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Washington State Construction News

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September 2012



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New Project News

Washington State Construction News

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**Address inquiries to David Hart at:
New Project News**

PO Box 1246 • Seahurst WA 98062-1246
206.444.5960 Tel • 206.444.4700 Fax

hart@newprojectnews.com • www.newprojectnews.com

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:

Cover Photo: A view from over the Tacoma Narrows Bridge.

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476,000 SF Bellevue Area Commercial Office Development In Line For DNS Approval

BELLEVUE

A commercial office development, planned for a site located at 1227 124th Avenue NE in the Bellevue area, is in line to be issued a determination of non-significance. The developers have requested permission to construct two office buildings with ground-level retail space. The buildings will be nine and eleven stories in height, and contain a total of 476,000 square feet. Plans detail parking in 1,100 stalls on five levels that will be located below-grade. The city of Bellevue, using the optional SEPA process, is expected to issue the permitting to the applicant, who is the Wright Runstad Company. Construction will require the demolition and removal of an existing 346,489 square foot (Safeway) warehouse on the site. The project will be called The Spring District Office Buildings 16 and 24. For additional information on this project, contact the applicant's contact, Cindy Edens of Wright Runstad & Co., at 206-805-5886.

33-Lot Duvall Area Residential Subdivision Development Receives Mitigated DNS Approval

DUVALL

A residential subdivision project, slated for a 4.58-acre property located at 15107 278th Avenue NE in the Duvall area, has

been issued a mitigated determination of non-significance. The action will allow the developers to divide the property into 33 single-family residential building lots. Plans detail public roadways and other improvements. The city of Duvall has issued the permitting to the owner, who is Neal Coy of Coy Construction. Construction will require the demolition and removal of one existing residence and garage. For more information on this project, contact Mr. Coy at 425-788-9289.

28,200 SF Bellevue Area School Transportation Center Development Receives DNS Approval

BELLEVUE

A school facilities project, planned for a site located at 12035 NE Fifth Street in the Bellevue area, has been issued a determination of non-significance. The Bellevue School District No. 405 developers have detailed plans to construct a new transportation facility. Plans call for construction of a 2-story, 28,200 square foot office and transportation building, training, driver facilities and repair bays. Construction will take place on the southwest side of the existing facility. The Bellevue School District No. 405 has issued the permitting for this project. For additional information on this project, contact the applicant's contact, Kyle McLeod of Bellevue School District, at 425-456-4510.

10-Story Denny Triangle Area Office-Retail Tower Project Gets Conditional Permitting

SEATTLE

A commercial development, planned for a site located at 1900 Eighth Avenue in the Seattle area, is the subject of an addendum to the environmental impact

statement for the downtown height and density changes. Plans detail the construction of a 10-story building with 125,800 square feet of office space above 9,900 square feet of retail at grade level. Plans call for 30,000 cubic yards of grading. Parking accommodations for up to 216 vehicles will be located below-grade. The applicant for this project is S/I Seattle Investments III LLC. The city of Seattle has placed conditions on this project, which will be known as Schnitzer West. For additional information on this project, contact the applicant's contact, Peter Aparico, at 206-419-5105.

7,500 SF Woodland Area Northwood Cabinets Industrial Warehouse Expansion In Line For DNS Approval

WOODLAND

An industrial project expansion, planned for a site located at 1570 Guild Road in the Woodland area, is in line to be issued a determination of non-significance. The developers have detailed plans to expand their current facility by 7,500 square feet

to allow for additional warehouse space. The city of Woodland, using the optional SEPA process, is expected to issue the permitting to the applicant, who is DK Enterprises Woodland LLC. The project will be known as the Northwood Cabinets expansion. For more information on this project, contact the applicant at 20019 NE Fargher Lake Hwy, Yacolt, WA 98675, or call 360-225-1048.

3-Story 18-Unit Seattle Mixed-Use Retail-Residential Development Proposed For Sunset Hill Area

SEATTLE

A mixed-use residential and retail project, proposed for a property located at 6401 32nd Avenue NW in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 3-story structure containing 18 residential dwelling units above 5,000 square feet, ground-level retail space. Parking for 18 vehicles will be provided for within the structure. Development will require

3,800 cubic yards of grading. The city of Seattle has received this request from William Parks of Ballard Lofts LLC. Construction will require the demolition and removal of an existing structure on the site. For additional information on this project, contact the applicant's contact, Megan McKay, at 206-523-6150.

8-Lot Edmonds Area Residential Subdivision Project In The Works

EDMONDS

A residential subdivision development, proposed for a 2.3-acre property located at 154th Street SW and 60th Avenue West in the Edmonds area, is the subject of a recent application. The developers have requested permission to divide the property into eight residential building lots. Snohomish County has received this request from the applicant, who is PRH LLC. The project will be called Preserve at Meadowdale Beach. For additional information on this project, call 425-388-3311, extension 2731.

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7,700 SF Woodland Area Retail Auto Parts Store Development In Line For DNS Approval

WOODLAND

A retail project, planned for a .9-acre site located at 1493 Dike Access Road in the Woodland area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 7,760 square foot auto parts store on the site. Plans detail parking, sidewalks, and landscaping. The city of Woodland, using the optional SEPA process, is expected to issue the permitting to the applicant, who is O'Reilly Auto Parts. The project will be known as the O'Reilly Auto Parts Store. For additional information on this project, contact the applicant's contact, Daniel Herron, project manager for O'Reilly Auto Parts, at 417-862-3333.

6-Story 25,900 SF Seattle Area Preparatory School Education Facilities Addition In Hearings Stage

SEATTLE

A preparatory school facilities addition is the

subject of hearings by the city of Seattle. The hearings are being held to discuss a request to construct a 6-story, 25,900 square foot addition plus alterations to the existing Peyton Hall at Seattle Preparatory School. Construction will require the demolition and removal of the existing 26,800 square foot Adelpia Hall, which will be replaced with open space and a sports field. Plans note 3,500 cubic yards of grading. Parking for 11 vehicles will be removed. The applicant for this project is Kent Hickey of Seattle Prep. For additional information on this project, contact the applicant's contact, Sam Miller, at 206-682 3460.

5-Story 75-Unit Seattle Area Residential Development In Hearings Stage

SEATTLE

A residential project, proposed for a site located at 4029 Seventh Avenue NE in the Seattle area, is the subject of hearings by the city of Seattle appeal hearing department. The hearing is being held to discuss a request to construct a 5-story build-

ing that will house 75 residential dwelling units. Construction will require 2,000 cubic yards of grading and the demolition and removal of existing structures on the site. The applicant for this project is Brett Allen of Triad Development. For additional information on this project, contact the applicant's contact, Steve Fischer, at 206-933-1150.

12,000 SF Olympia Area Industrial Development For Valley Nut & Bolt Receives Mitigated DNS Approval

OLYMPIA

An industrial project, slated for a property located at the north side of Maytown Road SW (state Route 122) and east of Interstate 5, has been issued a mitigated determination of non-



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significance. The action will allow the developers to construct a 12,000 square foot industrial building to be used for the manufacturing of fasteners. Parking will be provided for semi-trucks and trailers. Development will require 12,500 cubic yards of fill and 13,500 cubic yards of grading. Thurston County has issued the permitting to the applicant, who is Dallas Pucket of Valley Nut & Bolt Company. For additional information on this project, contact the applicant's contact, Brandon Johnson of Shea Carr Jewell, at 360-352-1465.

7-Story 223-Unit South Lake Union Area Mixed-Use Residential-Retail Develop-

ment In Early Design Phase

SEATTLE

A mixed-use residential and retail development, in planning for a site located at 222 Fairview 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 7-story building containing 223 residential dwelling units with 11,600 square feet of retail space below. Parking for 207 vehicles will be located below-grade. The applicant for this project is Bradley Karvasek of ERP-Market Street Landing LLC (Equity Residential Properties.) For additional information on this

project, contact the applicant's contact, Michele Wang, at 206-518-5026.

4-Story 50-Unit Residential Project Receives DNS Approval For U-District Area

SEATTLE

A residential project, planned for a site located at 5043 Brooklyn Avenue NE in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to proceed with plans to construct a 4-story building that will house 50 dwelling units. Plans do not include associated parking. The city of Seattle has issued the permitting to the owners, who are Kazuo and Carol Yamada of 5043 Brooklyn 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, Andy Paroline, at 206-719-0339.

3-Story Sammamish High School Replacement Project In The Works

BELLEVUE

A school facilities replacement-upgrade project, proposed for Sammamish High School located at 100 140th Avenue SE in the Bellevue area, is the subject of a recent application and public meeting by the city of Bellevue. Plans outline the construction of a 3-story building designed to serve students in their ninth through 12th grades.

Construction will require the demolition and removal of the existing school structures with exception of the existing 18,000 square foot Performing Arts Center. And, there will be no changes to the current athletic fields. The developer of this project is the Bellevue School District No. 405. The project will be known as the Sammamish High School. For additional information on this project, contact the applicant's contact, Jim O'Malley of Bellevue School District, at 425-456-4558.

5-Story 275-Units South Lake Union Area Mixed-Use Residential-Retail Development In Its Early Design Phase

SEATTLE

A mixed-use residential and retail development, in planning for a site located at 221 Minor 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 5-story building with 275 dwelling units above 6,000 square feet of commercial space. Parking accommodations for up to 280 vehicles will be located below-grade. The applicant for this project is Bradley Karvasek of ERP-Market Street Landing LLC (Equity Residential Properties.) For more information on this project, contact Mr. Karvasek at 206-508-0464.

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 Taylor Thomasino, P: 253.405.2277, F: 866.342.4331, taylor.thomasino@ge.com, Pierce County South

Residential-Retail Project Proposed For Capitol Hill Area

SEATTLE

A mixed-use residential and retail development, in planning for a site located at 1414 10th Avenue in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 7-story building containing 244 dwelling units above 14,000 square feet retail space. Parking for 124 vehicles will be provided below-grade. The city of Seattle has received this request from the applicant, who is Dan McCadden of Alliance Realty Partners LLC. Construction will require the demolition and removal of 53,200

square feet of existing structures on the site. Building facades at 1401 and 1405 11th Avenue will also remain. For additional information on this project, contact the applicant's contact, Scott Crosby, at 206-576-1655.

36-Lot Olympia Area Residential Subdivision Development Subject Of Recent Application

OLYMPIA

A residential subdivision, proposed for a property located at 2309 Abernathy Road NE in the Olympia area, is the subject of a new application. The developers have requested permission to divide the property into 36 single-family residential building lots with some

open space areas. Construction will require the demolition and removal of an existing residence and several outbuildings on the site. For additional information on this project, contact the applicant's contact, Pacific Rainier Contractors, at 360-701-0225.

2,700 SF Rochester Area Restaurant Project Receives Mitigated DNS Approval

OLYMPIA

A retail development, slated for a site located at 19704 and 19772 Old Highway 99 SW in the Rochester area, has been issued a mitigated determination of non-significance. The action will allow the developer to construct a 2,700

square foot restaurant on the site. Parking for 51 vehicles will be located off-street. Thurston County has issued the permitting to the owner, who is West Coast Mills. For additional information on this project, contact the applicant's contact, Bob Thompson of West Coast Mills, at 360-748-3351.

7-Story 200-Unit Seattle Area Mixed-Use Residential-Retail Development In Early Design Phase

SEATTLE

A mixed-use residential and retail project, in planning for a site located at 6505 15th Avenue NE in the Seattle area, is working its way through the city of Seattle's design

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guidance-review process. The developers have requested permission to construct a 7-story building with 200 residential dwelling units and 7,500 square feet of ground-level retail space. Parking for 175 vehicles will be located below-grade. The applicant for this project is Ed Hewson of the Roosevelt Development Group 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, Pamela Trevithick, at 206-467-5828.

6-Story 60-Unit Ballard Area Mixed-Use Residential-Retail Project In Early

Design Phase

SEATTLE

A mixed-use residential and retail project, in planning for a site located at 6404 24th Avenue NW in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 6-story building containing 60 dwelling units above 5,000 square feet retail space. Parking for 60 vehicles will be provided below-grade. The applicant for this project is Bill Parks of Ballard Lofts LLC. For additional information on this project, contact the applicant's contact, Megan McKay, at 206-623-6150.

14-Story Denny Triangle

Area Mixed-Use Hotel-Office-Retail Development In The Works

SEATTLE

A mixed-use development, proposed or a property located at 1821 Boren Avenue in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 14-story tower containing 222 hotel rooms, 299,400 square feet of office space and 2,700 square feet of retail space. Below-grade parking for 335 vehicles will be provided for in the plan. The city of Seattle has received this request from the applicant, who is Touchstone Stewart & Boren LLC. For additional information on this

project, contact the applicant's contact, Kristin Jensen, at 206-727-2393.

6-Story 250-Unit Capitol Hill Area Mixed-Use Residential-Retail Project In Design Review Stage

SEATTLE

A mixed-use residential and retail project, in planning for a site located at 1020 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 6-story building containing 250 residential dwelling units above 12,000 square feet of retail space. Parking for 180 vehicles will be located below-grade. The applicant for this project

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is Dan McCadden of Alliance Realty Partners LLC. For additional information on this project, contact the applicant's contact, Craig Belcher, at 206-295-0613.

1,000 SF South Seattle Area Change-Of-Use From Office-To-Retail Development In The Works

SEATTLE

A change of use project, proposed for a site located at 7917 Rainier Avenue South, is the subject of a recent application. The developers have requested permission to change the use of a portion of an existing 1,000 square foot building from office to retail sales and service for use by Global Market. The city of Seattle has received this request from Ceferino Fernandez. For more information on this project, contact the applicant at 206-684-0814.

5-Unit Port Orchard Area Mixed-Use Commercial Remodel & Residential Addition Project In Line For DNS Approval

PORT ORCHARD

A mixed-use project, planned for sites located at 737 and 739 Bay Street in the Port Orchard area, are in line to be issued a determination of non-significance. The developers have detailed plans to remodel and reconstruct an existing waterfront commercial structure that was damaged by fire. Plans now include the addition of five new residential dwelling units on the second floor. All construction will take

place within the same footprint. The city of Port Orchard, using the optional SEPA process, is expected to issue the permitting for this project that will be known as Myhre's remodel. For additional information on this project, contact the applicant's contact, Larry Scheurer of Design Systems Unlimited, at 253-845-9542.

2-Story 19,800 SF Jefferson Park Community Park Clubhouse-Golf Facilities Project In The Works

SEATTLE

A community center development, proposed for Jefferson Park located at 4101 Beacon Avenue South in the Seattle area, is the subject of a recent application. The Seattle Parks Department developers have requested permission to construct a 2-story, 19,800 square foot clubhouse and driving range on the property. Plans note a 4,100 square foot vehicle storage building and 20,000 square feet of paving improvements. A request to waive development standards to allow field lighting up to 90 feet and netting and net poles up to 140 feet has also been submitted. The applicant for this project is Susanne Rockwell of Seattle Parks Department. For additional information on this project, contact the applicant's contact, Daniel Miles, at 206-340-9500.

61-Unit Spokane Area Senior's Residential Development In Line For DNS Approval



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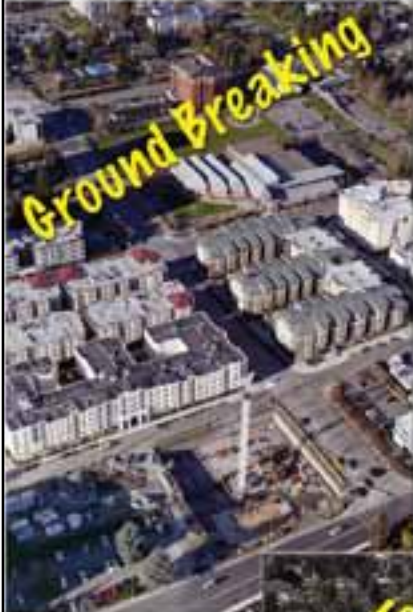
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SPOKANE

A senior's residential project, planned for a 4.9-acre site located at 3146 East 44th Street in the Spokane area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 61-unit, age 55+ housing project on the site. Plans outline four single-story structures with 2-bedroom apartments and covered parking. Development include 2-story apartment style buildings that will house a mix of one and two bedroom accessible dwelling units and one flexible community building. The city of Spokane, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Todd Prescott. For additional information on this project, contact the applicant's contact, Craig Anderson of AHBL, at 509-252-5019.

4-Story 24-Unit Seattle Area Residential Development In Design Phase

SEATTLE

A residential project, in planning for a site located at 12350 33rd 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 4-story residential building containing 23 dwelling units plus one 500 square foot live-work unit. The applicant for this project is Barrick Benson. Construction will require the demoli-

tion and removal of the existing structures on the site. For additional information on this project, contact the applicant's contact, Radim Blazej, at 206-367-1382.

2-Story 5,700 SF Seattle Area Restaurant-Office Project In The Works

SEATTLE

A commercial development, proposed for a site located at 4915 Rainier Avenue South in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 2-story building with 2,700 square foot, ground-level restaurant uses space with 3,000 square feet of office uses space above. The city of Seattle has received this request from the applicant, who is Broderick Architects. For additional information on this project, contact the applicant's contact, Kevin Broderick, at 206-682-7525.

5-Story 86,100 SF Self-Storage Warehouse-Retail Development Proposed For Ballard Area

SEATTLE

A commercial project, proposed for a property located at 1515 NW Leary Way in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 5-story building housing 83,700 square feet of mini-warehouse space, a 1,900 square foot caretakers' quarters and office space, plus 500 square feet of accessory retail.

Parking for 41 vehicles will be located in at and below-grade spaces. The city of Seattle has received this request from Tom Nickerson. Construction will require 6,500 cubic yards of grading. For additional information on this project, contact the applicant's contact, Robin Murphy, at 206-324-4800.

23-Unit Wenatchee Area Residential Cottage Development In Line For DNS Approval

WENATCHEE

A residential project, planned for a 2.33-acre zoned property located at 2149 Squilchuck Road in the Wenatchee area, is in line to be issued a determination of non-significance. The developers have detailed plans to create a 23-lot cottage housing development on the site. The city of Wenatchee, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Saddlerock View LLC. The project will be called The Cottages at Saddlerock 2. For more information on this project, contact the applicant's contact, Selland Construction, at 509-662-7119.

20,000 SF Sumner Area Addition Receives Mitigated DNS Approval

SUMNER

A commercial facility addition project, slated for a site at 14103 Eighth Street East in the Sumer area, has been issued a mitigated determination of non-significance.

The action will allow the developers to construct a 20,000 square foot addition to an existing 9,200 square foot building. Plans detail a paint booth and additional parking stalls for a total parking capacity of 68. The city of Sumner has issued the permitting. For additional information on this project, contact the applicant's contact, Jeremy Metzler of Hedges Engineering and consulting, at 253-891-9365.

212,000 SF Redmond Area FedEx Distribution Center Development Progressing

REDMOND

An industrial project, planned for a site located at 188th Avenue NE and NE 73rd Street in the Redmond area, is the subject of an addendum to a previously issued determination of non-significance. Current plans outline construction of a 212,000 square foot FedEx Ground Distribution Facility. Plans detail a package sorting and distribution center, site improvements, landscaping, a stormwater pond and parking for up to 480 vehicles. The city of Redmond has issued the permitting to the owner, who is the SunCap Property Group. For additional information on this project, contact the applicant's contact, Paul Taylor, of Taylor Union Hill LLC, Magnussen-Cadman LLC, at 15 Lake Bellevue Drive Suite 102, Bellevue, WA 98005, or call 425-556-2471.

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tion & Car Wash Facility Remodel Project Awarded MDNS Approval

ABERDEEN

A retail development, planned for a site located at 1620 East Terminal Way in the Aberdeen area, has been issued a mitigated determination of non-significance. The action will allow the developer to construct an 8,300 square foot addition to a warehouse, plus a 1,200 square foot canopy and minor remodeling for an automated car wash conveyer. Plans detail an undercoating pit and sprinkler systems upgrades. The city of Aberdeen has issued the permitting to the applicant, who is Pasha Automotive Services. The project will

be known as the Pasha Auto Wash facility. For additional information on this project, contact the applicant's contact, Michael Pasha of Pasha Automotive Services, at 360-533-4004.

8-Unit Residential Development Proposed For Capitol Hill Area

SEATTLE

A residential project, proposed for a site located at 1814 East Denny Way in the Seattle area, is the subject of a new application. The developers have requested permission to construct two, 4-unit buildings that will house a total of eight dwelling units. Construction will take place in an environmentally critical area. The city of Seattle has

received this request from Denny Hill Residential LLC. Construction will require the demolition and removal of an existing single-family residence on the site. For additional information on this project, contact the applicant's contact, Robert Humble, at 206-267-9277.

20-Acre Ridgefield Area Religious Facilities Campus Development In The Works

RIDGEFIELD

A religious facilities campus development, proposed for a 20-acre property located at NE 10th Avenue in the Ridgefield area, is the subject of a pre-application conference that is being held by Clark County. The meeting will discuss a request to construct a church facilities campus on the property. Plans detail a building and associated parking. The project will be known as the Word of Grace Bible Church. For additional information on this project, contact the applicant's contact, Anthony Arnatov, at 503-709-0799.

383-Unit Lynnwood Area Residential Apartment Project Receives DNS Approval

LYNNWOOD

A residential development, slated for a site located at 15525 Ash Way in the Lynnwood area, has been issued a determination of non-significance. The action will allow the developers to construct five multi-family buildings containing a total of 383

dwelling units. Plans include a swimming pool, site amenities and a leasing/recreation building. Snohomish County has issued the permitting to the applicant, who is Brenda Barnes of the Clark Design Group. The project will be called Oak Heights Urban Center. For further information on this project, contact Ms. Barnes at 206-782-8208.

4-Story 23-Unit Capitol Hill Area Residential Apartment Development Subject Off Recent Application

SEATTLE

A residential project, proposed on a site located at 109 12th Avenue East in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 4-story building with 23 dwelling units. The city of Seattle has received this request from Ron McClaskey. For additional information on this project, contact the applicant's contact, Chris Pardo, at 206-915-2852.

3-Story 51,200 SF Shoreline Area Self-Storage Building Project In Line For DNS Approval

SHORELINE

A commercial project planned for a site located at 14900 Aurora Avenue North in the Shoreline area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 3-story, 51,200 square foot self-storage building which will be part of a future

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larger storage facility. The city of Shoreline, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Public Storage. For additional information on this project, contact the applicant's contact, Joseph Rydman of BCRA, at 258-627-4367.

121-Unit Tacoma Area Residential Development Receives Mitigated DNS Approval

TACOMA

A residential development, planned for sites located at 4910 and 4924 South Pine Street in the Tacoma area have been issued a mitigated determination of non-significance. The action will allow the developers to construct fifteen, 2 and 3-story buildings that will house a total of 121 dwelling units. Plans detail one common recreation facility and 213 associated parking stalls. The city of Tacoma has issued the permitting. For additional information on this project, contact the applicant's contact, Casey + DeChant Architects, at 253-584-5207.

9-Lot Vancouver Area Residential Subdivision Project In The Works

VANCOUVER

A residential subdivision project, planned for a 3-acre property located at NE 119th Street in the Vancouver area, is the subject of a pre-application conference that is being held by Clark County. The developers have requested

permission to divide the property into nine residential building lots. The project will be known as Edwards-Vilhauer Land. For additional information on this project, contact the applicant's contact, Cascade Field Services, at 360-573-9043.

4-Story 117-Unit Interbay Area Project Receives Conditional DNS Approval

SEATTLE

A mixed-use development, planned for a site located at 3036 16th Avenue West in the Seattle area, has been issued a determination of non-significance. The developers will proceed with plans to construct a 4-story building housing 114 residential dwelling units and three live-work units. Parking for 92 vehicles will be provided for in at and below-grade spaces. Plans call for 8,000 cubic yards of grading. The city of Seattle has issued the permitting, with conditions, to the applicant who is Ginny Glider of Interbay Rising South LLC. For additional information on this project, contact the applicant's contact, John Goebel, at 206-587-3797, extension 128.

Tenino Area Industrial Development Receives Mitigated DNS Approval

TENINO

An industrial development, slated for a property located at 16242 Old Highway 99 in the Tenino area, has been issued a mitigated determination of non-significance. The action will allow the

developers to construct and install a concrete batch plant. Plans detail a concrete slab on grade improvement and a containment basin for sediment and water collection and equipment foundations. Thurston County has issued the permitting to the applicant, who is Miles Sand and Gravel Company. For additional information on this project, contact the applicant's contact, Dave Lewis or Mike Schuh of Miles Sand and Gravel, at 253-888-3705.

18-Unit Seattle Area Residential Development In Early Design Phase

SEATTLE

A residential project, in planning for a site located at 4735 35th 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 11 buildings containing a total of 18 dwelling units. Plans detail a shared drive aisle for access to in-unit parking, on-site parking and parking within the structures. The applicant for this project is the Quadrant Corporation. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Jill Burdeen, at 206-933-1150.

4-Story 341,200 SF Seattle Area Research Laboratory Development Proposed For Eastlake Area

SEATTLE

A commercial development proposed for a site located at 1818 Fairview Avenue East in the Seattle area, is the subject of a shoreline substantial development permit submitted to the city of Seattle. The developers have detailed plans to construct a 4-story, 338,300 square foot research laboratory facility with 3,000 square feet of ground-level retail space. Construction will take place in an environmentally critical area. Below-grade parking to accommodate up to 266 vehicles will be provided. Development will require 74,700 cubic yards of grading. The applicant for this project is Washington Real Estate Holdings LLC. For additional information on this project, contact the applicant's contact, Brad Hinthorne, at 206-381-6019.

4-Story 50-Unit Capitol Hill Area Mixed-Use Residential-Retail Development Receives Revised Conditional DNS Approval

SEATTLE

A mixed-use residential and retail project, planned for a site located at 526 19th Avenue East in the Seattle area, has been issued a revised determination of non-significance. The action will allow the developers to construct a 4-story, 50-unit residential building with 6,000 square feet retail space. Parking for 47 vehicles will be located in at and below-grade spaces. There will

be 6,200 cubic yards of grading. Construction will require the demolition and removal of two existing structures on the site. The city of Seattle has issued the permitting, with conditions, to the applicant who is Lake Union Partners. For additional information on this project, contact the applicant's contact, Daniel Goddard, at 206-443-8606.

3-Story 39-Unit Seattle Area Residential Low-Income Development Receives Conditional DNS

SEATTLE

A residential project, slated for a property located at 6950 Sand Point Way NE in the Seattle area, has been issued a determination of non-significance.

The action will allow the developers to construct a 3-story building containing 39 low-income dwelling units. Development will require the removal of 31 existing parking stalls and a carport. The city of Seattle has issued the permitting, with conditions, to the applicant who is Humberto Alvarez of Solid Ground Washington. For additional information on this project, contact the applicant's contact, Thomas Johnson, at 206-624-7880, extension 115.

4,900 SF Poulsbo Area Retail Fuel Station-Restaurant Project In Line For Mitigated DNS Approval

POULSBO

A retail development,

planned for a site located at 21895 Viking Avenue NW in the Poulsbo area, is in line to be issued a mitigated determination of non-significance. The developers have requested permission to construct a fast food restaurant with associated drive-through, plus four fuel pumps, and a 665 square foot car wash. The gas station and convenience store building will be 4,918 square feet of the build. The city of Poulsbo, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Hungsung LLC. For additional information on this project, contact John Park of Hungsung LLC, at 360-275-3754.

3-Story 30-Unit Roosevelt Area Residential Apartment Development Receives Conditional DNS Approval

SEATTLE

A residential project, slated for a site located at 838 NE 69th Street in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 3-story building to house 30 dwelling units. Construction will require the demolition and removal of an existing shed and surface parking. The city of Seattle has issued the permitting, with conditions, to the applicant who is Chris Gurdjian. For additional information on this project, contact the applicant's contact, Paul Pierce, at 206-251-5962.

7-Story 260-Unit Bellevue

Area Mixed-Use Residential-Retail Project In Line For DNS Approval

BELLEVUE

A mixed-use residential and retail project, planned for a site located at 10505 Main Street in the Bellevue area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 7-story multi-family mixed-use structure containing 260 dwelling units and 7,000 square feet of ground-level retail space. Below-grade parking for 319 vehicles will be provided in the plan. The city of Bellevue, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Alamo Manhattan Main Street LLC's. For additional information on this project, contact the applicant's contact, Robert Lamkin of Hensley Lamkin Rachel, at 972-726-9400, extension 103.

Seattle Area Safeway Fueling Station In The Works

SEATTLE

A retail project, proposed for a site located at 3800 Rainier Avenue South in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a Safeway fueling facility with four fuel pumps, a retail kiosk and a 2,600 square foot canopy. Development will require two, 20,000 gallon, below-grade storage tanks. The city of Seattle

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has received this request from the applicant, who is Brad Chadek of Safeway. Construction will require the demolition and removal of the existing Silver Fork restaurant building that is on the site. For additional information on this project, contact the applicant's contact, Duncan Wallace, at 425-298-1063.

Tacoma Area Retail Store And Fuel Station Awarded DNS Approval

TACOMA

A retail development, slated for a site located at 8740 Pacific Avenue in the Tacoma area, has been issued a determination of non-significance. The action will allow the developers to construct a new convenience store and fueling station. The city of Tacoma has issued the permitting to the applicant, who is Jacksons Food Store. For more information on this project, contact Jacksons Food Stores Inc., at 208-888-6061.

6-Story 121-Unit Lower Queen Anne Area Mixed-Use Residential-Retail Project In The Works

SEATTLE

A mixed-use residential and retail development, proposed for a site located at 315 First Avenue North in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 6-story building with 121 dwelling units and 12,000 square feet of retail space. Parking for 238 vehicles will be located below-grade. Plans call for 25,000 cubic yards of grading. The city of Seattle has received this request from Dave Tomson of SRM Development. For additional information on this project, contact the applicant's contact, Brian Runberg, at 206-956-1970.

32,000 SF Whitworth University Recreation Center Development Receives DNS Approval

SPOKANE

A university facilities project, planned for a site located at 300 West Hawthorne Road in the Spokane area, has been issued a determination of non-significance. The action will allow the Whitworth University

developers to construct a 32,000 square foot building housing three basketball courts, a fitness center, weight room, climbing wall, upper level running track and a small shower and locker facilities. Spokane County has issued the permitting to the applicant, who is Whitworth University. For additional information on this project, contact the applicant's contact, Steve Thompson, director of facilities services for the Whitworth University at sthompson@whitworth.edu, or call 509-777-4460.

Vancouver Area Retail Grocery Store Remodel-Expansion Project Subject of Application

VANCOUVER

A retail development, proposed for a site located at 9700 NE Highway 99 in the Vancouver area, is the subject of a recent application. The developers have requested permission to expand and renovate an existing WinCo Foods store. Clark County is reviewing the permit application. The project will be known as WinCo Foods. For additional

information on this project, contact the applicant's contact, CTA Architects Engineers, at 208-336-4900.

4-Story Bellingham Area Mixed-Use Commercial-Apartments Development In Line For DNS Approval

BELLINGHAM

A mixed-use residential and commercial development, planned for a site located at the northwest corner of 10th Street and Mill Avenue 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 building with first and second floor commercial uses and with apartment dwelling units on the third and fourth floors. The city of Bellingham, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Shannon Properties LLC. For additional information on this project, contact the applicant's contact, Bill Geyer, at 360-738-2836.

7-Story 102-Unit Seattle Area Residential Project In

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Design Phase

SEATTLE

A residential project, planned for a site located at 4123 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 7-story building containing 102 dwelling units. Plans include 1,500 cubic yards of grading. The applicant for this project is Than Associates LLC. For additional information on this project, contact the applicant's contact, Michael Godfried, at 206-933-1150.

2-Story 29,500 SF Vancouver Area Medical Office Building Project In Review Stage

VANCOUVER

A medical offices development, proposed for a 2-acre property located at NE 139th Street in the Vancouver area, is being reviewed by Clark County. The developers have requested permission to construct a 2-story, 29,500 square foot medical office building on the property. The project will be known as

139th Medical Plaza. For additional information on this project, contact the applicant's contact, Olson Engineering, at 360-695-1385.

38-Storyplus 6-Story Amazon Office Tower & Mid-Rise Project Proposed For Seattle Area

SEATTLE

A commercial office development, proposed for a site located at 2101 Seventh 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 38-story tower and a 6-story structure containing 1.2 million square feet of office space, with ground-level retail space. Below-grade parking will be provided for up to 1,152 vehicles. An alley vacation is necessary and is proposed. This project is part of a planned community development also being reviewed under separate project orders. Construction will require the demolition and removal of an existing structure on the site. An addendum

to the downtown height and density environmental impact statement will be prepared. The applicant for this project is Acorn Development LLC (Amazon.com.) For additional information on this project, contact the applicant's contact, Lindy Gaylord, at 206-808-7862.

7,000 SF Seattle Area

School Facility Expansion Project Subject Of A Revised Application

SEATTLE

A school facilities project, proposed for a site located at 3520 NE 89th Street in the Seattle area, is the subject of a revised application. Current plans outline the construction of a



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7,000 square foot expansion to accommodate a new gymnasium at the existing Our Lady of the Lake School. Plans also detail new restrooms and storage space. The city of Seattle has received this request from the applicant, who is Pat Sursely of the Corporation of the Catholic Archbishop. For additional information on this project, contact the applicant's contact, Aidan Bird, at 206-587-3979, extension 117.

4-Story 172-Unit Aurora-Fremont Area Residential Development In The Works

SEATTLE

A residential project, proposed for a site located at 3635 Woodland Park Avenue North in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 4-story building with 168 dwelling units and four live-work units. Parking for 140 vehicles will be located below-grade. The city of Seattle has received this request from the applicant, who is Harbor Woodland LLC. For additional information on this project, contact the applicant's contact, Steve Yoon, at 206-812-6748.

4-story 45-Unit Seattle Area Residential Project In Early Design Phase

SEATTLE

A residential development, in planning for a property located at 2202 East Olive Street in the Seattle area, is working its way through the city of Seattle's design guid-

ance-review process. The developers have requested permission to construct a 4-story residential building with 45 dwelling units. Plans note parking for 12 bicycles. The applicant for this project is WW Investments LLC. Construction will require the demolition and removal of existing structures on the property. For additional information on this project, contact the applicant's contact, Marc Jenefsky, at 425-637-0831.

64, Beacon Hill Portable Classrooms Expansion Proposed For Seattle Area

SEATTLE

A educational facility expansion project planned for a site located at 2524 16th Avenue South in the Seattle area, is the subject of an administrative conditional use granted by the city of Seattle. Current plans outline the construction of two portable classroom buildings that will expand the existing El Centro de la Raza child care center. Existing parking will be redistributed on the site. The applicant for this project is Estela Ortega of El Centro de la Raza. For additional information on this project, contact the applicant's contact, Daniel Baldner, at 206-329-8300.

2-Lot Port Orchard Area Commercial Development Receives DNS Approval

PORT ORCHARD

A commercial site development, slated for a 39,100 square foot land

parcel located at 9191 Bayshore Drive NW in the Port Orchard area, has been issued a determination of non-significance. The action will allow the developers to subdivide the parcel into two commercial use lots. Kitsap County has issued the permitting to the owner, who is Kitsap County Consolidated Housing Authority PSS No. 7406. For additional information on this project, contact the applicant's contact, Gary Lindsey of Kitsap County Consolidated Housing Authority, at 360-535-6100.

Major University of Washington Student Housing Development In Design Review Phase

SEATTLE

A university facilities project, in planning for a site located at 1101 NE Campus Parkway in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The University of Washington developers have requested permission to construct two new student residences namely, Terry Hall and Maple Hall. Development requires removal of one exceptional tree. The city of Seattle will hold a streamlined design review. Construction will also require the demolition and removal of the existing Terry Hall. The project will be known as University of Washington student housing. For additional information on this project, contact the applicant's contact,

Jodi Patterson-O'Hare, at 425-681-4718.

5-Story 22-Unit Beacon Hill Area Residential Development In Design Phase

SEATTLE

A residential project, in planning for a property located at 1814 12th Avenue South in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 5-story building to house a total of 22 dwelling units. Parking for 12 vehicles will be located below-grade and within the building, and will include 3,600 cubic yards of grading. Construction will require the demolition and removal of existing structures on the site. The applicants for this project are John & Susan Zink. For additional information on this project, contact the applicant's contact, Marc Rudd, at 206-605-8591.

12-Unit Seattle Area Residential Apartment Project Issued Conditional DNS Approval

SEATTLE

A residential project, planned for a site located at 6313 15th Avenue NE in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct four, 3-unit apartment buildings containing a total of 12 dwelling units. The city of Seattle has issued the permitting, with conditions, to the applicant who is Jon

Breiner of Third & Cedar LLC. For additional information on this project, contact the applicant's contact, Michael Godfried, at 206-933-1150.

3-Story 15,100 SF Seattle Area Industrial Manufacturing-Office Building Project Receives DNS Approval

SEATTLE

An industrial development, planned for a property located at 4220 24th Avenue West in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 3-story building with 10,100 square feet of manufacturing space and 5,000 square feet of office space. Surface parking for 6 vehicles will be provided. Development will require 1,100 cubic yards of grading. The city of Seattle has issued the permitting, to the applicant, who is F. Timothy O'Neil. For additional information on this project, contact the applicant's contact, Dan Umbach, at 206-427-3871.

5-Story 76-Unit Lower Queen Anne Area Residential & Live-Work Development In Design Phase

SEATTLE

A residential project, in planning for a site located at 500 Third Avenue West 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 building contain-

ing 71 dwelling units above five, ground-level live-work units. Parking for 77 vehicles will be located below-grade. Construction will require the demolition and removal of an existing retail building on the site. For additional information on this project, contact the applicant's contact, Aidan Bird, at 206-587-3797, extension 117.

3-Story 15-Unit Low-Income Seattle Area Residential Project Receives Conditional DNS Approval

SEATTLE

A residential project, slated for a site located at 6818 62nd Avenue NE in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 3-story building containing 15 low-income dwelling units. There will be two additional parking stalls, and relocation of an on-site play area. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Humberto Alvarez of Solid Ground Washington. For additional information on this project, contact the applicant's contact, Thomas Johnson, at 206-624-7880, extension 115.

21,300 SF Seattle Area Retail Phil Smart Inc Auto Dealership Addition Receives Conditional DNS Approval

SEATTLE

A retail development,

planned for a site located at 2025 Airport Way South in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 21,300 square foot addition to an existing auto sales and service dealership on the site. Plans note a requirement to change the use of the service building to covered parking to accommodate 91 vehicles. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Phil Smart Inc. Construction will require the demolition and removal of an existing portion of the building plus a 10,600 square foot shed. For additional information on this project, contact the applicant's contact, Robert Miller, at 425-822-0100.

185-Unit Mixed-Use Residential-Retail Development Proposed For U District Area

SEATTLE

A mixed-use residential and retail project, proposed for a site located at 4557 11th Avenue NE in the Seattle area, is the subject of a recent application. The developers have requested permission to construct three residential buildings containing 185 multi-family dwelling units and 1,600 square feet of retail space. Parking stalls for 127 vehicles will be provided for below-grade. Plans call for 14,000 cubic yards of grading. The city of Seattle has issued the permitting, to the appli-

cant, who is Craig Kolbitz of Security Properties. For additional information on this project, contact the applicant's contact, Beth Dwyer, at 206-467-5828.

18-Unit Columbia City Area Residential Project In Early Design Phase

SEATTLE

A Quadrant Corporation residential development, in planning for a site located at 4735 35th 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 11 building that will house a total of 18 dwelling units. Plans include shared

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parking within the structures. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Jill Burdeen, at 206-933-1150.

4-Story 39-Unit Mixed-Use Retail-Residential Development Proposed For Delridge Area

SEATTLE

A mixed-use project, proposed for a property located at 9051 20th Avenue SW in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 4-story building with 2,100 square feet of commercial space, four live-work

units and 35 residential dwelling units above these areas. Parking for 37 vehicles will be located in an attached garage. The city of Seattle has received this request from the applicant, who is Alan Neely of FL 200 Investments LLC. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Bruce Wellenbrink, at 206-282-4416.

3-Story 91,800 SF Everett Area Self-Storage Buildings Project In The Works

EVERETT

A commercial development, proposed for a sites located at 9606

and 9610 19th Avenue SE in the Everett area, is the subject of a recent application. The developers have requested permission to construct a new 3-story, 84,238 square foot self-storage center and a 2-story, 7,574 square foot building. The city of Everett has received this request from the applicant, who is Premier Storage Everett. For additional information on this project, contact the applicant's contact, Storage Partners, at 425-485-2266.

7-Story 143-Unit Residential Development Proposed For South Lake Union Area

SEATTLE

A residential project, proposed for a site located at 777 Thomas

Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 7-story building that will house 143 dwelling units. Plans include below-grade parking for 98 vehicles. The city of Seattle has received this request from the applicant, who is 8th and Thomas LLC (MacFarlane Partners.) For additional information on this project, contact the applicant's contact, Mike Kapp, at 503-892-7110.

21-Lot Federal Way Area Residential Subdivision Project Receives Mitigated DNS Approval

FEDERAL WAY

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a 9-acre site located at the south side of the 4100 block of SW Dash Point Road in the Federal Way area, has been issued a mitigated determination of non-significance. The action will allow the developers to divide the site into 21 single-family residential building lots. Plans detail street improvements, storm drainage facilities, utility improvements and wetland mitigation. The city of Federal Way has issued the permitting to Westbrook Investments LLC. The subdivision will be called Soundview Manor. For more information on this project, contact the applicant at 437 29th St NE, Suite G, Puyallup, WA 98372.

9,200 SF DuPont Area Learning Center

Development Receives MDNS Approval

DUPONT

A project planned for a site located at the northeast corner of Center Drive and McNeil Street in the DuPont area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a single-story, 9,275 square foot building on the site. Plans show 42 parking stalls and associated site improvements on a 1.16-acre portion of the land parcel. The city of DuPont has issued the permitting to the applicant, who is DuPont Station Partners II, LLC. The project will be known as the DuPont Learning Center. For additional information on

this project, contact the applicant's contact, ESM Consulting Engineers, at 253-838-6113.

260-Unit Bellevue Area Mixed-Use Commercial-Residential Project Receives DNS Approval

BELLEVUE

A mixed-use residential and commercial development, planned for a site located at 15 Bellevue Way in the Bellevue area, has been issued a determination of non-significance. The action will allow the developers to re-vest a previous design review decision to construct a building with ground-floor commercial space and 260 residential dwelling units. The city of Bellevue has issued the permitting to the applicant, who is EVII LLC.

The project will be called Bellevue at Main. For additional information on this project, contact the applicant's contact, Andy Loos of SRM Development, at 206-200-0675.

4,400 SF Liberty Lake Area Residential Senior's Development In Line For Mitigated DNS Approval

LIBERTY LAKE

A residential development, planned for a site located at 23102 East Mission Avenue in the Liberty Lake area, has been issued a mitigated determination of non-significance. The action will allow the developers to complete phases 1-8 consisting of construction of four buildings containing 1,100 square foot each of independent senior living space.

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 Taylor Thomasino, P: 253.405.2277, F: 866.342.4331, taylor.thomasino@ge.com, Pierce County South

Future phases will include construction of additional units. The city of Liberty Lake, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Snow Peak Properties LLC. The project will be known as Guardian Angel Homes Specialty Housing. For additional information on this project, contact the applicant's contact, Mike Geddes of Guardian Angel Homes, at 206-929-2726.

5-Story Seattle Area Retail Self-Storage Facility Project In Early Design Phase

SEATTLE

A commercial project, in planning for a site located at 3736 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 a 5-story self-storage facility. Plans include surface parking for 43 vehicles. The applicant for this project is Steve Tangney of West Coast Self-Storage. For further information on this project, contact Mr. Tangney at 925-462-0739.

12,600 SF Arlington Area Tribal Office Building Project In Hearings Stage

ARLINGTON

A commercial development, proposed for a site located at 22712 Sixth Avenue NE in the Arlington area, is the subject of hearings by the Snohomish County Hearing

Examiner. The hearings are being held to discuss a request to construct a 12,600 square foot office and water quality laboratory for the Stillaguamish Tribe Natural Resources Department. Plans show a 37-stall parking lot and water tank for fire protection. For additional information on this project, contact the applicant, Stillaguamish Tribe of Indians, at 360-652-7362.

7,900 SF UW Baseball Practice Building Project In The Works

SEATTLE

A UW sports facilities project proposed for a property located at 4000 Walla Walla Road NE in the Seattle area, is the subject of a recent application. The UW Capitol Projects developers have requested permission to construct a 7,900 square foot baseball practice building at the University of Washington baseball field. The existing building will expand to a 3-story, 21,900 square foot baseball stadium with bleachers, dugout and ticket booth. Plans call for 4,100 cubic yards of grading. The city of Seattle has received this request from Kent Kubota of the UW Capitol Projects Office. For additional information on this project, contact the applicant's contact, Craig Belcher, at 206-295-0613.

7-Story 44-Unit Capitol Hill Area Residential Project In Early Design Phase

SEATTLE

A residential development, in planning for

a site located at 120 Harvard Avenue East in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 7-story building containing 44 dwelling units. Parking will be provided for on three, below-grade levels. The applicant for this project is Ron Amundson. For more information on this project, contact Mr. Amundson at 206-953-7756.

Auburn Area High School Expansion In The Works

AUBURN

A school facilities project, proposed for a Auburn High School located at 803 East Main

Street in the Auburn area, is the subject of a notice of planned final action by Auburn School District No. 408. Plans outline the commencement of legal proceedings to acquire by condemnation of the property, to allow for the modernization and reconstruction of Auburn High School. For additional information on this project, contact the applicant's contact, Michael Newman, deputy superintendent of Auburn School District, at 253-931-4930.

53,100 SF Tacoma Area Industrial Building's Relocation And Additions Receives DNS Approval

TACOMA

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at 5415 189th Street East in the Tacoma area, has been issued a determination of non-significance. The action will allow the Encon Washington developers to relocate an existing 19,600 square foot building and an office on site. Plans note the construction of an 8,400 square foot addition to a 19,600 square foot building, the construction of a 40,800 square foot building, a 3,500 square foot office building and a 400 square foot office storage building. Pierce County has issued the permitting to the applicant, who is Encon Washington. The project will be called Encon Washington. For additional information on this project, contact the applicant's contact, Encon Pacific LLC, at 253-846-2774.

11,000 SF Vancouver Area Religious Facility Addition & Remodel Project In Hearings Stage

VANCOUVER

A religious facility development, planned for a site located at 805 South Columbia Ridge Drive in the Vancouver area, is the subject of a land-use hearing by the Vancouver Hearing Examiner. The hearing is being held to discuss a request to construct an 11,000 square foot addition to an existing 2-story, 32,500 square foot structure, and to expand its capacity to 567 seats. Plans note the remodeling of a single-story, 12,700 square foot administration build-

ing. Construction will require the demolition and removal of an existing residence. It will be converted to a 38-stall parking lot. Existing site parking will be revised and landscaping will be added with limited parking access points. The project will be known as the Columbian Presbyterian Church development. For additional information on this project, contact the applicant, Randy Gould of BCRA, at 253-627-4367.

Sand Point Area Residential Renovation Project Receives DNS Approval

SEATTLE

A residential project, slated for a property located at 7400 Sand Point Way NE in the Seattle area, has been issued a determination of non-significance by the city of Seattle. The action will allow the developers to renovate and reuse the existing Building 9 as housing. Plans include a land-use code change to allow additional dwelling units in the Naval Station Puget Sound Sand Point Historic District under certain conditions. For additional information on this project, contact the applicant's contact, Gordon Clowers, at 700 Fifth Avenue, Suite 2000, PO Box 34019, or call 206-684-8375.

2-Story 65,000 SF Lakeside School Athletics Center Development In The Works

SEATTLE

A school facility project, proposed for Lakeside School located at

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14050 First Avenue NE in the Seattle area, is the subject of a recent application. The Lakeside School developers have requested permission to construct a 2-story, 65,000 square foot athletics center and three temporary portables. There will be no change in parking layout or capacity. The city of Seattle has received this request from Sylvia Pautler of Lakeside School. Construction will require the demolition and removal of an existing gymnasium structure on the site. For additional information on this project, contact the applicant's contact, Dave Scheider, at 206-682-3460.

3-Building Yakima Area Agricultural Warehouses Development In The Works

YAKIMA

An agricultural development, proposed for a 10-acre site located at 3107 River Road in the Yakima area, is the subject of a recent application. The developers have requested permission to construct three controlled-atmosphere agricultural warehouse structures along with accessory concrete aprons and an access road. Plans call for 15,000-20,000 cubic yards of fill placed into two artificial ponds and portions of an artificial dewatering channel. The U.S. Army Corps of Engineers has submitted this request. For more information this project, contact the applicant's agent, Tom Durant of Durant Development Services, at 509-249-2883.

4-Story 43-Unit Lower Queen Anne Area Residential & Live-Work Project In Design Phase

SEATTLE

A residential retail project, in planning for a site located at 509 First Avenue West 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 residential building containing 40 dwelling units and three live-work units. The applicant for this project is David Pruin of LQA Apartments LLC (Gramor Development Washington.) Construction will require the demolition and removal of existing structures on the site. For additional information on this project call 206-615-1392.

13-Lot Vancouver Area Residential Subdivision Development In Hearings Stage

VANCOUVER

A residential subdivision project, proposed for a property located at 9410 NE 39th Street in the Vancouver area, is the subject of hearings by the Clark County Hearing Examiner. The hearings are being held to discuss a request to divide the property into 13 single-family residential building lots in three phases. For additional information on this project, contact the applicant's contact, SGA Engineering, at 360-993-0911.

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