lutheran Retirement Community. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Kevin McFeely of Tacoma Lutheran Retirement Community, at kmcfelly@tacomalutheran.org, or call 253-591-5388.

3,000 SF Shelton Area Industrial Shellfish Facility Improvements Project In The Works

SHELTON

An industrial project,

proposed for a site located at 1042 SE Bloomfield Road in the Shelton area, is the subject of a recent application. The developers have requested permission to construct a 3,000 square foot overwater structure for a shellfish processing facility. Plans include two additional piers, a ramp, float systems, replacing an existing bulkhead and extend a breakwater. A permit applicant has been submitted to the U.S. Army Corps of Engineers. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant, Racheal Villa of Soundview Consultants, at 253-514-8952.

8-Lot Laurelhurst Area Residential Subdivision Project Application

SEATTLE

A residential subdivision development, proposed for a property located at 5049 Sand Point Place NE in the Seattle area, is the subject of a recent application. The developers have requested permission to divide the property into eight residential building lots. For additional information on this project, contact the applicant's contact, Dave Biddle, at 206-829-3128.

6-Story 88-Unit Seattle Area Mixed-Use Apartment-Retail Development In Early Design Review Phase

SEATTLE

A mixed-use residential and retail development, in

planning for a site located at 5251 University Way NE in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 6-story apartment building containing 43 small efficiency and 45 apartment dwelling units and will feature retail space. No parking is proposed. The applicant for this project is 52nd & University LP (Gracorp Capital Advisors). Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, David Neiman, at 206-760-5550.

16-Lot Bothell Area Residential Subdivision Project Receives DNS Approval

BOTHELL

A residential subdivision development, planned for a 3.05-acre site located at 20024 York Road, 3522 and 3526 200th Street SE in the Bothell area, has been issued a determination of non-significance. The action will allow the developers to divide the site into 16 single-family residential building lots. Snohomish County has issued the required permitting to the applicant, who is Pacific Ridge - DRH LLC. Construction will require the demolition and removal of three existing residences on the site. The project will be known as Kennedy Falls. For additional information

on this project, contact the applicant's contact, Scott Borgeson of Pacific Ridge - DRH LLC, at sborgeson@pacificridgehomes.com, or call 425-388-3311.

9-Unit North Delridge Aera Residential Subdivision Development In The Works

SEATTLE

A residential subdivision project, proposed for a site located at 4308 26th Avenue SW in the Seattle area, is the subject of a recent application. The developers have requested permission to divide the site into nine single-family residential building lots. The construction of residential units is under a separate project order. The city of Seattle has received this request from the applicant, who is Canusa Homes LLC. For additional information on this project, contact the applicant's contact, Dave Biddle, at 206-829-3128.

78,000 SF Sumner Area Industrial Building Project In Line For DNS Approval

SUMNER

An industrial development, planned for a 3.81-acre site located at the 3100 block of 142nd Avenue in the Sumner area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 78,000 square foot office and warehouse building. Plans include loading areas, street improvements, stormwater facility, landscaping and

associated parking. The city of Sumner, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Bridge Development Partners. The project will be called Blueberry Industrial. For additional information on this project, contact the applicant's contact, Barghausen Consulting Engineers, at 425-251-6222.

828,500 SF Lakewood Area Industrial Buildings Development In Line For DNS Approval

LAKEWOOD

An industrial development, planned for a 41.5-acre site located at 14920 Spring Street SW in the Lakewood area, is in line to be issued a determination of non-significance. The developers have requested permission for phased construction of an industrial park consisting of five buildings totaling 828,500 square feet. The city of Lakewood, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is KGIP. The project will be known as IPT Lakewood Logistics (Woodbrook). For additional information on this project, contact the applicant's contact, Dan Balmelli of Barghausen Consulting Engineers, at dbalmelli@barghausen.com, or call 253-983-7814.

3-Story Vancouver Area Mini-Storage Development In Line For DNS Approval

VANCOUVER

A commercial project, planned for sites located at 6920 and 7000 NE St. Johns Road in the Vancouver area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 3-story self-storage building and 13 single-story boat/RV storage buildings. The total area will be 187,400 sf. Plans include parking for 38 vehicles. Clark County, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Brett Simpson of My Waverly Homes. The project will be known as St. John's Mini Storage. For additional information on this project, contact the applicant's contact, Jeff Arrowsmith of PBS Engineering and Environmental, at 206-233-9639.

9-Lot Eastlake Area Residential Subdivision Project In The Works

SEATTLE

A residential subdivision development, proposed for a property located at 2239 Minor Avenue East 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 construction of residential dwelling units is under a separate project order. The city of Seattle has received this request from the applicant, who is Christian Brodin. For additional information on this project, contact the applicant's contact, Izabella Phillips, at 206-297-0996.

8-Lot Greenwood Area Residential Subdivision Project In The Works

SEATTLE

A residential subdivision development, proposed for a site located at 9217 Linden Avenue North in the Seattle area, is the subject of a recent application. The developers have requested permission to divide the site into eight building lots. Construction of residential dwelling units is under a separate project order. The city of Seattle has received this request from the applicant, who is Vitaliy Afichuk of Greenbuild Development LLC. For additional information on this project, contact the applicant's contact, Andy McAndrews, at 425-233-6089.

2-Story Hotel Addition & Remodel For Capitol Hill Area Receives DNS Approval

SEATTLE

A commercial project, planned for a site located at 1517 Boylston Avenue in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 2-story addition and remodel the existing Boylston Hotel. The city of Seattle has issued the required permitting to the applicant, who is Frank Hornung of The Neiders Company. For additional information on this project, contact the applicant's contact, Timothy Quinn, at 206-624-7880.

20-Unit Buckley Area

Residential Townhouse Project Receives DNS Approval

BUCKLEY

A residential townhouse development, slated for a site located at the south side of Ryan Road and east of the intersection with Spiketon Road in the Buckley area, has been issued a determination of non-significance. The action will allow the developers to construct 20 townhomes. Plans include a private access road and associated utilities. The city of Buckley has issued the permitted to the applicant, who is Gary Strang of Ryan Road LLC. For more information on this project, contact Mr. Strang at P.O. Box 7654, Bonney Lake, WA98391, or call 360-829-1921.

5-Story 31-Unit Rainier Beach Area Mixed-Use Apartment-Retail Development In Design Review Phase

SEATTLE

A mixed-use residential and retail development, in planning for a property located at 9280 Waters Avenue South in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 5-story apartment building containing 31 apartment dwelling units with retail space. No parking is proposed. The applicant for this project is Gary Hall. For additional information on this project, contact the applicant's

contact, Martin Reimers, at 425-377-8786.

63,700 SF Arlington Area Industrial Building Development Receives Mitigated DNS Approval

ARLINGTON

An industrial development slated for a site located at 20015 67th Ave NE in the Arlington area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a 63,700 square foot building for multiple tenants. The city of Arlington has issued the approval to the applicant, who is Gayteway LLC. The project will be called Gayteway Business Park Building B. For additional information on this project, contact the applicant's contact, Chris Gayte of Gayteway LLC, at 206-240-9739.

30-Unit Residential Townhouse Development Proposed For Sumner Area

SUMNER

A residential townhouse project, proposed for a 2.7-acre site located north of Elm Street, between 157th Avenue Court East and 160th Avenue East, is the subject of a recent application. The developers have requested permission to construct 30 townhomes. The city of Sumner has received this request from the applicant, who is Edwards Development Group LLC. The project will be known as Creekside Townhomes. For additional information

on this project, contact the applicant's contact, Gabe Jellison of Apex Engineering, at 253-473-4944, extension 1201.

2-Unit Mount Vernon Area Commercial Buildings Project In Line For Mitigated DNS Approval

MOUNT VERNON

A phased commercial development, planned for a site located at 107 Sundquist Drive in the Mount Vernon area, is in line to be issued a mitigated determination of non-significance. The action will allow the developers to construct a 16,600 and a 12,900 square foot building. The city of Mount Vernon, using the optional SEPA process,

is expected to issue the required permitting to the applicant, who is Dan Jantz. The project will be called Polaris. For additional information on this project, contact the applicant's contact, John Ravnik of Ravnik and Associates, at 360-707-2048.

10,000 SF Spokane Area Office Building Project In Line For DNS Approval

SPOKANE

A commercial development, planned for a 1.68-acre site located at 1624-1626 Windsor Drive in the Spokane area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a

10,000 square foot office building. Plans include concrete sidewalks, curbs, gutters, site improvements, landscaping and 112 surface parking spaces. The city of Spokane, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Ryan Berg of DCI Engineers. The project will be known as Windsor Plaza. For further information on this project, contact Mr. Berg at 509-227-6914.

8-Story 72-Unit Lower Queen Anne Area Mixed-Use Residential-Retail Project In Design Review Stage

SEATTLE

A mixed-use residential and retail development, in planning for a site located at 110 First Avenue West, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct an 8-story apartment building with retail. Plans include parking for 20 vehicles. The applicant for this project is Shane Yelish. For additional information on this project, contact the applicant's contact, Robert Kiker, at 206-454-8513.

15-Lot Bothell Area Residential Subdivision Development In The Works

BOTHELL

A residential subdivision project, proposed for a 2.3-acre site located at 19905, 19929 and 20007 Jewell Road in the Bothell

area, is the subject of a recent application. The developers have requested permission to divide the site into 15 single-family residential building lots. Snohomish County has received this request from the applicant, who is Pacific Ridge DRH LLC. Construction will require the demolition and removal of existing outbuildings on the site. The project will be known as Spring Hollow. For additional information on this project, contact the applicant's contact, Jamie Schroeder of CPH Consultants, at Jamie@cphconsultants.com, or call 425-285-2390.

4-Story 39-Unit Fremont Area Mixed-Use Apartment-Restaurant Development Receives DNS Approval

SEATTLE

A mixed-use residential and retail development, slated for a property located at 106 North 36th Street in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 4-story apartment building containing 39 dwelling units and a restaurant. Plans include parking for eight vehicles. The city of Seattle has issued the required permitting to the applicant, who is Marc Rudd of Rudd Development Company. Construction will require the demolition and removal of an existing structure on the site. For additional information on this project, contact

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the applicant's contact, Jonathan Lemons, at 206-306-5952.

8-Unit Queen Anne Area Residential Rowhouse Project Receives Conditional DNS Approval

SEATTLE

A residential development planned for a site located at 3039 Humes Place West in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct two, 4-unit rowhouse structures. Plans include parking for eight vehicles. The city of Seattle has issued the required permitting, with conditions, to the applicant, who is Sharon Wilson of Eugene

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

36-Lot Tumwater Area Residential Subdivision Project In The Works

TUMWATER

A residential subdivision development, proposed for a 10.72-acre site located at Sapp Road, west of Antsen Street SW and west of Crosby Boulevard SW in the Tumwater area, is the subject of a recent application. The developers have requested

permission to divide the site into 36 single-family residential building lots. The city of Tumwater has received this request from the applicant, who is Chul Kim of Sunrise Hills LLC. The project will be known as Sunrise Hills. For additional information on this project, contact the applicant's contact, Stephen Bridgeford of Contour Engineering, at 253-857-5454.

Bonney Lake Area Retail 7-Eleven & Fuel Station Project Receives Mitigated DNS Approval

BONNEY LAKE

A retail development, planned for a site located at 9902 200th Avenue Court East in the Bonney Lake area, has been issued

a mitigated determination of non-significance. The action will allow the developers to construct a 7-Eleven convenience store and fueling station adjacent to the existing Bonney Lake Marketplace. The city of Bonney Lake has issued the required permitting to the applicant, who is Bonney Lake Marketplace Developers LLC. For additional information on this project, contact the applicant's contact, Caitlin Hepworth of Barghausen Consulting Engineers, at 425-251-6222.

5-Unit Bellingham Area Commercial Development Receives Addendum To DNS Approval

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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.

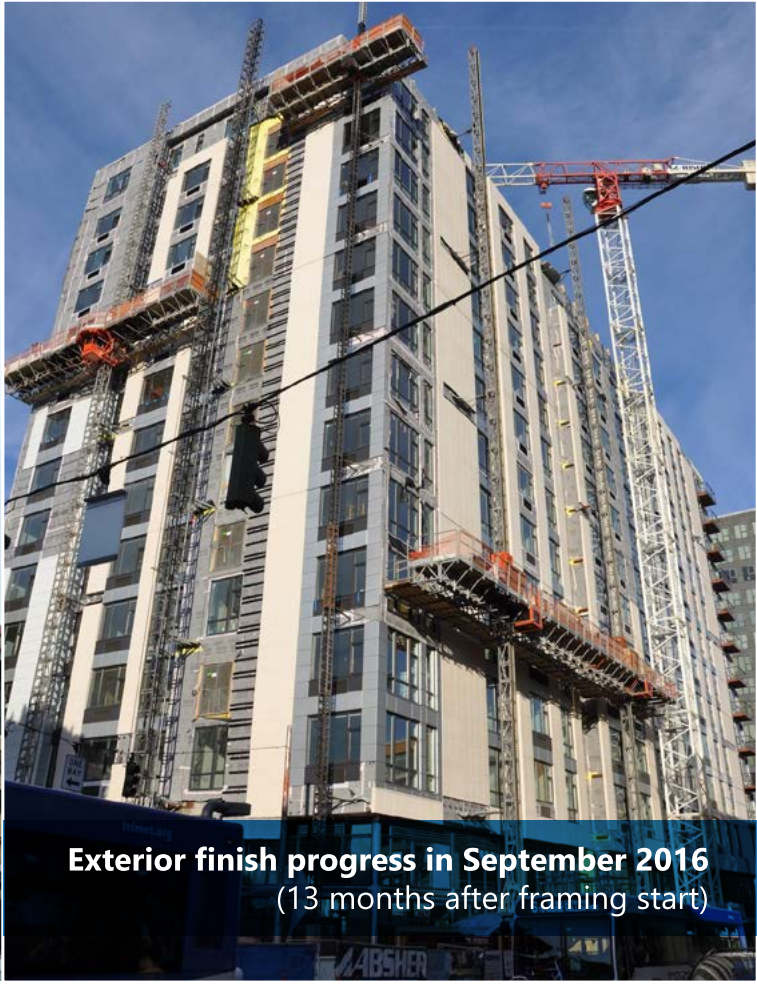
The MFBS™ steel framing panel modules were both fabricated and installed by Alliance Steel Fabrication of Tacoma Washington.

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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A commercial project, planned for a site located at 1204 Mill Avenue in the Bellingham area, has been issued a determination of non-significance. The action will allow the developers to proceed with plans to construct phase two, on 12th Street between Harris Avenue and Mill Avenue, consisting of ground-level retail space with five residential building units above. The addendum to phase one included construction of a 5-story building with 35 dwelling units at 1215 12th Street and the adjacent property. The city of Bellingham has issued the addendum to the applicant, who is 12th and Harris LLC. The project will be known as Fairhaven Tower. For additional information on this project, contact the applicant's contact, Travis Black of 12th and Harris LLC, at 360-733-7515.

78,000 SF Sumner Area Office-Warehouse Project Receives DNS Approval

SUMNER

A development planned for three land parcels

totaling 4-acres located at 1902 136th Avenue in the Sumner area, has been issued a determination of non-significance. The action will allow the developers to construct a 78,000 square foot office and warehouse building. The city of Sumner has issued the permitting to the applicant, who is Pacific Southern LLC. The project will be known as 136th Business Park. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Brian Ludwig of Innova Architects, at 253-572-4903.

250-Unit 6,000 SF Vancouver Area Mixed-Use Residential-Commercial Project In Line For DNS Approval

VANCOUVER

A mixed-use residential and retail development, planned for sites located at 1318, 1332, 1346 NE 136th Avenue and 13420 NE Leroy Haagen Memorial Drive in the Vancouver area, is in line to be issued a

determination of non-significance. The developers have requested permission to construct 260 residential dwelling units and a 6,000 square foot commercial drive-thru. The city of Vancouver, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Haagen Properties LLC. The project will be known as Acero Parkside. For additional information on this project, contact the applicant's contact, Read Stapleton of DOWL, at rstapleton@dowl.com, or call 971-280-8648.

73-Lot 20-Acre Bremerton Area Residential & Commercial Lot Development In Line For DNS Approval

BREMERTON

A residential and commercial subdivisions project, planned for a 20-acre site located at 1051 NE Riddell Road in the Bremerton area, is in line to be issued a determination of non-significance. The developers have requested permission to divide the site into 69 single-family

residential building lots and four multi-family and commercial building lots. The city of Bremerton, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Riddell Road LLC. For additional information on this project, contact the applicant's contact, Greg Bradford, at 2200 Sixth Ave., Suite 523 in Seattle, WA 98121, or call 209-606-5721.

2-Story 14,100 SF Lacey Area Mixed-Use Residential-Retail Project In Line For Mitigated DNS Approval

LACEY

A mixed-use residential and retail development, planned for a property located at 6790 Martin Way East in the Lacey area, is in line to be issued a mitigated determination of non-significance. The developers have requested permission to construct a 2-story, 14,100 square foot retail building containing three residential dwelling units with three parking garages. Plans include parking stalls for 43 vehicles. Thurston County,

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using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Steadman Family Trust. Construction will require the demolition and removal of an existing structure on the site. The project will be known as Kinwood Plaza. For additional information on this project, contact the applicant's contact, Chris Cramer of Patrick Harron and Associates, at chris@patrickharron.com, or call 360-786-5490.

5-Story 30-Unit Ballard Area Residential Apartment Development In Design Review Stage

SEATTLE

A residential apartment project, in planning for

a site located at 6743 15th Avenue NW in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 5-story apartment building to house 30 small efficiency dwelling units. Plans include parking for seven vehicles. The applicants for this project are Green Bridge Investment LLC and Golden Tower Group LLC. For additional information on this project, contact the applicant's contact, Qi Qi, at 425-985-7817.

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

VANCOUVER

A residential subdivision development, planned for a .92-acre site located at the east side of SE Columbia River Drive and 285 feet south of the intersection with SE Columbia Way in the Vancouver area, is in line to be issued a determination of non-significance. The developers have requested permission to divide the site into 15 attached single-family residential building lots, two open-space tracts and one private road tract. The city of Vancouver, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is The Holt Group, Inc. The project will be called Columbia Shores. For additional information on this project, contact the applicant's contact,

Bart Catching of AKS Engineering & Forestry, at john@aks-eng.com, or call 360-487-7887.

Bitter Lake Area Retail Auto Sales Development In The Works

SEATTLE

A retail development, proposed for a property 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 sales building. Plans include striping the parking area to accommodate 100 vehicles, customer parking for 12 vehicles. Plans will require 1,000 cubic yards of material. The city of Seattle



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has issued a re-notice of permit application. The applicant for this project is Michelle Keen of EAN Holdings LLC. The project will be known as Enterprise Car Sales. For additional information on this project, contact the applicant's contact, Theresa Greene, at 425-830-3245.

8-Lot Haller Lake Area Residential Subdivision Project Application

SEATTLE

A residential subdivision development, proposed for a property located at 14359 Stone Avenue North in the Seattle area, is the subject of a recent application. The developers have requested permission to divide the property into eight residential building lots. The construction of dwelling units is under a separate project order. The city of Seattle has received this request from the applicant, who is Resolute Builders LLC. For additional information on this project, contact the applicant's contact, Izabella Phillips, at 206-297-0996.

5-Story 77-Unit U District Area Mixed-Use Apartment-Retail Development In Early Design Review Phase

SEATTLE

A mixed-use residential and retail development, in planning for a site located at 5504 University Way NE in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have

requested permission to construct a 5-story apartment building containing 77 dwelling units and will feature retail space. No parking is proposed. The applicant for this project is 55th & University LP (Gracorp Capital Advisors). Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, David Neiman, at 206-760-5550.

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

VANCOUVER

A residential subdivision development, planned for a 3.22-acre site located at 12801 NE 104th Street in the Vancouver area, is in line to be issued a determination of non-significance. The developers have requested permission to divide the site into 21 single-family residential building lots. Clark County, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Quintessential Homes. The project will be known as Peacock Manor II. For additional information on this project, contact the applicant's contact, Gayle Gerke of Olson Engineering, at gayleg@olsonengr.com, or call 564-397-4499.

8-Unit Haller Lake Area Residential Rowhouse Project Receives DNS Approval



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SEATTLE

A residential development slated for a site located at 14359 Stone Avenue North in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 3-story rowhouse building to house eight dwelling units. Plans include parking for seven vehicles. The city of Seattle has issued the required permitting to the applicant, who is Nate Allen of Contemporary Builders Group. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Robert Humble, at 206-267-9277.

Toledo Area High School Facility Addition & Remodel Project Receives DNS Approval

TOLEDO

A high school facility project, planned for a site located at 1242 State Route 505 in the Toledo area, has been issued a determination of non-significance. The action will allow the developers to construct a 31,000 square foot building and remodel the existing 46,000 square foot high school facility. Plans include enhancing onsite parking, circulation and storm drainage. Toledo School District has issued the permitting for this school project. Construction will require the demolition and removal of 21,000 square feet of the existing building on the

site. The project will be known as Toledo High School modernization. For additional information on this project, contact the applicant's contact, Doug Nichols, at Nichols.consulting@outlook.com, or call 360-901-9479.

4-Story 36-Room Anacortes Area Retail Motel Development In Line For Mitigated DNS Approval

ANACORTES

A commercial project, planned for a site located at 907 30th Street in the Anacortes area, is in line to be issued a mitigated determination of non-significance. The developers have requested permission to construct a 4-story, 18,800 square foot motel with 36 guest rooms. Plans include parking for 36 vehicles. The city of Anacortes, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Ek Tera Asara LLC. The project will be called Salish Inn. For additional information on this project, contact the applicant's contact, John Shaker of Ravnik and Associates, at 360-707-2048.

23-Story 365-Unit Yesler Terrace Area Mixed-Use Apartment-Retail Development In Early Design Review Phase

SEATTLE

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

located at 725 Yesler Way in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct two, 23-story apartment buildings containing 365 apartment dwelling units and retail space. Plans include parking for 248 vehicles. The applicant for this project is Su Development. For additional information on this project, contact the applicant's contact, Robert Miller, at 206-256-0862.

187-Unit Pullman Area Residential Development Receives Mitigated DNS Approval

PULLMAN

A residential project slated for a property located at 2045 NE Merman Drive in the Pullman area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct 123 cottage-style buildings containing 187 dwelling units and 767 bedrooms. Plans include a clubhouse, maintenance building and a sewer extension. The city of Pullman has issued the required permitting to the applicant, who is Retreat at Pullman LLC. The project will be known as Retreat at Pullman LLC. For additional information on this project, contact the applicant's contact, Angela Taylor at [parametrix.com](mailto:ataylor@parametrix.com), or call 509-330-5599.

98-Lot Sequim Area Residential Subdivision

Project In Line For Mitigated DNS Approval

SEQUIM

A residential subdivision development planned for a 37.59-acre site located south of Comfort Way and west of South Seventh Avenue in the Sequim area, is in line to be issued a mitigated determination of non-significance. The developers have requested permission to divide the site into 98 single-family residential building lots. The city of Sequim, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Irvin Boyd Family Limited Partnership. The project will be called Legacy Ridge. For additional information on this project, contact the applicant's contact, Steve Calhoun of Pace Engineers, at 425-827-2014.

2-Story 54,000 SF Tacoma Area Elementary School Replacement Project In The Works

TACOMA

An elementary school project, proposed for a 10.66-acre site located at 4505 104th Street East in the Tacoma area, is the subject of a recent application. The developers have requested permission to construct a 2-story, 54,000 square foot elementary school replacement. Plans call for hard and soft-surface play areas, a multi-use play field and a new septic system. Construction will require the demolition and removal of an existing

youth center on the site. Franklin Pierce School District has received this request for the Central Avenue Elementary School replacement project. For additional information on this project, contact the applicant's contact, Lisa Klein at AHBL, 253-383-2422.

11-Unit Oak Harbor Area Residential Development In The Works

OAK HARBOR

A residential development, proposed for a 3.27-acre site located at 2910 SW Scenic Heights Street in the Oak Harbor area, is the subject of a recent application. The developers have requested permission to construct eleven single-family detached

homes. The city of Oak Harbor has received this request from the owner, who is Wrights Crossing. The project will be known as Hillside Development Center. For additional information on this project, contact the applicant's contact, Mark Villwock of LDC Inc., at 425-806-1869.

44-Unit Tacoma Area Residential Apartment Project Application

TACOMA

A residential development, proposed for a site located at 14015 A Street South in the Tacoma area, is the subject of a recent application. The developers have requested permission to construct two multi-family buildings with 22 dwelling units in each building.



Pierce County has received this request from the applicant, who is Schuur Brothers Construction. The project will be known as A Street Apartments. For additional information on this project, contact the applicant's contact, Sheri Greene and Matt Weber of AHBL, at sgreene@ahbl.com and mweber@ahbl.com, or call 253-798-3268.

18,200 SF Union Gap Area Office Building Project Receives DNS Approval

UNION GAP

An office development, planned for a site located at Lot 29 of the Ahtanum Ridge Business Park, at the intersection of Ahtanum Ridge Drive and

Business Park Way, has been issued a determination of non-significance. The action will allow the developers to construct a single-story, 18,200 square foot office building. Plans include parking for 95 vehicles. The city of Union Gap has issued the required permitting to the applicant, who is Don Poston. The project will be known as Rockwater. For additional information on this project, contact Mr. Poston at 8503 Kail Drive in Yakima, WA 98908, or call 509-575-3638.

24-Lot Olympia Area Residential Subdivision Development Receives DNS Approval

OLYMPIA

A residential subdivision project, planned for a 5-acre land parcel located at 2017 22nd Avenue SE in the Olympia area, has been issued a determination of non-significance. The action will allow the developers to divide the parcel into 24 residential building lots. Plans include street, utility and landscape improvements. The city of Olympia has issued the required permitting to the applicant, who is Summit Land Development LLC. The project will be called Village at Cain Road. For additional information on this project, contact the applicant's contact, Rob Rice of Summit Land Development, at rob@robricehomes.com, or call 360-754-7010.

16-Lot Clarkston Area Residential Subdivision Project Receives DNS Approval

CLARKSTON

A residential subdivision development, planned for a 4.5-acre site located at 2310 Reservoir Road in the Clarkston area, has been issued a determination of non-significance. The action will allow the developers to divide the site into 16 single-family residential building lots. Asotin County has issued the required permitting to the applicant, who is Nuxall Builders. The project will be known as Nuxall development. For further information on this project, contact the applicant at 509-758-3421.



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16,000 SF Tukwila Area Fire Station Project Receives DNS Approval

TUKWILA

A government development slated for a property located at 15447 65th Avenue South in the Tukwila area, has been issued a determination of non-significance. The action will allow the developers to construct a 16,000 square foot fire station with offices. Plans include parking for 31 vehicles and associated site improvements. The city of Tukwila has issued the required permitting to the City of Tukwila, Tukwila Fire Department. The project will be called Tukwila Fire Station 52. For additional information on this project, contact

the applicant's contact, Shiels Obletz Johnson, at 206-838-3700.

5-Story 136-Unit Rainier Valley Area Mixed-Use Residential & Live-Work Project In Design Review Phase

SEATTLE

A mixed-use residential and commercial development, in planning for a site located at 305 Plum Street in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 5-story, 133-unit congregate residence and three live-work units. No parking is proposed. The applicant for this project is Gary

Mulhair. Construction will require the demolition and removal of an existing structure on the site. For additional information on this project, contact the applicant's contact, Robert Humble, at 206-267-9277.

39-Lot La Center Area Residential Subdivision Development In The Works

LA CENTER

A residential subdivision project, proposed for three land parcels totaling 14.37-acres located at 33105 NE Ivy Avenue in the La Center area, is the subject of a recent application. The developers have requested permission to divide the parcels into 39 single-family residential building lots. Plans call for

utilities and open space. The applicant for this project is Compass Group LLC. The project will be known as Holley Park. For additional information on this project, contact the applicant's contact, Kevin Tapani of Compass Group LLC, at kevin@tapani.com, or call 360-687-1148.

103,000 SF Kelso Area Elementary School Facility Development In The Works

KELSO

An elementary school facility, proposed for an undeveloped site located at 200 Boardwalk Way in the Kelso area, is the subject of a recent application. The developers have requested permission to construct a 103,000 square foot

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elementary school. The school will serve 950 students and accommodate 90 staff. Cowlitz County has received this request from the applicant, who is Kelso School District. The project will be known as Lexington Elementary. For additional information on this project, contact the applicant's contact, Matt Taylor of Integrus Architecture, at 206-628-3137.

16 & 18-Story South Lake Union Area Office-Retail Towers Project In Design Review Phase

SEATTLE

A commercial development, in planning for a site located at 1120 John Street in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct 16-story and 18-story office towers with retail and service space. Plans include parking for up to 1,010 vehicles. The existing Seattle Times Building façade will remain. Plans require a zoning amendment. An addendum to the South Lake Union height and density alternatives EIS is proposed. The applicant for this project is Rehman Nazerali of Onni Group. For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

29-Unit 12,500 SF Fife Area Senior Housing Assisted-Living Facility

Project Receives Mitigated DNS Approval

FIFE

A development slated for sites located at 3516 and 3520 54th Avenue East in the Fife area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a single-story, 12,500 square foot assisted-living facility with 29 resident dwelling units. Plans include site improvements and associated parking. The city of Fife has issued the required permitting to the applicant, who is Paul Webber. The project will be known as Kelsey Lane Senior Housing, Assisted Living Facility. For additional information on this project, contact the applicant's contact, Sheri Greene and Scott Kaul of AHBL, at 253-383-2422.

637-Unit Tacoma Area Self-Storage Development Application

TACOMA

A commercial project, proposed for a site located 17201 Canyon Road East in the Tacoma area, is the subject of a recent application. The developers have requested permission to construct seven mini-storage buildings ranging in size from 4,800 to 12,600 square feet containing a total of 637-units. Pierce County has received this request from the applicant, who is Walter Austin. The project will be known as Frederickson Self Storage. For additional information on this project, contact the applicant's

contact, Tim Holderman of Sound Engineering, at 253-878-5392.

4-Story 22-Flat Bellevue Area Residential Project In Line For DNS Approval

BELLEVUE

A residential development, in planning for a site located at 1457 156th Avenue NE in the Bellevue area, is in line to be issued a determination of non-significance. The developers have requested permission to construct four, 4-story residential buildings containing a total of 22 dwelling units. Plans include utility and infrastructure improvements. The city of Bellevue, using the optional SEPA process, is expected to issue the

required permitting to the applicant, who is Toll Brothers. The project will be known as The Flats at 15th. For additional information on this project, contact the applicant's contact, Jeff Peterson of Toll Brothers, at jjpeterson@tollbrothers.com, or call 425-825-5348, extension 160.

351,000 SF Lacey Area Self-Storage & Warehouse Buildings Project In Line For DNS Approval

LACEY

A development planned for a site located at 2621 Hogum Bay Road NE in the Lacey area, is in line to be issued a determination of non-significance. The developers have requested

permission to construct two self-storage buildings totaling 151,000 square feet and one, 200,000 square foot warehouse building. The city of Lacey, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Soundbuilt Homes. The project will be known as Lacey Self-Storage (Hogum Bay). For additional information on this project, contact the applicant's contact, Dan Balmelli of Barghausen Consulting Engineers, at dbalmelli@barghausen.com, or call 360-438-2689.

51-Unit Oak Harbor Area Mixed-Use Residential-Retail Project Receives DNS Approval

OAK HARBOR

A mixed-use residential and retail development, planned for a 1.15-acre property located at 601 SE Pioneer Way in the Oak Harbor area, has been issued a determination of non-significance. The action will allow the developers to construct 51 apartment dwelling units, 500 square feet retail and associated off-street parking. The city of Oak Harbor has issued the permitting to the applicant, who is Pioneer Way Housing LLLP. Construction will require the demolition and removal of an existing single-story retail structure on the site. The project will be called Pioneer Way Housing. For additional information on this project, contact the applicant's contact, Robin

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Oak Harbor Area Mental Health Facility Development Receives DNS Approval

OAK HARBOR

A medical development slated for a site located at NE 10th Avenue and east of 950 North Oak Street in the Oak Harbor area, has been issued a determination of non-significance. The action will allow the developers to construct a single-story, 24-hour mental health and detox facility designed to fit into the existing residential neighborhood. The city of Oak Harbor has issued the required permitting to the owner, who is Island County. The project will be known as Island County Stabilization Center. For additional information on this project, contact the applicant's contact, Jim Wolch and Christine Phillips of BCRA, at 253-627-4367.

37,500 SF Spokane Valley Area Industrial Office Project Receives DNS Approval

SPOKANE VALLEY

A light-industrial development, planned for sites totaling 2.4-acres located at 25801, 15809 and 15817 East Trent Avenue in the Spokane Valley area, has been issued a determination of non-significance. The action will allow the developers to construct a 37,500 square foot multi-tenant building

for office and industrial uses. The city of Spokane Valley has issued the required permitting to the applicant, who is C&G Properties. The project will be called Purfect Action Tapa Business Park. For additional information on this project, contact the applicant's contact, Liam Taylor of Storhaug Engineering, at 509-242-1000.

44-Unit South Beacon Hill Area Townhouse & Live-Work Project In The Works

SEATTLE

A mixed-use Intracorp residential and commercial development, proposed for a site located at 4215 South Trenton Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct six townhouse buildings containing 34 dwelling units and two live-work buildings containing 10 units. Plans include parking for 44 vehicles. Early design review has been conducted under a separate project order. The city of Seattle has received this request from the applicant, who is Dan Swallow of IS Property Investments LLC. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Megan McKay, at 206-523-6150.

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CHELAN

A residential subdivision project, planned for a 1.18-acre site located at 79 Simmons Street in the Chelan area, is in line to be issued a determination of non-significance. The developers have requested permission to divide the site into eight residential building lots. Chelan County, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Tyler Chambers. The project will be known as Chambers Short Plat. For additional information on this project, contact the applicant's contact, Bruce Dawson of Dawson Surveying & Geomatics, at 509-433-4358.

3-Story 64-Room Vancouver Area Hotel Project In Line For DNS Approval

VANCOUVER

A commercial development, planned for a 1.55-acre site located at 8300 NE Vancouver Mall Loop in the Vancouver area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 3-story, 29,839 square foot hotel containing 64 guest rooms. Plans include associated site improvements. The city of Vancouver, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Dragon Properties. The project will be known as My Place Hotel. For additional information on

this project, contact the applicant's contact, Joe Dinger of My Place Hotel, at 605-725-5264.

259-Unit Lynnwood Area Residential Apartment Development Receives DNS Approval

LYNNWOOD

A residential project slated for a site located at 16725 Ash Way and 16817 Alder Way in the Lynnwood area, has been issued a determination of non-significance. The action will allow the developers to combine and develop two land parcels to construct four apartment buildings to house a total of 259 dwelling units. Snohomish County has issued the required permitting to the applicant, who is Pleasant Creek LLC. The project will be called Ash Way at Pleasant Creek. For additional information on this project, contact the applicant's contact, Thomas Joachimides of CPH Consultants, at 425-285-2390.

8-Unit Seattle Area Residential Townhouse Project Receives DNS Approval

SEATTLE

A residential townhouse development, planned for a property located at 14013 Greenwood Avenue North in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a townhouse building containing eight dwelling units. Plans include parking for seven vehicles. The city of Seattle has issued

the required permitting to the applicant, who is Chris Welch. Construction will require the demolition and removal of an existing structure on the site. For additional information on this project, contact the applicant's contact, Julian Weber, at 206-953-1305.

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

VANCOUVER

A residential subdivision development, planned for a 2.52-acre site located at the west side of NE 72nd Avenue and south of NE 78th Street in the Vancouver area, is in line to be issued a determination of non-significance. The developers have requested permission to divide the site into 36 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 Green Meadows Village LLC. The project will be known as Green Meadows. For additional information on this project, contact the applicant's contact, Travis Johnson of PLS Engineering, at 360-944-6519.

5-Story 82-Unit Seattle Area Residential Apartment Development In Design Review Phase

SEATTLE

A residential project, in planning for a site located at 11045 Eighth Avenue NE in the Seattle area, is

working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 5-story apartment building to house 82 dwelling units. Plans include parking for 22 vehicles. The applicant for this project is Darlene Storti of Northhaven Development. For additional information on this project, contact the applicant's contact, Wolf Saar, at 206-284-5624.

8,000 SF Yakima Area Office Building Project In Line For DNS Approval

YAKIMA

An office development, planned for a site located at 1104 North 35th Avenue in the Yakima area, is in line to be issued a determination of non-significance. The developers have requested permission to construct an 8,000 square foot, multi-tenant office building. Plans include parking for 42 vehicles. The city of Yakima, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Kaza LLC. For additional information on this project, contact the applicant's contact, BOR Architecture, at 509-454-3299.

61,000 SF Vancouver Area Elementary School Facility Replacement Project In The Works

VANCOUVER

An elementary school facility project, proposed for a site located southwest

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of the intersection of NE 102nd Avenue and NE 14th Street in the Vancouver area, is the subject of a recent application by Evergreen Public Schools. The developers have requested permission to construct a 61,000 square foot elementary school building with classrooms, administrative offices, commons area, a warming kitchen, media center, gymnasium, media center and a Family Community Resource Center. The project will be known as Marrion Elementary replacement. For additional information on this project, contact the applicant's contact, Dan Bodell of R&C Management Group for Evergreen Public Schools, at dan@randcmanagement.com, or call 360-909-3210.

26,000 SF Lacey Area Retail Outlet Project Receives Mitigated DNS Approval

LACEY

A retail development slated for a site located at 7326 Martin Way East in the Lacey area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a 26,000 square foot retail space to house Carpet liquidators and up to three retail tenant spaces. Thurston County has issued the permitting to the applicant, who is Architectural Werks; Carpet Liquidators. Construction will require the demolition and removal of an existing used car sales building

and lot on the site. For additional information on this project, contact the applicant's contact, Janet Monda of Architectural Werks, at janet@awerks.com, or call 360-786-5490.

16-Unit South Beacon Hill Area Residential Townhouse Project Receives Conditional DNS Approval

SEATTLE

A residential townhouse development, planned for a site located at 8620 39th Avenue South in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct seven townhouse structures containing a total of 16 dwelling units. Plans include parking for 16 vehicles. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Dan Swallow. For additional information on this project, contact the applicant's contact, Megan McKay, at 206-523-6150.

16-Lot DuPont Area Residential Subdivision Development Receives Revised Mitigated DNS Approval

DUPONT

A residential subdivision project, planned for a 2.03-acre site located on Swan Loop, near Hoffman Hill Boulevard in the DuPont area, has been issued a revised mitigated determination of non-significance. The action will allow the developers to divide the site into 16 single-family residential

building lots. The city of DuPont has issued the permitting to the applicant, who is Lennar Northwest. The project will be called Hoffman Hill Division 5 phase one (Village IV). For additional information on this project, contact the applicant's contact, Brian Nguyen of Lennar Northwest, at brian.nguyen@lennar.com, or call 253-912-5393.

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.



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