

New Project News

Washington State Construction News

Delivered monthly to the Contractors & Subs of Washington State

April 2014



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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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6-Story 44-Unit Lower Queen Anne Area Mixed-Use Residential-Commercial Development In Early Design Phase

SEATTLE

A mixed-use residential and commercial project, in planning for a site located at 219 First 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 44 residential dwelling units above 900 square feet of commercial space. Plans note parking for eight vehicles. The applicant for this project is Ranjiv Hayre of DBA Garden Court Apartments. For additional information on this project, contact the applicant's contact, Archana Iyengar, at 206-367-1382, extension 109.

2-Story 14,300 SF Seattle Area Office Project In The Works

SEATTLE

An office project, proposed for a site located at 305 South Lucile Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 2-story, 14,300 square foot office building. Plans call for surface parking for 41 vehicles. The city

of Seattle has received this request from the applicant, who is 305 S. Lucille LLC. For additional information on this project, contact the applicant's contact, Paul Engert, at 206-720-7001, extension 16.

36-Story 372-Unit Denny Triangle Area Mixed-Use Residential-Office Tower Project In Early Design Phase

SEATTLE

A mixed-use residential and office development, in planning for a site located at 1812 Boren 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 36-story tower with 372 residential dwelling units adjacent to an 11-story, 300,000 square foot office building with 5,000 square feet of at-grade retail space. Parking for 600 vehicles will be provided below-grade. The applicant for this project is the Touchstone Corporation.

Construction will require the demolition and removal of an existing building on the site. For additional information on this project, contact the applicant's contact, Corinne Kerr, at 206-521-3537.

Kirkland Area Retail-Office Addition & Remodel Project



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Receives Mitigated DNS Approval

KIRKLAND

A phased retail and office development, planned for sites located at 112 and 150 Lake Street South and 115 Main Street in the Kirkland area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct an additional office area to the existing Kirkland Waterfront Market Building. Plans note remodel and expansion of the Hector's Restaurant building and a new parking garage with integrated retail and office uses. The city of Kirkland has issued the permitting to the applicant, who is Chesmore Buck Architecture. The project will be called Lake Street Place. For additional information on this project, contact the applicant's contact, Rick Chesmore of Chesmore Buck Architecture, at 425-679-0907.

10-Lot Edmonds Area Residential Subdivision Development In Application Phase

EDMONDS

A residential subdivision project, proposed for a .9-acre property located at 16212 48th Avenue West in the Edmonds area, is the subject of a recent application. The developers have requested permission to divide the property into 10 single-family residential building lots. Snohomish County has received this request from the applicant, who is Lynnwood 48 LLC (Kendall Homes). The project will be known as Brown MR. For more information on this project, contact the applicant at 206-257-5504.

27-Acre Chelan Area Community Development In Line For DSN Approval

CHELAN

A project planned for a site located at 2109 Hansel Creek Road in the Chelan area, is in line to be issued a determination of non-significance.

The developers have detailed plans to use a 27-acre portion of a 640-acre property for the construction of cabins and a lodge in a planned low-environmental impact tourist enterprise. Development will take place within a forest commercial zoned property. Chelan County, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Lawrence Vandel. The project will be known as The Woods at Hansel Creek. For additional information on this project, contact the applicant's contact, Lawrence Vandel, at 157 Yesler Way, Sixth Floor, Seattle, WA 98104.

11-Story 269,500 SF Seattle Area Office-Commercial Development In Early Design Phase

SEATTLE

A commercial project, in planning for a site located at 400 Dexter Avenue North in the Seattle area,

is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct an 11-story tower containing 254,000 square feet office and 15,500 square feet, of ground-level commercial space. Below-grade parking will be provided for up to 349 vehicles. The applicant for this project is John Cox of Alexandria Real Estate Equities. Construction will require the demolition and removal of existing buildings on the site. For additional information on this project, contact the applicant's contact, Andrew Lacko, at 206-245-2025.

59-Lot Seattle Area Residential Subdivision Project Receives DNS Approval

SEATTLE

A residential subdivision project, planned for a 14.74-acre site located at the south side of NE 16th Street and east of 204th

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Avenue NE in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to divide the site into 59 single-family residential building lots. Plans note tracts for critical area, associated buffer, drainage and recreation. King County has issued the permitting to the owner, who is Twins Investments LLC.

3-Story 40-Unit Alaska Junction Area Residential Project In The Works

SEATTLE

A residential development, proposed for a site located at 4439 41st Avenue SW in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 3-story building that will house 40 dwelling units. Surface parking will be provided for five vehicles. The city of Seattle has received this request from the applicant, who is North Way Investments. For

additional information on this project, contact the applicant's contact, Si Ith, at 206-272-0707.

49-Unit Mountlake Terrace Area Residential Development Receives Mitigated DNS Approval

MOUNTLAKE TERRACE

A phased residential redevelopment, slated for a portion of a 14.3-acre developed property with 193 multi-family dwelling units, has been issued a mitigated determination of non-significance. The action will allow the developers to construct seven additional buildings containing 242 multi-family dwelling units. The city of Mountlake Terrace has issued the permitting to the applicant, who is Andorra Apartments LLC. The project will be called the Andorra Estates infill large-scale site plan. For additional information on this project, contact the applicant's contact, Scott LaBenz of Grouparchitect, at 206-365-1230.

4,700 SF Change-Of-Use From Warehouse-To-Office Proposed For Seattle Area Structure

SEATTLE

A change of use project, proposed for a building located at 66 South Hanford Street in the Seattle area, is the subject of a recent application. The developers have requested permission to change the use of 4,700 square feet of the second floor of an existing warehouse to office. Construction will take place in an environmentally critical area. The city of Seattle has received this request from the applicant, who is Donald Ayres of 66 South Hanford Street LLC.

51-Lot Tacoma Area Residential Subdivision Project Receives Addendum To DNS Approval

TACOMA

A residential subdivision development, planned for three land parcels totaling 73.41-acres located

at 19414 Rhodes Lake Road East in the Tacoma area, has been issued an addendum to a previously issued determination of non-significance. The developers detailed plans to divide the parcels into 51 single-family residential building lots with an average lot size of 7,530 square feet. Pierce County has issued the addendum to the applicant, who is Norman and Nancy Wittenfeld. The project will be called Liberty Park. For additional information on this project, contact the applicant's contact, Loren Combs of VSI Law Group PLLC, at 253-922-5464.

28-Unit Multi-Family Residential Project Proposed For Fremont Area

SEATTLE

A residential development, proposed for a property located at 3618 Second Avenue NW in the Seattle area, is the subject of a recent application. The developers have requested permission to construct two



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multi-family buildings containing 14 dwelling units each. No parking is proposed. The city of Seattle has received this request from the applicant, who is Michael Nelson of MRN Homes LLC. Construction will require the demolition and removal of an existing building on the site. For additional information on this project, contact the applicant's contact, Andrew Novion, at 206-361-6133.

5-Story 9-Unit Capitol Hill Area Mixed-Use Residential-Office Development Progressing

SEATTLE

A mixed-use residential and office project,

planned for a site located at 1720 12th 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 5-story structure with nine residential dwelling units plus 2,000 square feet, of ground-level office space. Plans do not show parking. The applicant for this project is Frog Pond LLC. Construction will require the demolition and removal of an existing building on the site. For additional information on this project, contact the applicant's contact, Mike Mariano, at 206-285-1589.

4,500 SF West Seattle Area Change-Of-Use From Warehouse-To-Gym In Application Phase

SEATTLE

A change of use project, proposed for a site located at 4140 California Avenue SW in the Seattle area, is the subject of a recent application. The developers have requested permission to change the use of an existing 4,500 square foot warehouse building to indoor participant sports. Plans show tenant alterations for the gymnasium and storage. The city of Seattle has received this request from the applicant, who is

Bethany Pappas. For additional information on this project, contact the applicant at 206-557-4748.

13-Lot Sumner Area Residential Subdivision Project Receives Mitigated DNS approval

SUMNER

A residential subdivision project, slated for a property located at 7406 Orting Highway East in the Sumner 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. The city of Sumner has issued the permitting to the applicant, who is Clark McGowan. The project will be known as Sumner Valley Estates preliminary plat. For additional information on this project, contact the applicant's contact, Leroy Surveyors and Engineers, at 253-848-6608.

45-Unit Port Orchard Area Residential Townhouse Project In Line For DNS Approval

PORT ORCHARD

A residential development, planned for a 3.64-acre site located at the west side of Randall Way NW and north of Bucklin Hill Road in the Port Orchard area, is in line to be issued a determination of

non-significance. The developers have detailed plans to construct 14 townhouse structures housing a total of 45 dwelling units. Each dwelling unit will have garage parking below two living levels. Plans show a pocket park with associated walking paths. Kitsap County is expected to issue the permitting to the applicant, who is Clear Creek Group LLC. The project will be called Randall Way Townhomes. For additional information on this project, contact the applicant's contact, Stephen Coupe, at 4450 NW Newberry Hill Road, No. 101, Silverdale, WA 98383, or call 360-337-5777.

35-Lot Kirkland Area Residential Subdivision Development Receives DNS Approval

KIRKLAND

A residential subdivision project, slated for six land parcels totaling 6.2-acres located at 13521 NE 129th Place in the Kirkland area, has been issued a determination of non-significance. The action will allow the developers to divide the parcels into 35 single-family residential building lots. The city of Kirkland has issued the permitting to the owner, who is Quadrant Homes. The project will be known as Vintners West. For additional information on this project, contact

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58,600 SF Warehouse-Office-Heliport Development Proposed For Tumwater Area

TUMWATER

A commercial development proposed for a site located at the 900 block of 85th Avenue SE in the Tumwater area, is the subject of a recent application. The developers have requested permission to construct a 58,600 square foot warehouse with associated office space. Plans note landscaping and parking for the Olympia Heliport. The city of Tumwater has received this request from the owner, who is Brian

Reynolds. The project will be known as the Olympia Heliport phase 3. For additional information on this project, contact the applicant's contact, Kaufman Development LP, at 360-491-5230.

77-Unit Renton Area Residential Multi-Family Development Receives DNS Approval

RENTON

A residential project, planned for a site located at the southwest side of SE 180th Street and 105th Place SE in the Renton area, has been issued a determination of non-significance. The action will allow the developers to construct a building

containing 77 dwelling units. Plans call for site clearing and grading. King County Housing Authority is the applicant. For additional information on this project, contact Stephen Norman of King County Housing Authority, at 206-574-1197.

6-Story 235 Unit Seattle Area Residential Project In Early Design Phase

SEATTLE

A residential development, in planning for a site located at 3435 15th Avenue West in the Seattle area, is working its way through the city of Seattle's design guidance-review phase. The developers have requested permission to construct a 6-story building containing 216-235 dwelling units. Below-grade parking for 193-213 vehicles will be provided. For additional information on this project, contact the applicant's contact, Marc Aubin, at 206-367-1382.

370-Unit West Seattle Area Mixed-Use Residential-Retail Development In Hearings Stage

SEATTLE

A mixed-use residential and retail project, planned for a site located at 4755 Fauntleroy Way SW in the Seattle area, is the subject of hearings by the Seattle City

Council Transportation Committee. The hearings are being held to discuss a request to construct two, 7-story buildings containing a total of 370 dwelling units above 62,800 square feet retail space. Parking accommodations for up to 598 vehicles will be located below-grade. Plans call for 104,200 cubic yards of grading. Plans note a request for the city to vacate a portion of an alley to allow a consolidation of parcels. Construction will require the demolition and removal of existing buildings totaling 35,100 square feet on the site. The applicant for this project is West Seattle Project X LLC (Lennar Multifamily Communities). For additional information on this project, contact Beverly Bennet of Seattle Department of Transportation, at 206-684-7564.

31-Lot Lake Stevens Area Residential Subdivision Project Receives Addendum To DNS Approval

LAKE STEVENS

A rural cluster residential development, planned for a 13-acre site located at 11919 32nd Street NE in the Lake Stevens area, has been issued an addendum to a previously issued determination of non-significance. The action will allow the developers to create a 31-lot rural cluster

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residential subdivision on the site. The project will be known as Catherine Crest. For more information on this project, contact Rebecca Ableman of city of Lake Stevens, at 425-377-3235.

20-Lot Walla Walla Area Residential Homes & Condominium Development In Line For DNS Approval

WALLA WALLA

A residential development, planned for a property south of Walla Walla County Fairgrounds located at the northeast corner of Stevens Street and Lodge Drive in the Walla Walla area, is in line to be issued a determination of non-significance.

The developers have detailed plans to create 19-lots for single-family homes and one lot for the construction of 45 detached condominium-type structures with shared parking. Walla Walla Joint Community Development Agency, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Hayden Homes LLC. The project will be known as 20-lot PUD preliminary subdivision. For additional information on this project, contact Hayden Homes LLC, at 800-923-6607.

25-Story 320-Unit South Lake Union Area

Mixed-Use Residential-Retail Project In Early Design Phase

SEATTLE

A mixed-use residential and retail development, in planning for a site located at 901 Harrison Street in the Seattle area, is working its way through the city of Seattle's design guidance-review phase. The developers have requested permission to construct a 25-story residential building with 320 dwelling units above 2,100 square feet retail space. Parking for 190 vehicles will be located below-grade. The applicant for this project is Muref III Holding LLC (MacFarlane Partners). Construction will require the demolition and removal of existing buildings on the site. For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

62,000 SF Sumner Area Industrial Warehouse Development In The Works

SUMNER

An industrial project, proposed for a property located at the end of 32nd Street East and east of 142nd Avenue East in the Sumner area, is the subject of an amendment to the original SEPA document issued under a separate project order. Plans outline construction

of an approximately 62,000 square foot warehouse. The applicant is Barghausen Consulting Engineers. For additional information on this project, contact the applicant's contact, Daniel Balmelli of Barghausen Consulting Engineers, at dbalmelli@barghausen.com, or call 425-251-6222.

237-Unit Woodinville Area Residential Development Proposed

WOODINVILLE

A residential project, proposed for a site located at 17300 135th Avenue NE in the Woodinville area, is the subject of a recent application. The developers have

requested permission to construct three buildings containing 237 multi-family dwelling units. Plans note grading, street, drainage, tree removal and installation, landscaping improvements and parking structures. The city of Woodinville has received this request from the applicant, who is Woodin Creek Village Associates LLC. The project will be called Phase 1 Woodin Creek Village. For additional information on this project, contact the applicant's contact, Harold Moniz of Collins Woerman Architects, at 206-245-2016.

Vancouver Area Office-Shop Building Project In

The Works

VANCOUVER

A commercial development proposed for a 2.6-acre site located at 1303 NE 154th Street in the Vancouver area, is the subject of a pre-application conference by Clark County. Plans outline construction of an office, shop building, covered parking and a paved storage area. The project will be called Gem Properties NW. For additional information on this project, contact the applicant's contact, HDJ Design Group, at 360-695-3488.

26-Unit Everett Area Residential Development Receives DNS Approval

EVERETT

A residential development, slated for a property located at 13723 Ash Way in the Everett area, has been issued a determination of non-significance. The action will allow the developers to construct 26 single-family detached residences on the site. Snohomish County has issued the permitting to the applicant, who is the Builders Investment Group. The project will be known as Ash Way Landing SFDU. For additional information on this project, contact the applicant at 425-379-2844.

12-Lot Olympia Area Residential Subdivision



The advertisement features a large, stylized '811' logo on the left, where the numbers are yellow with black outlines and a shovel is integrated into the bottom of the '1'. To the right, the text 'Know what's below. Call before you dig.' is written in a bold, black, sans-serif font. Below the text, a red shovel is shown with a red telephone handset attached to its handle, and the '811' logo is printed on the shovel's head. The background is a bright blue sky above a green grassy field. At the bottom left, the text 'Utilities Underground Location Center' is written in a smaller font, with the tagline 'Keeping Buried Utilities Safe Since 1978' underneath. At the bottom right, the website 'CallBeforeYouDig.org' is displayed in a large, bold, yellow font with a black outline.

Project In Line For MDNS Approval

OLYMPIA

A residential subdivision development, planned for sites located at 1930, 2004 and 2010 71st Avenue SE in the Olympia area, is in line to be issued a mitigated determination of non-significance. The developers have detailed plans to subdivide three future development tracts of the Deschutes River Highlands Phase Two subdivision into 12 single-family residential building lots. Thurston County, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Deschutes

River Highlands LLC. The project will be known as Deschutes River Highlands. For additional information on this project, contact the applicant's contact, Jeff Pantier of Hatton Godat Pantier, at jeffp@hattonpantier.com, or call 360-943-1599.

North Seattle Area Elementary & Middle School Project In The Works

SEATTLE

A school facilities project, proposed for a property located at 1330 North 90th Street in the Seattle area, is the subject of a request for modifications for greater than allowed building height, and an increase

in on-site parking and off-street bus loading. A public meeting will be held to discuss this request. Developers have detailed plans to construct a new elementary and middle school building. Construction will require the demolition and removal of an existing building on the site. For further information on this project, contact Steve Sheppard of Department of Neighborhoods, at 206-684-0302.

11-Lot Pullman Area Residential Subdivision Development Receives Mitigated DNS Approval

PULLMAN

A residential

subdivision project, slated for a 3.19-acre site located in the Sunnyside Heights neighborhood in the Pullman area, has been issued a mitigated determination of non-significance. The action will allow the developers to divide the site into 11 single-family residential building lots. The city of Pullman has issued the permitting to the applicant, who is Itani Development III Inc. The project will be known as Sunnyside Heights Addition No. 8. For additional information on this project, contact the applicant's contact, Ryan Itani of Itani Development III, at Itani@pullman.com, or call 509-338-3222.

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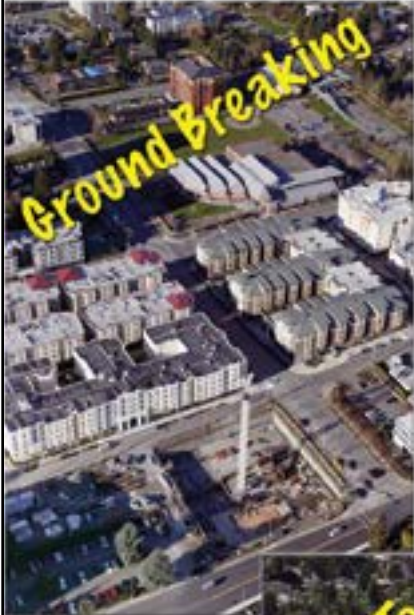
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4-Story 66-Unit Westlake Area Residential & Live-Work Project Receives Conditional OK

SEATTLE

A mixed-use development, planned for a site located at 1701 Dexter Avenue North in the Seattle area, is the subject of recent application. The developers have requested permission to construct a 4-story building with four live-work units and 62 residential dwelling units above. Plans note parking for 44 vehicles. Plans call for 8,500 cubic yards of grading. An environmental review and early design guidance have been conducted under a separate project order. Construction will require the demolition and removal of existing buildings on the site. For additional information on this project, contact the applicant's contact, Dawn Bushnaq, at 206-963-6306.

9-Story 150-Unit Belltown Area Residential Apartment Building In Early Design Phase

SEATTLE

A residential project, in planning for a site located at 307 Broad Street in the Seattle area, is working its way through the city of Seattle's design guidance-review phase. The developers have requested permission to construct a 9-story residential building containing

150 dwelling units. Parking for about 120 vehicles will be located below-grade. The applicant for this project is Duane Connell of Broad Street Apartments LLC (Connell Real Estate & Development Co). Construction will require the demolition and removal of an existing building on the site. For additional information on this project, contact the applicant's contact, Brad Hinthorne, at 206-381-6019.

Renton Area Restaurant Replacement Project In Line For DNS Approval

RENTON

A retail development, planned for a site located at 4114 NE Fourth Street in the Renton area, is in line to be issued a determination of non-significance. The developers have detailed plans to construct a new Taco Time restaurant with drive-thru. Plans note landscaping, associated parking and a building pad for a future commercial building. Construction will require the demolition and removal of the existing 2,818 square foot Taco Time building on the site. The city of Renton, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Taco Time Northwest. The project will be called Taco Time Renton

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Highlands. For additional information on this project, contact the applicant's contact, For additional information on this project, contact the applicant's contact, Mat Bergman of BCRA, at mbergman@bcradesign.com, or call 425-430-7286.

79-Lot Lacey Area Residential Subdivision Development In Line For DNS Approval

LACEY

A residential subdivision project, planned for a 16-acre site located north of 31st Avenue NE between Hurcules Drive NE and Hanna Court NE in the Lacey area, is in line to be issued a determination of non-significance. The developers have requested permission to subdivide the site into 79 single-family residential building lots with a 5.5-acre land parcel for future multi-family development. The city of Lacey, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Puget Meadows West. The project will be called Puget Meadows West. For additional information on this project, contact the applicant's contact, Wayne Potter of Novaster Development, at 425-251-6110.

104-Unit Tacoma Area Residential Multi-Family

Project Receives DNS Approval

TACOMA

A residential development, slated for a site located at 2330 Yakima Court in the Tacoma area, has been issued a determination of non-significance. The action will allow the developers to construct 104 multi-family dwelling units and associated site development. The city of Tacoma has issued the permitting to Innova Architects. For additional information on this project, contact the applicant's contact, Brenda Richardson of Innova Architects, at 253-572-4903.

7-Story 65-Unit Capitol Hill Area Mixed-use Residential-Retail Development Receives DNS Approval

SEATTLE

A mixed-use residential and retail development planned for a property located at 515 Harvard Avenue East in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 7-story residential building with 65 dwelling units and 800 square feet of ground-level retail space. Parking for 41 vehicles will be added to the existing parking for a total of 66 below-grade parking spaces. The existing west structure will remain. The city of Seattle has

issued the permitting to the applicant, who is Broadway Estates LLC. For additional information on this project, contact the applicant's contact, John Bunnell, at 206-604-0643.

Seattle Area Arbor Heights School Demolition Project In Application Phase

SEATTLE

A school facility project, proposed for a site located at 3701 SW 104th Street in the Seattle area, is the subject of a recent application received by the city of Seattle. The developers have requested permission to demolish a the 47,600 square foot Arbor Heights

Elementary school. Plans note 20,000 cubic yards of grading. An environmental impact statement has been issued by Seattle Public Schools. For additional information on this project, contact the applicant's contact, Kurt Trester, at 206-678-5981.

8-Lot Delridge Area Residential Development In The Works

SEATTLE

A residential development, proposed for a site located at 7758 Delridge Way SW in the Seattle area, is the subject of a recent application. The developers have requested permission to create eight unit lots in an

environmentally critical area. The lots will be used for construction of residential dwelling units under a separate project order. The city of Seattle has received this request by the applicant, who is Vitaliy Afichuk of Greenbuild Development LLC. For additional information on this project, contact the applicant's contact, Paul Pierce, at 206-251-5962.

84-Unit Puyallup Area Residential Project Receives Mitigated DNS Approval

PUYALLUP

A residential development, slated for a 10.09-acre property located at 404 23rd Avenue SE in the Puyallup area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct an 84-unit multi-family development. The city of Puyallup has issued the permitting to the applicant, who is Puyallup Capital Investors LLC. The project will be called Robbins Hollow. For additional information on this project, contact the applicant's contact, H. Frank Crawford, at 1201 Pacific Avenue, Suite 1900, Tacoma, WA 98402, or call 253-841-5418.

262-Lot Vancouver Area Residential Subdivision Project In Application Phase

VANCOUVER

A residential subdivision development, proposed for a 67-acre property located in the Pleasant Highlands neighborhood area in the Vancouver area, is the subject of a recent application. The developers have requested permission to divide the property into 262 single-family detached residential building lots. Clark County will hold a pre-application conference to discuss this request. The project will be known as Pleasant Valley Acres. For additional information on this project, contact the applicant, Olson Engineering, at 360-695-1385.

220,000 SF Port Orchard Area Retail-Movie Theater Development In Line For Mitigated DNS Approval

PORT ORCHARD

A retail project, planned for a site located southwest of the intersection of Greaves Way and Kitsap Mall Boulevard Northwest in the Port Orchard area, is in line to be issued a mitigated determination of non-significance. The developers have submitted plans to construct up to 220,000 square feet of gross leasable commercial building area. Plans note a 12-screen movie theater, retail and restaurant uses on a portion of the property. Kitsap County, using



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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



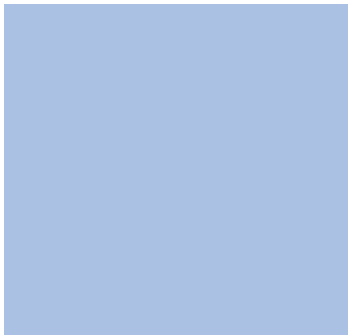
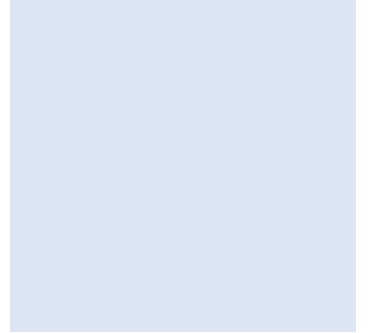
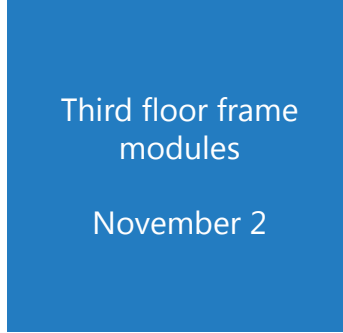
Third floor pan & floor pouring

October 22



Third floor frame modules

November 2



Fourth floor pan & floor pouring

November 5



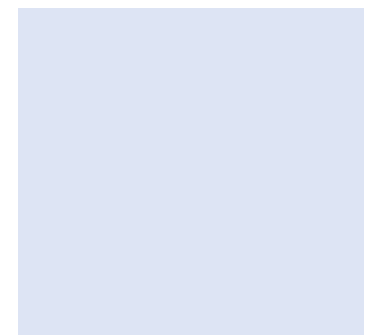
Fourth floor frame modules

November 12



Fifth floor pan & floor pouring

November 15



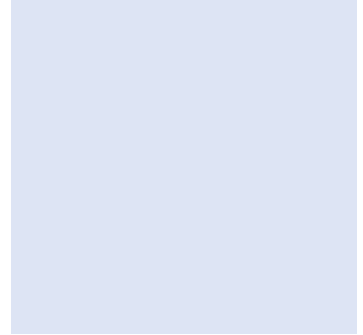
Fifth floor frame
modules

November 21



Sixth floor pan &
floor pouring

December 5



Sixth floor frame
modules

December 11



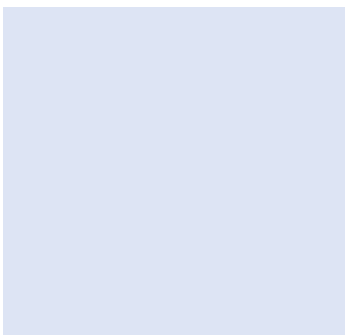
Seventh floor pan &
floor pouring

December 17



Seventh floor frame
module

December 28



Framing finish: Roof
level pan &
roof pouring

December 31



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the optional SEPA process, is expected to issue the required permitting to the applicant, who is Jean Paul Wardy. The project will be known as The Trails at Silverdale Retail Center. For additional information on this project, contact the applicant's contact, Daniel Balmelli of Barghausen Consulting Engineers, at 425-251-6222.

5-Story 105-Unit Greenwood Area Mixed-Use Residential-Retail Development In Design Phase

SEATTLE

A mixed-use residential and retail development, in planning for a site located at 101 NE 85th Street in the Seattle area, is working its way through the city of Seattle's design guidance-review phase. The developers have requested permission to construct a 5-story residential building with 105 dwelling units above 9,100 square feet of retail space. Parking for 85 vehicles will be located

at and below-grade. The applicant for this project is Security Properties. Construction will require the demolition and removal of existing buildings on the site. For additional information on this project, contact the applicant's contact, Clayton Smith, at 206-223-1361.

6-Story 180-Unit Westlake Area Residential Project In Early Design Phase

SEATTLE

A residential project, in planning for a site located at 1287 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 with 180 dwelling units. The applicant for this project is Tom Parsons of Holland Partners. For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare,

at 425-681-4718.

Seattle Area Pinehurst K-8 School Facility Replacement Project In Hearing's Stage

SEATTLE

A school project, planned for a property located at 11530 12th Avenue NE in the Seattle area, is the subject of hearings by an advisory committee. The hearings are being held to discuss a request to construct a new Jane Addams K-8 school facility. The new structure would contain a library, gymnasium, commons, administrative offices, classrooms and other learning areas. Seattle Public Schools is requesting modifications for increased lot coverage, greater than allowed height, less than required on-site parking and on-street bus loading. Construction will require the demolition and removal of the existing school building on the site. For further information on this project, contact Steve Sheppard

of Department of Neighborhoods, at 206-684-0302.

70-Unit Vancouver Area Residential Apartment Project In The Works

VANCOUVER

A residential apartment development, proposed for a site located at 1900 Fort Vancouver Way in the Vancouver area, is the subject of a pre-application conference by the city of Vancouver. The developers have requested permission to construct a 70-unit apartment complex. The project will be known as Freedoms Path-Vancouver. For additional information on this project, contact the applicant's contact, Core Construction Services of Florida LLC.

6-Story 51-Unit West Seattle Area Residential & Live-Work Development In Early Design Phase

SEATTLE

A residential development, in planning for a site located at 3303

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Harbor 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 6-story residential building containing 47 dwelling units and four live-work units. Parking for 40 vehicles will be located within the structure. The applicant for this project is CRE Harbor Ave. For additional information on this project, contact the applicant's contact, Scot Carr, at 206-218-8708.

6-Story 19-Unit Seattle Area Mixed-use Office-Retail-Residential Development In Early

Design Phase

SEATTLE

A mixed-use residential, office and retail development, in planning for a site located at 1307 Harbor 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 6-story building with 19 residential dwelling units, 12,000 square feet of office, a 3,400 square feet restaurant and 7,000 square feet of retail space. Parking for 40 vehicles will be located below-grade. The applicant for this project is Michelle Wardian of YMSA USA LLC. For additional

information on this project, contact the applicant's contact, Margaret Sprug, at 206-254-2039.

12-Story 278,000 SF Seattle Area Office-Retail Project In Design Phase

SEATTLE

A commercial development, in planning for a site located at 501 Fairview Avenue North in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 12-story high-rise office building with 6,000 square feet, ground-level retail space. Work will take place in an environmentally critical area. Parking for up to 354 vehicles will be located below-grade. The applicant for this project is Schnitzer West. Construction will require the demolition and removal of 40,000 square feet of existing office and residential buildings on the site. For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

9,400 SF Seattle Area Change-Of-Use From Office-To-Residential Development Receives DNS Approval

SEATTLE

A change of use project slated for a property located at

12508 Lake City Way NE in the Seattle area has been issued a determination of non-significance. The action will allow the developers to change the use of an existing 9,400 square foot office to 10 residential dwelling units. The city of Seattle has issued the permitting to the applicant, who is Kay Hall of FSC Lake City Associates LLC. For additional information on this project, contact the applicant's contact, Mancong Lin, at 206-223-1361.

4-Story 33-Unit Phinney Ridge Area Mixed-Use Residential-Retail Project In Application Phase

SEATTLE

A mixed-use residential and retail development, proposed for a site located at 6800 Greenwood Avenue North in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 4-story building containing 33 dwelling units and 4,200 square feet of commercial space. Plans show below-grade parking for 28 vehicles. The city of Seattle has received this request from the applicant, who is Colt Boeme of The Atlantic LLC. For additional information on this project, contact the applicant's contact, Chris Jones, at 206-684-0814.

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91-Lot Rock Island Area Residential Subdivision Development In Line For DNS Approval

ROCK ISLAND

A residential subdivision project, in planning for a 25.8-acre site located along Center Street at the northwest and southeast corners of Penn Avenue in the Rock Island area, is working its way through the design guidance-review process. The developers have requested permission to construct a 91-lot subdivision with an average lot size of 7,349 square feet. Plans note a 7.74-acre dedicated open space. The city of Rock Island, using the

optional SEPA process, is expected to issue the required permitting to the applicant, who is Real Homes. The project will be known as Hideaway Lake Estates. For additional information on this project, contact the applicant at 509-665-8888.

53-Unit Yakima Area Residential Development Subject of a Corrected Application

YAKIMA

A residential project, proposed for a property located at the 2400 block of South 64th Avenue at Ahtanum Road in the Yakima area, is the subject of a corrected application that has been

received by Yakima County. The developers have requested permission to create a 15-lot subdivision of 53 dwellings in a mix of duplex triplex and 4-plex structures. The project will be known as Ahtanum Crossing. For additional information on this project, contact the applicant's contact, Hordan Planning Services, at 509-249-1919.

2-Story Wallingford Area Commercial Building Conversion Project Gets Conditional Use Permitting

SEATTLE

A commercial project, planned for a site located at 1300 North Northlake Way in the

Seattle area, is the subject of a request to change the use of a portion of an existing 2-story building from non-household sales and service, to 700 square feet of food-processing and craft work, 3,700 square feet of retail sales and service and 7,000 square feet of office space. The city of Seattle has conditionally granted shoreline substantial development/shoreline conditional use. The applicant for this project is Kevin Conroy of Blue Rooster Building LLC. For additional information on this project, contact the applicant's contact, Jennifer Bailer Taylor, at 206-287-0136.

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6-Story 80-Unit Lower Queen Anne 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 124 Denny Way in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 6-story building with 80 residential dwelling units plus 2,000 square feet of ground-level retail space. Plans note live-work units. Parking for 38 vehicles will be provided below-grade.

The applicant for this project is John Walker of JJPB Champion LLC (Teutsch 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, Andrew Hoyer, at 206-790-2076.

8-Lot Chelan Area Subdivision Receives Mitigated DNS Approval

CHELAN

A three phase development, slated for a property located at Upper Joe Creek Road in the Manson area, has been issued a mitigated determination of non-significance. The

action will allow the developers to subdivide the property into eight 8,000 to 31,000 square foot building lots and one open-space tract with a portion for septic systems. Chelan County has issued the permitting to the applicant, who is DHAT LLC. For additional information on this project, contact the applicant's contact, Martin Davy of Pacific Engineering, at 509-662-1161.

4-Story 19-Unit Wallingford Area Residential & Live-Work Development In Design Phase

SEATTLE

A residential project in planning for a

site located at 3651 Interlake Avenue North in the Seattle area, is working its way through the city of Seattle's design guidance-review phase. The developers have requested permission to construct a 4-story residential building containing 18 dwelling units and one live-work unit at ground-level. The applicant for this project is Thomas Lehman. For additional information on this project, contact the applicant's contact, Gary Oppenheimer, at 206-933-1150.

7,400 SF Washougal Area Retail Store Development In Line For DNS Approval

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A retail project planned for a 1.08-acre site located at 720 Sixth Street in the Washougal area is in line to be issued a determination of non-significance. The developers have requested permission to construct a 7,400 square foot AutoZone store. Plans note lighting, landscaping, pedestrian access and circulation, improvements to storm water and utilities and associated parking. The city of Washougal, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is AutoZone, H&O Properties. For additional information on this project, contact

the applicant's contact, Steve Oliva of H&O Properties, at 915 West 11th Street, Vancouver, WA 98660, or call 360-835-8501.

4-Story 47-Unit U District Area Residential Project In Application Phase

SEATTLE

A residential development, proposed for a property located at 4302 Seventh Avenue NE in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 4-story residential building containing 47 dwelling units. Plans show below-grade parking for 11 vehicles. The city of Seattle has

received this request from the applicant, who is Xiaowei Yang. Construction will require the demolition and removal of existing buildings on the site. For additional information on this project, contact the applicant's contact, Amber French, at 206-545-0700.

170-Unit Bellingham Area Senior Assisted-Living Center Development Receives Mitigated DNS Approval

BELLINGHAM

A nursing center development, slated for a 17-acre site located at 4610 Lincoln Road in the Bellingham area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct 170 retirement suites for assisted-care residents and 68 suites for Alzheimer's care patients. Plans detail other medical support facilities. Whatcom County has issued the permitting to the owners, who are Julie Carney and Michael Reid of RJR Real Estate. The project will called Lincoln Park Retirement Home. For additional information on this project, contact the applicants at 360-671-7677.

216-Unit Federal Way Area Residential Multi-Family Development Receives DNS Approval

FEDERAL WAY

A residential project planned for a 22.7-acre site located at the 1100 block of South 336th Street in the Federal Way area, has been issued a determination of non-significance issued by the city of Federal Way. The action will allow the developers to construct 16 buildings containing a total of 216 multi-family dwelling units. Plans show a leasing and rental office, recreation center, open space and 365 parking stalls. The development will be known as Kitts Corner multifamily. For additional information on this project, contact the applicant's contact, Matt Hough of CPH Consultants, at 425-285-2390.

2-Story Bellevue Area Middle School Facility Demolition Receives DNS Approval

BELLEVUE

A school facility project, planned for a site located at 14401 NE Eighth Street in the Bellevue area, has been issued a determination of non-significance. The action will allow the developers to demolish the existing Odle Middle School. The aquatic center will remain. The new facility will be 2-stories and accommodate students in 6th through 8th grades. Plans call for site modification to the athletic fields, parking and landscaping. For more information

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8-Parcel Delridge Area Development Gets Revised Application

SEATTLE

A residential project proposed for two land parcels located at 6536 24th Avenue SW in the Seattle area, is the subject of a revised application. The developers have requested permission to subdivide the parcels into eight parcels. Work will take place in an environmentally critical area. The city of Seattle has received this request from the applicant, who is Nicholas Antonie of Sound city. For additional information on this project, contact the applicant's contact, Greg Brant, at 206-767-1985.

8-Lot Phinney Ridge Area Residential Subdivision Project In Application Phase

SEATTLE

A residential subdivision development, proposed for a site located at 5555 Phinney Avenue North in the Seattle area, is the subject of a recent application. The developers have requested permission to divide the site into eight unit lots. The lots will be used for the construction of residential dwellings approved

under a separate project order. For additional information on this project, contact the applicant's contact, Brandon Winters, at 206-297-0996.

12-Lot Vancouver Area Residential Subdivision Development In Hearings Stage

VANCOUVER

A residential subdivision development, proposed for a 2.4-acre site located at 8300 NE 152nd Avenue in the Vancouver area, is the subject of hearings by Clark County. The hearings are being held to discuss a request to divide the site into 12 single-family residential building lots. The project will be known as 152nd & Padden Subdivision. For additional information on this project, contact the applicant's contact, Seth Halling, at 360-882-0419.

2-Story 119,000 SF Newcastle Area Middle School Development Receives Mitigated DNS Approval

NEWCASTLE

A school facility development, slated for a property located at 6928 116th Avenue SE in the Newcastle area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a 2-story, 119,000 square foot middle school facility. Construction will

require the demolition and removal of existing structures at Renton Academy, a K-12 special education school on the site. Renton Academy will relocate to the old Spring Glen School and plans include renovations. Renton School District has issued the permitting for this school project that will be known as Renton Middle School No. 4. For additional information on this project, contact the applicant's contact, Brad Medrud of AHBL, at 253-383-2422.

22-Lot Sammamish Area Residential Subdivision Project Receives DNS Approval

SAMMAMISH

A residential subdivision development, planned for a 4.9-acre site located at 325 218th Avenue SE in the Sammamish area, has been issued a determination of non-significance. The action will allow the developers to divide the site into 22 single-family residential building lots. Plans call for a wetland mitigation tract. The city of Sammamish has issued the permitting to the applicant, who is Artistry Homes LLC. Construction will require the demolition and removal of existing buildings on the site. The project will be called Reese's Run. For additional information on this project, contact Artistry Homes LLC at 425-644-4232.

6-Story 140-Unit Westlake Area Residential Development In Early Design Phase

SEATTLE

A residential project, in planning for a site located at 1414 Dexter Avenue North in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 6-story building containing 140 residential dwelling units. Parking will be provided below-grade for up to 450 vehicles. The applicant for this project is NASH-Holland Westlake

Stops Investors LLC (Holland Partners, North America Sekisui House). For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

16,300 SF Queen Anne Area Change-Of-Use From Marine Sales-To-Boat Club Project Receives DNS Approval

SEATTLE

A change of use project, planned for a property located at 2520 Westlake Avenue North in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to change the use of an existing 16,300 square foot building from marine retail sales and service to boat club. The city of Seattle has issued the permitting to the applicant, who is Samuel LeClercq. For additional information on this project, contact the applicant's contact, David Gee, at 206-790-1010.

27-Unit Lynnwood Area Residential Homes Development Receives DNA Approval

LYNNWOOD

A residential project, slated for a 3.2-acre site located at 707 Logan Road in the Lynnwood area, has been issued a determination of non-significance. The action will allow the developers

to construct 27 single-family detached residences. Plans note a storm water detention vault. Snohomish County has issued the permitting to 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.

6-Story 46-Unit West Seattle Area Residential & Live-Work Project In Early Design Phase

SEATTLE

A residential development, in planning for a site located at 3257 Harbor 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 6-story building with 44 dwelling units and two live-work units. Parking for 44 vehicles will be located within the structure. The applicant for this project is CRE Harbor Ave. For additional information on this project, contact the applicant's contact, Scot Carr, at 206-218-8708.

5-Story 149-Unit Seattle Area Mixed-Use Residential-Commercial Development Progressing

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a site located at 3210 California Avenue SW in the Seattle area, is continuing its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 5-story building with 143 residential dwelling units, six live-work units and 4,200 square feet of commercial space. Parking for 168 vehicles will be located below-grade. Plans call for 15,000 cubic yards of grading. The applicant for this project is Lis Soldano of Intracorp Seattle. Construction will require the demolition and removal of existing buildings on the site.

Vancouver Area Fred Meyer Fueling Station In The Works

VANCOUVER

A retail development, proposed for a property located at 7400 NE Highway 99 in the Vancouver area, is the subject of a second pre-application conference by Clark County. The developers have plans to construct an 18-pump fuel station. Construction will require the demolition and removal of the existing building on the site. The project will be called Fred Meyer Fuel No. 140. For additional information on this project, contact the applicant, Jake Tate, at 801-521-8529.

3,000-Unit Point Wells Mixed-Use Residential-Commercial-Retail Redevelopment Progressing

WOODWAY

A four-phase mixed-use residential, commercial and retail development, planned for a 61-acre property located at Richmond Beach Drive in the Woodway area, is the subject of a second notice of determination of non-significance and a request for comments on the scope of the environmental impact statement. The developers have detailed plans to construct 47 buildings containing 3,081 residential dwelling units, 94,000 square feet of retail space, 32,000 square feet of commercial space including police and fire service. Plans note recreation areas, open space, public dock and associated infrastructure. The project will be known as Point Wells Development. For additional information on this project, contact the applicant's contact, Gary Huff, at 206-224-8024.

30-Lot Yakima Area Residential Subdivision Project In Line For DNS Approval

YAKIMA

A residential subdivision development, planned for a 24.83-acre site located at Ahtanum Road and

South 86th Avenue in the Yakima area, is in line to be issued a determination of non-significance. The developers have requested permission to divide the site into 30 single-family residential building lots. The city of Yakima, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Apple Tree Construction LLC. For additional information on this project, contact the applicant's contact, Duane Rogers of Apple Tree Construction, at 2550 Borton Road, Yakima, WA 98903, or call 509-575-6183.

13-Unit Central Area Residential Townhouse Project In Early Design Phase

SEATTLE

A residential townhouse development, in planning for a site located at 1902 24th Avenue South in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct three townhouse buildings with attached garages to house a total of 13 dwelling units. The applicant for this project is Chris Jolley of Holgate Townhomes. Construction will require the demolition and removal of existing buildings on the site. For additional

information on this project, contact the applicant's contact, Mark W., at 206-784-1614.

6-Story 40-Unit U District Area Mixed-Use Residential-Retail Development In Design Phase

SEATTLE

A mixed-use residential and retail development, in planning for a site located at 4710 11th Avenue NE in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 6-story building with 40 residential dwelling units and 1,300 square feet of grade-level retail space. Parking for four vehicles will be located within the structure. The applicant for this project is Chen-Nan Lin of Money Grass. Construction will require the demolition and removal of existing buildings on the site. For additional information on this project, contact the applicant's contact, Matt Driscoll, at 206-547-1761.

4-Story 68-Unit Capitol Hill Area Residential Project In Design Phase

SEATTLE

A residential development, in planning 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 apartment building containing 68 dwelling units. Parking will be provided for 36 vehicles and 57 bicycles. The applicant for this project is Odegard Gockel. Construction will require the demolition and removal of an existing building on the site. For additional information on this project, contact the applicant's contact, Marc Jenefsky, at 425-637-0831.

18-Lot Bellevue Area Residential Subdivision Development In Line For DNS Approval

BELLEVUE

A residential subdivision development, planned for a 5.82-acre site located at 3736 163rd Avenue SE in the Bellevue area, is in line to be issued a determination of non-significance. The developers have requested permission to divide the site into 18 single-family residential building lots. The city of Bellevue, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Goldenwood LLC. The subdivision will be known as Goldenwood. For additional information on this project, contact the applicant's contact, Joshua Beard of Core Design, at

425-885-7877.

3-Story 8-Unit Fremont Area Residential Project In Application Phase

SEATTLE

A residential project, proposed for a property located at 4229 Evanston Avenue North in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 3-story building with eight residential dwelling units. Parking for eight vehicles will be provided below-grade. The applicant for this project is Kevin Lohman. Construction will require the demolition and removal of existing buildings on the site. For additional information on this project, contact the applicant's contact, Taylor Callaway, at 206-240-0906.

13,400 SF Wenatchee Area Self-Storage Development In Line For DNS Approval

WENATCHEE

Phase three of a project planned for a site located at 1536 South Wenatchee Avenue in the Wenatchee area, is in line to be issued a determination of non-significance. The developers have plans to construct two new mini-storage buildings totaling 13,400 square feet with 130 storage units. Plans call for 13 parking spaces and associated

landscaping. The city of Wenatchee, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Al Stonas of South Wenatchee Self Storage. For additional information on this project, contact Mr. Stonas at selfstorageinc@hotmail.com, or call 509-662-2600.

28-Unit Lynnwood Area Residential Townhouse Project Receives DNS Approval

LYNNWOOD

A residential townhouse development, slated for a 1.5-acre property located at 15712 34th Place West in the Lynnwood area, has been issued

a determination of non-significance. The action will allow the developers to construct four buildings containing a total of 28 dwelling units. Plans call for 2,500 cubic yards of excavation and 1,100 cubic yards of fill. Snohomish County has issued the permitting to the applicant, who is Matt Echelbarger of Alderwood Land Company LLC. The project will be called 34th Place Residences. For additional information on this project, contact Mr. Echelbarger at 425-210-5472.

31-Lot Renton Area Residential Subdivision Development In Line For

Mitigated DNS Approval

RENTON

A residential subdivision project, planned for an 8.8-acre site located at 14038 156th Avenue SE in the Renton area, is in line to be issued a mitigated determination of non-significance. The developers have detailed their plans to subdivide the site into 31 single-family residential building lots, two tracts and a public street. The city of Renton, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is PNW Holdings LLC. The project will be known as The Enclave at Bridle Ridge. For additional information on this project, contact the applicant's contact, Justin Lagers of PNW Holdings, at Justin@pnwholdings.com, or call 206-588-1147.

4-Story 20-Unit Capitol Hill Area Residential Apartment Development In Early Design Phase

SEATTLE

A residential project, in planning for a site located at 1720 East Denny Way in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 4-story apartment building with 20 dwelling units. An existing

25-unit building known as Roxborough Apartments will remain. The applicant for this project is Charles Waterman of Hamilton Urban Partners. For additional information on this project, contact the applicant's contact, David Neiman, at 206-760-5550.

38,500 SF La Conner Area Middle School Facility Development Gets Addendum To DNS Approval

LA CONNER

A school facility project, planned for sites located at 403 and 404 North Sixth Street in the La Conner area has been issued an addendum to a previously issued determination of non-significance. The action will allow the developers to construct a single-story, 38,500 square foot middle school. Construction will require the demolition and removal of the existing school building on the site. For more information on this project, contact John Doyler of La Conner School District, at 360-466-3125.

8-Unit Ravenna Area Residential Townhouse Project In Application Phase

SEATTLE

A residential development, proposed for a site located at 7029 35th Avenue NE in the Seattle area, is the

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subject of a recent application. The developers have requested permission to construct two, 2-unit townhouse structures and one, 4-unit townhouse structure for a total of eight dwelling units. Plans show surface parking for eight vehicles. The city of Seattle has received this request by the applicant, who is D.C. Granger Inc. For additional information on this project, contact the applicant's contact, Einar Novion, at 206-851-7922.

183-Unit Bitter Lake Area Change-Of-Use From Hotel-To-Apartments Project In Application Phase

SEATTLE

A change of use project, proposed for a property located at 13530 Linden Avenue North in the Seattle area, is the subject of a recent application. The developers have requested permission to change the use of a portion of an existing hotel to apartments for a total of 183 dwelling units. The city of Seattle has received this request by the applicant, who is Stanley Fimberg of FSC Realty LLC. For additional information on this project, contact the applicant's contact, Mancong Lin, at 206-223-1361.

80,200 SF Edmonds Area Medical Center

Development Receives DNS Approval

EDMONDS

A medical facilities development, slated for a site located at 21601 76th Avenue West in the Edmonds area, has been issued a determination of non-significance. The action will allow the developers to construct an 80,200 square foot addition to the existing hospital that will house a new emergency department, urgent care clinic and outpatient diagnostic imaging center and other amenities. The city of Edmonds has issued the permitting to the owner, who is Swedish Edmonds. The project will be called Swedish Edmonds Medical Center. For additional information on this project, contact the applicant's contact, NBBJ, at 206-223-5555.

3,000 SF Tumwater Area Propane Storage & Office Development In Line For DNS Approval

TUMWATER

An industrial project planned for a site located at 2945 37th Avenue SW in the Tumwater area, is in line to be issued a determination of non-significance. The action will allow the developers to install a 30,000-gallon propane storage tank and construct a 3,000 square foot wood-framed office

and storage building. Plans note associated parking. The city of Tumwater, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Mark Gerdts of All American Propane West LLC. For additional information on this project, contact Mr. Gerdts at 360-357-6442.

66-Unit Lakewood Area Residential Apartment Project In The Works

LAKEWOOD

A residential development, proposed for a 2.83-acre site located at 7701 Ruby Drive SW in the Lakewood area, is the subject of a recent application. The developers have requested permission to construct four, 3-story buildings with 66 dwelling units and an office/multi-purpose building. Plans call for landscaping and 121 off-street parking stalls. The city of Lakewood has received this request by the applicant, who is J.R. Sampson. Construction will require the demolition and removal of an existing swimming pool, pool house and on-site tennis courts. For additional information on this project, contact Mr. Sampson at 253-229-9959.

8-Lot Delridge Area Residential Subdivision Development In The Works

SEATTLE

A residential subdivision project, planned for two land parcels located at 6536 24th Avenue SW in the Seattle area, is the subject of a public meeting. The meeting is being held to discuss a request to subdivide the parcels into eight lots in an environmentally critical area. The applicant for this project is Nicholas Antonie of Sound City. For additional information on this project, contact the applicant's contact, Greg Brant, at 206-767-1985.

25-Lot Sumner Area Residential Subdivision Development In The Works

SUMNER

A residential subdivision project, proposed for a 7.5-acre property located at 149th Avenue East and Rivergrove Drive in the Sumner area, is the subject of a recent application. The developers have requested permission to divide the property into 25 single-family residential building lots. The city of Sumner has received this request from the applicant, who is Foster Family LP. For additional information on this project, contact the applicant's contact, Grant Middleton of Larson & Associates, at gmiddleton@rrlarson.com, or call 253-474-3404.

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