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Washington State Construction News

Delivered monthly to the Contractors & Subs of Washington State

July 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: A view towards Mt Baker from over Lynden
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3 Building 600,000 SF Port Of Tacoma Area Industrial Warehouse Project Receives Mitigated DNS Approval

PORT OF TACOMA

An industrial development, slated for sites located at 1514, 1614 and 1714 Taylor Way and 3401 Lincoln Avenue in the Port of Tacoma area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct three warehouse buildings in two phases. Phase one will consist of two warehouses totaling 203,600 square feet and phase two will consist of one, 220,400 square foot warehouse. The Port of Tacoma has issued the approval to the owner, who is Avenue 55 LLC. Construction will require the demolition and removal of an existing 189,500 square foot warehouse on the site. The project will be known as Avenue 55 Port of Tacoma. For additional information on this project, contact the applicant's contact, Dan Balmelli of Barghausen Consulting Engineers, at 425-251-6222.

174,300 SF Tukwila Area High School Facility Development Receives Mitigated DNS Approval

TUKWILA

A high school project, planned for a property located at 4242 South 144th Street in the Tukwila area, has been issued a mitigated

determination of non-significance. The action will allow the developers to renovate, modernize and expand the existing Foster High School building. Plans include an additional 15 teaching stations and classrooms, add an auxiliary gymnasium, expand the weight room, expand and enclose the student commons, reconfigure the ball-fields, reduce parking and safety improvements. Tukwila School District has issued the permitting for this school project. Plans call for the removal of four portable buildings. Student capacity will increase from 878 to 1,100. For additional information on this project, contact the applicant's contact, Judith Berry, deputy superintendent of Tukwila School District, at berryj@tukwila.wednet.edu, or call 206-901-8000.

6-Story 100-Unit Seattle Area Mixed-Use Apartment-Retail Project In Design Review Phase

SEATTLE

A mixed-use residential and retail project, in planning for a site located at 937 North 96th Street in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 6-story building containing 100 apartment dwelling units above retail space. Plans include parking for three vehicles. The



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applicant for this project is Daniel Malone of DESC. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Scott Starr, at 206-623-1104.

4-Story 54-Unit Bitter Lake Area Mixed-Use Residential-Retail Project In Design Review Phase

SEATTLE

A mixed-use residential and retail project, in planning 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 with 32 small efficiency dwelling units and 22 apartment dwelling units above 1,900 square feet, ground-level retail space. Plans include parking for 29 vehicles. The applicant for this project is Pie Ruh Lu of

Tiek Guan Company. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Matt Driscoll, at 206-547-1761.

8-Story 98-Unit South Lake Union Area Mixed-Use Apartment-Retail Project Receives DNS Approval

SEATTLE

A mixed-use residential and retail project, slated for a site located at 403 Dexter Avenue North in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct an 8-story building containing 98 apartment dwelling units and 2,600 square feet, ground-level retail space. Plans include below-grade parking for 53 vehicles. The city of Seattle has issued the permitting to the applicant, who is Scott Sorensen of WC Seattle III LLC (Wilshire Capital Partners). Construction

will require the demolition and removal of an existing single-story structure on the site. For additional information on this project, contact the applicant's contact, Steve McDonald, at 206-284-5624.

32,000 SF Puyallup Area Medical Office Development In Line For DNS Approval

PUYALLUP

A medical development, planned for a 1.09-acre site located at 1601 Third Street SE in the Puyallup area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 32,000 square foot medical office building. Plans include stormwater management, landscaping, off-street parking and other improvements. The city of Puyallup, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Gil Hulsmann of Abbey Road Group. The project will be known as Third Street MOB. For additional information on this project,

contact Mr. Hulsmann at gil.hulsmann@abbey-roadgroup.com, or call 253-841-5418.

6-Story 160-Unit Redmond Area Residential Apartment Project Receives DNS Approval

REDMOND

A residential development, planned for a site located at 7635-7661 159th Place NE in the Redmond area, has been issued a determination of non-significance. The action will allow the developers to construct a 6-story apartment building containing 160 dwelling units and five, ground-level live-work lofts. The city of Redmond has issued the permitting to the applicant, who is Deal Investments LLC. The project will be called Blackbird. For additional information on this project, contact the applicant's contact, Brandon Deal of Deal Investments, at 206-217-5926.

2-Story 100,000 SF Tukwila Area Middle School Facility

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Improvements Project Receives Mitigated DNS Approval

TUKWILA

A middle school development, planned for a site located at 4628 South 144th Street in the Tukwila area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a 2-story, 12,000 square foot addition to the existing Showalter Middle School. The addition will accommodate new classrooms and expand the commons and gymnasium. The total building side will increase to 100,000 square feet. Tukwila School District has issued the permitting for

this project. Construction will require the demolition and removal of two, 1,800 square foot existing portables on the site. For additional information on this project, contact the applicant's contact, Judith Berry, deputy superintendent of Tukwila School District, at berryj@tukwila.wednet.edu, or call 206-901-8000.

6-Story 81-Unit Columbia City Area Mixed-Use Residential-Retail Development In Application Phase

SEATTLE

A mixed-use residential and retail project, in planning for a site located at 5256 Rainier Avenue South in the

Seattle area, is the subject of a recent application. The developers have requested permission to construct a 6-story apartment building containing 81 dwelling units and 7,300 square feet retail space. Plans will take place in an environmentally critical area and will require a rezone from NC2-40 to NC2-65. The city of Seattle has received this request from the applicant, who is Ben Rutkowski of 5250 Rainier LP (PSW Real Estate). For more information on this project, contact Carly Gullery, Seattle planner, at 206-684-0720.

5-Story 85-Unit Columbia City Area Residential

Apartment Project In The Works

SEATTLE

A residential development, proposed for a site located at 5217 42nd Avenue South in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 5-story apartment building with 85 dwelling units. Plans will take place in an environmentally critical area. Plans include below-grade parking for 34 vehicles and will require a rezone from NC2-40 to NC2-55M. The city of Seattle has received this request from the applicant, who is Ben Rutkowski of 5250 Rainier LP (PSW Real



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Estate). Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Kathleen Pittman, at 206-523-6150.

82-Unit Vancouver Area Residential Apartment & Hotel Development In Line For DNS Approval

VANCOUVER

A residential and retail project, planned for 3.24-acre a site located at 912 NE 68th Street in the Vancouver area, is in line to be issued a determination of non-significance. The action will allow the developers to construct an 82-room hotel and 25-unit apartment

complex. Clark County, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Parth LLC. The project will be known as Hazel Dell Tru Hotel and Apartments. For additional information on this project, contact the applicant's contact, Patrick Campbell, at Patrick@construct-one.com, or call 360-727-3029.

145-Unit Wenatchee Area Residential Apartment & Live-Work Project Receives DNS Approval

WENATCHEE

A residential development, slated for a site located at 615 North

Piere Street in the Wenatchee area, has been issued a determination of non-significance. The action will allow the developers to construct a 145 apartment dwelling units. Plans include 22 live-work units, a leasing office, fitness center, pool and common outdoor areas. The city of Wenatchee has issued the permitting to the owner, who is Molitor Development LLC, Piere Street Apartments LLC. For additional information on this project, contact the applicant's contact, Molitor Development at 509-771-0456.

4-Story 47-Unit Capitol Hill Area Residential Apartment Project In Early Design Review Phase

SEATTLE

A residential development, in planning for a site located at 1020 Bellevue Court East in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 4-story apartment building containing 47 dwelling units. The applicant for this project is XH Realty. 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 Walls at 206-466-1225.

18,700 SF Puyallup Area Fire Station & Community Room Development Receives DNS Approval


PUYALLUP

A government project, planned for a 2-acre site located at 3809 Fifth Street SE in the Puyallup area, has been issued a determination of non-significance. The action will allow the developers to construct an 18,700 square foot fire station, multi-purpose community room to house 13 personnel and truck fueling facilities. Plans call for 47 parking stalls. The city of Puyallup has issued the permitting to the applicant, who is Central Pierce Fire & Rescue. The project will be known as Fire Station No. 72. For additional information on this project, contact the applicant's contact, Paul Whitehill of TCA Architecture, at 206-522-3830.

8-Unit Lot Capitol Hill Area Residential Townhouse Development Receives Approval


SEATTLE

A residential subdivision project, planned for a property located at 711 Federal Avenue East in the Seattle area has been granted approval. The action will allow the developers to divide the site into an 8-unit townhouse building lot. The city of Seattle has issued permitting, to the applicant, who is Alex Mason of Isola Builders. For additional information



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on this project, contact the applicant's contact, Brandon Winters at 206-297-0996.

58,100 SF Vancouver Area Industrial Building Project Receives DNS Approval

VANCOUVER

An industrial development, slated for a site located at 200 Grand Boulevard in the Vancouver area, has been issued a determination of non-significance. The action will allow the developers to construct a 58,100 square foot light-industrial building for warehousing and fabrication of metal piping materials. The building will be attached to an existing 24,000 square foot office building. Plans include infrastructure work, paving and associated landscaping. The city of Vancouver has issued the permitting to the applicant, who is Eric Lanciault. The project will be known as Frontier Development. For additional information on this project, contact the applicant's contact, Grand Boulevard Investments, at 360-798-3801.

4-Story 49-Unit Fremont Area Mixed-Use Apartment-Retail Development In Design Review Phase

SEATTLE

A mixed-use residential and retail project, in planning for a site located at 4035 Stone Way North in the Seattle area, is working its

way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 4-story building containing 49 apartment dwelling units and will feature ground-level retail space. Plans include below-grade parking for 33 vehicles. The applicant for this project is Curt Pryde of Pryde & Johnson LLC. For additional information on this project, contact the applicant's contact, John Bartin, at 206-782-8208.

14,700 SF Arlington Area Retail Drugstore Project Receives Mitigated DNS Approval

ARLINGTON

A retail development, slated for a site located at 7423 204th Street NE in the Arlington area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a 14,700 square foot drugstore and possible development of a 2,000 square foot coffee shop. Plans include a pedestrian plaza, utilities, storm drainage detention, drive aisles, parking and replacing an existing cabinet store. The city of Arlington has issued the permitting to Bill Fortunato of Pacland. For further information on this project, contact Mr. Fortunato at bfortunato@pacland.com, or call 360-403-3550.

19-Unit Queen Anne Area

Residential Apartment Project In Design Review Phase

SEATTLE

A residential development, in planning for a site located at 1021 Sixth 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 19 dwelling units. Plans include below-grade parking for 19 vehicles. The applicant for this project is Alison Boehm of Fleury Family 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, Jason Andrews, at 425-444-2941.

4,500 SF North Seattle Area Chick-Fil-A Restaurant In The Works

SEATTLE

A retail development, proposed for a site located at 12801 Aurora Avenue North in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a single-story, 4,500 square foot Chick-fil-A restaurant. Plans include parking for 45 vehicles. The applicant for this project is Don Ikeler of Chick-fil-A. Construction will require the demolition and removal of existing structures on

the site. For additional information on this project, contact the applicant's contact, Joel Howitt at 425-251-6222.

3-Story 50-Unit Central Area Residential Townhouse & Apartment Development In Application Phase

SEATTLE

A residential project proposed for a site located at 701 16th Avenue in the Seattle area, is the subject of a recent application. The developers have requested permission to construct two, 3-story structures in an environmentally critical area. One structure will contain three townhouse dwelling units and the other 47 apartment dwelling units. Plans include below-grade parking to accommodate 41 vehicles. The city of Seattle has received this request by the applicant, who is Patricia Sewell of 16th Cherry/17th James LLCs (Sabey Corporation). Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Tony Fan at 206-587-8797.

103-Lot Sequim Area Residential Subdivision Development In Line For DNS Approval

SEQUIM

A residential subdivision project, planned for a 25.66-acre site located



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at Brownfield Road and east of Sequim Road in the Sequim area, is in line to be issued a determination of non-significance. The action will allow the developers to divide the site into 103 single-family residential building lots. This project will take place in three phases. The city of Sequim, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Barnett NW Enterprises LLC. This project will be known as Bell Hill Estates. For additional information on this project, contact the applicant's contact, Latta Engineering, nlatta@lattaengineering.com.

113,000 SF Ridgefield Area Middle School Facility Development Receives DNS Approval

RIDGEFIELD

A school development, planned for a site located at the west side of NW Hillhurst Road in the Ridgefield area, has been issued a determination of non-significance. The action will allow the developers to construct a 42-foot high, 113,000 square foot public school building to accommodate 1,400 students in grades 5-8 in two schools with outdoor recreation and shared common spaces. Plans include utilities frontage, site improvements, lighting and associated parking. The city of Ridgefield has issued the permitting for this school project. The project will

be known as Ridgefield Intermediate/View Ridge Middle schools. For additional information on this project, contact the applicant's contact, Don Hardy of Berger ABAM, at Don.Hardy@abam.com, or call 360-823-6115.

18,900 SF Religious Facility Project In The Works For Kent Area

KENT

A religious facility development, proposed for a site located at 6820 Pacific Highway South in the Kent area, is the subject of a recent application. The developers have requested permission to construct an 18,900 square foot church building. Plans include landscaping, a stormwater pond and associated parking. The city of Kent has received this request from the applicant, who is Kenyan Community International Church. For additional information on this project, contact the applicant's contact, Jerry Osborn of Osborn Architects, at josborn@oaisps.com, or call 206-631-8442.

6-Story 387-Unit Central Area Mixed-Use Residential-Retail-Restaurant Project Receives DNS Approval

SEATTLE

A mixed-use residential and retail project, planned for a property located at 1203 East Spruce Street in the Seattle area, has been

issued a determination of non-significance. The action will allow the developers to construct three, 6-story buildings containing a total of 369 residential dwelling units, 18 live-work units and 8,800 square feet, ground-level retail and restaurant space. Plans call for shared below-grade parking for 310 vehicles. Plans will require a contract rezone of a portion of land from L3 to NC3-65. The city of Seattle has issued the permitting to the applicant, who is Robert Hardy of Cap Hill/First Hill LLC (Hardy Development Company). Construction will require the demolition and removal of existing structures on the site.

For additional information on this project, contact the applicant's contact, Bradley Khouri, at 206-297-1284.

4-Story 67-Unit West Seattle Area Mixed-Use Residential-Retail Project In Early Design Review Phase

SEATTLE

A mixed-use residential and retail project, in planning for a site located at 4800 40th 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 containing 63 dwelling units,

four live-work units and ground-level retail space. Plans include below-grade parking for 44 vehicles. The applicant for this project is Mark Braseth of Braseth Construction Company. For additional information on this project, contact the applicant's contact, Brenda Barnes, at 206-782-8208.

14-Unit Seattle Area Mixed-Use Residential & Live-Work Project In Design Review Phase

SEATTLE

A commercial development, in planning for sites located at 3214 and 3218 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 two, 4-unit townhouse structures and two, 3-unit live-work buildings. Plans include surface parking for eight vehicles. The applicant for this project is Portage Bay Holdings 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, Yoriko Endo, at 206-367-1382, extension 116.

8-Story 93-Unit Seattle Area Residential Project In Application Phase



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

SEATTLE

A residential development, proposed for a property located at 3008 16th Avenue West in the Seattle area, is the subject of a recent application. The developers have requested permission to construct an 8-story building containing 93 dwelling units. Plans include below-grade parking for 45 vehicles. The city of Seattle has received this request from the applicant, who is Tejal Pastakia. 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, Aya Rojnuckarin, at 206-676-5640.

Bellevue Area Retail REI Headquarters Building Project In Line For DNS Approval

BELLEVUE

A commercial development, planned for a site located at 209 124th Avenue NE in the Bellevue area, is in line to be issued a determination of non-significance. The action will allow the developers to construct two buildings over parcels 7, 9 and 11 within the Spring District. Plans include a 2-story office building, a single-story, 255,000 square foot public market and a 5-story, 422,700 square foot office building with ground-level retail space. Parking stalls will accommodate 876 vehicles. Plans call for a

multi-functional outdoor landscaped area. The city of Bellevue, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Wright Runstad & Company. For additional information on this project, contact the applicant's contact, Joleen Peterson of JMJ Team, at joleen@jmjteam.com, or call 206-596-2020.

3-Story 59-Unit Seattle Area Residential Apartment Project In Design Review Phase

SEATTLE

A residential development, planned for a site located at 147 North 132nd 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 3-story apartment building with 59 dwelling units. Plans include below-grade parking for 23 vehicles. The applicant for this project is Patrick Gehring of Compass Housing Alliance. Construction will require the partial demolition and removal of an existing structure. For additional information on this project, contact the applicant's contact, Chie Yokoyama, at 206-933-1150.

18-Story 136-Unit Belltown Area Mixed-Use Residential-Hotel-Retail Project In The Works

SEATTLE

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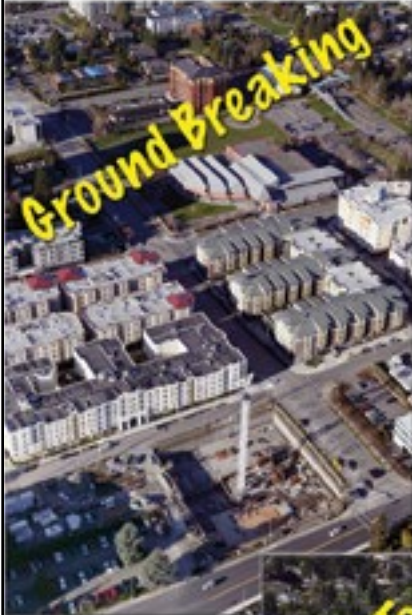
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A mixed-use residential and commercial development, proposed for a site located at 2121 Fifth Avenue in the Seattle area, is the subject of a recent application. The developers have requested permission to construct an 18-story building containing a hotel, 136 apartment units and ground-level retail and restaurant space. Plans include below-grade parking for 121 vehicles. The city of Seattle has received this request from the applicant, who is Richard Tsang of 2121 5th Avenue 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, Marsha Mawer-Olson, at 206-367-1382.

26,100 SF Anacortes Area Business Park Expansion Project In Line For Mitigated DNS Approval

ANACORTES

A commercial development, planned for a site located at 9118 South March Point Road in the Anacortes area, is in line to be issued a mitigated determination of non-significance. The action will allow the developers to construct a 16,900 square foot and 9,200 square foot building. The site is currently zoned for heavy manufacturing. The city of Anacortes, using the optional SEPA process, is expected to issue the required permitting to

the applicant, who is Harbor Lands LP. The project will be known as Harbor Business Park expansion. For additional information on this project, contact the applicant at 360-734-2222.

6-Story 23-Unit North Seattle Area Residential Apartment Project Receives DNS Approval

SEATTLE

A residential apartment development, slated for a site located at 1109 North 92nd 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 19 small efficiency dwelling units and four efficiency dwelling units. The city of Seattle has received this request from the applicant, who is Liat Arama of Opex Investments 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, Shaun Novion, at 206-361-6133.

4-Story 23-Unit Green Lake Area Mixed-Use Residential-Retail Development In Design Review Phase

SEATTLE

A mixed-use residential and retail project, in planning for a site located at 6820 Oswego Place NE in the Seattle area, is working its

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way through the city of Seattle's design review process. The developers have requested permission to construct a 4-story, 23-unit apartment building with ground-level retail space. The applicant for this project is Jon Coombes of Coombes 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, Robert Humble, at 206-267-9277.

4-Story 35-Unit West Seattle Area Residential Apartment Project In Public Meetings Review

SEATTLE

A residential development, planned for a site located at 5952 California Avenue SW in the Seattle area, is the subject of public meetings. The developers have requested permission to construct a 4-story apartment building containing 29 small efficiency dwelling units and six apartment dwelling units. Plans include surface parking for five vehicles. The applicant for this project is Gary Cobb of GNC 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, Robert Humble, at 206-267-9277.

3-Story 39-Unit

Morgan Junction Area Mixed-Use Residential & Live-Work Development In Public Hearings

SEATTLE

A mixed-use residential and retail project, planned for a site located at 6016 California Avenue SW in the Seattle area, is the subject of public hearings by the city of Seattle. The developers have plans to construct a 3-story building containing 36 dwelling units and three live-work units. Plans include 28 spaces for bicycles. The applicant for this project is 6016 California Ave SW LLC. For additional information on this project, contact the applicant's contact, Robert Humble, at 206-267-9277.

6-Story 220,000 SF Aurora Area Office-Self Storage Plus Caretaker's Unit In Design Review Phase

SEATTLE

A mixed-use residential and commercial development, in planning for a site located at 9701 Aurora 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 6-story, 220,000 square foot mini-warehouse self-storage containing accessory office and a caretaker's dwelling unit. Plans include surface parking for 15 vehicles. The applicant for this project is Joe Tomlinson

of Public Storage. Construction will require the demolition and removal of an existing structure on the site. For additional information on this project, contact the applicant's contact, Kathryn Jerkovich, at 253-627-4367.

20-Lot Bothell Area Residential Subdivision Project In Application Phase

BOTHELL

A residential subdivision project, planned for a 3.79-acre site located at 28206 45th Avenue SE in the Bothell area, is the subject of a recent application. The developers have requested permission to divide the site into 20 single-family residential building

lots. The city of Bothell, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Loree Quade of Ardsley Homes LLC. For additional information on this project, contact Ms. Quade at loree@sundquisthomes.com, or call 425-275-5306.

Elementary School Facility Addition & Renovation Development Proposed

SEATTLE

A school development, planned for a site located at 2418 28th Avenue West in the Seattle area, is the subject of several departures granted by the city of Seattle. The developers have plans to renovate and expand the existing Magnolia

Elementary school and construct a new gymnasium, covered play area and 2-story classroom addition to the southeast side of the existing building. Plans call for the removal of two portable buildings. Environmental documents have been prepared by Seattle Public Schools. Construction will require the demolition and removal of the existing library and covered play area on the site. For additional information on this project, contact the applicant's contact, Corrie Rosen, at 206-441-4151.

37-Unit Everett Area Residential Townhouse Project Receives DNS Approval

EVERETT

A residential townhouse project, planned for a 2.4-acre site located at 725 112th Street SW in the Everett area, has been issued a determination of non-significance. The action will allow the developers to construct 10, 3-story townhouse buildings containing 37 dwelling units. Each building will have 3-5 dwelling units. Plans include open space and recreational areas. Snohomish County has issued the permitting to the applicant, who is Seattle Pacific Homes. The project will be called Village Crest Townhomes. For additional information on this project, contact the applicant's



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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:

The patented **IGB System Modular Frame Building System, (MFBS™)** utilizes pre-engineered, accurately cut, jig set, fully welded, tubular, light gauge steel framing section modules. Each panel is individually engineered to achieve appropriate load bearing, and shear strengths when installed in the structure.



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.
- The wall **panels install quickly and easily.** This is a simple easy to use system.
- MFBS™ wall panels integrate seamlessly with other construction components, you can use:
 - Any Floor joist system** or metal decking with concrete
 - 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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contact, Merle Ash of Land Technologies, at 360-652-9727.

6-Story 44-Unit Alki Area Residential Apartment Project In Early Design Review Phase

SEATTLE ALKI

A residential development, in planning for a site located at 1250 Alki 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 6-story building with 44 residential dwelling units. Plans include below-grade parking for 66 vehicles. The applicant for this project is James Wong of Solterra Perch 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, Jeremy Thompson, at 800-865-9005.

4,000 SF Ravenna Area School Facility Addition

Project In Revised Application

SEATTLE

A school facility development, proposed for a site located at 6201 33rd Avenue NE in the Seattle area, is the subject of a revised application. The developers have requested permission to construct a 4,000 square foot addition to the existing Assumption St. Bridget School facility. Plans include landscaping, a new 3,000 square foot covered play area, relocation of recreational equipment and re-striping of the 124 vehicle parking lot. The city of Seattle has received this request from the applicant, who is Corporation of the Catholic Archbishop of Seattle Property and Construction. Construction will require the demolition and removal of part of the existing structure on the site. For additional information on this project, contact the applicant's contact, Kim Young, at 206-628-3137.

208-Unit Lakewood Area Residential Apartment

Development In Line For DNS Approval

LAKEWOOD

A residential project, planned for a site located at 701 16th Avenue in the Lakewood area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 208-unit apartment community with 312 parking spaces. Plans include a community recreation center. The city of Lakewood, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Springbrook Development Group LLC. The project will be called Springbrook Apartments. For additional information on this project, contact the applicant's contact, Lisa Klein, at lklein@ahbl.com, or call 253-383-2422.

2-Story 10,730 SF Bellevue Area Elementary School Additions Project Receives DNS Approval

BELLEVUE

An elementary school

development, planned for a site located at 4229 West Lake Sammamish Parkway SE in the Bellevue area, has been issued a determination of non-significance. The action will allow the developers to construct a 10,730 square foot addition to the existing Sunset Elementary School facility. Plans call for a 2-story, 9,000 square foot classroom wing and a 1,230 square foot kitchen/cafeteria addition. The city of Bellevue has issued the permitting to the Issaquah School District No. 411. The project will be known as Sunset Elementary School. For additional information on this project, contact the applicant's contact, Susan Conway of Bassetti Architects, at 206-340-9500.

492-Unit Kent Area Mixed-Use Residential-Commercial Development In Line For DNS Approval

KENT

A mixed-use residential and retail project, planned for a 24-acre

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land parcel located at 2030 West Meeker Street in the Kent area, is in line to be issued a determination of non-significance. The action will allow the developers to divide the parcel containing portions of the city of Kent's Riverbend Golf Complex into eight building lots. Four parcels will contain 18,000 square feet retail and restaurant space and 23 apartment buildings containing a total of 492 dwelling units. Plans include amenities and associated parking. The city of Kent, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Brett Jacobsen of FNW Inc. Construction will require the demolition and removal of

an existing par-3 golf course and concessions building on the site. The project will be known as Marquee on Meeker/Riverbend. For additional information on this project, contact the applicant's contact, Studio Meng Strazzara at 206-587-3797.

8-Unit Central Area Residential Apartment Project In The Works

SEATTLE

A residential development, proposed for a property located at 6502 15th Avenue NE in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 4-story building with eight apartment dwelling

units. An existing 4-unit apartment building will remain. The city of Seattle has received this request from the applicant, who is Dave Smith. For additional information on this project, contact the applicant's contact, Dustin Hoffman at 206-763-8496, extension 104.

7-Story Central Area Mixed-Use Apartment-Retail Development In Design Review Phase

SEATTLE

A mixed-use residential and retail project, in planning for a site located at 2809 South Jackson Street in the Seattle area, is working its way through the city of Seattle's design review process. The developers have requested permission to construct two, 7-story buildings containing a total of 550 apartment dwelling units with ground-level retail space and a single-story, 49,000 square foot retail building. Plans include below-grade parking for up to 550 vehicles. The applicant for this project is Ada Healey of Jackson Investors South LLC (Vulcan Real Estate). 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.

7-Story 71-Unit Seattle

Area Residential Apartment Project In Early Design Review Phase

SEATTLE

A residential development, in planning for a site located at 1309 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 71 dwelling units. Plans include parking for 38 vehicles. The city of Seattle has received this request from the applicants, who are Nick Miller and Jon Breiner 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, Heather Hargesheimer, at 206-454-8497.

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

BOTHELL

A residential subdivision project, planned for 2-acre site located at Hollyhills Drive NE and NE 192nd Place in the Bothell area, is in line to be issued a determination of non-significance. The action will allow the developers to divide the site into 12 single-family residential building lots. The city of Bothell, using the optional SEPA



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process, is expected to issue the required permitting to the applicant, who is Hollyhills Investments. This project will be known as Hollyhills PUD, Division 9. For additional information on this project, contact the applicant's contact, Tom DeDonato, Hollyhills Investments, 10257 N.E. 64th St. Kirkland WA. 98034.

3-Story 13,900 SF Seattle Area Asian Art Museum Rehab & Addition Project In Hearings Stage

SEATTLE

A community development, planned for a site located at 1400 East Prospect 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 construct a 3-story, 13,900 square foot addition to the existing Seattle Asian Art Museum. Plans include interior and exterior alterations. The applicant for this project is Richard Beckerman of Seattle Art Museum. For additional information on this project, contact the applicant's contact, Jeremy Schoenfeld, at 206-682-3460.

72-Lot Maple Valley Area Residential Subdivision Development In Line For DNS Approval

MAPLE VALLEY

A residential subdivision project, planned for a

14-acre site, located at the southeast corner of 238th Avenue SE and SE 288th Street in the Maple Valley area, is in line to be issued a determination of non-significance. The action will allow the developers to divide the site into 72 single-family residential building lots. The city of Maple Valley, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Rainier Ridge Developers. This project will be known as Rainier Ridge preliminary plat. For additional information on this project, contact the applicant's contact, Ivana Halvorsen, Barghausen Consulting Engineers, at 425-413-6633.

31,000 SF Everett Area Paine Field Hangar Project Receives DNS Approval

EVERETT

A project slated for a site located at 109th Street SW in the Everett area, has been issued a determination of non-significance. The action will allow the developers to construct a 31,000 square foot building for the Flying Heritage Collection north of the existing phase two hangar. Snohomish county has issued the permitting to the owner, who is Flying Heritage Collection. For additional information on this project, contact the applicant's contact, Martin Reimers of

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14-Lot Renton Area Residential Subdivision Development Receives MDNS Approval

RENTON

A residential subdivision project, planned for a site located at 13833 156th Avenue S.E. in the Renton area, is in line to be issued a Mitigated determination of non-significance. The action will allow the developers to divide the site into 14 single-family residential building lots. The city of Renton, using the optional SEPA process, is expected to issue the required permitting to the applicants, who are Tri Minh Phan and Diep Nguyen. For

additional information on this project, contact the applicant's contact, Patrick Danner of DR Horton, at 425-821-3400.

5-Story 36-Unit Phinney Ridge Area Mixed-Use Apartment-Retail Development In Design Review Phase

SEATTLE

A mixed-use residential and retail project, in planning for a site located at 7009 Greenwood 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 5-story building containing 36 apartment dwelling units and will feature

ground-level retail space. Plans include below-grade parking for 26 vehicles. Plans will require a contract rezone from NC2-40 to NC2-65. The applicant for this project is Chad Dale of Evolution Projects. For additional information on this project, contact the applicant's contact, David Fuchs, at 206-523-6150.

14,500 SF Montesano Area Waste Transfer Station Project Receives Mitigated DNS Approval

MONTESANO

A development planned for a 27-acre site located at the northwest corner of Highway 12 and Clemons Road North in the Montesano area, has been issued a

mitigated determination of non-significance. The action will allow the developers to construct a new 14,500 square foot waste transfer station on the eastern portion of the site. The existing waste transfer station at 4201 Olympic Highway in Aberdeen will be closed in phases. Grays Harbor County has issued the permitting to the applicant, who is Harold LeMay Enterprises c/o Waste Connections. For additional information on this project, contact the applicant's contact, Wes Gavett of NW region engineer of Waste Connections, at 503-288-7844.

7-Story 237-Unit Yesler Terrace Area Mixed-Use Apartment-Retail Project

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Receives Conditional OK

SEATTLE

A mixed-use residential and retail project, planned for a site located at 120 Broadway in the Seattle area, has been issued conditional permitting by the city of Seattle. The developers will proceed with plans to construct a 7-story apartment building containing 237 dwelling units and ground-level retail space. Parking for 146 vehicles will be located within the structure. The applicant for this project is Ada Healey of Yesler Investors 3 LLC (Vulcan Real Estate). Construction will require the demolition and removal of an existing structure on the site. For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

162,000 SF Bellevue Area Middle School Replacement Project Receives DNS Approval

BELLEVUE

A middle school development, planned for a 20.77-acre site located at 15027 NE Bel-Red Road in the Bellevue area, has been issued a determination of non-significance. The action will allow the developers to construct a 162,000 square foot middle school. Plans include administrative office, a commons area, gymnasium, library and two classroom wings. Construction will require the demolition and removal of an

existing middle school on the site. The existing playfield will be replaced with synthetic turf and a covered play area. The city of Bellevue has issued the permitting to Bellevue School District. For additional information on this project, contact the applicant's contact, Jim O'Malley, manager of Capital Construction, at 425-456-4558.

60-Lot Selah Area Residential Subdivision Development Is In Line To Be Issued DNS Approval

SELAH

A residential subdivision project, planned for a site located at the south side of West Goodlander Road, west of Braeburn Court and SE 13th Street in the Selah area, is in line to be issued a determination of non-significance. The action will allow the developers to divide the site into 60 residential building lots. Plans will take place in five phases and will include duplex units, single family residences and cottages. The city of Selah, using the optional SEPA process, is expected to issue the permitting to the owner, who is Leading Force Development. For additional information on this project, contact the applicant's contact, Steve Weise of Leading Force Development, at 509-571-1351.

4-Story 39-Unit Seattle Area Residential

Apartment Development In Revised Application

SEATTLE

A residential project, proposed for a site located at 3420 15th Avenue West in the Seattle area, is the subject of a revised application. The developers have requested permission to construct a 4-story apartment building containing 39 small efficiency dwelling units. Plans will take place in an environmentally critical area. Plans include parking for 27 vehicles. An existing structure will remain. The applicants for this project are Joshua Fletcher of Fletchco LLC and Emerald Group Development LLC. For additional information

on this project, contact the applicant's contact, Carlos de la Torre, at 206-545-0700.

4-Story 62-Unit West Seattle Area Mixed-Use Apartment & Live-Work Project In Early Design Review Phase

SEATTLE

A mixed-use residential and commercial project, in planning for a site located at 4417 42nd 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 58 dwelling units and four live-work units. Plans

include below-grade parking for 29 vehicles. The applicant for this project is Kevin Krout of BCX Investments 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, Steve Fischer, at 206-933-1150.

6-Story 82-Unit Madison Valley Area Mixed-Use Residential-Retail Development In The Works

SEATTLE

A mixed-use residential and retail project, in planning for a site located at 2925 East Madison Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 6-story building with 82 dwelling units and 26,300 square feet retail space. Plans include at-grade and below-grade parking for 140 vehicles. The city of Seattle has received this request from the applicant, who is Steve Silk of TVC Madison Company LLC. Construction will require the demolition and removal of an existing structure on the site. For additional information on this project, contact the applicant's contact, Chris Davidson, at 206-587-3797.

2-Story Bellevue Area Office Project In Line For DNS Approval

BELLEVUE

A commercial development, planned for a site located at 10845 Main Street in the Bellevue area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 2-story office building with below-grade parking. The city of Bellevue, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Leonard Semenca. For additional information on this project, contact the applicant's contact, Craig Carney of Freiheit and Ho Architects, at CCarney@fhoarch.com, or call 425-827-2100.

40-Story 266-Unit Downtown Seattle Area Mixed-Use Apartment-Retail Development Receives Conditional DNS Approval

SEATTLE

A mixed-use residential and retail project, slated for a site located at 1613 Second Avenue in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 40-story tower containing 266 apartment dwelling units and 4,600 square feet, ground-level retail and mezzanine space. Early design guidance was conducted under a separate project order. Plans include below-grade parking for 63 vehicles. Construction will require the demolition and removal of an



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existing MJA structures on the site but the Broadacres building will remain. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Patrick Simonsen of Mirador CWZ LLC (Create World America). For additional information on this project, contact the applicant's contact, Sean Ludviksen, at 206-624-8154.

26-Lot Lynden Area Residential Subdivision Project Receives MDNS Approval

LYNDEN

A residential subdivision project, planned for a 5.4-acre site located at Badger Road in the Lynden area, is in line to be issued a mitigated determination of non-significance. The action will allow the developers to divide the site into 26 single-family residential building lots. The City of Lynden, using the optional SEPA process, is expected to issue the permitting to the applicant, who is North Prairie LLC. For additional information on this project, contact the applicant's contact, Bob Libolt at 360-319-8357.

2-Story 53,000 SF Tukwila Area Birth-To-Kindergarten Center Development Receives Mitigated DNS Approval

TUKWILA

A community development slated for a vacant site located at

South 144th Street in the Tukwila area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a 2-story, 53,000 square foot birth-to-kindergarten center northeast of the existing Foster High School stadium ballfield site. Plans include 28 classrooms and will accommodate up to 440 students. Tukwila School District has issued the permitting for this project. For additional information on this project, contact the applicant's contact, Judith Berry, deputy superintendent of Tukwila School District, at berryj@tukwila.wednet.edu, or call 206-901-8000.

6-Story 115-Unit Columbia City Area Mixed-Use Residential-Retail Project In Design Review Phase

SEATTLE

A mixed-use residential and retail project, in planning for a site located at 5201 Rainier Avenue South in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 6-story building containing 108 apartment dwelling units, three live-work units and 1,600 square feet restaurant space. Plans call for the construction of a separate 3-story townhouse structure with four

dwelling units. Plans will require a rezone from NC2-40 to NC3-65 and include below-grade parking for 52 vehicles. The applicant for this project is Scott Shapiro of 5201 Rainier LLC. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Hugh Schaeffer, at 206-329-1802.

3,200 SF Kent Area Retail Fuel Station & Car Wash Development Receives DNS Approval

KENT

A retail project, planned for a site located at the southeast corner of 116th Avenue SE and SE 240th

Street in the Kent area, has been issued a determination of non-significance. The action will allow the developers to construct an ARCO gas station with a single-story, 3,200 square foot AM/PM store, car wash building and 8-pump fueling station. Plans include landscaping, stormwater facilities, street improvements and associated parking. The city of Kent has issued the permitting to the applicant, who is BP West Coast Products. For additional information on this project, contact the applicant's contact, Kurtis Christensen of BP West Coast Products, at 503-559-1874.

5-Story 99-Unit Lower Queen Anne Area

Mixed-Use Residential-Retail Project Receives Conditional DNS Approval

SEATTLE

A mixed-use residential and retail project, in planning for a site located at 701 Fifth Avenue North in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 5-story building containing 99 residential dwelling units and 3,500 square feet retail space. Plans include below-grade parking for 73 vehicles. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Greg McKenna of F&M 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, Case Blum, at 206-624-8154.

9-Lot Kirkland Area Residential Subdivision Project Receives DNS Approval

KIRKLAND

A residential subdivision project, planned for a site located at 10839 Slater Avenue NE in the Kirkland area, has been issued a determination of non-significance. The action will allow the developers to divide the site into 9 single-family residential building lots. The city of Kirkland, using the optional SEPA

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process, is expected to issue the permitting to the applicant, who is Benson Maxwell LLC. For additional information on this project, contact the applicant's contact, Paul Goertz of Benson Maxwell LLC, at 206-960-9324.

5-Story 123-Unit Lynnwood Area Residential Apartment Project In The Works

LYNNWOOD

A residential development, proposed for a site located at 16224 Meadow Road in the Lynnwood area, is the subject of a recent application. The developers have requested permission to construct two, 5-story apartment buildings containing 123 dwelling units. Snohomish County has received this request by the applicant, who is Jim McPhetridge of KTM Development Services LLC. The project will be known as Greater Residence Apartments at Urban Center. For additional information on this project, contact the applicant's contact, Chris Miller of The Blueline Group, a cmiller@thebluelinegroup.com, or call 425-250-7249.

160,000 SF Puyallup Area Public Storage Project Receives DNS Approval

PUYALLUP

A commercial development, planned for a site located at 16313 Meridian Avenue East in the Puyallup area, has been issued a determination of non-significance.

The action will allow the developers to construct eight storage buildings and an office containing a total of 160,000 square feet. Plans include landscaping and associated parking. The city of Puyallup has issued the permitting to the applicant, who is NWC #5 Partnership and Public Storage. The project will be called Puyallup Public Storage. For additional information on this project, contact the applicant's contact, Kathryn Jerkovich of BCRA, at 253-627-4367.

9-Lot Rainier Beach Area Residential Subdivision Project In Revised Application

SEATTLE

A residential subdivision project, proposed for one land parcel located at 9666 51st Avenue South in the Seattle area, is the subject of a revised application. The developers are requested permission to divide the land parcel into 9 residential building lots. Plans will take place in an environmentally critical area. The city of Seattle has received this request from the applicant, who is Scott Skattum. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Myloan Nguyen, at 206-763-8496.

10,200 SF Bellingham Area Transportation

Facility Project In Line For DNS Approval

BELLINGHAM

A development planned for a 1.7-acre site located at 4111 Bakerview Spur in the Bellingham area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 10,200 square foot transportation facility and parking lot for Whatcom Transportation Authority buses. Plans include landscaping, storm water facilities and 22 surface parking spaces along Midway Lane. The city of Bellingham, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Whatcom Transportation facility. For additional information on this project, contact the applicant's contact, JP Slagle of Freeland Engineering, at jpslagle@freelandengineering.com, or call 360-650-1408.

6-Story 110-Unit U District Area Mixed-Use Apartment-Retail Development Receives Conditional DNS Approval

SEATTLE

A mixed-use residential and retail project, in planning for a site located at 4218 Roosevelt Way NE 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 110 dwelling units and 5,200 square feet, ground-level retail space. Plans include three levels of below-grade parking for 60 vehicles. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Hanjun Kang of G&K Brothers. For additional information on this project, contact the applicant's contact, Jeff Walls, at 206-466-1225.

168,000 SF North Spokane Area Retail Costco Warehouse Development In Line For DNS Approval

SPOKANE

A commercial development, planned for a 19-acre site located at 12020 North Newport Highway in the Mead area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 168,000 square foot Costco retail/wholesale warehouse. Plans include a 30-pump fueling facility with five underground fuel storage tanks, landscaping and parking for up to 800 vehicles. Spokane County, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Costco Wholesale. For additional information on this project, contact the applicant's contact, Kristopher Artz of MG2, at 206-962-6611.

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Receives DNS Approval

EDMONDS

A residential project slated for sites located at 8609-8615 244th Street SW in the Edmonds area, has been issued a determination of non-significance. The action will allow the developers to construct 11, 2-story detached single-family residences with attached 2-car garages. The city of Edmonds has issued the permitting to the applicant, who is Mietzner Brother Properties. For additional information on this project, contact the applicant's contact, Brian Kalab of Insight Engineering Company, at 425-303-9363.

15,000 SF Vancouver Area Industrial Marine Building Project In Line For DNS Approval

VANCOUVER

An industrial development, planned for a site located at 6305 NW Old Lower River Road in the Vancouver area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 15,000 square foot light-industrial building for industrial and marine cleaning. Plans include infrastructure, paving and associated landscaping. The city of Vancouver, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Tidewater Transportation & Terminals. The project will be called West Coast Marine. For

additional information on this project, contact the applicant's contact, Craig Collins of Collins Architecture Group, at 360-425-0000.

26-Unit Vancouver Area Residential Apartment Development In Line For DNS Approval

VANCOUVER

A residential project, planned for a 1.53-acre site located at 6909 NE 63rd Street in the Vancouver area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 26-unit apartment complex. Clark County, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Loren Davis of Hoffman Lot LLC. The project will be known as Hoffman Properties. For more information, contact Ms. Davis at generalmanager@columbiacrossing.com, or call 206-999-5177.

39-Lot Blaine Area Residential Subdivision Project Receives Mitigated DNS Approval

BLAINE

A residential subdivision project, planned for a 10.5-acre site located at the south end of Dodd Street and the western end of Leighton Street in the Blaine area, is in line to be issued a mitigated determination of non-significance. The action will allow the developers to divide the

site into 39 single-family residential building lots. The city of Blaine, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Jim Wong. For additional information on this project, contact the applicant's contact who is, Grant Dalglish, at 987 Ruby Street, Blaine, WA 98320.

41-Lot 52-Unit Wenatchee Area Residential Development In Line For DNS Approval

WENATCHEE

A residential subdivision and development, planned for a site located at 1925 Fifth Street in the Wenatchee area, is in line to be issued a determination of non-significance. The action will allow the developers to divide the site into 41 single-family residential building lots for the construction of patio-style homes sharing at least one common wall. Plans include two tracts for two buildings containing 52 multi-family dwelling units. The city of Wenatchee, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is McKittrick Place, LLC. The project will be known as Siena Planned Development and LedgeStone Binding Site Plan. For additional information on this project, contact the applicant at PO Box 1964, Wenatchee, WA 98802, at klarsen@wenstcheewa.gov or call 509-888-3254.

Twisp Area Retail Self-Storage Expansion Project Receives DNS Approval

TWISP

A project planned for a site located at 20326 Highway 20 in the Twisp area, has been issued a determination of non-significance. The action will allow the developers to add 1.19-acres of fenced land and two wood-framed buildings on a concrete slab. One building will be 9,900 square feet and the other building will be 8,100 square feet. Okanogan County has issued the permitting to the applicant, who is Therriault Investments. The project will be known as Twisp Self Storage expansion. For additional information on this project, contact the applicant's contact, Cary Therriault of Therriault Investments, at 509-422-7122.

8-Unit Rainier Valley Area Residential Apartment Project In Design Review Phase

SEATTLE

A residential development, in planning for a site located at 5944 36th Avenue South in the Seattle area, is working its way through the city of Seattle's design review process. The developers have requested permission to construct two, 3-story buildings containing a total of eight dwelling units. Plans include surface parking for seven

vehicles. For additional information on this project, contact the applicant's contact, Moon Zhang, at 206-745-0433.

103-Lot Maple Valley Area Residential Subdivision Development In Line For DNS Approval

MAPLE VALLEY

A residential subdivision project, planned for an 85-acre site located at 228th Avenue SE to 216th Avenue SE in the Maple Valley area, is in line to be issued a determination of non-significance. The action will allow the developers to divide the site into 103 single-family residential building lots. Plans include infrastructure and amenities. The city of Maple Valley, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Covington Golf Course Inc. The project will be known as Elk Run 8 preliminary plat. For additional information on this project, contact the applicant's contact, Ivana Halvorsen of Barghausen Consulting Engineers, at 425-251-6222.

18-Lot Wenatchee Area Residential Subdivision Project Receives DNS Approval

WENATCHEE

A residential subdivision project, planned for a site located at 1701 Skyline Drive in the Wenatchee area, is in line to be issued a determination of non-significance.

The action will allow the developers to divide the site into 18 single-family residential building lots. The city of Wenatchee, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Steven Tramp. For additional information on this project, contact Mr. Tramp at princessproperties@msn.com.

18,000 SF Ferndale Area Manufacturing Building Project Receives Mitigated DNS Approval

FERNDALE

An industrial project, slated for a site located at 5345 LaBounty Drive in the Ferndale area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct an 18,000 square foot manufacturing warehouse building with parking, stormwater facilities and other improvements. The city of Ferndale has issued the permitting, to the owner, who is Cougar Mountain Real Estate Company. For additional information on this project, contact the applicant's contact, Ali Taysi of AVT Consulting, at 360-527-9445.

14-Lot Suncadia Area Residential Area Subdivision Project In The Works

SUNCADIA

A residential subdivision project, planned for a site located off Suncadia Trail, southwest of

Roslyn and northwest of Cle Elum, in the Suncadia area, is the subject of a recent application. The developers have requested permission to divide the site 14 residential building lots. Plans include utilities, roads and associated parking. The city of Suncadia has received this request from the applicant, who is Highway 9 Office Park Center LLC. For additional information on this project, contact the applicant at 509-674-6569.

17,000 SF Anacortes Area Commercial Buildings Project In Line For Mitigated DNS Approval

ANACORTES

A commercial project, planned for sites located at 301 and 307 Commercial Avenue in the Anacortes area, is in line to be issued a mitigated determination of non-significance. The action will allow the developers to construct two, 2-story buildings totaling 17,000 square feet. The buildings will be connected across an alley via a skybridge. An existing 5,900 square foot building will remain. The city of Anacortes, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Schussboomer Properties LLC. Construction will require the demolition and removal of an existing 10,600 square foot building on the site. The project will be called

Integra building. For additional information on this project, contact the applicant's contact, Underwood & Associates, at 360-588-0471.

115-Bed Lacey Area Hospital Development In Line For DNS Approval

LACEY

A medical development, planned for a property located at 605 Woodland Square in the Lacey area, is in line to be issued a determination of non-significance. The action will allow the developers to convert an office building into a secure 115-bed behavioral health hospital. The city of Lacey, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Vest Thurston LLC dba South Sound Behavioral Health Hospital. For additional information on this project, contact the applicant's contact, Martina Szu of US HealthVest, at 32 East 57th Street, Floor 17, New York, NY 10022.

259-Unit Bellevue Area Mixed-Use Residential-Retail Project Receives DNS Approval

BELLEVUE

A mixed-use residential and retail project, planned for a site located at 1021 112th Avenue NE in the Bellevue area, has been issued a determination of non-significance. The action will allow the developers to construct a 7-story mid-rise

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building to the west and a 23-story residential tower to the east with a 2-story retail podium. The buildings will contain 259 residential dwelling units and 17,166 square feet commercial space and 8,729 square feet multi-purpose gymnasium space. Plans include below-grade parking for 406 vehicles. The city of Bellevue has issued the permitting to the applicant, who is Su Development. The project will be called Brio. For additional information on this project, contact the applicant's contact, Linda Abe of Su Development, at lindaabe@sudevelopment.com, or call 425-453-8886, extension 313.

5-Story 58-Unit Capitol Hill Area Residential Apartment Development In Design Phase

SEATTLE

A residential project, in planning for a site located at 736 Bellevue Place 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 5-story apartment building containing 58 dwelling units. Plans include parking for 20 vehicles and will take place in an environmentally critical area. The applicant for this project is Preston Walls of Bell View LLC. For additional information

on this project, contact the applicant's contact, Rachel Hedlof, at 206-494-9721.

5-Story 131-Unit Roosevelt Area Mixed-Use Apartment-Retail Project In The Works

SEATTLE

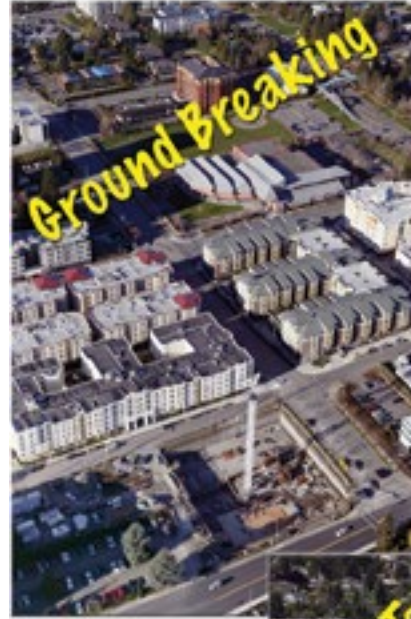
A mixed-use residential and retail project, proposed for a site located at 6502 15th Avenue NE in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 5-story apartment building with 131 dwelling units and will feature 4,500 square feet ground-level retail space. The city of Seattle has received this request from the applicant, who is Nick Miller of Roosevelt Development LLC. For additional information on this project, contact the applicant's contact, Jon O'Hare at 425-301-9541.

8-Story 91-Unit South Lake Union Area Residential Development In The Works

SEATTLE

A residential project, proposed for a site located at 1170 Republican Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct an 8-story building containing 91 dwelling units. Plans include below-grade parking for 61 vehicles. The city of Seattle has received

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this request from the applicant, who is Steve Orser of Evergreen Lake LLC (Plus Investment USA). 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.

Kirkland Area Prep School Building Project Receives Mitigated DNS Approval

KIRKLAND

A school facility development, planned for sites located at 10607 and 10613 NE 38th Place and 1608 and 10610 NE 37th Circle in the Kirkland area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a 60-foot-tall building to be known as Eastside Preparatory School. Plans include below-grade parking. The city of Kirkland has issued the permitting to the applicant, who is Bob Baldwin of Eastside Preparatory School. Construction will require the demolition and removal of two existing 2-story structures on the site. For additional information on this project, contact the applicant's contact, Jeff Boone of Public47 Architects, at 206-316-2647.

6-Story 77-Unit Seattle Area Assisted-Living & Restaurant Development In The Works

SEATTLE

A development proposed for a site located at 1920 Eastlake Avenue East in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 6-story building containing 77 assisted-living units and ground-level restaurant space. Plans include parking for 19 vehicles and will take place in an environmentally critical area. The city of Seattle has received this request from the applicant, who is Bryon Ziegler of ASC Lake Union LLC. Construction will require the demolition and removal of an existing structure on the site. For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

Vancouver Area Apartment & Hotel Development In Line For DNS Approval

VANCOUVER

A residential and commercial project, planned for a 3.14-acre site located at the west side of SE 192nd Avenue, south of SE 20th Street and north of SE 25th Street in the Vancouver area, is in line to be issued a determination of non-significance. The action will allow the developers to construct 126 apartment dwelling units and 37 extended stay lodging units in three, 4-story buildings. The city of Vancouver,

using the optional SEPA process, is expected to issue the required permitting to the applicant, who is 192nd Station West II LLC. For additional information on this project, contact the applicant's contact, Drew Miller of 192nd Station West II LLC, at 360-816-1490.

1,100 SF Seattle Area Change-Of-Use Residence-To-Child Care Project In Application

SEATTLE

A change of use project, proposed for a site located at 206 25th Avenue in the Seattle area, is the subject of a recent application. The developers have requested permission to change the use of an existing 1,100 square foot portion of an existing single-family residence to a child care center. The change will accommodate 25 children. The city of Seattle has received this request from the applicant, who is Kimberly Clemmons of Central Playschool & Nursery. For more information on this project, contact Ms. Clemmons at 206-329-0922.

147-Lot Marysville Area Residential Subdivision Project Receives Mitigated DNS Approval

MARYSVILLE

A residential subdivision project, planned for a 37.8-acre site located at the east side of 79th Avenue NE and north of 32nd Street East in

the Marysville area, is in line to be issued a mitigated determination of non-significance. The action will allow the developers to divide the site into 147 single-family residential building lots. The city of Marysville, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Patey Holdings LLC. For additional information on this project, contact the applicant's contact, Patrick McCourt of Land Pro Group, at 425-308-5101.

52-Lot Bremerton Area Residential Subdivision Development In Line For DNS Approval

BREMERTON

A residential subdivision project, planned for a 7.96-acre property located at the 5800 block of Central Valley Road NE in the Bremerton area, is in line to be issued a determination of non-significance. The action will allow the developers to divide the property into 52 single-family residential building lots. Plans include a recreation facility. Kitsap County, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Sheri Harader. The project will be known as Shadowhawk preliminary plat. For additional information on this project, contact the applicant's contact, Craig Pierce of Land Resources Northwest, at 19711 88th Avenue NE,

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6-Story 84-Unit Greenwood Area Mixed-Use Residential & Live-Work Project Receives Conditional Permitting

SEATTLE

A mixed-use residential and retail project, planned for a site located at 9039 Greenwood Avenue North in the Seattle area, has been issued conditional permitting by the city of Seattle. The developers will proceed with plans to construct a 6-story building containing 78 apartment dwelling units and six live-work units. Plans include parking for 44 vehicles and will take place in an environmentally critical area. The applicant for this project is Tejal Pastakia. For additional information on this project, contact the applicant's contact, Vincent Ferrese, at 206-661-6149.

6-Story 204-Unit Bellevue Area Mixed-Use Residential-Retail Development Receives DNS Approval

BELLEVUE

A mixed-use residential and retail project, in planning for a site located at 1375 121st Avenue NE in the Bellevue area, has been issued a determination of non-significance. The action will allow the developers to construct a 6-story building containing 204 apartment dwelling units and will feature

ground-level retail space. Plans include three levels of below-grade parking for up to 231 vehicles. The city of Bellevue has issued the permitting to the applicant, who is Jon Hall of GGLO. The project will be called The Spring District Parcel 17. For additional information on this project, contact Mr. Hall at jhall@gglo.com, or call 206-902-5508.

44-Story Belltown Area Residential Apartment Development In Application Phase

SEATTLE

A residential project, proposed for a site located at 2025 Fifth Avenue in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 44-story tower containing 458 dwelling units. Parking for 300 vehicles will be provided below-grade. Plans require a pending HALA upzone. The city of Seattle has received this request from the applicant, who is Ada Healey of Fifth Lenora Project LLC (Vulcan Real Estate). For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

5-Story 69-Unit Capitol Hill Area Mixed-Use Apartment-Retail Development In The Works

SEATTLE

A mixed-use residential and retail project,

proposed for a site located at 1208 East Olive Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 5-story apartment building with 69 dwelling units and ground-level retail space. Plans will take place in an environmentally critical area and include parking for one vehicle. The city of Seattle has received this request from the applicant, who is RYI Olive LLC (Run Young Investment). Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Jon O'Hare, at 425-301-9541.

79-Lot Ridgefield Area Residential Subdivision Development Receives DNS Approval

RIDGEFIELD

A residential subdivision project, slated for a 25.05-acre property located at 24304 NW Hillhurst Road in the Ridgefield area, has been issued a determination of non-significance. The action will allow the developers to divide the property into 79 single-family residential building lots. Plans include open space, trails, parks, road and utility improvements. The city of Ridgefield has issued the permitting to the applicant, who is Joe Melo of

Hinton Development Corporation. The project will be known as Hillhurst Highlands PUD. For additional information on this project, contact the applicant's contact, Ed Greer of Ed Greer Land Use Planning, at ed@ed-greer.net, or call 360-904-4964.

3-Story 52-Unit Seattle Area Residential Townhouse Project Receives Conditional Permitting

SEATTLE

A residential townhouse development, planned for a site located at 3420 SW Graham Street in the Seattle area, has been issued conditional permitting by the city of Seattle. The developers will proceed with plans to construct 11, 3-story townhouse structures containing a total of 52 dwelling units. Plans include parking for 57 vehicles. The applicant for this project is David Avenell of Polygon Northwest. For further information, contact Mr. Avenell at 425-586-7700.

Alderwood Mall Redevelopment Project Receives DNS Approval

LYNNWOOD

A commercial project, slated for a site located at 18600 Alderwood Mall Parkway in the Lynnwood area, has been issued a determination of non-significance. The action will allow the developers to construct new retail and restaurant space at the existing Alderwood Mall. Plans

include expansion west of Macy's, mall ring road and parking lot modifications. The city of Lynnwood has issued the permitting to the owner, who is General Growth Properties. The project will be known as Alderwood Mall Redevelopment. For additional information on this project, contact the applicant's contact, Michael Blank of General Growth Properties, at 312-960-2998.

3-Story 42-Unit Eastlake Area Residential Apartment Development Receives Conditional DNS Approval

SEATTLE

A residential development, planned for a property located at 1901 Franklin Avenue East in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 3-story apartment building containing 42 small efficiency 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 Chris Gurdjian of The Meter Group. For additional information on this project, contact the applicant's contact, Robert Humble, at 206-267-9277.

4-Story 100,000 SF Federal Way Area Self-Storage Project In Line For DNS Approval

FEDERAL WAY

A commercial project, planned for a site located at 29600 Pacific Highway South in the Federal Way area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 4-story, 100,000 square feet enclosed self-storage facility. Plans include associated site work. The city of Federal Way, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Jenelle Taflin of Navix Engineering. The project will be called Storquest Self-Storage. For further information on this project, contact Ms. Taflin at 425-453-9501.

21-Unit Seattle Area Interbay Residential Townhouse Development In Design Review 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 six townhouse structures containing a total of 21 dwelling units. Plans include surface parking for 15 vehicles. Pedestrian and vehicle access is under review of separate project orders. The applicant for this project is Alex Mason of Isola Builders. For additional information on this project, contact

the applicant's contact, Jonathan Lemons, at 206-306-5952.

6-Story 52-Unit Greenwood Area Mixed-Use Residential-Commercial Development In Early Design Review Phase

SEATTLE

A mixed-use residential and retail project, in planning for a site located at 209 North 87th 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 apartment building with 52 dwelling units and 3,100 square feet, ground-level retail space. The applicant for this project is Erich Armbruster of Ashworth Homes. Construction will require the demolition and removal of an existing structure on the site. For additional information on this project, contact the applicant's contact, Julian Weber, at 206-953-1305.

Spokane Area Transit Center Development In Line For DNS Approval

SPOKANE

A project planned for a 10.5-acre site located at 10810 West Westbow Road at Exit 272 off of Interstate 90 in the Spokane area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a future park-and-ride

including 220 parking spaces, a bus turn-around and loading area, three passenger loading bays, a staff and maintenance building, security camera, storm-water ponds, lighting and associated landscaping. Spokane County, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Spokane Transit Authority. The project will be called West Plains Transit Center. For additional information on this project, contact the applicant's contact, Don Skillingstad of Spokane Transit Authority, at 509-325-6055.

41-Lot 52-Unit Wenatchee Area Residential Development In Line For DNS Approval

WENATCHEE

A residential subdivision and development, planned for a site located at 1925 Fifth Street in the Wenatchee area, is in line to be issued a determination of non-significance. The action will allow the developers to divide the site into 41 single-family residential building lots for the construction of patio-style homes sharing at least one common wall. Plans include two tracts for two buildings containing 52 multi-family dwelling units. The city of Wenatchee, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is McKittrick Place, LLC. The project will be known as Siena



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

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

Planned Development and Ledgestone Binding Site Plan. For additional information on this project, contact the applicant at PO Box 1964, Wenatchee, WA 98802, at klarsen@wenstcheewa.gov or call 509-888-3254.

Tumwater Area Industrial Warehouse Expansion Project In Line For DNS Approval

TUMWATER

An industrial development, planned for a site located at 7383 New Market Street SW in the Tumwater area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 627 square foot and a 206 square foot pre-manufactured building additions to an existing building. Plans call for the extension of the employee parking lot and delivery truck staging areas to the west property line. The city of Tumwater, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is United Parcel Service. The project will be known as United Parcel Service distribution center expansion.

4-Story 48,000 SF Union Gap Hotel Development In Line For Mitigated DNS Approval

UNION GAP

A commercial project planned for a site located at 215 Ahtanum Ridge

Road 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 4-story, 48,000 square foot hotel with 76 guest rooms and 90 parking stalls. The city of Union Gap, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Union Gap Hospitality LLC. For additional information on this project, contact the applicant's contact, Dave Stapleton of Union Gap Hospitality, at 509-736-1133.

60-Bed Renton Area Memory Care Cottages Project Receives DNS Approval

RENTON

A project planned for a property located at 17033 106th Avenue SE in the Renton area, has been issued a determination of non-significance. The action will allow the developers to construct a 60-bed memory care facility with three, 4,700 square foot residential cottages and one 2,800 square foot cottage for administrative use. Plans include landscaping and surface parking for 26 vehicles. The city of Renton has issued the permitting to the applicant, who is Renton Special Care Community LLC. The project will be called The Cottages Special Care Community. For additional information on this project, contact the applicant's contact, Kevin Carol

of Magnet Design, at kevin@magnet-dd.com, or call 206-778-4726.

66,200 SF Bellevue Area Retail Auto Dealership Buildings Project In Line For DNS Approval

BELLEVUE

A retail development, planned for a site located at 13256 NE 20th Street in the Bellevue area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 36,200 square foot Chevron/Buick/GMC dealerships and a 30,000 square foot Cadillac dealership. Plans call for 40,000 to 50,000 cubic yards of grading. The city of Bellevue, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Argonaut Holdings LLC. For additional information on this project, contact the applicant's contact, Steve Coulston of Argonaut Holdings, at 206-325-2553.

7-Story 70-Unit Seattle Area Mixed-Use Residential-Office-Retail Project In Design Review Phase

SEATTLE

A mixed-use residential and retail project, in planning for a site located at 1253 South Jackson 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 70 dwelling units, 8,000 square feet, ground-level office space and 1,800 square feet retail space. Plans include parking for 17 vehicles located within the structure. The applicant for this project is Sharon Lee of the Low Income Housing Institute. 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 Landry, Seattle planner, at 206-684-5318.

2-Story 13,900 SF Snohomish Area Fire Station Development Receives DNS Approval

SNOHOMISH

A government project slated for a site located at 19424 Fales Road in the Snohomish area, has been issued a determination of non-significance. The action will allow the developers to construct a 2-story, 11,900 square foot fire station and a 2,000 square foot storage building. Plans include utilities, frontage improvements, landscaping, stormwater management and a parking for 18 vehicles. Snohomish County has issued the permitting to the owner, who is Snohomish County Fire District 7. The project will be known as Fales Road Fire Station. For additional information on this project, contact the applicant's

contact, Eric Schaer of TCA Architecture, at 206-522-3830.

4-Story 54-Unit Bitter Lake Area Mixed-Use Residential-Retail Project In Design Review Phase

SEATTLE

A mixed-use residential and retail project, in planning 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 32 small efficiency dwelling units and 22 apartment dwelling units above 1,900 square feet, ground-level retail space. Plans include parking for 29 vehicles. The applicant for this project is Ple Ruh Lu of Tiek Guan Company. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Matt Driscoll, at 206-547-1761.

15-Unit Newcastle Area Residential Apartment Development Receives Mitigated DNS Approval

NEWCASTLE

A residential project, planned for a 3.13-acre property located at 13800 Newcastle Golf Club Road in the Newcastle area, has

been issued a mitigated determination of non-significance. The action will allow the developers to construct a 15-unit multi-family development and related site improvements. The city of Newcastle has issued the permitting, to the applicant, who is Goodman Real Estate. The project will be called The Notch. For additional information on this project, contact the applicant's contact, Chris Davidson of Studio Meng Strazzara, at 206-587-3797.

15,000 SF Loon Lake Area Fire Station Project In Line For DNS Approval

LOON LAKE

A government development, planned for a 1.66-acre site located at the 3900 block of Highway 292 in the Loon Lake Area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 15,000 square foot fire station. Stevens County, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Stevens County Fire Protection District 1. The project will be known as Station 2. For additional information on this project, contact the applicant's contact, Mark Person of MacKenzie, at mperson@mcknze.com, or call 509-684-2401.

30-Unit Vancouver Area Residential Affordable Apartment Development

In Line For DNS Approval

VANCOUVER

A residential project, planned for a site located at 3303 NE 78th Street in the Vancouver area, is in line to be issued a determination of non-significance. The action will allow the developers to construct 30 apartment dwelling units ranging from studio to 3-bedroom units. Plans include common community space, laundry, management office and a resident consulting office. The city of Vancouver, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Second Step Housing. The project will be known as Meadows Apartments. For additional information on this project, contact the applicant's contact, Bill Ianning of MWA Architects, at 503-501-5718.

4-Story 70-Unit Lower Queen Anne Area Mixed-Use Residential-Commercial Development In Design Review Phase

SEATTLE

A mixed-use residential and retail project, in planning for a site located at 800 Fifth 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 66

small efficiency dwelling units, four live-work units and 1,800 square feet commercial space. The applicant for this project 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, Hugh Schaeffer, at 206-329-1802.

36-Story 352-Unit Belltown Area Mixed-Use Residential-Hotel-Office-Retail Project In Hearings Stage

SEATTLE

A mixed-use residential and retail project, in planning for a site located at 2031 Third Avenue 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 36-story building with 5,500 square feet ground-level retail space, 352 apartment dwelling units, 13 hotel guest rooms and 176,600 square feet office space. Plans include below-grade parking for up to 221 vehicles. The applicant for this project is Martin Selig of Lenora Holdings Company LLC (Martin Selig Real Estate). Construction will require the demolition and removal of existing structures on the site. For additional information on this

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

3,200 SF Bellingham Area Fuel Station Rehabilitation Project In Line For DNS Approval

BELLINGHAM

A retail development, planned for a site located at 4240 Meridian Street in the Bellingham area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 3,200 square foot convenience store at an existing fuel station. Plans include replacing fuel pump islands with three new islands consisting of two pumps each and replacing two underground tanks with two larger tanks of 25,000 and 20,000 gallons. Plans call for new lighting, parking, landscaping, pedestrian walkway and signage. The city of Bellingham, using the optional SEPA process, is expected to issue the required permitting.

3-Story 20-Unit Rainier Valley Area Assisted-Living Facility Development Receives Conditional OK

SEATTLE

A project planned for a site located at 5214 42nd Avenue South in the Seattle area, has been issued conditional approval by the city of Seattle. The developers will proceed with plans to construct a

3-story assisted-living facility containing 20 units. Parking for 36 vehicles will be located on an adjacent site at 5210 South Brandon Street. The applicant for this project is Kin On Community Health Care. 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, Andy Paroline, at 206-719-0339.

24-Lot Spanaway Area Residential Subdivision Project Receives DNS Approval

SPANAWAY

A residential subdivision project, planned for a 121.44-acre site located at 4908 208th Street East in the Spanaway area, is in line to be issued a determination of non-significance. The action will allow the developers to divide the site into 24 single-family residential building lots. The city Spanaway, using the optional SEPA process, is expected to issue the permitting to the applicant, who is RMG Worldwide LLC. For additional information on this project, contact the applicant's contact who is, Michael Moore of RMG Worldwide, at 253-380-4045.

62-Unit Renton Area Residential Townhouse Project In Line For Mitigated DNS Approval

RENTON

A residential townhouse project, planned for a property located at 8074 South 132nd Street in the Renton area, is in line to be issued a mitigated determination of non-significance. The action will allow the developers to construct 62 single-family attached townhomes. Plans include street modifications, refuse and recycling modification and a wall plate height modification. The city of Renton, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Blue Fern Development. Construction will require the demolition and removal of existing structures on the site. The project will be known as Earlington Townhomes. For additional information on this project, contact the applicant's contact, Jordan Salisbury of Blue Fern Development, at Jordan@bluefern.com, or call 425-629-3854.

4-Story West Seattle Area Mini-Warehouse Development In The Works

SEATTLE

A commercial project, proposed for a site located at 3252 Harbor Avenue SW in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 4-story mini-warehouse. Plans call for surface parking for 38 vehicles and street vacations of

SW City View Street and 29th Avenue SW. The city of Seattle has received this request from the applicant, who is Steven Tangney of West Coast Self-Storage. 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, John Kay, at 425-885-4300, extension 319.

Grays Harbor Area Self-Storage Project Receives Mitigated DNS Approval

GRAYS HARBOR

A project planned for a site located at 4850 State Route 12 in the Grays Harbor area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct two, 15,000 square foot self-storage buildings in two phases. Plans include site improvements. Grays Harbor County has issued the permitting to the applicant, who is Wayne Industries LLC. For additional information on this project, contact the applicant's contact, Bryan Ewing of Ewing Engineering, at 360-580-5038.

34-Lot Ellensburg Area Residential Subdivision Project Receives DNS Approval

ELLENSBURG

A residential subdivision project, planned for a 4.47-acre site located

at the 1900 block of Dry Creek Road in the Ellensburg area, is in line to be issued a determination of non-significance. The action will allow the developers to divide the site into 34 single-family residential building lots. The city of Ellensburg, using the optional SEPA process, is expected to issue the permitting to the applicant, who is MDJ Contractors. For additional information on this project, contact the applicant's contact who is, Mike Jackson of MDJ Contractors, at 509-925-6640.

9-Story 425-Unit Redmond Area Mixed-Use Residential-Retail Development Receives DNS Approval

REDMOND

A mixed-use residential and retail project, slated for a site located at 16135 NE 85th Street in the Redmond area, has been issued a determination of non-significance. The action will allow the developers to construct two, 9-story buildings containing 425 residential dwelling units and 49,000 square feet retail space. The city of Redmond has issued the permitting to the owner, who is Oscar Del Moro of Cosmos Development. The project will be known as Redmond City Center. For more information on this project, contact Mr. Del Moro at 425-451-8188.

10,800 SF Vancouver Area Marine Office & Warehouse Project In

Line For DNS Approval

VANCOUVER

A development planned for a site located at the 4100 block of NW Fruit Valley Road in the Vancouver area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 10,800 square foot office and warehouse building in a light-industrial zone. The city of Vancouver, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Jeff Harper of Northbank Properties LLC. The project will be known as Northbank Civil and Marine office and shop. For additional information on this project, contact Mr. Harper at jeffh@northbankcm.com, or call 360-487-7820.

36-Lot Puyallup Area Residential Subdivision Project Receives DNS Approval

PUYALLUP

A residential subdivision project, planned for a 7.5-acre site located at 12712 168th Street East in the Puyallup, has been issued an addendum to a previously issued determination of non-significance. The action will allow the developers to divide the site into 36 single-family residential building lots. The city of Puyallup, using the optional SEPA process, is expected to issue the permitting to the applicants, who are Kenneth and Alice Wren. For additional information

on this project, contact the applicant's contact, Chuck Sundsmo of Sundsmo Consulting, at 253-224-4406.

6-Story 19-Unit Capitol Hill Area Residential Apartment Development In Design Review Phase

SEATTLE

A residential project, in planning for a site located at 416 Summit 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 6-story apartment building containing 19 dwelling units, including 12 small efficiency units. The applicant for this project is Seattle Investors Group Oriana LLC. An existing multi-family structure will remain. Construction will require the demolition and removal of an existing garage on the site. For additional information on this project, contact the applicant's contact, Bradley Hourri, at 206-297-1284, extension 101.

5-Story 40-Unit Bellingham Area Residential Support Units Project In Line For DNS Approval

BELLINGHAM

A residential development, planned for a site located at 1022 North State Street in the Bellingham area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a

5-story apartment building with 40 studio dwelling units, staff offices and tenant common space. The development will provide stable housing and services for homeless persons. The city of Bellingham, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is David Foreman of Opportunity Council. For additional information on this project, contact Mr. Foreman at 360-734-5121.

15,000 SF Mount Vernon Area Commercial Development In Line For Mitigated DNS Approval

MOUNT VERNON

A commercial project, planned for a site located at 2400 Riverside Drive in the Mount Vernon area, is in line to be issued a mitigated determination of non-significance. The action will allow the developers to construct a 15,000 square foot prefabricated steel commercial building. The city of Mount Vernon, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Harbor Freight. The project will be known as Harbor Freight Tools. Construction will require the demolition and removal of an existing 16,000 square foot structure on the site. For additional information on this project, contact the applicant's contact, Darren Simpson of DCI Engineers, at 206-332-1900.



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