

# ***New Project News***

***Washington State Construction News***

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

**March 2016**



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Washington State Construction News

March 2016 • Volume 15 Issue 3

New Project News is published once each month.  
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## About Our Reports

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

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

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

Cover Photo:

**Cover Photo:** A view of Mt Rainier from over Renton.

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## 6-Story 140-Unit Apartment Project In Design Phase Slated For Capitol Hill Area

SEATTLE

A residential development, in planning for a site located at 1401 East Madison Street in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 6-story, 150,000 square foot apartment building containing 140 dwelling units. Plans include parking for 141 vehicles. The applicant for this project is Bradley Karvasek of EQR-Madison LLC (Equity Residential). For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

## 9,000 SF Spokane Industrial Development In Line For DNS Approval

SPOKANE

An industrial project, planned for a site located at 1413 East Hawthorne Road in the Spokane area, is in line to be issued a determination of non-significance. The action will allow the developers to construct an 18 foot tall, 9,000 square foot enclosure of the north portion of an existing building and an additional roof canopy. Future plans call for the construction of a 45,000 square foot fabrication building for the manufacturing of aluminum parts

and a 15,000 square foot warehouse. Plans include paving of the existing parking lot to create spaces for 112 vehicles. Spokane County, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Travis Pattern & Foundry. For additional information on this project, contact the applicant at 509-466-3545.

## 64-Lot Kent Area Residential Subdivision Project In Application Stage

KENT

A residential subdivision development, proposed for a 14.23-acre site located at 114th Avenue SE and SE 280th Street in the Kent area, is the subject of a recent application. The developers have requested permission to divide the site into 64 single-family residential building lots. The city of Kent has received this request from the applicant, who is Pine Tree Parke LLC. The project will be called Pine Tree Parke. For additional information on this project, contact the applicant's contact, Pine Tree Parke LLC, at 425-898-2100.

## 20-Unit Northgate Area Residential Townhouse & Live-Work Development In The Works

SEATTLE

A residential project, proposed for a property located at 11202 Roosevelt Way NE in the



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Seattle area, is the subject of a revised application. The developers have plans to construct 16, 4-story townhouse structures and seven, 4-story live-work units. Plans call for parking accommodations for 20 vehicles. Construction will require the demolition and removal of an existing building on the site. The city of Seattle has received this request from the applicant, who is Noren Development LLC. For additional information on this project, contact the applicant's contact, Jennifer Bushnell, at 206-933-1150.

### **6-Story 58-Unit Alaska Junction Area Residential Apartment Project Receives Conditional DNS Approval**

SEATTLE

A residential development slated for a site located at 4528 44th Avenue SW in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 6-story building containing 58

small efficiency dwelling units. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Dave Biddle of Blueprint Services LLC. For additional information on this project, contact the applicant's contact, Tim Carter, at 206-325-0147.

### **40-Story 177-Unit Downtown Seattle Area Mixed-Use Residential-Retail Development Receives Conditional DNS Approval**

SEATTLE

A mixed-use residential and retail project, planned for a site located at 1613 Second Avenue in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 40-story tower containing 177 residential dwelling units above 2,700 square feet, ground-level retail space. Parking for 145 vehicles will be located in seven below-grade levels and four above-grade levels. The city of Seattle has issued the permitting, with conditions, to the

applicant, who is Steve Yoon of Wood Partners. For additional information on this project, contact the applicant's contact, Sean Ludviksen, at 206-624-8154.

### **4-Story 82-Unit Seattle Area Mixed-Use Apartment-Commercial Development In Application Phase**

SEATTLE

A mixed-use residential and retail project, planned for a site located at 2950 South Dakota Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 4-story building with 20 small efficiency dwelling units, 62 apartment dwelling units and 600 square feet commercial space. The city of Seattle has received this request from the applicant, who is George Webb of The Stratford Co. LLC. For additional information on this project, contact the applicant's contact, Peter Anderson, at 206-949-5828.

### **28-Unit Sedro-Woolley**

### **Area Residential Apartment Project In Line For Mitigated DNS Approval**

SEDRO-WOOLLEY

A residential development, planned for a site located at 665 Cook Road in the Sedro-Woolley area, is in line to be issued a mitigated determination of non-significance. The action will allow the developers to construct seven, 4-unit apartment buildings containing a total of 28 dwelling units. Plans include play areas, other infrastructure and parking. The city of Sedro-Woolley, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Granite Holdings. The project will be known as Nicholas Court. For additional information on this project, contact Granite Holdings, at 360-856-4641.

### **6-Story 56-Unit Lake City Area Residential Apartment Development In Application Phase**

SEATTLE

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proposed for a property located at 14337 32nd Avenue NE in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 6-story apartment building with 56 dwelling units. Plans include below-grade parking for up to 28 vehicles. Construction will require the demolition and removal of an existing building on the site. The city of Seattle has received this request from the applicant, who is George Webb of Project S8 LLC. For additional information on this project, contact the applicant's contact, Peter Anderson, at 206-949-5828.

**19-Unit Bothell Area**

**Residential Apartment Project In The Works**

*BOTHELL*

A residential development, proposed for a site located at 1419 183rd Street SE in the Bothell area, is the subject of a recent application. The developers have requested permission to construct two, 3-story apartment buildings containing a total of 19 dwelling units. Snohomish County has received this request from the applicants, who are Emanuel and Magdelene Danilet. The project will be called Danilet Apartments. For more information on this project, contact Stephen Fesler at Stephen.fesler@snoco.org, or call 425-388-3311, extension 2053.

**11, 3-Story 283,100 SF Police Precinct Development Proposed For Seattle Area**

*SEATTLE*

A government project, proposed for a site located at 12800 Aurora Avenue North in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 3-story, 283,100 square foot police precinct building. Plans include at and below-grade parking for 442 vehicles in an enclosed garage. Construction will require the demolition and removal of an existing building on the site. The city of Seattle has received this request

from the applicant, who is Andy Ishizaki of the city of Seattle. The project will be known as Seattle Police Department North Precinct. For additional information on this project, contact the applicant's contact, Duncan Thieme, at 206-973-1675.

**112-Lot Mukilteo Area Residential Subdivision Project In Hearings Stage**

*MUKILTEO*

A residential subdivision development, planned for a 22.34-acre property located at 60th Avenue West, north of 136th Place West off of Picnic Point Road in the Mukilteo area, is the subject of hearings by the Snohomish County



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Hearing Examiner. The hearings are being held to discuss a request to create a 112-lot planned residential development. An environmental impact statement has been issued. The applicant for this project is Frogal Holdings LLC. The project will be known as Frogal Estates (formerly Horseman's Trail). For additional information on this project, contact the applicant's contact, Pegasus Pacific Inc., at 8115 Broadway, Suite 204, Everett, WA 98203, or call 425-388-3311, extension 2304.

**2.400,000 SF Seattle Area Convention Center Expansion Project In The Works**

SEATTLE

A community development, proposed for a site located at 1600 Ninth Avenue in the Seattle area, is the subject of a notice of street vacation petition issued by the Seattle Department of Transportation. The developers have plans to expand the existing Washington State Convention Center by 2.4-million square feet of development on three blocks. Plans will require five street vacations inside the project area, including blocks bounded by Pine Street, Howell Street, Ninth Avenue and Boren Avenue. The applicant for this project is Jason Foley of Pine Street Group LLC. For additional information

on this project, contact the applicant's contact, Moira Gray, Seattle Department of Transportation, at 206-684-8272 or Jane Lewis, petitioner contact, Pine Street Group, at 206-340-9217.

**2-Story 17,500 SF Spokane Area Medical Clinic Development In Line For DNS Approval**

SPOKANE

A medical project, planned for a site located at 123 East Indiana Avenue in the Spokane area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 2-story, 17,500 square foot medical clinic building with office space to replace the existing medical building. Plans include parking spaces for 50 vehicles. The city of Spokane, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Planned Parenthood of Greater Washington and North Idaho. The project will be called Planned Parenthood Indiana Medical Building. For additional information on this project, contact the applicant's contact, Mike Schleigh, at 509-202-4118.

**4-Story 48-Room Alaskan Junction Area Residential Assisted-Living Project Receives DNS Approval**

SEATTLE

A residential development, slated for a site located at 4515 41st Avenue SW in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 4-story assisted-living facility containing 48 sleeping rooms with a total of 66 beds. Plans include below-grade parking for five vehicles. Construction will require the demolition and removal of existing buildings on the site. The city of Seattle has issued the permitting to the applicants, who are Quail Park of West Seattle LLC (Living Care Senior Lifestyles Communities) and Shawn Reynolds of Morningside Development. For additional information on this project, contact the applicant's contact, Steve Fischer, at 206-933-1150.

**4-Story 26-Unit Capitol Hill Area Residential Apartment Addition Project In Hearings**

SEATTLE

A residential development, planned for a site located at 1720 East Denny Way in the Seattle area, is the subject of an appeal hearing. Plans outline the construction of a 4-story addition adjacent to the existing Roxborough Apartments containing 26 new dwelling units for a total of 53 units. Plans include parking for two vehicles. The applicant for this project is Charles Waterman of Hamilton



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Urban Partners. For additional information on this project, contact the applicant's contact, David Neiman, at 206-760-5550.

#### **4-Story 72-Unit Roosevelt Area Residential Apartment Development In Design Phase**

SEATTLE

A residential project, in planning for a site located at 6921 Roosevelt Way 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 structure with 68 small efficiency apartment dwelling units

and four studio units. No parking is proposed. Construction will require the demolition and removal of existing buildings on the site. The applicant for this project is Dave Biddle of Blueprint Services LLC. For additional information on this project, contact the applicant's contact, Tim Carter, at 206-693-3133.

#### **47-Story 437-Unit Mixed-Use Residential-Hotel-Retail Development Proposed For Downtown Seattle Area**

SEATTLE

A mixed-use residential and retail project, proposed for a site located at 1933 Fifth

Avenue in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 47-story tower containing 155 hotel guest rooms, 437 apartment dwelling units and retail on the first two levels. Parking will be provided below-grade for up to 249 vehicles. Construction will require the demolition and removal of three existing buildings totaling 16,200 square feet. An addendum to the Downtown Height and Density requirement and changes to the environmental impact statement have been issued. The city of Seattle has received this request from the applicant, who is Douglaston Development. For additional information on this project, contact the applicant's contact, Gavin Smith, at 206-381-6033.

#### **3-Story 18-Unit Ballard Area Residential Apartment Development In Application Phase**

SEATTLE

A residential apartment project proposed for a site located at 1552 NW 58th Street in the Seattle area is the subject of a recent application. The developers have requested permission to construct a 3-story building with 16 small efficiency dwelling units and two apartment dwelling units. Construction will require the demolition and removal of an existing

single-family residence on the site. The city of Seattle has received this request from the applicant, who is Jed Stremel of 1552 NW 58th St LLC. For additional information on this project, contact the applicant's contact, Jeff Wegener, at 206-452-9399.

#### **6-Story 124-Unit Mixed-Use Residential-Retail Project In Early Design Phase**

SEATTLE

A mixed-use residential and retail project, planned for a site located at 5201 Rainier 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 6-story building containing 121 residential dwelling units above 2,100 square feet retail space and three at-grade live-work units. Plans include parking for 55 vehicles located within the structure. Plans will require a rezone from NC2-40 to NC3-65. Construction will require the demolition and removal of existing buildings on the site. The applicant for this project is Murray Kahn of 5201 Rainier LLC. For additional information on this project, contact the applicant's contact, Hugh Schaeffer, at 206-329-1802.

#### **Leavenworth Area Elementary School Addition & Replacement**

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## Projects In Line For Mitigated DNS Approval

LEAVENWORTH

A school facility development, planned for sites located at 10150 Titus Road and 12240 Pine Street in the Leavenworth area, is in line to be issued a mitigated determination of non-significance. The action will allow the developers to construct a new Alpine Lakes Elementary School and replace the existing Osborn Elementary School in a new location. The city of Leavenworth, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Cascade School District No. 228. For additional information on this project, contact the applicant at 509-548-5885.

## 14-Story 69-Unit South Lake Union Area Mixed-Use Residential-Office-Retail Development In Application

SEATTLE

A mixed-use residential and retail project, proposed for a site located at 630 Boren 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 14-story building containing 69 residential dwelling units, 152,900 square feet office space

and 2,100 square feet retail space. Parking for 214 vehicles will be located below-grade and one vehicle at-grade. An addendum to the South Lake Union environmental impact statement is being prepared. Construction will require the demolition and removal of an existing building on the site. The city of Seattle has received this request from the applicant, who is City Investors. For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

## 10-Lot Vancouver Area Residential Subdivision Development In The Works

VANCOUVER

A residential subdivision project, proposed for a 2.01-acre property located at 5219 NE 119th Street in the Vancouver area, is the subject of a notice of pre-application conference issued by Clark County. The developers have plans to divide the property into 10 single-family residential building lots. The project will be called Morris property. For additional information on this project, contact the applicant's contact, SGA Engineering, at 360-993-0911.

## 10-Lot Queen Anne Area Residential Subdivision Project In Application Phase

SEATTLE

A residential subdivision development, proposed for a site located at 1224 Fifth Avenue North in the Seattle area, is the subject of a recent application. The developers have requested permission to divide the site into 10 single-family residential building lots under review under a separate project order. The city of Seattle has received this request from the applicant, who is Robert Hardy of Views at Queen Anne LLC. For additional information on this project, contact the applicant's contact, Julie LeDoux, at 206-459-2364.

#### **46-Unit Beacon Hill Area Mixed-Use Residential-Retail Project In**

#### **Early Design Phase**

*SEATTLE*

A mixed-use residential and retail project, planned for a site located at 2902 Beacon Avenue South in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct 46 residential dwelling units and 2,600 square feet, ground-level retail space. Below-grade parking will accommodate 15 vehicles. Construction will require the demolition and removal of an existing building on the site. The applicant for this project is Donald Mar of Jefferson Park LLC. For

additional information on this project, contact the applicant's contact, Chris Lamb, t 206-484-4281.

#### **4-Story 21-Unit Fremont Area Residential Project In Early Design Phase**

*SEATTLE*

A residential development, proposed for a site located at 4201 Stone Way North in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 4-story apartment building with 21 dwelling units and below-grade parking for 17 vehicles. Construction will require the demolition and removal of

existing structures on the site. The applicant for this project is Michael Pollard of Isola Builders. For additional information on this project, contact the applicant's contact, David May, at 206-367-1382, extension 103.

#### **4-Story 27-Unit South Lake Union Area Residential Development In Design Review Phase**

*SEATTLE*

A residential project, in planning for a property located at 3037 Yale 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

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to construct a 4-story building containing 27 small efficiency dwelling units. Construction will require the demolition and removal of an existing structure on the site. The applicant for this project is Dave Biddle of Blueprint Services LLC. For additional information on this project, contact the applicant's contact, Greg Squires, at 206-693-3133.

### **6-Story 56-Unit Lake City Area Residential Development In The Works**

*SEATTLE*

A residential project, proposed for a site located at 14337 32nd Avenue NE in the Seattle area, is the subject of a recent application. The developers have

requested permission to construct a 6-story building containing 56 dwelling units. Plans include below-grade parking for 28 vehicles. 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 George Webb of Project S8 LLC. For additional information on this project, contact the applicant's contact, Peter Anderson, at 206-949-5828.

### **23-Lot Vancouver Area Residential Subdivision Project In The Works**

*VANCOUVER*

A residential subdivision development, proposed for a property

located at 4411 NE 59th Avenue in the Vancouver area, is the subject of a pre-application conference being held to discuss a request to divide the property into 23 residential building lots. The applicant for this project is Clark Land Design. The project will be called Applewood Estates. For additional information on this project, contact the applicant at [jclark@clarklanddesign.com](mailto:jclark@clarklanddesign.com), or call 360-921-4445.

### **Bothell Area Residential Development Starting Soon**

*BOTHELL*

A residential project, proposed for a site located at 8422 EN 190th Street in the Bothell area, is the subject of a request

to disturb 2.34-acres of soil for the construction of residences. KLN Construction is seeking coverage under the state Department of Ecology's construction stormwater NPDES and state waste discharge general permit. The project will be known as Blueberry Hill. For additional information on this project, contact the applicant, KLN Construction, at 253-778-4111.

### **17-Story 309-Room Denny Triangle Area Hotel Development Receives Conditional DNS Approval**

*SEATTLE*

A commercial project, slated for a site located at 924 Howell Street in the Seattle area, has

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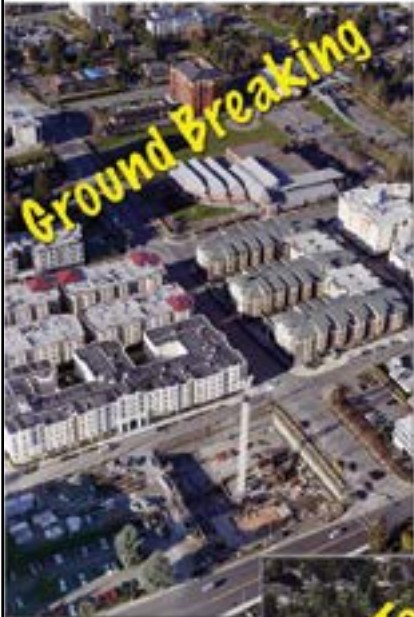
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been issued a determination of non-significance. The action will allow the developers to construct a 17-story Residence Inn hotel with 309 guest rooms and will feature ground-level retail and restaurant space. Plans include below-grade parking for 149 vehicles. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Navin Dimond of PNW Suites LLC (Stonebridge Cos.). For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

## 1,096-Unit Denny Triangle Area Mixed-Use Apartments-Retail Project Subject Of A Revised Application

SEATTLE

A large mixed-use residential and retail project, planned for a site located at 2300 Sixth Avenue in the Seattle area, is the subject of a revised application. The developers have requested permission to construct two, 41-story towers containing 34 stories with 1,096 apartment dwelling units above a 7-story podium, 28,500 square feet office space on floors seven and eight and 10,000 square feet ground-level retail space. Plans include below-grade parking for 661 vehicles. An addendum to the downtown height and density and South Lake Union final environmental impact

statement is being prepared. Construction will require the demolition and removal of an existing 64,800 square foot structure on the site. The city of Seattle has received a revised application from the applicant who is Nick Miller of 6th and Battery Building LLC. For additional information on this project, contact the applicant's contact, Jon O'Hare, at 425-301-9541.

## 383-Unit Central Area Mixed-Use Residential-Commercial Development In Application Phase

SEATTLE

A mixed-use residential and retail project, planned for a site located at 1203 East Spruce Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct three, 6-story buildings containing 368 residential dwelling units, 15 live-work units and at-grade retail space. Work will take place in an environmentally critical area. Below-grade parking for 200 vehicles will be located in a shared garage. Plans will require a future contract rezone. 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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## City Area Mixed-Use Apartments-Commercial Project In Application Phase

SEATTLE

A mixed-use residential and retail project, planned for a site located at 2950 South Dakota Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 4-story building with 20 small efficiency dwelling units and 62 apartment dwelling units. Plans include 600 square feet commercial space. The city of Seattle has received this request from the applicant, who is George Webb of The Stratford Company. For additional information on this project, contact the applicant's contact, Peter Anderson, at 206-949-5828.

## 8-Unit Beacon Hill Area Residential Townhouse Project In Design Review Phase

SEATTLE

A residential townhouse development, in planning for a site located at 1019 Sturgus 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 four, 2-unit townhouse structures with attached garages. The applicant for this project is David Woo. For additional information on this project,

contact the applicant's contact, Shaun Novion, at 206-361-6133.

## 4-Story 54-Unit West Seattle Area Mixed-Use Residential-Retail Development In Design Phase

SEATTLE

A mixed-use residential and retail project, in planning for a site located at 4801 Fautleroy Way SW in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 4-story building with 58 apartment dwelling units, one live-work unit and 2,600 square feet, at-grade retail space. Construction will require the demolition and removal of an existing parking lot on the site. The applicant for this project is Peter Ottele. For additional information on this project, contact the applicant's contact, David Foster, at 206-726-9558.

## 17-Lot Bothell Area Residential Subdivision Project In Application Phase

BOTHELL

A residential subdivision project, proposed for a property located at 17727 Clover Road in the Bothell area, is the subject of a recent application. The developers have requested permission to divide the property into 17 single-family residential

building lots. Snohomish County has received this request by the applicant, who is KASA Holdings I LLC. The project will be known as Millbrook Ridge. For additional information on this project, contact the applicant's contact, KLN Construction, at 425-778-4111.

**6-Story 133,000 SF First Hill Area Medical Office Building Project In Early Design Phase**

*SEATTLE*

A medical development, in planning for a site located at 515 Minor Avenue in the Seattle area, is working its way through the city of Seattle's design guidance-review process.

The developers have requested permission to construct a 6-story, 133,000 square foot medical office building with five below-grade levels of parking for 250 vehicles and 10 above-grade spaces. The applicant for this project is Gilbert Lewis of Healthcare Realty Trust. For additional information on this project, contact the applicant's contact, Jason McCleary, at 206-245-2154.

**21-Story 200-Unit Bellevue Area Mixed-Use Residential-Retail Development In The Works**

*BELLEVUE*

A mixed-use residential and retail project,

planned for a site located at 10850 NE Eighth Street in the Bellevue area, is the subject of a recent application and notice of a public meeting. The developers have requested permission to construct a 21-story residential tower containing 200 dwelling units in front of an existing parking garage. Plans include ground-level retail and a residential lobby on NE Eighth Street. The city of Bellevue has received this request by the applicant, who is KB SOR of Plaza Bellevue LLC. The project will be called Plaza Residential. For additional information on this project, contact the applicant's contact, Mark Jackson, at 206-737-4321.

**9-Unit Everett Area**

**Residential Subdivision Project In Application Phase**

*EVERETT*

A residential subdivision development, proposed for a property located at 2327 124th Street SE in the Everett area, is the subject of a recent application. The developers have requested permission to divide the site into 9 single-family residential building lots. Snohomish County has received this request by the owner, who is Brookstone Investments LLC. For additional information on this project, contact Brookstone Investments LLC, at P.O. Box 1478, Everett, WA 98206, or call 425-388-3311, extension 2283.



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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:

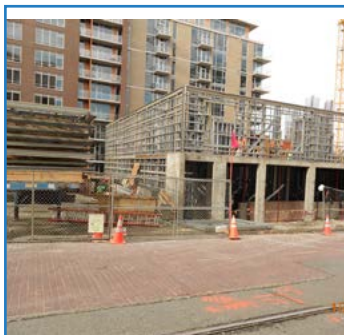
First floor frame modules  
September 28



Second floor pan & floor pouring  
October 12



Second floor frame modules  
October 15



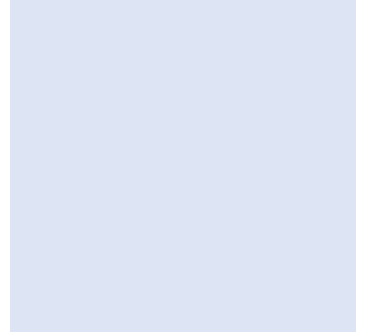
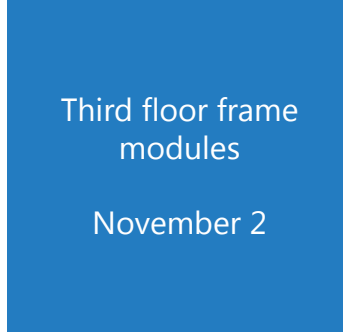
Third floor pan & floor pouring

October 22



Third floor frame modules

November 2



Fourth floor pan & floor pouring

November 5



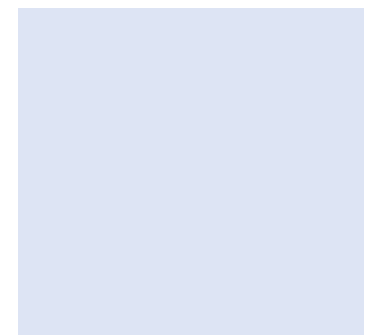
Fourth floor frame modules

November 12



Fifth floor pan & floor pouring

November 15



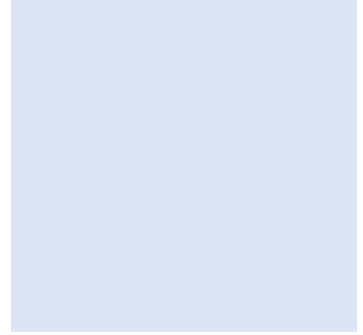
Fifth floor frame  
modules

November 21



Sixth floor pan &  
floor pouring

December 5



Sixth floor frame  
modules

December 11



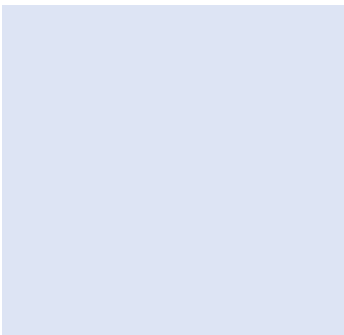
Seventh floor pan &  
floor pouring

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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- **TRUER:** Jig built sections are square to within  $\pm 2/100$  of an inch
- **QUAKE PROOF:** System meets all seismic and shear force loading requirements
- **FIRE PROOF:** UL fire rating of up to 4 hours
- **QUIETER:** STC sound suppression of up to 66 db
- **NO ROT, WARPING, MOLD, INSECT INFESTATIONS**
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## 60-Unit Tacoma Area Residential Apartment Development In Line For DNS Approval

TACOMA

A residential development, planned for a site located at 7419 South Verde Street in the Tacoma area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 60-unit apartment building. The city of Tacoma, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Pacific Northwest Holdings LLC. The project will be known as Oak Trace Apartments. For additional information on this project, contact the applicant's contact, James Kirkebo of Apex Engineering, at 253-47304494.

## 7-Story 58-Unit U District Area Congregate Residence Development In Design Review Phase

SEATTLE

A residential project, in planning for a site located at 4524 Seventh

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 congregate residence containing 58 sleeping rooms. No parking is proposed. The applicant for this project is Gary Mulhair. For additional information on this project, contact the applicant's contact, Chip Kouba, at 206-706-3937.

## 6-Story 48-Unit Belltown Area Mixed-Use Residential-Retail Project In The Works

SEATTLE

A mixed-use residential and retail project, planned for a site located at 3010 First Avenue in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 6-story building with 48 residential dwelling units and 10,900 square feet, ground-level retail space. The city of Seattle has received this request from the applicant,

who is Dale Fonk of Encore Apartments 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, Matt Driscoll, at 206-547-1761.

## 4-Story 74-Unit North Seattle Area Residential Apartment Project In Application Phase

SEATTLE

A residential development, proposed for a property located at 1141 North 88th Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 4-story building with 35 small efficiency dwelling units and 39 apartment dwelling units. The city of Seattle has received this request from the applicant, who is George Webb of 550 Broadway LLC (The Stratford Co.). No parking is proposed. For additional information on this project, contact the applicant's contact, David Maul, at 206-440-0330, extension 2.

## 85,000 SF Bellevue Area Elementary School Facility Replacement Project Receives DNS Approval

BELLEVUE

A school facility development, planned for a 9.34-acre site located at 17900 NE 16th Street in the Bellevue area, has been issued a determination of non-significance. The action will allow the developers to construct an 85,000 square foot elementary school. Plans include new play structures. Construction will require the demolition and removal of the existing Bennett Elementary School building on the site. Bellevue School District No. 405 has issued the permitting for this school project. For additional information on this project, contact the applicant's contact, Jim O'Malley at [omalleyj@bsd405.org](mailto:omalleyj@bsd405.org).

## 876-Unit Denny Triangle Area Mixed-Use Residential-Retail Project In Application Phase

SEATTLE

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planned for a site located at 1200 Stewart Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct two, 43-story towers containing a total of 876 residential dwelling units above retail space. Plans include below-grade parking for 791 vehicles. An addendum to the Downtown Height and Density Changes environmental impact statement is being prepared. The city of Seattle has received this request by the applicant, who is Ian Gillespie of Project Stewart LLC (Westbank Projects Corp.). For additional information on this project, contact the applicant's contact, Jon O'Hare, at 425-301-9541.

### 9-Lot Columbia City Area Residential Subdivision Project Moving Forward

SEATTLE

A residential subdivision development, planned for a site located at 4735 35th Avenue South in the Seattle area, has been granted a unit lot subdivision by the city of Seattle. The developers will proceed with plans to divide the site into 9 single-family residential building lots. Construction of residential units is under a separate project order. The applicant for this project is Cao Huynh of DEP Homes. For additional information on this project, contact the applicant's contact, Julian Weber, at 206-953-1305.

### 30-Story 287-Unit First Hill Area Residential Development In The Works

SEATTLE

A residential project, proposed for a site located at 800 Columbia Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 30-story tower containing 287 dwelling units in an environmentally critical area. Plans include below-grade parking for 234 vehicles. Environmental and early design guidance review was conducted under a previously approved project order. The city of Seattle has received this request from the applicant, who is Alan Cornell of Nitze-Stagen & Company. For additional information on this project, contact the applicant's contact, Carl Shumaker, at 206-467-0420.

### 16-Unit Bellevue Area Residential Townhouse Project In Line For DNS Approval

BELLEVUE

A residential development, planned for a property located at 1400 Bellevue Way NE in the Bellevue area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 14,200 square foot townhouse complex containing 16 dwelling units and a 450 square foot clubhouse. Plans

call for 11,200 square feet of below-grade parking. The city of Bellevue, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Su Development. The project will be called Park East Townhomes. For additional information on this project, contact the applicant's contact, Linda Abe of Su Development, at 425-453-8885.

### 6-Story 44-Unit Capitol Hill Area Mixed-Use Residential-Retail Project Receives Conditional DNS Approval

SEATTLE

A mixed-use residential and retail project, planned for a site located at 101 Broadway East in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 6-story residential building with 44 dwelling units and will feature retail space. Plans include surface parking for four vehicles. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Mark Craig of 101 Broadway LLC (Henbart). For additional information on this project, contact the applicant's contact, Jon O'Hare, at 253-83904853.

### 8-Story 154-Unit Bellevue Area Residential & Live-Work Development Receives DNS Approval



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## BELLEVUE

A mixed-use development, slated for a property located at 10961 NE Second Place in the Bellevue area, has been issued a determination of non-significance. The action will allow the developers to construct an 8-story residential building with 154 dwelling units and nine live-work units. Plans call for three stories of below-grade parking to accommodate up to 168 vehicles. The city of Bellevue has issued the permitting to the applicant, who is Evergreen Point Development. The project will be known as Evergreen Plaza. For additional information on this project, contact the applicant's contact,

Joseph Kolmer of Weber Thompson Architects, at [jkolmer@weber-thompson.com](mailto:jkolmer@weber-thompson.com), or call 206-344-5700.

## 6-Story 140-Unit Capitol Hill Area Residential Apartment Building Project In Design Phase Meetings

### SEATTLE

An Equity Residential project, in planning for a site located at 1401 East Madison Street in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 6-story, 150,000 square foot apartment building with 140 dwelling

units and 141 associated parking spaces. The applicant for this project is Bradley Karvasek of EQR-Madison LLC. For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

## 4-Story 74-Unit North Seattle Area Residential Project Subject Of A Revised Application

### SEATTLE

A residential development, proposed for a site located at 1141 North 88th Street in the Seattle area, is the subject of a revised application. The developers have plans to construct a 4-story apartment building containing 35 small

efficiency dwelling units and 39 apartment dwelling units. No parking is proposed. The city of Seattle has received this request from the applicant, who is George Webb of 550 Broadway LLC (The Stratford Company). For additional information on this project, contact the applicant's contact, David Maul, at 206-440-0330, extension 2.

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

### PORT ORCHARD

A residential subdivision project, planned for a 10-acre site located at the north side of Hogan Lane in the Port Orchard

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area, is in line to be issued a determination of non-significance. The action will allow the developers to divide the site into 61 single-family residential building lots. Plans call for new public roadways. Kitsap County, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Marana Investments Company. The project will be called Hogan Heights preliminary plat. For additional information on this project, contact the applicant's contact, Cecil Whitlock of Marana Investments, at 311 Naval Avenue, Bremerton, WA 98312, or call 360-337-5777.

### 25-Lot Bothell Area

### Residential Subdivision Project Receives DNS Approval

#### *BOTHELL*

A residential subdivision development slated for a property located at 22325 39th Avenue SE in the Bothell area, has been issued a determination of non-significance. The action will allow the developers to divide the property into 25 single-family residential building lots. Snohomish County has issued the permitting to the applicant, who is Pacific Ridge Homes LLC. The project will be known as Crestmont Place. For additional information on this project, contact the applicant's contact, John Mirante of Pacific Ridge Homes, at 425-438-8444.

### 16,000 SF Union Gap Area Industrial Addition Receives DNS Approval

#### *UNION GAP*

An industrial development planned for a site located at 1702 West Ahtanum Road in the Union Gap area, has been issued a determination of non-significance. The action will allow the developers to construct a 16,000 square foot addition to an existing apple processing building known as Columbia Valley Fruit campus. The city of Union Gap has issued the permitting to the applicant, who is Columbia Valley Fruit LLC. For additional information on this project, contact the applicant at 509-452-9891.

### 3-Story 283,100 SF Police Precinct Development Proposed For Seattle Area

#### *SEATTLE*

A government project, proposed for a site located at 12800 Aurora Avenue North in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 3-story, 283,100 square foot police precinct building. Plans include at and below-grade parking for 442 vehicles in an enclosed garage. Construction will require the demolition and removal of an existing building on the site. The city of Seattle has received this request by the applicant, who is

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Andy Ishizaki of the city of Seattle. The project will be known as Seattle Police Department North Precinct. For additional information on this project, contact the applicant's contact, Duncan Thieme, at 206-973-1675.

## 20,000 SF Bellingham Area Industrial Project In Line For DNS Approval

*BELLINGHAM*

An industrial development, planned for a site located at 3950 Hammer Drive in the Bellingham area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 20,000 square foot building for multiple tenants. Plans include utilities, stormwater management and associated parking. The city of Bellingham, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is AMBK LLC. For additional information on this project, contact the applicant's contact, Jeff Kochman at 360-303-0875.

## 1,096-Unit Denny Triangle Area Mixed-Use Apartments-Retail Project Subject of A Revised Application

*SEATTLE*

A large mixed-use residential and retail project, planned for a site located at 2300 Sixth Avenue in the Seattle area, is the subject of a revised application. The developers have requested

permission to construct two, 41-story towers containing 34 stories with 1,096 apartment dwelling units above a 7-story podium, 28,500 square feet office space on floors seven and eight and 10,000 square feet ground-level retail space. Plans include below-grade parking for 661 vehicles. An addendum to the downtown height and density and South Lake Union final environmental impact statement is being prepared. Construction will require the demolition and removal of an existing 64,800 square foot structure on the site. The city of Seattle has received a revised application from the applicant who is Nick Miller of 6th and Battery Building LLC. For additional information on this project, contact the applicant's contact, Jon O'Hare, at 425-301-9541.

## 20-Unit Northgate Area Residential Townhouse & Live-Work Development Subject Of A Revised Application

*SEATTLE*

A mixed-use residential and live-work project, proposed for a property located at 11202 Roosevelt Way NE in the Seattle area, is the subject of a revised application. The developers have requested permission to construct 13, 4-story townhouse structures and seven, 4-story live-work units. Plans include associated parking for 20

vehicles. The city of Seattle has received this request by the applicant, who is Noren Development LLC. For additional information on this project, contact the applicant's contact, Jennifer Bushnell, at 206-933-1150.

**6-Story 79-Unit South Lake Union Area Mixed-Use Residential-Office-Retail Development In Early Design Phase**

SEATTLE

A mixed-use Vulcan Real Estate residential and commercial project, in planning for a site located at 625 Boren Avenue North in the Seattle area, is working its way through the city

of Seattle's design guidance-review process. The developers have requested permission to construct a 6-story office building plus an 8-story residential building with 79 dwelling units above 7,900 square foot, ground-level retail space. Plans include below-grade parking for up to 370 vehicles. The applicant for this project is City Investors. For additional information on this project, contact the applicant's contact, Jodi O'Hare, at 425-881-4718.

**33-Unit Lynnwood Area Residential Townhouse Project In The Works**

LYNNWOOD

A residential townhouse development, proposed

for a 3-acre site located at 1225 Filbert Road in the Lynnwood area, is the subject of a recent application. The developers have requested permission to divide the site into 33 townhouse building lots. Snohomish County has received this request by the owner, who is Belmark LLC. The project will be known as The Foreston Filbert. For additional information on this project, contact the applicant's contact, Aaron Metcalf of Belmark LLC, at 360-653-3634.

**8-Story Downtown Seattle Area Mixed-Use Addition & Renovation Project In Early Design Phase**

SEATTLE

A mixed-use residential and commercial project, in planning for a site located at 1915 Third 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 renovate an existing building and construct eight additional stories. The building will contain 44 residential dwelling units, hotel space and 3,700 square feet of ground-level commercial space. The applicant for this project is Shimon Mizrahi of Ariel Development LLC. For additional information on this project, contact the applicant's contact, Poppi Handy, at 206-92-9996.

**4-Story 66-Unit Ballard Area Mixed-Use Residential-Retail Development In Application Phase**

SEATTLE

A mixed-use residential and retail project, planned for a site located at 7730 15th Avenue NW in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 4-story building with 66 residential dwelling units above 5,400 square feet, ground-level retail space. Plans call for parking for 37 vehicles within the structure. The city of Seattle has received this request from the applicant, who is Dan Foster of Lake Union Partners. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Megan McKay, at 206-523-6150.

**37-Unit Everett Area Residential Townhouse Project In The Works**

EVERETT

A residential townhouse development, proposed for a site located at 725 112th Street SW in the Everett area, is the subject of a recent application. The developers have requested permission to construct nine townhouse structures containing a total of 37 dwelling units. Snohomish County has received this request



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from the owner, who is Seattle Pacific Homes. The project will be called Village Crest. For additional information on this project, contact Seattle Pacific Homes at 425-953-2800.

**3-Story 150-Unit Liberty Lake Area Residential Apartment Development In Line For Mitigated DNS Approval**

*SEATTLE*

A residential project, planned for a property located north of Interstate 90, east of Harvard Road and south of the Spokane River in the Seattle area, is in line to be issued a mitigated determination of non-significance. The action will allow the developers to construct a 3-story apartment building with 75 dwelling units and open space. Phase two will include construction of another 75 dwelling units. The city of Liberty Lake, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Rivercrossing LLC. The project will be known as Trutina. For additional information on this project, contact the applicant's contact, Kevin Schneidmiller of Rivercrossing LLC, at 509-458-5860.

**24-Lot Vancouver Area Residential Subdivision Project In The Works**

*VANCOUVER*

A residential subdivision development, proposed

for two land parcels located at 1206 SE Nancy Road in the Vancouver area, is the subject of a pre-application conference. The developers have plans to divide the parcels into 24 single-family residential building lots. The project will be known as Tier 1 Nancy subdivision. For additional information on this project, contact the applicant's contact, Sterling Design, at 360-759-1794.

**Ferndale Area Commercial Business Park Development In Line For Mitigated DNS Approval**

*FERNDALE*

A commercial project, planned for a site located at 6407 Portal Way in the Ferndale area, is in line to be issued a mitigated determination of non-significance. The action will allow the developers to create individual building lots within the park through a subsequent binding site plan. Phased construction will start with mass site grading up to 7,000 cubic yards of fill and grade. Phase two will include submittal of a binding site plan and construction of road frontage improvements, stormwater facilities and infrastructure. The city of Ferndale, using the optional SEPA process, is expected to issue the required permitting. For additional information on this project, contact the applicant's contact, Ali Taysi of AVT Consulting, at 360-527-9445.

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

### SAMMAMISH

A residential subdivision project, planned for a site located at 2607 244th Avenue NE in the Sammamish area, is in line to be issued a determination of non-significance. The action will allow the developers to divide the site into 14 single-family residential building lots. The city of Sammamish, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is C.R. Home Builders LLC. The project will be called Gabrielle's Place. For additional information on this project, contact

the applicant's contact, Brixton Associates, at 14410 Bel Red Road, Bellevue, WA 98007, or call 425-295-0524.

## 5,000 SF Vancouver Area Commercial Remodel Project In Pre-Application Conference

### VANCOUVER

A commercial development, proposed for a site located at 12019 SE Mill Plain Boulevard in the Vancouver area, is the subject of a pre-application conference. The developers have plans to remodel an existing 5,000 square foot banking facility building for an alarm monitoring business. Plans call for the addition of 1,400 square feet and enclosure of the drive-thru.

The city of Vancouver has received this request by the applicant, who is Western Construction Services. The project will be known as Alarm Monitoring Company. For further information on this project, contact the applicant, at 360-699-5317.

## 4-Story 63-Unit Ballard Area Mixed-Use Residential-Retail Development Receives Conditional DNS Approval

### SEATTLE

A mixed-use residential and retail project, planned for a site located at 6301 15th Avenue NW in the Seattle area, has been issued a determination of non-significance.

The action will allow the developers to construct a 4-story building containing 61 residential dwelling units, two live-work units and will feature 2,500 square foot, ground-level retail space. No parking is proposed. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Taylor Noren of Noren 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, Hugh Schaeffer, at 206-329-1802.

## 8-Lot Rainier Valley Area Residential Subdivision

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## Development Moving Forward

SEATTLE

A residential subdivision project planned for a site located at 2701 S Charlestown Street in the Seattle area is the subject of a recent application. The developers have requested permission to create eight unit residential building lots. The city of Seattle has granted permission to Mike Neuffer of Charlestown Street LLC. Construction of residential units is under a separate project order. For additional information on this project, contact the applicant's contact, Brandon Winters, at 206-297-996.

## 17-Lot Vancouver Area

## Residential Subdivision Project In Application Phase

VANCOUVER

A residential subdivision development, proposed for a site located at 13509 NE 44th Street in the Vancouver area, is the subject of a pre-application conference. The developers have requested permission to divide the site into 17 single-family residential building lots. Plans include front-age improvements on NE 136th Avenue and NE 44th Street. The city of Vancouver has received this request from the applicant, who is DL Design Group. The project will be called Pasha Development. For additional information

on this project, contact DL Design Group at 503-644-4628.

## 27-Lot Bothell Area Residential Subdivision Project In Line For Mitigated DNS Approval

BOTHELL

A residential subdivision project, planned for a 3.95-acre site located at 22307 Ninth Avenue SE in the Bothell area, is in line to be issued a mitigated determination of non-significance. The action will allow the developers to divide the site into 27 single-family residential building lots. The city of Bothell, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Prospect Development Company. The project will be called Cedar Park South. For additional information on this project, contact Prospect Development, at 2913 Fifth Avenue NE, Suite 201, Puyallup, WA 98372, or call 425-486-8152.

## 104,800 SF Snohomish Area Industrial Project In Application Phase

SNOHOMISH

An industrial development, proposed for a 9.6-acre site located at 20912 Broadway Avenue in the Snohomish area, is the subject of a recent application. The developers have requested permission to construct a 104,800 square foot industrial building with office. Snohomish County has received this request

by the applicant, who is Panattoni Development Company. The project will be known as North Woodinville Industrial Park. For additional information on this project, contact the applicant at 425-396-0701.

## Queen Anne Area Mixed-Use Remodel Residential-Retail Project Receives DNS Approval

SEATTLE

A mixed-use residential and retail remodel project, planned for a site located at 1941 Aurora Avenue North in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to relocate a structure and change the use from office and apartment to a drive-thru coffee shop and one apartment dwelling unit. Work will take place in an environmentally critically area. Parking will be provided for two vehicles. The city of Seattle has issued the permitting to the applicant, who is Alan Brockman of Blue City LLC. For additional information on this project, contact the applicant's contact, Don Gillmore, at 206-250-2270.

## 8-Story 55-Unit Capitol Hill Area Residential Apartment Development In Design Phase

SEATTLE

A residential project, in planning for a site located at 1820 Boylston

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Avenue in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct an 8-story building containing 55 dwelling units and below-grade parking for 14 vehicles. The applicant for this project is Christopher Hall. 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, Peter Johnson, at 206-494-9716.

### **7-Story 45-Unit Alaskan Junction Area Mixed-Use Residential-Hotel-Retail Project Receives Conditional DNS Approval**

*SEATTLE*

A mixed-use development, slated for a site located at 4505 42nd Avenue SW 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 45 residential dwelling units above 6,000 square feet hotel lodging and 4,400 square feet, ground-level retail space. Plans call for below-grade parking for 14 vehicles. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Leon Capelouto of Capelouto Development. Construction will require the demolition and

removal of an existing structure on the site. For additional information on this project, contact the applicant's contact, Curtis Bigelow, at 206-494-9729.

### **9-Lot West Seattle Area Residential Subdivision Project Granted Permitting**

*SEATTLE*

A residential subdivision development, planned for a property located at 3810 California Avenue SW in the Seattle area, has been granted approval by the city of Seattle. The developers will divide the property into nine residential building lots. The lots will be used for the construction of residential units listed under separate project orders. The applicant for this project is Dan Swallow of Charlestown LLC (Intracorp). For additional information on this project, contact the applicant's contact, Brandon Winters, at 206-297-0996.

### **190-Lot Snohomish Area Residential Subdivision Development Receives DNS Approval**

*SNOHOMISH*

A residential subdivision project, slated for a 79.33-acre site located west of 175th Avenue SE and 127th Street SE in the Snohomish area has been issued a determination of non-significance. The action will allow the developers to divide the site into 190

single-family residential building lots. Snohomish County has issued the permitting to the owner, who is Monroe Land Investments. The project will be known as Monroe Woodlands. For additional information on this project, contact the owner at 19217 36th Avenue West, Suite 106, Lynnwood, WA 98036, or call 425-388-3311, extension 2144.

### **11,000 SF Yakima Area Industrial Project In Application Phase**

*YAKIMA*

An industrial development, proposed for a site located at 6331 Highway 97 in the Yakima area, is the subject of a recent application. The developers have requested permission to construct an 11,000 square foot light manufacturing building for hop harvest machinery and storage space. Yakima County has received this request from the applicant, who is Dauenhauer Manufacturing. For further information on this project, contact the applicant at 509-865-3300.

### **5-Story 120-Room Kent Area Hotel Development Receives DNS Approval**

*KENT*

A retail project slated for a property located at 8325 South 218th Street in the Kent area has been issued a determination of non-significance. The action will allow the developers to construct a 5-story hotel containing

120 guest rooms. Plans include utilities, landscaping and associated parking. The city of Kent has issued the permitting to the applicant, who is Navdeep Gill of Gill Hotels LLC. The project will be called Holiday Inn. For additional information on this project, contact Mr. Gill at 360-377-7666.

### **383-Unit Central Area Mixed-Use Residential-Commercial Project In Application Phase**

*SEATTLE*

A mixed-use residential and retail project, planned for a site located at 1203 East Spruce Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct three, 6-story buildings containing a total of 363 residential dwelling units in an environmentally critical area. Plans include 15 live-work units and grade-level retail space. Parking for 200 vehicles will be provided in a below-grade garage. The city of Seattle has received this request from the applicant, who is Robert Hardy of Cap Hill/First Hill LLC (Hardy Development Company). Plans will require a future rezone. 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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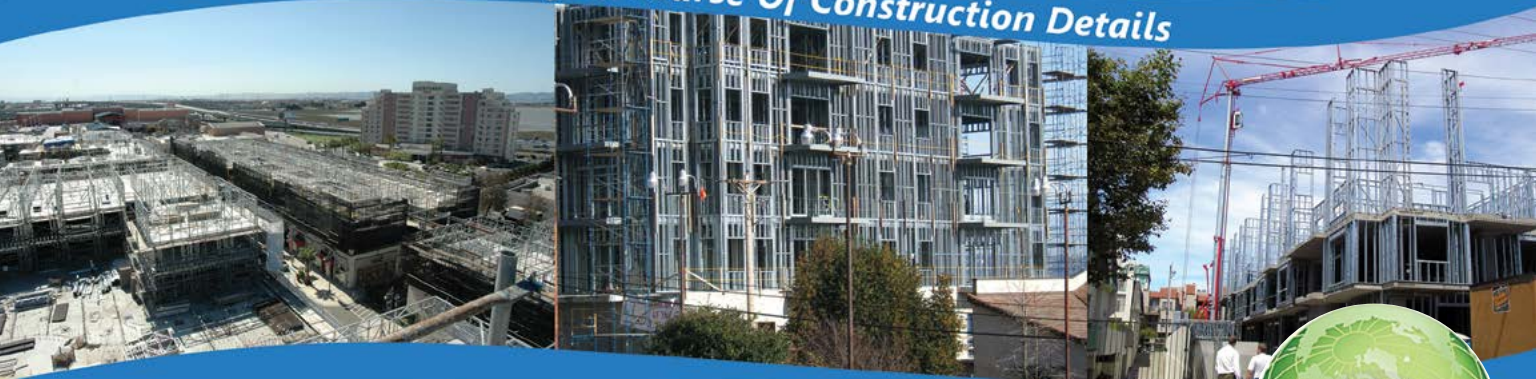
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## **17-Story 309-Room Denny Triangle Area Residential Hotel Development Receives Conditional DNS Approval**

*SEATTLE*

A commercial development, planned for a site located at 924 Howell Street in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 17-story hotel containing 209 guest rooms and ground-level retail and restaurant space. Plans include below-grade parking for 149 vehicles. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Navin Dimond of PNW Suites LLC (Stonebridge Cos). For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

## **6-Story 144-Unit Central Area Mixed-Use Apartment-Retail Development In Design Phase**

*SEATTLE*

A mixed-use residential and retail project, planning for a site located at 2220 East Union Street in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 6-story, 144-unit apartment building with 11,600 square feet, ground-level retail space.

Parking will be located at and below-grade for 109 vehicles. Plans will require rezoning of a 29,000 square foot portion of the land. Construction will require the demolition and removal of existing structures on the site. The applicant for this project is East Union 22 LLC (Lake Union Partners).

## **28,000 SF Burien Area Medical Center Project In Line For DNS Approval**

*BURIEN*

A medical development, planned for a site located at 140 SW 146th Street in the Burien area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 28,000 square foot medical facility. Plans include landscaping and associated parking. The city of Burien, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Group Health. For additional information on this project, contact the applicant's contact, Kris Paulson of CollinsWoerman, at 206-245-2100.

## **24-Story 320-Unit Belltown Area Mixed-Use Residential-Retail Development In Early Design Phase**

*SEATTLE*

A mixed-use residential and retail project, in planning for a site located at 210 Wall 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 24-story tower with 320 residential dwelling units and 9,800 square feet, ground-level retail space. Plans include below-grade parking for 260 vehicles. The applicant for this project is Derek Bottles of AvalonBay Communities.

## **71-Room First Hill Area Congregate Residence Conversion Project In Application Phase**

*SEATTLE*

A residential development proposed for a site located 423 Terry Avenue in the Seattle area, is the subject of a recent application. The developers have requested permission to change the use of an existing 33-unit apartment building to a congregate residence containing 71 sleeping rooms and 44 small efficiency dwelling units. Plans call for construction of a 700 square foot below-grade addition. No parking is proposed. The city of Seattle has received this request from the applicant, who is Bradley Padden of Sharkey Padden Investment LLC and 423 Terry Partners LLC.

## **9-Lot North Seattle Area Residential Subdivision Development In The Works**

*SEATTLE*

A residential subdivision project, proposed for a property located at 526 North 105th Street in the Seattle area, is the subject of a recent application. The developers have requested permission to divide the property into 9 single-family residential building lots. The lots will be used for the construction of residential units under a separate project order. The city of Seattle has received this request by the applicant, who is Steve Nielsen of 105th LLC. For additional information on this project, contact the applicant's contact, Brandon Winters, at 206-297-0996.

## **3,500 SF Rainier Beach Area Basketball Court Addition Receives DNS Approval**

*SEATTLE*

A community development, planned for a site located at 9065 Martin Luther King Junior Way South in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 3,500 square foot basketball court in an environmentally critical area. The city of Seattle has issued the permitting to the applicant, who is MannyJutz. The project will be known as Flock Christian Church.

## **7-Story 60-Unit Seattle Area Mixed-use Residential-Retail Development In Design Phase**

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## SEATTLE

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A mixed-use residential and retail project, in planning for a site located at 5001 Brooklyn 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 with 60 residential dwelling units and 1,500 square feet, ground-level retail space. Plans call for a rezone of 5,000 square feet from NR 3 to NC 3-65. The applicant for this project is Tyson Alexander of Xander Real Holdings LLC. Construction will require the demolition and removal of an existing structure on the site. For additional information on this project, contact Michael Dorcy at 206-615-1393.

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

#### VANCOUVER

---

A residential development, proposed for a 1.88-acre site located at 6013 NE 63rd Street in the Vancouver area, is the subject of a pre-application conference. The developers have requested permission to construct 22 apartment dwelling units in a zone R-12 area. The project will be known as N.E. 63rd Street Apartments. For additional information on this project, contact the applicant's contact, PLS Engineering, at

360-944-6519.

### **17,000 SF Yakima Area Daycare Center Project In Line For DNS Approval**

#### YAKIMA

---

A community development, planned for a site located at 5301 Tieton Drive in the Yakima area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 17,000 square foot daycare center with 46 parking spaces. The city of Yakima, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Catholic Bishop of Yakima Corp. The project will be known as Catholic Family and Child Care Services New Early Learning Center.

### **3-Story 8-Unit Capitol Hill Area Residential Townhouse Project In Design Review Phase**

#### SEATTLE

---

A residential townhouse development, in planning for a site located at 711 Federal 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 3-story building with eight townhouse dwelling units. Plans include parking for six vehicles. Construction will require the demolition and removal of an existing structure on the site. The city of Seattle has issued

a re-notice of a streamlined design review. The applicant for this project is Michael Pollard of Isola Builders. For additional information on this project, contact the applicant's contact, Peter Tallar, at 206-367-1382.

### **256-Unit Olympia Area Residential Development In Application Phase**

#### OLYMPIA

---

A residential apartment project, proposed for a site located at 8525 Pacific Avenue in the Olympia area, is the subject of a recent application. The developers have requested permission to construct a two-phase multi-family development including 256 dwelling units, recreation amenities, site lighting, bicycle parking, utility improvements and landscaping. Thurston County has received this request from the applicant, who is Union Mills Pacific Village. For additional information on this project, contact the applicant's contact, Chad Roraback, at 4621 Lacy Boulevard SE, Lacey, WA 98503, or call 360-786-5472.

### **5-Story 61-Unit University Village Area Mixed-Use Residential-Retail Project In Design Phase**

#### SEATTLE

---

A mixed-use residential and retail project, in planning for a site located at 4516 Union Bay Place 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 5-story building with 61 residential dwelling units above 2,300 square feet retail space. Work will take place in an environmentally critical area. Parking for 115 vehicles will be located at and below-grade. Construction will require the demolition and removal of existing structures on the site.

### **66,000 SF Everett Area Kindergarten Facility Development In Hearings Stage**

#### EVERETT

---

A school development, planned for a property located at 11401 Beverly Park Road 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 a 66,000 square foot kindergarten center to the existing Fairmount Elementary School campus. Snohomish County has issued a notice of open record hearing to the Mukilteo School District. The project will be called Fairmount Kindergarten Center. For additional information on this project, contact the applicant's contact, Nancy Josephson of Mukilteo School District, at josephsonnr@mukilteo.wednet.edu, or call 425-356-1259.



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