

New Project News

Washington State Construction News

Delivered monthly to the Contractors & Subs of Washington State

September 2013

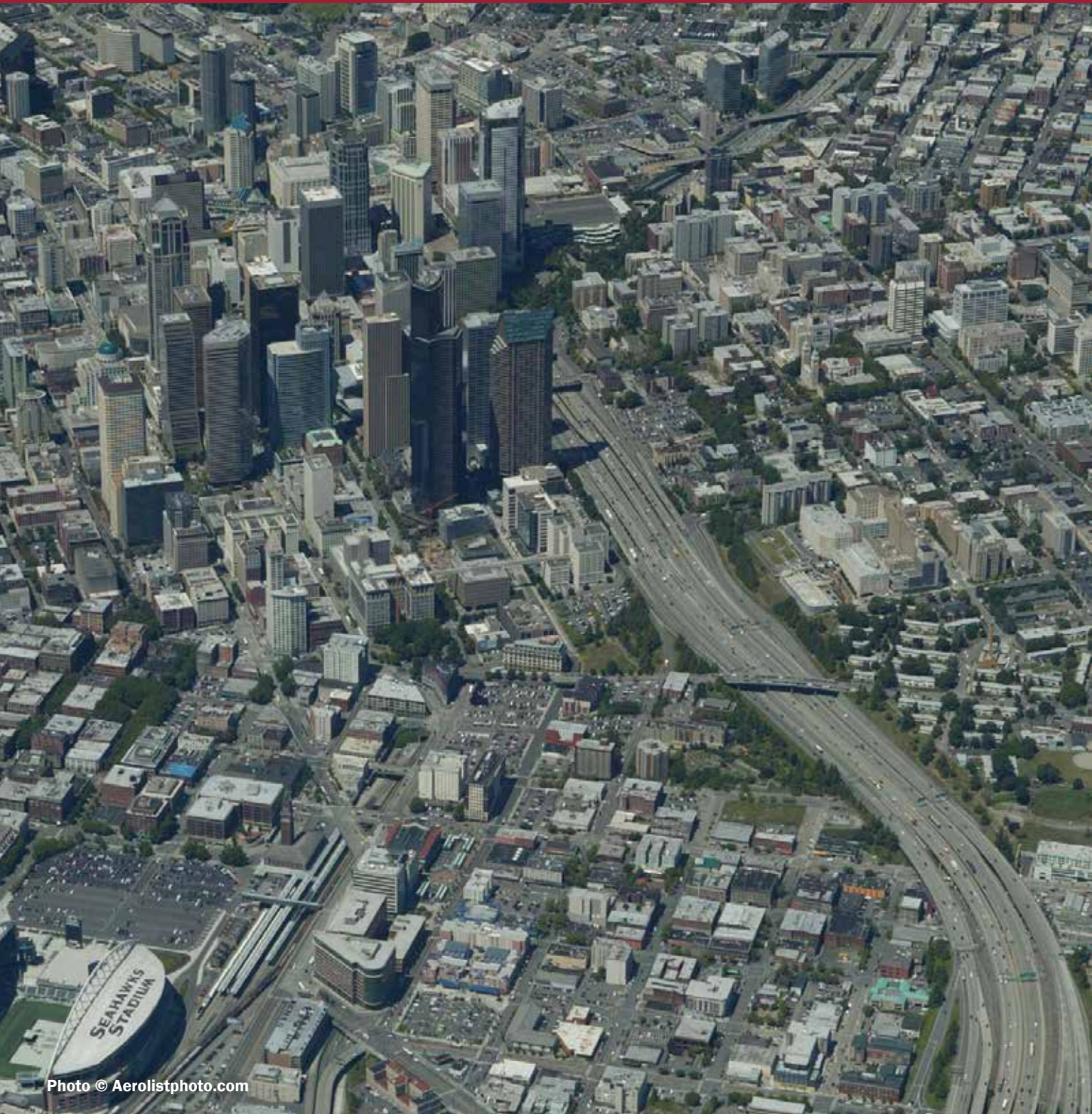


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About Our Reports

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

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

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

Cover Photo:

Cover Photo: A view of Seattle from the south.

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6,300 SF Fife Area Retail BMW Dealership Expansion Project Receives Mitigated DNS Approval

FIFE

A retail development, slated for a site located at 4011 20th Street East in the Fife area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct upgrades including enclosure of an existing 2,300 square foot covered service drive area and an additional landscaped area. Plans call for the construction of an additional 4,000 square feet of showroom space. The city of Fife has issued the permitting to the applicant, who is Dan Balmelli of Barghausen Consulting Engineers. The project will be known as BMW Northwest expansion and renovation. For more information on this project, contact Mr. Balmelli at 425-251-6222.

6-Story 158-Unit West Seattle Area Residential Apartment & Live-Work Project Subject Of A Revised Application

SEATTLE

A residential development, proposed for a site located at 4435 35th Avenue SW in the Seattle area, is the subject of a revised application. The developers have requested permission

to construct a 6-story building containing 150 dwelling units over eight live-work units. Construction will take place in an environmentally critical area. Parking for up to 158 vehicles will be located at and below-grade. Construction will require the demolition and removal of an existing restaurant, The Bridge. The city of Seattle has received this request from the applicant, who is Trinsic Acquisition Company LLC aka Trinsic Residential Group. For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

8-Story 62-Unit Mixed-Use Residential-Retail Development Proposed For Seattle Area

SEATTLE

A mixed-use residential and retail project, planned for a site located at 1415 Dexter 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 an 8-story, 62-unit residential building that will feature 600 square feet of at-grade retail space. Parking for 12 vehicles will be provided below-grade. The applicant for this project is 1415 Dexter LLC. For additional information, contact



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the applicant's contact, John Trieger, at 206-930-3933.

7.7-Acre Camas Area Commercial Complex Receives Mitigated DNS Approval

CAMAS

A commercial development, planned for a 7.7-acre property located north of NW 38th Avenue and west of SE Bybee Road in the Camas area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct commercial and retail buildings on the site. Plans show utilities, an access road, stormwater treatment and detention facility, parking lots and other related infrastructure improvements. The project will be called Moxie Village West. For further information on this project, contact the applicant, Randall Printz, at 360-696-3312.

8-Lot Sequim Area Residential Subdivision Receives Mitigated DNS Approval

SEQUIM

A residential subdivision project, slated for a property located southwest of Critter Country Trail and Diamond Point Road in the Sequim area, has been issued a mitigated determination of non-significance. The action will allow the developers to divide the property into eight single-family residential building lots. Plans detail septic systems on-site and a private road. Clallam County has issued the permitting to the applicant, who is the Aquarius Water Company. For more information on this project, contact the applicant at 360-779-1565.

4-Story 47-Unit Capitol Hill Area Residential Apartment Project In The Works

SEATTLE

A residential development, proposed for a site located at 1113 East John Street in the Seattle area, is the subject of a recent application. The developers have requested

permission to construct a 4-story residential building with 47 dwelling units. Construction will require the demolition and removal of two existing structures on the site. The applicant for this project is Dave Biddle of John Court LLC. For additional information on this project, contact the applicant's contact, Joe Wilbur, at 206-367-1382.

5-Story 72-Unit Ballard Area Mixed-Use Residential-Retail Project Receives Conditional DNS Approval

SEATTLE

A mixed-use residential and retail project, planned for a site located at 6404 24th Avenue NW in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 5-story building with 72 dwelling units above 5,800 square feet of at-grade retail space. Five retail parking spaces will be provided at-grade and two, below-grade levels

will accommodate 79 vehicles. The project was originally an addition to another project order, but the projects have been combined. Construction will require the demolition and removal of existing structures on the site. The city of Seattle has issued the permitting, with conditions, to the applicant, who is William Parks of Sunset Hill Development LLC. For additional information on this project, contact the applicant's contact, Megan McKay, at 206-523-6150.

5,200 SF Olympia Area Fire Station Development Receives Mitigated DNS Approval

OLYMPIA

A fire services development, planned for sites located at 7736 and 7804 Henderson Street NE in the Olympia area, has been issued a mitigated determination of non-significance. The action will allow the Thurston County Fire Protection District 8. developers to

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construct a 5,200 square foot fire station with 11 parking spaces. Plans call for 1,900 cubic yards of fill. Thurston County has issued the permitting to the applicant, who is Thurston County Fire Protection District 8. For additional information on this project, contact the applicant at 360-491-5320.

9,500 SF Issaquah Area Fire Station Development In Design Phase Hearings

ISSAQUAH

A fire services development, planned for a site located at SE May Valley Road and 207th Avenue SE in the Issaquah area, is the subject of a recent application. Plans outline the construction of a 9,500 square foot, single-story fire station. Plans show three drive-thru vehicles bays, offices and crew living and sleeping quarters. The estimated cost is \$3.6 million. The project will be known as May Valley Road Fire Station 78. For

additional information on this project, contact the applicant's contact, TCA Architecture, at 206-522-3830.

714-Room Spokane Area Convention Center Hotel Development In Line For DNS Approval

SPOKANE

A commercial project, planned for a site located at 333 West Spokane Falls Boulevard in the Spokane area, has been issued a determination of non-significance. The action will allow the developers to construct a 714-room hotel with 70,000 square feet of assembly space, a restaurant/lounge, exercise area and pool. Plans note an adjacent parking garage to accommodate up to 900 vehicles. Construction will require the removal of 22,000 cubic yards of material from the site. The city of Spokane, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Worthy Enterprises.

The project will be known as Spokane Convention Center hotel. For additional information on this project, contact the applicant at 509-328-3029.

La Conner Area Restaurant & Bar Remodel Project Receives DNS Approval

LA CONNER

A retail project, planned for a site located at 116 South First Street in the La Conner area, has been issued a determination of non-significance. The action will allow the developers to remodel the existing La Conner Fruit and Produce building for new use as a restaurant and bar. A bay bump-out will be added in the new bar area. Plans call for a second-floor addition at the north end of the building. The town of La Conner has issued the permitting to the applicant, who is Nell Thorn. For additional information on this project, contact the applicant at 360-466-4261.

Lynnwood Area Industrial Warehouse Storage Buildings Development In The Works

LYNNWOOD

An industrial project, proposed for a property located at 13131 Mukilteo Speedway in the Lynnwood area, is the subject of a recent application. The developers have requested permission to construct two industrial storage warehouse buildings. The developers are seeking a variance to reduce the setbacks. Snohomish County has received this request by the applicant, who is Picnic Point Development. The project will be called Begis Business Park. For additional information on this project, call 425-388-3311, extension 2997.

196,000 SF 2-Building Industrial Distribution Center Development In Line For DNS Approval

SEATTLE

An industrial development, slated for a property located at 9660 Eighth Avenue



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South in the Seattle area, is in line to be issued a determination of non-significance. The developers have requested permission to construct two distribution center buildings. Building A will consist of 117,700 square feet and Building B will consist of 78,900 square feet. Both buildings will feature loading docks, shared access and associated parking. Storm facilities will be underground vaults. King County, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Terra Vall-Spinosa of Panattoni Development Company. For



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additional information on this project, contact the applicant at 206-248-0555.

26-Unit Lynnwood Area Residential Development In The Works

LYNNWOOD

A residential project, proposed for a 2.6-acre site located at 6033 Second Place West in the Lynnwood area, is the subject of a recent application. The developers have requested permission to construct 26 single-family detached dwelling units. Snohomish County has received this request from the applicant, who is US West Coast YC Investment & Development Company. The project will be called Lynnwood SFDU. For further information on this project, call 425-388-3311, extension 2144.

219,500 SF Seattle Area Retail-Research Laboratory Development Receives Conditional DNS Approval

SEATTLE

A research facility development, planned for a property located at 1818 Fairview Avenue East in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 4-story building with 216,500 square feet research laboratory space and

3,000 square feet of ground-level retail space. Construction will take place in an environmentally critical area. Plans note 74,700 cubic yards of grading. Below-grade parking will be provided for 266 vehicles. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Washington Real Estate Holdings LLC. For additional information on this project, contact the applicant's contact, Brad Hinthorne, at 206-381-6019.

235,000 SF Bothell Area High School Project In Subject Of Recent Application

BOTHELL

A high school facility development, proposed for a site located southeast of 188th Street SE and 35th Avenue SE in the Bothell area, is the subject of a recent application. The Northshore School District No. 4 developers have requested permission to construct a 235,000 square foot high school campus. Snohomish County has received this request from the applicant, who is Northshore School District No. 4. For additional information on this project, contact the applicant at 425-408-6000.

403-Unit Tukwila Area Mixed-Use

Residential-Commercial Development Receives DNS Approval

TUKWILA

A mixed-use residential and retail project, planned for a site located at 14242 Tukwila International Boulevard in the Tukwila area, has been issued a determination of non-significance. The action will allow the developers to construct four structures containing a total of 403 dwelling units and 28,000 square feet of commercial, office and community resource space. The city of Tukwila has issued the permitting to the applicants, who is Jack Pace, director of Community Development and Tukwila Village Development Associates LLC. The project will be known as Tukwila Village. For additional information on this project, contact the applicants at 206-431-3670 or 253-231-5025.

16,800 SF Magnuson Park High School Development Receives DNS Approval For Seattle Area

SEATTLE

A high school facilities project, planned for a site located at 7777 Sand Point Way NE in the Seattle area, has been issued a determination of non-significance. The action will allow the Waldorf School to



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lease a 16,800 square foot portion of the existing Building 11 at Magnuson Park for use as a high school facility. City Council action is required. Seattle Parks and Recreation has issued the permitting for this development. For additional information on this project, contact David Graves, Seattle Parks planner, at 206-684-7048.

8-Story 151-Units Seattle Area Mixed-Use Residential-Retail Project In The Works

SEATTLE

A mixed-use residential and retail project, planned for a site located at 4745 40th Avenue SW in the

Seattle area, is the subject of a recent application. The developers have requested permission to construct an 8-story building containing 135 dwelling units plus 16 live-work units and 1,000 square feet of at-grade retail space. Parking for 116 vehicles will be located below-grade. The city of Seattle has received this request from the applicant, who is Alliance Residential Partners 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, Brad Reisinger, at 206-601-8792.

11-Lot Wallingford Area Residential Subdivision Development Receives Conditional OK

SEATTLE

A residential subdivision project, planned for sites located at 3515 and 3519 Wallingford Avenue North in the Seattle area, is the subject of a recent change. The developers have requested permission to divide the site into 11 residential building lots. The lots will be used for the construction of residential dwelling units that were approved under separate project orders. The city of Seattle has placed conditions on this project by Robert Hardy of Views at Wallingford LLC.

19-Story 230-Unit Cornish College Student Housing Tower Project In Design Review Meetings

SEATTLE

A college student housing development, in planning for a site located at 2025 Terry Avenue in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 19-story tower with 230 residential dwelling units and institutional uses for the existing Cornish College. Plans note below-grade parking for nine vehicles. For additional information on this project, contact the applicant's contact,

Murray Jenkins, at 503-952-1335.

5-Story 30,900 SF Seattle Area Office Development Receives Conditional DNS Approval

SEATTLE

An office project, slated for a site located at 1526 First 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, 30,900 square foot office building. Plans show at and below-grade parking for up to 38 vehicles. The city of Seattle has issued the permitting, with conditions, to the applicant who is 1518 First LLC (Bartell Drug Company). Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Patrick Mahoney at 206-587-3979.

12-Story 296,700 SF Seattle Area Office-Retail Building Development In Design Phase

SEATTLE

A Vulcan Real Estate commercial development, in planning for a site located at 400 Ninth Avenue North in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have

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requested permission to construct a 12-story, 296,700 square foot office building with 3,800 square feet of ground-level retail space. Parking for 429 vehicles will be provided for below-grade. The applicant for this project is City Investors II.

Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare at 425-681-4718.

6-Story 48-Unit Capitol Hill Area Residential Project In Early Design Phase

SEATTLE

A residential project, planned for a site located at 422 Summit 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 6-story building containing 48 residential dwelling units. Parking for 13 vehicles will be located within the structure. Plans show 2,100 cubic yards of grading. Construction will require the demolition and removal of existing structures on the site. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Skip Slavin of ICP 422 Summit LLC.

For additional information on this project, contact the applicant's contact, Brian Runberg at 206-956-1970.

55 Unit Spokane Area Residential Apartment Development In Line For DNS Approval

SPOKANE

A residential project, planned for a 2.7-acre property located at the southwest corner of North Mayfair Road and East Chatham Avenue in the Spokane area, is in line to be issued a determination of non-significance. The developers have requested permission to divide the site into two land parcels and construct two, 3-story multi-family buildings containing 45 to 55 dwelling units. Plans note fencing, landscaping and 50-80 associated parking spaces. Spokane, using the optional SEPA process, is expected to issue the permitting to the applicant, who is NAI Black. The project will be known as Windermere Glen Apartments. For additional information on this project, contact the applicant at 509-623-1000.

200,000 SF Paterson Area Wine Storage Expansion Project In Line For DNS Approval

PATERSON

An industrial development, planned for a site located at 239653 Canoe Ridge Road in

the Paterson area, is in line to be issued a determination of non-significance. The developers have requested permission to construct an additional 200,000 square feet of barrel room storage space in several phases. Benton County, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Ste. Michelle Wine Estates. The project will be called the Canoe Ridge barrel room expansion. For additional information on this project, contact the applicant's contact, Jeff Paeschke of Ste. Michelle Wine Estates at PO Box 231,

Paterson, WA 99345, or call 509-786-5612.

Federal Way Industrial Coffee Bean Roasting Plant Development Receives DNS Approval

FEDERAL WAY

An industrial project, slated for a property located at 33926 Ninth Avenue South in the Federal Way area, has been issued a determination of non-significance. The action will allow the developers to construct tenant improvements within an existing office and warehouse coffee roasting plant. Plans call for up to five roasters and up to four smokestacks. The city of Federal way

has issued the permitting to the applicant, who is Joe Mancuso of Caffé D'arte. The project will be known as Caffé D'arte coffee bean roasting place. For further information on this project, contact Mr. Mancuso at 206-762-4381.

6-Story 120-Unit Yesler Terrace Area Mixed-Use Residential-Retail Project In Design Review Phase

SEATTLE

A mixed-use residential and retail 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 93 residential dwelling units and 4,000 square feet of retail space. Parking for 38 vehicles will be provided for below-grade. Construction will require the demolition and removal of existing structures on the site. The applicant for this project is 1200 Pike LLC (Investco Financial Corporation). For additional information on this project, contact the applicant's contact, Larry Allen at 206-915-5820.

7-Story 65-Unit Seattle Area Mixed-Use



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Residential-Retail Development Receives Conditional OK

SEATTLE

A mixed-use residential and retail project, planned for a site located at 2013 Third Avenue in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 7-story structure containing 65 residential dwelling units and will feature 1,000 square feet ground-level retail space. Construction will require the demolition and removal of existing structures on the site. The city of Seattle has placed conditions on this

project by 2013 Third Ave LLC (Plymouth Housing Group). For additional information on this project, contact the applicant's contact, Kathryn Smith at 206-623-1104.

Woodinville Area Self-Storage Building Expansion Project In The Works

WOODINVILLE

A retail storage project proposed for a site located at 21601 West Bostian Road in the Woodinville area is the subject of a recent application. The developers have requested permission to construct a future expansion of an existing self-storage facility. The developers

are seeking a setback variance of zero feet from the property line. Snohomish County has received this request from the applicant, who is Sherlock Investments Woodinville LLC. The project will be called Bostian Storage. For additional information on this project, contact Sherlock Investments Woodinville LLC at 360-668-0100.

Medical & Dental Clinic Additions-Improvements Project Proposed For Redmond Area

REDMOND

A medical development, proposed for a site located at 16315 NE 87th Street in the Redmond area, is the

subject of a recent application. The developers have requested permission to modify existing medical and dental clinic spaces. Plans note new construction and slab cuts to run new plumbing. The medical clinic expansion will be 2,000 square feet and the dental clinic expansion will be 900 square feet. The estimated cost of this project is \$1 million. For additional information on this project, contact the applicant's contacts, Ellen Hagen or Bruce Hayashi of Miller Hayashi Architects, at 206-634-0177.

400-Unit Mount Vernon Area Jail Facility Development In The Works

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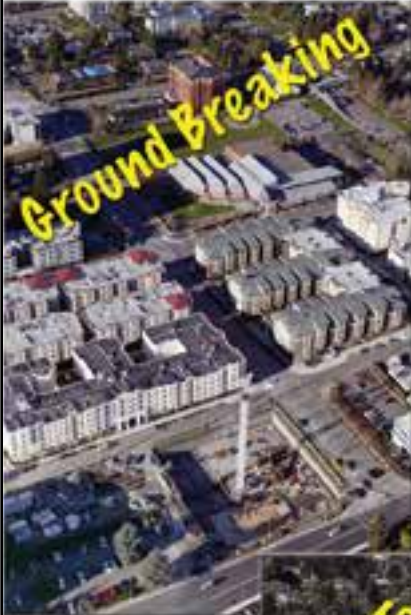
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MOUNT VERNON

A public safety project proposed for a site located near South Fourth Street at West Kincaid Street at 3216 Old Highway 99 South Road in the Mount Vernon area is the subject of a basic environmental review.

The county developers have detailed plans to replace the existing jail facility with a new complex that will accommodate 400 inmate beds, with medical and administrative facilities. The project will be called the Skagit County Jail. For additional information on this project, contact Jana Hanson, director of Mount Vernon Community and Economic Development Department, at 360-336-6214.

4,500 SF Kennewick Area Religious Facility Addition Receives DNS Approval

KENNEWICK

A religious facility development, slated for a church located at 7409 West Clearwater Avenue in the Kennewick area, has been issued a determination of non-significance. The action will allow the developers to construct a 4,500 square foot classroom and storage addition to an existing church hall. The city of Seattle has issued the permitting to the applicant, who is Terrance Casey of

CKJT Architects. For additional information on this project, contact Mr. Casey at 509-783-5444.

133,800 SF Longview Area Industrial Development Receives DNS Approval

LONGVIEW

A phased industrial project, slated for a 10-acre property located at 3370 Washington Way in the Longview area, has been issued a determination of non-significance. The action will allow the developers to construct five buildings totaling 133,800 square feet. Plans note site improvements and stormwater mitigation ponds. The city of Longview has issued the permitting to the applicant, who is Steve Waite of Waite Specialty Machines. For more information on this project, contact Mr. Waite at 360-577-0777.

2-Story 64,000 SF Liberty Lake Area Office Project In Line For MDNS Approval

LIBERTY LAKE

An office development, planned for a site located at 24001 East Mission Avenue in the Liberty Lake area, is in line to be issued a mitigated determination of non-significance. The developers have requested permission to construct a 2-story, 64,000

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square foot office structure. The City of Liberty Lake, using the optional SEPA process, is expected to issue the permitting for this project that will be known as the Meadowood Technology Campus. For additional information on this project, contact the applicant's contact, Bernardo Wills Architects, at 509-838-4511.

3-Story 96-Unit Spokane Area Residential Apartment Project In Line For DNS Approval

SPOKANE

A residential development, planned for a site located at 102 East Chatham Street in the Spokane area, is in line to be issued a determination of non-significance. The developers have requested permission to construct two, 3-story apartment buildings that will be designed to house 48 dwelling units. Plans show three, 24-stall garages. Spokane County, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Bernardo Wills Architects. For more information on this project, contact the applicant at 509-838-4511.

5-Story Capitol Hill Area Mixed-Use Residential-Office-Retail Development Receives DNS Approval

SEATTLE

A mixed-use residential and commercial project, planned for a site located at 1424 11th Avenue in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 5-story building with three residential dwelling units above 19,100 square feet of mid-level office space and 7,900 square feet of ground-level retail space. Parking for 12 vehicles and 14 bicycles will be located in a below-grade garage. Portions of an existing character structure will be used in the new structure. The city of Seattle has issued the permitting. For additional information on this project, contact the applicant's contact, Wing-Yee Leung, at 206-322-1130.

2-Story 106,000 SF Sumner Area Community Center Project Receives Mitigated DNS Approval

SUMNER

A community development, slated for a property located at the northeast corner of 160th Avenue and 64th Street East in the Sumner area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a 2-story, 106,000 square foot regional community center. Plans call for

550 parking stalls and include a stormwater facility and associated landscaping. The city of Sumner has issued the permitting to the applicant, who is Loren Johnson of YMCA of Pierce and Kitsap Counties. For additional information on this project, contact Ms. Johnson at 253-534-7811.

4-Story 104-Unit Tacoma Area Mixed-use Residential-Office-Retail Project Receives Mitigated DNS Approval

TACOMA

A mixed-use residential and commercial project, planned for a site located at 221-325 Garfield St South in

the Tacoma area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a 4-story building containing 104 residential dwelling units and office and retail spaces. The residential space has associated office and indoor recreational uses. Pierce County has issued the permitting to the applicant, who is Affinity Investments. For additional information on this project, contact the applicant at 253-472-5400.

7-Story 174-Unit South Lake Union Area Mixed-Use Residential-Retail

Project Receives DNS Approval

SEATTLE

A mixed-use residential and retail development, planned for a site located at 777 Thomas Street in the Seattle area, has been issued a determination of non-significance. An addendum to the final environmental impact statement is available. The action will allow the developers to construct a 7-story building containing 174 dwelling units with 5,100 square feet ground-level retail space. Parking accommodations for 130 vehicles will be located below-grade. The city of Seattle has issued the permitting to the applicant, who is Susan Smartt of 8th & Thomas LLC (MacFarlane Partners). Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Dave Heater at 206-576-1600.

1,160,000 SF Bellevue Area Mixed-Use Development Progressing

BELLEVUE

A mixed-use development, proposed for an 8.2 acre site located at 1215 120th Avenue NE in the Bellevue area, is the subject of a recent application. The developers have requested permission

to redevelop the site from office/industrial/warehouse use to a mixed-use transit type development. Construction calls for six buildings totaling 1.16 million square feet and 2,200 parking stalls. The buildings will range from nine to 12-stories. Construction will require the demolition and removal of four existing structures totaling 131,600 square feet on the site. A determination of non-significance is expected under the optional SEPA process. The project will be known as Pine Forest Properties Transit-Oriented Redevelopment. For additional information on this project, contact the applicant's contact, Tiffany Brown of Burnstead Construction Company, at 206-454-1900, extension 234.

39-Story 391-Unit Downtown Seattle Area Mixed-Use Commercial-Apartment Project In Application Phase

SEATTLE

A mixed-use residential and retail project, planned for a site located at 204 Pine Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 39-story tower with 391 apartment dwelling units and 3,100 square feet



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FRAMING THE BOXCAR...

On September 27, 2012, IGB Systems started the installation of their modular, light gauge, tubular steel, framing system in **The Boxcar Apartments**.

On December 31, 2012, we completed the framing installation.



The Boxcar Apartments are a 7-Story Residential Apartment Structure that is located at **975 John Street** in Seattle Washington.



The 7-story, 145 unit structure utilized the unique modular steel framing system that was developed by IGB Systems. In this project, their steel framing system was installed over a 2-story partially below-grade, post-tensioned concrete parking garage.

This multi-family residential complex is ideally located at the southern boundary of the current Amazon.com corporate campus.

The IGB Systems steel framing components were fabricated by Alliance Steel Fabrication in Spanaway Washington. Alliance also installed the framing system.

Dennis Dowell, the Project Manager for Boxcar, stated that the first modular steel frame section was bolted into the structure on September 27, 2012. The steel framing portion of the 7-story construction project **was completed 96 days later** on December 31, 2012.

The Boxcar is scheduled for final completion in May of 2013. Construction is on schedule.

Rushforth Construction (Kim Nakamura) is the general contractor for the project. Ankron Moisan Associated Architects are the architects. Del Bonds is the principle at IGB Systems

A summary of the framing progress on the Boxcar Apartments

PRE-FRAMING: Site Prep, Footings, Parking Levels



May 1



May 15



June 15



August 15

FRAMING START:

First floor frame modules

September 28



Second floor pan & floor pouring

October 12



Second floor frame modules

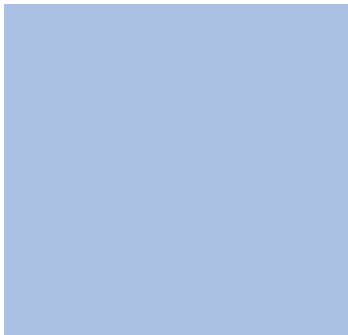
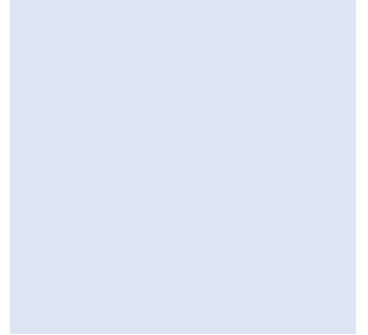
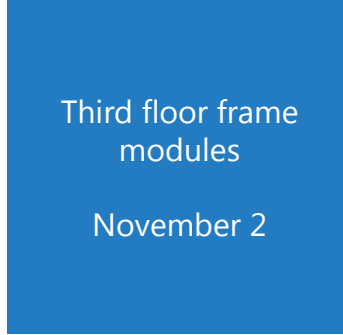
October 15



Third floor pan & floor pouring
October 22



Third floor frame modules
November 2

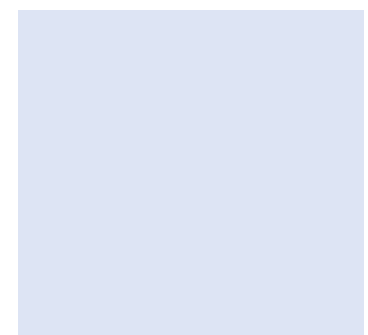


Fourth floor pan & floor pouring
November 5



Fourth floor frame modules
November 12

Fifth floor pan & floor pouring
November 15



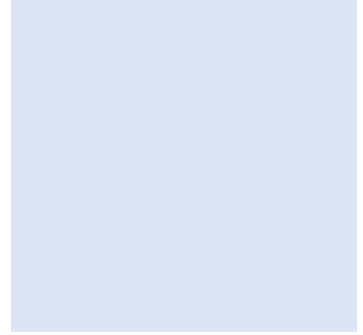
Fifth floor frame modules

November 21



Sixth floor pan & floor pouring

December 5



Sixth floor frame modules

December 11



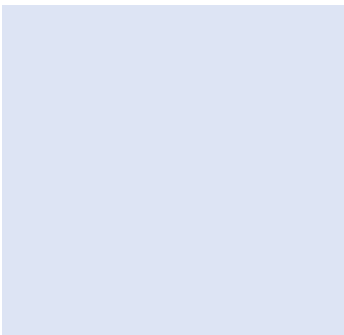
Seventh floor pan & floor pouring

December 17



Seventh floor frame module

December 28



Framing finish: Roof level pan & roof pouring

December 31



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- **QUAKE PROOF:** System meets all seismic and shear force loading requirements
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of ground-level retail space. Parking accommodations for 300 vehicles will be located within the structure. The city of Seattle has received this request by the applicant, who is EQR Second & Pino LLC (Equity Residential). Plans call for 42,000 cubic yards of grading. For additional information on this project, contact the applicant's contact, Jim Westcott, at 206-344-5700.

4-Story 24-Unit Magnolia Area Mixed-Use Residential-Retail Development In The Works

SEATTLE

A mixed-use residential and retail project, proposed for a site located at 2406 32nd Ave West in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 4-story building with 24 residential dwelling units and will feature 6,400 square feet ground-level retail space. Plans include parking below-grade for 32 vehicles.

The city of Seattle has received this request from the Yoshikawa Family Foundation. Construction will require the demolition and removal of an existing 6,300 square foot building on the site. For additional information on this project, contact the applicant's contact, Neal Thompson, at 206-322-1192.

19-Story Bellevue Area Office Tower In Line For DNS Approval

BELLEVUE

An office project, planned for a 1.5-acre site located at 833 108th Avenue NE in the Bellevue area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 19-story tower with two below-grade parking levels. A 6-story detached above-grade parking garage will be construction along with eight levels of below-grade parking. Construction will require the demolition

and removal of an existing structure on the site. The city of Bellevue, using the optional SEPA process, is expected to issue the permitting. The project will be known as Bellevue Office Tower. For additional information on this project, contact the applicant's contact, Craig Dobbs of Trammell Crow, at 206-708-6128.

6-Story 41-Unit Capitol Hill Area Residential Development Receives Conditional DNS Approval

SEATTLE

A residential project, slated for a property located at 1728 Summit Avenue in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 6-story building with 41 dwelling units. The city of Seattle has issued the permitting, with conditions, to the applicant who 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.

5-Story 285-Unit Fremont Area Mixed-Use Residential-Commercial Development In Design Phase

SEATTLE

A mixed-use residential and retail project, planned 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 requested permission to construct a 5-story building with 10,000 square feet ground-level commercial, 281 residential dwelling units and four live-work units. Parking will be provided for up to 268 vehicles. Plans call for 27,800 cubic yards of grading. Construction will require the demolition and removal of

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existing structures on the site. The application for this project is Libby Lopez of Stone Way LLC (Lexas Companies). For additional information on this project, contact the applicant's contact, Matt Driscoll, at 206-547-1761.

6-Story 248,000 SF Seattle Area Office-Retail Development In Design Phase Meetings

SEATTLE

An office and retail development, in planning for a site located at 601 Westlake Avenue North in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The

developers have requested permission to construct a 6-story building containing 240,000 square feet of laboratory space and 8,000 square feet of ground-level retail space. Parking for 240 vehicles will be located below-grade. Construction will require the demolition and removal of an existing structure on the site. An environmental review was previously conducted under a separate project order. The applicant for this project is Victoria Buker of City Investors XX LLC (Vulcan Real Estate). For additional information on this project, contact the applicant's contact,

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

5-Story 27-Unit Ballard Area Residential Development In Early Design Phase

SEATTLE

A residential project, in planning for a site located at 1436 NW 62nd 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 4-story building with 27 dwelling units. The applicant for this project is Vitaliy Afichuk of Greenbuild Development 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, Kim Shipley at 206-588-1258, extension 223.

13-Unit Lynnwood Area Residential Development In Application Phase

LYNNWOOD

A residential project, proposed for a 1-acre site located at 3114 156th Street SW in the Lynnwood area, is the subject of a recent application. The developers have requested permission to construct 13 single-family dwelling units. Snohomish County has received this request by the

applicant, who is Larry Kiel of Alder Meadows LLC. The project will be known as Alder Meadows. For additional information on this project, call 425-388-3311, extension 2144.

5-Story 38-Unit Seattle Area Residential & Live-Work Project In The Works

SEATTLE

A residential development, proposed for a property located at 4535 44th Avenue SW in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 5-story building to house 36 dwelling units above two ground-level live-work units. Plans do not include associated parking. The city of Seattle has received this request from the applicant, who is John Comick. 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, Courtney McCunney at 206-933-1150.

76-Lot Monroe Area Residential Subdivision Project In The Works

MONROE

A residential subdivision development, proposed for a 22.9-acre property located on US Highway 2, west of Bear Mountain

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and Phillips Ridge Roads in the Monroe area, is the subject of a recent application. The developers have requested permission to construct 76 single-family residential building lots. Plans call for clearing, grading and associated utilities and driveways. For additional information on this project, contact the applicant's contact, Nate Perkl of Seattle Pacific Development LLC, at 425-953-2800.

Steilacoom Area School Facility Remodel Project In The Works

STEILACOOM

A school facility project, proposed for a site located at 511 Chambers Street in

the Steilacoom area, is the subject of a project consultation request. Plans call for moving the existing Steilacoom Historical School District administration offices into the old Pioneer Middle School building. Construction will require the demolition and removal of 20,000 square feet of the existing 1950's-60's building and remodeling of the 1918 building. For additional information on this project, contact the applicant, Steilacoom Historical School District at 253-983-2200.

5-Story 58-Unit Capitol Hill Area Mixed-Use Residential-Commercial Development In Early

Design Phase

SEATTLE

A mixed-use residential and retail project, planned for a site located at 1523 East Madison Street in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 5-story building with 55 residential dwelling units, three live-work units and 80 square feet retail space. No parking is proposed. Construction will require the demolition and removal of an existing structure and surface parking on the site. The applicant

for this project is Johnson Carr LLC. For additional information on this project, contact the applicant's contact, Jay Janette at 206-919-2624.

12-Story 301,500 SF South Lake Union Area Office-Retail Building Project Subject Of A Revised Application

SEATTLE

A commercial project, proposed for a site located at 400 Ninth Avenue North in the Seattle area, is the subject of a revised application. The developers have permission to construct a 12-story tower with 297,700 square foot office space and 3,800 square foot

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ground-level retail space. Parking for a429 vehicles will be located below-grade. An addendum to the South Lake Union Height and Density EIS has been prepared. Construction will require the demolition and removal of existing structures on the site. The city of Seattle has received this request from the applicant, who is City Investors II (Vulcan Real Estate). For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare at 425-681-4718.

Spokane Area Industrial Truck Refrigeration Repair Facility Development In Line For

DNS Approval

SPOKANE

An industrial development, planned for a site located at 10211 West Westbow Boulevard in the Spokane area, is in line to be issued a determination of non-significance. The developers have requested permission to complete site grading and construct a truck refrigeration repair facility. Spokane County, using the optional SEPA process, is expected to issue the permitting to the applicant, who is PZP LLC/Architectural Ventures. For additional information on this project, call 509-477-3675.

Duvall Area School

Facility Improvements Project Receives Mitigated DNS Approval

DUVALL

A school facility development, slated for Hillside Academy located at 26423 NE Allen Street in the Duvall area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a K-8 private school facility to accommodate 120 students. Plans include tenant improvements to an existing 3-story building and install playgrounds. The city of Duvall has issued the permitting to the applicant, who is Clover Schuler of

Magellan Architects. The project will be called Hillside Academy. For additional information on this project, contact Mr. Schuler at 425-885-4300.

Mount Vernon Area Elementary School Facility Development Receives DNS Approval

MOUNT VERNON

A school facility project, planned for a property located north of East Division and east of Skagit Highlands Parkway in the Mount Vernon area, has been issued a determination of non-significance. The action will allow the Mount Vernon School District developers to

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complete a wetland fill to allow the future development of an elementary school. The Mount Vernon School District has issued the permitting for this school project. For more information, contact Carl Bruner of Mount Vernon School District, at 360-428-6110.

150-Unit Leavenworth Area Residential Development In Line For DNS Approval

LEAVENWORTH

A residential project, planned for a site located between Chumstick Highway and Titus Road in the Leavenworth area, is in line to be issued a determination of

non-significance. The developers have requested permission to construct a phased development including 75 residential building lots with total build-out maximum of 150 housing units. The city of Leavenworth, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Brian Thompson-Royer of Upper Valley MEND. The project will be known as Meadowlark subdivision and planned development. For additional information on this project, contact Mr. Thompson-Royer at 509-548-0408.

Kennewick Area Auto Dealership Lot Expansion

Project In The Works

KENNEWICK

A retail project proposed for a 2-acre property located at 7119 West Canal Drive in the Kennewick area is the subject of a recent consultation request. Plans outline the construction of a 200-stall parking lot for additional vehicle storage at the existing Lithia Motors facility. For additional information on this project, contact the applicant, Eric Iversen of Lithia Motors, at 541-776-6401.

14,300 SF Vancouver Area Retail Development In Pre-Application Phase

VANCOUVER

A retail project proposed for a site located at NE 20th Avenue in the Vancouver area is the subject of a pre-application meeting being held by Clark County. The developers have detailed plans to construct a 14,300 square foot retail building on the site. Plans show an associated parking lot. The project will be known as Northeast 20th Avenue Retail. For additional information on this project, contact the applicant's contact, Michael Cerbone, at 503-419-2500.

16-Unit Vancouver Area Live-Work Development In The Works

VANCOUVER

A commercial project, proposed for a 1.7-acre

site located at NE 119th Street in the Vancouver area is the subject of a pre-application meeting being held by Clark County. The developers have submitted plans to construct 16 live-work units. The project will be called Strawberry Hill II Live/Work. For additional information on this project, contact the applicant's contact, Joel Stirling at 360-759-1794.

62,500 SF Belltown Area Building Addition & Change-Of-Use Project In Application Phase

SEATTLE

A commercial project proposed for a site located at 2200 Western Avenue in the Seattle area, is the subject of a recent application. The developers have requested permission to change the use of an existing 54,600 square foot warehouse building to that of office and retail. Plans call for the construction of a 7,900 square foot building addition. The city of Seattle has received this request from the applicant, who is Boris Castellanos of Allegra Properties. For additional information on this project, contact the applicant's contact, Matthew Aalfs, at 206-443-8606.

5,900 SF University Place Applebee's Restaurant Development Awarded DNS Approval



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UNIVERSITY PLACE

A restaurant project, slated for a site located at 3819 Bridgeport Way West in the University Place area, has been issued a determination of non-significance. The action will allow the developers to construct a 5,900 square foot Applebee's restaurant. Plans show site work for utilities. The city of University Place has issued the permitting to the applicant, who is UP Cornerstone LLC. For additional information on this project, contact the applicant at 253-565-8661.

576-Bed WW University Student Housing Complex Receives DNS Approval

BELLINGHAM

A university student housing project, slated for a site located at 4413 Consolidation Avenue in the Bellingham area, has been issued a determination of non-significance. The action will allow the developers to construct 4 buildings containing 576 beds, a clubhouse and associated parking. Plans include a variance from height requirements to allow structures to exceed 35-foot height allowance. The city of Bellingham has received this request from Ambling University Development Group LLC. The project will be known as

University Ridge student housing. For additional information on this project, contact the applicant's contact, Rob Jepson, at 360-778-5760.

2-Story 13,800 SF Spokane Area Office Project In Line For DNS Approval

SPOKANE

An office development, planned for a site located at 2420 East 29th Avenue in the Spokane area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 2-story, 13,800 square foot office building on the site. Plans show a 6,900 square foot parking garage and include site work and fire protection. The city of Spokane, using the optional SEPA process, is expected to issue the permitting. For additional information on this project, contact the applicant's contact, John Halsey of Spokane Building Services, at 509-625-6140.

8-Story 210-Unit South Lake Union Area Mixed-Use Residential-Retail Development In Application

SEATTLE

A mixed-use residential and retail development, proposed for a site located at 430 Eighth Avenue North in the Seattle area,

is the subject of a recent application. The developers have requested permission to construct an 8-story, 210-unit residential building with 14,000 square feet of ground-level retail space. Parking for 184 vehicles will be located below-grade. The city of Seattle has received this request by the applicant, who is Greg Van Patten of Wolff Enterprises II 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, Melissa Wechsler, at 206-518-5030.

3-Story 18-Unit Mount Baker Area Mixed-Use Residential-Retail Project Receives Conditional DNS Approval

SEATTLE

A mixed-use residential and retail development, planned for a site located at 1366 31st Avenue South 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 18 residential dwelling units above 5,200 square feet retail space. Parking for 21 vehicles will be provided in at grade and enclosed spaces. The city of Seattle has issued the permitting, with conditions, to

the applicant, who is Kenneth Coleman. For additional information on this project, contact the applicant's contact, Ginger Garff, at 206-523-6150.

1,700 SF Seattle Area Change-Of-Use From Mixed-Use To Restaurant Development In Application Phase

SEATTLE

A change of use project, proposed for a site located at 1123 Martin Luther King Junior Way South in the Seattle area, is the subject of a recent application. The developers have requested permission to change the use of an existing 1,700 square foot mixed-use building to a restaurant. The city of Seattle has received this request by the applicant, who is Kyung Lee. For additional information on this project, contact Mr. Lee at 206-794-4690.

5-Story 26-Unit Ballard Area Residential And Live-Work Development In Application Phase

SEATTLE

A residential project, proposed for a site located at 2248 NW 64th Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 5-story addition consisting of 23 dwelling units and three live-work units. Parking for 40 vehicles will be located

below-grade. The addition is to a 5-story mixed-use building approved under a separate project order. The city of Seattle has received this request by the applicant, who is William Parks of Sunset Hill Development 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.

7-Story 91-Unit Capitol Hill Area Mixed-Use Residential-Commercial Project In Early Design Phase

SEATTLE

A mixed-use residential and retail development, planned for a site located at 721 East Pine Street in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 7-story building containing 91 residential dwelling units above 8,200 square feet commercial space. Parking for 29 vehicles will be provided below-grade. Plans call for 5,000 cubic yards of grading. Construction will require the demolition and removal of an existing structure on the site except for the front-facing facades on Harvard Avenue and on East Pine Street. The applicant for

this project is Denny Onslow of O&S LLC. For additional information on this project, contact the applicant's contact, Paul Shema, at 206-624-8254.

1.1 Million SF Seattle Area Amazon Office Tower & Mid-Rise Development Progressing In Design Phase

SEATTLE

An office development, in planning 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 permitting to change the design to an east structure consisting of a 5-story building with office and ground-level retail space plus minor revisions to the site. A 38-story building and associated parking are proposed. Plans call for a total of 1.1 million square feet office space. Environmental review, planned community development and early design guidance were conducted under a separate project order. The applicant for this project is Acorn Development LLC (Amazon.com). For additional information on this project, contact the applicant's contact, Todd Leber at 206-802-0353.

8-Unit High Point Area Residential Town-



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house Project In Application Phase

SEATTLE

A residential development, proposed for a site located at 6505 31st Avenue SW in the Seattle area, is the subject of a recent application. The developers have requested permission to construct four, 2-unit townhouse buildings for 8 total dwelling units. Parking for eight vehicles will be located within the 3-story structures. An environmental impact statement has been issued by Seattle Housing Authority. The city of Seattle has received this request from the applicant, who is Lennar Northwest. For additional information on this project, contact the applicant's contact, Devlin Rose at 206-443-1181.

Bellevue Area Retail Auto Dealership Development In Line For DNS Approval

BELLEVUE

A retail project, planned for a site located at 11830 NE Eighth Street in the Bellevue area, is in line to be issued a determination of non-significance. The developers have plans to construct an auto sales and service building. The city of Bellevue, using the optional SEPA process, is expected to issue the permitting to the applicant,

who is Lance Mueller of Lance Mueller & Associates. Construction will require the demolition and removal of five existing structures on the site. The project will be known as Barrier Porsche Dealership. For additional information on this project, contact Mr. Mueller at 206-323-2553, extension 102.

10-Lot Lynnwood Area Residential Subdivision Rezone Project In Application Phase

LYNNWOOD

A residential subdivision project, proposed for a 2-acre property located at 20215 and 20219 Damonson Road in the Lynnwood area, is the subject of a recent application. The developers have requested permission to rezone the site from R-9,600 to R-7,200. Plans call for a 10-lot subdivision. Snohomish County has received this request by the applicant, who is Tuscan Ridge Partners LLC. The subdivision will be called Tuscan Ridge. For additional information on this project, contact the applicant at 425-412-4042.

13-Unit Lake Stevens Area Residential Subdivision Project Receives Mitigated DNS Approval

LAKE STEVENS

A residential subdivision project, planned

for a 3.7-acre property located at 1119 and 1127 7th Avenue SE in the Lake Stevens area, has been issued a mitigated determination of non-significance. The action will allow the developers to divide the property into 13 single-family residential building lots. Plans call for a new public road and associated infrastructure improvements including sidewalk and a stormwater system. For additional information on this project, contact the applicant, Ry McDuffy of JMI Holdings LLC, at 425-258-4438.

Vashon Area Yacht Club Renovation Receives Mitigated DNS Approval

VASHON

A community development, slated for a site located at 23428 Vashon Highway SW in the Vashon Island area, has been issued a mitigated determination of non-significance. The action will allow the developers to replace floats, piles and utilities. King County has issued the permitting to the applicant, who is Brad Shinn of Quartermaster Yacht Club. The project will be known as Quartermaster Yacht Club renovation. For additional information on this project, contact the applicant at 206-463-4219.

3-Story Mukilteo Area Mixed-Use Residential-Commercial Develop-

ment In Line For DNS Approval

SEATTLE

A mixed-use residential and commercial development, planned for a site located at 730 Third Street in the Seattle area, is in line to be issued a determination of non-significance. The developers have plans to construct a 3-story building. Plans show frontage improvements, utilities, landscaping and parking. The lower level will have 28 parking stalls, second floor commercial space and third floor multi-family dwelling units. The city of Mukilteo, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Fred Baxter. For additional information on this project, contact Mr. Baxter at 425-348-3975.

\$6.5 Million Kirkland Area Hospital Cafeteria Remodel Project In The Works

KIRKLAND

A hospital development, proposed for a site located at 12040 NE 128th Street in the Kirkland area, is the subject of a recent application. The developers have requested permission to remodel the existing Evergreen Health Silver cafeteria. Plans show furnishings and installing equipment. The estimated cost is \$6.5 million. For additional information on this project, contact

Steve Obrochta of Evergreen Health, at 425-899-1971.

Bellevue Area Community Kickboxing Facility Development In Application

BELLEVUE

A retail development, proposed for a property located at 99 114th Avenue NE in the Bellevue area, is the subject of a recent application. The developers have requested permission to allow a recreational use kickboxing school to exist in the downtown office and limited business land use district. The city of Bellevue has received this request by the applicant, who is John Stoeck. The project will be called Leading Edge Kickboxing. For additional information on this project, contact Mr. Stoeck at 206-390-0287.

\$4.5 Million Vancouver Area Skills Center Project In The Works

VANCOUVER

A community project proposed for a site located at 12200 NE 28th Street in the Vancouver area is the subject of a recent application. The developers have requested permission to construct new aviation and cosmetology training buildings on the existing Clark County Skills Center campus. Plans call for two buildings totaling

23,700 square feet and site work. The estimated cost is \$4.5 million. For additional information on this project, contact the applicant's contact, LSW Architects, at 360-694-8571.

1,540 SF Silverdale Area Distillery & Tasting Room Development In Line For DNS Approval

SILVERDALE

A retail project planned for a site located at 5451 NE Newberry Hill Road in the Silverdale area is in line to be issued a determination of non-significance. The developers have detailed plans to construct a 1,300 square foot facility for fermenting, distilling and bottling. Plans include a 240 square foot tasting room. Kitsap County, using the optional SEPA process, is expected to issue the permitting to the applicant, who is David Tucker. The project will be called Tucker Distillery. For additional information on this project, contact Meg Sands of Kitsap County at 360-337-5777.

27-Unit Lynnwood Area Residential Townhouse Project In Application Phase

LYNNWOOD

A residential development, proposed for a 3.2-acre property located at 707 Logan Road in the Lynnwood area, is the subject of a recent application.

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The developers have requested permission to construct 27 single-family detached dwelling units on the site. Snohomish County has received this request from the applicant, who is Landsverk Quality Homes. The project will be known as Logan Crest. For additional information on this project, contact the applicant at 425-742-2742.

92-Unit Puyallup Area Mixed-Use Commercial-Office Project Gets Addendum To MDNS

PUYALLUP

A commercial development planned for an 8-acre site located at 10503 136th Street East in the Puyallup

area, is the subject of an addendum to a previously issued mitigated determination of non-significance. The developers will proceed with plans to construct 79 multi-family dwelling units, 13 single-family detached residences and one lot for commercial/office development. Pierce County has issued the addendum. This project will be known as East Grove Cottages. For additional information on this project, contact the applicant's contact, Beyler Consulting LLC, at 253-380-2958.

16-Lot Vancouver Area Residential Subdivision Project In Pre-Application Phase

VANCOUVER

A residential subdivision project, proposed for a 2.5-acre property located at 12015 NE 113th Street in the Vancouver area, is the subject of a pre-application conference. The developers have plans to divide the property into 16 single-family residential building lots. The project will be known as Nielson-113th Street Subdivision. For additional information on this project, contact the applicant's contact, David Spencer, at 360-260-9400.

1,000 SF Delridge Area Industrial Warehouse Development In Application Phase

SEATTLE

An industrial project, proposed for a site located at 3817 17th Avenue SW in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 1,000 square foot warehouse in an environmentally critical area. Plans include surface parking for one vehicle. The city of Seattle has received this request by the applicant, who is Tim Moshier of Imperata Seattle LLC. For additional information on this project, contact Mr. Moshier at 206-979-5148.

56,200 SF Kent Area Industrial Warehouse Addition Receives DNS Approval

KENT

An industrial warehouse development, slated for a site located at 7250 South 228th Street in the Kent area, has been issued a determination of non-significance. The action will allow the developers to construct a 56,200 square foot addition to the existing north side of a warehouse. Plans show the associated asphalt parking, landscaping and storm drainage improvements. The city of Kent has issued the permitting to the applicant, who is Tim O'Keefe. The project will be called Amway expansion. For additional information on

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this project, contact Mr. O'Keefe at 206-236-6200.

5-Story 110-Unit Newcastle Area Residential Senior Development In The Works

NEWCASTLE

A residential project, proposed for a site located at 13056 SE 76th Street in the Newcastle area, is the subject of a project consultation request. The developers have plans to redevelop a 5-story building with 110 senior/memory care dwelling units. Plans note site improvements and reroute and rehabilitate an on-site stream to a natural course. The project will be known as Aegis Gardens. For additional information on this project, contact the applicant, ASC Newcastle LLC, at 425-861-9993.

8-Story Lower Queen Anne Area Hotel-Apartment Development Receives Conditional DNS Approval

SEATTLE

A residential development, slated for a site located at 416 John Street in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct an 8-story building containing 116 hotel guest rooms and 56 residential dwelling units above. Parking

for 62 vehicles and 22 bicycles will be located in two below-grade levels. Plans call for 37,800 cubic yards of grading. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Kent Angier of Kauri Investments. For additional information on this project, contact the applicant's contact, Jeff Williams at 206-766-8300.

7-Story 118-Unit South Lake Union Area Residential Project Receives Conditional DNS Approval

SEATTLE

A residential project, planned for a property located at 528 Pontius Avenue North in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 7-story building containing 118 dwelling units. Parking 127 vehicles will be provided in a below-grade garage. Construction will require 15,000 cubic yards of grading, and the demolition and removal of an existing structure on the site. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Scott Koppelman of Amli Residential Partners. For additional information on this project, contact the applicant's contact, Jon Hall, at 206-902-5508.



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