

# ***New Project News***

***Washington State Construction News***

***Delivered monthly to the Contractors & Subs of Washington State***

***April 2013***



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# New Project News

Washington State Construction News

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## About Our Reports

Our goal is to give our readers a very early look at new projects. We summarize publicly recorded and published information that describes newly proposed, or pending Washington State construction projects.

**We start tracking a project at its Environmental Impact (EIS) application.** Permits on these projects are several months into the future. We then report on the various stages of its progress. The information published is the best available at the time of the report. Our goal is to give you enough data to start tracking a selected project early on.

**We stop tracking a project when its building permit is issued.**

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## 28-Unit Lynnwood Area Residential Townhouse Project In The Works

LYNNWOOD

A residential development, proposed for a 1.5-acre site located at 15712 34th Place West in the Lynnwood area, is the subject of a recent application. The developers have detailed plans to construct four townhouse structures containing a total of 28 dwelling units. Snohomish County has received this request from Matt Echelbarger of Alderwood Land Company. The project will be known as The 34th Place Residences. For additional information on this project, contact Mr. Echelbarger at 425-210-5472.

## 9-Unit Sammamish Area Residential Condominium Development In Line For DNS Approval

SAMMAMISH

A residential project, planned for a 1-acre site located at 1314 227th Avenue SE in the Sammamish area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a single-family detached condominium development that will house 9 dwelling units. The city of Sammamish, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Belmont-Colvin Holdings LLC.

The project will be called Belmont-Colvin Townhomes. For additional information on this project, contact the applicant's contact, Rob Risinger of Belmont-Colvin Holdings LLC, at 846 108th Ave NE, Suite 200, Bellevue, WA 98004, or call 425-417-5846.

## 7-Unit 5,000 SF West Queen Anne Seattle Area Residential Apartment Remodel Project In The Works

SEATTLE

A residential development, proposed for a site located at 3814 14th Avenue West in the Seattle area, is the subject of a recent application. The developers have requested permission to construct interior alterations to an existing 33-unit apartment, office and lodging building. Plans call for changing 4,300 square feet of lodging space and 700 square feet of office space into seven apartment dwelling units, for a total of 40 units. The city of Seattle has received this request from the applicant, who is Saltaire. For additional information on this project, contact the applicant's contact, Seth Hale, at 206-432-9121.

## Bellevue Area Mixed-Use Residential-Office Development Receives DNS Approval

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project, planned for a property located at 15420 NE Eighth Street in the Bellevue area, has been issued a determination of non-significance. The action will allow the developers to construct 3 multi-family buildings and fitness and leasing office at the Madison of Bellevue, formerly known as the Lamplighter Apartments. The city of Bellevue has issued the permitting to the applicant, who is The Madison of Bellevue Land, LLC. For additional information on this project, contact the applicant's contact, Christina Agra-Hughes of MVE Architects, at 818-223-3500, extension 312.

### **25,950 SF Maritime Classroom Expansion Project For Ballard Area In The Works**

*SEATTLE*

A SCCC training facility development, proposed for a site located at 4455 Shilshole Avenue NW in the Seattle area, is the subject of a recent application. The devel-

opers have presented plans to construct 24,900 square feet of new classroom space, plus a 700 square foot addition to an existing classroom building and a 350 square foot storage building. Parking for 34 vehicles and six boats will be located on the adjacent right of way. The Seattle Central Community College has prepared environmental documents. For additional information on this project, contact the applicant's contact, Mary Jo Lux, at 206-682-8300.

### **7-Story 78-Unit South Lake Union Area Mixed-Use Residential-Retail Development In Design Phase**

*SEATTLE*

A mixed-use residential and retail project, in planning for a site located at 201 Westlake Avenue North in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have detailed plans to construct a 7-story

residential building with 78 dwelling units, an associated leasing office and 2,000 square feet of ground-level retail space. Parking for 48 vehicles will be provided for at and below-grade. The applicant for this project is 201 Westlake LLC (MacFarlane Partners). 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 Roos, at 206-576-1648.

### **238-Unit Vancouver Area Residential Apartment Project In The Works**

*VANCOUVER*

A residential development, proposed for a 9.5-acre site located at NE Four Seasons Lane in the Vancouver area, is the subject of a pre-application conference being held by the city of Vancouver. The developers have presented plans to construct 238 apartment dwelling units. The applicant for this project is Gary Brown. The project will be

called Four Seasons Lane Apartments. For more information on this project call 360-487-7891.

### **Vancouver Area Commercial Building Development In The Works**

*VANCOUVER*

A commercial project, proposed for a property located at 10909 NE Highway 99 in the Vancouver area, is the subject of a recent application. The developers have detailed their plans to construct a new commercial building on the site. Plans include additional paving (For Pat Moore Quality Cars). The project will be known as the Moore & Mackin Project. Clark County will hold a pre-application meeting to discuss this request. For additional information on this project, contact the applicant's contact, Planning Solutions, at 360-750-9000.

### **6-Story 51-Unit Ballard Area Mixed-Use Senior Residential-Retail Project Growing Old In**

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## Hearings Stage

### SEATTLE

A mixed-use residential and retail project, in planning for a site located at 2014 NW 57th Street in the Seattle area, is the subject of continuing hearings by the Seattle Hearing Examiner. The hearings are being held to discuss a request to construct a 6-story residential structure that will house 51 low-income senior dwelling units above 1,900 square feet general retail and services space. The applicant for this project is 57th NW Development. For additional information on this project, contact the applicant's contact, John Torrence, at 206-443-9935.

## 9,300 SF DuPont Area Daycare Center Development Receives Revised MDNS Approval

### DUPONT

A retail development planned for a 1.16-acre property located south of McNeil Street, behind DuPont Station in the DuPont area, has received

a revised mitigated determination of non-significance. The action will allow the developers to construct a single-story, 9,300 square foot daycare center. Plans note 42 parking stalls and site improvements. The revision calls for increased earthwork to 1,900 cubic yards. The project will be called DuPont Learning Center. The city of DuPont has issued the permitting to the applicant, who is DuPont Station Partners II LLC. For additional information on this project, contact the applicant's contact, ESM Engineers, at 253-838-6113.

## 36-Story Downtown Seattle Area Office-Retail Tower Development Progressing

### SEATTLE

A high-rise commercial project planned for a site located at 505 Madison Street in the Seattle area, is the subject of a revision. The developers plan to change the number of stories from 38 to 36 and increase retail

space at grade level. This will increase the building footprint by 3,000 square feet. The applicant for this project is Steven Cook of S/I Seattle Investments IV LLC (Schnitzer West). For additional information on this project, contact the applicant's contact, David Yuan, at 206-223-5222.

## 27-Story Downtown Seattle Area Office-Retail Tower Progressing In Design Phase

### SEATTLE

A commercial development, in planning for a site located at 1430 Second Avenue in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have detailed plans to construct a 27-story tower containing 133,500 square feet office and 35,000 square feet retail and 50 residential dwelling units. Parking will be located above and below-grade. The applicant for this project is Greg Smith

of Urban Visions. For additional information on this project, contact the applicant's contact, Justin Rabe, at 206-521-3435.

## 12-Story South Lake Union Area Office-Retail Development In Early Design Phase

### SEATTLE

A Vulcan Real Estate commercial project, in planning for a site located at 400 Ninth Avenue in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have submitted plans to construct a 12-story building with 312,600 square feet office space above 6,000 square feet, ground-level retail space. Parking for 318 vehicles will be located below-grade. The applicant for this project is City Investors II. For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

## 5-Story 126,200 SF Mount Baker Area Self-Storage



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## Facility Project Receives Conditional DNS Approval

SEATTLE

A commercial development, planned for a site located at 3736 Rainier Avenue South in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 5-story, 126,200 square foot mini-warehouse. Parking for 14 vehicles will be located within the structure. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Steven Tangney of West Coast Self-Storage. Construction will require the demolition and removal of an

existing structure on the site. For additional information on this project, contact Mr. Tangney at 925-462-0739.

## 56-Unit Battle Ground Area Residential Apartment Project In Line For DNS Approval

BATTLE GROUND

A residential development, planned for a property located at the northwest corner of NW 20th Avenue and NW Fifth Street in the Battle Ground area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 56-unit apartment complex. Adjacent land will be reserved for wetland enhancement and mitigation credits. The city of Battle Ground, using the optional SEPA process, is expected to issue the permitting for this project that will be known as Meadow View Apartments. For additional information on this project, contact the applicant's contact, Joe Sterling of Sterling Design, at joel@sterling-design.biz, or call 360-759-1794.

## 8-Unit Delridge Area Residential Townhouse Development Receives DNS Approval

SEATTLE

A residential project, slated for a site located at 7758 Delridge Way SW in the Seattle area, has been issued a determination of non-signifi-

cance. The action will allow the developers to construct two, 4-unit townhouse buildings that will house a total of 8 dwelling units. Development will take place in an environmentally critical area. Parking for eight vehicles will be located at-grade. Plans call for 200 cubic yards of grading under a separate project order. The city of Seattle has issued the permit to the applicant, who is Vitaliy Afichuk. For additional information on this project, contact the applicant's contact, Paul Pierce, at 206-251-5962.

## 6,100 SF Seattle Area Mini-Warehouse & Retail Development In The Works

SEATTLE

A retail development, proposed for a site located at 609 Fairview Avenue North in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a single-story building with 3,100 square feet of self-storage warehouse space and 3,000 square feet of retail space. The city of Seattle has received this request from Ada Healey of City Investors XI LLC (Vulcan Real Estate). The application is a placeholder for possible larger development if a rezone is passed. For additional information on this

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Scott MacDonald, P: 206.714.6691, F: 866.342.4287, scott.macdonald@ge.com, King County – Multi-Family

Dan Mertz, P: 503.635.3775, F: 877.782.6649, dan.mertz@ge.com, Clark & Cowliz Counties

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

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

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

**280-Unit Fremont Area Mixed-Use Residential-Commercial Project In Design Phase Meetings**

*SEATTLE*

A mixed-use residential and retail project, in planning for a site located at 3801 Stone Way North in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have supplied plans to construct a building with 280 dwelling units over ground-level commercial and live-work space. Parking accommodations for up to 274 vehicles

will be provided for in the development. The applicant for this project is Stone Way LLC (Lexas Cos). For additional information on this project, contact the applicant's contact, Matt Driscoll, at 206-547-1761.

**380-Unit Federal Way Area Residential Senior's Project In Line For DNS Approval**

*FEDERAL WAY*

A residential development, planned for a vacant site located at 32723 Pacific Highway South in the Federal Way area, is in line to be issued a determination of non-significance. The developers have requested permission to construct an apartment complex

with 380 independent senior dwelling units in two, 65 foot tall towers that will be joined by a sky bridge. The city of Seattle, using the optional SEPA process, is expected to issue the permitting to the applicant, who is the Morgan Design Group LLC. The project will be known as Celebration Senior Living Apartments. For additional information on this project, contact the applicant's contact, Jean Morgan of Morgan Design Group LLC, at 206-375-3397.

**6-Story 48-Unit Capitol Hill Area Residential Development Subject Of Recent Application**

*SEATTLE*

A residential project, proposed for a site located at 422 Summit Avenue East in the Seattle area, is the subject of a recent application. The developers have plans to construct a 6-story building containing 48 dwelling units. Parking for 13 vehicles will be provided for within the structure. Plans call for 2,100 cubic yards of grading. The city of Seattle has received this request from the applicant, who is Jonathan Slavin of ICP 422 Summit 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,

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### **23-Lot Olympia Area Residential Subdivision Project In Line For Mitigated DNS Approval**

#### *OLYMPIA*

A residential subdivision development, planned for a 4-acre property located at 3205 Yelm Highway SE in the Olympia area, is in line to be issued a mitigated determination of non-significance. The developers have requested permission to divide the property into 23 single-family residential building lots. Plans include habitat tracts and associated landscaping. Thurston County, using the optional SEPA pro-

cess, is expected to issue the permitting to the applicant, who is Evergreen Heights LLC. The project will be called Chestnut Village, Phase II. For additional information on this project, contact the applicant's contact, Rob Rice of Evergreen Heights, at 360-459-9999.

### **18,400 SF Spokane Valley Area Industrial Facility Addition**

#### *SPOKANE VALLEY*

An industrial project, proposed for a site located at 3910 North Flora Road in the Spokane Valley area, is the subject of a recent application. The developers have detailed plans to construct an 18,400 square foot building addition that

will house a casting pit. Plans note 9,614 cubic yards of earth disturbance. The city of Spokane Valley has received this request from the applicant, who is Wagstaff Inc. The project will be known as the C West casting facility. For additional information on this project, contact the applicant's contact, Doug Overholtzer of Wagstaff Inc., at 509-922-1404.

### **54-Unit Spokane Area Residential Development Receives Mitigated DNS Approval**

#### *SPOKANE*

A residential project, planned for a site located at 5911 South Ben Burr Road in the Spokane area, has

been issued a mitigated determination of non-significance. The action will allow the developers to construct nine, 2-story apartment buildings containing a total of 54 dwelling units with associated garages. Spokane County has issued the permitting to the owner, who is Pacific Northwest Development LLC. For additional information on this project, contact the applicant's contact, Shane Mercier of Nystrom Olson Architecture, at 509-326-6464.

### **11,500 SF Battle Ground Area Medical Offices Project In Line For DNS Approval**

#### *BATTLE GROUND*

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ment, planned for a site located at the northwest corner of State Route 503 and SW 40th Street in the Battle Ground area, is in line to be issued a determination of non-significance. The developers have requested permission to construct an 11,500 square foot medical services building. Plans detail parking, lighting, landscaping and site improvements. The city of Battle Ground, using the optional SEPA process, is expected to issue the permitting to the applicant, who is the Deacon Development Group. The project will be known as Camellia Medical Center. For additional informa-

tion on this project, contact the applicant's contact, Kendra Howell of Deacon Development Group, at 503-297-8791.

### **370-Unit West Seattle Area Residential Development In Design Phase**

*SEATTLE*

A residential project, in planning for a site located at 4755 Fauntleroy Way SW in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have submitted plans to construct two, 5-story buildings containing a total of 370 residential dwelling units that will feature 62,800 square feet, ground-level retail space. Parking for up to 598 vehicles will be located below-grade. Construction will require 104,200 cubic yards of grading. For additional information on this project, contact the applicant's contact, Steve Sears, at 206-682-6170, extension 11.

### **7-Story 253-Unit North Seattle Area Mixed-use Residential-Commercial Development In The Works**

*SEATTLE*

A mixed-use residential and retail project, proposed for a site located at 525 NE Northgate Way in the Seattle area, is the subject of a recent application. The developers have requested permission

to construct a 7-story residential building with 253 dwelling units over 24,900 square feet, at-grade retail space. Parking for 269 vehicles will be located below-grade. Plans call for 17,600 cubic yards of grading. Construction will require the demolition and removal of three existing structures totaling 35,300 square feet. Early design guidance is being conducted under a separate project order. The city of Seattle has received this request from Bob Wallace of Northgate II LLC. For additional information on this project, contact the applicant's contact, Kevin Cleary, at 425-454-0566.

### **1,100 SF Seattle Area Private School Addition In The Works**

*SEATTLE*

A school development, proposed for a site located at 415 North 117th Street in the Seattle area, is the subject of a recent application. The developers have plans to construct a 1,100 square foot, second-story resource room addition to the existing Christ the King Elementary School. The city of Seattle has received this request from the applicant, who is the Corporation of the Catholic Archbishop and Archdiocesan Housing Authority. For additional information on this project, contact the applicant's

contact, John Faley, at 206-682-7525.

### **6-Story 74-Unit South Lake Area Mixed-Use Low-Income Residential-Retail Development Receives DNS Approval**

*SEATTLE*

A mixed-use residential and retail project, planned for a site located at 756 John Street in the Seattle area has been issued a determination of non-significance. The action will allow the developers to construct a 6-story building that will house 74 low-income dwelling units above 8,000 square feet of retail space. Parking for 26 vehicles will be provided below-grade. Plans call for 1,800 cubic yards of grading. The city of Seattle has issued the permitting to the applicant, who is the Compass Housing Alliance. 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, Jennifer McDougall-Watt, at 206-902-5512.

### **Kent Area Self-Storage Project In Line For DNS Approval**

*KENT*

A commercial development, planned for 2.86-acres of a 4.53-acre site located at 11024 SE 208th Street in the Kent area, is in line to be issued a determination of

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non-significance. The developers have requested permission to construct a mini-storage facility with an on-site manager's dwelling unit. King County has issued the permitting to the owner, who is Puget Sound Personal Warehouse. 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, Chris Kealy of Puget Sound Personal Warehouse, at 333 15th St NE, Auburn, WA 98002, or call 206-477-0367.

**Belltown Area Penthouse Addition & Office Conversion Project In**

**The Works**

*SEATTLE*

A commercial project, proposed for a property located at 220 Western Avenue in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a penthouse addition to an existing 4-story furniture store and warehouse. Plans show converting the upper floors to office space with retail sales and short-term parking below. The applicant for this project is Boris Castellanos of the Moscatel Family LLC. Notice of interpretation was required and has been issued by the city of Seattle. The interpretation

concludes that the building as proposed would remain under the maximum floor-area-ratio limit. For additional information on this project, contact the applicant's contact, Jessica Clawson, at 206-812-3378.

**5-Story Capitol Hill Area Mixed-Use Retail-Office-Residential Development In Its Design Phase**

*SEATTLEA*

A mixed-use retail, office and residential project, in planning for a site located at 1424 11th Avenue in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have detailed plans to construct a 5-story building with three residential dwelling units over 27,000 square feet of commercial space. Portions of an existing building will be incorporated into the new building. Parking for 13 vehicles and 14 bicycles will be located below-grade. For additional information on this project, contact the applicant's contact, Wing-Yee Leung, at 206-322-1130.

**5-Story 209-Unit Mercer Island Area Mixed-Use Residential-Retail Project Receives Mitigated DNS Approval**

*MERCER ISLAND*

A mixed-use residential and retail project, slated for a site located at 2615 76th Avenue SE in the Seattle area, has

been issued a mitigated determination of non-significance. The action will allow the developers to construct a 5-story building with 209 apartment dwelling units and 11,000 square feet of retail space. Parking stalls for up to 267 vehicles will be located below-grade. The city of Mercer Island has issued the permitting to the applicant, who is Legacy partners; Three Sisters Holdings LLC. For additional information on this project, contact the applicant's contact, Kerry Nicholson of Legacy Partners, at knicholson@legacy-partners.com, or call 206-27504060.

**Mount Vernon Area Phased Building Expansion Project In Line For DNS Approval**

*MOUNT VERNON*

A commercial development, planned for a property located at 227 Freeway Drive in the Mount Vernon area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 3-phased expansion project. Phase one calls for two additions to an existing 8,900 square foot building, one for Skagit Hospice of about 2,500 square feet and the second of about 1,000 square feet for Skagit Law Group. Phase two includes a 2,000 square foot



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addition east of the hospice addition that will infill under the existing drive-through canopy. Phase three will be a 3,000 square foot stand-alone office building on the northeast corner of the site. The city of Mount Vernon, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Mount Vernon Ventures LLC. For additional information on this project, contact the applicant's contact, Peter Carletti of Carletti Architects, at 360-424-0394.

**59-Lot Puyallup Area Residential Subdivision Project Receives DSN Approval**

*PUYALLUP*

A residential subdivision development, slated for a 19.83-acre property located at the south end of 13th Street SE, along 12th Avenue SE in the Puyallup area, has been issued a determination of non-significance. The action will allow the developers to divide the property into 59 single-family residential building lots. Plans include public roads and 9.66-acres of open-space tracts for active recreation and wetland protection. The city of Puyallup has issued the permitting to the applicant, who is Labelle Investment LLC. The project will be known as Labelle preliminary major plat. For additional informa-

tion on this project, contact the applicant at 409 East Pioneer, Puyallup, WA 98372, or call 253-841-5418.

**16-Lot Anacortes Area Residential Subdivision Development Progressing**

*ANACORTES*

A residential subdivision project, proposed for a site located north of Oakes Avenue, south of Navigator Lane and 500 feet east of Ship Harbor Boulevard in the Anacortes area, is the subject of a public meeting. The developers have detailed their plans to divide the site into 16 single-family residential building lots. Plans show associated roads and utilities. The applicant for this project is Nels Strandberg of Strandberg Construction. For additional information on this project, contact Mr. Strandberg at 360-293-7431.

**12-Unit Redmond Area Residential Project Receives Revised DNS Approval**

*REDMOND*

A residential development, planned for a 3.8-acre site located at 16423 NE 122nd Street in the Redmond area, has been issued a revised determination of non-significance. The action will allow the developers to proceed with plans to construct 12 single-family homes on the site. Plans note the associated infrastruc-

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ture and utilities. The city of Redmond has issued the permitting to the applicant, who is the Quadrant Corporation. For additional information on this project, contact the applicant's contact, Pete Lymberis of Quadrant Corp., at [pete.lymberis@quadranthomes.com](mailto:pete.lymberis@quadranthomes.com), or call 425-452-6551.

### **13,900 SF Leavenworth Area Commercial Development In Line For DNS Approval**

*LEAVENWORTH*

A commercial development, planned for sites located at 920 and 932 Front Street in the Leavenworth area, is in line to be issued a determination of non-significance.

The developers have requested permission to construct two retail &/or restaurant buildings that will be known as "Der Tumbplatz". Plans note a 10,600 square foot and a 3,300 square foot building. The exterior building design will conform to an old world Bavarian architectural theme. The city of Leavenworth, using the optional SEPA process, is expected to issue the permitting to the owner, who is Nelson Real Estate Management LLC. For additional information on this project, contact the applicant's contact, Kurt Jensen of Jensen Fey Architecture, at 425-216-0318.

### **4-Story 184-Unit**

### **Wallingford Area Residential & Live-Work Project In Design Review Phase**

*SEATTLE*

A mixed-use residential and live-work development, in planning for a site located at 3400 Wallingford 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 4-story, 176-unit residential building with eight, and ground-level live-work units. Parking for 164 vehicles will be provided for in a below-grade garage. Additional residential and live-work units in an existing building located at 3326 Wallingford Avenue North will be considered during administrative design review. Construction will require the demolition and removal of the existing mixed-use structures on the site. The applicant for this project is Aml Development Co. LLC. A proposal has been submitted to the city of Seattle for administrative design review in exchange for a departure for residential use at street level to exceed the maximum allowed. For additional information on this project, contact the applicant's contact, John Hall, at 206-902 5508.

### **4,600 SF Beacon Hill**

## Area Religious Facility Addition In The Works

SEATTLE

A church campus addition development, proposed for a structure located at 6020 Beacon Avenue South in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 4,600 square foot addition to the existing St. Mark's Lutheran Church. The city of Seattle has received this request from Victor Langford of St. Mark's Lutheran Church. For additional information on this project, contact the applicant's contact, Dante Palmaffy, at 425-345-2530.

## 7,000 SF Woodinville Area Distillery-Tasting Room Development Receives DNS Approval

WOODINVILLE

A commercial development slated for a property located at 14508 Woodinville-Redmond Road in the Woodinville area, has been issued a determination of

non-significance. The action will allow the developers to construct a 7,000 square foot distillery building with tasting areas and construct additions to an existing 900 square foot tavern and other improvements. Plans note tree removal, landscaping, critical area enhancement, grading, street and drainage. The city of Woodinville has issued the permitting to the applicant, who is the Hollywood Garage LLC. The project will be known as the Hollywood Garage Distillery and Tavern. For additional information on this project, contact the applicant's contact, Chris Faul of Point32 Development, at 206-805-3232.

## 12-Lot Bothell Area Residential Subdivision Project

BOTHELL

A residential subdivision development, proposed for a 2-acre site located at 17412 Sunset Boulevard in the Bothell area, is the subject of a recent application. The developers have requested

permission to divide the site into 12 single-family residential building lots. Snohomish County has received this request from the applicant, who is KLN Construction. The project will be called Yorkshire II. For more information on this project, call 425-388-3311, extension 2764.

## 45,000 SF Spokane High School Facility Addition Receives DNS Approval

SPOKANE

A school facilities project, planned for North Central High School located at 1600 North Howard Street in the Spokane area, has been issued a determination of non-significance. The action will allow the Spokane Public Schools developers to construct the phase-one addition of 45,000 square feet to the existing North Central High School. Development will proceed in three stages at the west side of campus on a site occupied by a tennis court. Spokane School District No. 81 has issued the permit-

ting for this school project. For further information, contact Greg Brown, director of capital projects and planning for Spokane Public Schools, at GregoryB@spokane-schools.org, or call 509-354-5775.

## 4-Story 50-Unit Capitol Hill Area Residential Development In Early Design Phase

SEATTLE

A residential development, proposed for a site located at 133 18th 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 4-story building with 50 residential dwelling units. Plans include parking for 16 vehicles and bicycle storage. The city of Seattle has received this request from the applicant, who is Odegard Gockel. Construction will require the demolition and removal of an existing structure on the site. For addi-



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Floor Joists



Brick exterior finish



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### Can be used on any structure type:

Multi-story (**1 to 10+ stories**) mixed-use structures, apartments, condos, assisted living, nursing centers, hotels motels, schools, SFD and 2-4 housing and specialty buildings.



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1-Level Assisted Living Center



Mixed Use Retail



Restaurants



7-Story Mixed Use Residential

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Our **IGB Systems' PRE-ENGINEERED WALL FRAME BUILDING SYSTEM** is ideal for multi-story structures.

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The **IGB Systems' PRE-ENGINEERED WALL FRAME BUILDING SYSTEM** has been used on many multi-story projects. Some of these include:



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**4-Story Sunset & Vine Center**  
Hollywood • CA



**9-Story**  
**505 Broadway**  
Tacoma • WA



# HOTEL & RETIREMENT APPLICATIONS

The **IGB Systems' PRE-ENGINEERED WALL FRAME BUILDING SYSTEM** easily meets all soundproofing and fireproofing requirements for structures having fire, life, and safety requirements, especially hotels, retirement homes, elderly care facilities, and multi-family apartments, condos, and student housing.

- The **IGB System** has a **STC sound rating of 66, 63, 59, or 58**
- The **IGB System** has a **UL fire rating of 4, 3, 2, or 1 hours**
- The **IGB System's** wall frame is complimented by other non-combustible materials.
- The **IGB Wall Frame Building System** offers a very competitive framing option for these project types

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**Eagle Landing  
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Chehalis • WA



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# MULTI-FAMILY RESIDENTIAL APPLICATIONS

The **IGB Systems' PRE-ENGINEERED WALL FRAME BUILDING SYSTEM** is highly desirable for all residential structures.

**Our system offers several advantages to residential builders. These include:**

- Almost all on-site cutting, nailing, measuring, aligning is eliminated
- Our wall frames are square, true, and align easily and properly
- Our walls are dimensionally stable, which helps prevent future cracks, shrinking, and warping
- Steel has the highest strength to weight ratio of any material used in residential construction

**Some of our residential projects include:**



**Bay Street**  
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**Ballard On The Park**  
Seattle • WA



**Muriah Condominiums**  
Ocean Shores • WA



**Wonderbread**  
Seattle • WA



**505 Broadway**  
Tacoma • WA

# RETAIL APPLICATIONS

**IGB Systems' PRE-ENGINEERED WALL FRAME BUILDING SYSTEM** has been used in a wide variety of retail projects. Most times, these projects were time sensitive and were completed ahead of schedule.

**We will meet your retail project's framing installation timelines, and deadline.**

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Sunset & Vine



Bay Street



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tional information on this project, contact the applicant's contact, Marc Jenefsky, at 425-637-0831.

### **8-Story 108-Unit West Seattle Area Residential Project In The Works**

*SEATTLE*

A residential project, proposed for a site located at 3078 SW Avalon Way in the Seattle Area, is the subject of a recent application. The developers have requested permission to construct an 8-story building containing 108 dwelling units. Parking will be provided for 61 vehicles below-grade. The city of Seattle has received this request from the applicant, who is Chris Luna of

Avalon West Seattle LLC. For additional information on this project, contact the applicant's contact, Scott Jeffries, at 206-367-1382.

### **54,000 SF Ridgefield Area High School Facility Expansion Project Receives Mitigated DNS Approval**

*RIDGEFIELD*

A school facility development, slated for Ridgefield High School located at 2724 South Hillhurst Road in the Ridgefield area, has been issued a mitigated determination of non-significance. The action will allow the developers to expand and remodel the existing Ridgefield High School building

Plans call for 54,000 square feet of new building area, associated site improvements and upgrading the stadium with new field lighting and synthetic turf. The city of Ridgefield has issued the permitting to the Ridgefield School District. For additional information on this project, contact the applicant's contact, Art Edgerly, superintendent of Ridgefield School District, at 360-619-1301.

### **6-Story 46-Unit Beacon Hill Area Mixed-Use Residential-Retail Development Receives Conditional OK**

*SEATTLE*

A mixed-use residential and retail project, planned for a site located at 2721 17th Avenue South in the Seattle area, has been issued conditional approval. The developers will proceed with plans to construct a 6-story building with 46 residential dwelling units and 2,000 square feet of retail space. Parking for 17 vehicles will be located below-grade. The city of Seattle has received this request from the applicant, who is Pacific Housing Northwest LLC. For additional information on this project, contact the applicant's contact, Tim Abell, at 206-382-1780.

### **6-Story 90-Unit Capitol Hill Area Mixed-Use Retail-Residential**

### **Development In Early Design Phase**

*SEATTLE*

A mixed-use retail and residential project, in planning for a site located at 1200 East Pike Street in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 6-story building with 90 dwelling units and 4,000 square feet of retail space. Parking for 38 vehicles will be provided for below-grade. The applicant for this project is 1200 Pike LLC (Investco Financial Corporation). 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, Larry Allen, at 206-915-5820.

### **2-Story 9,400 SF Renton Area Office Addition Project In Line For DNS Approval**

*RENTON*

An office expansion development, planned for a site located at 200 SW 34th Street in the Renton area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 2-story, 9,400 square foot office addition to an existing warehouse that is occupied by American Legend

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co-op. Plans include expansion along the western façade and reconfiguring interior space. The city of Renton, using the optional SEPA process, is expected to issue the required permitting. The project will be known as the American Legend Renovations and Auction Center. For additional information on this project, contact the applicant's contact, Melanie Pakingan of Studio Meng Strazara, at mpakingan@studioms.com, or call 425-430-7219.

**45-Lot Edmonds Area Residential Subdivision Development In Hearings Stage**

*EDMONDS*

A residential development, planned for a 19-acre property located near 168th Street SW and 52nd Avenue West in the Edmonds area, is the subject of hearings by the Snohomish County Hearing Examiner. The hearings are being held to discuss a request to create a 45-lot subdivision on the property. Phase one will be the construction of 45 single-family residences and phase two includes four duplex lots. The project will be known as Glennwick Grove. For additional information on this project, contact the applicant, Phoenix Development, at 425-775-8661.

**7-Story 220-Unit Seattle Area Mixed-Use Resi-**

**dential-Retail Project In The Works**

*SEATTLE*

A mixed-use residential and retail development, proposed for a site located at 6505 15th Avenue NE in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 7-story building with 220 dwelling units that will feature 8,000 square feet of ground-level retail space. Below-grade parking for up to 267 vehicles will be provided. The city of Seattle has received this request from the applicant, who is Ed Hewson of 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, Jen Lien, at 206-902-5441.

**15-Story 283-Room South Lake Union Area Retail Hotel Project In Design Phase**

*SEATTLE*

A retail development, in planning for a site located at 300 Terry 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 15-story hotel containing 283 rooms. The applicant for this

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project is Stanford Hotels Corporation. 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, Kurt Jensen, at 425-216-0318.

### **279-Unit South Lake Union Area Mixed-Use Residential-Retail Rezone Project In Hearings Stage**

#### *SEATTLE*

A mixed-use residential and retail development, planned for a site located at 400 Boren Avenue North in the Seattle area, is the subject of hearings by the Seattle Hearings Examiner. Plans outline the rezoning of 43,400 square feet of land from industrial commercial to Seattle mixed. The zoning height would increase from 65 feet to 85 feet. Plans include construction of a 7-story residential building with 279 dwelling units and below-grade parking accommodations for up to 290 vehicles. Construction will require the demolition and removal of existing structures on the site. The applicant for this project is Greystar Development LLC. For additional information on this project, contact the applicant's contact, Amanda Keating, at 206-344-5700.

### **126-Unit Port Orchard Area Residential Multi-**

### **Family Development In Line For Mitigated DNS**

#### *PORT ORCHARD*

A residential development, planned for a 13.8-acre property located at the southwest corner of Sidney Road SW and SW Sedgwick Road in the Port Orchard area, is in line to be issued a mitigated determination of non-significance. The developers have detailed plans to construct nine multi-family buildings that will house a total of 126 dwelling units. Construction includes private access roads, with detention, treatment and storm drainage collection facilities. The city of Port Orchard, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Rush Designs Inc. The project will be known as SW Sidney Plaza. For additional information on this project, contact the applicant's contact, Thair Jorgenson of Rush Designs, at 253-858-3636.

### **8,100 SF Seattle Area Retail Project In The Works**

#### *SEATTLE*

A retail project, proposed for a site located at 630 Westlake Avenue North in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a single-story building containing 8,100 square feet

of retail space. No parking is proposed. The city of Seattle has received this request from the applicant, who is Ada Healey of City Investors XI LLC (Vulcan Real Estate). The application is a placeholder for a possible larger development if a rezone is passed. For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

### **3,900 SF Tumwater Area Banking Facility Development In Line For DNS Approval**

#### *TUMWATER*

A retail project, planned for a site located northeast of the intersection of

Trosper Road and Lake Park Drive in the Tumwater area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 3,900 square foot bank branch with a 3-lane drive-through canopy and associated customer parking. The city of Tumwater, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Heritage Bank. The project will be called Heritage Bank branch. Construction will require the demolition and removal of two existing commercial structures totaling 5,100 square feet on the site. For additional information on this

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project, contact the applicant's contact, Mat Bergman of BCRA, at 253-627-4367.

### **166-Unit Seattle Area Mixed-Use Residential & Live-Work Project In Early Design Phase**

#### *SEATTLE*

A mixed-use residential and live-work project, in planning for a site located at 3210 California Avenue SW in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a residential building housing 166 dwelling units above 1,000 square feet of live-work space. Parking

for 166 vehicles will be located below-grade. The applicant for this project is Intracorp Seattle. For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

### **135,000 SF Spokane Area Retail Development In Line For DNS Approval**

#### *SPOKANE*

A retail development, planned for a property located at 4803 South Regal Street in the Spokane area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 135,000 square foot retail store with a 6,000 square

foot connected retail building and three additional retail pads. Full development will include paving, a new curb, parking, landscaping and irrigation. The city of Spokane, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Dave Black Properties. The project will be called Regal Place. For additional information on this project, contact Dave Black of NAI Black, at 509-623-1000.

### **18,150 SF Lynden Area Industrial Development Receives DNS Approval**

#### *LYNDEN*

An industrial project, slated for a site located at 8223 Guide

Meridian Road in the Lynden area, has been issued a determination of non-significance. The action will allow the developers to construct an 18,150 square foot machine shop and truck storage building. Development will call for 500 cubic yards of fill. The city of Lynden has issued the permitting to the applicant, who is Scholten Equipment. For additional information on this project, contact the applicant's contact, Duane Scholten, of Scholten Equipment, at 360-961-5147.

### **32,000 SF Fife Area Industrial Maintenance & Office Buildings Project Receives MDNS Approval**

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## FIFE

An industrial project, planned for a 3.91-acre property located at 4722 70th Avenue East in the Fife area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a 16,600 square foot truck maintenance building and a 2-story, 15,400 square foot office for WCI/Murrey's Disposal. Plans detail landscaping and a parking lot. The city of Fife has issued the permitting to the applicant, who is Murrey's Disposal Company. For additional information on this project, contact the applicant's contact, Thair Jorgenson of Rush Design, at 253-858-3636.

### 6-Story 49-Unit Capitol Hill Area Residential Project In Early Design Phase

#### SEATTLE

A residential development, in planning for a site located at 1728 Summit 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 6-story building with 49 dwelling units. The applicant for this project is Brett Allen of Triad Development. 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, Brian Palidar, at 206-365-1230.

### 8-Story 108-Unit West Seattle Area Residential Development In The Works

#### SEATTLE

A residential project, proposed for a site located at 3062 SW Avalon Way in the Seattle area, is the subject of a recent application. The developers have requested permission to construct an 8-story building containing 108 dwelling units. Parking will be provided form below-grade for 61 vehicles. The city of Seattle has received

this request by the applicant, who is Chris Luna of Avalon West Seattle 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, Scot Jeffries, at 206-367-1382.

### 3-Story Beacon Hill Area Religious Facility & Apartment Project Receives Conditional Permitting

#### SEATTLE

A mixed-use development, planned for a site located at 2421 14th Avenue South in the Seattle area, has been issued conditional approval by the city of Seattle. Plans outline the construction of a 3-story building with three residential dwelling units and 3,900 square feet for the Findlay Street Christian Church. Early design guidance was conducted under a separate project order. The applicant for this project is Paul Matronic. For additional infor-

mation on this project, contact the applicant's contact, Al Terry, at 206-254-0700.

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

#### PORT ORCHARD

A residential subdivision development, planned for a 1.65-acre property located at the southwest corner of the southwest corner of Kint Drive and Tracyton Boulevard in the Port Orchard area, is in line to be issued a determination of non-significance. The developers have requested permission to divide the property into nine single-family residential building lots. Plans call for wetlands and private roads. Kitsap County, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Jeff Reed of SMCI Corporation. The subdivision will be known as SMCI Corp. short subdivision 7407. For further information on this project, contact Mr. Reed at 253-820-8771.

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## Area Mixed-Use Residential-Retail Development In Early Design Phase

SEATTLE

A mixed-use residential and retail development, 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 5-story building with 25 dwelling units above 3,700 square feet of ground-level retail space. Parking for 36 vehicles will be located in a below-grade garage. The applicant for this

project is William Parks of Ballard Lofts LLC. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Megan McKay, at 206-523-6150.

## Bellingham Area Elementary School Facility Development Receives DNS Approval

BELLINGHAM

A school facility replacement project, slated for Birchwood Elementary School on 5.05-acre site located at 3200 Pinewood Avenue in the Bellingham area, has been issued a determination of non-significance. The

action will allow the Bellingham School District No. 501 developers to construct a new single-story elementary school building to accommodate 400 students. Bellingham School District No. 501 has issued the permitting for this school project. Construction will require the demolition and removal of the existing 36,000 square foot school structure on the site. The project will be known as Birchwood Elementary School replacement. For more information on this project, contact Ron Cowan of Bellingham School District No. 501, at 360-676-6500.

## 27-Unit Everett Area

## Residences Development In Hearings Stage

EVERETT

A residential project, planned for a property located at 1011 Center Road in the Everett area, is the subject of hearings by the Snohomish County Hearings Examiner. The hearings are being held to discuss a request to construct 27 single-family detached residences on the site. Plans include rezoning from R-7200 to MR on part of the site. The project will be known as the Grimm Project Rezone. For additional information on this project, contact the applicant, Pacific Ridge Homes, at 425-438-8444.

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## 27-Story 328-Unit First Hill Area Residential Project Receives Conditional DNS Approval

SEATTLE

A residential development, planned for a site located at 500 Terry Avenue in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 27-story tower containing 328 dwelling units. Parking for 230 vehicles will be located below-grade. The city of Seattle has issued the permitting, with conditions, to the applicant who is Chang Soo Lee of First Hill Northwest LLC (Alecta). Plans

call for 46,000 cubic yards of grading. For additional information on this project, contact the applicant's contact, Jim Westcott, at 206-344-5700.

## 7,400 SF Sand Point Area Modular Buildings Project Receives DNS Approval

SEATTLE

A project slated for a property located at 7400 Sand Point Way NE in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to place one or two single-story modular buildings totaling 7,400 square feet, next to Building 406

at Magnuson Park. The building(s) will be in place for 12 to 18 months to accommodate the Conservation Corps for the duration of the repairs to the roof of Building 2. Seattle Parks and Recreation has issued the required permitting. For further information on this project, contact David Graves, senior planner, at david.graves@seattle.gov.

## 30-Story First Hill Area Residential Development In Early Design Phase

SEATTLE

A residential project, in planning for a site located at 800 Columbia 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 300-foot-tall tower with a 3-floor podium and 22-23 residential floors above and four levels of below-grade parking. Plans include 275-300 residential dwelling units. The applicant for this project is Chang Soo Lee of First Hill Northwest (Alecta). For additional information on this project, contact the applicant's contact, Jim Westcott, at 206-344-5700.

## 73, 9-Lot Port Orchard Area Residential Subdivision Project In Line For DNS Approval



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

## PORT ORCHARD

A residential subdivision development, planned for a 1.65-acre site located at the southwest corner of Kint Drive and Tracyton Boulevard in the Port Orchard area, is in line to be issued a determination of non-significance. The developers have requested permission to divide the site into nine single-family residential building lots. Plans show a private road, a recreational tract, utilities and wetlands. Kitsap County, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is SMCI Corporation. For additional information on this project, contact the applicant's contact, Jeff Reed of SMCI Corp., 253-820-8771.

## 15,000 SF Dallesport Area Aerospace Flex Buildings Project Receives Mitigated DNS Approval

### DALLESFORT

An airport development, planned for a site located at 45 Airport Way in the Dallesport area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct an aerospace flex building with access to runways. The structure will house 15,000 square feet of production floor space and offices. Plans show infrastructure, landscaping and associated parking. Klickitat County has issued

the permitting for this project that will be known as Columbia Gorge Regional Airport Business Park. For more information, contact Cut Dreyer of Klickitat County, at 509-773-5703.

## 48,600 SF Tacoma Area Shelter & Community Center Development In Line For DNS Approval

### TACOMA

A community development, planned for a property located at 1411 South Yakima Avenue in the Tacoma area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 48,600 square foot building with up to 4-stories for day shelter use and a community center. The city of Tacoma, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Catholic Community Services of Western Washington. The project will be known as New Nativity House. For additional information on this project, contact the applicant's contact, Christine Phillips of BCRA, at 253-627-4367.

## 25,000 SF Burien Area Health Sciences Education Facility Project In Line For DNS Approval

### BURIEN

A school facilities project, planned for a site located at 18010 Eighth Avenue South in the Burien area, is in line to be issued

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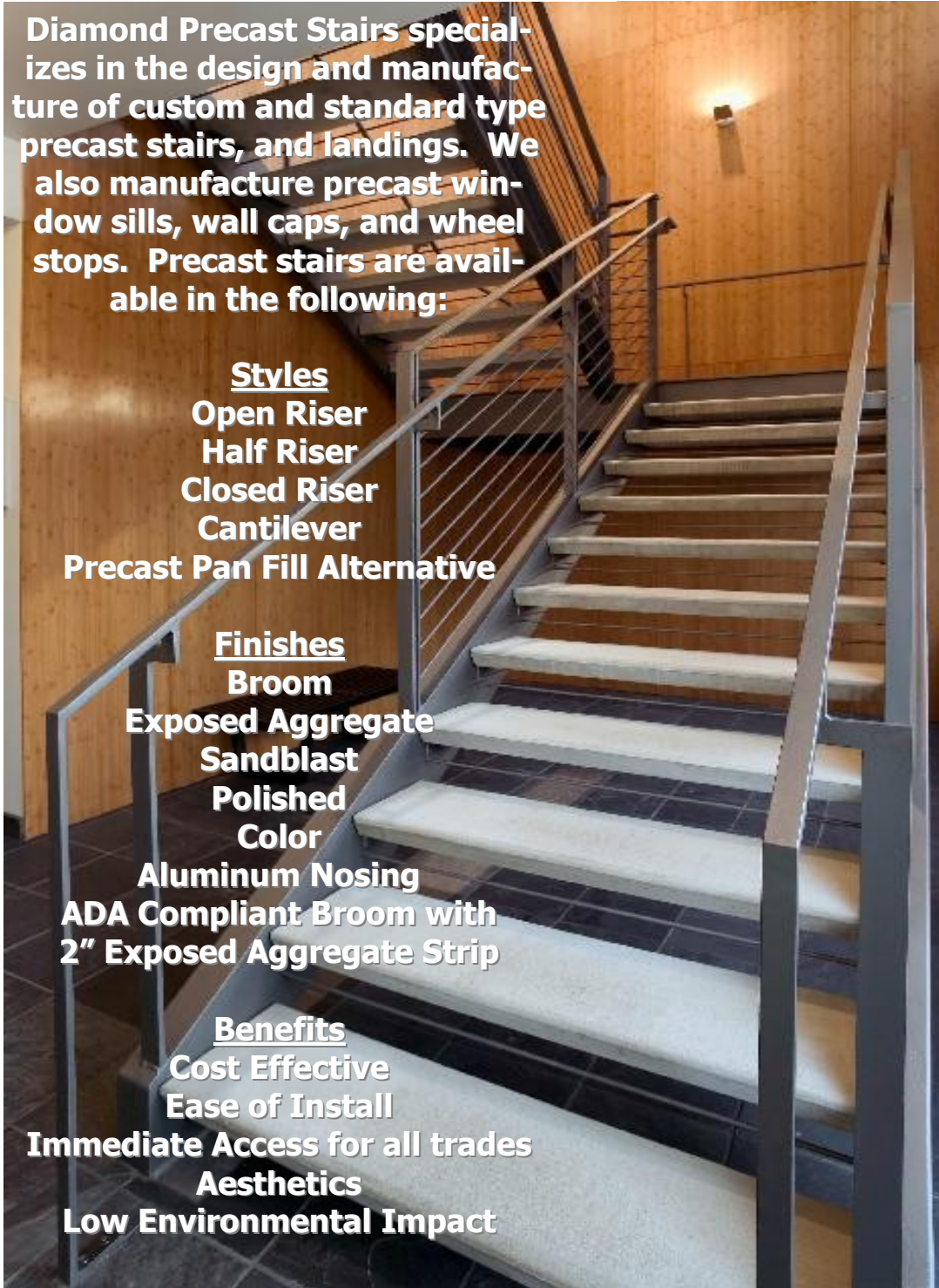
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a determination of non-significance. The developers have requested permission to construct a 25,000 square foot health sciences building. The city of Renton, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is the Highline School District. The project will be known as the Puget Sound Skills Center Campus. For additional information on this project, contact the applicant's contact, Bill Chaput of Hutteball and Orcums, at 425-828-8948.

**14-Story Denny Triangle Area Mixed-Use Office-Hotel-Retail Development Receives Conditional DNS Approval**



*SEATTLE*

A mixed-use project, slated for a site located at 1821 Boren Avenue in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 14-story tower containing 222 hotel rooms, 285,600 square feet of office space and 3,500 square feet of retail space. Parking for up to 335 vehicles will be located below-grade. The city of Seattle has issued the permitting, with conditions, to 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.

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