

# ***New Project News***

***Washington State Construction News***

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

**November 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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## 3-Story 55,000 SF Medical Memory Care Center Development Receives DNS Approval

EDMONDS

A medical development, slated for sites totaling 1.16-acres located at 208 and 7220 210th Street SW in the Edmonds area, has been issued a determination of non-significance. The action will allow the developers to construct a 3-story, 55,000 square foot memory care facility. Plans call for 10 exterior parking stalls and a parking garage to accommodate 35 vehicles. The city of Edmonds has issued the permitting to the owner, who is RJ Development. Construction will require the demolition and removal of three existing buildings. For additional information on this project, contact the applicant's contact, Jeff Yates of RJ Development, at 360-528-3343.

## 48,900 SF Seattle Area Cornish College Addition Receives DNS Approval

SEATTLE

A college expansion development, planned for a site located at 1000 Virginia Street in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 2-story, 48,900 square foot addition to the existing Cornish College of the Arts building. There will be no change in parking. The city of Seattle has

issued the permitting to the applicant, who is Nancy Uscher of Cornish College of the Arts. For additional information on this project, contact the applicant's contact, Kirsten Wild, at 206-443-8606.

## 32-Lot Vancouver Area Residential Subdivision Development In hearings Stage

VANCOUVER

A residential subdivision project, proposed for a 5-acre property located at 10405 NE 130th Avenue in the Vancouver area, is the subject of hearings by the Clark County Hearing Examiner. The hearings are being held to discuss a request to divide the property into 32 single-family residential building lots. The project will be called Abbey Glen Subdivision. For additional information on this project, contact the applicant, Stirling Design, at 360-759-1794.

## 3-Story 62-Unit Lakewood Area Residential Apartment Project Receives Mitigated DNS Approval

LAKEWOOD

A residential project, planned for a site located at 7701 Ruby Drive SW in the Lakewood area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct four, 3-story apartment buildings containing a total of 62 dwelling units and a 2-story multi-purpose



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building and leasing office. Plans note 127 parking spaces and associated landscaping. The city of Lakewood has issued the permitting to the applicant, who is JR Sampson Company. The project will be known as Rudy Drive Apartments. For additional information on this project, contact JR Sampson Company at 253-507-8601.

### **7-Story Lower Queen Anne Area Mixed-Use Residential-Commercial Development In Early Design Phase**

#### *SEATTLE*

A mixed-use residential and commercial development, in planning for a site located at 19 West Harrison 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 70 residential dwelling units above 2,800 square feet commercial space. Parking for 50 vehicles will be

provided below-grade. The city of Seattle has received this request from the applicant, who is John Teutsch of Teutsch Partners for 1144 Eastlake LLC. For additional information on this project, contact the applicant's contact, Maria Barrientos, at 206-728-1912.

### **66,000 SF Bellevue Square Retail Project In Line For DNS Approval**

#### *BELLEVUE*

A retail project, planned for a site located at 300 Bellevue Square in the Bellevue area, is in line to be issued a determination of non-significance. The developers have requested permission to convert a former 3-story J.C. Penney department store into multi-tenant retail space. Plans outline conversion of the 66,000 square foot lower level from interior tenant space to 35,500 square feet for new retail space and 30,500 square feet for 65 parking stalls. The upper levels will be used for multiple tenant spaces. The existing building footprint will remain

the same. Construction will require the demolition and removal of the 66,000 square foot lower level. The city of Bellevue, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Kemper Development Company. The project will be known as South Commons Shops. For additional information on this project, contact the applicant's contact, Bradley Smith of Sclater Partners, at 206-624-8682.

### **110,000 SF Kennewick Area Middle School Facility Development In Line For Mitigated DNS Approval**

#### *KENNEWICK*

A school development, planned for a 27-acre site located at the southwest corner of future Hilderbrand Boulevard and Coldfelter Road in the Kennewick area, is in line to be issued a mitigated determination of non-significance. The developers have requested permission to construct one and

2-story buildings containing 110,000 square feet. Plans call for two softball fields, two baseball fields, one football field and associated excavation. Benton County, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Kennewick School District No. 17. For additional information on this project, contact the applicant's contact, Design West Architects, at 509-783-2244.

### **5,000 SF Retail Printing Shop Development Proposed For Vancouver Area**

#### *VANCOUVER*

A retail project, proposed for a site located at 7608 NE 26th Avenue in the Vancouver area, is the subject of a recent application. The developers have plans to construct a 5,000 square foot silkscreen printing and embroidery graphics shop. Clark County will hold a pre-application conference to discuss this request by the applicants, who are Clint and Jana Greeley. The

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project will be called Fired Up Graphics. For additional information on this project, contact Mr. and Mrs. Greeley at 360-573-5823.

### **7-Story 294-Unit Seattle Area Residential Development Receives Conditional DNS Approval**

*SEATTLE*

A residential project planned for a property located at 435 Dexter 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 with 294 dwelling units. Below-grade parking will be provided for up to 246 vehicles. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Sean Hyatt of Mill Creek Residential Trust 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, Bryan Fish, at 206-753-7474.

### **6-Story 107-Unit Lake City Area Mixed-Use Residential-Commercial Development In Early Design Phase**

*SEATTLE*

A mixed-use residential and commercial development, in planning for a site located at 12320 32nd 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 containing 106 residential dwelling units above one live-work unit and 1,300 square feet commercial space. Plans show parking will be provided for 30 vehicles. The applicant for this project is Donald Vale. 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, Robert Humble, at 206-267-9277.

### **4-Story Bellevue Area Apartment Building Project In Line For**

### **DNS Approval**

*BELLEVUE*

A residential apartment development, proposed for a site located at 512 121st Place NE in the Bellevue area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 4-story residential building. The city of Bellevue, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Patrick McBride of GMS Architects. Construction will require the demolition and removal of an existing rental office, recreation building and outdoor swimming pool on the site. The project will be known as Westridge Apartments. For additional information on this project, contact the applicant at 425-644-1446.

### **3-Story Bellevue Area Animal Shelter & Offices Project In Line For DNS Approval**

*BELLEVUE*

A community services project, planned for a

property located at 13212 SE Eastgate Way in the Bellevue area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 3-story animal shelter for veterinary/adoption services and administration support offices. The city of Bellevue, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Jane Gooding of Johnston Architects. Construction will require the demolition and removal of the existing facility on the site. For additional information on this project, contact Mrs. Gooding at 206-523-6150.

### **7-Story 106-Unit Pioneer Square Area Addition Mixed-use Residential-Dining-Retail Development In Revised Application**

*SEATTLE*

A mixed-use development proposed for a site located at 589 Occidental Avenue South in the Seattle area, is the subject of a revised



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permit application. The developers have plans to construct a 7-story addition to an existing 4-story structure. Plans outline change of use from warehouse to 106 residential dwelling units above at-grade restaurant and retail space. Parking for 88 vehicles will be located within the structure. The city of Seattle has received this request by the applicant, who is Kevin Daniels of Daniels Real Estate. For additional information on this project, contact the applicant's contact, Lesley Bain, at 206-443-8606.

**32,000 SF Tacoma Area Community Swimming Pool Project Receives Approval**

TACOMA

A community services development, planned for a site located at 1602 Martin Luther King Junior Way in the Tacoma area, has received approval of major modification to an existing conditional-use permit. Plans outline construction of a new, expanded swimming facility at People's Community Center. Plans call for the addition of about 5,000 square feet to the existing 27,000 square foot building. The city of Tacoma has issued the approval to the owner, who is Joshua Clarke of Tacoma Public Works. Construction will require the demolition and removal of an existing swimming pool on the site. For additional information on this project, contact the applicant's contact Mr. Clarke at 253-591-5395.

**1,700 SF Vancouver Area Auto Shop Expansion Project In The Works**

VANCOUVER

A facility expansion project proposed for a site located at 15300 NE 10th Avenue in the Vancouver area is the subject of a recent application. The developers have requested permission to expand an existing auto upholstery and repair facility by 1,700 square feet. Clark County will hold a pre-application conference. The project will be known as Champion Upholstery-Sideras Auto Repair. For additional information on this project, contact

the applicant's contact, Patricia Rogers, at 360-903-8724.

**22,300 SF Tacoma Area Religious Facility Expansion In Line For DNS Approval**

TACOMA

A religious facilities expansion, planned for a property located at 5315 29th Street NE in the Tacoma area, is in line to be issued a determination of non-significance. The developers have requested permission to construct 22,300 square feet of sanctuary and assembly space. Plans note minor site work and associated landscaping. The city of Tacoma, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Life Christian Church. For additional information on this project, contact the applicant's contact, Dennis Chivers of DLC Architects, at 206-546-9686.

**4-Story 18-Unit Beacon Hill Area Mixed-Use Residential-Retail Project In Early Design Phase**

SEATTLE

A mixed-use residential and commercial development, in planning for a site located at 3309 Beacon Avenue South in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct

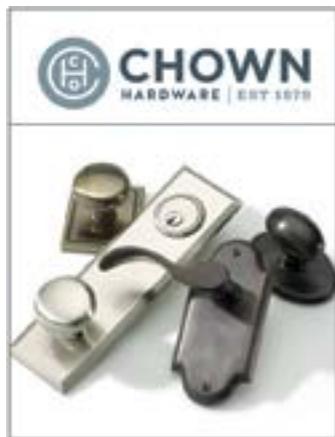
a 4-story building containing 18 residential dwelling units above 1,200 square feet of retail space. Plans note surface parking for 12 vehicles. The applicant for this project is Tim Abell of Pacific Housing NW. For additional information on this project, contact the applicant's contact, Lora Hammersmith, at 206-466-1225.

**7-Story 126-Unit U District Area Mixed-Use Residential-Commercial Development In Application**

SEATTLE

A mixed-use residential and commercial development, proposed for a site located at 4738 15th Avenue NE the Seattle area, is the subject of a recent application. The developers have plans to construct a 7-story building with 126 residential dwelling units and will feature 1,900 square feet of ground-level commercial space. Plans show parking for 113 vehicles. The city of Seattle has received this request from the applicant, who is Richard Loo of Bellwether Housing. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Jeff Reibman, at 206-344-5700.

**4-Story 50-Unit Seattle Area Mixed-Use Residential-Retail Development In Application Stage**



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

## SEATTLE

A mixed-use residential and commercial development, proposed for a site located at 2305 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 4-story building with 50 residential dwelling units above 3,500 square feet of retail space. Plans call for surface parking for 13 vehicles. The city of Seattle has received this request from the applicant, who is Charles Waterman of Le Madison LLC. The project will be known as Hamilton Urban Partners. For additional information

on this project, contact the applicant's contact, David Neiman, at 206-760-5550.

### 170-Unit Covington Area Residential Apartment Project Receives Mitigated DNS Approval

#### COVINGTON

A residential development, slated for a 15.8-acre site located at 18205 SE 272nd Street in the Covington area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct multiple apartment buildings containing a total of 170 dwelling units. Plans note an office/lounge recreation center, site improvements, carports,

garages and parking. Work will take place in the downtown mixed commercial zone. The city of Covington has issued the permitting to the applicant, who is Where's Walter LLC. The project will be called Cedar Springs. For additional information on this project, contact the applicant's contact, Brett Jacobsen at 253-333-7007.

### 13-Lot Spokane Valley Area Residential Subdivision Project In Line For DNS Approval

#### SPOKANE VALLEY

A residential subdivision development, planned for a 3.91-acre site located west of the intersection of Union Road and Eighth Avenue in the Spokane Valley area, is in line to be issued a determination of non-significance. The developers have requested permission to divide the site into 13 single-family residential building lots. The city of Spokane Valley, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is George Paras. The project will be known as Union Hill. For additional information on this project, contact Mr. Paras at 509-535-8377.

### 5,200 SF Vancouver Area Warehouse Development In The Works

#### VANCOUVER

An industrial development, proposed for a 3-acre property located

at NW 61st Street and NW Whitney Road in the Vancouver area, is the subject of a recent application. The developers have plans to construct a 5,200 square foot warehouse. The applicant for this project is Glim Investments LLC. The project will be known as Yoder Warehouse. For additional information on this project, call 360-487-7893.

### 41-Lot Lakewood Area Residential Subdivision Project Receives DNS Approval

#### LAKEWOOD

A residential subdivision development, planned for an 8.63-acre property located at 100th Street SW and 104th Avenue Court SW in the Lakewood area, has been issued a determination of non-significance. The action will allow the developers to divide the property into 41 single-family residential building lots. The city of Lakewood has issued the permitting to the owner, who is Copper Ridge LLC. The project will be called Walker Ridge. For additional information on this project, contact the applicant at 253-970-7331.

### 41-Story Seattle Area Hotel & Housing Development Seeking Coverage

#### SEATTLE

A retail and residential development, planned for a site located at 807 Stewart Street in the Seattle area, is the subject of a request to

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construct a 41-story hotel containing guest rooms and 150-160 affordable housing dwelling units. Plans call for below-grade parking to accommodate up to 700 vehicles. The project will require an alley vacation. A final supplemental environmental impact statement has been prepared. Construction will require the demolition and removal of existing structures on the site. The applicant for this project is 9th & Stewart LLC (R.C. Hedreen Company). For additional information on this project, contact the applicant's contact, Dave Schneider, at 206-682-3460.

### 8-Unit Vancouver Area Industrial Development In The Works

VANCOUVER

An industrial project, proposed for a property located south of NE 152nd Avenue and NE 62nd Street in the Vancouver area, is the subject of a pre-application conference being held by the city of Vancouver. The conference is being held to discuss a request to construct a phased development of eight buildings. The final phase may include an RV and boat storage facility. The applicant for this project is Rotschy Inc. The project will be known as Kunze Industrial. For additional information on this project, contact the applicant at 360-487-7891.

### 7,000 SF Lake City Area Change-Of-Use From Office-To-Park Project Receives DNS Approval

LAKE CITY

A change of use development, planned for a site located at 12510 33rd Avenue NE in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to demolish an existing 2-story, 7,000 square foot office building and hydro-seed the area for future park development. Seattle Parks and Recreation has issued the permitting. For additional information on this project, contact the applicant's contact, David Graves, senior planner, at 206-684-7048.

### 8-Story 150-Unit Belltown Area Mixed-Use Residential-Retail Development In Design Review Phase

SEATTLE

A mixed-use residential and commercial development, in planning for a site located at 2134 Western 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 an 8-story building with 150 dwelling units and 5,900 square feet of retail space. Below-grade parking will be provided for 155 vehicles. The applicant for this project is Joseph Strobele of Brick Road Holdings LLC. For

additional information on this project, contact the applicant's contact, David Sachs, at 206-782-8208.

### **38-Lot Spokane Valley Area Residential Subdivision Project In Line For DNS Approval**

#### *SPOKANE VALLEY*

A residential subdivision development, planned for a 10.55-acre site located at the southwest corner of Forker Road and Bannen Road in the Spokane Valley area, is in line to be issued a determination of non-significance. The developers have requested permission to divide the site into 38 single-family residential building lots. Spokane Valley, using

the optional SEPA process, is expected to issue the required permitting to the applicant, who is Mathis Construction. For additional information on this project, contact the applicant's contact, Bruce Mathis of Mathis Construction, at 509-993-2806.

### **3,400 SF West Seattle Area Mixed-Use Retail-Apartment Development Receives DNS Approval**

#### *SEATTLE*

A mixed-use residential and commercial development, planned for a site located at 5269 California Avenue SW in the Seattle area, has been issued a determination of non-significance. The action will allow the

developers to construct a 2-story building with 3,400 square feet of retail space for West Seattle Nursery and one apartment dwelling unit on the second story. Plans note 18,700 square feet of outdoor sales and storage area. The city of Seattle has issued the permitting to the applicant, who is Mark Smith of West Seattle Nursery. 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, Parie Hines, at 206-229-8923.

### **75-Unit Redmond Area Mixed-Use Senior's Residential & Commercial**

### **Development In Line For DNS Approval**

#### *REDMOND*

A mixed-use residential and commercial project, planned for a site located at 8707 160th Avenue North in the Redmond area, is in line to be issued a determination of non-significance. The developers have requested permission to construct 8,000 square feet retail space and 75 affordable senior dwelling units. Plans include below-grade parking. The first floor will feature senior amenities such as a multi-purpose room, fireplace lounge, lobby, meeting room, manager's office, laundry facility and a manager's apartment. The city of



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Redmond, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Shelter Resources. For additional information on this project, contact the applicant's contact, Len Brannen of Shelter Resources, at 425-454-8205.

### **39-Unit Seattle Area Mixed-Use Residential-Retail Project In Design Review Phase**

*SEATTLE*

A mixed-use residential and retail development, in planning for a site located at 2407 East Union Street in the Seattle area, is working its way through the city of Seattle's design guidance-review process.

The developers have requested permission to construct a 4-story building containing 39 residential dwelling units above 3,000 square feet of retail and two live-work units. Parking for 21 vehicles will be located within the structure. The applicant for this project is Scott Roberts of 24 Union Seattle. For additional information on this project, contact the applicant's contact, Megan McKay, at 206-523-6150.

### **7-Story 115,600 SF Harborview Hall Expansion Project Addendum Has An EIS Issued**

*SEATTLE*

A Harborview expansion project, planned for a property located

at 326 Ninth Avenue in the Seattle area, is the subject of an addendum to an environmental impact statement that was previously issued. The developers have detailed plans to construct a 7-story, 115,600 square foot addition to the existing Harborview Hall. Plans note construction of a 21,000 square foot landscaped plaza. King County Facilities Management Division is the owner of this project. Construction will require the demolition and removal of an existing 6,000 square foot engineering services building portion of Harborview Hall. The project will be known as Harborview Hall adaptive reuse. For additional information on this project, contact

the applicant's contact, Kathy Brown, Facilities Management Division director, King County, at [kathy.brown@king-county.gov](mailto:kathy.brown@king-county.gov) or call 206-296-0631.

### **Longview Area Industrial Marijuana Processor Development Receives DNS Approval**

*LONGVIEW*

An industrial development, slated for an 8.93-acre property located at 3525 Ilochne Avenue on the Longview area, has been issued a determination of non-significance. The action will allow the developers to create space for the growing and processing of marijuana, including support facilities; both warehousing and manufacturing

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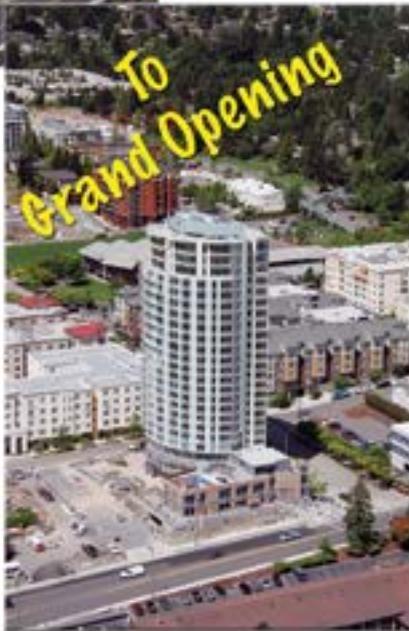
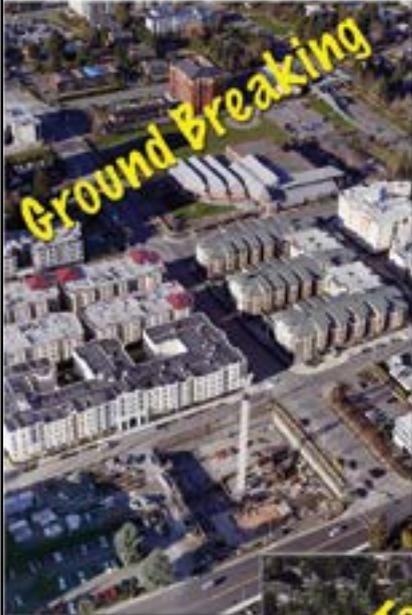
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uses totaling 4.88-acres of floor space. Plans include potential for modular rooftop greenhouses. The city of Longview has issued the permitting to the owner, who is Barr Corporation. For additional information on this project, contact the applicant's contact, Mike Odren of Olson Engineering, at 360-695-1385.

## 31-Lot Mountlake Terrace Area Residential Subdivision Project Receives DNS Approval

### MOUNTLAKE TERRACE

A residential subdivision development, planned for a 4.35-acre site located at 5601 216th Place SW in the Mountlake Terrace area, has been issued a determination of non-significance. The action will allow the developers to divide the site into 31 single-family residential building lots. This is a request for an increase in the number of housing units from an allowed 22 units. Plans include a park for public use and open space. The city of Seattle has issued the permitting to the applicant, who is Sonata Homes LP. For additional information on this project, contact the applicant's contact, Eric Nording of Phoenix Development, at 425-775-8661.

## Renton Area Office Remodel Project In Line For DNS Approval

### RENTON

An office conversion

project, planned for a site located at 149 Park Avenue North in the Renton area, is in line to be issued a determination of non-significance. The developers have requested permission to remodel the second floor of an existing 2-story office building containing first floor office and second floor apartment dwelling units. The dwelling units will be converted to office use. The exterior will remain unchanged except for the enclosure of an existing exterior stairway with glass infill and seismic improvements. The city of Renton, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is David Heinen of Barking Dog Design. For additional information on this project, contact Mr. Heinen at 206-233-6014.

## 9-Unit Seattle Area Residential Rowhouse Development In The Works

### SEATTLE

A residential project, proposed for a property located at 502 North 105th Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct one, 5-unit rowhouse and one, 4-unit rowhouse. Plans call for nine surface parking spaces. The city of Seattle has received this request from the applicant, who is Steve Nielsen of Fairwinds Development.

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Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Mary Gregersen, at 206-361-6133.

## 7-Story 80-Unit Seattle Area Residential Apartment Development In Design Review Phase

SEATTLE

A residential project, in planning for a site located at 836 NE 67th 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 to house 80 dwelling units. No parking is proposed. The applicant for this project is Chad Duncan. Construction will require the demolition and removal of an existing structure on the site. For additional information on this project, contact Mr. Duncan at 253-677-8599.

## 25-Story 295-Unit South Lake Union Area Mixed-Use Residential-Retail Development In Design Review Phase

SEATTLE

A mixed-use residential and commercial 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 process.

The developers have requested permission to construct a 25-story tower containing 290 residential dwelling units above 8,100 square feet of retail space and 5 live-work units. Parking for 185 vehicles will be provided in three, below-grade levels. Plans will require 24,000 cubic yards of grading. The applicant for this project is Muref III Holding LLC (MacFarlane Partners). Construction will require the demolition and removal of an existing structure on the site. The existing street and alley facades will remain. For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

## 14,600 SF Tacoma Area Religious Facility Reconstruction Project Receives DNS Approval

TACOMA

A religious facility development, slated for a property located at 1611 85th Street East in the Tacoma area, has been issued a determination of non-significance. The action will allow the developers to construct a 14,600 square foot church. Pierce County has issued the permitting to the owner, who is Golgotha Baptist Church. Construction will require the demolition and removal of the existing 15100 square foot church on the site. For additional information on this project, contact the applicant's contact, Jim Otness of Golgotha

Baptist Church, at 253-377-7751.

### **3-Story 92,000 SF Pinehurst Area K-8 School Facility Development Receives Conditional OK**

*SEATTLE*

A school facilities project planned for a site located at 11530 12th Avenue NE in the Seattle area has been granted conditional approval by the city of Seattle. Plans outline construction of a 3-story, 92,000 square foot Pinehurst K-8 School. Plans call for surface parking for nine vehicles and will require 16,400 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, Matt Rumbaugh, at 206-441-4522.

### **6-Story 98-Unit Newcastle Area Mixed-Use Residential-Retail Development Receives DNS Approval**

*NEWCASTLE*

A mixed-use residential and commercial development, planned for a site located at 12901 Newcastle Way in the Newcastle area, has been issued a determination of non-significance. The action will allow the developers to construct a 6-story building containing 98 residential dwelling units totaling 61,500 square feet and 2,000 square feet retail space. Plans note 32,100 square feet of structured parking. The city of Newcastle has issued the permitting to the applicant, who is Solterra Systems. The project will be known as The Atlas. For additional information on this project, contact the applicant at 206-462-1103.

### **14-Lot Grant County Area Residential Subdivision Project Receives Mitigated DNS Approval**

*GRANT COUNTY*

A residential subdivision development, planned for a 6-acre site located at the west side of Potato Hill Road NE in the Grant County area, has been issued

a mitigated determination of non-significance. The action will allow the developers to divide the site into 14 single-family residential building lots. Grant County has issued the permitting to the applicant, who is Tim Sandberg. Construction will require the demolition and removal of one of two existing homes on the site. The project will be known as Sandberg Court major plat. For additional information on this project, contact the applicant's contact, Columbia Northwest Engineering, at 509-766-1226.

### **6-Story 140-Unit Green Lake Area Mixed-Use Residential-Retail Development In Design Review Phase**

*SEATTLE*

A mixed-use residential and commercial development, in planning for a site located at 419 NE 71st Street in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission

to construct a 6-story building containing 140 residential dwelling units above 14,000 square feet of retail space. Plans include below-grade parking to accommodate 140 vehicles. The applicant for this project is Vitamilk South LLC (Wallace Properties Development 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, Kevin Cleary, at 425-454-0566.

### **8-Unit Magnolia Area Residential Townhouse Project In Application Phase**

*SEATTLE*

A residential townhouse development, proposed for a site located at 3431 22nd Avenue West in the Seattle area, is the subject of a recent application. The developers have plans to construct eight townhouse dwelling units. Environmental review has been conducted under a separate project order. The city of Seattle has received this request from the applicant, who is Jon Riser of JDR Development. For additional information on this project, contact Mr. Riser at 206-310-4113.

### **56,000 SF Bellevue Area Elementary School Facility Development Receives DNS Approval**

*BELLEVUE*

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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

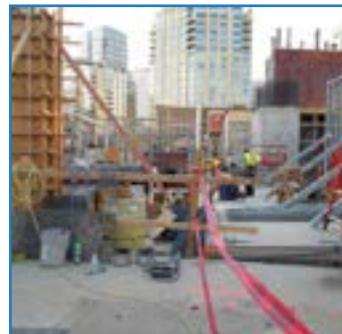


August 15

### FRAMING START:

First floor frame  
modules

September 28



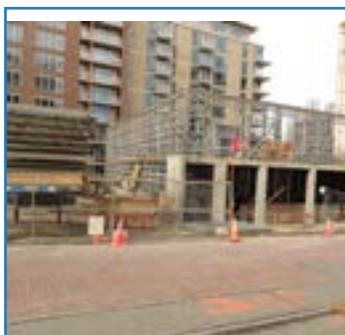
Second floor pan &  
floor pouring

October 12



Second floor frame  
modules

October 15



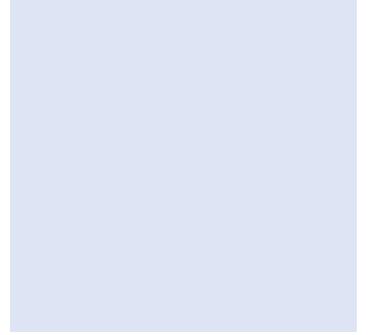
Third floor pan & floor pouring

October 22



Third floor frame modules

November 2



Fourth floor pan & floor pouring

November 5



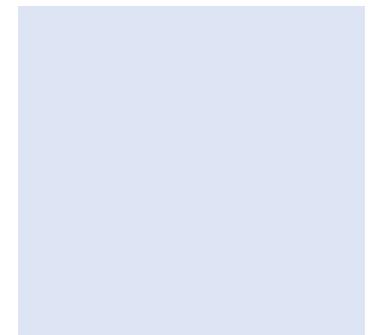
Fourth floor frame modules

November 12



Fifth floor pan & floor pouring

November 15



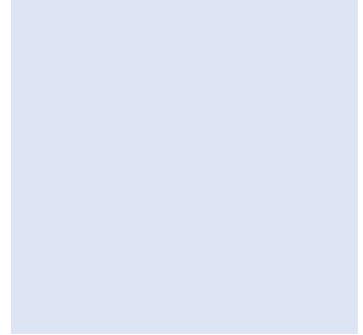
Fifth floor frame modules

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



# About IGB Systems Framing System:

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- **TRUER:** Jig built sections are square to within  $\pm 2/100$  of an inch
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- **FIRE PROOF:** UL fire rating of up to 4 hours
- **QUIETER:** STC sound suppression of up to 66 db
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project, slated for an 8.52-acre property located at 10615 SE 23rd Street in the Bellevue area, has been issued a determination of non-significance. The action will allow the developers to construct a 56,000 square foot elementary school building to accommodate 650 students. Plans call for sports field improvements with synthetic-turf. Bellevue School District No. 405 has issued the permitting for this school project. Construction will require the demolition and removal of the existing elementary school facility on the site. The project will be called the Enatai Elementary School. For additional information on this project, contact the applicant's contact, Kyle McLeod, at 425-456-4510.

### **10-Unit Rainier Valley Area Residential Subdivision Project In The Works**

#### *SEATTLE*

A residential subdivision development, planned for a site located at 7526

43rd Avenue South in the Seattle area, is the subject of a recent application. The developers have plans to divide the site into 10 unit lots. The lots will be used for the construction of residential dwelling units under a separate project order. The city of Seattle has received this request from the applicant, who is Ella Bondar. For additional information on this project, contact the applicant's contact, Dante Palmaffy, at 425-345-2530.

### **5-Story 13-Unit Beacon Hill Area Residential Development In Application Phase**

#### *SEATTLE*

A residential project proposed for a site located at 2513 13th Avenue South in the Seattle area, is the subject of a recent application. The developers have plans to construct a 5-story building with 13 dwelling units. Plans include parking for five vehicles within the structure. Work will take place in an environmentally critical area. The city of Seattle has received

this request from the applicant, who is Jon Tellefson of SeaScape Homes LLC. For additional information on this project, contact the applicant's contact, Mary Gregersen, a 206-361-6133.

### **3,000 SF Gold Bar Area Industrial Marijuana Production Facility Project Receives DNS Approval**

#### *GOLD BAR*

An industrial project, slated for a site located at 14504 391st Avenue SE in the Gold Bar area, has been issued a determination of non-significance. The action will allow the developers to construct a 3,000 square foot marijuana production and processing building with associated land-disturbing activity. Plans also call for 4,600 square feet of new impervious surface. Snohomish County has issued the permitting to the applicants, who is Joshua and Juilene Lauricha. For additional information on this project, contact Jennifer Ilagenow, Snohomish

County project manager, at 425-388-3311, extension 2283.

### **15,000 SF West Seattle Area YMCA Addition & Remodel Project In Application Phase**

#### *SEATTLE*

A community services development, proposed for a site located at 4515 36th Avenue SW in the Seattle area, is the subject of a recent application. The developers have plans to construct a 15,000 square foot addition to the existing West Seattle YMCA building (for a total of 45,700 square feet.) Plans include remodeling and parking for 71 vehicles located at and below-grade. The city of Seattle has received this request from the applicant, who is Julie Brown of YMCA. Construction will require the demolition and removal of an existing 4,000 square foot structure on the site. For additional information on this project, contact the applicant's contact, Erik Salisbury, at 206-634-0177.

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

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

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

## Area Fire Station Development In The Works

SEATTLE

A government services project, proposed for a property located at 4700 38th Avenue SW in the Seattle area, is the subject of a recent application. The developers have detailed plans to construct a 3-story, 20,000 square foot Fire Station 32. Plans show on-site parking for 11 vehicles and will require 1,700 cubic yards of grading. The city of Seattle has received this request from the applicant, who is Mark Nakagawara of the Seattle Department of Finance and Administrative Services. Construction will require the demolition and removal of an existing

9,000 square foot structure on the site. For additional information on this project, contact the applicant's contact, Mark Adams, at 206-605-4495.

## 7-Story 345-Unit Lynnwood Area Residential Apartment Building Project In Application Phase

LYNNWOOD

A residential development, proposed for a site located at the southwest corner of 196th Street SW and 37th Avenue West in the Lynnwood area, is the subject of a recent application. The developers have plans to construct a 7-story apartment building with 345 dwelling units. Plans show an interior landscaped courtyard,

gateway plaza and associated parking for 256 vehicles within the structure. The city of Lynnwood has received this request from the applicant, who is CityCenter Partners. The project will be known as CityCenter Apartments. For additional information on this project, contact the applicant's contact, CG Engineering, at 425-778-8500.

## 7-Story 281-Unit Seattle Area Mixed-Use Residential-Retail Development In The Works

SEATTLE

A mixed-use residential and commercial development, in planning for a site located at 1319 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 7-story residential complex with 73 dwelling units and an 11-story building with 208 dwelling units above 3,600 square feet retail space. Plans include parking for 235 vehicles located within the buildings. The city of Seattle has received this request from the applicant, who is Shea Properties Management 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, Jodi Patterson-O'Hare, at 425-681-4718.

## 11-Story 175,000 SF Denny Triangle Area Office-Retail Project In Early Design Review Phase

SEATTLE

A commercial development, in planning for a site located at 2229 Sixth 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 an 11-story building containing 165,000 square feet of data processing office space above 10,000 square feet of at-grade retail space. Plans call for below-grade parking for 32 vehicles. The applicant for this project is Ben Barron of Clise Properties. For additional information on this project, contact the applicant's contact, Michael Medina, at 206-224-3335.

## 16,200 SF Port Orchard Area Community Gymnasium Development In Line For DNS Approval

PORT ORCHARD

A community project, planned for a property located at the northwest corner of NW Newberry Hill Road and Dickey Road NW in the Port Orchard area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 16,200 square foot metal structure with a partial second story. Plans call



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for 80 cubic yards of grading and include 62 parking stalls and associated off-street parking. Kitsap County, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Cascade Elite Gymnastics. The project will be called Cascade Elite Gymnasium. For additional information on this project, contact the applicant's contact, FPH Construction, at 360-479-4137.

### 30-Unit Residential Townhouse Development Proposed For Lynnwood Area

#### LYNNWOOD

A residential project proposed for a 2.2-acre

site located at 14820 44th Avenue West in the Lynnwood area, is the subject of a recent application. The developers have plans to construct 30 townhouse dwelling units. Snohomish County has received this request from the applicant, who is Zira Development. The project will be known as Dhillon Place Townhomes. For additional information on this project, call 425-388-3311, extension 2943.

### 281-Lot Liberty Lake Area Residential Subdivision Project In Line For Mitigated DNS Approval

#### LIBERTY LAKE

A residential subdivision development, planned for a 198-acre property

located southeast of Henry Road at the end of Legacy Ridge Drive in the Liberty Lake area, is in line to be issued a mitigated determination of non-significance. The action will allow the developers to divide the property into 281 single-family residential building lots. The City of Liberty Lake, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Holt Opportunity Fund 2013 LP. The project will be known as Legacy Ridge West. For additional information on this project, contact the applicant's contact, Rian Tuttle, construction manager for The Holt Group, at 360-892-0514.

### 4-Story 134,200 SF South Lake Union Area Office-Lab Building Project In Early Design Review Phase

#### SEATTLE

An office development, in planning for a site located at 1165 Eastlake 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, 134,200 square foot office and lab building and a public plaza. Plans include 1.5 levels of below-grade parking for 85 vehicles. Plans call for 12,300 cubic yards of grading. The applicant for this project is John

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Cox of Alexandria Real Estate Equities. For additional information on this project, contact the applicant's contact, Joe Workman, at 206-245-2100.

### **12,000 SF Bellingham Area Industrial Manufacturing Development In Line For DNS Approval**

#### *BELLINGHAM*

An industrial development, planned for a property located at 4116 Bakerview Spur Road in the Bellingham area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 12,000 square foot pre-engineered steel building to be used for concrete dry-cast manufacturing.

Plans note an 8-inch water main extension and installation of a fire hydrant. The city of Bellingham, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Spur holdings LLC. For additional information on this project, contact the applicant's contact, Kyle Salisbury of Spur Holdings LLC, at 360-671-2251.

### **33-Unit Kirkland Area Residential Condominium Development Receives DNS Approval**

#### *KIRKLAND*

A residential project, slated for a 1.5-acre property located at 401 State Street in the Kirkland area, has been

issued a determination of non-significance. The action will allow the developers to construct 33 attached single-family homes and multi-family flats. Plans include private access drive and below-grade utilities and associated parking. The city of Kirkland has issued the permitting to the owner, who is Windward Real Estate Services. The project will be known as 401 State Street Condos. For additional information on this project, contact the applicant's contact, Greg Krabbe of Windward Real Estate Services, at 425-347-2898.

### **130-Unit Edgewood Area Residential Development Receives Mitigated DNS Approval**

#### *EDGEWOOD*

A residential project planned for sites located at 2111-2117 and 2101-2105 Meridian Avenue East and 2026 106th Avenue East in the Edgewood area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct 130 residential dwelling units located within the town center and mixed residential two zones. The city of Edgewood has issued the permitting to the applicant, who is Azure Green Consultants. The project will be known as The Arbors At Edgewood Phase 2. For additional information on this project, contact the applicant's contact, Paul

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### **56-Lot Residential Subdivision Project Proposed For Bothell Area**

#### *BOTHELL*

A residential subdivision development, planned for a property located at 17533 Cover Road in the Bothell area, is the subject of a recent application. The developers have plans to divide the property into 56 single-family residential building lots. Snohomish County has received this request from the applicant, who is Phoenix Development. The project will be known as Normandie Woods. For additional information on this project, contact the applicant at 425-775-8661.

### **5-Story 160-Unit Central Area Mixed-Use Residential-Commercial Project Receives Conditional DNS Approval**

#### *SEATTLE*

A mixed-use residential and commercial

development, planned for a site located at 1801 South Jackson Street in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 5-story building containing 152 residential dwelling units, eight live-work units and 15,000 square feet of commercial space. Plans call for 18,500 cubic yards of grading. Plans include parking for 137 vehicles located within the structure. The city of Seattle has issued the permitting, with conditions, to the applicant, who is The Atlantic 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, Jill Burdeen, at 206-933-1150.

### **7-Story 75-Unit First Hill Area Mixed-Use Residential-Retail Development In Design Review Phase**

#### *SEATTLE*

A mixed-use residential

and commercial development, in planning for a site located at 301 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 7-story residential building with 75 dwelling units that will feature 2,700 square feet of at-grade retail space. Plans include 20 parking spaces within the structure. The applicant for this project is Jake McKinstry of Gvest 12 & Alder LP. 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, George Gibbs, at 206-971-5599.

### **12-Story 284,000 SF South Lake Union Area Office-Retail Building Project Receives Mitigated DNS Approval**

#### *SEATTLE*

A commercial project, slated for a site located at 501 Fairview Avenue North in the Seattle

area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a 12-story tower containing 278,000 square feet office and 6,000 square feet, ground-level retail space. Work will take place in an environmentally critical area. Parking to accommodate up to 392 vehicles will be located below-grade. The city of Seattle has issued the permitting to the applicant, who is Schnitzer West. Construction will require the demolition and removal of 40,000 square feet of existing office and residential structures on the site. For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

### **40-Unit Sunnyside Area Residential Development Receives Mitigated DNS Approval**

#### *SUNNYSIDE*

A residential project, planned for a site located at 1500 Federal Way in the Sunnyside area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct 20, 2-bedroom and 20, 3-bedroom homes. The city of Sunnyside has issued the permitting to the owner, who is Sunnyside Housing Authority. For additional information on this project, contact the applicant at 509-837-5454.

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## 7-Story 71-Unit Seattle Area Residential & Live-Work Project In Application Stage

*SEATTLE*

A mixed-use residential and commercial development, proposed for a property located at 2020 South Jackson Street in the Seattle area, is the subject of a recent application. The developers have plans to construct a 7-story residential building with two live-work units. No parking is proposed. The city of Seattle has received this request from the applicant, who is Sharon Lee of Roosevelt Development (Low Income Housing Institute). For additional information on this project, contact the applicant's contact, Brian Runberg, at 206-956-1970.

## 26,000 SF Retail Auto Dealership Project In Line For Mitigated DNS Approval

*EVERETT*

A retail development, planned for a 4.11-acre site located at 7301 Evergreen Way in the Everett area, is in line to be issued a mitigated determination of non-significance. The action will allow the developers to construct a 26,000 square foot auto dealership with 420 parking spaces. Plans call for up to 20,000 cubic yards of grading. The city of Everett, using the optional SEPA process, is expected to issue

the permitting to the applicant, who is the Harnish Auto Family. The project will be called Everett Chevrolet. For more information on this project, contact Harnish Auto Family at 253-268-1588.

## 8-Lot Kenmore Area Residential Subdivision Project In The Works

*KENMORE*

A residential subdivision development, proposed for a 1.41-acre site located at 8340 NE 150th Street in the Kenmore area, is the subject of a recent application. The developers have requested permission to divide the site into eight single-family residential building lots. The city of Kenmore has received this request from the applicant, who is Oasis Eight LLC. For further information on this project, contact the applicant at 9805 NE 116th Street, Suite 7133, Kirkland, WA 98034, or call 425-398-8900.

## 7-Story 165-Unit Lake City Area Residential & Live-Work Development In Early Design Phase

*SEATTLE*

A mixed-use project, in planning for a site located at 12706 33rd Avenue NE in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct a 7-story building containing 160 residential dwelling units and five

live-work units. Plans include below-grade parking for 130 vehicles. The applicant for this project is Paul Lin of 12706 Lake City LLC. For additional information on this project, contact the applicant's contact, Wayne Ivary, at 206-525-8020.

### **5-Story 79-Unit Roosevelt Area Mixed-Use Residential-Retail Project In Application Stage**

#### *SEATTLE*

A mixed-use residential and retail development, proposed for a site located at 6800 Roosevelt Way NE in the Seattle area, is the subject of a recent application. The developers have requested permission to construct

a 5-story building with 79 dwelling units and 3,100 square feet retail space. Plans include below-grade parking for 64 vehicles. The city of Seattle has received this request from the applicant, who is Joe Geivett of Emerald Bay Equity 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, Steve Johnson, at 206-682-6170, extension 19.

### **22,700 SF Bellevue Area Grocery Store Remodel In Line For DNS Approval**

#### *BELLEVUE*

A retail project, planned for a property located at 5629 119th Avenue SE in the Bellevue area, is in line to be issued a determination of non-significance. The action will allow the developers to convert a 22,700 square foot tenant space into a grocery store. Plans call for interior renovation, structural repairs, painting, and exterior storefront improvements and associated landscaping. Existing parking will be re-striped. The city of Bellevue, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Johnwalker33 LLC. The project will be known as S Mart – Newport Hills. For additional information on this project, contact the applicant's contact, Paul Wu of Wu Architecture, at

425-503-2182.

### **14-Lot Vancouver Area Residential Duplex Development In The Works**

#### *VANCOUVER*

A residential project, proposed for a 1.6-acre site located at 4305 NE 88th Street in the Vancouver area, is the subject of a recent application. Plans outline the construction of 14 duplex lots on the site. Clark County will hold a pre-application conference to discuss this request. The project will be called The Flats of 88th. For additional information on this project, contact the applicant's contact, SGA Engineering, at 360-993-0911.

### **7,600 SF West Seattle Temporary Fire Station Project Receives DNS Approval**

#### *SEATTLE*

A government services development, planned for a site located at 4731 40th Avenue SW in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct four modular buildings and two tents totaling 7,600 square feet, to serve as living quarters and equipment storage for a temporary Fire Station 32. The city of Seattle has issued the permitting for this project. For additional information on this project, contact the applicant's contact, Joe Hampton at 206-322-3885.

### **43-Lot Oak Harbor Area Residential Subdivision Development In Application Stage**

#### *OAK HARBOR*

A residential subdivision project, proposed for a 10.6-acre site located at 1292 Swanton Avenue in the Oak Harbor area, is the subject of a recent application. The developers have requested permission to divide the site into 43 single-family residential building lots. The city of Oak Harbor has received this request from the applicant, who is Landed Gentry Development. Construction will require the demolition and removal of an existing residence on the site. The project will be known as Marin Woods preliminary plat. For additional information on this project, contact the applicant's contact, Kendall Gentry of Landed Gentry Development, at 360-755-9021.

### **4-Story 47-Unit U District Area Residential Apartment Building Project Receives DNS Approval**

#### *SEATTLE*

A residential development slated for a site located at 4902 Seventh Avenue NE in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 4-story residential building that will house 47 dwelling units. Plans include parking



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for 11 vehicles located below-grade. The city of Seattle has issued the permitting to the applicant, who is Xiaowei Yang. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Amber French, at 206-545-0700.

### **8-Lot Green Lake Area Residential Subdivision Project In Application Stage**

*SEATTLE*

A residential subdivision development, proposed for a property located at 6525 Fourth Avenue NE in the Seattle area, is the subject of a recent application. The developers have requested permission to divide the property into eight unit lots. The construction of residential units is being reviewed under a separate project order. The city of Seattle has received this request by the applicant, who is Edson Gallaudet of Peregrine 6525 LLC. For additional information on this project, contact the applicant's contact, Jeff Wegener, at 206-452-9399.

### **Kirkland Area McDonald's Restaurant Rebuild Receives DNS Approval**

*KIRKLAND*

A retail project slated for a site located at 12414 116th Avenue NE in the Kirkland area has been issued a determination of non-significance. The

action will allow the developers to rebuild the McDonald's restaurant. The city of Kirkland has issued the permitting to the applicant, who is Robert Yaguscsky of Core States Group. The project will be called McDonald's Totem Lake. For additional information on this project, contact Mr. Yaguscsky at 425-658-5090.

### **240-Unit Spokane Area Residential Apartment Development In Line For Mitigated DNS Approval**

*SPOKANE*

A residential project, planned for an 11.3-acre site located at 3307 East 55th Avenue in the Spokane area, is in line to be issued a mitigated determination of non-significance. The action will allow the developers to construct 12, 3-story buildings to house a total of 240 affordable housing dwelling units. Plans include associated parking. Spokane County, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Summit Ridge LLC. The project will be known as Summit Ridge apartment complex phase one and future Pine Rock apartment complex phase two. For additional information on this project, contact the applicant's contact, Mark King of ZBA Architecture, at 509-456-8236.

### **19-Lot Lynnwood Area Residential Subdivision Project In**

### **Application Phase**

*LYNNWOOD*

A Residential subdivision development, proposed for a 3.4-acre site located at 15618 Larch Way in the Lynnwood area, is the subject of a recent application. The developers have requested permission to divide the site into 19 residential building lots. Plans include a rezone from R08, 400 to R-7,200. Snohomish County Planning and Development Services has received this request from the applicant, who is Wyndham Homes LLC. The project will be called Laterra Estates. For additional information on this project, contact the applicant at 425-775-8661.

### **18-Lot Vancouver Area Residential Subdivision Development In The Works**

*VANCOUVER*

A residential subdivision project, proposed for a 1.3-acre property located at 5809 NE 102nd Avenue in the Vancouver area, is the subject of a recent application. The developers have requested permission to divide the property into 18 residential building lots. The lots will be used for the construction of townhouses. Clark County will hold a pre-application conference to discuss this request. The project will be known as Orchards Park North. For additional information on this project, contact the applicant's contact, SGA Engineering, at

360-993-0911.

### **5,100 SF Seattle Area Fire Station Storage Building Project Subject of Revised Application**

*SEATTLE*

A government development proposed for a site located at 5968 Rainier Avenue South in the Seattle area is the subject of a revised application. Plans outline construction of a single-story, 5,100 square foot storage building to be used for emergency response vehicles and equipment. Work will take place in an environmentally critical area. For information on this project, contact the applicant's contact, Ariel Bernfeld, at 206-682-8300.

### **6-Story 150-Room Hotel Development Proposed For Lynnwood Area**

*LYNNWOOD*

A hotel development, proposed for a 2.51-acre vacant site located at the corner of Alderwood Mall Boulevard and 37th Avenue West in the Lynnwood area, is the subject of a recent application. The developers have requested permission to construct a 6-story hotel with 150 guest rooms, amenities and meeting rooms. Surface parking will be provided for 150 vehicles. The city of Lynnwood has received this request from the owner, who is Kaylan Hospitality LLC. The project will be called Hilton Garden Inn Lynnwood.



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For additional information on this project, contact the applicant's contact, CG Engineering, at 425-778-8500.

### 40-Lot Lincoln County Area Residential Subdivision Project Receives DNS Approval

LINCOLN COUNTY

A residential subdivision development, planned for a 132-acre property located north of the intersection of McCullough Road East and Cayuse Cove Road North in the Lincoln county area, has been issued a determination of non-significance. The action will allow the developers to divide the property into 40 single-family residential building lots serviced by private access roads that would intersect with McCullough Road East. Lincoln County has issued the permitting to the applicant, who is LRH Properties LLC. The project will be called Roosevelt Vistas. For additional information on this project, contact the applicant's contact, Lake Roosevelt Holdings LLC, at 5806A 119th Avenue SE, Suite 200, Bellevue, WA 98006, or call 509-725-7911.

### 5-Story 56-Unit Fremont Area Mixed-Use Residential-Retail Development In The Works

SEATTLE

A mixed-use residential and retail development, proposed for a site located at 743 North

35th Street in the Seattle area, is the subject of a recent application and rezone request from 9,300 square feet of land from NC3-40 to NC3-65. The developers have requested permission to construct a 5-story building with 56 residential dwelling units above 1,900 square feet of retail space. Plans include below-grade parking for 10 vehicles. Work will take place in an environmentally critical area. The city of Seattle has received this request from the applicant, who is Fremont Apartment LLC. For additional information on this project, contact the applicant's contact, Bradley Khouri, at 206-297-1284.

### 27,200 SF Seattle Area Interbay Light-Manufacturing Project Receives DNS Approval

SEATTLE

An industrial project, slated for a property located at 3443 Thorndyke Avenue West in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 2-story, 27,200 square foot light-manufacturing building. Plans include surface parking for 12 vehicles. The city of Seattle has issued the permitting to the applicant, who is John Gaines of Bow LLC/Freehold Group. An existing structure will remain. For additional information on this project, contact the applicant's contact, Stefan Wynn, at

206-789-5148.

### **4-Story 19-Unit Central Area Residential Apartment Development In Early Design Phase**

*SEATTLE*

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A residential project, in planning for a site located at 1311 East Marion Street in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct a 4-story building with 19 residential dwelling units. No parking is proposed. The city of Seattle has received this request from the applicant, who is Edson Gallaudet of Build Urban. For additional information on this project, contact the applicant's contact, Jeff Wegener, at 206-452-9399.

### **4-Story 61-Unit Eastlake Area Residential Apartment Project In Design Review Phase**

*SEATTLE*

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A residential project, in planning for a site located at 2359 Franklin Avenue East in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct a 4-story building with 61 residential dwelling units. Plans show below-grade parking for 42 vehicles. The city of Seattle has received this request from the applicant, who

is Michael Yukevich of Shilshole 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, Scott Carr, at 206 218-8708.

### **67,000 SF Naches Area Elementary School Development In Line For Mitigated DNS Approval**

*NACHES*

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A school facilities project planned for a property located north of Highway 12 and west of Allan Road in the Naches area, is in line to be issued a mitigated determination of non-significance. The action will allow the developers to proceed with phase two of three phases to construct a 67,000 square foot elementary school plus 130 parking spaces. Plans include play fields. The city of Naches, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Naches Valley School District. The project will be known as Naches Valley Elementary School. For additional information on this project, contact the school district at 509-457-8592.

### **12-Lot Stanwood Area Residential Subdivision Project In The Works**

*STANWOOD*

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A residential subdivision development, proposed for a 40-acre site located near 278th Street NW

at Fifth Avenue NW in the Stanwood area, is the subject of a recent application. The developers have requested permission to divide the site into 12 single-family rural residential building lots. Snohomish County has received this request from the applicant, who is RIC LLC. For additional information on this project, contact RIC LLC at 425-259-9000.

### **6-Story 254-Room Bellevue Area Hotel Development In Line For DNS Approval**

*BELLEVUE*

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A hotel development, proposed for a site located at 965 108th Avenue NE in the Bellevue area, is the subject of a recent application. The developers have requested permission to construct a 6-story hotel with 254 guest rooms over two levels of below-grade parking that will accommodate up to 187 vehicles. Plans include associated landscaping. The city of Bellevue, using the optional SEPA process, is expected to issue the permitting to the applicant, who is West 77 Partners. The project will be called Washington Square Hilton Garden Inn. For additional information on this project, contact the applicant's contact, Arne Hall of ALH, at 425-269-9899.

### **2-Tenant Retail Building & Drive-Thru Proposed For Vancouver Area**

*VANCOUVER*

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A retail development, proposed for a site located at 11909 SE Mill Plain Boulevard in the Vancouver area, is the subject of a recent application. The developers have requested permission to construct a single-story retail building with drive-thru to accommodate two tenants. The city of Vancouver will hold a pre-application conference to discuss this request. The project will be known as Mill Plain Retail. For additional information on this project, contact the applicant, Oregon Architecture, at 541-772-4372.

### **7-Story 99-Unit U District Area Residential Apartment Project In Application Stage**

*SEATTLE*

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A residential development, proposed for a property located at 4230 11th Avenue NE in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 7-story building with 99 dwelling units. Plans call for 11,000 cubic yards of grading. No parking is proposed. The city of Seattle has received this request from the applicant, who is Xiang Xiao. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's

contact, Lisa Baker, at 206-523-6150.

## 9-Lot Renton Area Residential Subdivision Project In Line For Mitigated DNS Approval

### RENTON

A residential subdivision development, planned for a property located at 2802 Park Avenue North in the Renton area, is in line to be issued a mitigated determination of non-significance. The action will allow the developers to divide the property into 9 residential building lots plus one stormwater tract. The city of Renton, using the optional SEPA process, is expected to issue the permitting to the applicant. Construction will require the demolition

and removal of two existing homes on the site. The project will be known as Nantucket Avenue preliminary plat. For additional information on this project, contact the applicant's contact, Darrell Offe of Offe Engineers, at 425-227-9460.

## 25-Unit Residential Development Proposed For Bothell Area

### BOTHELL

A residential development proposed for a site located at 20615 Richmond Road in the Bothell area, is the subject of a recent application. The developers have requested permission to construct 25 single-family detached residences.

Snohomish County has received this request from the applicant, who is Lynn Eshleman of Pacific Ridge Homes. For additional information on this project, contact Lynn Eshleman at 425-438-8444.

## 5-Story 45-Unit Federal Way Area Veterans Residential Development In Line For DNS Approval

### FEDERAL WAY

A residential project, planned for a site located at 29404 Pacific Highway South in the Federal Way area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 5-story, 45-unit apartment complex designed for veterans and their families and a 52,000 square foot building containing an enrichment service centers, children's play areas and communal spaces. Plans include partially below-grade parking. The city of Federal Way, using the optional SEPA process, is expected to issue the permitting. Construction will require the demolition and removal of an existing vacant structures on the site. The project will be known as the Federal Way Veterans Center. For additional information on this project, contact the applicant's contact, Roger Oakdale of Baylis Architects, at 425-454-0566.

## 18-Unit West Seattle Area Residential Development

## Receives Conditional DNS Approval

### SEATTLE

A residential project, planned for a site located at 2646 SW Holden Street in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct 18 single-family residential dwelling units. Plans show removal of 10 exceptional trees in an environmentally critical area. Parking will be provided within attached 2-car garages for 36 total spaces. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Madrona Glen 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, Seth Hale, at 206-432-9121.

## Silverdale Area Phased Hospital Expansion Project In Line For Mitigated DNS Approval

### SILVERDALE

A medical development, planned for a site located at 1800 Myhre Road in the Silverdale area, is in line to be issued a mitigated determination of non-significance. The action will allow the developers to construct a Harrison Medical Center Silverdale Campus expansion in three phases. Phase one is site plan development and construction of a medical

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office building. Phase two will be expansion of the existing hospital from 94 to 240 beds, emergency department, relocating the hello pad plus structured and surface parking. Phase three includes construction of an additional hospital tower to increase capacity to 350 beds. Kitsap County, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Harrison Medical Center. For additional information on this project, contact the applicant's contact, Rice Fergus Miller, at 360-377-8773.

### **32-Lot Vancouver Area Mobile Home Park Expansion In The Works**

#### *VANCOUVER*

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A residential subdivision expansion, proposed for a property located at 10918 NE Highway 99 in the Vancouver area, is the subject of a recent application. The developers have requested permission to expand the existing Hidden Village Mobile Home Park by 32 lots. Clark County will hold a pre-application conference to discuss this request. The project will be called Hidden Village Expansion. For additional information on this project, contact the applicant's contact, Kessi Consulting, at 360-991-9300.

### **6-Story 163-Unit Seattle Area Residential Project In The Works**

#### *SEATTLE*

A residential development, proposed for a site located at 1287 Westlake Avenue North in the Seattle area, is the subject of a revised shoreline substantial development application. The developers have plans to construct a 6-story building with 163 dwelling units. Parking at 1414 Dexter Avenue North is being reviewed under a separate project order. The city of Seattle has received this request by the applicant, who 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.

### **Stanwood Area Industrial Marijuana Production Building Receives DNS Approval**

#### *STANWOOD*

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An industrial project slated for a site located at 1632 300th Street NE in the Stanwood area, has been issued a determination of non-significance. The action will allow the developers to convert a 1,900 square foot residential shop building with a 300 square foot mezzanine and construct a 1,800 square foot building for the production and processing of marijuana. Snohomish County has issued the permitting to the applicant, who is Michelle Evans. The project will be known as Everi-Greene. For additional information on this project, call 425-388-3311, extension 2351.

### **11-Lot Sammamish Area Residential Subdivision Project In Application Phase**

#### *SAMMAMISH*

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A residential subdivision development, proposed for a 4.7-acre site located at 24252 SE 24th Street in the Sammamish area, is the subject of a recent application. The developers have requested permission to divide the site into 11 single-family residential building lots. The city of Sammamish has received this request from the applicant, who is PNW Holdings LLC. Construction will require the demolition and removal of two existing homes on the site. The project will be called Penny Lane subdivision. For additional information on this project, contact PNW Holdings LLC at 206-588-1147.

### **1,000 SF Wallingford Area Boat Club In The Works**

#### *SEATTLE*

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A community facilities project, proposed for a site located at 1101 North Northlake Way in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 1,000 square foot boat club on the roof of an existing covered boat moorage building. Plans include access stairs from the dock to the structure. The city of Seattle has received this request from the applicant, who is William True of 1101 Lake Union Waterworks LLC. For

additional information on this project, contact the applicant's contact, Jerry Garcia, at 206-624-5670.

### **39-Story 450-Unit Denny Triangle Area Mixed-Use Residential-Retail Project In Design Phase**

#### *SEATTLE*

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A mixed-use residential and retail development, in planning for a site located at 2202 Eighth Avenue in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have detailed plans to construct a 39-story tower containing 450 residential dwelling units that will feature 7,700 square feet of ground-level retail space. Plans note below-grade parking for 440 vehicles and surface parking spaces for two vehicles. Plans will require 61,700 cubic yards of grading. The applicant for this project is Ben Barron of Beebe Realty (Clise Properties). For additional information on this project, contact the applicant's contact, Michael Medina, at 425-224-3335.

### **18,500 SF Vancouver Area Industrial Warehouse Manufacturing Project In Pre-Application Phase**

#### *VANCOUVER*

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An industrial development, proposed for a property located at 6114 NE 131st Avenue in the Vancouver area, is the subject of a pre-application conference

by the city of Vancouver. The meeting is being held to discuss a request to construct an 18,500 square foot warehouse/manufacturing building containing a 4,800 square foot office, 300 square foot maintenance shop and a 300 square foot break room. For additional information on this project, contact Andrew Reule, Vancouver case manager, at 360-487-7891.

### **16-Story 322,800 SF Bellevue Area Office-Retail Tower Project Receives DNS Approval**

#### *BELLEVUE*

A commercial development, slated for a site located at 415 106th Avenue NE in the Bellevue area, has been issued a determination of non-significance. The action will allow the developers to construct a 16-story, 322,800 square foot office tower with ground-level retail space and a banking facility with ATM drive-thru. Plans include 676 parking stalls in a seven below-grade levels. The city of Bellevue has issued the permitting to the applicant, who is Schnitzer West. The project will be known as Office 415. For additional information on this project, contact the applicant's contact, Christian Grange of NBBJ, at 206-662-1232.

### **14-Lot Bothell Area Residential Subdivision Development Receives DNS Approval**

#### *BOTHELL*

A residential subdivision project, planned for a 2.34-acre property located at 85th Avenue NE and NE 190th Street in the Bothell area, has been issued a determination of non-significance. The action will allow the developers to divide the property into 14 single-family residential building lots. Plans show tracts for recreation/drainage facilities and joint-use driveways. King County, pursuant to annexation, has issued the permitting to the applicant, who is Mike Hughes. The project will be known as Blueberry Hill. For additional information on this project, contact the applicant's contact, Mike Hughes, at P.O. Box 694, Bothell, WA 98041, or call 206-477-0329.

### **15-Lot Port Orchard Area Residential Subdivision Development In Line For DNS Approval**

#### *PORT ORCHARD*

A residential subdivision project, planned on a 7.85-acre land parcel located at 1745 Alaska Avenue East in the Port Orchard area, is in line to be issued a determination of non-significance. The action will allow the developers to divide the parcel into 15 residential building lots. Plans call for a public access road, stormwater facilities, utilities and associated improvements. Kitsap County, using the optional SEPA process, is expected to issue the permitting to the applicants, who are Bernard

and Diane Golbeck. The project will be known as Golbeck preliminary plat. For additional information on this project, contact the applicant's contact, NL Olson and Associates, at 360-876-2284.

### **3-Story 58,000 Sf South Seattle Area College Classroom Project In Application Phase**

#### *SEATTLE*

A college facilities development, proposed for a site located at 6000 16th Avenue SW in the Seattle area, is the subject of a recent application received by the city of Seattle. The developers have requested permission to construct a 3-story, 58,000 square foot classroom building with labs and offices. An addendum to the final EIS for the South Seattle Community College Major Institution Master Plan is being prepared. Construction will require the demolition and removal of an existing 22,900 square foot building on the site, previously known as Cascade Court. The project will be called the South Seattle College Integrated Education Center. For additional information on this project, contact the applicant's contact, Andy Hartung, at 253-383-3084.

### **3,600 SF Kent Area Retail Convenience Store Rebuild Project In Line For DNS Approval**

#### *KENT*

A retail development, planned for a site located at 22588 84th Avenue South in the Kent area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 3,600 square foot convenience store, a 4,300 square foot fuel canopy with six fuel pumps, landscaping and associated parking. The city of Kent, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Jackson's Food Store. Construction will require the demolition and removal of an existing convenience store, fuel canopy and four fuel pumps on the site. The project will be called Jackson's Food Store. For additional information on this project, contact the applicant's contact, Jack Davis of PacWest Energy, at 253-856-5454.

### **2-Story 28,700 SF Colville Area Retail Furniture Store Development In Line For DNS Approval**

#### *COLVILLE*

A retail project, planned for a site located at 279 South Main Street in the Colville area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 2-story, 28,700 square foot furniture store. The city of Colville, using the optional SEPA process, is expected to issue the permitting. The project will be known as Sandra Furniture. For additional information

on this project, contact the applicant's contact, Russell Page Architects, at 509-467-9748.

### **13-Unit Othello Station Area Retail Live-Work Development Receives Conditional Permitting**

*SEATTLE*

A commercial project planned for a site located at 4219 South Othello Street in the Seattle area, is the subject of a request to change a portion of an existing 10,600 square foot retail space to 13 live-work units. Early design guidance has been conducted under a separate project order. The city of Seattle has paced conditions on this project by Steve Rauf of South Othello Street LLC. For additional information on this project, contact the applicant's contact, Steve Bull, at 206-903-5414.

### **1.1 Million SF Industrial Park-Lumber Mill Development Subject Of Revised Application For Tacoma Area**

*TACOMA*

A large multi-parcel phased industrial development along with an off-site wetland mitigation area, proposed for a 265-acre property located at 3401 208th Street East in the Tacoma area, is the subject of a revised application that has been submitted by Sierra Pacific Industries. Phase one and two will include construction of a 277,000 square feet of dry kilns area, a 137,200

square foot planer mill, a 58,500 square foot large log saw mill, 975,000 square feet of log yard and lumber storage yards totaling 1.1 million square feet, along with an 8,400 square foot package boiler and a 6,600 square foot turbine building. Plans call for 3 million cubic yards of cut and fill. Phase three consists of an industrial park with six shell buildings totaling 2.3 million square feet. For additional information on this project, contact the applicant's contact, Mike McDowell of Confluence Environmental Company, at [mike.mcdowell@confenv.com](mailto:mike.mcdowell@confenv.com), or call 253-798-7181.

### **6,000 SF Burlington Area Industrial Brewery Project In Line For DNS Approval**

*BURLINGTON*

An industrial development, planned for a property located at 11937 Higgins Airport Way, Lot 11 at the Port of Skagit Industrial Park in the Burlington area, is in line to be issued a mitigated determination of non-significance. The action will allow the developers to construct a 6,000 square foot brewery. Plans call for approximately 1,450 cubic yards of material and excavation of 970 cubic yards of material. Skagit County, using the optional SEPA process, is expected to issue the permitting to the applicants, who are Mari and Will Kemper of Chuckanut Brewery. For additional information

on this project, contact Chuckanut Brewery at [info@chuckanutbeer.com](mailto:info@chuckanutbeer.com), or call 360-752-3377.

### **5-Story 26-Unit Beacon Hill Area Residential Apartment Development In Early Design Phase**

*SEATTLE*

A residential project, in planning for a site located at 1808 12th Avenue South in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct a 5-story apartment building with 26 dwelling units. Plans include below-grade parking for 10 vehicles. The applicant for this project is Marc Rudd of Rudd Development Company. 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, Jerome Diepenbrock, at 206-932-5432.

### **8-Unit Fremont Area Residential Rowhouse Project In Application Phase**

*SEATTLE*

A residential development, proposed for a property located at 4467 Whitman Avenue North in the Seattle area, is the subject of a recent application. The developers have requested permission to construct eight rowhouses. Plans call for parking for six vehicles

in subterranean garages and will require 1,500 cubic yards of grading. The city of Seattle has received this request from the applicant, who is Justin Hooks of Green Canopy Homes. 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, Greg Squires, at 206-325-0147.

### **4,000 SF Anacortes Area Anthony's Marina Restaurant Development Receives DNS Approval**

*ANACORTES*

A retail project planned for a site located at Cap Sante Marina in the Anacortes area, has been issued a determination of non-significance. The action will allow the developers to construct a single-story, 4,000 square foot restaurant with an additional 400 square foot outdoor dining space. Total seating capacity will be 90 guests. The Port of Anacortes has issued the permitting to the applicant, who is Anthony's Restaurant. For additional information on this project, contact the applicant's contact, Lane Hoss, vice president of marketing for Anthony's Restaurants, at [lane@anthonys.com](mailto:lane@anthonys.com), or call 425-455-0732.

### **Nursing Center Assisted-Living Redevelopment Receives DNS Approval**

*AUBURN*

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planned for a site located at 2901 "I" Street NE in the Auburn area, has been issued a determination of non-significance. The action will allow the developers to redevelop an assisted-living facility. Plans call for renovations to the entrance and living spaces, an addition of a garden area on the south side of the building and construction of 121 units/129 residential beds. The city of Auburn has issued the permitting to the applicant, who is Brannan Associates. The project will be called Brannan Park. For additional information on this project, contact the applicant's contact, Ted Johnson of Marathon Development, at 425-747-9952.

### **20,000 SF Spokane Area Industrial Warehouse Project In Line For DNS Approval**

#### *SPOKANE*

An industrial warehouse development, planned for a site located at 3517 East Trent Avenue in the Spokane area, is in line to be issued a mitigated determination of non-significance. The action will allow the developers to construct a 20,000 square foot warehouse shell for future leased spaces and 60 parking stalls. The city of Spokane, using the optional SEPA process, is expected to issue the permitting. The project will be known as Evco Warehouse. For additional information on this project, contact the applicant's contact, Ron

Mackie of Architectural Ventures, at architecturalventures@comcast.net, or call 509-625-6140.

### **26-Unit Lynnwood Area Residential Development Receives DNS Approval**

#### *LYNNWOOD*

A residential project, slated for a 3-acre property located at 1813 Madison Way and 13922 17th Place West in the Lynnwood area, has been issued a determination of non-significance. The action will allow the developers to construct 26 single-family residences. Snohomish County has issued the permitting to the applicant, who is Madison Hill Partners LLC. Construction will require the demolition and removal of two existing residences on the site. The project will be known as Madison Hill SFDU. For additional information on this project, contact the applicant at 425-512-0736.

### **North Seattle Area Elementary School Development In The Works**

#### *SEATTLE*

A school facility project, proposed for a site located at 13018 20th Avenue NE in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a new one and 2-story public school with daycare center. Plans include landscaping and other site improvements. On-site parking for 81 vehicles

will be provided. An environmental impact statement has been prepared by Seattle Public Schools. Construction will require the demolition and removal of an existing 34,700 square foot structure, portables and paved areas on the site. The project will be called Olympic Hills Elementary School. For additional information on this project, contact the applicant's contact, Brad tone, at 206-838-3703.

### **5-Story 33 Unit U District Area Residential Apartment Building Project In Early Design Phase**

#### *SEATTLE*

A residential project, in planning for a site located at 4519 18th Avenue NE in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct a 5-story structure containing 28 to 33 dwelling units. Parking for 14 vehicles will be located below-grade. The applicants for this project are Chun-Mei Chen Lin and Cheng-Nan Lin. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Matt Driscoll, at 206-547-1761.

### **11,400 SF Vancouver Area Warehouse-Office Addition Project In The Works**

#### *VANCOUVER*

A warehouse and office addition project, proposed for a property located at 10507 NE 53rd Street in the Vancouver area, is the subject of a recent application. The developers have requested permission to construct an 11,400 square foot addition to be used as warehouse and office space. The project will be known as cost Less Auto Addition. For additional information on this project, contact the applicant, LLB Architecture, at 360-735-7289.

### **9-Unit Alki Area Residential Development In The Works**

#### *SEATTLE*

A residential project, proposed for a site located at 4134 Beach Drive SW in the Seattle area, is the subject of a shoreline substantial development permit application. The developers have requested permission to construct a 3-story, residential building containing nine dwelling units. Plans include below-grade parking for nine vehicles. The city of Seattle has received this request by the applicant, who is Leon Capelouto of Capelouto Development. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Lora Hammersmith, at 206-466-1225.



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