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Washington State Construction News

Delivered monthly to the Contractors & Subs of Washington State

August 2019



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New Project News

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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 Spokane

Cover photo © Adobe Stock

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6-Story Lower Queen Anne Area Office Building Project In Design Review Phase

SEATTLE

An office development, in planning for a site located at 401 Queen Anne Avenue North in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 6-story office building. Plans include parking for 280 vehicles. The applicant for this project is Martin Selig Real Estate. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Tom Bartholomew, at 206-409-4232.

7-Story 29-Unit Seattle Area Mixed-Use Apartment-Retail Development In The Works

SEATTLE

A mixed-use residential and retail development, proposed for a site located at 1900 23rd Avenue South in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 7-story apartment building with 18 small efficiency dwelling units, 11 apartment dwelling units and retail space. No parking is proposed. The city of Seattle has received this request from the applicant, who is Yitref of Y&M Properties IV LLC. Construction will

require the demolition and removal of an existing building on the site. For additional information on this project, contact the applicant's contact, Julian Weber, at 206-953-1305.

7-Story 200-Unit Mixed-Use Residential-Retail Project In Design Review Phase

SEATTLE

A mixed-use residential and retail development, proposed for a site located at 4907 25th 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 7-story apartment building containing 200 dwelling units and retail space. Plans include parking for 130 vehicles. The applicant for this project is Preston Hart of Phoenix Property Company. Construction will require the demolition and removal of an existing building on the site. For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

2-Story 140,000 SF Spokane Area Middle School Facility Replacement Project Receives DNS Approval

SPOKANE

A middle school development, slated for a site located at 4106 North Cook Street in the Spokane area, has been issued a determination of non-significance. The action will allow the



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developers to construct a 2-story, 140,000 square foot middle school and a 2-story, 45,800 square foot On Track Academy. Spokane School District has issued the required permitting for this school project. Construction includes the demolition and removal of the existing middle school facility and relocation of Hillyard Branch of the Spokane Public Library. The project will be known as Shaw Middle School. For additional information on this project, contact the applicant's contact, Kim Kolva of Jim Kolva Associates, at jim@jimkolvaassociates.com, or contact Gregory Forsyth of Spokane School District, at gregoryf@spokaneschools.org, or call 509-354-5775.

6,240 SF North Bend Area Commercial Buildings Development Receives Mitigated DNS Approval

NORTH BEND

A commercial development, planned for a site located at 45401 SE North Bend Way in the North Bend area, has been issued a mitigated determination

of non-significance. The action will allow the developers to construct three commercial buildings totaling 6,240 square feet. Plans include utilities, landscaping, a driveway and associated parking. The city of North Bend has issued the required permitting to the applicant, who is Sphalerite Technology LLC. The project will be known as Sphalerite Technologies LLC development. For additional information on this project, contact the applicant's contact, Freeman Fong of SH Architecture, at 425-595-3456.

6-Story 50-Unit Seattle Area Mixed-Use Residential-Retail Project In Application

SEATTLE

A mixed-use residential and retail development, proposed for a site located at 2258 15th Avenue West in the Seattle area, is the subject of a re-notice for permit application. The developers have requested permission to construct a 6-story apartment building containing 30 dwelling units, 20 small efficiency dwelling units and retail

space. Plans include parking for 20 vehicles. The city of Seattle has received this request from the applicant, who is Jay Pathy of Umtanum Funds LLC. For additional information on this project, contact the applicant's contact, Steve Bull, at 206-903-5414.

4-Story 73,900 SF Lakewood Area Hotel Development In Line For DNS Approval

LAKEWOOD

A commercial project, planned for a property located at 11711 Pacific Highway SW in the Lakewood area, is in line to be issued a determination of non-significance. The developers have plans to construct a 4-story, 73,900 square foot hotel containing 128 guest rooms with food service, two outdoor patios and a gym. Plans call for site improvements, landscaping and associated parking. The city of Lakewood, using the optional SEPA process, is expected to issue the required permitting, to the applicant, who is Lakewood Hospitality LLC. The project will be called

Marriott SpringHill Suites. For additional information on this project, contact the applicant's contact, Thom Jess and Tiffany Bowie of Arris Studio Architects, at tjess@arris-studio.com, Tiffany@arris-studio.com, or call Andrea Bell, city of Lakewood, at 253-983-7814.

4-Story 80-Unit Seattle Area Residential Apartment Project Receives Conditional DNS Approval

SEATTLE

A residential development, slated for a site located at 2950 South Dakota 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 that will house 80 dwelling units. No parking is proposed. The city of Seattle has issued the permitting, with conditions, to the applicant, who is George Webb. For additional information on this project, contact the applicant's contact, Jon O-Hare, at 425-301-9541.

61,000 SF Vancouver Area Elementary School

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Facility Receives DNS Approval

VANCOUVER

An elementary school development, planned for a site located at the southwest of the intersection of NE 102nd Avenue and NE 14th Street in the Vancouver area, has been issued a determination of non-significance. The action will allow the developers to construct a 61,000 square foot elementary school with classrooms, a community resource center, administrative offices, a commons area, warming kitchen, music areas, media center and gymnasium. Evergreen Public Schools has issued the permitting to Evergreen Public Schools No. 114. The project will be called Marrion

Elementary replacement. For additional information on this project, contact the applicant's contact, Dan Bodell of R&C Management Group, at Dan@RandCManagement.com, or call 360-909-3210.

25,100 SF Lakewood Area Commercial Building Project In Line For DNS Approval

LAKEWOOD

A commercial development, planned for a 1.92-acre site located at 9520 Front Street South in the Lakewood area, is in line to be issued a determination of non-significance. The developers have plans to construct a 25,100 square foot multi-tenant commercial building. Plans include site

improvements, landscaping and associated parking. The main tenant will be Auto Chlor Systems. The second tenant space has not yet been leased. The city of Lakewood, using the optional SEPA process, is expected to issue the required permitting, to the applicant, who is Auto Chlor Systems. For additional information on this project, contact the applicant's contact, Karsen Keever of John Graves Architects, at kkeever@jgarchs.com, or call Andrea Bell, city of Lakewood, at 253-983-7814.

5-Story 124-Unit Everett Area Student Housing Project In The Works

EVERETT

A residential project, proposed for a site located at 1020 North Broadway in the Everett area, is the subject of a recent application. The developers have requested permission to construct a 5-story building containing 124 student housing units above parking for 59 vehicles. Plans include a mechanical lift system to stack parked cars vertically. A development zoning standards modification request has been submitted. The city of Everett has received this request from the applicant, who is Joshua Scott of Koz Development. For more information on this project, contact Mr. Scott at 206-755-1290.

22-Story 227-Unit U District Area



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Congregate Residence Project In Early Design Review Phase

SEATTLE

A residential development, proposed for a property located at 4126 12th 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 22-story congregate residence building containing 227 apartment dwelling units with a total of 286 rooms. Plans include parking for 46 vehicles. The applicant for this project is Aaron Keeler of Greystar. The project will be known as Lakeview Student Residences. For additional information on this project, contact the

applicant's contact, Jon O'Hare, at 425-301-9541.

12-Story South Lake Union Area Office-Retail Development Receives Conditional OK

SEATTLE

An office and retail development, planned for a site located at 520 Westlake Avenue North in the Seattle area, has been issued conditional permitting. Plans outline the construction of a 12-story office building with retail and parking for up to 348 vehicles. An addendum to the South Lake Union height and density alternatives EIS has been prepared. The applicant for this project is Ada Healey of City Investors IX LLC (Vulcan Real Estate).

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

8-Lot Crown Hill Area Residential Subdivision Project Progressing

SEATTLE

A residential subdivision development, planned for a property located at 1602 NW 85th Street in the Seattle area, has been granted a unit lot subdivision by the city of Seattle. The construction of residential units is under a separate project order. The applicant for this project is Jeff LePage. For additional information on this project, contact the applicant's contact, Izabella Phillips, at 206-297-0996.

applicant's contact, Dave Biddle, at 206-829-3128.

35-Unit Downtown Seattle Area Mixed-Use Apartment-Hotel-Retail Development In Early Design Review Phase

SEATTLE

A mixed-use residential and commercial development, proposed for a site located at 1520 Fifth Avenue 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 10-story tower over a 7-story podium containing 35 apartment dwelling units, hotel, retail and restaurant. Parking will be provided for 55 vehicles. The applicant for this project is Arzco 1 Investment Corporation. For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

8-Unit Capitol Hill Area Residential Townhouse Project Receives DNS Approval

SEATTLE

A residential townhouse project, slated for a site located at 1801 20th Avenue in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct two townhouse structures with a total of eight dwelling units. No parking is proposed. The city of Seattle has received this request from the applicant, who is Kevin McNeill of Top Floor Homes LLC. Construction will require the demolition and removal of an existing building on the site. For additional information on this project, contact the

Seattle Area Leschi Marina Renovation Project In The Work

SEATTLE

A renovation project proposed for Leschi South Marina located at 150 Lakeside Avenue South in the Seattle area, is the subject of a recent application. The developers have requested permission to renovate the existing marina. Plans call for removing wood pilings, floating docks, finger piers and associated structures. A determination of non-significance has been prepared by Seattle





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Parks and Recreation. The applicant for this project is Dwight Jones of Marina Management LLC. For additional information on this project, contact the applicant's contact, Allison Reak, at 253-383-2740.

161,300 SF Federal Way Area Medical Offices Development Receives Addendum To DNS Approval

FEDERAL WAY

A medical 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 an addendum to a previously issued determination of non-significance. The action will allow the developers to construct a 161,300 square foot office building with parking for 211 vehicles. Plans include associated site work, a parking lot for up to 470 vehicles and site work on two adjacent land parcels. The city of Federal Way has issued the permitting to the applicant, who is DaVita. The project will be called DaVita Healthcare Office Park. For additional information on this project, contact the applicant's contact, Arthur Richey of DaVita, at Arthur.richey@davita.com, or call Stacey Welsh, city of Federal Way, at 253-835-2634.

12 Commercial Buildings Development In The Works For Northgate Area

SEATTLE

A commercial development, proposed for a

site located at 401 NE Northgate 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 phased development of 12 commercial buildings. Plans include an indoor participant sports facility (NHL), retail, office, hotel and restaurants. Plans call for parking for 2,818 vehicles. The applicant for this project is Alyce Conti of Simon Property Group. Construction will require the demolition and removal of existing buildings on the site, but five buildings will remain. For additional information on this project, contact the applicant's contact, Alyce Conti, at 206-362-4778.

2,000 SF Poulsbo Area Taco Bell Restaurant Development Receives Mitigated DNS Approval

POULSBO

A retail project, slated for a 1.04-acre vacant land parcel located at 21289 Olhava Way NW in the Poulsbo area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a 2,000 square foot Taco Bell restaurant with associated parking. The city of Poulsbo has issued the required permitting to the applicant, who is Silver Pines LLC. The project will be known as Taco Bell at College Market Place. For additional information on this project, contact the applicant's contact, Timothy Witten

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7-Story 110-Unit Mixed-Use Residential-Retail Project Proposed For Seattle Area

SEATTLE

A mixed-use residential and retail development, proposed for a site located at 400 Queen Anne Avenue North in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 7-story apartment building containing 110 dwelling units and will feature retail space. Plans include parking for 98 vehicles. The city of Seattle has received this request from

the applicant, who is Ed Segat of 400 Queen Anne LP Continental Properties. For additional information on this project, contact the applicant's contact, Emily McNichols. At 206-365-1230.

17-Acre Gig Harbor Area Community Recreation Center Project Receives DNS Approval

GIG HARBOR

A community development, slated for a 17-acre property located at 2416 14th Avenue NW in the Gig Harbor area, has been issued a determination of non-significance. The action will allow the developers to convert a golf driving range and abutting vacant land

parcel into a 189, 500 square foot community recreation center. Plans include multi-purpose rooms, meeting spaces, concessions, exercise area, outdoor event space and indoor sports fields in an air dome for year-round use. Cushman Trail would be extended from the site's north property line to the south property line. Pierce County has issued the required permitting to the applicant, who is PenMet Parks and Firs Management LLC. For additional information on this project, contact the applicant's contact, Ed Lewis of PenMet Parks, at elewis@penmetparks.org, or call 720-272-8418.

8-Lot Beacon Hill Area Residential Subdivision

Development In The Works

SEATTLE

A residential subdivision project, proposed for sites located at 1761 and 1767 16th Avenue South in the Seattle area, is the subject of a recent application. The developers have requested permission to create eight unit lots. The construction of residential units is under a separate project order. The city of Seattle has received this request from the applicant, who is Igor Afichuk of Lake City LLC. For additional information on this project, contact the applicant's contact, Izabella Ph8illips, at 206-297-0996.

9,600 SF Tacoma Area Crisis Recovery Center

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Project Receives DNS Approval

TACOMA

A community center development, planned for a site located at 1420 112th Street East in the Tacoma area, has been issued a determination of non-significance. The action will allow the developers to construct a single-story, 9,600 square foot crisis stabilization facility for Pierce County residents. Plans call for 16-beds, infrastructure, capacity and programming in Pierce County's behavioral health system. Pierce County has issued the required permitting for this county project. The project will be known as Pierce County Crisis Recovery Center. For additional information on this project, contact the

applicant's contact, Kent McLaren and Ben Dort of BCRA Design, at mclaren@brcadesign.com, bdort@brcadesign.com, or call Cory Ragan of Pierce County at 253-798-2590.

7-Story 34-Unit Capitol Hill Area Residential Apartment Development In The Works

SEATTLE

A residential development, proposed for a site located at 520 East Thomas Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 7-story apartment building containing 34 dwelling units and parking for three vehicles. The city of Seattle has received this request from the

applicant, who is Belmont 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, Steve Bull, at 206-903-5414.

7-Story 211-Unit Othello Area Mixed-Use Apartment-Retail Development In Revised Application Status

SEATTLE

A mixed-use residential and retail development, proposed for a site located at 6901 Martin Luther King Jr. Way South in the Seattle area, is the subject of a revised application. The developers have requested permission to construct a 7-story

apartment containing 211 apartment dwelling units and will feature retail space. Plans include parking for 42 vehicles. The city of Seattle has issued the required permitting to the applicant, who is Willow Crossing LLLP. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Jeff Walls, at 206-466-1225.

47-Lot Bothell Area Residential Subdivision Project In Line For Mitigated DNS Approval

BOTHELL

A residential subdivision development, planned for a 10-acre property located at 4407, 4411, 4423

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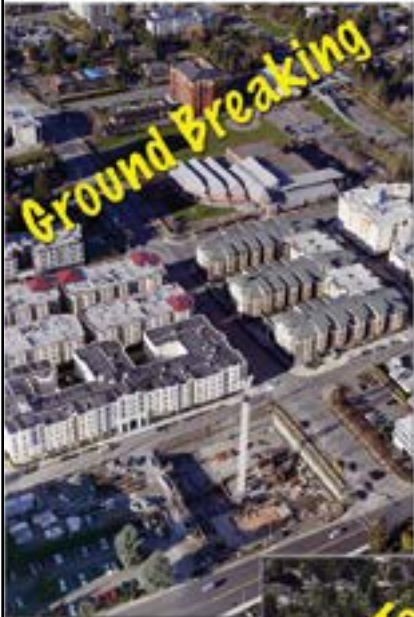
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and 4429 244th Street SE in the Bothell area, is in line to be issued a mitigated determination of non-significance. The developers have plans to divide the sites into 47 single-family residential building lots. The city of Bothell, using the optional SEPA process, is expected to issue the required permitting, to the applicant, who is Harbor Homes LLC. The project will be called 244th Street Southeast clustered subdivision. For additional information on this project, contact the applicant's contact, Chris Burrus of Harbour Homes LLC, at cburrus@harbourhomes.com, or call Amanda Davis, city of Bothell at 425-486-8152.

8-Lot Ballard Area Residential Subdivision Development Receives Approval

SEATTLE

A residential subdivision development, planned for a site located 6251 Eighth Avenue NW in the Seattle area, has been granted a unit lot subdivision. The developers will create an 8-lot subdivision. The applicant for this project is Ron Thoreson. For additional information on this project, contact the applicant's contact, Dave Biddle, at 206-829-3128.

10-Story South Lake Union Area Office-Lab Building Project In Design Review Phase

SEATTLE

A development, in planning for a site located at 701 Dexter Avenue North

in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 10-story office and research and development laboratory building with parking for 230 vehicles. Plans call for the removal of an exceptional tree. The applicant for this project is ARE-Seattle No. 33 LLC (Alexandria Real Estate). Construction will require the demolition and removal of an existing building on the site. For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

6-Story 73-Unit Columbia City Area Mixed-Use Residential-Retail Development In Hearing Stage

SEATTLE

A mixed-use residential and retail development, proposed for a site located at 5256 Rainier Avenue South in the Seattle area, is the subject of a public hearing. The developers have plans to construct 6-story apartment building with 73 dwelling units and retail space. Plans include parking for 74 vehicles and will require a rezone from NC2-40 to NC2-65 (M). The applicant for this project is Ben Rutkowski of 5250 Rainier LP (PSW Real Estate). For additional information on this project, contact the applicant's contact, Kathleen Justice, at 206-523-6150.



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45-Story 435-Unit Denny Triangle Area Residential Apart- ment Project In Design Review Phase

SEATTLE

A residential develop-
ment, in planning for a
site located at 2010 Terry
Avenue 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 45-story apart-
ment building containing
435 dwelling units. Plans
include parking for 261
vehicles. The applicant for
this project is Tom Parsons
of Holland Development.
Construction will require
the demolition and
removal of an existing
building on the site. For
additional information
on this project, contact
the applicant's contact,
Jodi Patterson-O'Hare, at
425-681-4718.

Licton Springs Area Change-Of-Use Church-To-Child Care Development Receives Conditional Approval

SEATTLE

A change-of-use project,
planned for a prop-
erty located at 10015
Ashworth Avenue North
in the Seattle area, has
been issued conditional
approval by the city of
Seattle. Plans include
additions to the existing
building. The applicant for
this project is Jonathan
Warren. For additional
information on this proj-
ect, contact the applicant's
contact, Anjali Grant, at
206-512-4209.

17-Story 256-Unit Downtown Seattle Area Mixed-Use Residen- tial-Retail Project In Design Review Phase

SEATTLE

A mixed-use residential
and retail development,
proposed for a site located
at 701 Dexter Avenue North
in the Seattle area, is
working its way through
the city of Seattle's design
guidance-review process.
The developers have
requested permission to
construct a 17-story apart-
ment building containing
256 dwelling units and
retail space. Plans include
parking for 161 vehicles.
The applicant for this
project is Scott Koppelman
of AMLI Residential. For
additional information
on this project, contact
the applicant's contact,
Jodi Patterson-O'Hare, at
425-681-4718.

12-Lot Seattle Area Residential Subdivi- sion Project Receives Approval

SEATTLE

A residential subdivision
development, planned for
sites located at 712, 716 and
718 Martin Luther King Jr.
Way South in the Seattle
area, has been granted
approval by the city of
Seattle. The action will
allow the developers to
divide the site into 12 resi-
dential building lots. The
construction of residential
units is under a separate
project order. The city of
Seattle has issued the per-
mitting to the applicant,
who is Darin Granger. For
additional information on
this project, contact the

applicant's contact, Dave Biddle, at 206-829-3128.

Lakewood Area Fuel Station Tanks Project In The Works

LAKEWOOD

A fuel station project, proposed for a site located at 8306 Tacoma Mall Boulevard in the Lakewood area, is the subject of a recent application. The developers have requested permission to construct remove an existing fuel system and underground tanks. The new tenant, 7-Eleven will install new fuel tanks, lines and dispensers. Plans include excavations to be backfilled, compacted and paved with asphalt. The existing store will remain. The city of Lakewood has received this request from the applicant, who is Skyline Service Stations 3 LP. For additional information on this project, contact the applicant's contact, Patricia Blue of PM Design Group, at pblue@pmdginc.com, or call Ramon Rodriguez, city of Lakewood, at 253-983-7802.

26,000 SF Spokane Area Industrial Manufacturing Concrete Plant Building Project In Line For DNS Approval

SPOKANE

An industrial development, planned for a site located at 5204 North Starr Road in the Spokane area, is in line to be issued a determination of non-significance. The developers have plans to construct a 26,000 square foot manufacturing

facility. Spokane County, using the optional SEPA process, is expected to issue the required permitting, to the applicant, who is Winkler Brothers Land & Timber Co. LLC. For additional information on this project, contact the applicant's contact, Brock Materne of Inland Northwest Precast, at 509-710-2789.

444,400 SF Tukwila Area Warehouse-Office Development In Application

TUKWILA

A development proposed for a site located at 8801 East Marginal Way South in the Tukwila area, is the subject of a recent application. The developers have requested permission to construct a 444,400 square foot warehouse and office building. Plans call for paved parking, a stormwater facility, water and sewer extensions, franchise utilities, landscaping and roadway improvements. The city of Tukwila has received this request from the applicant, who is CenterPoint. The project will be known as Centerpoint Tukwila. For additional information on this project, contact the applicant's contact, John Lass, at jlass@centerpoint.com, or call Meredith Sampson, city of Tukwila, at 206-431-3661.

134-Unit Tacoma Area Residential Apartment Project Receives Mitigated DNS Approval

TACOMA

A residential development,

planned for a 3.4-acre property located at 7015 South D Street in the Tacoma area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct an apartment complex that will house 134 dwelling units with parking for 153 vehicles. The city of Tacoma has issued the permitting, to the applicant, who is Grand Pacific LLC. Construction will require the demolition and removal of an existing 33,000 square foot bowling alley on the site. The project will be called Grand Pacific Apartments. For additional information on this project, contact the applicant's contact, Stephen Bridgeford of Contour Engineering, at Stephen.B@contourengeeringllc.com, or call Shirley Schultz, city of Tacoma, at 253-591-5121.

4-Story 76-Unit Central Area Residential Apartment Project In Early Design Review 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 process. The developers have requested permission to construct a 4-story apartment building with 76 dwelling units. Plans include parking for four 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.

22,000 SF Olympia Area Church Addition & Remodel Project Receives DNS Approval

OLYMPIA

A religious facility development, slated for a site located at 4431 Martin Way East in the Olympia area, has been issued a determination of non-significance. The action will allow the developers to construct phase one remodel of the existing 22,000 square foot structure with modifications for classrooms, childcare, office and the façade. Phase two will include construction of an additional 12,500 square foot to accommodate a new sanctuary auditorium. The city of Olympia has issued the required permitting to the applicant, who is Capital Christian Center. For additional information on this project, contact the applicant's contact, SCJ Alliance, at 360-352-1465.

68-Unit Bellingham Area Residential Apartment Project In Line For DNS Approval

BELLINGHAM

A residential development, planned for a site located at 500 32nd Street in the Bellingham area, is in line to be issued a determination of non-significance. The developers have plans to construct a multi-family building containing 68 dwelling units to an existing 60-unit project. The new development will include infrastructure

improvements, stormwater treatment systems and parking for 122 vehicles. The city of Bellingham, using the optional SEPA process, is expected to issue the required permitting, to the applicant, who is Pomeroy Industrial LLC. The project will be known as 32nd Street Apartments. For additional information on this project, contact the applicant's contact, Simon Johnson, at 360-220-3137.

11-Unit Bellevue Area Residential Condominium Development In Line For DNS Approval

BELLEVUE

A residential development, planned for an 8.74-acre site located at 110 148th Avenue NE in the Bellevue area, is in line to be issued a determination of non-significance. The developers have plans to construct 11 single-family detached residences. The city of Bellevue, using the optional SEPA process, is expected to issue the required permitting, to the applicant, who is Milestone NW. The project will be known as 148th Avenue Condos. For additional information on this project, contact the applicant's contact, Greg Arms of Milestone Northwest, at 206-817-4192.

8-Story 80-Unit Beacon Hill Area Mixed-Use Apartment-Retail Project Receives DNS Approval

SEATTLE

A mixed-use residential and retail development, proposed for a site located

at 1405 South Bayview Street in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct an 8-story apartment building containing 80 dwelling units and street-level retail space. Plans include parking for 21 vehicles. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Tim Abell of Bihi LLC (Pacific Housing NW). Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Matthew Zinski, at 206-443-8606.

4,300 SF Westlake Area Medical Services Remodel Project In The Works

SEATTLE

A medical development, proposed for a site located at 1200 Westlake Avenue North in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 4,300 square foot former restaurant space into a medical services building. The city of Seattle has received this request from the applicant, who is David D'Hondt of AGC of Washington. The project will be called Movement System Physical Therapy. For additional information on this project, contact the applicant's contact, Marianne Stover, at 206-790-6287.

8-Story Mount Baker

Area Residential Townhouse Project In Application

SEATTLE

A residential townhouse development, proposed for a site located at 901 28th Avenue South in the Seattle area, is the subject of a recent application. The developers have requested permission to construct an 8-unit townhouse structure. Plans include parking for nine vehicles. A streamlined design review has been 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, Christian Baugher, at 206-545-0700.

2-Story 32,000 SF Federal Way Church Expansion Project In Line For DNS Approval

FEDERAL WAY

A religious facility development, planned for a site located at 941 South Dash Point Road in the Federal Way area, is in line to be issued a determination of non-significance. The developers have plans to construct a 2-story, 32,000 square foot multi-purpose building. Plans include site improvements and off-site parking at Sacajawea School. The city of Federal Way, using the optional SEPA process, is expected to issue the required permitting, to the applicant,

who is Sacajawea School. The project will be known as Christ's Church ministry center expansion. For additional information on this project, contact the applicant's contact, Neil Eugenio of Keimig Associates Architects/Planners, at neil.e@comcast.net, or call 253-939-3232.

Walla Walla Area High School Facility Improvements Project In Line For DNS Approval

WALLA WALLA

A high school development, planned for a site located at 421 South Fourth Avenue in the Walla Walla area, is in line to be issued a determination of non-significance. The action will allow the developers to upgrade, expand and modernize classrooms, perform ADA improvements, parking lots, site and utility 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 Public Schools. The project will be known as Lincoln High School additions and renovations. For additional information on this project, contact the applicant's contact, Wade Smith, superintendent of Walla Walla Public Schools, at 364 S. Park St., Walla Walla, WA, or call 509-527-4710.

8-Story 93-Unit Lower Queen Anne Area Mixed-Use Apartment-Retail Project Receives Conditional OK

SEATTLE

A mixed-use residential and retail development, proposed for a site located at 631 Queen Anne Avenue North in the Seattle area, has been issued conditional approval by the city of Seattle. The action will allow the developers to construct an 8-story apartment building containing 93 dwelling units and will feature retail space. Plans include parking for 15 vehicles. The applicant for this project is Pui Leung of Vibrant Cities. For additional information on this project, contact the applicant's contact, Steven Bohlman, at 206-324-4800.

16-Room Ocean Shores Area Hotel Development Receives

Mitigated DNS Approval

OCEAN SHORES

A commercial project, planned for sites located at 859, 861 and 863 Ocean Shores Boulevard NW in the Ocean Shores area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a 6,600 square foot hotel containing 16 guest rooms. The city of Ocean Shores has issued the permitting to the applicant, who is Elena Pike. The project will be called Pike Hotel. For more information on this project, contact Ms. Pike at P.O. Box 46014, Seattle, WA 98146, or call Alicia Bridges, city of Ocean Shores, at 360-589-7660.

12-Unit Capitol Hill

Area Residential Townhouse Project In The Works

SEATTLE

A residential townhouse development, proposed for sites located at 1726 and 1730 19th Avenue in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 9-unit townhouse building and a 3-unit rowhouse building. Parking will be provided for 16 vehicles. Early design guidance has been conducted under a separate project order. The projects area being considered together for shared access. The city of Seattle has received this request from the applicant, who is George Osborne Jr. For additional information on this project, contact the applicant's contact, Bradley Khouri, at 206-297-1284.

3-Story 9-Unit Fairmount Park Area Residential Rowhouse Project In Application

SEATTLE

A residential development, 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 construct a 3-story rowhouse containing 9 dwelling units and parking for nine vehicles. The city of Seattle has issued the permitting to the applicant, who is CF Sales Inc./Omi Inc. Construction will require the demolition and removal of existing structures on the site. For

additional information on this project, contact the applicant's contact, Shawn Novion, at 206-361-6133.

Tacoma Area 911 Communications Center Development In Line For DNS Approval

TACOMA

A community development, planned for a site located at 3580 Pacific Avenue in the Tacoma area, is in line to be issued a determination of non-significance. The action will allow the developers to construct an emergency communications center. Plans include administrative and support offices. The city of Tacoma, using the optional SEPA process, is expected to issue the required permitting, to the applicant, who is South Sound 911. The project will be known as South Sound 911 Public Safety Communications Center. For additional information on this project, contact the applicant's contact, Jim Visscher of Callison RTKL, at jim.visscher@crtkl.com, or call Lisa Spadoni, city of Tacoma, at 253-591-5281.

8-Unit Lake City Area Residential Townhouse Project In The Works

SEATTLE

A residential townhouse development, proposed for a site located at 3009 NE 130th Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct three townhouse buildings with a total of eight



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dwelling units. Plans include parking for eight vehicles. The city of Seattle has received this request from the applicant, who is Michelle Branley of Blue Fern Development. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact Ms. Branley at 425-629-3854.

30-Story 323-Unit Belltown Area Mixed-Use Apartment-Retail Development In Design Review Phase

SEATTLE

A mixed-use residential and retail development, proposed for a site located at 2208 Fourth Avenue 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 30-story apartment building containing 323 dwelling units and ground-level retail space. Plans include parking for 152 vehicles. The applicant for this project is Stephen Porter of Skanska USA Commercial 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, Jodi Patterson-O'Hare, at 425-681-4718.

80,000 SF 105-Bed Tacoma Area Psychiatric Hospital Development

In Line For Mitigated DNS Approval

TACOMA

A medical project planned for a site located at 1915 S Procter Avenue in the Tacoma area, is in line to be issued a mitigated determination of non-significance. The developers have plans to construct an 80,000 square foot psychiatric hospital containing 105 patient beds. Plans include parking for 184 vehicles. The city of Tacoma, using the optional SEPA process, is expected to issue the required permitting, to the applicant, who is Signature Healthcare Services LLC. For additional information on this project, contact the applicant's contact, Robert McNeill of Barghausen Consulting Engineers, at

bmneill@barghausen.com, or call 425-251-6222.

84-Unit Parkland Area Residential Apartment Project In The Works

PARKLAND

A residential apartment project, proposed for a property located at 14410 Second Avenue East in the Parkland area, is the subject of a recent application. The developers have requested permission to construct four apartment buildings with a total of 84 dwelling units. Plans include an amenity building and leasing office, recreational spaces, landscaping and associated parking. Pierce County has received this request from the applicant, who is PC 168 LLC. The project

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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.

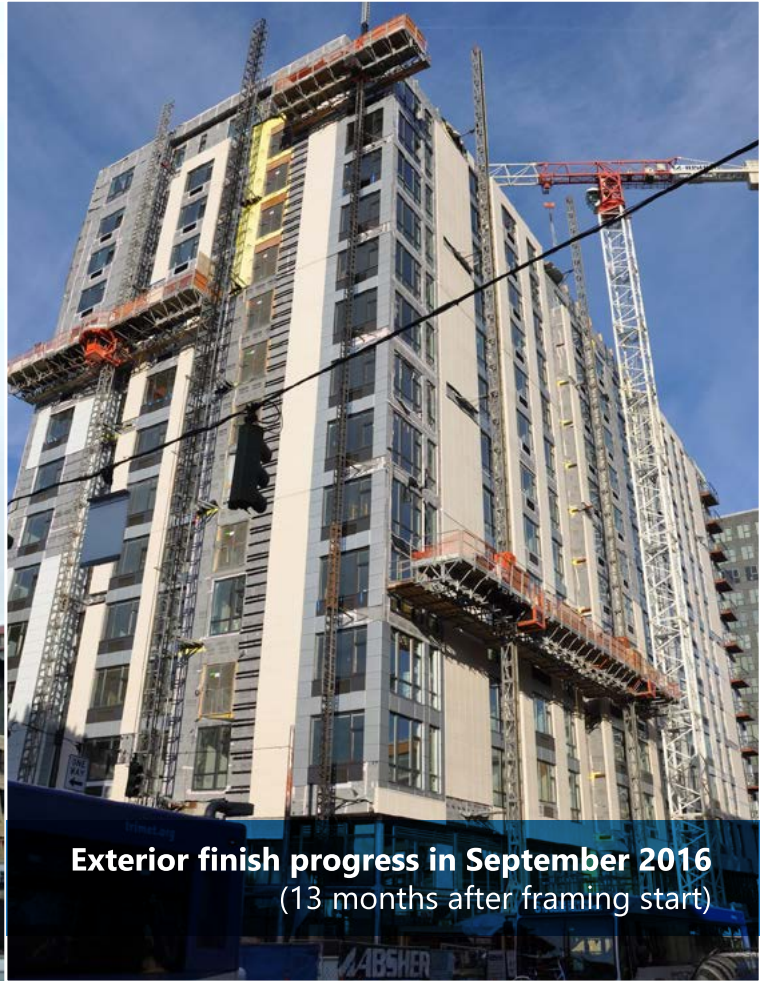
The MFBS™ steel framing panel modules were both fabricated and installed by Alliance Steel Fabrication of Tacoma Washington.

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:

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SOME PRODUCT INFORMATION:

- Modular Frame Building System (MFBS™) wall **panels come in four types:** Shear, Bearing, Window, & Door panels.
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will be known as The Manchester Apartments. For additional information on this project, contact the applicant's contact, John Knowles of JKA Civil-John Knowles & Associates, at 253-539-1400.

8-Story 71-Unit Capitol Hill Area Residential Apartment Project Receives Conditional Approval

SEATTLE

A residential development, planned for a site located at 225 Harvard Avenue East in the Seattle area, has been issued conditional approval by the city of Seattle. The action will allow the developers to construct an 8-story apartment building containing 66 small efficiency dwelling units and five efficiency dwelling units. No parking is proposed. The applicant for this project is Dominique Ruybal of High point Investments LLC. For additional information on this project, contact the applicant's contact, Tim Carter, at 206-693-3133.

12-Lot Bothell Area Residential Subdivision

Development Receives DNS Approval

BOTHELL

A residential subdivision project slated for a 13.88-acre site located at 3306 228th 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 12 single-family residential building lots. The city of Bothell has issued the permitting to the owner, who is Gamut360. The project will be known as Clyde Hill Plat. For additional information on this project, contact the applicant's contact, Laurey Tobiason of Tobiason and Company, at 206-375-7775.

13,100 SF Tumwater Area Commercial Buildings Project In Line For DNS Approval

TUMWATER

A commercial development, planned for a site located at 7924 Sweet Iron Court SE in the Tumwater area, is in line to be issued a determination of non-significance. The developers have plans to construct a 13,100 square foot steel building

for warehouse, office or retail uses. The city of Tumwater, using the optional SEPA process, is expected to issue the required permitting, to the applicant, who is Kaufman Construction and Development. The project will be known as Liberty Leasing Building. For additional information on this project, contact the applicant's contact, John Kaufman of Kaufman Construction and Development, at 360-491-5230.

6-Story 102-Unit Roosevelt Area Mixed-Use Apartment-Retail Project In The Works

SEATTLE

A mixed-use residential and retail development, proposed for a site located at 841 NE 68th Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 6-story apartment building containing 102 dwelling units and retail space. Plans include parking for 35 vehicles. Early design guidance has been conducted under a separate project order. The city of

Seattle has received this request from the applicant, who is Tejal Pastakia. For additional information on this project, contact the applicant's contact, Brian Bellissimo, at 206-661-6149.

8-Lot Wallingford Area Live-Work Development Granted Short Subdivision

SEATTLE

A commercial project, planned for a property located at 906 North 46th Street in the Seattle area, has been granted a short subdivision by the city of Seattle. The action will allow the developers to create eight land parcels. The construction of live-work units is listed under a separate project order. The applicant for this project is Mike Neuffer of Domus Homes. For additional information on this project, contact the applicant's contact, Dave Biddle, at 206-829-3128.

27-Story 226-Unit First Hill Area Mixed-Use Residential-Retail-Church Development In Design Review Phase

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

SEATTLE

A mixed-use residential and retail development, proposed for a site located at 615 Eighth Avenue 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 27-story apartment building containing 226 dwelling units, retail and institutional space to be occupied by Trinity Church. Plans include parking for 178 vehicles. The applicant for this project is Derreck LeRoux of Claydon Seattle 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, Jodi Patterson-O'Hare, at 425-681-4718.

7-Story 74-Unit West Seattle Area Residential Apartment Project In Design Review Phase

SEATTLE

A residential development, in planning for a site located at 4741 California Avenue SW in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 7-story apartment building containing 74 dwelling units. Plans include parking for 45 vehicles. The applicant for this project is Jon Breiner. 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.

161-Unit Woodinville Area Mixed-Use Residential-Commercial Project Receives Mitigated DNS Approval

WOODINVILLE

A mixed-use residential and retail development, proposed 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 161 apartment dwelling units, 24,300 square feet commercial

space, site improvements and structured parking. The city of Woodinville has issued the required permitting to the applicant, who is Far Ghoddoussi of Sound Quality Construction. The project will be called Westpoint. For further information on this project, contact Mr. Ghoddoussi at 206-331-2732.

145,000 SF Issaquah Area Retail Auto Sales Project In Line For Mitigated DNS Approval

ISSAQUAH

A retail development, planned for a property located at 6721 230th Avenue SE in the Issaquah area, is in line to be issued a mitigated determination of non-significance. The



GEOWALL APPROVED FOR WSDOT PROJECTS

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

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developers have plans to construct a ground-level footprint of 4,438 square feet with a total gross floor area of 145,000 square feet for Evergreen Ford Lincoln Automotive Sales and Service. Plans include utilities and site improvements. The city of Issaquah, using the optional SEPA process, is expected to issue the required permitting, to the applicant, who is Evergreen Ford Lincoln. For additional information on this project, contact the applicant's contact, David Estes of Stotkamp Architects, at 425-316-8979.

60-Unit Wenatchee Area Residential Apartment Development In Line For DNS Approval

WENATCHEE

A residential project, planned for a site located at 1415 Maple Street in the Wenatchee area, is in line to be issued a determination of non-significance. The developers have plans to construct two, 30-unit apartment buildings and an accessory maintenance building. Plans include landscaping and parking for 120 vehicles. The city of Wenatchee, using the optional SEPA process, is expected to issue the required permitting, to the applicant, who is Jared Potter of FRDM Holdings. For additional information on this project, contact the applicant's contact, Mark J. Neal of MJ Neal Associates, at 509-663-6455.

80,000 SF Auburn Area Costco Jewelry Center Addition Project

Receives DNS Approval

AUBURN

A retail development slated for a site located at 1802 M Street in the Auburn area, has been issued a determination of non-significance. The action will allow the developers to construct an 80,000 square foot Costco Trading Center addition to an existing 190,000 square foot building occupied by Costco Optical. Plans include site improvements, landscaping and associated parking. The city of Auburn has issued the permitting to the applicant, who is Costco Wholesale. For additional information on this project, contact the applicant's contact, Charles Moseley of Barghausen Consulting Engineers, at 425-251-6222.

2-Story 4,800 SF Bellevue Area Cultural Center Rebuild Project Receives DNS Approval

BELLEVUE

A religious facility development slated for a property located at 14700 Main Street in the Bellevue area, has been issued a determination of non-significance. The action will allow the developers to rebuild an existing 2-story, 4,800 square foot fire-damaged cultural center building with parking for 23 vehicles. The city of Bellevue has issued the required permitting to the applicant, who is Islamic Center of Eastside. For additional information on this project, contact the applicant's contact, Kirt Neal of Ware Malcomb, at 425-582-5515.



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25,000 SF Snohomish Area Church & Preschool Development Receives DNS Approval

SNOHOMISH

A religious facility project, planned for a 4.2-acre site located at 6421 Maltby Road, 21120 State Route 9 SE in the Snohomish area, has been issued a determination of non-significance. The action will allow the developers to construct a 25,000 square foot Church and preschool. Snohomish County has issued the required permitting to the applicant, who is Gold Creek Community Church. The project will be Gold Creek Community Church Woodinville Campus. For additional information on this project, contact the applicant's contact, Pastor Dan Kellogg of Gold Creek Community Church, at 425-316-3333.

8-Lot Renton Area Residential Subdivision Project In Line For Mitigated DNS Approval

RENTON

A residential subdivision development, planned for a 1.45-acre site located at 1825 NE 38th Street in the Renton area, is in line to be issued a mitigated determination of non-significance. The action will allow the developers to divide the site into eight single-family residential building lots. Plans include improvements to NE 38th Street and Lincoln Avenue NE. The city of Renton, using the optional SEPA process, is expected to issue the required permitting, to

the applicant, who is Silvija Jakovljevic. Construction will require the demolition and removal of an existing residence on the site. The project will be known as revised Northeast 38th Street short plat. For additional information on this project, contact the applicant's contact, Cameron Damskov of Medici Architects, at 425-453-9298.

6-Story 66-Unit Seattle Area Mixed-Use Apartment-Retail Development In Early Design Review Phase

SEATTLE

A mixed-use residential and retail development, proposed for a site located at 5229 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 66 dwelling units and will feature retail space. Plans include parking for 17 vehicles. The applicant for this project is Haolin Zheng of Run Yong Investments. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Jeff Walls, at 206-466-1225.

Rock Island Area Fire Station Development Receives DNS Approval

ROCK ISLAND

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south and west of the intersection of Rock Island Road and Douglas Street in the Rock Island area, has been issued a determination of non-significance. The action will allow the developers to construct a new fire station. Plans include street improvements on Douglas Street, access points, storm drainage facilities, utility improvements and a parking area. Douglas County Fire District 2 has issued the permitting for this county project, that will be known as Station 3. For additional information on this project, contact the applicant's contact, Dave Baker, at 509-884-6671.

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

SEATTLE

A residential townhouse development, in planning for a site located at 4068 South Myrtle 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 townhouse structure that will house nine dwelling units. No parking is proposed. The Applicant for this project is Mariela Felciano. For additional information on this project, contact Ms. Felciano at 206-545-0700.

66,000 SF Kalama Area Commercial Self-Storage Center Project Receives DNS Approval

KALAMA

A commercial project, slated for a site located at 7349 Old Pacific Highway in the Kalama area, has been issued a determination of non-significance. The action will allow the developers to construct a self-storage facility containing a 900 square foot office, five storage buildings totaling 65,100 square feet and a 3,500 square foot impound yard. The city of Kalama has issued the permitting for this project that will be called River Ridge Self-Storage. For additional information on this project, contact the applicant's contact, Brian Groth, at 360-567-9470.

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.



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