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Delivered monthly to the Contractors & Subs of Washington State

June 2015



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About Our Reports

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

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

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

Cover Photo:

Cover Photo: A view to the west and the Olympics from over Poulsbo

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9-Lot Renton Area Residential Subdivision Project Receives DNS Approval

RENTON

A residential subdivision project, planned for a 2.3-acre site located at 3106 and 3112 Talbot Road S in the Renton area, has been issued a determination of non-significance. The action will allow the developers to divide the site into 9 residential building lots. The city of Renton has issued the permitting to the applicant, who is Rory Dees of RAD Holdings LLC. Construction will require the demolition and removal of one existing home on the site and another will remain. The project will be known as Valley Vue preliminary plat. For additional information on this project, contact the applicant's contact, Jon W. Nelson of Land Development Advisors, at 425-466-5203.

Stanwood Area Industrial Marijuana Processing Development Receives DNS Approval

STANWOOD

An industrial project slated for a property located on Highway 99 North in the Stanwood area has been issued a determination of non-significance. The action will allow the developers to construct a new building addition and convert an existing building to be used for marijuana production

and processing. Snohomish County has issued the permitting to the applicant, who is Dan Rasmussen. The project will be called Svin Gardens. For additional information on this project, contact the applicant's contact, Andrew Galuska at 425-388-3311, extension 2764.

142-Unit Bellingham Area Student Housing Project In Line For DNS Approval

BELLINGHAM

A project planned for sites located at 900 to 910 North Forest Street in the Bellingham area, is in line to be issued a determination of non-significance. The developers have requested permission to construct student housing of up to 142 units containing 419 beds, a small coffee shop and a parking structure to accommodate 279 vehicles and 234 bicycles. Sidewalks will be installed along the Ivy Street abutment and include ADA pedestrian crossings. The city of Bellingham, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Rael Development Corporation. Construction will require the demolition and removal of the existing 7th Day Adventist Church and Fellowship Hall on the site. For additional information on this project, contact the applicant's contact, Bill Geyer



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of Geyer & Associates, at 360-224-6317.

Bellevue Area Waterfront Park Development In Line For DNS Approval

BELLEVUE

A community project, planned for a property located at 9815 Lake Washington Boulevard NE in the Bellevue area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a waterfront park to provide public access to the shoreline with active and passive recreation, a swim beach, children's play area, a human-powered boat launch, a moorage and pedestrian viewing pier. Plans include a beach house with changing rooms, a lifeguard station and upgrades to the historical Whaling Building. Plans call for shoreline habitat restoration. The city of Bellevue, using the optional SEPA process, is expected to be issued to the owner, who is Bellevue Parks Department. The project will be known as Meydenbauer Bay

Park phase one. For additional information on this project, contact the applicant's contact, Robin Cole of Parks and Community Services, at 425-452-2881.

2-Story 123-Unit Liberty Lake Area Residential Apartment Project In Line For DNS Approval

LIBERTY LAKE

A residential development, planned for a site located at 15001 North Wandermere Road in the Liberty Lake area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 2-story office and clubhouse building and 123 residential dwelling units. Spokane County, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Blue Point Apartments LLC. The project will be called Blue Point Apartments. For additional information on this project, contact the applicant's contact, Rudeen Development LLC, at 509-892-5114, extension 4.

7-Story 107-Unit Pioneer Square Area Mixed-Use Residential-Retail Development Receives Conditional DNS Approval

SEATTLE

A mixed-use residential and retail development, slated for a site located at 589 Occidental Avenue South in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 7-story addition to an existing 4-story building. Plans call for a change of use from warehouse to 107 residential dwelling units above 10,300 square feet, at-grade restaurant and retail space. Parking for 84 vehicles will be located within the structure. The city of Seattle has issued the permitting, with conditions, to 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.

3-Story 19-Unit Mixed-Use

Residential-Commercial Development Proposed for Alki Area

SEATTLE

A mixed-use residential and retail development, proposed for a site located at 2626 Alki Avenue SW in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 3-story building with 14 residential dwelling-units, five live-work units and 3,900 square feet, ground-level retail space. Plans call for surface parking for 23 vehicles. The city of Seattle has received this request from the applicant, who is Borge Steinsvik of Alki Landing 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, Neal Thompson, at 206-322-1192.

10-Unit Magnolia Area Residential Townhouse Project In The Works

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development, proposed for sites located at 2601 and 2605 22nd Avenue West in the Seattle area, is the subject of a streamlined design review by the city of Seattle. Plans outline construction of two buildings containing a total of 10 townhouse dwelling units. Plans include surface parking for 10 vehicles. Construction will require the demolition and removal of existing structures on the site. The applicant for this project is Todd Leabman of Sage Homes Northwest LLC. For additional information on this project, contact the applicant's contact, Julian Weber, at 206-953-1305.

97-Lot Battle Ground Area Residential Subdivision Development In Line For Mitigated DNS Approval

BATTLE GROUND

A residential project, planned for a 32-acre property located at the northeast corner of NE Grace Avenue and NE 10th Street in the

Battle Ground area, is in line to be issued a mitigated determination of non-significance. The developers have requested permission to divide the property into 97 single-family residential building lots. An alternative 80-unit option A plat is also being proposed that meets current stormwater regulations. The 97 lot option B plat anticipates a ruling from the Department of Ecology that would significantly reduce the size of the on-site stormwater facility. Holt Distressed Property Fund of Vancouver is seeking approval for both plats, but would construct only one of them. The city of Bellevue, using the optional SEPA process, is expected to issue the permitting. The project will be called Creekside Heights. For additional information on this project, contact the applicant's contact, Jocelyn Cross of Olson Engineering, at 360-695-1385.

2-Story 5,700 SF Bothell Area Residential Care Facility Project In Line

For DNS Approval

BOTHELL

A nursing center development, planned for a site located at 24123 23rd Avenue SE in the Bothell area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 2-story, 5,700 square foot single-family residence with an attached 1 1/2 story, 14,000 square foot residential care facility to accommodate up to 12 individuals. Plans include a detached garage and storage structure. The city of Bothell, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Gabbert Architects Planners. The project will be known as Simona's/Nutu residential care facility. For more information on this project, contact the applicant at 425-482-7987.

Battle Ground Area Mixed-Use Residential-Retail Development In Application Stage

BATTLE GROUND

A mixed-use residential

and retail development, proposed for a 4.3-acre site located at 1614 SW 10th Avenue in the Battle Ground area, is the subject of a recent application. The developers have plans to construct 128 apartment dwelling units, 44 live-work units and 70,000 square feet of retail space. The existing wetlands were filled for a previously planned project that was not completed. No additional wetland fill is proposed. For additional information on this project, contact the applicant's contact, T.J. Fontenette of Scotton Landing I LLC, at 360-834-1060.

725,000 SF Sodo Area Community Sports Area Project In The Works

SEATTLE

A Community development, planned for a site located at 1700 First Avenue South in the Seattle area, is the subject of a notice of availability and adequacy of the final environmental impact statement issued by the city of Seattle. Plans outline construction of a 725,000 square foot



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spectator sports arena containing 20,000 seats. Plans call for street vacation of the portion of Occidental Avenue South between South Holgate St and Massachusetts Street. The applicant for this project is John McCullough of WSA Properties III LLC and the entity is managed by Chris Hansen's Horton Street LLC. For additional information on this project, contact John Shaw, Seattle planner, at 206-684-5837.

Sammamish Area Mixed-Use Apartment-Commercial Development Receives DNS Approval

SAMMAMISH

A mixed-use residential

and retail development, slated for a property located northwest of the intersection of SE Fourth Street and 228th Avenue SE in the Sammamish area, has been issued a determination of non-significance. The action will allow the developers to construct residential apartment dwelling units above commercial spaces. The city of Sammamish has issued the permitting to the applicant, who is TRF Pacific LLC. The project will be called Village at Sammamish Town Center. For additional information on this project, contact TRF Pacific LLC at 206-985-0100.

145-Room Issaquah Area Hotel Project Seeking

Start Coverage

ISSAQUAH

A retail development, proposed for a site located at 1180 NW Maple Street in the Issaquah area, is seeking coverage under the state Department of Ecology's construction stormwater NPDES and state waste discharge general permit. The developers have detailed plans to disturb 1.6-acres of soil for the construction of a 150,000 square foot hotel containing 145 guest rooms. The applicant for this project is Halvorson Construction Group. For additional information on this project, contact the applicant at 12515 Willows Road NE, Suite 220, Kirkland, WA 98034, or call 425-658-1500.

4-Story 85-Unit Residential & Live-Work Development Slated For Northgate Area

SEATTLE

A residential and live-work project, proposed for a site located at 10715 Eighth Avenue NE in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 4-story residential building with 83 dwelling units and two live-work units. Plans call for re-striping of the existing parking lot for 41 spaces. Early design guidance was conducted under a separate project order. Construction will require the demolition and removal of an existing structure on the site.

The city of Seattle has received this request from Matt Parent of Goodman Real Estate. For additional information on this project, contact the applicant's contact, Jodi O'Hare, at 425-301-9541.

59-Story Downtown Seattle Area Residential-Office-Hotel-Retail Project Receives DNS Approval

SEATTLE

A large mixed-use development, slated for a site located at 1301 Fifth Avenue in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 12-story, 180-room hotel and a 59-story tower containing 178 residential dwelling units, 780,000 square feet office space and 71,000 square feet, ground-level retail space. Below-grade parking for 879 vehicles will be provided. The existing Rainier Tower will remain but most other structures will be demolished. The city of Seattle has issued the permitting to the applicant, who is Cindy Edens of Wright Runstad & Company. An addendum has been issued by the applicant to add specific information about transportation and parking impacts. For additional information on this project, contact Ms. Edens at 206-292-8918.

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Development In Early Design Phase For Seattle Area

SEATTLE

A community project, in planning for a site located at 1600 Ninth Avenue in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 5-story building with exhibition space, meeting rooms, truck loading bays and parking for 800 vehicles within the structure. Plans anticipate alley vacation and below-grade street vacation of Olive Way. Plans are associated with two other project orders.

The applicant for this project is Jason Foley of Pine Street Group LLC. For additional information on this project, contact the applicant's contact, Jessica Miller, at 206-682-3460.

4-Story 30-Unit Ballard Area Residential Apartment Project Receives Conditional DNS Approval

SEATTLE

A residential development slated for a property located at 1436 NW 62nd Street in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 4-story apartment building containing 30

dwelling units. No parking is proposed. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Vitaliy Afichuk of Greenbuild 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, Paul Pierce, at 206-251-5962, extension 101.

40-Story 468-Unit South Lake Union Area Mixed-Use Residential-Retail Project In Application Phase

SEATTLE

A mixed-use residential and retail development, proposed for a site located at 970 Denny Way in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 40-story tower containing 468 residential dwelling units above retail space. Parking for up to 367 vehicles will be provided. An addendum to the South Lake Union height and density environmental impact statement is being prepared. Construction will require the demolition and removal of existing structures on the site. The city of Seattle has received this request from the applicant, who is Tom Parsons of Nash-Holland 970 Denny Investors LLC (Holland Partner Group). For additional information

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

12-Story South Lake Union Office Buildings & Retail Development In Design Phase

SEATTLE

A commercial project in planning for a site located at 333 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 two, 12-story towers containing 582,000 square feet of office space and ground-level retail space. Parking for 814 vehicles will be provided below-grade. The applicant for this project is Rich Ambidge of Kilroy Realty Corporation. Construction will require the demolition and removal of an existing structure on the site. For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

54-Unit Sumner Area Residential Apartment Development Receives Revised DNS Approval

SUMNER

A residential project, planned for a 4.14-acre property located at 16120 64th Street East in the Sumner area, has been issued a revised determination of non-significance. The action will

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allow the developers to construct 54 apartment dwelling units in 11 buildings. Plans include drive aisles and associated parking spaces. Plans call for public sanitary sewer and water main extensions, storm drainage facilities with a detention pond, landscaping and other improvements. The city of Sumner has issued the permitting to the applicant, who is Tarragon LLC. For additional information on this project, contact the applicant at 206-233-9600.

8-Lot Sammamish Area Residential Subdivision Project In The Works

SAMMAMISH

A residential subdivision development, proposed for a 3-acre site located at 20902 SE 24th Street in the Sammamish area, is the subject of a recent application. The developers have requested permission to divide the site into 8 single-family residential building lots. The city of Sammamish has received this request by the owner, who is Tridco LLC. For additional information on this project, contact the applicant's contact, DR Strong Consulting Engineers, at 425-827-2423.

14-Unit Central Area Residential Apartment Development Progressing

SEATTLE

A residential project, in planning for a site located at 1613 South Lane 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 two, 4-story apartment buildings. One building will contain 8-units and the other will contain 6-units. No parking is proposed. The applicant for this project is Yuan Zhang. For additional information on this project, contact the applicant's contact, Myloan Nguyen, at 206-763-8496.

3-Story 35-Unit Ravenna Area Residential Project In Design Review Stage

SEATTLE

A residential development, in planning for a site located at 5221 Ravenna 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 3-story building with 35 dwelling units. No parking is proposed. Construction will require the demolition and removal of an existing structure on the site and potentially three exceptional trees. The applicants for this project are Sam and Tung-Chu Kuo. For additional information on this project, contact the applicant's contact, Dylan Fuller, at 206-367-1382, extension 134.

237-Unit Olympia Area Residential Development

Receives Mitigated DNS Approval

OLYMPIA

A residential project planned for sites located at 607 and 709 Sleater-Kinney Road NE in the Olympia area has been issued a mitigated determination of non-significance. The action will allow the developers to construct four senior apartment buildings containing 167 dwelling units and ten townhouse-style buildings containing 70 dwelling units. Plans include construction of a 5,000 square foot community building and 4,000 square foot pool building. The city of Olympia has issued the permitting to the

applicant, who is Golden Alon Development. The project will be known as Bayan Trails multifamily. For additional information on this project, contact the applicant's contact, Golden Alon Development, at info@goldenalon.com, or PO Box 1068, Olympia, WA 98507 or call 360-753-8314.

400-Lot Spokane Valley Area Mixed-Use Residential-Commercial Subdivision Project In Line For Mitigated DNS Approval

SPOKANE VALLEY

A mixed-use subdivision development planned for a 137-acre property located north of Interstate 90, east of

Harvard Road and south of the Spokane River in the Spokane Valley area, is in line to be issued a mitigated determination of non-significance. The developers have requested permission to divide the property into 363 residential and 37 commercial/multifamily building lots. Plans call for open space and drainage tracts. The city of Spokane, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Rivercrossing LLC. The project will be known as Trutina preliminary plat. For additional information on this project, contact the applicant's contact, Kevin Schneidmiller of

Rivercrossing LLC, at 509-458-5860.

7,600 Sf Vancouver Area Warehouse & Office Project In The Works

VANCOUVER

A commercial development, proposed for a site located at NE 136th Street in the Vancouver area, is the subject of a pre-application conference being held by Clark County. The developers have plans to construct a 7,600 square foot warehouse and office in two phases. Plans include stormwater facilities, site improvements and associated parking. The project will be known as Cornerstone Masonry. For additional information on this



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

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

project, contact the applicant's contact, PLS Engineering, at 360-944-6519.

56-Lot Bothell Area Residential Rezone and Subdivision Project In Hearings Stage

BOTHELL

A residential development, planned for a property located at 17533 Clover Road in the Bothell area, is the subject of a request to rezone from R-9,600 to R-7,200. The developers have plans to divide the property into 56 residential building lots. The project will be called Normandie Woods. For additional information on this project, contact the applicant, Phoenix Development, at

425-775-8661.

4,900 SF Central Area Religious Facility Improvements & Parking Development Receives DNS Approval

SEATTLE

A church facilities development slated for a site located at 2801 South Jackson Street has been issued a determination of non-significance. The action will allow the developers to convert an existing 4,900 square foot basement to a chapel and classroom. Plans call for 94 accessory parking spaces. The city of Seattle has issued the permitting to the applicant, who is Tabernacle Missionary Baptist Church. For additional information

on this project, contact the applicant's contact, Samuel Cameron, at 206-624-4222.

8-Unit Queen Anne Area Residential Home & Townhouse Development In Design Review Phase

SEATTLE

A residential development, in planning for a site located at 3250 14th Avenue West in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct one, 3-unit townhouse, two, 2-unit townhouses and one detached single-family residence for a total of eight dwelling units. Plans include eight

surface parking spaces. The city of Seattle has received this request from the applicant, who is Irena Cayward. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Dylan Fuller, at 206-367-1382, extension 134.

23,900 SF Spokane Area Industrial Development In Line for DNS Approval

SPOKANE

A project planned for a site located at 301 North Haven Street in the Spokane area, is in line to be issued a determination of non-significance. The developers have

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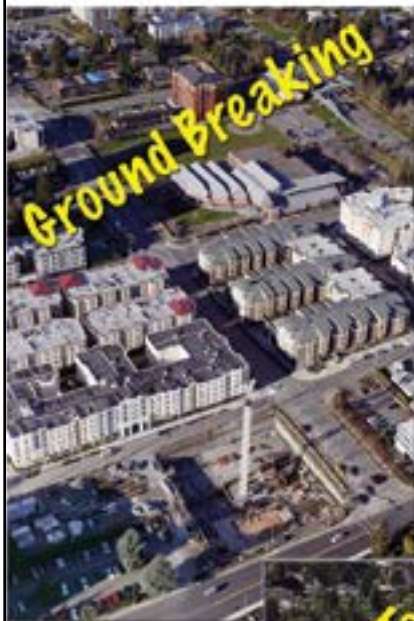
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requested permission to construct a single-story, 23,900 square foot building containing 15,900 square feet of warehouse area for paper products and labels, 4,100 square feet of office and 3,200 square feet of production space. The city of Spokane, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Able Label Inc. The project will be called Able Label building. For additional information on this project, contact the applicant's contact, Ron Mackie of Architectural Ventures, at 509-922-5287.

4-Story 25-Unit Central Area Residential Project In Application Stage

SEATTLE

A residential development, proposed for a property located at 207 18th Avenue in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 4-story building with 25 dwelling units. The first story will be partially below-grade. The city of Seattle has received this request from the applicants, who are Michael and Kendall Culwell. 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, David Neiman, at 206-760-5550.

4-Story 28-Unit U

District Area Residential Apartment Project In Design Phase

SEATTLE

A residential development, in planning for a site located at 5253 15th Ave NE in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 4-story apartment building with 28 dwelling units. No parking is proposed. The city of Seattle has received this request from the applicant, who is 5253 15th NE 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, Kevin O'Leary, at 206-595-7681.

5-Story 75-Unit Lower Queen Anne Area Mixed-Use Residential & Café Development In Design Phase

SEATTLE

A mixed-use residential and retail 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 5-story building with 71 residential dwelling units above a 700 square foot café and four live-work

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units. Below-grade parking for 48 vehicles will be provided. The applicant for this project is Patrick Cahil of 19 W Harrison LLC (Teutsch Partners). Construction will require the demolition and removal of an existing structure on the site. For additional information on this project, contact the applicant's contact, Maria Barrientos, at 206-728-1912.

35-Lot Bothell Area Residential Subdivision Project Receives DNS Approval

BOTHELL

A residential subdivision development, slated for a 10-acre property located at 4211, 4217 and 4223 180th Street SE in the Bothell area, has been issued a determination of non-significance. The action will allow the developers to divide the property into 35 single-family residential building lots. Snohomish County has issued the permitting to the applicant, who is William Sacriste of Lennar Northwest. The project will be called Canton Highlands. For further information on this project, contact Mr. Sacriste at 253-590-2200.

16,800 SF Lacey Area Medical Plasma Center Development In Line For Mitigated DNS Approval

LACEY

A medical development, planned for sites located at 8520 and 8530 Martin Way East in the Lacey

area, is in line to be issued a mitigated determination of non-significance. The developers have requested permission to construct a 16,800 square foot medical office building to be used as a plasma donation center. Plans include associated site improvements. The city of Lacey, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Biolife Plasma Center. For additional information on this project, contact the applicant's contact, Jason Harder of Build To Suite Inc, at jasonh@buildtosuiteinc.com, or call 319-512-2322.

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

SPOKANE

A residential apartment development, planned for a 4.45-acre site located at 4915 West Barnes Road in the Spokane area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 3-story apartment building containing 96 garden-style dwelling units. Plans include a clubhouse, pool, play area and 196 parking stalls. The city of Spokane, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Diamond Rock Construction. The project will be known as Homestead Apartments

at McCarroll's. For additional information on this project, contact the applicant at 509-924-8964.

17-Story 208-Room Belltown Area Retail-Hotel Development In Design Phase

SEATTLE

A retail project, in planning for a site located at 1931 Second 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 17-story, 140,500 square foot hotel with 208 guest rooms with 4,600 square feet, ground-level retail space. At and below-grade parking will be provide for 70 vehicles. The existing façade of the Terminal Sales Annex will remain. Construction will require the demolition and removal of existing structures on the site. An environmental review and early design guidance has been conducted under a separate project order. The applicant

for this project is Mark Modawell of Columbia West Properties. For additional information on this project, contact Mr. Modawell at 425-974-7143.

7-Story 68-Unit Central Area Residential & Live-Work Development Receives Conditional DNS Approval

SEATTLE

A residential project, slated for a property located at 2020 South Jackson Street in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 7-story apartment building containing 66 dwelling units and two live-work units. No parking is proposed. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Sharon Lee of Roosevelt Development (Low Income Housing Institute). For additional information on this project, contact the applicant's contact, Constanza Marcheselli, at 206-956-1970.

31-Lot Spokane Area Residential Subdivision Project Receives DNS Approval

SPOKANE

A residential subdivision development planned for a 9.7-acre site located at 16422 North Hatch Road in the Spokane area, has been issued a determination of non-significance. The action will allow the developers to divide the site into 31 gated residential building lots with private access. Spokane County has issued the permitting for this project that will be known as Pine Ridge preliminary plat. For additional information on this project, contact the applicant's contact, Whipple Consulting Engineers, at 509-893-2617.

7-Story 109-Unit South Lake Union Area Residential Apartment Project In The Works

SEATTLE

A residential development, proposed for a site located at 1232 Harrison Street in the Seattle area, is the subject of a recent

application. The developers have requested permission to construct a 7-story apartment building with 109 dwelling units. Plans include below-grade parking for 16 vehicles. The city of Seattle has received this request from the applicant, who is Holland Acquisition Company 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, Jodi Patterson-O'Hare, at 425-681-4718.

4-Story 34-Unit Capitol Hill Area Residential Development In Design Stage

SEATTLE

A residential project, in planning for a site located at 750 11th Avenue East in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 4-story apartment building containing 34 dwelling units. No parking is proposed. Plans call for storage for 36 bicycles. The applicant for this project is Robert Hardy of Aloha Ventures 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, Bradley Khouri, at 206-297-1284.

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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



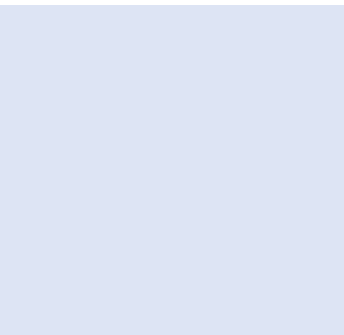
Second floor pan &
floor pouring

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



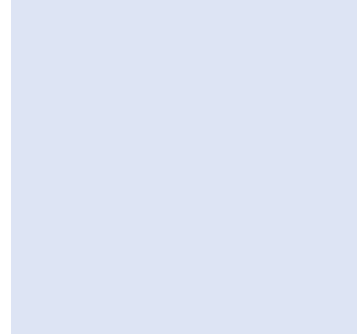
Fifth floor frame
modules

November 21



Sixth floor pan &
floor pouring

December 5



Sixth floor frame
modules

December 11



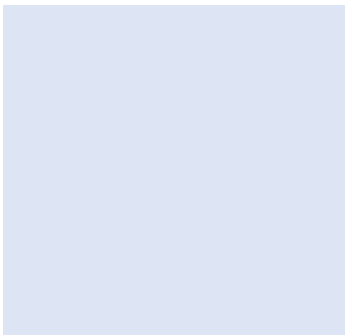
Seventh floor pan &
floor pouring

December 17



Seventh floor frame
module

December 28



Framing finish: Roof
level pan &
roof pouring

December 31



About IGB Systems Framing System:

IGB Systems' patented, modular framing system, utilizes pre-engineered, accurately cut, jig set, fully welded, tubular, light gauge, steel modules to achieve its load bearing, and shear strengths

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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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**6-Story 1,800 SF
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national District
Mixed-Use Public Stor-
age-Retail-Residential
Project Receives Condi-
tional DNS Approval**

SEATTLE

A commercial project, planned for a site located at 1200 S Dearborn Street in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 6-story public storage building with 1,800 square feet, ground-level retail space and one residential dwelling unit. Parking for 23 vehicles will be located within the structure. The city of Seattle has issued the permitting, with conditions, to the applicants, who are Dave Doll and Greg Kletzly of Public Storage and Columbia Bank. 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, Kathryn Jerkovich, at 253-627 -4367.

**5-Story 196-Unit Mercer
Island Area Mixed-Use
Residential-Commercial
Development In Line For
DNS Approval**

SEATTLE

A mixed-use residential and retail development, planned for sites located at 2728 and 2750 77th Avenue SE and 2885 78th Avenue SE in the Mercer Island area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 5-story, 397,200 square foot building containing 196 residential dwelling units and 16,000 square feet commercial space. Plans include a public plaza, an east-west pedestrian connection and 518 parking stalls. The city of Mercer Island, using the optional SEPA process, is expected to issue the permitting to the applicant, who is King Enterprises of Washington LLC and 2800 Associates LLC. For additional information on this project, contact the applicant's contact, Judith King of King Enterprises of

Washington, at 1718 West Lake Sammamish Parkway SE, Bellevue, WA 98008 or call 425-746-6063.

**10-Unit 200,000 SF
Sumner Area Commer-
cial Buildings Project
Receives Revised Miti-
gated DNS Approval**

SUMNER

A commercial development, slated for a property located south of 24th Street and south of the Union Pacific Railroad tracks in the Sumner area, has been issued a revised determination of non-significance. The action will allow the developers to construct 10 buildings containing 200,000 square feet. Plans include street improvements, stormwater, landscaping and associated parking. The city of Sumner has issued the permitting to the owner, who is Petersen Brothers Inc. The project will be called Korston property. For additional information on this project, contact the applicant's

contact, Gary Petersen of Petersen Brothers, at 253-863-8136.

**9-Lot Brighton Area
Residential Subdivision
Development In The
Works**

SEATTLE

A residential subdivision project, proposed for a site located at 7526 43rd Avenue South in the Seattle area, is the subject of a recent application. The developers have requested permission to create nine 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, Hamid Korasani, at 425-214-2280.

**49, 4-Story 33-Unit Capi-
tol Hill Area Mixed-Use
Residential-Commercial
Project In Design Phase**

SEATTLE

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in planning for a site located at 1715 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 4-story building with 33 small efficiency dwelling units and ground-level commercial space. The applicant for this project is 1715 12th Ave LLC (Johnson & Carr). 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, Hugh Schaeffer, at 206-329-1802.

43-Lot Kent Area Residential Subdivision

Project Receives Mitigated DNS Approval

KENT

A residential subdivision development, slated for a 6.94-acre site located at 24444 94th Avenue South in the Kent area, has been issued a mitigated determination of non-significance. The action will allow the developers to divide the site into 43 single-family residential building lots. Plans include a recreation tract and storm-water tract. The city of Kent has issued the permitting to the owner, who is Harbour Homes. The project will be known as Bandon West. For additional information on this project, contact the applicant's contact, Jamie Waltier

with Harbour Homes, at 206-315-8130.

Seattle Area Convention Center Loading Dock Development In Early Design Phase

SEATTLE

An industrial project planned for a site located at 920 Olive Way in the Seattle area is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a below-grade loading dock to serve adjacent exhibit halls. Plans anticipate alley vacation and below-grade street vacation of Olive Way as part of the expansion of the Washington State Convention Center. This project is associated with two other projects under separate project orders. The applicant for this project is Jason Foley of Pine Street Group LLC. For additional information on this project, contact the applicant's contact, Jessica Miller, at 206-682-3460.

Seattle Area Change-Of-Use Banking Facility-To-School Project In Application

SEATTLE

A change of use development, proposed for a site located at 8420 Dayton Avenue North in the Seattle area, is the subject of a recent application. The developers have requested permission to change the use of an existing bank

to a day school. The city of Seattle has received this request by the applicant, who is Tziviah Goldberg of Menachem Mendel Seattle Cheder. For additional information on this project, contact the applicant's contact, Jeremy Miller, at 206-419-2252.

2-Story 82,000 SF Bellevue Retail Project Receives DNS Approval

BELLEVUE

A retail development, slated for a property located at 402 116th Avenue NE in the Bellevue area, has been issued a determination of non-significance. The action will allow the developers to construct a 2-story, 82,000 square foot retail building. Plans call for at-grade parking to accommodate 152 vehicles and one level of structured parking for an additional 157 vehicles. The city of Bellevue has issued the permitting to the applicant, who is KG Investment Management. The project will be known as Bellevue 116th north parcel. For additional information on this project, contact the applicant's contact, Tom Jordan of Fuller Sears Architects, at 206-682-6170, extension 19.

6-Story 183,800 SF Queen Anne Area Office Building Development Receives Conditional DNS Approval

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planned for a site located at 220 West Harrison Street in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 6-story, 183,800 square foot office building. Plans include below-grade parking for 165 vehicles. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Selig Real Estate Holdings. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Brad Hinthorne, at 206-381-6019.

35,000 SF Gig Harbor

Area Retail-Warehouse-Restaurants Development In The Works

GIG HARBOR

A commercial project, proposed for a site located at 5401 Olympia Drive in the Gig Harbor area, is the subject of a recent application. The developers have requested permission to construct Towne Plaza 2, 3 and 4. One building will contain 12,200 square feet retail and one building will contain 12,200 square feet warehouse space and plans call for two, 5,300 square foot restaurant buildings. The city of Gig Harbor has received this request from PK Simpson GH Investments and Town Plaza 2 LLC. For

additional information on this project, contact the applicant's contact, Bruce Reikow of Bruce Reikow Construction, at 253-857-0543.

7-Story 47-Unit Capitol Hill Area Residential Apartment Project In Application Stage

SEATTLE

A residential development, proposed for a property located at 403 Belmont Avenue East in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 7-story building containing 47 residential dwelling units. Parking for 16 vehicles will be located below-grade.

The city of Seattle has received this request by the applicant, who is Marc Angelillo of Brook IV LLC. Construction will require the demolition and removal of existing residential structures on the site. For additional information on this project, contact the applicant's contact, Jill Burdeen, at 206-933-1150.

4-Story 45-Room Alaska Junction Area Nursing Center Assisted-Living Development In Revised Application

SEATTLE

A nursing center project proposed for a site located at 4515 41st Avenue SW in the Seattle area is the subject of



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a recent application. The developers have requested permission to construct a 4-story assisted-living facility containing 45 sleeping rooms with 63 beds. Below-grade parking will be provided for nine vehicles. The city of Seattle has received this revised application from the applicants, who are Quail Park of West Seattle LLC (Living Care Senior Lifestyles Communities) and Shawn Reynolds of Morningside 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, Steve Fischer, at

206-933-1150.

13-Story 440,000 SF Denny Triangle Area Medical Research Building Project In Early Design Phase

SEATTLE

A medical development, in planning for a site located at 1920 Terry Avenue in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 13-story, 440,000 square foot research building for the existing Seattle Children's Research Institute. Plans call for below-grade parking for 200 vehicles. The applicant for this

project is Vicki Cleator of Children's Healthcare Systems. For additional information on this project, contact the applicant's contact, Craig Belcher, at 206-295-0613.

5-Story 140-Room Northgate Area Hotel Development In Design Phase

SEATTLE

A hotel project, in planning for a site located at 10733 Meridian Avenue North in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 5-story hotel with 140 guest rooms. Work will take place in an environmentally

critical area. Parking for 143 vehicles will be located below-grade. Construction will require the demolition and removal of an existing structure on the site. The applicant for this project is Faruq Ramzanalli of Swiss Hotel 110 LLC. For additional information on this project, contact the applicant's contact, Brenda Barnes at 206-782-8208.

39-Story 600-Unit Denny Triangle Area Mixed-Use Apartment-Retail Tower Project In Early Design Phase

SEATTLE

A mixed-use residential and retail development, in planning for a site located at 1901 Minor Avenue in the Seattle

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area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct two, 39-story towers with a total of 600 apartment dwelling units and ground-level retail spaces. Below-grade parking for up to 458 vehicles will be provided. The applicant for this project is Adam Tartakovsky of 1901 Minor LLC (Crescent Heights Inspirational Living). For additional information on this project, contact the applicant's contact, Case Creal, at 206-654-2134.

18-Unit Everett Area Residential Townhouse Project In Hearings Stage

EVERETT

A residential project, planned for a 1.7-acre property located at the 13800 block of Ash Way in the Everett area, is the subject of hearings by the Snohomish County hearing examiner. The hearings are being held to discuss a request to construct 18 townhouse units. The project will

be known as Southend Townhomes. For additional information on this project, contact the applicant, Randy Boyer of Southend Holdings LLC, at 425-712-3107.

6-Story 45-Unit Fremont Area Mixed-Use Residential-Retail Development In Design Phase

SEATTLE

A mixed-use residential and retail development, in planning for a site located at 3519 Fremont Place North in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 6-story building with 45 residential dwelling units above retail space. No parking is proposed. The applicant for this project is Fremont Place Apartments. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, John Morefield,

at 206-324-4800, extension 107.

4-Story 70-Unit Green Lake Area Residential & Live-Work Development In Design Phase

SEATTLE

A project planned for a site located at 8228 Green Lake Drive North in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 4-story building with 66 residential dwelling units and four live-work units. Plans call for surface parking for 34 vehicles. The applicant for this project is Matt Parent of Goodman Real Estate. 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, Lucas Branham, at 206-587-3797.

5-Story 34-Unit Ravenna Area Residential Project In Application Phase

SEATTLE

A residential development, proposed for a site located at 4724 22nd Avenue NE in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 5-story building containing 34 dwelling units in an environmentally critical area. The city of Seattle has received this request from the applicant, who is Wei Yang of the Dynasty Group LLC. Construction will require the demolition and removal of an existing single-family residence on the site. For additional information on this project, contact the applicant's contact, Mr. Yang at 206-890-4202.

7-Story 84-Unit Seattle Area Mixed-Use Apartment-Retail Development In Early Design Phase

SEATTLE

A mixed-use residential and retail development, in planning for a site located at 6409 Ninth Avenue NE in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 7-story apartment building with 84 dwelling units and will feature ground-level retail space. Parking for five vehicles will be located within the structure. The applicant for this project is Peter Ottelle of LIV Roosevelt LLC (Paar Development). Construction will require the demolition and

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removal of an existing structure on the site. For additional information on this project, contact the applicant's contact, Marsha Mawer-Olson, at 206-367-1382.

7-Story 202-Unit U District Area Mixed-Use Residential-Retail Proj- ect In Early Design Phase

SEATTLE

A mixed-use residential and retail development, in planning for a site located at 4510 11th Avenue NE in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 7-story building containing 202 residential dwelling units and 8,000 square feet of retail space. Plans include below-grade parking for up to 175 vehicles. The applicant for this project is Paul Pong of PFHC-SHI LLC/ Hampton Inn and Suites. 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, Sun Choy, at 206-755-0499.

16-Lot Stanwood Area Residential Subdivision & Private Roads Project Receives DNS Approval

STANWOOD

A residential subdivision development, slated for a property located north of 200th Street NW and east of 52nd Avenue

NW in the Stanwood area, has been issued a determination of non-significance. The action will allow the developers to divide the property into 16 residential building lots. Plans include private roads and access, site preparation and drainage facilities for future single-family residences. Snohomish County has issued the permitting to the applicant, who is B&M Northwest Holdings LLC. The project will be called Happy Valley Access Construction. For additional information on this project, contact the applicant at 15103 56th Ave NW, Stanwood, WA 98292, or call 425-388-3311, extension 2764.

2-Story 56,200 SF Lacey Area Self-Storage Project In Line For DNS Approval

LACEY

A commercial development, planned for a 2.6-acre land parcel zoned light industrial located at 3510 Marvin Road NE in the Lacey area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 2-story, 56,200 square foot self-storage facility and two single-story buildings totaling 7,800 square feet. The city of Lacey, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Vine Street Associates. The project will be called

Armor Self-Storage. For additional information on this project, contact Vine Street Associates at 360-754-0615.

9-Story 235-Room South Lake Union Area Retail Hotel Development In Design Phase

SEATTLE

A retail project, in planning for a site located at 527 Fairview Avenue North in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 9-story hotel building with 235 guest rooms. Work will take place in an environmentally critical area. Parking for 90 vehicles will be

provided below-grade. The applicant for this project is Howard Lowen. 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, David Murphy, at 206-341-9875.

3-Story 35-Unit Fremont Area Residential Apartment Project Receives DNS Approval

SEATTLE

A residential development, slated for a property located at 3633 Linden Avenue North in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct

a 3-story apartment building containing 35 dwelling units. No parking is proposed. The city of Seattle has issued the permitting to the applicant, who is 3635 Linden Avenue North 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, Yoriko Endo, at 206-367-1382, extension 116.

27-Unit Prosser Area Residential Housing Development In Line For Mitigated DNS Approval

PROSSER

A residential project, planned for a site located west of 480 North River Road in the Prosser area, is in line to be issued a mitigated determination of non-significance. The action will allow the developers to construct a 27-unit single-family subdivision. Plans call for an extension to Petra Avenue and a new street to be called Basalt Loop. The city of Prosser, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Catholic Charities Housing Services. For additional information on this project, contact the applicant at 509-853-2800.

7-Story 84-Unit Residential Development Proposed for U-District Area

SEATTLE

A residential project, proposed for a site located at 4132 Brooklyn Avenue NE in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 7-story building containing 84 dwelling units. An existing landmark structure at 4138 Brooklyn Avenue NE will remain. No parking is proposed. The city of Seattle has received this request by the applicant, who is The Parsonage LLC. Construction will require the demolition and removal of existing structures located at 4128 and 4132 Brooklyn Avenue NE. For additional information on this project, contact the applicant's contact, Maria Barrientos, at 206-728-1912.

4-Story 156-Unit Columbia City Area Residential Development In Early Design Phase

SEATTLE

A residential project, in planning for a site located at 4730 32nd 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 156-unit residential development with two above-grade structures. Plans call for parking in a shared below-grade garage for up to 145 vehicles. The applicant for this project is Cityline Development Phase II LLC (Wolff



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Company). For additional information on this project, contact the applicant's contact, Mahlon Clements, at 206-454-7938.

12-Story 269,500 SF South Lake Union Area Office-Retail Project Receives Conditional DNS Approval

SEATTLE

A commercial development, planned for a site located at 400 Dexter Avenue North in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 12-story structure with 254,000 square feet office and 15,500 square feet ground-level retail space. Parking will be provided below-grade for 457 vehicles in five levels. The city of Seattle has issued the permitting, with conditions, to the applicant, who is John Cox of Alexandria Real Estate Equities. 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, Jodi O'Hare, at 425-681-4718.

Redmond Area Elementary School Classroom Addition Project Receives DNS Approval

REDMOND

A school facility development planned for a site located at 16800 NE 80th Street in the Redmond area, has been

issued a determination of non-significance. The action will allow the developers to construct a single-story addition consisting of seven classrooms, restrooms and associated support spaces. Lake Washington School District has issued the permitting for this school project. For additional information on this project, contact Brian Buck, associate director of Support Services of Lake Washington School District, at bbuck@lwsd.org, or call 425-936-1110.

7-Story 70-Unit U District Area Mixed-Use Residential-Retail Development Receives Conditional DNS Approval

SEATTLE

A mixed-use residential and retail development, planned for a site located at 5260 University Way NE 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 70 residential dwelling units above 4,200 square feet retail space. Surface parking will accommodate four vehicles. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Ron Ying Wu of Perfect Wealth 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, Lora Hammersmith, at 206-466-1225.

25-Lot Sammamish Area Residential Subdivision Project In Line For DNS Approval

SAMMAMISH

A residential subdivision development, planned for a 5-acre property located at 4545 Issaquah Pine Lake Road in the Sammamish area, is in line to be issued a determination of non-significance. The action will allow the developers to divide the property into 25 single-family residential building lots. The city of Sammamish, using the optional SEPA process, is expected to issue the permitting to the applicant, who is

Benchmark Communities of BMC Pine Ridge LLC. The project will be called Pine Ridge II. For additional information on this project, contact Benchmark Communities at 425-590-9921.

34-Story 720,000 SF Downtown Seattle Area Office-Retail Tower Project In Design Phase

SEATTLE

A commercial development, in planning for a site located at 1201 Second 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 34-story building with 690,000 square feet office and

30,000 square feet retail space. Parking for 500 vehicles will be located in six below-grade levels. The applicant for this project is Christian Gunter of Skanska USA Commercial Development. For additional information on this project, contact the applicant's contact, Christian Gunter, at 206-494-5404.

Seattle Area Pier 54 Renovation Project In The Works

SEATTLE

A renovation project, proposed for a site located at 1001 Alaskan Way in the Seattle area, has been issued a shoreline substantial development permit. The developers have

requested permission to demolish a portion of the existing building to accommodate outdoor dining, alteration to the first and second floors and reconfiguration of existing general sales and service, eating and drinking establishment and office uses. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Bob Donegan of Ivar's Real Estate Associates. Plans will take place in an environmentally critical area. For additional information on this project, contact the applicant's contact, Doug Sharp, at 206-971-5644.

3-Story Bellevue Area Animal Shelter Development Receives DNS Approval

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BELLEVUE

A community project, slated for a property located at 13212 SE Eastgate Way in the Bellevue area, has been issued a determination of non-significance. The action will allow the developers to construct a 3-story building to house an animal shelter, veterinary services, office space and adoption services. The city of Bellevue has issued the permitting to the applicant, who is the Seattle Humane Society. For additional information on this project, contact the applicant's contact, Jane Gooding of Johnston Architects, at 206-523-6150.

35,000 SF Tacoma Area Industrial Plant Project

Receives DNS Approval

TACOMA

An industrial development, planned for a site located at 5102 Burlington Way in the Tacoma area, has been issued a determination of non-significance. The action will allow the developers to construct a 35,000 square foot plastics manufacturing building, along with associated site improvements to include grade and fill of 13,000 cubic yards. Plans include 52 parking spaces. The city of Tacoma has issued the permitting to the owner, who is General Plastics. The project will be known as General Plastics Plant 3 building. For additional information on this project,

contact the applicant's contact, Jeff Brown of General Plastics, at 253-473-5000.

Gig Harbor Area Retail Costco Fuel Station Expansion In The Works

GIG HARBOR

A retail development, proposed for a site located at 10990 Harbor Hill Drive in the Gig Harbor area, is the subject of a recent application. The developers have requested permission to construct five additional multi-product dispensers, a 3,800 square foot fuel canopy, and a 20,000-gallon below-ground diesel fuel tank, replace a 1,200-gallon fuel additive tank with a 3,500-gallon fuel additive tank above ground. Plans call for associated site improvements. The city of Gig Harbor has received this request by the applicant, who is Costco Wholesale. The project will be known as Costco fueling facility expansion. For additional information on this project, contact the applicant's contact, Kim Katz of Costco Wholesale Corporation, at 425-427-7540.

6-Story 40-Unit Roosevelt Area Mixed-Use Residential-Retail-Office Development In Early Design Phase

SEATTLE

A mixed-use residential and retail development, in planning for a site located at 831 NE 66th

Street in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 6-story building with 40 small efficiency dwellings and 2,300 square feet retail and office space. No parking is proposed. The applicant for this project is Kathy Chen of Rainier 86 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, Chaohua Chang, at 425-785-3992.

9-Story 204-Unit South Lake Union Area Mixed-Use Residential-Retail Project Receives Conditional DNS Approval

SEATTLE

A mixed-use residential and retail development, planned for a property located at 624 Yale Avenue North in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 9-story building containing 204 residential dwelling units, 1,800 square feet of retail space and below-grade parking for 114 vehicles. Construction will require the demolition and removal of existing structures on the site. An existing structure on the northeast site at 617 Eastlake Avenue East

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will remain with revision to loading docks. Plans call for 9,600 cubic yards of grading. The city of Seattle has issued the permitting to the applicant, who is Greg Blume of 624 Yale LLC (Blume Company). For additional information on this project, contact the applicant's contact, Jon Hall, at 206-902-5508.

4,200 SF Bellevue Area McDonald's Restaurant Development In Line For DNS Approval

BELLEVUE

A restaurant project, planned for a site located at 329 56th Avenue SE in the Bellevue area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 4,200 square foot restaurant with drive-thru. The city of Bellevue, using the optional SEPA process, is expected to issue the permitting to the applicant, who is McDonald's USA LLC. Construction will require the demolition and removal of an existing 4,600 square foot structure on the site. The project will be known as McDonald's Eastgate rebuild. For additional information on this project, contact the applicant's contact, Adam Brandenburg of McDonald's USA LLC, at 425-242-2468.

20-Lot Olympia Area Residential Subdivision Project In Line For Mitigated DNS Approval

OLYMPIA

A residential subdivision development planned for a 100-acre land parcel located at 56th Avenue NE in the Olympia area is in line to be issued a mitigated determination of non-significance. The action will allow the developers to divide the parcel into 20 single-family residential building lots. Plans include one 76-acre resource parcel as a greenbelt and open space tract of 3.12-acres. Thurston County, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Mance and Son Residential Developers. The project will be known as Coppermill planned rural residential development. For additional information on this project, contact the applicant at 360-491-2685.

45,400 SF Silverdale Area Kitsap Mall Expansion Project In Line For Mitigated DNS Approval

SILVERDALE

A retail expansion project, planned for a site located at Kitsap Mall Boulevard NW and NW Randall Way in the Silverdale area, is in line to be issued a mitigated determination of non-significance. The action will allow the developers to remodel existing space and the mall's west entrance. Plans call for addition 45,400 square feet and parking will increase by 99 spaces after re-striping the existing parking lots. Kitsap County, using the optional SEPA

process, is expected to issue the permitting to the applicant, who is Starwood Retail Partners. For additional information on this project, contact the applicant's contact, Powell Arms of Starwood Retail Partners, at parms@starwood.com, or call 312-242-3200.

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

SEATTLE

A mixed-use residential and retail development, in planning for a site located at 123 Broadway 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 200 apartment dwelling units above 3,000 square feet retail space. Parking for 140 vehicles will be located within the structure.

The applicant for this project is Stephanie Van Dyke of Seattle Housing Authority. 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, Jodi Patterson-O'Hare, at 425-681-4718.

11-Acre Walla Walla Area Industrial Warehouse Development In Line For Mitigated DNS Approval

WALLA WALLA

An industrial project, planned for an 11.14-acre site located east of 51 Middle Waitsburg Road in the Walla Walla area, is in line to be issued a mitigated determination of non-significance. The action will allow the developers to construct two warehouses; one totaling 138,400 square feet and the other 82,900 square feet. Plans include office space, loading areas, shipping docks and 84 parking spaces. The city of Walla Walla, using the optional SEPA process, is expected to issue the permitting to the applicant, who is LWR Commercial LLC. For additional information on this project, contact the applicant at 511 North Second Avenue, Walla Walla, WA 99362.

4-Story 59-Unit Othello Area Mixed-Use Residential-Retail Project In Application Phase

OTHELLO

A mixed-use residential and retail development, proposed for a site located at 7343 Martin Luther King Junior Way South in the Othello area, is the subject of a recent application. The developers have requested permission to construct a 4-story building with 59 dwelling units above ground-level retail space. Plans include parking for 22 vehicles within the structure. The city of Othello has received this request from the applicant,

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who is Path Othello LLC (Lobsang Dargy). For additional information on this project, contact the applicant's contact, David May, at 206-367-1382, extension 103.

2-Story 123-Unit Liberty Lake Area Residential Apartment Development In Line For Mitigated DNS Approval

LIBERTY LAKE

A residential project planned for a site located at 15001 North Wandermere Road in the Liberty Lake area, is in line to be issued a mitigated determination of non-significance. The action will allow the developers to construct a 2-story office and clubhouse along with 123 apartment dwelling units. Spokane County, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Blue Point Apartments LLC. The project will be called Blue Point Apartments. For additional information on this project, contact the applicant's contact, Rudeen Development LLC, at 509-892-5114, extension 4.

2-Unit Battle Ground Area Commercial Project In Application Stage

BATTLE GROUND

A commercial development, proposed for a site located at NE 67th Avenue in the Battle Ground area, is the subject of a recent

application. The developers have requested permission to construct two commercial buildings. The project will be known as Dollars Corner Commerce Center. For additional information on this project, contact the applicant's contact, Greenstone Architecture, at 360-695-5454.

4-Story 45-Room Alaska Junction Area Nursing Center Assisted-Living Project In Application

SEATTLE

A nursing center development, proposed for a property located at 4515 41st Avenue SW in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 4-story assisted-living facility containing 45 sleeping rooms with a total of 63 beds. Plans include below-grade parking for nine vehicles. The city of Seattle has received this request by the applicants, who are Quail Park of West Seattle LLC (Living Care Senior Lifestyles Communities) and Shawn Reynolds of Morningside 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, Steve Fischer, at 206-933-1150.

4-story 51-Unit Capitol Hill Area Residential

Apartment Project In Design Phase

SEATTLE

A residential development, in planning for a site located at 121 12th Avenue East in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 4-story building containing 51 residential dwelling units. No parking is proposed. The applicant for this project is Robert Hardy of Capitol Hill Development LLC. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Bradley Khouri, at 206-297-1284.

8-Unit Seattle Area Residential Rowhouse Development In The Works

SEATTLE

A residential project, proposed for a site located at 7538 43rd Avenue South in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 3-story row house containing 8-units. Plans include parking for eight vehicles. The city of Seattle has received this request from the applicant, who is Blake Lanz with Valer Development 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, Einar Novion, at 206-851-7922.

Brush Prairie Area School Facility Addition & Site Work Development In Application Phase

BRUSH PRAIRIE

A school facility project, proposed for a property located at 16819 NE 159th Street in the Brush Prairie area, is the subject of a recent application. The developers have requested permission to construct an addition to the existing Hockinson High School Building. Plans include athletic fields' expansion, roadways, utilities and associated parking. The project will be known as Hockinson High School Improvements. For additional information on this project, contact the applicant's contact, Todd Sawin, at 253-363-3836.

10-Unit Queen Anne Area Residential Townhouse Project In Design Phase Hearings

SEATTLE

A residential townhouse development, in planning for a site located at 1228 Fifth Avenue North in the Seattle area, is working its way through the city of Seattle's design guidance-review phase. The developers have requested permission to construct four townhouse structures containing a total of 10

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dwelling units. Work will take place in an environmentally critical area. Plans include at and below-grade parking for 10 vehicles. The applicant for this project is Robert Hardy of Views at Queen Anne 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, Bradley Khouri, at 206-297-1284.

5-Story 48-Unit Wallingford Area Mixed-Use Residential and Retail Project In Design Phase

SEATTLE

A mixed use residential and retail development, in planning for a property located at 1601 N 45th Street in the Seattle area, is working its way through the city of Seattle's design guidance-review phase. The developers have requested permission to construct a 5-story building containing 3,600 square feet retail space and 48 residential dwelling units. Plans call for below-grade parking for 20 vehicles and storage for 60 bicycles. The applicant for this project is Robert Hardy of N. 45th St. Apartments 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, Bradley Khouri,

at 206-297-1284.

12,000 SF Lynnwood Area Industrial Building Development Receives DNS Approval

LYNNWOOD

An industrial project slated for a site located at 16700 13th Avenue West in the Lynnwood area, has been issued a determination of non-significance. The action will allow the developers to complete earthwork for the construction of a 12,000 square foot structure to be used for a fuel flow transmitter testing facility for Crane Aerospace. Plans include a 4,200 square foot covered equipment pad. The existing parking lot will be relocated. Snohomish County has issued the permitting to the applicant, who is Crane Aerospace/Eldec Corporation. For additional information on this project, contact the applicant 425-743-1313.

4-Story 76-Unit North Seattle Area Residential Efficiency Apartments Development In Early Design Phase

SEATTLE

A residential project, in planning for a site located at 1141 North 88th Street in the Seattle area, is working its way through the city of Seattle's design guidance-review phase. The developers have requested permission to construct a 4-story residential building

with 38 small efficiency dwelling units and 38 regular dwelling units. No parking is proposed. The applicant for this project is George Well of 550 Broadway LLC. For additional information on this project, contact the applicant's contact, David Maul, at 206-440-0330, extension 2.

6-Story 51-Unit Ballard Area Residential Development In Design Phase Hearings

SEATTLE

A residential project, in planning for a site located at 1731 NW 57th Street in the Seattle area, is working its way through the city of Seattle's design guidance-review phase. The developers have requested permission to construct a 6-story building with 51 dwelling units. No parking is proposed. The applicant for this project is Chris Gurdjian. 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, Amanda Black, at 206-367-1382.

Burien Area Retail Auto Sales Project In Line For DNS Approval

BURIEN

A retail development, planned for a site located at 15025 First Avenue South in the Burien area, is in line to be issued a determination of non-significance. The developers have

requested permission to demolish and reconstruct an existing auto sales building. The city of Burien, using the optional SEPA process, is expected to issue the permission to the owner, who is Burien Toyota. For additional information on this project, contact the applicant's contact, Mike Baily of LDG Architects, at 206-283-4764.

4-Story 8-Unit Seattle Area Residential Apartment Project In The Works

SEATTLE

A residential development, proposed for a site located at 5200 22nd Avenue NE in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 4-story building containing eight dwelling units. No parking is proposed. Work will take place in an environmentally critical area. The city of Seattle has received this request by the applicant, who is Dave Rubens. For additional information on this project, contact the applicant's contact, Todd Lawson, at 206-250-4729.

6-Story 34-Unit Capitol Hill Area Residential Apartment Development In Design Phase

SEATTLE

A residential project, in planning for a property located at 323 Bellevue Avenue East in the Seattle area, is working its way through the

city of Seattle's design guidance-review phase. The developers have requested permission to construct a 6-story building with 34 dwelling units. Plans include below-grade parking for 16 vehicles. The applicant for this project is Dan Chua of Sunrise DC 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, Matt Driscoll, at 206-547-1761.

Bellevue Area Change-Of-Use Grocery To Residential & Retail Project Receives DNS Approval

BELLEVUE

A change of use development, planned for a site located at 15751 NE 15th Street in the Bellevue area, has been issued a determination of non-significance. The action will allow the developers to change the use of an existing retail grocery store site into residential and retail use with public benefits. The city of Bellevue has issued the permitting to the owner, who is Crossroads Village LLC. For additional information on this project, contact the applicant's contact, Pete Lymberis of Intracorp, at 206-728-6500.

7-Story 166-Unit South Lake Union Area Residential Apartment Project In Application

Stage

SEATTLE

A residential development, proposed for a property located at 1212 Harrison Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 7-story apartment building that will house 166 dwelling units with below-grade parking for 214 vehicles. The city of Seattle has received this request from the applicant, who is Holland Acquisition Co. 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, Jodi Patterson-O'Hare, at 425-681-4718.

6-Story 215-Room Ellensburg Area Retail-Hotel-Waterpark Development In Line For Mitigated DNS Approval

ELLENSBURG

A retail development planned for a site located at South Opportunity Street in the Ellensburg area is in line to be issued a determination of non-significance. The developers have requested permission to construct a 6-story hotel with 215 guest rooms, a 249,900 square foot waterpark and a parking lot containing 745 vehicle stalls. Phase two will follow within one year and include construction of a 6-story hotel containing 189 guest rooms totaling

149,500 square feet connected to the first hotel by an enclosed passage. The city of Ellensburg, using the optional SEPA process, is expected to issue the permission to the owner, who is Lakeside Town Center Association LLC. The project will be known as Surf City Waterpark phase one. For additional information on this project, contact the applicant's contact, Swinerton Builders, general contractor, at 425-283-5290.

12,400 SF Tukwila Area Bowling Alley Addition In The Works

TUKWILA

A retail development, proposed for a property located at 7300 Fun Center Way in the Tukwila area, is the subject of a recent application. The developers have requested permission to construct a 12,400 square foot addition for a bowling alley and a second floor, 1,600 square foot addition to the existing building. The city of Tukwila has received this request by the applicant, who is Family Fun Center Tukwila. The project will be called Tukwila Family Fun Center and Bullwinkle Restaurant Route 66 addition. For additional information on this project, contact the applicant at 425-228-7300.

190-Lot Chewelah Area Resort Development In Line For DNS Approval

CHEWELAH

A Resort development planned for a 50-acre site located at the intersection of Nelson Creek County Road and the 3300 block of Flowery Trail in the Chewelah area is in line to be issued a determination of non-significance. The developers have plans to subdivide the site into 190 lots for single-family, multiplex dwelling units, commercial use and resort-oriented accommodations. Open space will cover 20% of the site. Stevens County, using the optional SEPA process, is expected to issue the permission to the owner, who is Alpine Developments Group LLC. The project will be known as 49 Degrees North – Sunrise Basin master planned resort. For additional information on this project, contact the applicant's contact, John Eminger of Alpine Developments Group LLC, at jeminger@ski49n.com, or call 509-684-2401.

3,000 SF Vancouver Area Commercial Project In The Works

VANCOUVER

A commercial development, proposed for a site located at 11915 NE 113th Street in the Vancouver area, is the subject of a pre-application conference being held by Clark County. The conference is being held to discuss a recent request to construct a 3,000 square foot building on the site. Plans call for associated

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site improvements. The project will be called Union Prairie Business Park LT3. For additional information on this project, contact the applicant, DLC Architecture, at 360-601-9858.

7-Story 84-Unit First Hill Area Residential Low-Income Project In Application Phase

SEATTLE

A residential development, proposed for a property located at 710 Cherry Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 7-story apartment building containing 84 low-income dwelling units. The city of Seattle has received this request from the applicant, who is Cherry St. LLC (Plymouth Housing Group). For additional information on this project, contact the applicant's contact, Kathryn Smith, at 206-623-1104.

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

RENTON

A residential subdivision project planned for a 6-acre site located on State Route 169 between 140th Way SE and 145th Avenue SE in the Renton area is in line to be issued a mitigated determination of non-significance. The developers have requested permission

to divide the site into 45 single-family residential building lots and eight tracts. Plans call for 47,900 square feet of critical area and 67,500 square feet of common area. The city of Renton, using the optional SEPA process, is expected to issue the permission for this project that will be called Elliott Farms preliminary plat. For additional information on this project, contact the applicant's contact, Ivana Halvorsen of Barghausen Consulting Engineers, at 425-251-6222.

35,700 SF Yakima Area Storage Complex Addition Project In Line For Mitigated DNS Approval

YAKIMA

A warehouse project planned for a site located at 1303 University Parkway in the Yakima area is in line to be issued a mitigated determination of non-significance. The developers have requested permission to construct a 35,700 square foot addition to an existing storage complex. The city of Yakima, using the optional SEPA process, is expected to issue the permission to the owner, who is Dan Bruner of Yakima Riverside Storage. For additional information on this project, contact Mr. Bruner at brunerpaint@aol.com, or call 509-930-3340.

5-Story 146-Room Renton Area Hotel Development In Line For Mitigated DNS Approval

RENTON

A hotel project, planned for a property located at 1100 Lake Washington Boulevard North in the Renton area, is in line to be issued a mitigated determination of non-significance. The developers have requested permission to construct a 5-story, 124,300 square foot hotel with 146 guest rooms. A 2-level structured parking garage and deck will accommodate up to 147 vehicles. The city of Renton, using the optional SEPA process, is expected to issue the permission. This project will be known as Residence Inn by Marriott. For additional information on this project, contact the applicant's contact, Jensen Fey Architecture, at 425-216-0318.

15,000 SF Bellingham Area Office-Retail Project In Line For DNS Approval

BELLINGHAM

A commercial development, planned for a site located at 1125 12th Street in the Bellingham area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 15,000 square foot office and retail building. Plans call for street construction to widen sidewalks and pave parking. The city of Bellingham, using the optional SEPA process, is expected to issue the permission. For

additional information on this project, contact the applicant's contact, David Christensen, architect, at 360-676-4800.

119,000 SF Wenatchee Area Industrial Packaging Plant Remodel & Expansion Receives DNS Approval

WENATCHEE

An industrial development, slated for a site located at 3715 State Route 97A in the Wenatchee area, has been issued a determination of non-significance. The action will allow the developers to modify an 119,000 square foot fabrication facility by construction a 1,900 square foot office space addition and remodeling 6,800 square feet. Chelan County has issued the permitting to the owner, who is Keyes Fibre Corporation. Construction will require the demolition and removal of a 500 square foot portion of an existing structure. The project will be known as Keyes Packaging Group interior build out and addition. For additional information on this project, contact the applicant at 509-663-8537.

8,400 SF Mount Vernon Area Truck Shop & Wash Project In Line For Mitigated DNS Approval

MOUNT VERNON

A commercial development, planned for a site located at 14353 McFarland Road, Lot No. 8 in the Mount Vernon



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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, is in line to be issued a mitigated determination of non-significance. The developers have requested permission to construct an 8,400 square foot truck shop and a 1,700 square foot truck wash to house and maintain up to 16 trucks. An 840 square foot lean-to will be attached to the south end of the shop and a 1,300 square foot fuel island. Plans call for approximately 495 cubic yards and placement of material. Skagit County, using the optional SEPA process, is expected to issue the permission to the owner, who is Sierra Pacific Industries. For additional information on this project, contact the applicant's contact, Curt Adcock of Sierra Pacific Industries, at 360-424-7619.

Mixed-Use Retail Coffee Shop & Residential Apartment Development Proposed For Queen Anne Area

SEATTLE

A mixed use residential and retail development, proposed for a property located at 1941 Aurora Avenue North in the Seattle area, is the subject of a recent application. The developers have requested permission to construct relocate and change the use of an existing office and apartment building to a drive-thru coffee shop to accommodate up to 15 vehicles. Plans include one apartment dwelling unit. Work will take place

in an environmentally critical area. The city of Seattle has received this request by the applicant, who is Blue City LLC. For additional information on this project, contact the applicant's contact, Don Gillmore, at 206-250-2270.

25-Story 292-Unit South Lake Union Area Mixed-Use Residential-Retail Development Receives Conditional DNS Approval

SEATTLE

A mixed use residential and retail development, slated for a site located at 901 Harrison Street in the Seattle area has been issued a determination of non-significance. The action will allow the developers to construct a 25-story residential building containing 292 dwelling units above 7,300 square feet of retail space. Parking for 180 vehicles will be provided in three below-grade levels. Plans call for 24,000 cubic yards of grading. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Muref III Holding LLC (MacFarlane Partners). Construction will require the demolition and removal of an existing landmark structure on the site. The 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.

23,000 SF Lakewood Area Retail Gun Shop & Shooting Range Project In Line For Mitigated DNS Approval

LAKEWOOD

A retail project, planned for a property located at 11701 Pacific Highway SW in the Lakewood area, is in line to be issued a mitigated determination of non-significance. The developers have requested permission to construct a 23,000 square foot gun shop with an indoor shooting range. The city of Lakewood, using the optional SEPA process, is expected to issue the permission to the owner, who is Welcher Gun Shop. For additional information on this project, contact the applicant's contact, James Guerrero Architects, at 253-581-6000.

2-Story 100,000 SF West Richland Area Middle School Facility Project Receives DNS Approval

WEST RICHLAND

A school development, planned for a site located near the intersection of Keene Road and Belmont Boulevard in the West Richland area, has been issued a determination of non-significance. The action will allow the Richland School District developers to construct a 2-story, 100,000 square foot middle school to serve 800 students and 50 staff members. Plans include a 1,000 square foot irrigation, maintenance and storage

building. Parking will be provided for 200 vehicles, along with bus loading and unloading areas, sports fields, grass play areas and associated utilities. The city of West Richland has issued the permitting for this project by Richland School District No. 400. The project will be called Richland Middle School No. 4. For additional information on this project, contact the Richland School District, at 509-967-6000.

4,500 SF Puyallup Area Retail Chicks-Fil-A Restaurant Development Receives Mitigated DNS Approval

PUYALLUP

A retail project slated for a 1.25-acre property located at 104 39th Avenue SW in the Puyallup area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a 4,500 square foot Chick-fil-A fast food restaurant. Plans include earthwork, off-street parking, landscaping, roads, utilities, stormwater controls and off-site street improvements. The city of Puyallup has issued the required permitting to Chick-fil-A. For additional information on this project, contact the applicant's contact, Ed Hale of 4G Development and Consulting, at 858-408-1894.

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