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Delivered monthly to the Contractors & Subs of Washington State

January 2018



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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 from over Arlington

Cover photo © Adobe Stock

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21-Lot Mixed-Use Townhouse & Commercial Development Receives DNS Approval

SEATTLE

A mixed-use development, planned for a 1.42-acre site, has been issued a determination of non-significance. The preliminary plat approval will allow for a 21-lot subdivision with 18 zero lot-line townhome lots and three commercial lots to be developed in two phases. The city of Seattle has issued the permitting to the applicant, who is Rick Hanson of Hanson Homes. The project will be known as Main Brook Townhomes. For additional information on this project, contact the applicant's contact, Jen Haugen of Land Resolutions, at 425-258-4438.

28,000 SF Lynden Area Commercial Development Receives Mitigated DNS Approval

LYNDEN

A commercial project, slated for a 2.59-acre site located at 144 Bay Lyn Drive in the Lynden area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct an 18,000 square foot retail box store, a 7,300 square foot retail store and a 2,700 square foot fast food restaurant. Plans include associated parking. The city of Lynden has issued the permitting to the applicant, who

is MK Properties LLC. Construction will require the demolition and removal of an existing residence on the site. The project will be called Guide Plaza. For additional information on this project, contact the applicant's contact, Mike Kooy of MK Properties LLC, at 360-739-0869.

4-Story 24-Unit Mixed-Use Residential-Retail Development Proposed For Seattle Area

SEATTLE

A mixed-use residential and retail project, proposed for a site in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 4-story building containing one apartment dwelling unit, 23 small efficiency dwelling units and will feature ground-level retail space. The city of Seattle has received this request from the applicant, who is Taylor Noren of Noren Development LLC. For additional information on this project, contact the applicant's contact, Jennifer Bushnell, at 206-494-9785.

3-Story 106-Unit Vancouver Area Residential Apartment Project In Line For DNS Approval

VANCOUVER

A residential apartment project, proposed for a site located at 18013 SE First Street in the Vancouver area, is in line to be issued a



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determination of non-significance. The developers have requested permission to construct nine, 3-story apartment buildings containing a total of 106 dwelling units. Plans include open space, parking and infrastructure. The city of Vancouver, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Columbia Tech Center LLC. The project will be known as The Reserve Apartments phase five. For additional information on this project, contact the applicant's contact, PacTrust, at 503-624-6300.

28-Story Downtown Seattle Area Office-Retail Tower Project In Early Design Review Phase

SEATTLE

A commercial development, in planning for a site located at 801 Third Avenue in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested

permission to construct a 28-story office tower with ground-level retail. Plans include parking for 354 vehicles. The applicant for this project is Broderick Smith of D 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, Jon O'Hare, at 425-301-9541.

6-Story 176-Unit Bellevue Area Phase Two Mixed-Use Residential-Retail Development In Line For DNS Approval

BELLEVUE

A mixed-use residential and retail project, planned for a site located at 10232 NE 10th Street in the Bellevue area, is in line to be issued a determination of non-significance. The developers have begun phase one construct of a 6-story, 130,600 square foot building containing 176 apartment dwelling units and retail space. Plans include three levels of below-grade parking to accommodate 252 vehicles. Phase two

is in line to be issued a determination of non-significance and calls for the construction of a 16-story, 200,000 square foot building containing 11,000 square feet retail, 150 apartment dwelling units and three levels of below-grade parking for 127 vehicles. The city Bellevue, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Create World-America Real Estate. The project will be called Mirador phase two. For additional information on this project, contact the applicant's contact, Eugene Hu of Create World-America Real Estate, at ehu@create-world.us, or call 425-453-6666.

3-Story 29-Unit Seattle Area Residential Apartment Project In Design Review Phase

SEATTLE

A residential development, in planning for a property located at 3959 Fremont Avenue North in the Seattle area, is working its way through the city of Seattle's design guidance-review process.

The developers have requested permission to construct a 3-story apartment building containing 26 small efficiency dwelling units and three apartment dwelling units. No parking is proposed. The applicant for this project is Vann Lanz. 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 Neiman, at 206-760-5550.

3-Story Seattle Area Sports & Recreation Center Development In The Works

SEATTLE

A community project, proposed for a site located at 2510 NE Blakeley Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 3-story indoor sports and recreation center and parking for nine vehicles. The city of Seattle has received this request from the applicants, who are Neal and Amy Zeavy. Construction will

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require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Craig Belcher, at 206-295-0613.

55,000 SF Shelton Area Elementary School Replacement Project In The Works

SHELTON

A school facility project, proposed for a site located at 534 East K Street in the Shelton area, is the subject of a recent application. The developers have requested permission to construct a 55,000 square foot elementary school. Plans include new playground and landscaping improvements. The Shelton School

District has submitted the required application. Construction will require the demolition and removal of the existing elementary school building. For additional information on this project, contact the applicant's contact, Robert Herron, at rhrron@sheltonschools.org, or call 360-426-1687.

214,700 SF Kent Area Office-Warehouse Project Receives Revised DNS Approval

KENT

A project planned for a 12.72-acre land parcel used as a contract storage yard located at 8615 South 192nd Street in the Kent area, has been issued a revised determination of non-significance. The

action will allow the developers to construct a 214,700 square foot office and warehouse building. Plans include landscaping and associated parking. The city of Kent, using the optional SEPA process, has issued the permitting to the applicant, who is Tom O'Keefe. The project will be known as DC 192 Warehouse. For additional information on this project, contact the applicant's contact, Dan Balmelli of Barghausen Consulting Engineering, at dbalmelli@barghausen.com, or call 425-251-6222.

3-Story 73-Unit Seattle Area Assisted-Living & Restaurant Development In Design Review Phase

SEATTLE

A mixed-use development, in planning for a site located at 4020 NE 55th Street in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct a 3-story assisted-living facility with 73 units and a street-level restaurant. Plans include below-grade parking for 31 vehicles. The applicant for this project is Empress Senior Living at Laurelhurst 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, Jon O'Hare, at 425-301-9541.



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6-Story 69-Unit Seattle Area Mixed-Use Residential-Office-Retail Project In Design Review Phase

SEATTLE

A mixed-use residential and commercial development, in planning for a site located at 1253 South Jackson Street in the Little Saigon area of Seattle, 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 69 dwelling units above retail and office space. Plans include parking for 16 vehicles. The applicant for this project is Sharon Lee of Low

Income Housing Institute. 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, Michelle Wang, at 206-518-5026.

180-Unit College Place Area Mixed-Use Residential-Commercial Phased Development In Line For Mitigated DNS Approval

COLLEGE PLACE

A mixed-use development, planned for a 30-acre site located at East Whitman Drive in the College Place area, is in line to be issued a mitigated determination of non-significance. The

action will allow the developers to develop the site for residential construction in five phases. Phase one calls for an 180-unit apartment complex on 10-acres. The remaining phases call for a 25,000 square foot grocery store, a medical district and housing. Plans include streets and utilities. The city of College Place, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Farran Realty Partners. The project will be called The Village at Fort Walla Walla. For additional information on this project, contact the applicant’s contact, David Witthaus of TD&H Engineering, at david.witthaus@tdhengineering.com, or call 208-746-0938.

8-Story 93-Unit Seattle Interbay Area Residential Apartment Project In Design Review Phase

SEATTLE

A residential development, in planning for a site located at 3008 16th 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 an 8-story apartment building containing 93 apartment dwelling units. Plans include below-grade parking for 45 vehicles. The applicant for this project is Tejal Pastakia of 3008 16th Ave. Sandbox 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, Aya Rojnuckarin, at 206-676-5640.

Fife Area Truck Stop Improvements Project Application

FIFE

A project proposed for a property located at 1501 Port of Tacoma Road East in the Fife area, is the subject of a recent application. The developers have requested permission to raze and rebuild an existing convenience store at Love’s Travel Stop. Plans include the construction of a tire shop and parking lot on the north parcel. The city of Fife has received this request from the applicant, who is Love’s Travel Stops and Country Stores Inc. The project will be known as Love’s Travel Stop site redevelopment. For additional information on this project, contact the applicant’s contact, Kym Van Dyke of Love Travel Stops, at 801-593-6767.

18-Lot Walla Walla Area Residential Subdivision Project Receives DNS Approval

WALLA WALLA

A residential subdivision development, slated for an 11.65-acre site located at Third Avenue and Demarini Drive in the Walla Walla area, has been issued a determination of non-significance. The action will allow the



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developers to divide the site into 18 single-family residential building lots. Walla Walla county has issued the permitting to the applicant, who is Sunset Development LLC. The project will be called West Ransom Clark II preliminary plat. For additional information on this project, contact the applicant's contact, Benjamin Case, at P.O. Box 91, Walla Walla, SA 99362.

8-Story 55-Unit Ballard Area Residential Apartment Project In Early Design Review Phase

SEATTLE

A residential development, in planning for a site located at 2432 NW 56th Street in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct an 8-story apartment building containing 55 dwelling units. Plans include below-grade parking for 48 vehicles. The applicant for this project is Jay Kennedy. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Butrim, at 206-784-1614.

57-Story 520-Unit Downtown Seattle Area Mixed-Use Residential-Retail-Plaza Development In Design Review Phase

SEATTLE

A mixed-use residential and commercial development, in planning for a site located at 601 Fourth Avenue in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 57-story tower with 520 apartment dwelling units, a 25,000 square foot public plaza and parking for 640 vehicles. The applicant for this project is Richard Weir of Bosa Development US LLC. For additional information on this project, contact the applicant's contact, Jack McCullough, at 206-812-3388.

3-Story 78,000 SF Vancouver Area STEM School Development In The Works

VANCOUVER

A university school project, proposed for a 5-acre site located at the northeaster area of Washington State University at NE 50th Avenue and NE 159th Street in the Vancouver area, is the subject of a recent application. The developers have requested permission to construct a 3-story, 78,000 square foot STEM (science, technology, engineering and math) school to accommodate 700 students in grades 6 through 12. The applicant for this project is Vancouver School District No. 37. The project will be called Tech Preparatory

School. For additional information on this project, contact the applicant's contact, Todd Horenstein of Vancouver School District, at todd.horenstein@vansd.org, or call 360-313-1040.

180-Unit College Place Area Mixed-Use Residential-Commercial Phased Development Receives Revised Mitigated DNS Approval

COLLEGE PLACE

A mixed-use development, planned for a 30-acre site located at East Whitman Drive in the College Place area, has been issued a revised mitigated determination of non-significance. The action will allow the developers to develop the site for residential construction in five phases. Phase one calls for an 180-unit apartment complex on 10-acres. The remaining phases call for a 25,000 square foot grocery store, a medical district and housing. Plans include streets and utilities. The city of College Place, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Farran Realty Partners. The project will be called The Village at Fort Walla Walla. For additional information on this project, contact the applicant's contact, David Witthaus of TD&H Engineering, at david.witthaus@tdhengiengineering.com, or call 208-746-0938.

37-Unit Bothell Area Residential Project Receives DNS Approval

BOTHELL

A residential development, slated for a 4.19-acre property located at 19608, 19616 and 19708 Filbert Road in the Bothell area, has been issued a determination of non-significance. The action will allow the developers to construct 37 single-family detached residences. Snohomish county has issued the required permitting to the applicant, who is Justin Holland. Construction will require the demolition and removal of two existing residences on the site. The city of Seattle has issued the permitting to the applicant, who is Justin Holland of Prospect Development. The project will be called SFDU. For additional information on this project, contact Mr. Holland, at 2913 Fifth Ave. NE, Suite 201, Puyallup, WA 98372.

2-Story 6,200 SF Rainier Valley Area Community Center Addition Project Receives DNS Approval

SEATTLE

A community development planned for a site located at 4008 Martin Luther King Jr. Way South in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 2-story, 6,200 square foot addition to an existing community and child care center. Plans

include surface parking for 38 vehicles. The city of Seattle has issued the permitting to the applicant, who is Refugee Women's Alliance. For additional information on this project, contact the applicant's contact, Matt Hutchins, at 206-256-9886.

4-Story 10-Unit Capitol Hill Area Residential Apartment Project In The Works

SEATTLE

A residential development, proposed for a site located at 2010 East Jansen Court in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 4-story apartment building containing 10 small efficiency dwelling units. The city of Seattle has received this request from the applicant, who is Michael Van Dyck of Red Tiger LLC. Construction will require the demolition and removal of one existing dwelling unit. For additional information on this project, contact the applicant's contact, Matt Hutchins, at 206-256-9886.

7-Lot Monroe Area Residential Subdivision Project Receives DNS Approval

MONROE

A residential subdivision development, planned for a 3.62-acre property located at 13813 Chain Lake Road in the Monroe area, has been issued a

determination of non-significance. The action will allow the developers to divide the property into seven single-family residential building lots. The city of Monroe has issued the permitting to the owners, who are Mike and Shanna Clothier of Back Forty Construction LLC. The project will be called Clothier preliminary short plat. For further information on this project, contact Mrs. Clothier at 360-793-2899.

13,000 SF Lacey Area High School Gymnasium Project In Line For DNS Approval

LACEY

A high school facility project, planned for a site located at 350 River Ridge Drive SE in the Lacey area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 13,000 square foot auxiliary gymnasium. The city of Lacey, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is North Thurston Public School District. The project will be known as River Ridge High School auxiliary gym. For additional information on this project, contact the applicant's contact, Dean Martinolich of North Thurston Public School District, at 360-412-4500.

8,100 SF Spokane Area Airport Hangar Project Receives DNS Approval

SPOKANE

An airport development, planned for a site located at the 7700 block of West Pilot Drive in the Spokane area, has been issued a determination of non-significance. The action will allow the developers to construct an 8,100 square foot aircraft storage hangar for private corporate travel and associated activities. Spokane International Airport has issued the permitting to the owner, who is Avista Corporation. The project will be called Avista corporate hangar. For additional information on this project, contact the applicant's contact, Rod Staton of Avista Corp., at 503-489-0500.

4-Story 70-Unit Lower Queen Anne Area

Mixed-Use Residential-Commercial Project Receives Conditional DNS Approval

SEATTLE

A mixed-use residential and retail development, planned for a site located at 800 Fifth Avenue North in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 4-story building with 66 small efficiency dwelling units, four live-work units and 1,800 square feet commercial space. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Dave Biddle of Blueprint Services LLC. For additional information on this project,

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

21-Story 76-Unit First Hill Area Residential Apartment Project In Early Design Review Phase

SEATTLE

A residential project, in planning for a site located at 715 Eighth Avenue in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 21-story apartment tower with 76 dwelling units. Plans include parking for 76 vehicles. The applicant for this project is Paul Aigner of Transforming Age. For

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

6-Story Bellevue Area Mixed-Use Residential-Retail Project Receives DNS Approval

BELLEVUE

A mixed-use residential and retail development, slated for a site located at 930 109th 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 four floors of apartment dwelling units, one floor with an office suite and apartment dwelling units and ground-level



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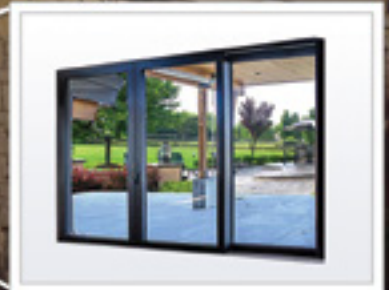
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lobby and a mechanical parking system. Plans call for a roof deck. The city of Bellevue has issued the permitting to the applicant, who is GIS International. The project will be known as GIS Plaza. For additional information on this project, contact the applicant's contact, Ryan Hitt of SkB Architects, at rhitt@skbarchitects.com, or call 206-903-7575.

8-Story 69-Unit Capitol Hill Area Residential Apartment Project In Early Design Review Phase

SEATTLE

A residential development, in planning for a site located at 225 Harvard 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 an 8-story residential building containing 69 small efficiency dwelling units. No parking is proposed. The applicant for this project is Dominique Ruybal of Highpoint Investments LLC. For additional information on this project, contact the applicant's contact, Tim Carter, at 206-693-3133.

4-Story 80-Unit Columbia City Area Residential Apartment Project In Design Phase

SEATTLE

A residential development, in planning for a site located at 2950 South

Dakota Street in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 4-story apartment building to house 80 dwelling units. No parking is proposed. The applicant for this project is George Webb. For additional information on this project, contact the applicant's contact, Jon O'Hare, at 425-301-9541.

60,000 SF Camas Area Self-Storage Development Receives Mitigated DNS Approval

CAMAS

A commercial project, slated for a property located at 6250 NW Friberg-Strunk Street

in the Camas area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a 60,000 square foot, multi-story storage building with RV storage, office and a caretaker's residence. Plans include landscaping and associated parking. The city of Camas has issued the required permitting to the applicant, who is Union Storage LLC. For additional information on this project, contact the applicant's contact, Gayle Gerke of Olson Engineering, at 360-695-1385.

8-Lot Beacon Hill Area Residential Subdivision Project In The Works

SEATTLE

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FRAMING THE SKY3 APARTMENTS

- **In August of 2015 the installation of framing commenced,**
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- **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.

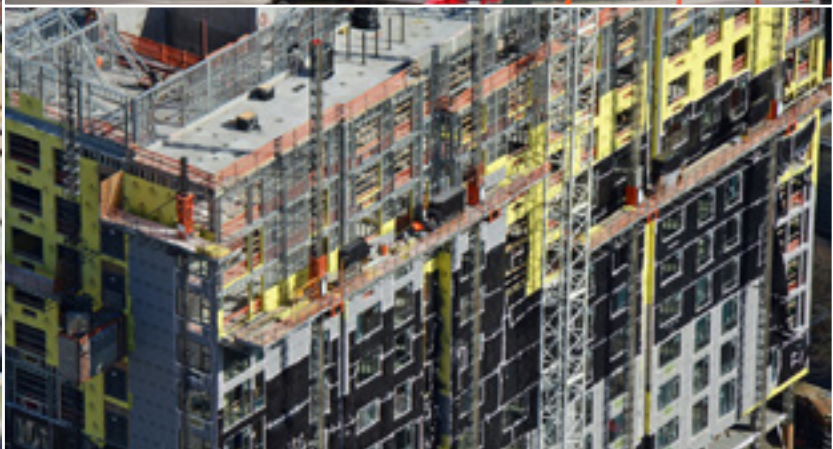
Kim Nakamura, of Steel Panel Supply Inc (SPSI) was the Project Manager for the framing phase of the SKY3 project.

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
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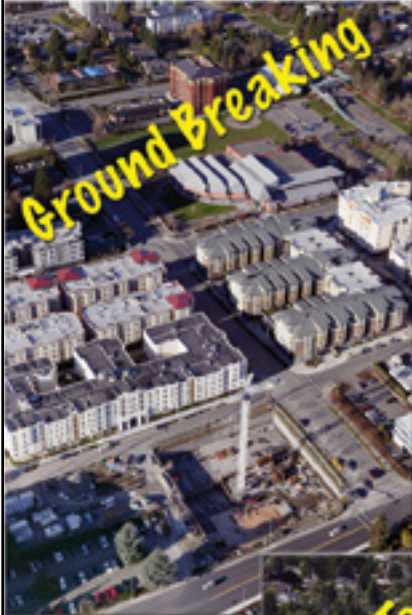
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A residential subdivision development, proposed for a site located at 5944 36th Avenue South in the Seattle area, is the subject of a recent application. The developers have requested permission to divide the site into eight single-family residential building lots. The construction of residential units is under a separate project order. The city of Seattle has received this request from the applicant, who is Erich Armbruster of Blackhawk Investments LLC. For additional information on this project, contact the applicant's contact, Andy McAndrews, at 425-233-6089.

110,000 SF Puyallup Area Elementary School Development Receives Mitigated DNS Addendum

PUYALLUP

A school facility project, planned for a site located at 7911 144th Street East in the Puyallup area, has been issued an addendum to a previously issued mitigated determination of non-significance by the Puyallup School District. The action will allow the developers to construct a 110,000 square foot elementary school on a vacant wooded site. Plans call for playgrounds, playfields, covered play areas, bus drop-off and associated parking. For additional information on this project, contact the applicant's contact, Brian Devereaux of Puyallup School District, at sepa@puyallup.k12.wa.us, or call 253-841-8772.

puyallup.k12.wa.us, or call 253-841-8772.

25-Lot Puyallup Area Residential Subdivision Development Receives Addendum To DNS Approval

PUYALLUP

A residential subdivision project, planned for a 10-acre site located at 11614 62nd Avenue South in the Puyallup area, has been issued an addendum to a previously issued determination of non-significance. The developers will proceed with plans to divide the site into 25 single-family residential building lots. Pierce county has issued the permitting to the applicant, who is BRC Family LLC. The project will be known as Molly's Court preliminary plat. For additional information on this project, contact the applicant's contact, Apex Engineering, at 253-473-4494.

Bellevue Area Middle School Replacement Project In The Works

BELLEVUE

A school facility development, proposed for a site located at 15027 NE Bellevue-Redmond Road in the Bellevue area, is the subject of a recent application. The developers have requested permission to construct a two and 3-story middle school to accommodate sixth through eighth grades. Plans include site modifications to the athletic fields, landscaping

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and parking. Construction will require the demolition and removal of an existing middle school facility on the site. For additional information on this project, contact the applicant's contact, Jim O'Malley of Bellevue School District, at 425-456-4558.

5-Story 19-Unit Fremont Area Mixed-Use Residential-Retail Project Receives DNS Approval

SEATTLE

A mixed-use residential and retail development, slated for a site located at 3860 Bridge Way 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 19 residential dwelling units and will feature ground-level retail space. The city of Seattle has issued the permitting to the applicant, who is Jeffrey Steingrabe. For additional information on this project, contact the applicant's contact, Kevin O'Leary, at 206-595-7681.

30,000 SF Zillah Area High School Addition Receives Revised Mitigated DNS

ZILLAH

A high school addition project, planned for a property located at 1602 Second Avenue in the Zillah area, has been issued a revised mitigated determination of non-significance. The action will allow the developers to construct

an additional 30,000 square feet and remodel the existing Zillah High School facility. The city of Zillah has issued the permitting to Zillah School District No. 205. For additional information on this project, contact the applicant's contact, Gary Wetch of Loofburrow Wetch Architects, at 509-457-5121.

60,500 SF Snohomish Area Warehouse-Office Development Receives DNS Approval

SNOHOMISH

A project slated for a site located at 19926 Broadway Avenue in the Snohomish area, has been issued a determination of non-significance. The action will allow the developers to construct four buildings totaling 60,500 square feet to be used for light-manufacturing, warehouse, office, storage and wine tasting. Snohomish county has issued the permitting to the applicant, who is Leo Investments LLC. The project will be known as Nelson Broadway. For additional information on this project, contact the applicant's contact, Leo Investments LLC, at P.O. Box 228, Woodinville, WA 98072, or call 425-262-2942.

7-Lot Lynnwood Area Residential Subdivision Project Receives DNS Approval

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parcel located at 172nd Street SW between 32nd Avenue West and 33rd Place West in the Lynnwood area, has been issued a determination of non-significance. The action will allow the developers to divide the parcel into 7 single-family residential building lots. The city of Lynnwood has issued the permitting to the applicant, who is William Gustavson. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact Mr. Gustavson at 12345 Lake City Way NE, Suite 211, Seattle, WA 98125, or call 425-766-0557.

3,100 SF Lynnwood Area Car Wash Project

Receives DNS Approval

LYNNWOOD

A retail project, planned for a site located at 16711 Highway 99 in the Lynnwood area, has been issued a determination of non-significance. The action will allow the developers to construct a 3,100 square foot Brown Bear Car Wash. The city of Lynnwood has issued the required permitting to the owner, who is Car Wash Enterprises. For additional information on this project, contact the applicant's contact, CG Engineering, at carmelg@cgengineering.com, or call 425-778-8500.

4-Story 327-Unit Kent Area Mixed-Use Apartment-Commercial

Development In Line For DNS Approval

KENT

A mixed-use residential and commercial project, planned for a site located at the southwest corner of West Meeker Street and 64th Avenue South in the Kent area, is in line to be issued a determination of non-significance. The developers have requested permission to construct three, 4-story podium-style buildings along the streets and two urban walk-up buildings in the back to contain a total of 327 dwelling units. Plans include 29 flexible commercial spaces totaling 18,500 square feet, a 2-story lifestyle building and 524 surface and structured parking spaces. The

city of Kent, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is GRE Meeker Street LLC. The project will be called West Meeker & 64th Apartments. The city of Seattle has issued the permitting to the applicant, who is Chris Davidson of Studio Meng Strazzara, at cdavidson@studioms.com.

2-Story Middle School Facility Proposed For Seattle Area

SEATTLE

A middle school development, proposed for a site located at 3400 East Harrison Street in the Seattle area, is the subject of a recent application. The developers have



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requested permission to construct a 2-story middle school with below-grade parking to accommodate 18 fleet vehicles. This project is being considered with another project for shared parking. The existing parking will remain. The city of Seattle has received this request from the applicant, who is Robin Bentley of Bush School. For additional information on this project, contact the applicant's contact, Mich Fiegenschuh, at 206-971-4558.

6-Story 22-Unit Seattle Area Residential Apartment Project In Design Review Phase

SEATTLE

A residential development, in planning for a site located at 4302 Eighth Avenue NE in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 6-story residential structure containing 12 small efficiency dwelling units and 10 apartment dwelling

units. Plans call for surface parking for two vehicles. The applicant for this project is Mike Dinh. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Chip Kouba, at 206-706-3937.

Bellevue Area Parking Garage Development Receives DNS Approval

BELLEVUE

A project planned for a site located at 1533 120th 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 parking garage to accommodate up to 446 vehicles. The city of Bellevue has issued the permitting to the applicant, who is AutoNation. Construction will require the demolition and removal of an existing 18,000 square foot shop building on the site. The project will be called AutoNation Audi parking garage. For additional information on this project, contact the

applicant's contact, Lance Mueller of Lance Mueller & Associates, at lmueller@lmueller.com, or call 206-325-2553.

Tacoma Area Commercial Development Receives DNS Approval

EATONVILLE

A commercial project, planned for a 4.4-acre property located at the 5300 block of State route 702 and the 35200 block of State route 7 in the Eatonville area, has been issued a determination of non-significance. The action will allow the developers to divide the property into two commercial building lots. Plans call for an 18,500 square foot multi-tenant shopping center, a 3,000 square foot single-tenant commercial building, a shared loading and service area, fuel pumps, a 5,000 square foot auto repair building and associated parking. Pierce county has issued the permitting to the applicant, who is Ken Martinez. The project will be known as Martinez Handi-Stop convenience store. For additional information on this project,

contact the applicant's contact, Tony Ching of Larson & Associates, at 253-474-3404.

43-Lot Camas Area Residential Subdivision Project Receives Mitigated DNS Approval

CAMAS

A residential subdivision development slated for a 32.75-acre property located east of the intersection of SE Brady Road and NW Macintosh Road in the Camas area, has been issued a mitigated determination of non-significance. The action will allow the developers to divide the property into 43 single-family residential building lots. The city of Camas has issued the permitting to the applicant, who is Macintosh Ridge PRD LLC. The project will be known as Dawson Ridge subdivision preliminary plat. For additional information on this project, contact the applicant's contact, Melanie Poe of Macintosh Ridge PRD, at Melanie.apc@comcast.net.

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Residential-Arts Center Project In Early Design Review Phase

SEATTLE

A mixed-use development, in planning for a site located at 1900 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 6-story apartment building containing 160 apartment dwelling units, four live-work units and will feature ground-level retail and the Pratt Fine Arts Center. The applicant for this project is Carl Shumaker of Daniels 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, Lauren Reel, at 206-457-9496.

7-Story Seattle Area Office Project In The Works

SEATTLE

An office development, proposed for a site located at 74 South Jackson Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 7-story office building with ground-level retail space. Plans include parking for 42 vehicles. An addendum to South Downtown environmental impact statement is being prepared. The city of Seattle has received this

request from the applicant, who is Broderick Smith of Urban Visions. For more information on this project, contact Mr. Smith at 206-262-2880.

14-Lot Snohomish Area Residential Subdivision Project In Line For Revised DNS Approval

SNOHOMISH

A residential subdivision project, planned for an 85.3-acre site located at 3222 Creswell Road in the Snohomish area, is in line to be issued a determination of non-significance. The developers have requested permission to divide the site into 14 residential building lots. The proposed boundaries have been changed to include additional land. Snohomish county, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is J&D Builders. The project will be called Osborne Farms. For additional information on this project, contact the applicant's contact, Henry M. Robinett of J&D Builders, at 425-252-1166.

269-Unit Lower Queen Anne 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 225 Roy Street in the Seattle area, is working its way through the city of Seattle's design guidance-review process.

The developers have requested permission to construct seven and 8-story apartment buildings containing a total of 269 dwelling units and ground-level retail space. Plans include parking for 160 vehicles. The applicant for this project is Ben Margoles of 225 Roy LLC (Washington Holdings). For further information on this project, contact Crystal Torres at 206-684-5887.

Marysville Area Industrial Recycling Facility Receives Mitigated DNS Approval

MARYSVILLE

An industrial project, slated for a 13.48-acre site located at the 13600 block of 40th Avenue NE in the Marysville area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a motor vehicle, ferrous metal and non-ferrous metal recycling facility. Plans call for 89,000 cubic yards of fill. The city of Marysville has issued the permitting to the applicant, who is Catapult Property Acquisitions LLC. The project will be called NW Auto Recyclers. For additional information on this project, contact the applicant's contact, Land Technologies, at 360-652-9727.

4-Story 120,000 SF Vancouver Area Medical Offices Project In Line For DNS Approval

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A medical development, planned for a 6.3-acre site located at 2417 NE 139th Street in the Vancouver area, is in line to be issued a determination of non-significance. The developers have requested permission to construct phase two of a 4-story, 120,000 square foot medical office building and associated improvements. Clark county, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is the Neenan Company. The project will be called The Vancouver Clinic Salmon Creek. For additional information on this project, contact the applicant's contact, Bob Mooney of The Neenan Company, at bob.

mooney@neenan.com, or call 360-397-2375.

6-Story Seattle Area Mixed-Use Apartment-Retail Project Receives Conditional DNS Approval

SEATTLE

A mixed-use residential and retail project, planned for a site located at 2016 23rd Avenue South in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 6-story building containing 95 apartment dwelling units above 5,100 square feet retail space. Plans call for 41 vehicles located within the structure. The city of Seattle has issued the

permitting, with conditions, to the applicants, who are Taek and Hyuna Chong. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Kusumarn Chaijumroonpun, at 206-367-1382, extension 124.

6,500 SF Chelan Area Winery Development In The Works

CHELAN

A project proposed for a site located at 78b Swartout Road in the Chelan area, is the subject of a recent application. The developers have requested permission to construct a winery facility

in addition to an existing tasting room. The building footprint will be 6,500 square feet with a private residence, tasting facility, production area and commercial kitchen for a small restaurant. The applicant for this project is Brock Lindsay. The project will be called Succession Wines. For additional information on this project, contact the applicant's contact, Brock Lindsay of Succession Wines, at 509-888-7611.

78,000 SF Spokane Area Gonzaga Science-Engineering Building Project Application

SPOKANE

A development proposed for a site located 428 East Cataldo in the Spokane

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area, is the subject of a recent application. The developers have requested permission to construct a 78,000 square foot science and engineering building connected to the existing Paccar Center via an elevated walk. Plans include classrooms, office, a lab and research space. The city of Spokane has received this request from the applicant, who is Gonzaga University. The project will be known as Integrated Science/Engineering Center. For additional information on this project, contact the applicant's contact, Kenneth Sammons, director of Plant and Construction Services for Gonzaga University, at 509-313-6951.

46,500 SF Vancouver Area Industrial Building Project In Line For DNS Approval

VANCOUVER

An industrial project, planned for a property located at the west side of NE 138th Avenue about 300 feet south of NE 18th Street in the Vancouver area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 46,500 square foot industrial building for manufacturing, office and warehouse uses. Plans include paving, landscaping and infrastructure. The city of Vancouver, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is

AE Family Properties LLC. The project will be known as Applied Motion Systems. For additional information on this project, contact the applicant's contact, Eric Lanciault, architect, at 360-798-3801.

2-Story Denny-Blaine Bush School Building Development Application

SEATTLE

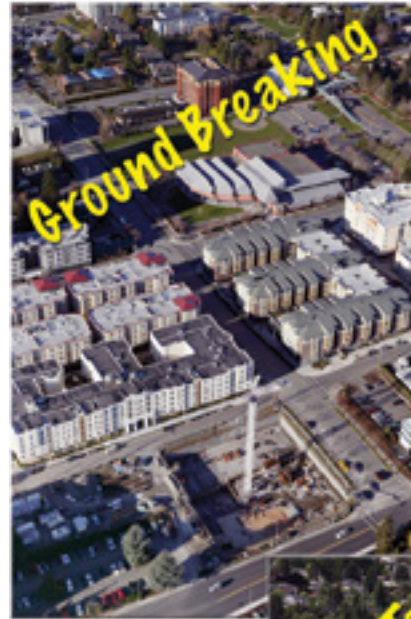
A school facility development, proposed for a site located at 408 Lake Washington Boulevard East in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 2-story school with surface parking for four vehicles. This project is being considered with another project for shared parking. The city of Seattle has received this request from the applicant, who is Robin Bentley of The Bush School. For additional information on this project, contact the applicant's contact, Michael Fiegenschuh, at 206-971-4558.

8-Unit Seattle Area Residential Townhouse Project In Design Review Phase

SEATTLE

A residential townhouse project, in planning for a site located at 827 South Cloverdale 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

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construct two, 3-story townhouse buildings containing four dwelling units each. Plans call for parking for eight vehicles. The applicant for this project is Graham Black of Gprojects 827 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 Bull, at 206-903-5414.

8-Story 197-Unit Yesler Terrace 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 1020 South Main Street in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct an 8-story apartment building with 197 dwelling units, ground-level retail and a pocket park. Plans include parking for 108 vehicles. The applicant for this project is Lowe Enterprises Real Estate Group. For additional information on this project, contact the applicant's contact, Gary Oppenheim, at 206-876-3074.

60-Unit Poulsbo Area Apartment Expansion Project In Line For Mitigated DNS Approval

POULSBO

A residential development, planned for sites located at 2120 and 2062 NE Hostmark Street in the Poulsbo area, is in line to be issued a mitigated determination of non-significance. The developers have requested permission to construct 11 additional apartment buildings containing a total of 60 dwelling units at an existing apartment complex. Each building will contain 11 dwelling units and one building will be a clubhouse with outdoor pool. A total of 129 dwelling units will be on site at completion. The city of Poulsbo, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Pen

Glen LLC 1. The project will be called Peninsula Glen-Woodcreek addition. For additional information on this project, contact the applicant at 1918 Eighth Avenue, Suite 3200, Seattle, WA 98101, or call 360-394-9737.

Tacoma Area School Classroom-Gymnasium Development In Line For Mitigated DNS Approval

TACOMA

A school facility project, planned for a site located at 827 North Tacoma Avenue in the Tacoma area, is in line to be issued a mitigated determination of non-significance. The developers have requested permission to construct a 26,600 square foot classroom

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building and a 19,000 square foot auxiliary gymnasium. Plans include landscaping and associated parking. The city of Tacoma, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Annie Wright Schools. The project will be known as Annie Wright School, Upper School for Boys. For additional information on this project, contact the applicant's contact, Lisa Klein, at 253-383-2422.

2-Story 199,000 Sf Grandview Area High School Replacement Project Receives DNS Approval

GRANDVIEW

A high school facility development, planned for a 38-acre site located at 1601 West Fifth Street in the Grandview area, has been issued a determination of non-significance. The action will allow the developers to construct a 2-story, 199,000 square foot high school building with a new parking lot. The city of Grandview has issued the permitting for this school project. Construction will require the demolition and removal of the existing high school on the site.

56-Lot Edgewood Area Residential Subdivision Project In Line For Mitigated DNS

EDGEWOOD

A residential subdivision project, planned for a 44-acre property located at 9810 36th Street East

in the Edgewood area, is in line to be issued a mitigated determination of non-significance. The developers have requested permission to divide the property into 56 single-family residential building lots. Plans include new private roads and shared access facilities, stormwater facilities and utilities. The city of Edgewood, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Blackbird Wolf Point LLC. The project will be known as Wolf Point preliminary subdivision. For additional information on this project, contact the applicant's contact, Stephen Bridgeford of Contour Engineering, at Stephan.b@contourengeeringllc.com, or call 253-952-3299.

38-Lot Olympia Area Residential Subdivision Development Receives Mitigated DNS Approval

OLYMPIA

A residential subdivision project, slated for a 12.37-acre site located at the 1900 block of 54th Avenue SE in the Olympia area, has been issued a mitigated determination of non-significance. The action will allow the developers to divide the site into 38 townhouse and single-family residential building lots. Thurston county has issued the permitting to the applicant, who is C&H RE Investors LLC. The project will be known as Hewitt Lake preliminary plat. For



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additional information on this project, contact the applicant's contact, Jeff Pantier of Hatton Godat Pantier, at jeffp@hattonpantier.com, or call 360-754-3355.

Tukwila Area Industrial Distribution Center Development In Line For DNS Approval

TUKWILA

An industrial development, planned for a 62.71-acre site located at East Marginal Way and Airport Way, between Norfolk Street and South Boeing Access Road in the Tukwila area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 1.5 million square foot warehouse and distribution center with 70,000 square feet office space, a 5-story parking structure and site improvements. The city of Tukwila, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Prologis. The project will be called Prologis Emerald Gateway. For additional information on this project, contact the applicant's contact, Ken Sun of Prologis, at 60 State Street, Suite 1200, Boston, MA 02109, or call 206-431-7166.

95-Unit Seattle Area Mixed-Use Assisted-Living & Retail Project In Early Design Review Phase

SEATTLE

A mixed-use residential and retail development, in planning for a site located at 10002 Holman Road NW in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a five to 6-story building with 95 assisted-living dwelling units and ground-level retail space. Plans include below-grade parking for 51 vehicles. The applicant for this project is Aegis Senior Communities. 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.

49-Unit Ellensburg Area Residential Apartment Project In Line For DNS Approval

ELLENSBURG

A residential development, planned for a 3.86-acre property located south of West Rainier Avenue in the Ellensburg area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 49-unit housing complex. The city Ellensburg, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Spurling Court Associates GP LLC. The project will be known as Spurling Court. For additional information

on this project, contact the applicant's contact, Shelter Resources, at 425-454-8205, extension 205.

47,257 SF Puyallup Area Memory Care Facility Development Receives DNS Approval

PUYALLUP

A residential project, slated for sites totaling 4-acres located at 2101 and 2121 South Meridian Street in the Puyallup area, has been issued a determination of non-significance. The action will allow the developers to construct a 47,257 square foot memory care facility with 66 beds. Plans include

parking for 48 vehicles. The city of Puyallup has issued the permitting to the applicant, who is Cascadia Senior Living LLC. The project will be called Cascadia Senior Living CUP. For additional information on this project, contact the applicant's contact, Ivana Halvorsen of Barghausen Consulting Engineers, at 425-251-6222.

21-Lot Kent Area Residential Subdivision Project In Line For DNS Approval

KENT

A residential subdivision project, planned for a 3.87-acre site located at 23704 94th Avenue South

in the Kent area, is in line to be issued a determination of non-significance. The developers have requested permission to divide the site into 21 single-family residential building lots. Plans include a new public road. Construction will require the demolition and removal of an existing residence and one residence will remain. The city of Kent, using the optional SEPA process, is expected to issue the required permitting to the applicants, who are Bill and Peggy Guise. The project will be known as Lumar Ridge Subdivision. For additional information on this project, contact the applicant's contact, Nicole Mecum of Encompass Engineering & Surveying, at nme-cum@encompasses.net, or call 425-392-0250.

Coupeville Area Elementary School Addition Project In Line For Mitigated DNS Approval

COUPEVILLE

An elementary school project, planned for a site located at 2 South Main Street in the Coupeville area, is in line to be issued a mitigated determination of non-significance. The action will allow the developers to construct a multi-purpose room, addition and renovation of Building C. Plans call for construction of a 3,900 square feet to an existing 7,500 square feet multi-purpose room building to accommodate

gymnasium activities, restrooms and concession areas for sporting events. Plans call for additional paving. The town of Coupeville, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Coupeville School District. For additional information on this project, contact the applicant's contact, Rolluda Architects, at 360-972-6610.

31-Lot Vancouver Area Residential Subdivision Development In Line For DNS Approval

VANCOUVER

A residential subdivision project, planned for a 6.17-acre property located at 11405 NE 132nd Avenue and 13435 NE 119th Street in the Vancouver area, is in line to be issued a determination of non-significance. The action will allow the developers to divide the property into 31 single-family residential building lots. Clark County, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Joe Melo of Hinton Development. The project will be called Stonehaven. For additional information on this project, contact Mr. Melo at joe@hintondevelopment.com, or call 360-397-2375.



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