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Washington State Construction News

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February 2017



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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 over SeaTac Airport showing new 3rd runway
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4-Story 51-Unit Fremont Area Mixed-Use Residential-Retail Development In The Works

SEATTLE

A mixed-use residential and retail development, proposed for a site located at 4201 Stone Way North in the Seattle area, is the subject of a recent application.

The developers have requested permission to construct a 4-story building containing 51 dwelling units and will feature retail space.

Plans include at-grade, covered parking for four vehicles. The city of Seattle has received this request from the applicant, who is Peter Locke of 4201 Stone LLC (Isola Homes). Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, David May, at 206-367-1382, extension 103.

7-Story 75-Unit South Lake Union Area Residential Apartment Project In Application Phase

SEATTLE

A residential development, proposed for a site located at 408 Aurora Avenue North in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 7-story building with 75 apartment dwelling

units. The city of Seattle has received this request from the applicant, who is Geoffrey Clark. Construction will require the demolition and removal of an existing 6,300 square foot building and associated parking on the site. For additional information on this project, contact the applicant's contact, Jeff Wandasiewicz, at 206-383-7341.

8-Story 113-Unit Lower Queen Anne Area Mixed-Use Residential-Commercial Development Subject of Revised Application

SEATTLE

A mixed-use residential and commercial project, proposed for a site located at 14 West Roy Street in the Seattle area, is the subject of a revised application. The developers have plans to construct an 8-story building with 105 apartment dwelling units and eight live-work units above office and retail space. Plans include below-grade parking for 125 vehicles. Plans call for a rezone of a portion of the site from NC3P-40 to NC3P-85. The city of Seattle has received this request from the applicant, who is Raj Shah of R&A Developments 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, Jeff Oaklief, at 206-448-7580.



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3-Story 42,400 SF Seattle Area Middle School Project In The Works

SEATTLE

A school facility development, proposed for a property located at 6020 Rainier Avenue South in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 3-story, 42,400 square foot middle school. Plans include surface parking for 32 vehicles. The city of Seattle has received this request from the applicant, who is Patrick Ontiveros of WCSD 6020 Rainier Avenue S LLC. Construction will require the demolition and removal of an existing church, office and two residences on the site. The project will be called Green Dot Seattle Middle School. For additional information on this project, contact the applicant's contact, Erik Salisbury, at 206-634-0177.

2,500 SF Seattle Area Building Addition In The Works

SEATTLE

A commercial project proposed for a site located at 3014 Third Avenue North in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 2,500 square foot, second floor addition to the existing Seattle Elks Lodge No. 92 building. The city of Seattle has received this request from the applicant, who is Mark Fritts of BPO Elks 92. For additional information on this project, contact the applicant's contact, Michael Thompson, at 206-767-1875.

UW Dorm Project In Design Review Phase

SEATTLE

A university student housing project, in planning for a site located at 4270 Whitman Court 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 two new student dormitories. Work will require the removal of 104 trees, planting 256 new trees

and re-landscaping of Denny Field. The applicant for this project is UW Capital Projects Office. The dorms will be called Haggett and Oak Halls. For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

7,700 SF Tumwater Area Warehouse & Office Development Receives Mitigated DNS Approval

TUMWATER

A commercial development slated for a site located at 710 Durrell Road SE in the Tumwater area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a 6,300 square foot warehouse and convert a 1,400 square foot residence into an office. The city of Tumwater has issued the permitting to the applicant, who is Construct One. For additional information on this project, contact the applicant's contact, Andrew Christensen of Construct One, at 2410 Otis Street in Olympia,

WA 98501, or call 360-754-4180.

40-Story 266-Unit Downtown Seattle Area Mixed-Use Apartment-Retail Project In Design Phase

SEATTLE

A mixed-use residential and retail development, in planning for a site located at 1613 Second Avenue in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 40-story tower containing 266 apartment dwelling units and 5,000 square feet of retail space. Plans include below-grade parking for 63 vehicles. The applicant for this project is Patrick Simonsen of Mirador CWZ LLC (Create World America). Construction will require the demolition and removal of an existing building on the site and the Broadacres building will remain. For additional information on this project, contact the applicant's contact,

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4-Story 52-Unit Seattle Area Residential Apartment Project In The Works

SEATTLE

A residential development, proposed for a property located at 4710 20th Avenue NE in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 4-story apartment building containing 52 dwelling units. The city of Seattle has received this request from the applicant, who is Michael Pollard of Alchemy Investments LLC. For additional information on this project, contact

the applicant's contact, Hugh Schaeffer, at 206-329-1802.

7-Story 105-Unit Seattle Area Mixed-Use Residential-Retail Development Receives Conditional DNS Approval

SEATTLE

A mixed-use residential and retail project, slated for a site located at 6717 Roosevelt Way NE in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 7-story building containing 105 apartment dwelling units above 3,100 square feet retail space. Plans include below-grade parking for

36 vehicles. The city of Seattle has issued the permitting, with conditions, to the applicants, who are Larry and Lucille Pasco. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Andy Paroline, at 206-719-0339.

25,000 SF Ballard Area Retail Grocery Store Project In Hearings Stage

SEATTLE

A retail development, planned for a site located at 951 NW Ballard Way in the Seattle area, is the subject of an appeal hearing that has been withdrawn. Plans outline

the construction of a 25,000 square foot grocery store and include surface parking for 74 vehicles. Shared lighting, access and parking is being reviewed under a separate project order. For additional information on this project, contact the applicant's contact, Alec Paddock, at 310-563-6900.

Bellingham Area Retail Auto Dealership & Mechanic Shop Development In Line For DNS Approval

BELLINGHAM

A retail development, planned for a site located at 4499 Meridian Street in the Bellingham area, is in line to be issued a determination



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of non-significance. The developers have requested permission to construct a 2-story, 1,800 square feet used car dealership. Plans include a mechanic shop, office and surface parking for 30-50 vehicles. The city Bellingham, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Neil Latta of Latta Engineering. For additional information on this project, contact Mr. Latta at nlatta@lattateengineering.com, or call 360-778-8350.

7-Story 102-Unit Seattle Area Mixed-Use Residential-Commercial Development In Early Design Phase

SEATTLE

A mixed-use residential and commercial development, in planning for a site located 4726 15th Avenue NE in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 7-story building containing 45 apartment dwelling units, 57 small efficiency dwelling units and 3,500 square feet, ground-level commercial space. Plans will require a rezone at 4790 15th Avenue NE from LR3 to NC2-65. Construction will require the demolition and removal of existing structures on the site. The applicant for

this project is Gang Yuan of Yuan's H&H Property LLC. For additional information on this project, contact the applicant's contact, Matt Driscoll, at 206-547-1761.

6-Story 185,000 SF South Lake Union Area Office Project Receives DNS Approval

SEATTLE

An office development, slated for a property located at 609 Fairview Avenue North in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 6-story, 185,000 square foot office building. Plans include below-grade parking for 226 vehicles. An addendum to the South Lake Union height and density environmental impact statement has been issued. The city of Seattle has issued the permitting, notice of adoption of existing environmental documents and an FEIS addendum to the applicant, who is Ada Healey of City Investors XII LLC. For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

Everett Area Transit Center Development Receives DNS Approval

EVERETT

A project planned for a property located southeast of 75th Street West and Seaway Boulevard in the Everett area, has

been issued a planned action determination. Plans outline a new transit center for Swift II bus rapid transit. Plans include passenger shelters, paved internal circulation, lighting, signage, stormwater management and associated landscaping. For additional information on this project, contact the applicant, Dan Jerome of Community Transit, at 425-348-7100.

2-Story 30-Unit Lower Queen Anne Area Residential Apartment Addition In The Works

SEATTLE

A residential project, proposed for a site located at 617 Queen Anne Avenue North in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 2-story, 30-unit addition to an existing 2-story apartment building, resulting in a 4-story, 52-unit apartment building with ground-level retail. The city of Seattle has received this request from the applicant, who is Mike Mariano. Construction will require the demolition and removal of existing dwelling units. For additional information on this project, contact Mr. Mariano at 206-285-1589.

4-Story 1.2 Million SF Interbay Corporate Campus Expansion Project Progressing

SEATTLE



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An expansion project, planned for a site located at 1201 Amgen Court West in the Seattle area, is the subject of a final environmental impact statement issued by the city of Seattle. The developers have plans to construct four, 4-story buildings, two, 2-story buildings and expand four existing buildings. There will be 1.28-million square feet of new office space and 2,070 addition parking spaces. The applicant for this project is Cruise LLC (Expedia). For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

12-Story 132-Unit Belltown Area Mixed-Use Residential-Retail Development Receives DNS Approval

SEATTLE

A mixed-use residential and retail development, slated for a site located at 2401 Third Avenue in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 12-story building containing 132 residential dwelling units and 4,800 square feet, ground-level retail space. Plans include below-grade parking for 73 vehicles. The city of Seattle has issued the permitting to the applicant, who is Robert Lee of Chainqui Development. For additional information on this project, contact the

applicant's contact, Joel Riehl, at 425-444-8702.

4-Story 49-Unit Mixed-Use Apartment-Retail Development Proposed For Fremont Area

SEATTLE

A mixed-use residential and retail project, proposed for a site located at 4035 Stone Way North in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 4-story building with 49 residential dwelling units and ground-level retail space. Plans include below-grade parking for 38 vehicles. The city of Seattle has received this request from the applicant, who is Curt Pryde of Pryde & Johnson LLC. For additional information on this project, contact the applicant's contact, Eli Hardi, at 206-782-8208.

75-Lot Pullman Area Residential Subdivision Project Receives DNS Approval

PULLMAN

A residential subdivision development, planned for a 56-acre site located west of Pullman High School in the area of Northwest Terre View Drive and Northwest Greyhound Way in the Pullman area, has been issued a determination of non-significance. The action will allow the developers to divide the site into 75 single-family residential building

lots. Plans include one 12-acre lot for an elementary school. The city of Pullman has issued the permitting to the owner, who is S&D Mader LLC and Pullman School District No. 267. The project will be known as Paradise Hills Subdivision No. 8. For additional information on this project, contact the applicant's contact, Steve Mader of Mader Development, at 509-595-3520.

7-Story 119-Unit Yesler Terrace Area Residential Apartment & Human Service Development In Design Review

SEATTLE

A mixed-use residential and office project, in planning for a site located at 808 Fir 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 119 apartment dwelling units with a child care center and human services for Seattle Housing Authority. Plans include parking for 74 vehicles located within the structure. An environmental review has been approved under planned action ordinance. Construction will require the demolition and removal of an existing structure on the site. The applicant for this project is Tom Eanes of the Seattle Housing Authority. For

additional information on this project, contact the applicant's contact, Gary Harris, at 206-973-1687.

22,000 SF Spokane Area Youth Center Expansion Project In Application Phase

SPOKANE

An expansion project, proposed for sites located at 3754 and 3910 West Indian Trail Road in the Spokane area, is the subject of a recent application. The developers have requested permission to construct a 22,000 square foot expansion to the existing Excelsior Youth Center. Construction will increase the residential beds from 99 to 115. A 12,000 square foot expansion will be in a stand-alone building on the north end of the campus. The city of Spokane has received this request from the applicant, who is Excelsior Youth Center. For additional information on this project, contact the applicant's contact, Paul Harrington of South Henry Studios, at 509-714-6301.

20,000 SF Lacey Area Warehouse Project In Line For DNS Approval

LACEY

An industrial warehouse development, planned for a 1.6-acre site located at 8470 30th Avenue NE in the Lacey area, is in line to be issued a determination of non-significance. The action will allow the developers to construct two, 10,000 square foot warehouse



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structures on the site zoned light industrial. One warehouse will be used for rebar fabrication business and the other will be leased. The city of Lacey, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is C&S Construction. For additional information on this project, contact the applicant at 206-660-9254.

73-Lot Snohomish Area Residential Subdivision Development In Hearings Stage

SNOHOMISH

A residential subdivision development, planned for a 12.8-acre site located at 19910 13th Drive SE in the Bothell area, is the subject of hearings by Snohomish County. The developers have plans to divide the site into a 73-lot planned residential development. The applicant for this project is Pacific Ridge Homes LLC. The subdivision will be called Aravalli. For additional information on this project, contact the applicant at 425-438-8444.

51-Unit Tumwater Area Mixed-Use Apartment-Retail Development In Application Phase

TUMWATER

A mixed-use residential and retail project, proposed for a site located at the east side of R.W. Johnson Boulevard SW, between 27th Avenue SW and 29th Avenue SW

in the Tumwater area, is the subject of a recent application. The developers have requested permission to construct a building containing 51 dwelling units, 6,600 square feet of retail, a 2,200 square foot restaurant and 15,000 square feet of dance studio space. The city of Tumwater has received this request from the applicant, who is CNN Investment LLC. For additional information on this project, contact the applicant's contact, CNN Investments, at 5019 Cooper Point Road NW in Olympia, WA 98502, or call 360-754-4180.

7-Story 90-Unit Capitol Hill Area Mixed-Use Apartment-Retail Project Receives Conditional DNS Approval

SEATTLE

A mixed-use residential and retail project, slated for a site located at 722 East Pike 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 with 90 dwelling units above 3,200 square feet, ground-level retail space. Plans do not include parking. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Tyler Carr of Waverly 8 LLC. For additional information on this project, contact the applicant's contact, Jay Janette, at 206-453-3645.

3,200 SF Poulsbo Area Retail Fuel Station & Convenience Store Development Receives Mitigated DNS Approval

POULSBO

A retail project, slated for a site located at 22003 Viking Avenue NW in the Poulsbo area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a 3,200 square foot AM/PM convenience store with service station including a 5,700 square foot canopy over nine multi-product dispensers. Plans include two below-grade fuel storage tanks. The city of Poulsbo has issued the permitting to the

applicant, who is Gary Heitlauf of BP West Coast Products LLC. The project will be known as Arco on Viking Avenue. For additional information on this project, contact the applicant's contact, Nick Wecker of Barghausen Consulting Engineers, at 425-251-6222.

6-Story 138-Unit Capitol Hill Area Mixed-Use Residential-Retail Project Receives Conditional DNS Approval

SEATTLE

A mixed-use residential and retail project, planned for a property located at 1401 East Madison Street in the Seattle area, has been issued a determination

of non-significance. The action will allow the developers to construct a 6-story building with 188 apartment dwelling units and 3,000 square feet retail space. Plans include parking for 80 vehicles. The city of Seattle has issued the permitting, with conditions, to the applicant, who 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.

Leavenworth Area Elementary School Development Receives Mitigated DNS Approval

LEAVENWORTH

A school facility project, planned for a site located north of Poplar Street and west of Ski Hill Drive in the Leavenworth area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a new elementary school. Work includes activities within a wetland. The city of Leavenworth has issued the permitting to Cascade School District. The project will be known as Alpine Lake Elementary School. For more information on this project, contact Cascade School District at 509-548-5885.

4-Story 219,500 SF Seattle Area Interbay Self-Storage Warehouse



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Project Receives Conditional DNS Approval

SEATTLE

A commercial development planned for a site located at 1602 15th Avenue West in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 4-story, 219,500 square foot self-storage mini-warehouse in an environmentally critical area. Plans include surface and below-grade parking for 97 vehicles. The city of Seattle has issued the permitting, with conditions, to the applicant, who is James Hendricks of Baranof Holdings. Construction will require the demolition and removal of

existing structures on the site. For additional information on this project, contact the applicant's contact, Michael Chen, at 206-749-9993.

6-Story 70-Unit Seattle Area Mixed-Use Residential-Commercial Development In Early Design Phase

SEATTLE

A mixed-use residential and retail project, in planning for a site located at 8403 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 6-story building containing 70

residential dwelling units and 6,700 square feet commercial space. Plans include below-grade parking for 70 vehicles. The applicant for this project is Padriac Slattery. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, David Sachs at 206-782-8202.

Bremerton Area High School Modernization Project In Line For DNS Approval

BREMERTON

A school facility development, planned for a site located at 7070 Stampede Boulevard NW in the Bremerton

area, is in line to be issued a determination of non-significance. The developers have plans to construct additions and modernization to the existing Olympic High School building. Kitsap County, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Central Kitsap School District. For additional information on this project, contact the applicant's contact, SKL Architects, at 206-322-1130.

Kent Area Baseball-Play-Field Improvements Project Receives DNS Approval

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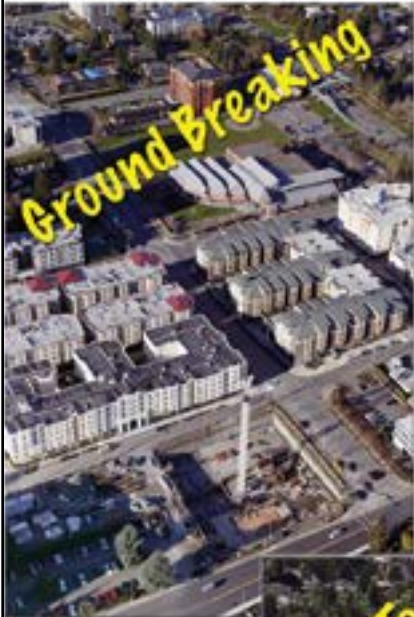
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site located at 5821 West James Street in the Kent area, has been issued a determination of non-significance. The action will allow the developers to provide improvements to the existing baseball field at the southwest corner of the park to allow for year-round use for a greater variety of sports and less maintenance. The grass field will be replaced with synthetic turf with permeable aggregate. Plans include fencing, netting, perimeter gates and pedestrian and vehicular access improvements. The city of Kent has issued the permitting for this city project. The project will be known as Hogan Park at Russell Road. For further information on this project, call 258-856-5454.

6-Story 71-Unit West Seattle Area Residential Apartment Development In Design Review Phase

SEATTLE

A residential project, in planning for a property located at 3039 SW Avalon Way in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 6-story apartment building that will house 71 dwelling units and contain 20 below-grade parking stalls. The applicant for this project is Matt Orr. 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, Chie Yokoyama, at 206-933-1150.

6-Story 136,400 SF First Hill Area Medical Office Building Project In 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, 136,400 square foot medical office building with below-grade parking for 235 vehicles. The applicant for this project is Gilbert Lewis of Healthcare Realty Trust. Construction will require the demolition and removal of an existing building on the site. An existing building located at 516 Boren Avenue will remain. For additional information on this project, contact the applicant's contact, Jay Blackburn at 206-245-2039.

165-Unit Bellevue Area Mixed-Use Residential-Retail Development Receives DNS Approval

BELLEVUE

A mixed-use residential and retail project, planned for a site located at 10697 Main Street in the Bellevue area, has been issued

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a determination of non-significance. The action will allow the developers to construct three buildings containing 165 residential dwelling units and 5,200 square feet retail space. Plans include below-grade parking to accommodate up to 182 vehicles. The city of Bellevue has issued the permitting to the applicant, who is Hensley Lamkin Rachel Inc. The project will called Alamo Manhattan B2. For additional information on this project, contact the applicant's contact, Guillermo Quintero of Hensley Lamkin Rachel Inc., at Guillermo@hlrinc.net, or call 972-726-9400.

2,800 SF Change-Of-Use Project From Private Club-To-Gym In The Works

SEATTLE

A change of use project, proposed for a site located at 2040 Westlake Avenue North in the Seattle area, is the subject of a shoreline substantial development permit application. The developers have plans to change the use of a 2,800 square foot portion of an existing private club to indoor participant sports use. The city of Seattle has received this request from the applicant, who is Jason Whitney of Energy Fitness. For additional information on this project, contact the applicant's contact, Brittani Ard, at 206-371-0350.

9-Lot Bonney Lake Area Residential Subdivision

Project In Line For DNS Approval

BONNEY LAKE

A residential subdivision development, planned for a land parcel located at 17929 111th Street East in the Bonney Lake area, is in line to be issued a determination of non-significance. The developers have requested permission to divide the parcel into nine single-family residential building lots. Plans include an open space tract, a utility tract and a cul-de-sac access road. The city of Bonney Lake, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Terry Folden of Presidential Homes. For additional information on this project, contact Mr. Folden at 253-256-5271.

4-Story 66-Unit Westwood Area Residential Apartment Development In Application Phase

SEATTLE

A residential project, proposed for a site located at 2222 SW Barton Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 4-story apartment building containing 39 apartment dwelling units and 27 small efficiency dwelling units. Work will take place in an environmentally critical area. The city of Seattle has received this request from the applicant, who is Jonathan McKee.

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, Justin Kliewer, at 206-799-8293.

15,700 SF Marysville Area Retail Office Project Receives Mitigated DNS Approval

MARYSVILLE

A commercial development, planned for sites totaling 2.31-acres located at 3311 and 8833 36th Avenue in the Marysville area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a 5,500 square foot

fast-food restaurant and retail building, a 5,700 square foot medical office and a 4,500 square foot fast-food restaurant with a 130-stall parking area. Plans include associated landscaping. The city of Marysville has issued the required permitting to the owner, who is TDC 88th Street Retail. For additional information on this project, contact the applicant's contact, Matt Bergman of BCRA, at 206-625-3300.

7-Story 59-Unit Lower Queen Anne Area Residential & Live-Work Project In Design Review Phase

SEATTLE

A residential and

commercial development, in planning for a site located at 320 Queen Anne Avenue North in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 7-story building containing 56 residential dwelling units and three live-work units. Plans include parking for four vehicles. The applicant for this project is Atef Matni. 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, Peggy Heim, at 206-494-9781.

11-Unit Lynnwood Area Residential Development In Application Phase

LYNNWOOD

A residential project, proposed for a 1-acre property located at 20515 Damson Road in the Lynnwood area, is the subject of a recent application. The developers have requested permission to construct 11 single-family detached dwelling units. Snohomish County has received this request from the applicant, who is Prospect Development. The project will be called Damson Crest. For additional information on this project, contact the applicant at 253-276-7526.



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FRAMING THE SKY3 APARTMENTS

- **In August of 2015 the installation of framing commenced,**
on the 15-Story **SKY3 Apartments** located at 11th and Jefferson in Portland Oregon.



- **In February of 2016 the framing installation was completed.**

The 186 unit structure, pictured in the above rendering, utilized **IGB Systems** patented light gauge, tubular steel **Modular Frame Building System (MFBS™)** In this project, the steel framing system was installed over a two level below-grade parking garage.

This multi-family residential complex is ideally located just steps away from the Portland State University campus, and features direct access to Hwy 26 and Interstate 405, offering excellent regional access to the property. The building is also close to Portland's major art and cultural venues.

The SKY3 Apartments are scheduled for occupancy in October of 2016.

Kim Nakamura, of Steel Panel Supply Inc (SPSI) was the Project Manager for the framing phase of the SKY3 project.

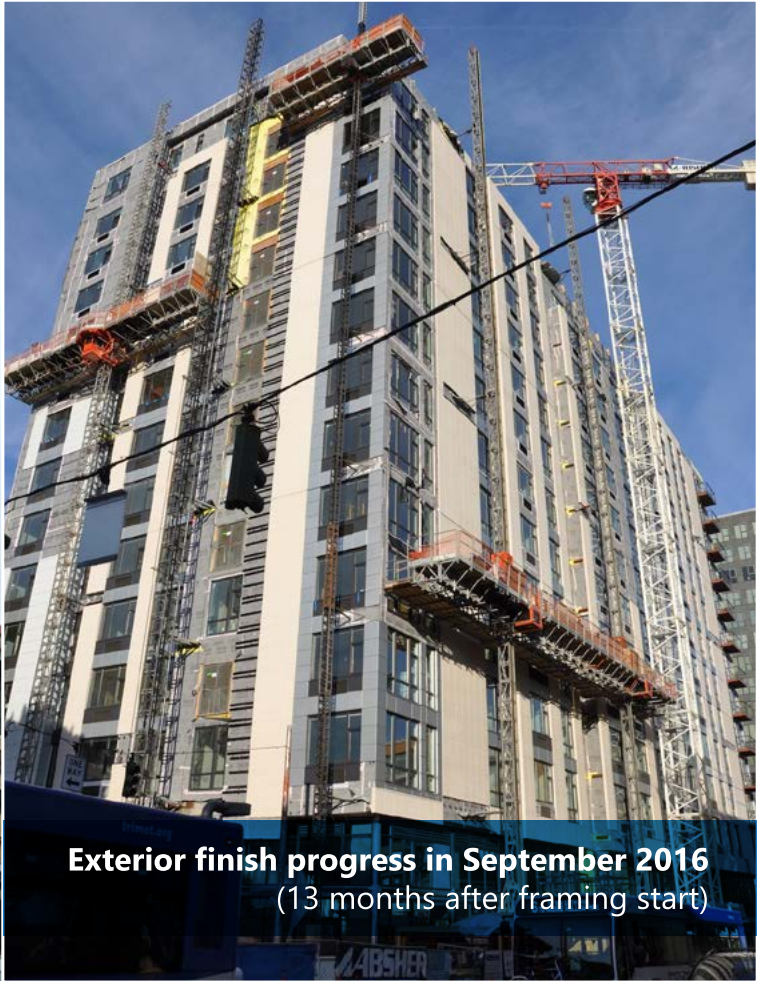
The MFBS™ steel framing panel modules were both fabricated and installed by Alliance Steel Fabrication of Tacoma Washington.

The framing team members included:

- The Architects: Ankron Moisan Associated Architects, Portland-Seattle-San Francisco
- The Structural Engineer: Blaze Bresko, Swenson Say Fagat, Seattle-Portland
- The framing project manager: Kim Nakamura, Steel Panel Supply Inc, Tacoma
- The fabricator-installer: Tom Thompson, Alliance Steel Fabrication, Tacoma
- The managing member of IGB Systems: Del Bonds, Bellevue

FRAMING STAGES:





Exterior finish progress in September 2016
(13 months after framing start)

MORE ABOUT IGB SYSTEM'S MFBS™ FRAMING SYSTEM:

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SOME PRODUCT INFORMATION:

- Modular Frame Building System (MFBS™) wall **panels come in four types:** Shear, Bearing, Window, & Door panels.
- MFBS™ Integrated Brace **Shear Wall Panels do not require plywood, OSB or steel strong ties** to achieve structural shear or diaphragm.
- MFBS™ Gravity **Load Bearing Wall Panels do not require bridging, blocking, or hold-downs** to transfer loads.
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 - Any truss system**
 - Any Exterior finish:** brick, stucco, metal, wood or specialty finishes
 - Any Foundation type:** slab-on-grade, foundation, PT, poured in place, or pilings
 - Any Interior finish** all will be straight and true
- Authorized MFBS™ **wall panel supplier-fabricators adhere to stringent UL Certification,** quality control standards, and material traceability
- Wall Panels are typically 6" in depth, and can vary in width & height based upon architectural design. A typical wall panel used in a mid-rise building would weigh 300 pounds.
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8-Story 91-Unit South Lake Union Area Residential Apartment Development In Early Design Phase

SEATTLE

A residential development, in planning for a site located at 1170 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 an 8-story, 100,000 square foot building containing 91 dwelling units. The applicant for this project is Kevin Corbett of Evergreen Lake 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, Craig Davenport, at 425-802-9829.

4-Story 57-Unit Phinney Ridge Area Mixed-Use Residential-Restaurant Development Receives Conditional DNS

Approval

SEATTLE

A mixed-use residential and retail project, planned for a site located at 6726 Greenwood Avenue North in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 4-story building with 55 apartment dwelling units above 3,300 square feet containing two live-work units and restaurant space. No parking is proposed. The city of Seattle has issued the permitting, with conditions, to the applicant, who 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 on this project, contact the applicant's contact, Jay Janette, at 206-453-3645.

7-Story 100-Unit Beacon Hill Area Apartment-Retail Project In The Works

SEATTLE

A mixed-use residential and retail project,

proposed for a site located at 2505 Beacon Avenue South in the Seattle, is the subject of a recent application. The developers have requested permission to construct a 7-story building containing 100 apartment dwelling units and will feature ground-level retail space and parking for three vehicles. The city of Seattle has received this request from the applicant, who is Scott McDonald of Claremont Partners 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, Jonathan Lemons, at 206-306-5952.

4-Story 11-Unit Fremont Area Residential Apartment Project In Application Phase

SEATTLE

A residential development, proposed for a site located at 3623 Fremont Avenue North in the Seattle area, is the subject of a recent application. The developers

have requested permission to construct two, 4-story structures containing 11 apartment dwelling units in an environmentally critical area. The city of Seattle has received this request from the applicant, who is Scott McDonald of Claremont Partners 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, Jonathan Lemons, at 206-306-5952.

2-Building 72,000 SF Vancouver Area Industrial Project In The Works

VANCOUVER

An industrial development, proposed for a property located at 7219 NE 47th Avenue in the Vancouver area, is the subject of a recent application. The developers have requested permission to construct two, single-story high-bay buildings totaling 72,000 square feet. Clark County has issued a notice of pre-application conference. The applicant for

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this project is Beacon Rock Architecture Group. For additional information, contact the applicant at rob@br-arch.com, or call 360-600-5229.

33,800 SF Spokane Area Fitness Center & Gymnasium Remodel Project In Line For DNS Approval

SPOKANE

A remodel project, planned for a site located at 3305 West Fort Wright Drive in the Spokane area, is in line to be issued a determination of non-significance. The developers have requested permission to remodel an existing 23,700 square foot gymnasium and 10,100 square foot fitness center. Plans include construction of a 2-story,

25,000 square foot building with locker rooms, classrooms and offices. The city of Spokane, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Community Colleges of Spokane. Construction will require the demolition and removal of an existing single-story classroom, office space and locker room. The project will be known as Spokane Falls Community College Building No. 7. For additional information on this project, contact the applicant's contact, Martin Sweet of Integrus Architecture at 509-838-8681.

50-Unit Capitol Hill Area Mixed-Use

Apartment-Commercial Development In Early Design Phase

SEATTLE

A mixed-use residential and retail project, in planning for a site located at 1833 Broadway in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct 50 apartment dwelling units and 3,600 square feet of ground-level commercial space. Plans note below-grade parking for 19 vehicles. The applicant for this project is George Ma of Champion 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, Neal Thompson at 206-684-0916.

98-Unit Bothell Area Townhouse Project In The Works

BOTHELL

A residential townhouse development, proposed for sites located at 425 and 511 240th Street SE in the Bothell area, is the subject of a recent application. The developers have requested permission to construct 21, 3-story townhouse structures containing a total of 98 dwelling units. The buildings will range in size from 3-unit to 6-unit structures with a maximum height

of 35 feet. The city of Bothell has received this request from the applicant, who is Scott Borgeson of PacLand. For additional information on this project, contact Mr. Borgeson at 206-522-9510.

Lewis County Airport Improvements Project Receives DNS Approval

TOLEDO

An industrial project slated for a site located at 5239 Jackson Highway in the Toledo area, has been issued a determination of non-significance. The action will allow the developers to reconstruct a parallel taxiway and connector taxiways north of the existing Runway 06-24. Plans include realignment of the entrance and exit taxiways at both ends of the runway, installation of taxiway lighting systems, installation of a subsurface edge drainage system along the taxiway and replacement of culverts, replacement of navigational aid for Runway 06, maintenance of existing pavement and re-striping of Runway 06-24, taxiways and apron. Lewis County has issued the permitting for this county project. The project will be known as Ed Carlson Memorial Field/south Lewis County Airport 2017 improvements. For additional information on this project, contact the applicant's contact, Lee Napier, community development director, at 360-740-1146.

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8-Lot Milton Area Residential Subdivision in Line For Mitigated DNS Approval

MILTON

A residential subdivision development, slated for a property located at 711 20th Avenue in the Milton area, has been issued a mitigated determination of non-significance. The action will allow the developers to divide the property into eight residential building lots. An existing single-family residence will remain. The city of Milton, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Ascaras Inc. The project will be known as

Ascaras/Scheidt preliminary subdivision. For additional information on this project, contact the applicant's contact, Bill Sager of Ascaras Inc., at P.O. Box 44428, Tacoma, WA 98448, or call 253-517-2701.

7-Story 201-Unit Roosevelt Area Mixed-Use Apartment-Retail Project Receives DNS Approval

SEATTLE

A mixed-use residential and retail project, planned for a site located at 1205 NE 66th 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 201

dwelling units above retail space. Plans include below-grade parking for 137 vehicles and will require 28,800 cubic yards of grading. The city of Seattle has issued the permitting to the applicant, who 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 on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

4-Story 54-Unit Bitter Lake Area Mixed-Use Residential-Retail Development Has Revised Application

SEATTLE

A mixed-use residential and retail project, proposed for a site located at 10540 Greenwood Avenue North in the Seattle area, is the subject of a revised application. The developers have requested permission to construct a 4-story building containing 32 small efficiency dwelling units and 22 apartment dwelling units above 1,900 square feet, ground-level retail space. Parking will be provided for 29 vehicles. The city of Seattle received this request from the applicant, who is Ple Ruh Lu of Tiek Guan Company. Construction will require the demolition and removal of existing structures on the site.

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For additional information on this project, contact the applicant's contact, Matt Driscoll, at 206-547-1761.

Early Learning Center Project In The Works

SUMNER

A education facility development proposed for a 3.65-acre site located at 1508 Willow Street in the Sumner area, is the subject of a recent application received by Sumner School District No. 320. The developers have requested permission to construct a 2-story early learning center and associated parking. The area is currently occupied by four tennis courts, baseball/softball fields and a residence. Existing fields

will be reconfigured and two tennis courts will be relocated. Construction will require the demolition and removal of the residence. The project will be known as new early learning center and Sumner Middle School track and field upgrades. For additional information on this project, contact the applicant's contact, BLRB Architects, at 253-627-5599.

5-Story 33-Unit Phinney Ridge Area Mixed-Use Apartment-Retail Development In Application Phase

SEATTLE

A mixed-use residential and retail project, proposed for a property located at 7009 Greenwood Avenue

North in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 5-story building containing 33 apartment dwelling units with ground-level retail space. Plans note below-grade parking for 28 vehicles and will require rezone from NC2-40 to NC2-65. The city of Seattle has received this request from the applicant, who is Chad Dale of Evolution Projects. For additional information on this project, contact the applicant's contact, David Fuchs, at 206-523-6150.

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

SAMMAMISH

A residential subdivision development, planned for four land parcels totaling 4.67-acres located at the terminus of 230th Avenue NE in the Sammamish area, is in line to be issued a determination of non-significance. The developers have plans to divide the parcels into 18 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 Benchmark Communities. For additional information on this project, contact the applicant's contact, Kate Condit of Benchmark Communities, at 425-509-9921, extension 487.

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58, 15,100 SF Lake Stevens Area Retail Pharmacy Development Receives DNS Approval

LAKE STEVENS

A retail project, slated for a site located at 9010 Market Place in the Lake Stevens area, has been issued a determination of non-significance. The action will allow the developers to construct a commercial center including a 15,100 square foot drug store and building pad for future use. The city of Lake Stevens has issued the permitting to the applicant, who is HBC Lake Stevens LLC. The project will be called Lake Stevens Bartels. For additional information on this project, contact the applicant's contact, Mark Craig of Henbart, at mrcraig@henbart.com, or call 206-768-7716.

4-Story 39-Unit Seattle Interbay Apartment Proj- ect In Design Review Phase

SEATTLE

A residential development, in planning for a site located at 3420 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 4-story apartment building containing 39 small efficiency dwelling units in an environmentally critical area. Plans call for parking for 27

vehicles. An existing structure will remain. The applicant for this project is Josh Fletcher of Fletchco LLC. For additional information on this project, contact the applicant's contact, Carlos de la Torre, at 206-545-0700.

21-Lot Bothell Area Residential Subdivision Development In Line For DNS Approval

BOTHELL

A residential subdivision development, planned for a 6.79-acre site located at 20016 88th Ave NE in the Bothell area, is in line to be issued a determination of non-significance. The developers have plans to divide the site into 21 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 The Entrust Group. For additional information on this project, contact the applicant's contact, Moira Haughian of The Bheline Group, at 425-216-4051.

80-Unit Tumwater Area Residential Apartment Project Receives DNS Approval

TUMWATER

A residential development, slated for a site located at Crosby Boulevard, west of Barnes Boulevard in the Tumwater area, has been issued a determination of non-significance.

The action will allow the developers to construct an 80-unit apartment development with covered and open parking. The city of Tumwater has issued the permitting to the applicant, who is Northwest Investment Group. The project will be called 80 West Apartments. For additional information on this project, contact the applicant's contact, Ken Brogan of Northwest Investment Group, at 5020 Joppa Street SW, Tumwater, WA 98512.

61-Unit Eastlake Area Mixed-Use Residential-Retail Development Progressing

SEATTLE

A mixed-use residential

and retail project, planned for a property located at 3272 Fuhrman Avenue East in the Seattle area, is the subject of conditions placed on the project by the city of Seattle. Plans outline the construction of a 3-story building with 52 residential dwelling units and a 2-story building with nine residential dwelling units and 2,000 square feet retail. Plans include below-grade parking for 21 vehicles. The applicant for this project is Michael Heijer of Views at Portage Bay LLC.

6-Story 55-Unit Roosevelt Area Mixed-Use Residential-Commercial Project Receives Conditional DNS Approval

SEATTLE

A mixed-use residential and retail project, planned for a site located at 1222 NE 65th Street 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 55 small efficiency dwelling units above 900 square feet, ground-level retail space. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Dave Biddle of Blueprint Services. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Tim Carter, at 206-693-3133.

7-Story 48-Unit South Lake Union Area Residential Apartment Project Receives Conditional OK

SEATTLE

A residential development, planned for a site located 1210 Republican Street in the Seattle area, is the subject of conditions placed on the project by the city of Seattle. The developers have plans to construct a 7-story apartment building containing 48 small efficiency dwelling units. No parking is proposed. The applicant for this project is Joshua Scott of Koz Development. For additional information on this project, contact the applicant's contact,

Jason Andersen, at 206 422-2990.

Bellevue Area Marijuana Shop Development Receives Conditional Land Use Approval

BELLEVUE

A retail project, planned for a site located at 1940 124th Avenue NE in the Bellevue area, has been granted conditional land use approval. The developers will proceed with plans to change an existing office tenant space to a marijuana retail store within an existing building in the Bel-Red sub-area. The applicant for this project is Mike Griffith of Par 5 Investments. The project will be called Green Theory Bellevue. For additional information on this project, contact the applicant's contact, Robert Miller of Space Plan, at rsm@spaceplan.com, or call 425-822-0100.

4-Story 48-Unit Roosevelt 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 1408 NE 65th 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 with 48 small



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efficiency dwelling units and ground-level retail. Plans include parking for seven vehicles located within the structure. The applicant for this project is Nick Miller of Roosevelt Development Group 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, Adrienne Watkins, at 206-443-8606.

8-Unit Interbay Area Residential & Live-Work Project Receives Conditional DNS Approval

SEATTLE

A mixed-use residential and commercial project, slated for a site located at 3402 15th Avenue West in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct four live-work units and four residential dwelling units. Plans will take place in an environmentally critical area. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Mark Kamin of Kamin Excavation. For additional information on this project, contact the applicant's contact, Einar Novion, at 206-851-7922.

10,000 SF Chehalis Area Industrial Warehouse Development Receives DNS Approval

CHEHALIS

An industrial project, slated for sites located at 1768 and 1769 Bishop Road in the Chehalis area, has been issued a determination of non-significance. The action will allow the developers to construct a 10,000 square foot warehouse. Plans include a gravel driveway, asphalt forklift path and a new parking area. Lewis County has issued the permitting to the owner, who is Satech Inc. For additional information on this project, contact the applicant's contact, Woody Garrigus of Satech, at 253-218-4865.

21-Unit Lynnwood Area Residential Townhouse Development In Application Phase

LYNNWOOD

A residential townhouse project, proposed for a site located at 3314 156th Street SW in the Lynnwood area, is the subject of a recent application. The developers have requested permission to construct 21 townhouse dwelling units. Snohomish County has received this request from the applicant, who is Plats Plus Financial Group. The project will be known as 156th Street Townhomes. For additional information on this project, contact the applicant's contact, Tage Nickerson of Plats Plus Financial Group, at 425-508-3317.

6-Story 45-Unit Green Lake Area Mixed-Use Apartment-Retail

Development Receives Conditional DNS Approval

SEATTLE

A mixed-use residential and retail project, slated for a property located at 417 NE 73rd Street in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 6-story apartment building containing 35 apartment dwelling units and 10 small efficiency dwelling units above 1,600 square feet retail space. Plans include below-grade parking for 12 vehicles. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Chris Gurdjian of Meter at 1901 LLC

(Meter Properties). Construction will require the demolition and removal of existing 19-space parking lot. For additional information on this project, contact the applicant's contact, Brian Kim, at 206-367-1382.

4-Story Seattle Area Youth Justice Center Replacement Project In The Works

SEATTLE

A juvenile justice center facility project planned for a site located at 1211 East Alder Street in the Seattle area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a 4-story building containing offices, courtrooms, detention

housing and a school. Plans include a 4-story parking structure to accommodate up to 360 vehicles. King County has issued the permitting to the owner, who is King County Facilities Management. Waiver and modifications to the structure width and side setback development standards have been granted and substantive conditions imposed. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Patrick Donnelly, at 206-628-3137.

67-Lot Oak Harbor Area Residential Subdivision Project In The Works

OAK HARBOR

A residential subdivision development, proposed for a 37-acre site located southwest of state Route 20 and Hage Road in the Oak Harbor area, is the subject of a recent application. The developers have requested permission to divide five land parcels into 67 single-family residential building lots. The city of Oak Harbor has received this request from the applicant, who is Garry Oaks LLC. The project will be known as Garry Oaks subdivision. For additional information on this project, contact the applicant's contact, Chris Anderson of Garry Oaks LLC, at 360-675-7000.

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Townhouse Project In Design Review Phase

SEATTLE

A residential townhouse development, in planning for a site located at 9235 16th Avenue SW in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct four townhouse buildings containing eight dwelling units. Plans include at-grade parking for eight vehicles. The applicant for this project is Johnny Vong. For additional information on this project, contact the applicant's contact, Scott Brown, at 206-715-5996.

36-Story 330-Unit Mixed-Use Residential-Office-Retail Development Proposed For Belltown Area

SEATTLE

A mixed-use residential and commercial project, proposed for a site located at 2031 Third Avenue in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 36-story building containing 330 dwelling units, 187,000 square feet office and 7,000 square feet, ground-level retail space. Parking will be provided below-grade for up to 250 vehicles. The applicant for this project is Martin Selig of Lenora Holdings Co. LLC (Martin Selig Real Estate). For additional information

on this project, contact the applicant's contact, Tom Bartholomew, at 206-409-4232.

5-Story Capitol Hill Area Office-Retail Addition Project In Design Review Phase

SEATTLE

A remodel-addition development, in planning for a site located at 1525 11th Avenue in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct a 5-story addition to an existing 2-story landmark building known as Kelly Springfield Building. Plans outline 65,000 square feet office and 12,000 square feet retail space. Plans include parking for 34 vehicles. The applicant for this project is J.G. Capital LLC. For additional information on this project, contact the applicant's contact, Craig Belcher, at 206-295-0613.

2-Story 23,900 SF Seattle Area School Facility Addition Project In Application Phase

SEATTLE

A new school facility, proposed for a site located at 9601 35th Avenue SW in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 2-story, 23,900 square foot addition to the existing Summit Atlas Charter

School. Plans call for the reconfiguration of 116 parking spaces into 63 parking spaces. The city of Seattle has received this request from the applicant, who is James Heugas of WCSD9601 35th Ave SW LLC (Washington Charter School Development). For additional information on this project, contact the applicant's contact, Heidi Deaver, at 206-441-4522.

6-Story 70-Unit Seattle Area Mixed-Use Residential & Child Care Development Receives Conditional DNS Approval

SEATTLE

A mixed-use development planned for a site located 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 70 residential dwelling units and will feature a 6,600 square foot, ground-level child care center. Plans include off-site parking for nine vehicles. The city of Seattle has issued the permitting with conditions. 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, Michele Wang, at 206-518-5026.

94-Lot Spokane Area Residential Subdivision Project In The Works

SPOKANE

A residential subdivision development, proposed for a 48-acre property located at 3515 South Inland Empire Way in the Spokane area, is the subject of a recent application. The developers have requested permission to divide the property into 94 single-family residential building lots. The city of Spokane has received this request from the applicant, who is JRP Land LLC. The project will be called Deep Pine Overlook. For additional information on this project, contact the applicant's contact, Alan Gay of Stantec, at 509-328-5139.

4-Story 208-Unit Apartment Development Proposed For Lakewood Area

LAKEWOOD

A residential project, proposed for a site located at 12623 Bridgeport Way SW in the Lakewood area, is the subject of a recent application. The developers have requested permission to construct 4-story buildings containing a total of 208 dwelling units. Plans include a community recreation center and parking for 312 vehicles. The city of Lakewood has received this request from the applicant, who is Springbrook Development Group LLC. The project will be known as Springbrook Apartments. For additional information on this project, contact the applicant's contact,

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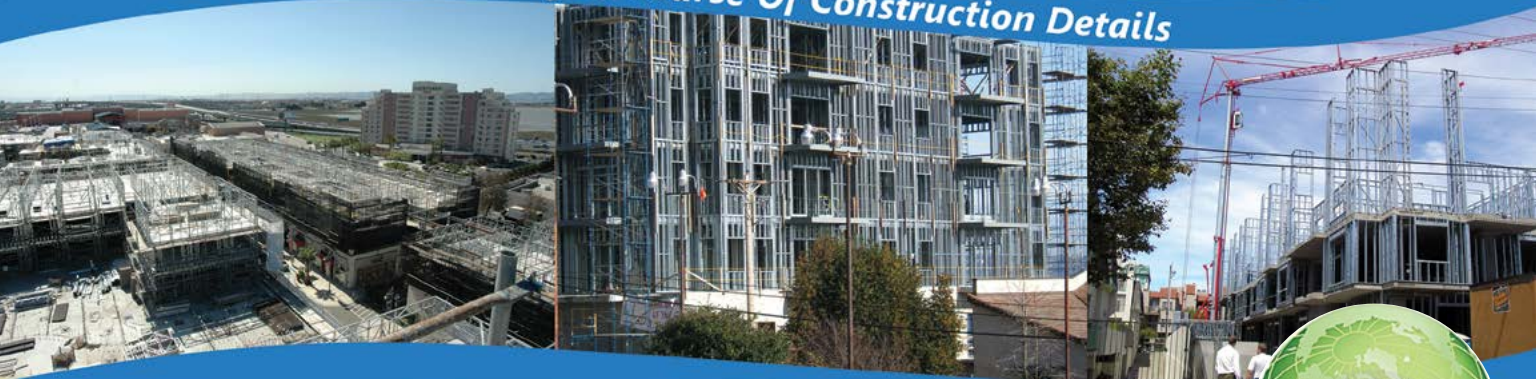
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93-Lot Gig Harbor Area Residential & Commercial Subdivision Project In The Works

GIG HARBOR

A residential and commercial subdivision development, proposed for a 39.4-acre site located off state Route 16 at 51st Avenue NW and 93rd Street NW in the Gig Harbor area, is the subject of a recent application. The developers have requested permission to divide the site into 84 single-family residential building lots, seven duplex building lots and two commercial lots. Gig Harbor has received this request from the applicant, who is Gig Harbor Homesite LLC. The project will be called Harbor Winds Community. For additional information on this project, contact the applicant's contact, Gig Harbor Investment Property LLC, at 253-226-7344.

Port Orchard Area Middle & High School Development In Line For Mitigated DNS Approval

PORT ORCHARD

School facilities developments, slated for sites located at 3700 NW Anderson Hill Road and 10130 Frontier Place NW in the Port Orchard area, is in line to be issued a mitigated determination of non-significance. The

action will allow the developers to construct a new high school and middle school. Plans include sports fields, gymnasium, auditorium and associated parking. Kitsap County, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Central Kitsap School. Construction will require the demolition and removal of an existing Central Kitsap High School, Central Kitsap Middle School and other district facilities on the site. For additional information on this project, contact the applicant at 360-662-1810.

145-Unit 160,000 SF Tukwila Area Assisted-Living Development In Line For DNS Approval

TUKWILA

A residential project, planned for a site located at 13112 Military Road South in the Tukwila area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a senior assisted-living facility consisting of 160,000 square feet with 145 units and 21 memory care units. Plans include parking for 80 vehicles. The city of Tukwila, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Quail Park of Tukwila LLC. For additional information on this project, contact the applicant's

contact, Ankrom Moisan Architects, at 206-576-1600.

4-Story 35-Unit Seattle Area Mixed-Use Residential-Commercial Development Receives Conditional DNS Approval

SEATTLE

A mixed-use residential and commercial development, slated for a site located at 3700 South Hudson Street 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 20 small efficiency dwelling units, 12 apartment dwelling units, three live-work units and 1,100 square feet retail space. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Sloan Ritchie of 3700 Hudson 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, Joe Giampietro, at 206-494-9717.

20-Lot Yakima Area Residential Subdivision Project In Application Phase

YAKIMA

A residential subdivision development, proposed for a 3.26-acre property located at 4903 Roza Hill Drive in the Yakima area, is the subject of

a recent application. The developers have requested permission to divide the property into 20 single-family residential building lots. Yakima County has received this request by the applicants, who are David Griffin and Jeff Holbrook. The project will be known as Bella Montana's. For additional information on this project, call Dinah Reed at 509-574-2300.

82-Unit Gig Harbor Area Residential Retirement Cottage Development In The Works

GIG HARBOR

A residential project, proposed for a site located at 4117 Rosedale Street in the Gig Harbor area, is the subject of a recent application. The developers have requested permission to construct 82 detached, single-story cottage houses with attached garages. Plans call for new gated access, private access corridors, sidewalks and designated parallel parking. The city of Gig Harbor has received this request by the owner, who is Norpoint Communities. The active living retirement community for age 55 plus will be called Cottages at Rosedale Village. For additional information on this project, contact the applicant's contact, Todd Steel of Norpoint Communities, at 253-759-2287.

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Office-To-Church Development Progressing

SEATTLE

A religious facilities project, planned for a site located at 4705 16th Avenue NE in the Seattle area, has been granted administrative conditional use by the city of Seattle. The developers have plans to construct a 1,000 square foot addition and alterations to an existing building known as University Presbyterian Church. Plans include changing the use of 1,400 square feet, first floor from office to church. For additional information on this project, contact the applicant's contact, Craig Hanway, at 206-282-1905.

11,600 SF Yakima Area Retail Market Plaza Development In Application Phase

YAKIMA

A commercial development, proposed for a site located at 22 South Third Street in the Yakima area, is the subject of a recent application. The developers have requested permission to construct an 11,600 square foot covered pavilion, 20,000 square foot water feature with splash area, a 1,500 square foot state, public restrooms and a mechanical and storage room. New and refurbished public art will be displayed from Millennium Plaza. The city of Yakima has received this request

from the applicant, who is the city of Yakima's Engineering Division. Construction will require the demolition and removal of an existing 7,000 square foot mini-plaza and a 196 space surface parking lot. The project will be known as Yakima Central Plaza. For additional information on this project, contact the applicant's contact, Brett Sheffield, Yakima chief engineer, at 509-575-6111.

4-Story 75-Unit Madison Valley Area Mixed-Use Residential-Retail Project In Early Design Phase

SEATTLE

A mixed-use residential and retail development, in planning for a site located at 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 plans to construct a 4-story building containing 75 residential dwelling units and 26,600 square feet retail space. Plans include below-grade parking for 156 vehicles. The applicant for this project is Steve Silk of TVC Madison Co. LLC. Construction will require the demolition and removal of an existing structure on the site. For additional information on this project, contact the applicant's contact, Chris Davidson, at 206-587-3797.

4-Story 70-Unit Everett

Area Homeless Housing Project In Application Phase

EVERETT

A residential development, proposed for a site located at 610 Berkshire Drive in the Everett area, is the subject of a recent application. The developers have requested permission to construct permanent housing and supportive services for the homeless. Plans outline construct of a 4-story building containing 70 dwelling units. Plans include landscaping and associated parking for 21 vehicles. The city of Everett has received this request from the applicant, who is the Catholic Housing Services of Western Washington. For additional information on this project, contact the applicant's contact, Bill Singer, architect, at 206-787-1372.

70-Unit Bothell Area Residential Development In The Works

BOTHELL

A residential apartment project, proposed for a site located at 14815 41st Avenue SE in the Bothell area, is the subject of a recent application. The developers have requested permission to construct four buildings containing a total of 70 dwelling units. Snohomish County has received this request from the applicant, who is Saeed Abtahl. The project will be called Harmony II. For additional information

on this project, contact the applicant's contact, Brian Kalab of Insight Engineering, at brian@insightengineering.net, or call 425-303-9363.

22,900 SF Union Gap Area Retail Center In Line For Mitigated DNS Approval

UNION GAP

A retail development planned for a site located at the end of Court Street and on the west side of Interstate 82 in the Union Gap area, is in line to be issued a mitigated determination of non-significance. The action will allow the developers to construct a retail center with 12,900 square foot showroom and service department and a 10,000 square foot open front storage building. Plans include landscaping and associated parking. The city of Union Gap, using the optional SEPA process, is expected to issue the permitting to the applicant, who is HLA on behalf of Valley Marine. The project will be known as Valley Marine. For additional information on this project, contact the applicant's contact, Michael Heit of HLA Engineering and Land Surveying, at 509-966-7000.

4-Story 22-Unit Seattle Area Residential Apartment Development Receives Conditional DNS Approval

SEATTLE

A residential project, planned for a site located

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at 2037 Yale 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 with 27 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. Construction will require the demolition and removal of an existing structure on the site. For additional information on this project, contact the applicant's contact, Greg Squires, at 206-693-3133.

4-Story 38-Unit Fremont Area Mixed-Use Residential-Commercial Development In Early Design Phase

SEATTLE

A mixed-use residential and commercial project, in planning for a site located at 106 North 36th Street in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct 4-story building with 34 residential dwelling units and four live-work units. Plans include parking for 16 vehicles located within the structure. The applicant for this project is Marc Rudd of Rudd Development Company.

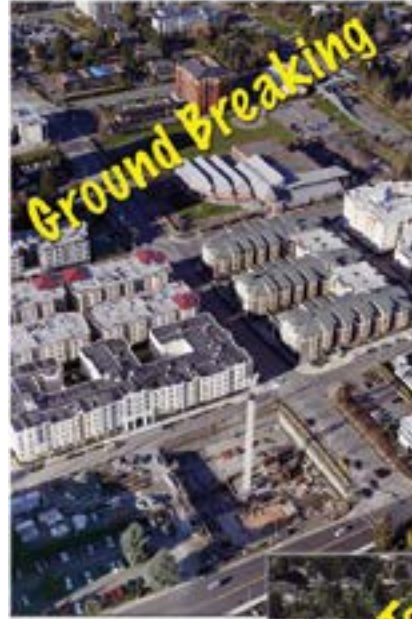
Construction will require the demolition and removal of an existing structure on the site. For additional information on this project, contact the applicant's contact, Jonathan Lemons, at 206-306-5952.

Office-Retail Tower Project Receives Conditional Approval

SEATTLE

A commercial development planned for a site located at 1201 Second Avenue in the Seattle area, has received conditional approval by the city of Seattle. The developers will proceed with plans to construct a 31-story office building containing 714,600 square feet office space and 15,200 square feet, ground-level retail space. Plans include below-grade parking for 466 vehicles. Plans call for a partial alley vacation and include an addendum to the Downtown Height and Density Changes EIS. The city of Seattle has issued the approval to Christian Gunter of Skanska USA Commercial Development. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact Gary Papers, Seattle planner, at 206.684.0916.

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