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Delivered monthly to the Contractors & Subs of Washington State

August 2016



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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: View From Over Port Orchard looking toward Bremerton's Puget Sound Naval Shipyard

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36-Lot Edmonds Area Residential Subdivision Receives DNS Approval

EDMONDS

A residential subdivision development, slated for a site located at the intersection of 160th Street SW and 59th Avenue West in the Edmonds area, has been issued a determination of non-significance. The action will allow the developers to divide the site into 36 single-family residential building lots. Snohomish County has issued the permitting to the owner, who is Bradshaw Inc. The project will be called Lund's Meadows Division I. For additional information, contact the applicant's contact, George Bradshaw, at 911 Cary Road, Edmonds, WA 98020, or call 425-388-3311, extension 2637.

4,500 SF Bothell Area Chick-Fil-A Restaurant Development In The Works

BOTHELL

A retail project, proposed for a .96-acre lot within an existing shopping center located at 22833 Bothell-Everett Highway in the Bothell area, is the subject of a recent application received by the city of Bothell. The developers have requested permission to construct a 4,500 square foot, single-story fast-food restaurant with an associated drive-thru. Construction will require the demolition and

removal of an existing building on the site. The project will be known as Chick-fil-A Bothell. For additional information, contact the applicant's contact, Edward Hale of 4G Development Consulting at 858-408-1894.

17-Unit Kenmore Area Residential Townhouse Project In Application Phase

KENMORE

A residential townhouse development, proposed for a .7-acre site located at 6452 NE 181st Street in the Kenmore area, is the subject of a recent application. The developers have requested permission to construct 17 townhomes on the site zoned for community business. The city of Kenmore has received this request from the applicant who is Elysian Development. For additional information, contact the applicant's contact, Mark Wierenga of Vandervort Architects, at 206-784-1614.

16,300 SF Bellingham Area Refrigerated Loading Dock Development In Line For DNS Approval

BELLINGHAM

An industrial project planned for a site located at 2825 Roeder Avenue in the Bellingham area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 16,300 square foot refrigerated



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loading dock within a developed industrial site. Plans call for fill and grade of approximately 1,200 cubic yards. The city of Bellingham, using the optional SEPA process, is expected to issue the required permitting. Construction will require the demolition and removal of an existing loading dock on the site. For additional information, contact the applicant's contact, Michael Smith, architect, t 360-220-1089.

112-Unit West Seattle Area Mixed-Use Apartment-Retail Development In Early Design Phase

SEATTLE

A mixed-use residential and retail project, in planning for a site located at 2749 California Avenue SW in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 4-story apartment building with 112 dwelling units above retail space. Plans include below-grade parking for 152 vehicles.

The applicant for this project is Tom Lee of 2741 California Ave LLC (Madison Development Group). Construction will require the demolition and removal of an existing structure on the site. For additional information, contact the applicant's contact, Sean Ludviksen, at 206-834-3828.

6-Story 137-Unit Seattle Area Residential Apartment Project In Design Phase

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 with 137 dwelling units and parking for 78 vehicles. The applicant for this project is Bradley Karvasek of EQR-Madison LLC (Equity Residential). For additional information, contact the

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

6-Story 45-Unit Seattle Area Mixed-Use Residential-Retail Development In The Works

SEATTLE

A mixed-use residential and retail development, proposed for a site located in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 6-story building containing 45 residential dwelling units above 3,200 square feet, ground-level retail space. Plans include below-grade parking for 13 vehicles. The city of Seattle has received this request from the applicant, who is Sloan Richie of 18Pike LLC. Construction will require the demolition and removal of a portion of an existing structure on the site. For additional information, contact the applicant's contact, Aaron Swain, at 206-344-5700.

9-Unit Ballard Area Residential Townhouse

Project In Design Review Phase

SEATTLE

A residential townhouse development, in planning for a property located at 8015 15th Avenue NW 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 nine townhouse dwelling units in three buildings. Plans include parking for nine vehicles. The applicant for this project is Todd Leabman of Sage Homes Northwest LLC. Construction will require the demolition and removal of existing structures on the site. For additional information, contact the applicant's contact, Julian Weber, at 206-953-1305.

7-Story 72-Unit Capitol Hill Area Mixed-Use Apartment-Retail-Restaurant Development In Early Design Phase

SEATTLE

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in planning for a site located at 1208 Pine Street in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 7-story building containing 72 apartment dwelling units above 6,000 square feet, ground-level retail space. Plans call for a 3,200 square foot rooftop restaurant. Parking will be provided below-grade for up to 35 vehicles. The applicant for this project is Melynda Retallack of Solterra Architecture. For additional information, contact Ms. Retallack at 503-501-5277.

14-Lot Port Orchard Area Residential Subdivision

Project In Line For DNS Approval

PORT ORCHARD

A residential subdivision development, planned for a 3.85-acre land parcel located at 1125 Lidstrom Road SE in the Port Orchard area, is in line to be issued a determination of non-significance. The developers have requested permission to divide the site into 14 single-family residential building lots. Kitsap County, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Sound Developers Group. The project will be known as Pros Pine preliminary plat. For additional information, contact the applicant's

contact, David Bannon of Bannon Engineering, at 360-598-1501.

Bellevue Area Daycare-School Remodel Project Receives DNS Approval

BELLEVUE

A remodel project slated for a property located at 2227 112th Avenue NE in the Bellevue area, has been issued a determination of non-significance. The action will allow the developers to convert an office building into an elementary school and daycare facility. Phase one will be construction of the daycare on the first floor. Phase two calls for construction of the elementary school on the second floor. Plans include tenant

improvements to modify the interior and modest exterior changes including window replacements. Rebuilding a portion of the roof and installing new wood siding will be necessary. The city of Bellevue has issued the permitting. The project will be known as Carrol Building daycare and school. For additional information, contact the applicant's contact, Kevin Broderick of Broderick Architects, at 206-682-7525.

11-Story 1.4 MM SF Seattle Area Convention Center Expansion Project In Design Phase Hearings

SEATTLE

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development, planned 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 an 11-story, 1.4 million-square-foot convention center with below-grade parking for up to 742 vehicles. Plans call for street and alley vacations. Construction will require the demolition and removal of all existing structures on the site. This project is part of a planned community development with two other separate project orders. A determination of non-significance has been prepared by Washington State

Convention Center. The applicant for this project is Pine Street Group LLC. For additional information, contact the applicant's contact, Jessica Miller, at 206-684-9218.

6-Story 187,300 SF Seattle Area Office Building Project In Design Phase

SEATTLE

An office development, in planning for a site located at 609 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 6-story, 187,300 square foot office building. Below-grade parking will

accommodate up to 221 vehicles. An addendum to the South Lake Union height and density environmental impact statement is being prepared. The applicant for this project is Ada Healey of City Investors XII LLC. For additional information, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

Vancouver Area Industrial-Commercial Project In The Works

VANCOUVER

A commercial development proposed for a site located at 514 NE 112th Avenue in the Vancouver area, is the subject of a notice of pre-application conference issued by the city of Vancouver. The developers have detailed plans to construct two industrial and commercial buildings and a parking lot. The applicant for this project is BMP Design. For more information on this project, contact BMP Design at 360-433-9860.

4-Story 30-Unit Seattle Area Mixed-Use Residential-Retail Development In Early Design Phase

SEATTLE

A mixed-use residential and retail development, in planning for a site located at 4354 South Henderson Street in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers

have requested permission to construct a 4-story building with 30 residential dwelling units above 1,600 square feet of retail space. Plans include parking for 10 vehicles located within the structure. The applicant for this project is Ted Saedi. For additional information, contact the applicant's contact, Jeremy Rene, at 206-721-1424.

6-Story 60-Unit Capitol Hill Area Mixed-Use Residential-Retail Project Receives Conditional OK

SEATTLE

A mixed-use residential and retail development, proposed for a site located at 601 East Pike Street in the Seattle area, is the subject of a request to construct a 6-story building containing 60 residential dwelling units and will feature ground-level retail space. Plans include a below-grade parking garage for 21 vehicles. The city of Seattle has placed conditions on this project by Brian Heather of Solterra Pike LLC. For additional information, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-381-4718.

4,200 SF Bellevue Area McDonalds Restaurant Rebuild Receives DNS Approval

BELLEVUE

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Avenue SE in the Bellevue area, has been issued a determination of non-significance. The action will allow the developers to construct a 4,200 square foot McDonald's restaurant. Plans include 44 parking stalls and associated landscaping. The city of Bellevue has issued a re-notice of decision and a determination of non-significance. Construction will require the demolition and removal of an existing 4,600 square foot McDonald's structure on the site. The owner for this project is McDonald's USA LLC. The project will be called McDonald's Eastgate rebuild. For additional information, contact the applicant's contact, Ivana

Halvorsen of Barghausen Consulting Engineers, at ihalvorsen@barghausen.com, or call 425-251-6222.

6-Story 78-Unit Seattle Area Mixed-Use Residential & Live-Work Development In Application Phase

SEATTLE

A mixed-use residential and commercial development, proposed for a site located at 836 NE 66th Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 6-story building containing 75 small efficiency dwelling units and three live-work units. No parking is

proposed. The city of Seattle has received this request from the applicant, who is Dave Biddle of Blueprint 836 LLC. For additional information, contact the applicant's contact, Tim Carter, at 206-693-3133.

14-Unit West Seattle Area Residential Project In Hearings Stage

SEATTLE

A residential development planned for a site located at 3601 Fautleroy Avenue SW in the Seattle area, is the subject of hearings by the Seattle Hearing examiner. The hearings are being held to discuss a request to construct 14 single-family residences in an environmentally critical area. Plans call for parking for 28 vehicles located within the structures. The applicant for this project is Julian Prossor of Inhabit LLC. For more information on this project, contact Ms. Prossor at 206-780-6018.

6-Story 204-Unit Bellevue Area Mixed-Use Residential-Retail Development In Line For DNS Approval

BELLEVUE

A mixed-use residential and retail development, proposed for a site located at 1375 121st Avenue NE in the Bellevue area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 6-story story building containing 204

residential dwelling units and ground-level retail space. Plans show three levels of below-grade parking for up to 231 vehicles. The city of Bellevue, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is PPF AMLI 121st Avenue NE LLC. The project will be known as Spring District Parcel 17. For additional information, contact the applicant's contact, John Hall of GGLO, at jhall@gglo.com or call 206-902-5508.

42-Story 442-Unit Denny Triangle Area Mixed-Use Residential-Retail Project In Design Phase

SEATTLE

A mixed-use residential and retail development, proposed for a site located at 2014 Fairview 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 42-story tower containing 442 residential dwelling units and 9,300 square feet, ground-level retail space. Below-grade parking for 308 vehicles will be provided. The applicant for this project is Hermann Nuessler of Bosa Properties. Construction will require the demolition and removal of an existing structure on the site. For additional information, contact the applicant's contact, Jon O'Hare, at 425-301-9541.

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15-Story Belltown Area Office-Retail Development In Application Phase

SEATTLE

An Urban Visions commercial development, proposed for a site located at 1516 Second Avenue in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 15-story building with 154,200 square feet office and two floors retail space. Plans include below-grade parking for 161 vehicles. An addendum to the Downtown Height and Density Changes Environmental Impact Statement is being prepared. The city of Seattle has received this request from the applicant, who is Chromer Building LLC. Construction will require the demolition and removal of an existing structure on the site. For additional information, contact the applicant's contact, Jon O'Hare, at 425-301-9541.

17-Lot Vancouver Area Residential Subdivision Project In Line For DNS Approval

VANCOUVER

A residential subdivision development, planned for a site located at 13509 NE 44th Street in the Vancouver area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 17-lot

infill subdivision. The city of Vancouver, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is DL Design Group. The project will be known as the 136th Avenue subdivision. For additional information, contact the applicant's contact, Irina Leschuk of DL Design Group, at iml@dleng.net, or call 503-644-4628.

17-Unit Interbay Area Residential Townhouse Development In Early Design Phase

SEATTLE

A residential townhouse project, in planning for sites located at 3406, 3410 and 3416 15th 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 a six structure complex containing a total of 17 dwelling units. Plans call for on-site surface parking for 15 vehicles. Three other project orders are functionally related for pedestrian and vehicle access, pending a lot boundary adjustment. The applicant for this project is Isola Builders. For additional information, contact the applicant's contact, Jonathan Lemons, at 206-306-5952.

7-Story 128-Unit Lower Queen Anne Area Residential Development In Early Design Phase

SEATTLE

A residential project, in planning for a site located at 203 West Republican Street in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 7-story building with 128 residential dwelling units and below-grade parking for 55 vehicles. Work will require a contract rezone of 14,400 square feet of land from NC3-65 to NC3-85. The applicant for this project is Jenny Anderson. For additional information, contact the applicant's contact, Vincent Ferrese, at 206-661-6149.

20-Lot Edmonds Area Residential Subdivision Project Receives DNS Approval

EDMONDS

A residential subdivision development slated for a 9.52-acre property located at 16101 60th Avenue West in the Edmonds area, has been issued a determination of non-significance. The action will allow the developers to divide the property into 20 single-family residential building lots. Snohomish County has issued the permitting to the applicant, who is Kathleen Barrett. The project will be known as Lunds's Meadows Division II. For additional information, email stacey.

abbott@snoco.org or call 425-388-3311, extension 2637.

38-Story 424-Unit Denny Triangle Area Mixed-Use Apartment-Retail Development In The Works

SEATTLE

A mixed-use residential and retail development, proposed for a site located at 1800 Terry Avenue in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 38-story tower containing 424 residential apartment dwelling units and 6,500 square feet, ground-level retail space. Plans call for below-grade parking for 259 vehicles. The city of

Seattle has received this request from the applicant, who is Matt Aatai of Seawest Investment Associates. Construction will require the demolition and removal of existing structures on the site. For additional information, contact the applicant's contact, Harold Moniz, at 206-245-2016.

89-Unit Seattle Area Residential Townhouse Project In Application Phase

SEATTLE

A residential townhouse development, proposed for a site located at 2101 NE 88th Street in the Seattle area, is the subject of a recent application. The developers



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have requested permission to construct 89 townhouse structures. Plans call for parking for 48 vehicles. The city of Seattle has received this request from the applicant, who is Lisabeth Soldano of 23rd Ave NE Townhomes LLC (Intracorp). Construction will require the demolition and removal of existing structures on the site. For additional information, contact the applicant's contact, Chris Jones, at 206-933-1150.

Wenatchee Area Industrial Shop Project In Line For DNS Approval

WENATCHEE

An industrial development, planned for a site located at 114 Walla Walla Avenue in the

Wenatchee area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a light-industrial assembly shop. The city of Wenatchee, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Schmitt Electric. For additional information, contact the applicant's contact, David Freimuth of Freimuth Group Architects at 509-663-5899.

15-Story Seattle Area Office-Retail Development Subject Of A Revised Application

SEATTLE

An Urban Visions commercial project,

proposed for a site located at 1516 Second Avenue in the Seattle area, is the subject of a revised application... The developers have requested permission to construct a 15-story building with 154,200 square feet office above two floors of retail space. Plans include below-grade parking for 161 vehicles. An addendum to the Downtown Height and Density Changes EIS is being prepared. Construction will require the demolition and removal of an existing structure and adjacent parking lot on the site. The city of Seattle has received this request from the applicant, who is Chromer Building LLC. For additional information,

contact the applicant's contact, Jon O'Hare, at 425-301-9541.

14-Unit Fremont Area Residential Apartment Project In Early Design Phase

SEATTLE

A residential development, in planning for a site located at 3623 Fremont 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, 5-story apartment buildings containing a total of 14 dwelling units. Plans include surface parking for three vehicles. The applicant for this project is Scott McDonald of

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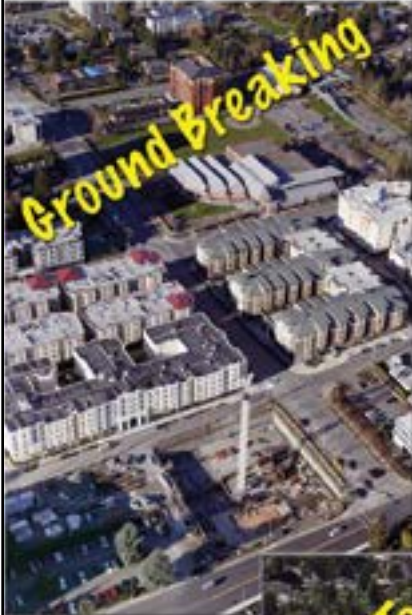
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Claremont Partners LLC. Construction will require the demolition and removal of existing structures on the site. For additional information, contact the applicant's contact, Jonathan Lemons, at 206-306-5952.

6-Story 29-Unit Seattle Area Mixed-Use Residential-Retail Development In The Works

SEATTLE

A mixed-use residential and retail development, proposed for a site located at 831 NE 66th Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 6-story building with 29 small efficiency dwelling units and 700 square feet of retail space. No parking is proposed. The city of Seattle has received this request from the applicant, who is Kathy Chen of Rainier 86 LP. Construction will require the demolition and removal of an existing structure on the site. For additional information, contact the applicant's contact, Warren Pollock, at 206-992-6886.

9-Unit Ballard Area Residential Townhouse Project In Design Review Phase

SEATTLE

A residential townhouse development, in planning for a site located at 8023 15th Avenue NW 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 nine townhouse dwelling units in three buildings. Plans include parking for nine vehicles. The applicant for this project is Todd Leabman. Construction will require the demolition and removal of existing structures on the site. For additional information, contact the applicant's contact, Julian Weber at 206-953-1305.

4-Story 36-Unit Capitol Hill Area Mixed-Use Residential-Commercial Project In Design Phase

SEATTLE

A mixed-use residential and retail development, proposed for a site located at 121 15th 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 with 36 residential dwelling units and 1,400 square feet of ground-level commercial space. The applicant for this project is Seattle RE Holdings LLC. Construction will require the demolition and removal of an existing surface parking lot on the site. For additional information, contact the applicant's contact, David May at 206-367-1382, extension 103.

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Area Residential Apartment Project In Early Design Phase

SEATTLE

A residential development, in planning for a property located at 9021 17th Avenue SW in the Seattle area, is working its way through the city of Seattle's design guidance-review process.

The developers have requested permission to construct a 4-story building containing 32 dwelling units. Plans include parking for 32 vehicles located within the structure. The applicant for this project is Matt King. Construction will require the demolition and removal of an existing single-family residence on the site. For additional information, contact the applicant's contact, Robert Guyt at 360-362-1422.

10-Lot Walla Walla Area Residential Subdivision Project Receives Mitigated DNS Approval

WALLA WALLA

A residential subdivision development, slated for a 4-acre site located east of Austin Street and Cottonwood Road in the Walla Walla area, has been issued a mitigated determination of non-significance. The action will allow the developers to divide the site into 10 single-family residential building lots. The city of Walla Walla has issued the permitting to the applicant, who is Iron Gate LLC. The project will be known as

Iron Gate subdivision. For additional information, contact the applicant's contact, Rick Voth of Voth Construction, at 509-301-1234.

2-Story 5,200 SF Seattle Area Office Building Development Granted Conditional Approval

SEATTLE

An office project, planned for a site located at 114 NW Canal Street in the Seattle area, has been granted a conditional shoreline substantial development permit by the city of Seattle. The developers have plans to construct a 2-story, 5,200 square foot office. Plans do not include parking. The applicant for this project is Ben Graham. Construction will require the demolition and removal of an existing single-family residence on the site. For additional information, contact the applicant's contact, Mike Mora at 206-841-3436.

9,600 SF Spanaway Area Religious Facility Development In Line For DNS Approval

SPANAWAY

A religious facility planned for a site located at 401 176th Street East in the Spanaway area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 9,600 square foot multi-purpose religious building. Plans include parking for 57

vehicles and associated landscaping. Pierce County, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Fred Toailoa. Future construction will include a 7,200 square foot sanctuary. The project will be known as Southside Samoan Seventh-day Adventist Church. For additional information, contact the applicant's contact, Robert Richards, at 2108 Griffin Ave., Enumclaw, WA 98022, or call 253-350-2407.

5-Story Vancouver Area Waterfront Hotel-Residential Development In The Works

VANCOUVER

A mixed-use residential

and hotel development, proposed for a site located east of Grant Street in the Vancouver area, is the subject of a recent application. The developers have requested permission to construct a 5 or 6-story hotel with 117 guest rooms, 40 apartment dwelling units and associated parking. The city of Vancouver has issued a notice of pre-application conference. The applicant for this project is Otak Inc. The project will be called Indigo Hotel. For more information on this project, contact Otak Inc. at 360-737-9613.

128-Unit Kirkland Area Mixed-Use Residential-Commercial Project

Receives DNS Approval

KIRKLAND

A mixed-use residential and retail development, proposed for a site located at 151 Third Street in the Kirkland area, has been issued a determination of non-significance. The action will allow the developers to construct 128 residential dwelling units and commercial space. Plans call for associated parking. The city of Kirkland has issued the permitting to the applicant, who is Kirkland Main Streep LP. The project will be called Park Lane. For additional information, contact the applicant's contact, Johnson Braund at 206-766-8300.

7-Story 36-Unit Seattle Area Mixed-Use Residential-Retail Development In The Works

SEATTLE

A mixed-use residential and retail development, proposed for a site located at 1320 University Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 7-story building containing 4,900 square feet of retail space with 36 residential dwelling units. Plans call for below-grade parking for 13 vehicles. The city of Seattle has received this request from the applicant, who is Eric Cyzner of Cyzner Properties.



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FRAMING THE BOXCAR...

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

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



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



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

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

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

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

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

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

A summary of the framing progress on the Boxcar Apartments

PRE-FRAMING: Site Prep, Footings, Parking Levels



May 1



May 15



June 15



August 15

FRAMING START:

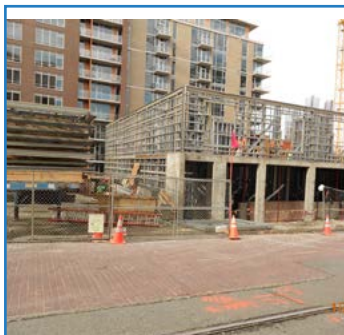
First floor frame modules
September 28



Second floor pan & floor pouring
October 12



Second floor frame modules
October 15



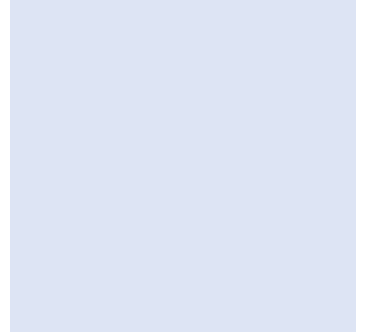
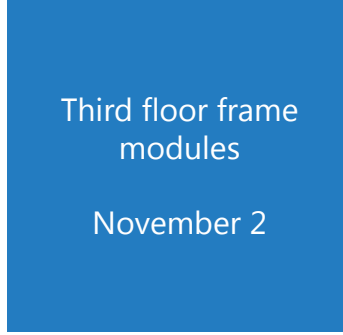
Third floor pan & floor pouring

October 22



Third floor frame modules

November 2



Fourth floor pan & floor pouring

November 5



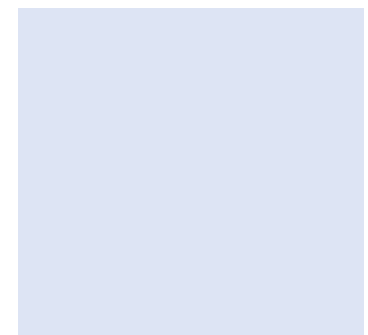
Fourth floor frame modules

November 12



Fifth floor pan & floor pouring

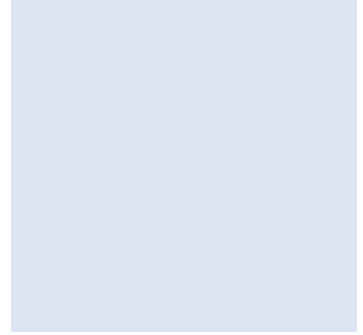
November 15



Fifth floor frame modules
November 21



Sixth floor pan & floor pouring
December 5



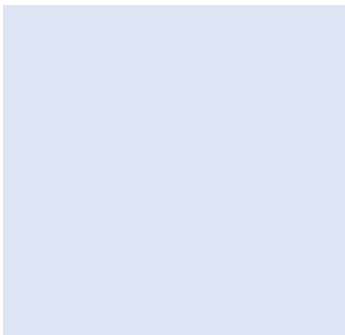
Sixth floor frame modules
December 11



Seventh floor pan & floor pouring
December 17



Seventh floor frame module
December 28



Framing finish: Roof level pan & roof pouring
December 31



About IGB Systems Framing System:

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- **QUIETER:** STC sound suppression of up to 66 db
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Construction will require the demolition and removal of an existing structure on the site. For additional information, contact the applicant's contact, Gavin Erickson at 206-365-1230, extension 213.

4-Story 95,000 SF Seattle Area Interbay Warehouse Project In Application Phase

SEATTLE

An industrial development proposed for a site located at 1561 West Armory Way in the Seattle area, is the subject of a recent application received by the city of Seattle. Plans outline construction of a 95,000 square foot warehouse with surface parking for 35 vehicles. The applicant for this project is Charles Wathen of Interbay Urban Investors LLC. For additional information, contact the applicant's contact, Linda Mallin at 206-324-4800.

4-Story 83-Unit Bellingham Area Residential Apartment Development In Line For DNS Approval

BELLINGHAM

A residential project planned for a property located at 775 Telegraph Road in the Bellingham area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 4-story apartment building with 83 dwelling units. Plans call for 123 parking stalls. The city of Bellingham, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Telegraph Holdings LLC. For additional information, contact the applicant's contact, Fred Wagner Grinstad & Wagner Architects at 360-676-9501.

6-Story 23-Unit North Seattle Area Residential Development In Design Review Phase

SEATTLE

A residential project, in planning for a site located at 1109 North 92nd 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 23 small efficiency dwelling units. The applicant for this project is Liat Arama of Opex Investments LLC. Construction will require the demolition and removal of an existing single-family residence and detached garage on the site. For additional information, contact the applicant's contact, Shaun Novion at 206-361-6133.

41-Story 364-Unit Denny Triangle Area Mixed-Use Residential-Commercial Project In Design Review Phase

SEATTLE

A mixed-use residential and retail development, proposed for a site located at 1200 Howell 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 41-story tower containing 364 residential dwelling units

above ground-level retail space. Plans call for an upper-level restaurant and parking for 75 vehicles. The applicant for this project is Terry Bendrick of 1200 Howell Street LLC (The Burrard Group). For additional information, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

6-Story 74-Unit Seattle Area Mixed-Use Residential-Retail Development Receives Conditional DNS Approval

SEATTLE

A mixed-use residential and retail development, proposed for a site located at 4700 Brooklyn Avenue NE in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct 6-story building with 74 residential dwelling units above 5,900 square foot, ground-level retail space. Plans include below-grade parking for 37 vehicles. The city of Seattle has issued the permitting,

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with conditions, to the applicant, who is Eran Fields of FH Brooklyn LLC (Fields Holdings). Construction will require the demolition and removal of existing structures on the site. For additional information, contact the applicant's contact, Andrew Kluess at 206-367-1382.

12-Story 582,000 SF South Lake Union Area Office & Retail Development Progressing

SEATTLE

A commercial project, planned for a site located at 333 Dexter Avenue North in the Seattle area, is the subject of a request to construct two 12-story buildings with 582,000 square feet office and 13,200

square feet, ground-level retail space. Plans call for below-grade parking for up to 833 vehicles. A notice of adoption of final environmental impact statement and availability off addendum has been issued by the city of Seattle. Construction will require the demolition and removal of an existing 150,000 square foot building on the site. For additional information, contact the applicant's contact, Jodi Patterson-O'Hare at 425-681-4718.

5-Story 20-Unit Capitol Hill Area Residential Apartment Project In The Works

SEATTLE

A residential

development proposed for a site located at 614 13th Avenue East in the Seattle area, is the subject of a revised application received by the city of Seattle. The developers have requested permission to construct a 5-story building containing 20 apartment dwelling units. The city of Seattle has received this request from the applicant, who is Robert Hardy of 614 13th Ave. E LLC. Construction will require the demolition and removal of an existing structure on the site. For additional information, contact the applicant's contact, Bradley Khouri at 206-297-1284.

45-Lot Renton Area Residential Subdivision Project Receives Mitigated DNS Approval

RENTON

A residential subdivision development, slated for 6.07-acre site located at 14207 Maple Valley Highway in the Renton area, has been issued a mitigated determination of non-significance. The action will allow the developers to divide the site into 45 residential building lots. The lots will be used for future construction of attached two and 3-unit buildings. The city of Renton using the optional SEPA process is expected to issue the required permitting to the applicant, who is Barghausen Consulting Engineers. The project will be known as Elliott Farms Preliminary Plat. For additional

information, contact the applicant's contact, Ivana Halvorsen of Barghausen Consulting Engineers at 425-251-6222.

2-Story 10,000 SF Addition To Queen Anne Area Assisted-Living Facility In Application Phase

SEATTLE

An addition to a residential development, proposed for a site located at 11 West Aloha Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 2-story, 10,000 square foot addition to an existing assisted-living facility. The city of Seattle has received this request from the applicant, who is Mary Cordts of Bayview Retirement Community. For additional information, contact the applicant's contact, Julie Lawton at 206-419-6230.

10-Lot Edmonds Area Residential Subdivision Project Receives DNS Approval

EDMONDS

A residential subdivision development, slated for a 1.87-acre site located at 15921 60th Avenue West in the Edmonds area, has been issued a determination of non-significance. The action will allow the developers to divide the site into 10 single-family residential building lots. Snohomish County has issued the permitting to the applicant, who is Richard Gawronski.

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7-Story Vancouver Area Mixed-Use Residential-Retail Development In The Works

VANCOUVER

A mixed-use residential and retail development, proposed for a site located at Columbia Way and Grant Street in the Vancouver area, is the subject of a pre-application conference. The developers have plans to construct a 7-story retail and residential complex with associated parking. The applicant for this project is HDJ-A Division

of PBS. The project will be known as Vancouver Waterfront Block 8. For further information on this project, contact HDJ Design Group at 360-695-3488.

4-Story 31-Unit Seattle Area Mixed-Use Apartment-Retail Development In Application Phase

SEATTLE

A mixed-use residential and retail development, proposed for a site located at 2914 South McClellan Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 4-story low-income apartment building containing 31

residential dwelling units plus ground-level retail space. The city of Seattle has received this request from the applicant, who is Mike Rooney of Mount Baker Housing Association. Construction will require the demolition and removal of an existing structure on the site and five apartment buildings will remain. For additional information, contact the applicant's contact, Emily Wheeler at 206-322-3322.

U District Light Rail Station Development Subject Of A Revised Application

SEATTLE

A transportation project proposed for a site

located at 4300 Brooklyn Avenue NE in the Seattle area is the subject of a revised application received by the city of Seattle. The developers have requested permission to allow a light rail transit facility with entrances on Brooklyn Avenue NE at NE 43rd Street and the east side of Brooklyn Avenue NE, south of the Neptune Theatre. A final environmental impact statement and the Northgate Link final supplemental EIS has been prepared by Sound Transit. For additional information, contact the applicant's contact, Kym Williams at 206-398-5156.

8-Story 325-Unit First Hill Area Mixed-Use

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Residential-Retail Project In Hearings Stage

SEATTLE

A mixed-use residential and retail development, proposed for a site located at 1001 James Street in the Seattle area, is the subject of hearings by the Seattle hearing examiner. The hearings are being held to discuss a request to construction an 8-story apartment building with 325 residential dwelling units and 5,700 square feet of ground-level retail space. Plans call for below-grade parking to accommodate 286 vehicles. The applicant for this project is Jeremiah Jolicoeur of Alliance Realty Partners LLC. Construction will require the demolition

and removal of an existing apartment building on the site. For additional information, contact the applicant's contact, Vincent Ferrese at 206-661-6149.

44-Lot Vancouver Area Residential Subdivision Project In Line For DNS Approval

VANCOUVER

A residential subdivision development, planned for an 11.67-acre property located at the southwest corner of NE 182nd Avenue and NE 81st Circle in the Vancouver area, is in line to be issued a determination of non-significance. The developers have requested permission to divide the property into 44 single-family

residential building lots. Clark County, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Fifth Plain Creek LLC. The project will be known as 5th Plain Creek subdivision phase three. For additional information, contact the applicant's contact, Olson Engineering at 360-695-1385.

7-Story 201-Unit Roosevelt Area Mixed-Use Apartment-Retail Development In Design Review Stage

SEATTLE

A mixed-use residential and retail development, in planning for a site

located at 6516 12th 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 containing 201 residential dwelling units above retail space. Plans include below-grade parking for 140 vehicles. The applicant for this project is Jon Breiner of Roosevelt Development Group 2 LLC. Construction will require the demolition and removal of existing structures on the site. For additional information, contact the applicant's contact, Jodi Patterson-O'Hare at 425-681-4718.

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Olympia Area Assisted-Living Centers Development In The Works

OLYMPIA

A nursing center project proposed for a property located at 3523 Seventh Avenue SW in the Olympia area is the subject of a recent application. The developers have requested permission to construct a single-story, 45-unit memory care center with 57-beds and a 3-story, 96,900 square foot assisted-living center with 96-units and 120-beds. Plans include dining areas, courtyards and recreational spaces. Plans also call for 101 onsite parking stalls. The city of Olympia has received this request by the owner, who is Cascadia Senior Living & Development. The project will be known as Fieldstone Memory Care. For additional information, contact the applicant's contact, Justin Younker of Cascadia Senior Living & Development, at 509-426-2756.

14-Story 69-Unit South Lake Union Area Mixed-Use Residential-Office-Retail Project In Design Phase

SEATTLE

A mixed-use residential and commercial development, 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, 146,000 square feet office and 2,500 square feet retail space. Plans include below-grade parking for 214 vehicles and one vehicle at-grade. An addendum to the South Lake Union environmental impact statement is being prepared. The applicant for this project is City Investors (Vulcan Real Estate). Construction will require the demolition and removal of an existing structure on the site. For additional information, contact the applicant's contact, Jodi Patterson-O'Hare at 425-681-4718.

14-Unit Seattle Area Residential Townhouse Project Receives DNS Approval

SEATTLE

A residential townhouse development, slated for sites located at 7425 and 7433 Fourth Avenue NE in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct two, 3-story buildings containing a total of 14 dwelling units. Plans call for surface parking for 14 vehicles. The city of Seattle has issued the permitting to the applicant, who is Michael Pollard of Seattle Land Use Company. For additional information, contact the applicant's

contact, Peter Tallar at 206-367-1382.

15,000 SF Poulsbo Area Industrial Marijuana Processing Development Receives DNS Approval

POULSBO

An industrial project planned for a site located at 28268 Twelve Trees Lane NW in the Poulsbo area, has been issued a determination of non-significance. The action will allow the developers to convert a single-story, 15,000 square foot commercial building into a marijuana production and processing facility. Kitsap County has issued the permitting to the applicant, who is Ben Davis of Quality Green Trees. The

project will be known as Quality Green Trees. For additional information, contact Mr. Davis at 28268 Twelve Trees Lane NW, Poulsbo, WA 98370, or call 360-337-5777.

4-Story 28-Unit North Seattle Area Residential Development In Design Review Phase

SEATTLE

A residential project, in planning for a site located at 1141 North 91st Street in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 4-story apartment building containing 18

small efficiency dwelling units and 10 apartment dwelling units. The applicant for this project is Jeff Wilson of Turnkey Builders. Construction will require the demolition and removal of existing structures on the site. For additional information, contact the applicant's contact, Ester Katsaros at 206-782-2911.

3,200 SF Marysville Area Contractor's Shop Building In Line For DNS Approval

MARYSVILLE

An industrial development, planned for a site located at 13909 34th Avenue NW in the Marysville area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 3,200 square foot shop building. Snohomish County, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Rian Hayward of Cascade General Contracting. For more information on this project, call Mr. Hayward at 425-259-9386.

7-Story 60-Unit U District Area Mixed-Use Residential-Retail Project In Hearings Stage

SEATTLE

A mixed-use residential and retail development, proposed for a site located at 5001 Brooklyn Avenue NE in the Seattle area, is the subject of hearings by the Seattle

hearing examiner. The hearings are being held to discuss a request to construct a 7-story building with 60 residential dwelling units and 1,500 square feet, ground-level retail space. Plans call for a 5,000 square foot rezoned from LR 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, contact the applicant's contact, Craig Belcher at 206-295-0613.

8-Unit Residential Rowhouse Development Proposed For North Seattle Area

SEATTLE

A residential project proposed for a property located 14315 Stone Avenue North in the Seattle area, is the subject of a recent application. The developers have requested permission to construct an 8-unit rowhouse with parking for six vehicles. The city of Seattle has received this request from the applicant, who is Todd Leabman of Sage Homes NW. Construction will require the demolition and removal of existing structures on the site. For additional information, contact the applicant's contact, Julian Weber at 206-953-1305.

15-Lot Vancouver Area Residential Subdivision



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Development In Line For DNS Approval

VANCOUVER

A residential subdivision project, planned for a 1.88-acre site located at 5015 NE 22nd Avenue in the Vancouver area, is in line to be issued a determination of non-significance. The developers have requested permission to divide the site into 15 single-family residential building lots. The city of Vancouver, using the optional SEPA process, is expected to issue the required permitting to the applicants, who are Dennis Carver and Debra White-Carver. The project will be called La Ferme. For additional information, contact the applicant's contact, SGA Engineering at 360-993-0911.

7-Story 385-Unit South Lake Union Area Mixed-Use Apartment-Retail Project Receives Conditional DNS

SEATTLE

A mixed-use residential and retail development, proposed for a site located at 1255 Harrison 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 385 residential dwelling units above retail space. Plans include parking for 317 vehicles. The city of Seattle has issued the permitting, with conditions, to the

applicant, who is Ada Healey of City Investors XXIV LLC (Vulcan Real Estate). Construction will require the demolition and removal of an existing structure on the site. For additional information, contact the applicant's contact, Jodi Patterson-O'Hare at 425-681-4718.

299-Lot Port Orchard Area Residential Subdivision Development Receives Mitigated DNS Approval

PORT ORCHARD

A residential subdivision project, planned for a 103.3-acre property located west of Glenwood Road SW in the Port Orchard area, has been issued a mitigated determination of non-significance. The action will allow the developers to divide the property into 299 single-family residential building lots. Work will take place over five phases of development. The city of Port Orchard has issued the permitting to the owners, who are Jim Shinn of Meken Construction and Stetson Ridge Partners LLC. The project will be known as Stetson Heights. For additional information, contact the applicant's contact, Jim Shinn of Meken Construction at 360-519-3356.

43-Story 403-Unit South Lake Union Area Residential Apartment Project In Design Review Phase

SEATTLE

A residential development, in planning for a site located at 1001 John 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 43-story tower containing 403 apartment dwelling units and associated parking for 300 vehicles located within the structure. The applicant for this project is MUI Terry LLC (Mack Urban). Construction will require the demolition and removal of existing structures on the site. For additional information, contact the applicant's contact, Craig Belcher at 206-295-0613.

7-Story 90-Unit Capitol Hill Area Mixed-Use Residential-Retail Development In Design Review Phase

SEATTLE

A mixed-use residential and retail development, proposed for a site located at 722 East Pike Street in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 7-story building containing 90 apartment dwelling units above 3,000 square feet of ground-level retail space. The applicant for this project is Waverly 8 LLC. Construction will require the demolition and removal of an

existing structure on the site. For additional information, contact the applicant's contact, Jay Janette at 206-453-3645.

41-Story 436-Unit South Lake Union Area Mixed-Use Apartment-Retail Project In Design Review Phase

SEATTLE

A mixed-use residential and retail development, proposed for a site located at 121 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 41-story tower with 436 apartment dwelling units and 1,800 square

feet retail space. Plans will take place in an environmentally critical area and include parking for 244 vehicles in seven, below-grade levels. The applicant for this project is Seattle H5 Capital. Construction will require the demolition and removal of an existing single-story 13 Coins restaurant and an existing Seattle Times building will remain. For additional information, contact the applicant's contact, Matt Roewe at 206-284-5624.

3-Story 12-Unit Alki Area Mixed-Use Apartment-Retail Project Subject Of A Revised Application

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and retail development, proposed for a site located at 2626 Alki Avenue SW in the Seattle area, is the subject of a revised application. The developers have requested permission to construct a 3-story building containing a restaurant and 12 apartment dwelling units. Plans include 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, contact the applicant's contact, Neal Thompson at 206-312-1192.

4-Story 22-Unit Seattle Area Residential Apartment Development In Early Design Phase

SEATTLE

A residential development, in planning for a site located at 2303 Franklin 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 16 small efficiency dwelling units and six apartment dwelling units. The applicant for this project is Rudd Development Company. Construction will require the demolition and removal of existing structures on the site. For additional

information, contact the applicant's contact, Jerome Diepenbrock at 206-932-5432.

87-Unit Bellevue Area Residential Townhouse Project Receives DNS Approval

BELLEVUE

A residential townhouse development, proposed for a property located at 600 146th Avenue NE in the Bellevue area, is the subject of a re-notice of application. The developers have plans to construct 19 buildings containing a total of 87 dwelling units. The city of Bellevue, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is IS Property Investments LLC. Construction will require the demolition and removal of the existing 12 townhouse structures containing 76 dwelling units. For additional information, contact the applicant's contact, Lis Sodano of IS Property Investments at 206-728-6521.

19-Unit Bellevue Area Residential Development In Line For DNS Approval

BELLEVUE

A residential project, planned for a site located at 11918 SE Fifth Street in the Bellevue area, is in line to be issued a determination of non-significance. The developers have requested permission to construct eight single-family dwellings and 11 multi-family dwelling

units on a site containing 16 undeveloped lots. The city of Bellevue, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Ming Zhang. The project will be known as Residences at Wilburton Park. For additional information, contact the applicant's contact, Brad Smith of MZA at brad.smith@mza-us.com or call 425-559-7586.

4-Story 57-Unit Phinney Ridge Area Mixed-Use Residential-Commercial Project In Design Phase

SEATTLE

A mixed-use residential and retail development, proposed for a site located at 6726 Greenwood 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 4-story building with 55 residential dwelling units and two live-work units plus 3,900 square feet retail space. No parking is proposed. The applicant for this project is Tyler Carr of 111 21st Avenue LLC. Construction will require the demolition and removal of an existing structure on the site. For additional information, contact the applicant's contact, Jay Janette at 206-453-3645.

199,700 SF Woodinville Area Warehouse Development Receives

DNS Approval

WOODINVILLE

An industrial warehouse development planned for a site located at 15902 Woodinville-Redmond Road in the Woodinville area, has been issued a determination of non-significance. The action will allow the developers to construct two warehouse structures with a total footprint of 199,700 square feet. Plans include 195 parking stalls. Plans call for grading and drainage improvements, tree removal, street improvements, landscaping and shoreline enhancement and restoration. The city of Woodinville has issued the permitting to the owner, who is Panattoni Development. The project will be known as The Reserve at Woodinville. For additional information, contact the applicant at 206-248-0280.

65-Lot Olympia Area Residential Subdivision Project Receives DNS Approval

OLYMPIA

A residential subdivision project, slated for a 30-acre property located at the 2200 block of Cooper Point Road NW in the Olympia area, has been issued a determination of non-significance. The action will allow the developers to divide the property into 65 single-family residential building lots. Plans call for associated grading and utilities. The city of Olympia has issued

the permitting to the applicant, who is The Holt Group. The project will be called Parkside on Cooper Point Road. For additional information, contact the applicant's contact, Will Gruner of The Holt Group at 360-892-0514.

8-Story 109-Unit Lower Queen Anne Area Mixed-Use Residential-Commercial Development In Design Review Phase

SEATTLE

A mixed-use residential and retail development, proposed for a site located at 14 West Roy 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 an 8-story building containing 101 apartment dwelling units and eight live-work units above 15,700 square feet of commercial, office and retail spaces. Plans include 2.5-stories of below-grade parking to accommodate up to 129 vehicles. A future application will include a rezone from NC3P-40 to NC3P805. The applicant for this project is Raj Shah of R&A Developments LLC. For additional information, contact the applicant's contact, Stevan Johnson at 206-440-7500.

595,200 SF South Lake Union Area Office-Retail Buildings Development Progressing

SEATTLE

A commercial project, planned for a site located at 333 Dexter Avenue North in the Seattle area, is the subject of a recommendation to approve with conditions issued by the director of the Department of Construction and Inspections. Plans outline construction of two, 12-story towers containing 582,000 square feet office space and 13,200 square feet, ground-level retail space. Plans call for below-grade parking for 833 vehicles. The applicant for this project is Rich Ambidge of KR 333 Dexter LLC (Kilroy Realty Corporation). Construction will require the demolition and removal of an existing 150,000 square foot building on the site. For additional information, contact the applicant's contact, Jodi Patterson-O'Hare at 425-681-4718.

20-Lot Enumclaw Area Residential Subdivision In Line For DNS Approval

ENUMCLAW

A residential subdivision development, planned for a 9.98-acre property located at the east side of 244th Avenue SE and south of 448th Avenue SE in the Enumclaw area, is in line to be issued a determination of non-significance. The developers have requested permission to divide the site into 20 single-family residential building lots. The city of Enumclaw, using the optional SEPA process,

is expected to issue the required permitting to the applicant, who is Carl J. Sanders Construction. The project will be known as Meadow Park phase two. For additional information, contact Mr. Sanders at 360-825-3800.

7-Story 300-Unit Seattle Area Residential Apartment Development In Early Design Review Phase

SEATTLE

A residential project, in planning for a site located at 814 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 7-story apartment building containing 300 dwelling units. Plans include associated parking for 270 vehicles. The applicant for this project is Jim Towslee of Emerald Bay Equity LLC. Construction will require the demolition and removal of existing structures on the site. For additional information, contact the applicant's contact, Jon O'Hare at 425-301-9541.

17-Lot Vancouver Area Residential Subdivision Project In Hearings Stage

VANCOUVER


A residential subdivision development, proposed for a 2.49-acre site located at 4216 NE 60th Street in the Vancouver area, is the subject of a hearing date

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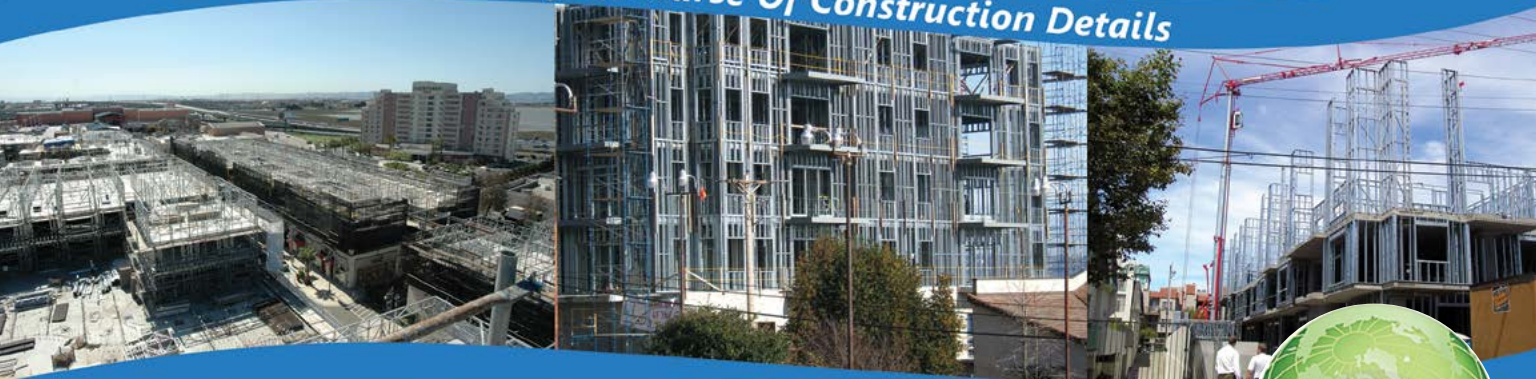
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change by Clark County. The developers have plans to divide the site into 17 single-family residential building lots. The applicant for this project is Irina Leschuk of DL Design Group. The project will be known as N.E. 60th Street subdivision. For additional information, contact Irina Leschuk at iml@dleng.net or call 503-644-4628.

3,000 SF Bellingham Area Taco Bell Development In Line For DNS Approval

BELLINGHAM

A retail project planned for a site located at 1240 West Bakerview Road in the Bellingham area is in line to be issued a determination of non-significance. The developers have requested permission to construct a 3,000 square foot restaurant with drive-thru. Plans include stormwater management and associated parking. The city of Bellingham, using the optional SEPA process, is expected to issue the required permitting. This project will be known as Taco Bell. For additional information, contact the applicant's contact, Mat Bergam of BCRA at mbergman@bcradesign.com or call 253-627-4367.

7-Story 74-Unit First Hill Area Residential Development In Hearings Stage

SEATTLE

A residential project, planned for a site located at 1050 James Street in the Seattle area, is the

subject of an appeal hearing by the Seattle hearing examiner. The hearing is being held to discuss a request to construct a 7-story building containing 74 residential dwelling units. Plans call for below-grade parking for 31 vehicles. The applicant for this project is Jeremiah Jolicoeur of Alliance Realty Partners LLC. For additional information, contact the applicant's contact, Vincent Ferrese at 206-661-6149.

54-Unit Bitter Lake Area Mixed-Use Residential-Commercial Project In Early Design Review Phase

SEATTLE

A mixed-use residential and retail development, proposed for a site located at 10540 Greenwood 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 4-story building containing 54 residential dwelling units above 1,500 square feet of ground-level commercial space. Plans include parking for 36 vehicles. The applicant for this project is Mr. Lu of Tiek Guan Company. Construction will require the demolition and removal of existing structures on the site. For additional information, contact the applicant's contact, Matt Driscoll at 206-547-1761.

Spokane Area Auto Storage Facility In Line For DNS Approval

SPOKANE

An industrial project planned for a site located at 5200 East Trent in the Spokane area is in line to be issued a determination of non-significance. The developers have requested permission to construct a 12-by-60 foot pre-fab automotive storage facility with 1,000 surface parking spaces, 15-100 foot tall LED lighting towers and a fenced/gated area. The city of Spokane, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is BNSF Railway. For additional information, contact BNSF Railway at www.bnsf.com or call 509-625-6140.

44-Unit Lake City Area Residential Project In Early Design Review Phase

SEATTLE

A residential development, in planning for a site located at 3500 NE 125th 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 an 11-story building with 44 residential dwelling units and below-grade parking for 44 vehicles. The applicant for this project is Vitaliy Afichuk of Greenbuild Development. Construction will require

the demolition and removal of an existing structure on the site. For additional information, contact the applicant's contact, Paul Pierce at 206-251-5962.

132,700 SF Bellevue CC Student Housing Project In Line For DNS Approval

BELLEVUE

A student housing development, planned for a site located at 3000 Landerholm Circle SE in the Bellevue area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 132,700 square foot building with 350 beds. Plans call for a main public level café and lounge, second level multi-purpose meeting space and study areas. The apartments will be studios, 2-bedroom, 3-bedroom, 2-bedroom/4-bed double occupancy and 4-bedroom. Bellevue Community College is expected to issue the permitting for this project. The project will be known as Bellevue College student housing phase one. For additional information, contact the applicant's contact, Dexter Johnson of Bellevue Community College at 425-564-4261.

4-Story 49-Unit Capitol Hill Area Residential Development Receives Conditional DNS Approval

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slated for a site located at 120 10th Avenue East in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 4-story apartment building containing 27 small efficiency dwelling units and 22 studio dwelling units. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Scott Shapiro of Capitol Hill TOD LLC. Construction will require the demolition and removal of existing structures on the site. For additional information, contact the applicant's contact, Hugh Schaeffer at 206-329-1802.

4-Story 147-Unit Fremont Area Residential & Live-Work Project In Early Design Review Phase

SEATTLE

A mixed-use residential and retail development, proposed for a site located at 3838 Aurora 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 4-story building 141 residential dwelling units and six live-work units. Plans call for parking for 65 vehicles. The applicant for this project is Michael Nelson of MRN Homes. Construction will require the demolition and removal of existing structures on the site.

For additional information, contact the applicant's contact, Robert Humble, at 206-267-9277.

15-Lot Newcastle Area Residential Development Receives DNS Approval

NEWCASTLE

A residential project, slated for a 3.8-acre combined site located at 11230 SE 80th Street in the Newcastle area, has been issued a determination of non-significance. The action will allow the developers to redevelop three land parcels into 15 single-family residential building lots plus related site improvements. The city of Newcastle has issued the permitting to the owner, who is Jim Christensen of iCap Rhody Ridge LLC. The project will be known as Rhododendron Ridge preliminary plat. For additional information, contact Mr. Christensen at 10900 NE Eighth St, Suite 1000, Bellevue, WA 98004 or call 425-372-7114.

50,000 SF Tacoma Area Elementary School Development In The Works

TACOMA

A school facility project, proposed for a site located at the southeast corner of 128th Street East and 18th Avenue East in the Tacoma area, is the subject of a recent application by Franklin School District. The developers have requested permission to construct a 50,000 square foot elementary school with a

playground, sports field, and bus turnaround and associated parking. The project will be known as Franklin Pierce School District possible new elementary school. For additional information, contact Robin Heinrichs of Franklin School District, at 253-587-0211.

4-Story 75-Unit Madison Valley Area Mixed-Use Residential-Retail Development In Design Review Phase

SEATTLE

A mixed-use residential and retail development, proposed for a site located at 2925 East Madison Street in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 4-story building consisting of 26,600 square feet retail and 75 residential dwelling units. Plans include below-grade parking for 158 vehicles. The applicant for this project is Steve Silk of TVC Madison Co. LLC. Construction will require the demolition and removal of existing structures on the site. For additional information, contact the applicant's contact, Chris Davidson at 206-587-3797.

2-Story 5,800 SF Tacoma Area Office-Shop Project In The Works

TACOMA

An industrial development proposed for a

property located at 7623 Portland Avenue East in the Tacoma area, is the subject of a recent application. The developers have requested permission to construct a contractor yard with a 2-story, 5,800 square foot office and shop building and a 2,200 square foot open storage building. Pierce County has received this request by the applicant, who is 8 Enterprises LLC. Plans involve 1,500 cubic yards of displaced earth. The project will be called Looker Asphalt. For additional information, contact the applicant's contact, Dan Looker of Looker Asphalt, at dan@lookerasphalt.net or call 253-448-3888.

7-Story 129-Unit South Lake Union Area Mixed-Use Residential-Commercial Development Receives Conditional Permitting

SEATTLE

A mixed-use residential and retail development, proposed for a site located at 910 John Street in the Seattle area, has been granted conditional permitting by the city of Seattle. Plans outline construction of a 7-story building with 129 residential dwelling units and will feature 6,000 square feet, at-grade retail space. Plans include parking for 94 vehicles. The applicant for this project is Ada Healy of City Investors XXVI LLC (Vulcan Real Estate). Construction will require the demolition and removal of an

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existing structure on the site. For additional information, contact the applicant's contact, Jodi Patterson-O'Hare at 425-681-4718.

7-Story 105-Unit Roosevelt Area Mixed-Use Residential-Retail Project In Application Phase

SEATTLE

A mixed-use residential and retail development, proposed for a site located at 6717 Roosevelt Way NE in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 7-story building containing 105 apartment dwelling units above ground-level retail space. Plans call for below-grade parking for 36 vehicles. The city of Seattle has received this request from the applicants, who are Larry and Lucille Pasco. Construction will require the demolition and removal of existing structures on the site. For additional information, contact the applicant's contact, Andy Paroline, at 206-719-0339.

11-Unit Issaquah Area Residential Townhouse Development Receives Mitigated DNS Approval

ISSAQUAH

A residential townhouse project, slated for a property located at 775 Fourth Avenue NW in the Issaquah area, has been issued a mitigated determination of non-significance. The action will

allow the developers to construct 11 townhouse dwelling units with 15 off-street parking spaces. The city of Issaquah has issued the permitting to the owner, who is Westcott Homes. The project will be known as Solway Townhomes. For additional information, contact the applicant's contact, Melanie Davies of Westcott Homes, at mdavies@westcottomes.com, or call 425-837-3086.

4-Story 70-Unit Mixed-Use Residential-Commercial Development Proposed For Seattle Area

SEATTLE

A mixed-use residential and commercial project, proposed for a site located at 800 Fifth Avenue North in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 4-story building with 66 small efficiency dwelling units, four live-work units plus 1,800 square feet of commercial space. Construction will require the demolition and removal of an existing structure on the site. The city of Seattle has received this request by the applicant, who is Dave Biddle of Blueprint Services LLC. For additional information, contact the applicant's contact, Hugh Schaeffer, at 206-329-1802.

8-Unit Rainier Valley Area Residential Subdivision Project

Granted Permitting

SEATTLE

A residential subdivision development planned for a property located at 7701 Renton Avenue South in the Seattle area has been granted permitting by the city of Seattle. The action will allow the developers to divide the property into 8 single-family residential building lots. The construction of residential dwelling units is currently under a separate project order. The applicant for this project is Erik Galustyan of Galustyan's Construction. For additional information, contact the applicant's contact, Hamid Korasani at 425-214-2280.

26-Lot Othello Area Residential Subdivision Development In Line For DNS Approval

OTHELLO

A residential subdivision development planned for a 6.38-acre property located at the south end of 11th Avenue and 12th Avenue in the Othello area is in line to be issued a determination of non-significance. The developers have requested permission to divide the site into 26 single-family residential building lots. The city of Othello, using the optional SEPA process, is expected to issue the permitting to the owner, who is Olsen Homes LLC. For additional information, contact Olsen Homes LLC at 509-488-5651.

8-Unit Ferndale Area Residential Townhouse Project In Line For Mitigated DNS Approval

FERNDALE

A residential townhouse development, planned for sites located at 2031 and 2035 Alder Street in the Ferndale area, is in line to be issued a mitigated determination of non-significance. The developers have requested permission to construct two, 4-unit townhouse structures. Plans include infrastructure and associated parking. The city of Ferndale, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Ferndale Associates LLC. For additional information, contact the applicant's contact, Ron York of Ferndale Associates LLC, at 1292 W. Axton Rd, Ferndale, WA 98248, or call 360-685-2367.

2-Story 72,000 SF Auburn Area Office-Retail Project Receives Mitigated DNS Approval

AUBURN

A commercial development, slated for a 2.27-acre land parcel located at the northwest corner of 182nd Avenue East and Lake Tapps Parkway East in the Auburn area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct 2-story 36,000 square foot commercial building with 18,000



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square feet general office space and 18,000 square feet specialty retail. Plans call for parking stalls for 88 vehicles. A comprehensive plan map amendment was prepared to change the land parcel from single-family residential to commercial and rezoning from residential to light commercial. Plans include associated site preparation. The project will be called North Lake Tapps Center. For additional information, contact the applicant's contact, V.E. Mahrt of Romart Investments, at 3919 Latona Ave. NE, Seattle, WA 98071.

36,600 SF Everett Area Medical Clinic Development In Line For Mitigated DNS Approval

EVERETT

A medical clinic project, planned for a site located at 1815 13th Street in the Everett area, is in line to be issued a mitigated determination of non-significance. The developers have requested permission to construct a 36,600 square foot medical clinic with below-grade and surface parking. Plans call for new temporary surface parking. The city of Everett, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Michael Gaffney of Providence Regional Medical Center. For additional information, contact the applicant's

contact, Reid Shockey, at 425-258-9308.

4-Story 55-Unit Seattle Area Mixed-Use Residential-Commercial Development In The Works

SEATTLE

A mixed-use residential and commercial project, proposed for a site located at 6726 Greenwood Avenue North in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 4-story building containing 55 residential dwelling units and two live-work units with 3,900 square feet, ground-level commercial space. No parking is proposed. The applicant for this project is Tyler Carr of 111 21st Ave LLC. Construction will require the demolition and removal of an existing structure on the site. For additional information, contact the applicant's contact, Jay Janette, at 206-453-3645.

80-Unit Seattle Area Residential Assisted-Living Project In The Works

SEATTLE

A nursing center development, proposed for a site located at 4700 SW Admiral Way in the Seattle area, is seeking coverage under the state Department of Ecology's construction stormwater NPDES and state waste discharge

general permit. Plans outline construction of 48 assisted-living units and 32 memory care units. Plans call for soil disturbance. The project will be known as Aegis Living of West Seattle. For additional information on this project, contact Compass General Construction at 733 Seventh Ave, Suite 212 in Kirkland, WA 98033.

4-Story 24-Unit Seattle Area Small Efficiency Residential Apartment Development In Design Review

SEATTLE

A residential development, in planning for a site located at 9221 Ashworth Avenue North in the Seattle area, is working its way through the city of Seattle's design review process. The developers have requested permission to construct a 4-story apartment building containing 24 small efficiency dwelling units. The applicant for this project is Graham Black of GProjects LLC. Construction will require the demolition and removal of an existing structure on the site. For additional information, contact the applicant's contact, Steve Bull at 206-903-5414.

7-Story 118-Unit West Seattle Area Mixed-Use Apartment & Live-Work Project In Early Design Phase

SEATTLE

A mixed-use residential and commercial project, in planning for

a site located at 4754 Fauntleroy Way SW in the Seattle area, is working its way through the city of Seattle's design review process. The developers have requested permission to construct a 7-story, 126,500 square foot building containing 108 residential dwelling units and 10 live-work units. Plans include below-grade parking for 88 vehicles. The applicant for this project is Thomas Parsons of Holland Development LLC. Construction will require the demolition and removal of an existing structure on the site. For additional information, contact the applicant's contact, Jodi Patterson-O'Hare at 425-481-4718.

8-Unit Seattle Area Residential Townhouse Project In The Works

SEATTLE

A residential townhouse development, proposed for a site located at 4426 Fourth Avenue NE in the Seattle area, is the subject of a recent application. The developers have requested permission to construct two, 4-unit townhouse structures. The city of Seattle has received this request from the applicant, who is Will Heaton. Construction will require the demolition and removal of an existing structure on the site. For additional information, contact the applicant's contact, Hugh Schaeffer at 206-329-1802.

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