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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: 09-View over Alki Point Lighthouse in West Seattle

Cover photo © Adobe Stock

Art Direction: Anita Elder Design • www.anitaelder.biz

126-Unit Seattle Area Residential Apartment Project In The Works

SEATTLE

A residential development, proposed for a site located at 110 10th Avenue South in the Yesler Terrace area of Seattle, is the subject of a recent application. The developers have requested permission to construct one 7-story and two 6-story apartment buildings to house a total of 126 dwelling units. Plans include parking for 70 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 Ryan Moore of Seattle Housing Authority. For more information on this project, contact the applicant's contact, Eli Hardi, at 206-834-3851.

8-Story Rainer Valley Area Mixed-Use Apartment-Retail Development In Design Review Phase

SEATTLE

A mixed-use residential and retail project, in planning for a site located at 3235 Rainier 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 an 8-story apartment building containing 108 dwelling units and retail space. Plans include parking for 19 vehicles. The applicant for this project is Charles Harker. Construction will

require the demolition and removal of existing buildings on the site. For more information on this project, contact the applicant's contact, Archana Iyengar, at 206-367-1382.

69-Unit Bellingham Area Residential-Office Project In Line For DNS Approval

BELLINGHAM

A residential and office development, planned for a site located at 315 North Samish Way in the Bellingham area, is in line to be issued a determination of non-significance. The action will allow the developers to construct an 87,320 square foot building containing 69 apartment dwelling units and street-front office space along Samish Way. Plans include parking and street improvements on Otis Street with public street parking. The city of Bellingham, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Samish Way Redevelopment Partners LLLP. The project will be known as Samish Way Redevelopment (Aloha Motel) Phase 1. For more information on this project, contact the applicant's contact, Robert Wright of RMC Architects, at 360-676-7733.

4-Story 20-Unit Residential Apartment Addition Project Receives DNS Approval For Central Area

SEATTLE

A residential apartment



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development slated for a site located at 1901 East Fir Street in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 4-story addition to an existing apartment building to add four small efficiency dwelling units and 16 apartment dwelling units for a total of 39 units. The city of Seattle has issued the permitting to the applicant, who is Charlie Waterman. For more information on this project, contact the applicant's contact, David Neiman, at 206-261-4788.

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

NORTH BEND

A commercial development slated 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 sf. Plan include utilities, a driveway, parking and associated

landscaping. The city of North Bend has issued the permitting to the applicant, who is Sphalerite Technology LLC. For additional information on this project, contact the applicant's contact, Sarah Hatfield, at 206-329-1802.

44-Unit Lake City Area Residential Rowhouse Project Application

SEATTLE

A residential development, proposed for a site located at 3500 NE 125th Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct 44 rowhouse dwelling units. The city of Seattle has received this request from the applicant, who is Greenbuild Development LLC. For more information on this project, contact the applicant's contact, Izabella Henry, at 206-297-0996.

5,700 SF Yakima Area Retail-Office Development In Line For DNS Approval

YAKIMA

A commercial development, planned for a site

located at 2407 West Washington Avenue in the Yakima area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 5,700 square foot retail and office building with parking for 31 vehicles. The city of Yakima, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Air Park Plaza LLC. For additional information on this project, contact the applicant at 421 N. 20th Ave., Yakima, WA 98902 or call Trevor Martin at 509-575-6183.

7-Story Pioneer Square Area Office-Retail Building Project Receives Conditional Approval

SEATTLE

An office development, planned for a site located at 74 South Jackson Street in the Seattle area, has been issued conditional approval by the city of Seattle. The developers will proceed with plans to construct a 7-story office building with retail space. Plans include parking for 42 vehicles. An addendum to South

Downtown environmental impact statement has been prepared. The applicant for this project is Broderick Smith of Urban Visions. Construction will require the demolition and removal of an existing building on the site. For additional information on this project, contact the applicant's contact, Todd Lee at 206-262-2880.

7-Story 108-Unit Mixed-Use Othello Station Community Center-Apartment-Live Work Development In The Works

SEATTLE

A mixed-use project proposed for a site located at 7357 43rd Ave South in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 7-story apartment building containing 106 dwelling units, two live-work units and a community center. Plans do not include parking. The city of Seattle has received this request from the applicant, who is Sharon Lee of the Low Income Housing Institute. Construction will require the demolition

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and removal of existing buildings on the site. For additional information on this project, contact the applicant's contact, Michele Wang, at 206-518-5026.

4-Story 45-Unit Columbia City Area Apartment Project Receives Conditional Approval

SEATTLE

A residential development, planned for a site located at 3607 South Dawson Street in the Seattle area, has been issued conditional approval. The developers will proceed with plans to construct a 4-story apartment building containing 45 small efficiency dwelling units. No parking is proposed. Construction

will require the demolition and removal of existing buildings on the site. For additional information on this project, contact the applicant's contact, Mark Wierenga, at 206-784-1614.

6,800 SF Shelton Area Elementary School Gymnasium Addition Receives DNS Approval

SHELTON

A school facility addition project, planned for a site located at 350 East University Avenue in the Shelton area, has been issued a determination of non-significance. The action will allow the developers to construct a 6,800 square foot addition to the existing Shelton Elementary School building. Plans

include two restrooms, storage, circulation and replacing a covered playshed built on impervious surface that will be removed. Shelton School District has issued the permitting for this school project. Construction will require the demolition and removal of a portable classroom. For more information on this project, contact the applicant's contact, Lisa Klein of AHBL, at 253-383-2422.

7-Story 176-Unit Seattle Area Mixed-Use Apartment-Medical Development Receives Conditional Ok

SEATTLE

A mixed-use residential and medical project, planned for a site located

at 3939 South Othello Street, has been issued conditional approval by the city of Seattle. Plans outline the construction of a 7-story apartment building with 176 dwelling units, medical services and child care. Plans include parking for 100 vehicles. The applicant for this project is 39th and Othello LLC (Spectrum Development Solutions). For more information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

4-Story 87-Unit Queen Anne Area Residential Apartment Project Application

SEATTLE

A residential development,



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proposed for a site located at 10 Dravus Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 4-story apartment building containing 87 small efficiency dwelling units. Plans include parking for 22 vehicles. Early design guidance was conducted under a separate project order. The applicant for this project is Lee White. Construction will require the demolition and removal of existing buildings on the site. For additional information on this project, contact the applicant's contact, Micaela Adams, at 206-545-0700.

26-Unit Vancouver Area Residential Apartment

Development In Line For DNS Approval

VANCOUVER

A residential project, planned for a site located at 2900 East 16th Street in the Vancouver area, is in line to be issued a determination of non-significance. The action will allow the developers to construct an apartment building containing 26 dwelling units and parking for 45 vehicles. The city of Vancouver, using the optional SEPA, is expected to issue the required permitting to the applicant, who is VBC Grand Boulevard Ltd Partnership. The project will be called Grand Pacific Apartments. For additional information on this project, contact the applicant's contact,

Parish Burns of Harper Houf Peterson Righellis, at parishb@hhpr.com, or call 360-487-7824.

14-Lot Olympia Area Residential Subdivision Project Receives DNS Approval

OLYMPIA

A residential subdivision development, planned for a 6.41-acre site located at 4410 Henderson Boulevard SE in the Olympia area, has been issued a determination of non-significance. The action will allow the developers to divide the property into seven residential duplex building lots for a total of 14 dwelling units and construct a trail along the eastern border. The city of Olympia has issued the permitting to the owner, who is Capital city Developments LLC. The project will be known as Copper Leaf Residences phase two. For more information on this project, contact the applicant's contact, Sukh Samra of Capital City Developments, at 360-561-0677.

4-Story 24-Unit Renton Area Mixed-Use Residential-Commercial Development In Line For DNS Approval

RENTON

A mixed-use apartment and retail project, proposed for a site located at 4502 NE Fourth Street in the Renton area, is in line to be issued a mitigated determination of non-significance. The developers have requested permission to construct a 4-story

building with 24 apartment dwelling units, 6,450 square feet commercial space, 34 basement parking space and 17 covered ground-level parking spaces. The city of Renton, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is 4th Creek Meadows LLC. The project will be known as 4th Dimension Building. For more information on this project, contact the applicant's contact, Martin Reimers of Concept Architecture, at mreimers@conceptarchitecture.com, or call 425-430-7289.

610-Unit 32,400 SF Seatac Area Mixed-Use Commercial-Apartment Project In The Works

SEATAC

A mixed-use commercial and retail development, proposed for a site located at 15221-15245 International Boulevard in the Seatac area, is the subject of a recent application. The developers have requested permission to construct, six or seven stories over one or two below-grade levels. Plans include 610 apartment dwelling units, 32,400 square feet commercial space and parking for 808 vehicles. The city of Seatac has received this request from the applicant, who is Inland Group. The project will be known as Seatac Center redevelopment. Construction will require the demolition and removal of an existing 65,000 square foot building and 2-story parking garage. For





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more information on this project, contact the applicant's contact, Keith James at keithj@inland-construction.com, or call 206-973-4837.

5-Story 95-Unit Seattle Area Residential & Community Space Project Application

SEATTLE

A development proposed for a property located at 5727 37th Avenue South in the Seattle area, is the subject of a revised application. The developers have requested permission to construct a 5-story apartment building with 95 dwelling units with classrooms and a community room for the expansion of the existing Filipino Community Center. Plans include parking for 32 vehicles. The city of Seattle has received this request from the applicant, who is Bryan Lloyd of Beacon Development Group. Construction will require the demolition and removal of existing buildings on the site. For more information on this project, contact the applicant's contact, Bob Hale, at 206-682-3232.

2-Story Manson Area Retail-Rental Unit Development In Line For DNS Approval

MANSON

A commercial development, planned for a property located at 91 Wapato Way in the Manson area, is in line to be issued a determination of non-significance. The action will allow the

developers to construct a 2-story mixed-use building containing five, ground-level retail spaces, four short-term rental units on the upper floor and parking for 19 vehicles. Chelan County, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Grette Associates LLC. Construction will require the demolition and removal of existing structures on the site. For more information on this project, contact the applicant's contact, Ryan Walker of Grette Associates, at 509-663-6300.

57,500 SF Ellensburg Area Elementary School Facility Project In Line For DNS Approval

ELLENSBURG

An elementary school development, planned for a site located north of North Cora Street on West Helena Avenue in the Ellensburg area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 57,500 square foot school to accommodate 500 students in grades K-5. Plans include classrooms, secure entry, gymnasium, a warming kitchen, cafeteria, interactive educational/outdoor learning, play areas, administrative and counseling offices and site improvements. The city of Ellensburg, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Ellensburg School District. For more information

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on this project, contact the applicant's contact, Brian Aiken, director of Business Services for Ellensburg School District, at 509-925-8014.

4-Story 54-Unit Residential Apartment Development In The Works For U District Area

SEATTLE

A residential project, proposed for a site located at 4751 21st Avenue NE in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 4-story apartment building containing 54 small efficiency dwelling units. No parking is proposed. The city

of Seattle has received this request from the applicant, who is Wendy Gottesman. Construction will require the demolition and removal of existing structures on the site. For more information on this project, contact the applicant's contact, Bradley Khouri, at 206-297-1284.

275,000 SF Tacoma Area Warehouse Project In Revised Application Status

TACOMA

An industrial, development proposed for an 18.67-acre site located at 4417 192nd Street East in the Tacoma area, is the subject of a revised application. The developers have requested permission to construct

a 275,000 square foot warehouse with fill and grade of 85,000 cubic yards. Pierce County has issued the permitting to the applicant, who is Logistic Property Company and LPC Tacoma I LLC. The project will be called 192nd Logistics North Port Industrial. For more information on this project, contact the applicant's contact, Brett Allen of Contour Engineering, at 253-857-5454.

134-Unit Tacoma Area Residential Apartment Development Receives Revised Mitigated DNS Approval

TACOMA

A residential project, planned for a 3.4-acre site

located at 7015 South D Street in the Tacoma area, has been issued a revised mitigated determination of non-significance. The action will allow the developers to construct a 134-unit apartment complex with parking for 154 vehicles. The city of Tacoma has issued the permitting to the applicant, who is Grand Pacific LLC. The project will be called Grand Pacific Apartments. Construction will require the demolition and removal of an existing 33,000 square foot bowling alley. For more information on this project, contact the applicant's contact, Stephen Bridgeford of Contour Engineering, at Stephen.b@contouren-gineeringllc.com, or call 253-591-5121.



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6-Story 51-Unit First Hill Area Residential Apartment Development In The Works

SEATTLE

A residential project, proposed for a site located at 704 East Union 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 51 dwelling units. Plans do not include parking. The city of Seattle has received this request from the applicant, who is Andy Loos. For more information on this project, contact the applicant's contact, Jon O'Hare, at 425-301-9541.

80,000 SF Kirkland Area Mixed-Use Apartment-Grocery-Pharmacy-Retail Development Receives DNS Approval

Development Receives DNS Approval

KIRKLAND

A mixed-use residential and commercial project, slated for a site located at 12023 NE 85th Street in the Kirkland area, has been issued a determination of non-significance. The action will allow the developers to construct 875 apartment dwelling units, a 25,000 square foot grocery store, a 15,000 square foot pharmacy with drive-thru, 25,000 square feet of commercial uses and 15,000 square feet restaurant uses. The city of Kirkland has issued the permitting to the applicant, who is Madison Development Group. For more information on

this project, contact the applicant's contact, Dan Balmelli of Barghausen Consulting Engineers, at 425-251-6222.

7-Story 158-Unit Capitol Hill Area Residential Apartment Project In Design Review Phase

SEATTLE

A residential development, in planning for a site located at 722 East Union Street in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 7-story apartment building containing 158 dwelling units and parking for 176 vehicles. The applicant for this project is SRMKOC LLC (SRM Development). An

existing 4-story building will remain. For more information on this project, contact the applicant's contact, Jon O'Hare, at 425-301-9541.

Renton Area Boeing Paint Hangar Project In Line For Mitigated DNS Approval

RENTON

An industrial project, planned for a site located at 737 Logan Avenue North in the Renton area, is in line to be issued a mitigated determination of non-significance. The action will allow the developers to convert the existing S1 parking lot into an aircraft production area. Plans outline three production stalls for aircraft, a 2-bay paint hangar and a utility building. The

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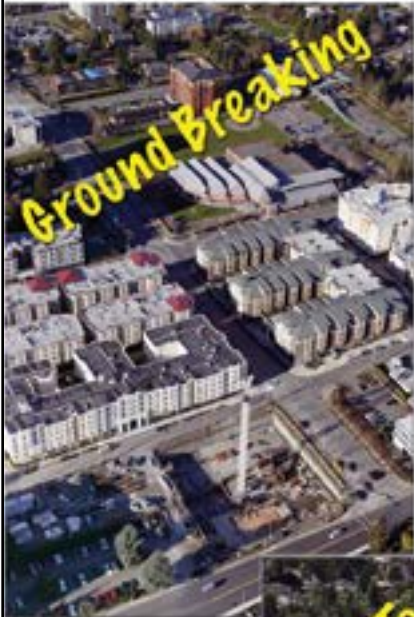
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city of Renton, using the optional SEPA process, is expected to issue the permitting to the applicant, who is The Boeing Company. An existing fire station will be relocated. The project will be known as Boeing Apron E new aircraft stalls and two-bay paint hangar. For more information on this project, contact the applicant's contact, Mark Clement of The Boeing Company, at mark.d.clement@boeing.com, or call 425-430-7219.

70-Lot Seattle Area Residential Subdivision Development Receives Revised DNS Approval

SEATTLE

A residential subdivision project, planned for a 7.55-acre site located at 12901 76th Avenue South in the Seattle area, has been issued a revised determination of non-significance. The action will allow the developers to divide the site into 70 residential building lots. The lots will be used for the construction of single-family residences and attached townhomes. King County has issued the required permitting to the applicant, who is Blue Fern Development LLC. The project will be known as Earlington Village Plat. For more information on this project, contact the applicant's contact, Pete Gonzalez of ESM Consulting Engineers, at 253-838-6113.

18-Unit Anacortes Area Residential Duplex Project In Line For Mitigated DNS Approval

ANACORTES

A residential development, planned for a property located off Ferry Terminal Road and south of Charlie's Restaurant in the Anacortes area, is in line to be issued a mitigated determination of non-significance. The action will allow the developers to construct nine duplex structures to house a total of 18 dwelling units. The city of Anacortes, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Calwest Inc. The project will be known as Brentwood. For more information on this project, contact the applicant's contact, Allan Schroeder of Calwest Inc., at 4819 Portalis Way, Anacortes, WA 98221, or call 360-293-1937.

52-Lot Spokane Area Residential Subdivision Project Receives DNS Approval

SPOKANE

A residential subdivision development, planned for an 11.66-acre site located at North Shady Slope Road in the Spokane area, has been issued a determination of non-significance. The action will allow the developers to divide the site into 52 single-family and two-family residential building lots. Spokane County has issued the permitting to the applicant, who is JR Bonnett Engineering. The project will be known as Shady Slope Development. For more information on this project, contact Mr. Bonnett at 509-534-3929.



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5-Story 78-Unit West Seattle Area Residential Apartment Develop- ment In Early Design Review Phase

SEATTLE

A residential project, in planning for a site located at 4401 42nd 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 5-story apartment building containing 72 small efficiency dwelling units and six live-work units. Plans include parking for 36 vehicles. The applicant for this project is Timothy Kelly of West Seattle Christian Church. Construction will require the demolition and removal of an existing structure on the site. For more information on this project, contact the applicant's contact, Jamie Yengel, at 206-693-3133.

4-Story 32-Unit South Delridge Area Mixed-Use Residen- tial-Office Project In Design Review Phase

SEATTLE

A mixed-use development, in planning for a site located at 8854 Delridge Way 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 4-story building containing 18 small efficiency dwelling units, 14 apartment dwelling units and office space.

Plans include parking for 14 vehicles. The applicant for this project is Armen Galustyan. Construction will require the demolition and removal of existing structures on the site.

For more information on this project, contact the applicant's contact, Dan Finnigan, at 206-280-1273.

4,300 SF Westlake Area Medical Services Remodel Project Receives Conditional OK

SEATTLE

A medical development, planned for a property located at 1200 Westlake Avenue North in the Seattle area, has been granted conditional permitting by the city of Seattle. The developers have plans to remodel the former 4,300 square foot restaurant space in the AGC Building to allow medical services to be known as Movement System Therapy. Plans include nonconforming over water use. The applicant for this project is David D'Hondt of AGC of Washington. For more information on this project, contact the applicant's contact, Marianne Stover, at 206-790-6287.

8-Unit South Park Area Residential Rowhouse Project In Design Review Phase

SEATTLE

A residential rowhouse development, in planning for a site located at 1445 South Cloverdale 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 rowhouse structure to house eight dwelling units. The applicant for this project is Michael Collins of Cloverdale 8 LLC. Construction will require the demolition and removal of existing structures on the site.

For more information on this project, contact the applicant's contact, Gary Mo, at 425-289-8039.

92,125 SF Seatac Area Elementary School Facility Development Receives DNS Approval

SEATAC

An elementary school facility project, planned for a 9.76-acre site located at 22420 Military Road South in the Seatac area, has been issued a determination of non-significance. The action will allow the developers to construct a 92,125 square foot school in two phases to accommodate 758 students and 55 staff members. For more information on this project, contact the applicant's contact, David Bussard of Kent School District, at 253-373-7526.

8-Lot Wallingford Area Residential Subdivision Project Receives Approval

SEATTLE

A residential subdivision development, planned for a site located at 3551 Wallingford Avenue North in the Seattle area, has been granted unit lot subdivision approval by

the city of Seattle. The developers have plans to create eight units lots. The construction of residential units in under a separate project order. The applicant for this project is Isola Real Estate VII LLC. For more information on this project, contact the applicant's contact, Izabella Henry, at 206-297-0996.

Walla Walla Area High School Renovation Project In Line For DNS Approval

WALLA WALLA

A high school project 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 perform ADA improvements, utility work, site improvements, create bus drop off area, new parking lots and improved pedestrian flow. Plans include expanding and modernizing classrooms. The city of Walla Walla, using the optional SEPA process, is expected to issue the required permitting for this school project. The project will be known as Lincoln High School additions and renovation. For further information on this project, contact Kevin Cole of Architects West, at kevinc@architectswest.com, or call 509-527-4710.

4.54-Acre Spokane Area Commercial Subdivision & Car Wash Development In The Works

SPOKANE

A commercial project,

proposed for a 4.54-acre site located at 9014 West Hilton Avenue in the Spokane area, is the subject of a notice of a revised preliminary binding site plan issued by the city of Spokane. The developers plan to subdivide the property into seven land parcels to include Bush Car Wash, Roasters Coffee and five additional commercial development sites. Plans include landscaping and utilities for future development. The applicant for this project is Tim Bush. For additional information on this project, contact the applicant's contact, Nathan Machiela of Knutzen Engineering, at 509-222-0959.

5-Story 64-Unit Queen Anne Area Mixed-Use Apartment-Retail Development Receives Conditional DNS

SEATTLE

A mixed-use residential and retail project, planned for a site located at 318 Nickerson Street in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 5-story apartment building containing 64 dwelling units and will feature ground-level retail. Plans include a separate, single-story retail building. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Chris Gerke. Construction will require the demolition and removal of existing buildings on the site. For additional information on

this project, contact the applicant's contact, Holly Gardner, at 206-529-3900.

5-Story 14-Unit Queen Anne Area Residential Apartment Project In Design Review Phase

SEATTLE

A residential development, in planning for a site located at 1406 Third Avenue West in the Seattle area, is working its way through the city of Seattle's design guidance–review phase. The developers have requested permission to construct a 5-story apartment building containing 14 dwelling units. Plans include parking for 13 vehicles. The applicant for this project is Jack Chaffin. Construction will require the demolition and removal of existing buildings on the site. For additional information on this project, contact Mr. Chaffin, at 206-523-6150.

Bellevue Area T-Mobile Headquarters Remodel Receives DNS Approval

BELLEVUE

An office remodel project, slated for a site located at 3617 131st Avenue SE in the Bellevue area, has been issued a determination of non-significance. The action will allow the developers to renovate existing buildings, construct new skybridges, landscaping and repave an existing road. The city of Bellevue has issued the permitting to the applicant, who is T-Mobile. The project will be known as T-Mobile Newport campus headquarters. For more

information on this project, contact the applicant's contact, Sun Joo Kim of Gensler, at 971-279-7686.

21-Story 77-Unit Bellevue Area Mixed-Use Residential-Commercial Tower Project In Line For DNS Approval

BELLEVUE

A mixed-use residential and commercial development, planned for a site located at 205 105th Avenue NE in the Bellevue area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 21-story residential tower with 138,500 gross square feet containing 77 dwelling units and two active commercial uses on the ground-level. Plans include two levels of below-grade parking for 137 vehicles. The city of Bellevue, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Bosa Development. The project will be called Bosa II. For more information on this project, contact the applicant's contact, Derik Giner of Amanat Architect, at 619-702-0760.

25,000 SF Bonney Lake Area Church & Preschool Development In The Works

BONNEY LAKE

A religious facility development, proposed for a site located at 22626 120th Street East in the Bonney Lake area, is the subject of a recent application. The

developers have requested permission to construct phase one of a 25,000 square foot church and preschool with a 400-seat worship center. The Plans include a Sunday School preschool for up to 200 students and parking for 152 vehicles. Phase two includes a 20,000 square foot worship center addition containing 1,000-seats. Parking will be increased to accommodate up to 374 vehicles. Phase three will be construction of a 7,500 square foot, 250-seat wedding venue with parking per chapel size. Phase four include a 10,000 square foot maintenance, workshop and storage building. Phase five will be soccer and baseball fields with restrooms and associated parking. Pierce County has received this request from the applicant, who is International Church of the Foursquare Gospel. The project will be known as Motion Bonney Lake Church. For additional information on this project, contact the applicant's contact, John Manuel of AustinCina Architects, at jmanuel@austincina.com, or call 253-798-2789.

16-Lot Lakewood Area Residential Subdivision Project In Line For DNS Approval

LAKEWOOD

A residential subdivision development, proposed for a 2.83-acre site located at 7701 Ruby Drive SW in the Lakewood area, is in line to be issued a determination of non-significance. The action will allow the

developers to divide the site into 16 single-family residential building lots. Plans include open space. The city of Lakewood, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Oakbrook Property LLC. The project will be known as Oakbrook Park. For additional information on this project, contact the applicant's contact, Fred Wagner of Oakbrook Property, at 425-278-9030.

54-Story 233-Unit Downtown Seattle Area Mixed-Use Apartment-Hotel-Retail Development In The Works

SEATTLE

A large mixed-use development, planned for a site located at 1903 Fifth Avenue in the Seattle area, is the subject of a revised notice of availability of addendum issued by the city of Seattle. The developers have plans to construct a 54-story hotel building containing 233 apartment dwelling units and retail space. An addendum to downtown height and density EIS has been prepared. The applicant for this project is Seattle Downtown Hotel & Residences LLC (Stanford Hotels). For more information on this project, contact the applicant's contact, Ted Caloger at 206-962-6472.

4-Story 60-Unit Spokane Area Residential Supportive House Project In Line For DNS

Approval

SPOKANE

A residential development, planned for a site located at 1301 West Third Avenue in the Spokane area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 4-story women's and children's shelter and 60 permanent supportive housing units. The city of Spokane, using the optional SEPA, is expected to issue the required permitting to the applicant, who is Volunteers of America Eastern Washington and Northern Idaho. Construction will require the demolition and removal of an existing 5,300 square foot building. The project will be known as Hope House. For more information on this project, contact the applicant's contact, Chris Weiland, architect, at 503-567-8830.

20,000 SF Walla Walla Area Warehouse Project In Line For DNS Approval

WALLA WALLA

An industrial development, planned for a site located at 1002/1026 West Rose Street in the Walla Walla area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 20,000 square foot warehouse with site and infrastructure improvements. The city of Walla Walla, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Barclay Group. The project will be

called Smart Foodservice. For more information on this project, contact the applicant's contact, Ryan Gaston of Barclay Group, at 602-224-4170.

13-Unit Renton Area Residential Townhouse Development In Line For DNS Approval

RENTON

A residential townhouse project, planned for a site located at 1513 Kirkland Avenue NE in the Renton area, is in line to be issued a determination of non-significance. The action will allow the developers to construct three townhouse buildings containing three, four and six units for a total of 13 dwelling units. The city of Renton, using the optional

SEPA process, is expected to issue the permitting to the applicant, who is Wood Developments. Construction will require the demolition and removal of existing structures on the site. The project will be known as Jefferson Highlands. For more information on this project, contact the applicant's contact, James W. Howton, at 425-985-2024.

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

WOODINVILLE

A residential subdivision development, planned for a 9.41-acre land parcel located at 18727 160th Avenue NE in the Woodinville area, is in line

to be issued a determination of non-significance. The action will allow the developers to divide the parcel into eight residential building lots, two open space tracts, a native growth protection area tract, a stormwater tract and a private road tract. The city of Woodinville, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Blueline Group. The project will be known as Country Wood. For more information on this project, contact the applicant's contact, Blueline Group, at 425-216-4051.

3,000 SF Mount Vernon Area 7-Eleven & Fuel Station Development In Line For Mitigated DNS Approval

MOUNT VERNON

A retail project, planned for a .99-acre site located at 2021 Freeway 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 3,000 square foot convenience store with a fuel canopy for up to eight fueling pumps and two, 20,000-gallon underground fuel tanks. The city of Mount Vernon, using the optional SEPA process, is expected to issue the permitting to the applicant, who is White-Leasure Development Company. The project will be known as 7-Eleven Mount Vernon. For more information on this project, contact the applicant's contact, Travis

Cheshire of Pacland, at 206-522-9510.

8-Lot South Delridge Area Residential Subdivision Project Receives Approval

SEATTLE

A residential subdivision development, planned for a property located at 9225 16th Avenue SW in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to divide the property into eight unit lots. The construction of residential units is under a separate project order. The city of Seattle has issued the permitting to the applicant, who is Richard Obernesser of BDR Holdings LLC. For more information on this project, contact the applicant's contact, Andy McAndrews, at 425-233-6089.

30-Unit Lyle Area Residential Condominium Development Receives Mitigated DNS Approval

LYLE

A residential project slated for a site located south of Highway 14, west of Third Street and north of Depot Road in the Lyle area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct five, 3-story condominium buildings containing 30 dwelling units. Klickitat County has issued the permitting to the applicant, who is Harry Boy LLC. The project will be known as Edge View Condominiums.

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For more information on this project, contact the applicant's contact, Dave Scarborough, at dws Scarborough@gmail.com, or call 509-773-5703.

7-Story 93-Unit Queen Anne Area Residential Apartment Project In The Works

SEATTLE

A residential development, proposed for a site located at 610 Second 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 93 dwelling units. No parking is proposed. Early Design guidance has been conducted under a separate project order.

The city of Seattle has received this request from the applicant, who is Diana Pietrowski of Plymouth Housing. For more information on this project, contact the applicant's contact, Michael Davis, at 206-316-2684.

7-Story 75,400 SF Renton Area Assisted-Living Expansion Project In Line For DNS Approval

RENTON

A development planned for a site located at 4450 Davis Avenue South in the Renton area, is in line to be issued a determination of non-significance. The action will allow the developers to construct two levels of structured parking below the existing

building with 66 stalls and 78 assisted-living dwelling units in 7-stories above the parking. Plans include a dining room, lounge/activity room and an outside garden area with walking paths. The city of Renton, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Valley Tower Associates. The project will be known as Chateau at Valley Center expansion. For more information on this project, contact the applicant's contact, Joe Carlson of Valley Tower Associates, at joe@chateaulc.com, or call 425-430-7289.

30-Story 341-Unit South Lake Union Area Mixed-Use Apartment-Retail

Development In The Works

SEATTLE

A mixed-use residential and retail project, proposed for a site located at 222 Dexter Avenue North in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 30-story apartment building containing 341 dwelling units and retail space. Plans include parking for 128 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 Gemdale USA. For more information on this project, contact the applicant's contact, Sarah Bonser, at 206-834-3846.

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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.

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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.

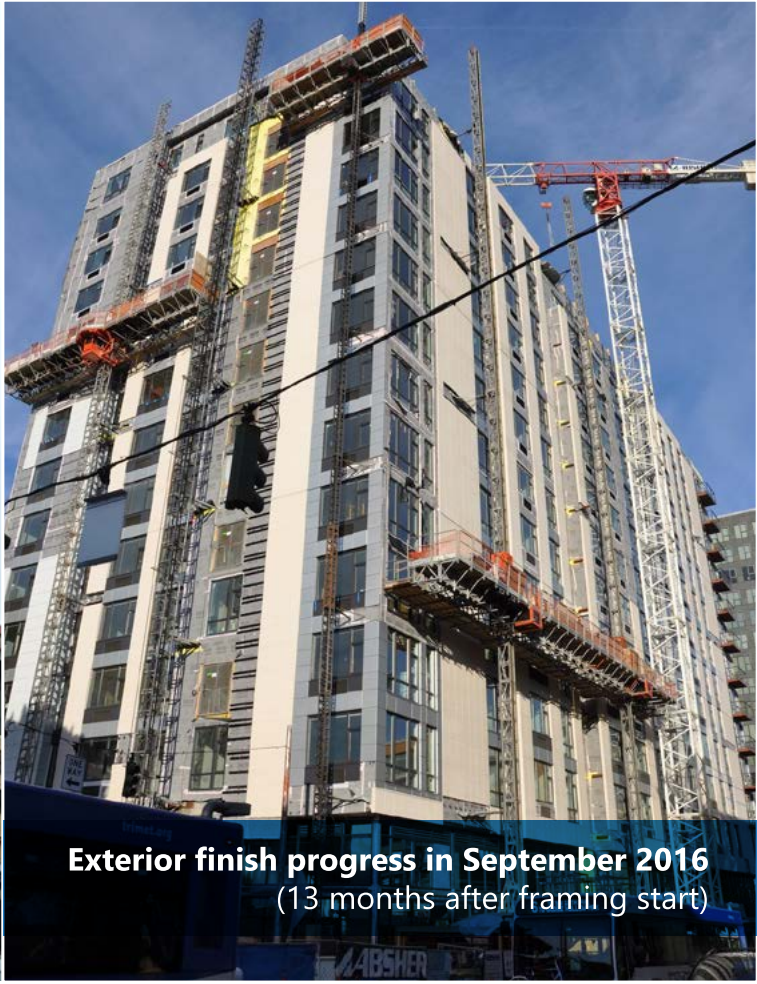
The MFBS™ steel framing panel modules were both fabricated and installed by Alliance Steel Fabrication of Tacoma Washington.

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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6-Story 103-Unit Tukwila Area Residential Apartment Project Receives DNS Approval

TUKWILA

A residential apartment development slated for a site located at 3703 South 152nd Street in the Tukwila area, has been issued a determination of non-significance. The action will allow the developers to construct a 6-story affordable housing apartment building containing 103 dwelling units in five floors over a daylighted basement garage. The city of Tukwila has issued the permitting to the applicant, who is Bellwether Housing. The project will be called The Confluence Apartments. For more information on this project, contact the applicant's contact, Emma Geyer of Bellwether Housing, at 206-588-4821.

Spanaway Area Commercial Expansion Project Application

SPANAWAY

A commercial development, proposed for a site located at 24215 Mountain Highway East in the

Spanaway area, is the subject of a recent application. The developers have requested permission to construct an 11,200 square foot storage building in Phase 1 and a 2-story, 10,250 square foot office and storeroom for Phase 2. Pierce County has received this request from the applicant, who is Viking Cabinets. For more information on this project, contact the applicant's contact, Jeffrey McInnis of Huitt-Zollars, at jmcinnis@huitt-zollars.com, or call 253-798-7113.

8-Lot Battle Ground Area Residential Subdivision Development In Line For DNS Approval

BATTLE GROUND

A residential subdivision project, planned for a 1.64-acre land parcel located at 105 SE 17th Way in the Battle Ground area, is in line to be issued a determination of non-significance. The action will allow the developers to divide the parcel into eight single-family residential building lots. The city of Battle Ground, using the optional SEPA process, is expected to issue the

permitting to the applicant, who is Lindsey Maze of Amazing Properties. The project will be called Morgan's Landing. For more information on this project, contact the applicant's contact, Byron Jolma of Jolma Designs, at bjolma@jolmadesign.com, or call 360-342-5042.

20-Lot Port Orchard Area Residential Subdivision Project In Line For DNS Approval

PORT ORCHARD

A residential subdivision development, planned for a 2.99-acre land parcel located at 1898 NE John Carlson Road in the Port Orchard area, is in line to be issued a determination of non-significance. The action will allow the developers to divide the parcel into 20 single-family residential building lots. Kitsap county has issued the permitting for this project which will be known as Minder Meadows. For more information on this project, contact the applicant's contact, Michael F. Wnek of Wnek Engineering, at 360-692-3802.

7-Story 235-Unit Mixed-Use Apartment-Retail Development In Design Review Phase

SEATTLE

A mixed-use residential and retail project, in planned for a site located at 10712 Fifth Avenue NE in the Seattle area, is working its way through the city of Seattle's design guidance-review phase. The developers have requested permission to construct a 7-story apartment building with 235 dwelling units and retail space. Plans include parking for 209 vehicles. The applicant for this project is Tim Dickerson of Goodman 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, Emily McNichols, at 206-365-1230.

2-Story 42,300 SF Bainbridge Island Area Self-Storage Project Addendum To MDNS

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planned for sites located at 6544 Fletcher Bay Road and 7480 Bucklin Hill Road in the Bainbridge Island area, has been issued an addendum to a mitigated determination of non-significance, using the optional SEPA process, expected to be issued by the city of Bainbridge Island. Plans outline construction of a 2-story, 42,300 square foot self-storage building. The applicant for this project is Sunrise Properties I LLC. The project will be known as Bucklin Hill Storage. For additional information on this project, contact the applicant's contact, Robert von Bereghy of Charlie Wenzlau of Sunrise Properties I LLC.

8-Unit West Seattle

Area Residential Townhouse & Rowhouse Project In Design Review Phase

SEATTLE

A residential development, in planning for a property located at 5616 California Avenue SW in the Seattle area, is working its way through the city of Seattle's design guidance-review phase. The developers have plans to construct two townhouse buildings and one rowhouse building with a total of eight dwelling units. Plans include parking for five vehicles. The applicant for this project is Moses 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, Hannah Eastman, at 206-693-3133.

8-Unit Residential Townhouse Development Proposed For Beacon Hill Area

SEATTLE

A residential project proposed for a site located at 1814 15th Avenue South in the Beacon Hill area of Seattle, proposed for a site located at 1814 15th Avenue South in the Seattle area, is the subject of a recent application. The developers have requested permission to construct two townhouse buildings containing a total of eight dwelling units. Plans include parking for eight

vehicles. 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, Michael Pollard, at 206-818-2595.

40,300 SF Shelton Area Self-Storage Project Receives DNS Approval

SHELTON

A commercial development slated for a property located along Olympic Highway Southeast in the Shelton area, has been issued a determination of non-significance. The action will allow the developers to construct eight



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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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self-storage buildings totaling 40,300 square feet with 316 storage units and an office. Mason County has issued the permitting to the applicant, who is Hollbrook Family LLC. The project will be known as Hollbrook Self-Storage. For additional information on this project, contact the applicant's contact, Jeff Hollbrook at hollbrookjeff@yahoo.com, or call 360-427-9670.

19-Lot Port Angeles Area Residential Subdivision Project In Line For DNS Approval

PORT ANGELES

A residential subdivision development, planned for a 4.4-acre site located at 999 West 14th Street in the Port Angeles area, is in line to be issued a determination of non-significance. The action will allow the developers to divide the site into 19 residential building lots. Plans include a community building, outdoor fire pit, pickleball court and an off-leash area for dogs. The city of Port Angeles, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Inhabit Trailside LLC. For additional information on this project, contact the applicant's contact, Julian Prossor of Inhabit Trailside, at jp@inhabit-development.com, or call 360-417-4750.

2-Story Seattle Area Atlantic Private School Development In The Works

SEATTLE

A school project, proposed for a site located at 1700 24th Avenue South in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 2-story private school for Seattle Girls School. Plans include parking for eight vehicles. The city of Seattle has received this request from the applicant, who is Brenda Leaks of Seattle Girls School. Construction will require the demolition and removal of an existing building on the site. For more information on this project, contact the applicant's contact, Corrie Rosen, at 206-441-4151.

18-Lot Federal Way Area Residential Townhouse Subdivision Project Application

FEDERAL WAY

A residential townhouse subdivision, proposed for a 2.4-acre site located at 29002 Military Road South in the Federal Way area, is the subject of a recent application. The developers have requested permission to divide the site into 18 residential building lots for the construction of 18 townhomes. Plans include utility improvements, storm drainage facilities, street improvements, wetland buffer reduction and enhancement and wetland intrusion for utility construction. The city of Federal Way has received this request from the applicant, who is Gian Singh. The project will be called Gian Singh Townhomes. For more information on



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this project, contact the applicant's contact, Hans Korve of DMP Inc., at 253-333-2200.

4-Story 50-Unit Bellingham Area Apartment-Commercial Development In Line For DNS Approval

BELLINGHAM

A mixed-use residential and commercial development, planned for a site located at 804 Dupont Street in the Bellingham area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 4-story, 39,900 square foot building containing 50 residential dwelling units and 800 square feet ground-level commercial space. Plans include abutting street improvements with public street parking. The applicant for this project is AVT Consulting LLC. Construction will require the demolition and removal of an existing structure on the site. The project will be called Dupont Apartments. For additional information on this project, contact the applicant's contact, Ali Taysi of AVT Consulting, at 360-527-9445.

13,800 SF 4-Unit Ellensburg Area Administration & Warehouse Project In Line For DNS Approval

ELLENSBURG

A development planned for a 3.56-acre property located at 1400 Vantage Highway in the Ellensburg area, is in line to be

issued a determination of non-significance. The developers have requested permission to construct four buildings to be used for administration and warehouse uses. Plans include additional construction to an existing Kittitas PUD building. The applicant for this project is Kittitas PUD. For additional information on this project, contact the applicant's contact, Francisco Mendoza of Meier Architecture Engineering, at 509-735-1589.

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

SEATTLE

A residential project, planned for sites located at 7146 and 7150 44th Avenue South in the Seattle area, is the subject of a re-notice of administrative design review being held by the city of Seattle. Plans outline the construction of three townhouse buildings and four single-family residences totaling 12 dwelling units. Plans call for parking for 12 vehicles. The project is being considered with another project order for shared access. The applicant for this project is GB Investments LLC (Green Canopy Homes). Construction will require the demolition and removal of existing buildings on the site. For additional information on this project, contact the applicant's contact, Jessica Tranquada, at 631-338-8708.

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Hill Area Residential Apartment Development In Design Review Phase

SEATTLE

A residential apartment project, planned for a property located at 130 18th Avenue East in the Seattle area, is the subject of a re-notice of administrative design review being held by the city of Seattle. Plans outline the construction of a 5-story apartment building containing 10 dwelling units. No parking is proposed. An existing structure will remain. The applicant for this project is Richard Kemp of Claringle Apartments LLC. For more information on this project, contact the applicant's contact, Matt Driscoll, at 206 547 1761.

10,000 SF Yakima Area Office-Clinic Building Project Receives DNS Approval

YAKIMA

A development slated for a site located at 1105 North 35th Avenue in the Yakima area, has been issued a determination of non-significance. The action will allow the developers to construct a 10,000 square foot office and clinic building. The city of Yakima has issued the permitting to the applicant, who is Bruce Moorer. For more information on this project, contact the applicant's contact, Kent McHenry, at PO Box 4136, Yakima, WA 98904, or call 509-575-6772.

37-Lot Port Angeles Area Residential

Subdivision Development In Line For Revised DNS Approval

PORT ANGELES

A residential subdivision project, planned for a 7.68-acre site located at 2710 West 14th Street in the Port Angeles area, is in line to be issued a revised determination of non-significance. The action will allow the developers to divide the site into 37 residential building lots with a mix of single-family homes, cottages and duplex townhomes. Plans call for clearing, grading and installation of infrastructure. The city of Port Angeles, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Rustic Elements LLC and Double W Group LLC. The project will be called Milwaukee Trails. For more information on this project, contact the applicant's contact, Steve Wirth of Double W Group LLC, at 360-928-3069.

100 SF Tacoma Area Office & Warehouse Project Receives Mitigated DNS Approval

TACOMA

A project slated for a site located at 1651 Lincoln Avenue in the Tacoma area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a 107,100 square foot office and warehouse building. Plans include site development and 20,000 cubic yards of grading, parking

for 150 vehicles on a site zoned port maritime industrial district. The city of Tacoma has issued the permitting to the applicant, who is LBA Fund VI – Company VII LLC. The project will be known as Portside phase three. For more information on this project, contact the applicant's contact, Dan Balmelli of Barghausen Consulting Engineers, at bdyer@barghausen.com, or call 253-591-5121.

29-Unit Port Orchard Area Residential Apartment Project In Line For Mitigated DNS Approval

PORT ORCHARD

A residential development, planned for a site located at 1775 Payseno Lane SE in the Port Orchard area,

is in line to be issued a mitigated determination of non-significance. The developers have requested permission to construct two multi-story buildings containing 29 apartment dwelling units and 25,000 square feet floor space. Plans include off-street parking to accommodate 60 vehicles. Kitsap county, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Dave Burk. The project will be called Payseno Lane Apartments. For more information on this project, contact the applicant's contact, Craig Baldwin of West Sound Engineering, at 360-867-3770.

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