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March 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 Bellevue looking at
Meydenbenbauer Bay

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52-Unit Residential Apartment Development Proposed for U-District Area

SEATTLE

A residential project proposed for a site located at 4239 Eighth Avenue NE in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 7-story apartment building containing 47 small efficiency dwelling units, three efficiency dwelling units and two apartment dwelling units. Plans do not include parking. The city of Seattle has received this request from the applicant, who is Scott Lien of Kamiak Real Estate 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, Jay Janette, at 206 453-3645, extension 100.

Seattle Area Retail & Garage Project In The Works

SEATTLE

A commercial development, proposed for a site located at 4500 25th Avenue NE in the Seattle area, is the subject of a revised application. Plans outline the construction of five retail buildings and one 7-story garage with retail and parking for 880 vehicles. The city of Seattle has received this request from the applicant, who is University Village. Construction

will require the demolition and removal of 467 surface parking spaces on the site. For additional information on this project, contact the applicant's contact, Andy Paroline, at 206-719-0339.

126,000 SF Black Diamond Area Self-Storage Project Receives Mitigated DNS Approval

BLACK DIAMOND

A two phase commercial development, planned for a site located at 30418 Maple Valley-Black Diamond Road SE in the Black Diamond area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct five single-story self-storage buildings and one, 2-story building for storage and commercial use for a total of 126,000 gross square feet. Plans include parking stalls and outdoor RV parking. The city of Black Diamond has issued the permitting to the applicant, who is Spartan Investment Group LLC. The project will be known as Spartan Self-Storage. For additional information on this project, contact the applicant's contact, Ryan Gibson of Spartan Investment Group, at 206-696-5112.

Seattle Area Funeral Home Demolition Project Application

SEATTLE

A demolition project, proposed for a site located at 5503 Rainier Avenue South in the Seattle area,



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is the subject of a recent application. The developers have requested permission to demolish the existing Dayspring & Fitch Funeral Home on the site. The city of Seattle has received this request from the applicant, who is Todd Leabman of Safe Homes Northwest LLC. For additional information on this project, contact the applicant's contact, Michelle Linden, at 206-395-4392.

22-Unit Seattle Area Residential Apartment Development In Design Review Phase

SEATTLE

A residential project, in planning for a site located at 4807 41st 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 3-story apartment building with 22 small efficiency dwelling units. No parking is proposed. The city of Seattle has received this request from the applicant, who is Jeff Walker of Square

One. 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, Einar Novion, at 206-851-7922.

8-Unit Crown Hill Area Residential Townhouse Project Application

SEATTLE

A residential townhouse development, proposed for a site located at 1602 NW 85th Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct two, 4-unit townhouse buildings. The city of Seattle has received this request from the applicant, who is Nate Allen of Isola Real Estate VI LLC. Construction will require the demolition and removal of an existing structure on the site. For additional information on this project, contact the applicant's contact, Greg Squires, at 206-693-3133.

4-Story 46-Unit North Beacon Hill Area Residential Apartment

Development In The Works

SEATTLE

A residential development, proposed for a site located at 1751 Valentine Place South in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 4-story apartment building containing 46 small efficiency dwelling units. No parking is proposed. The city of Seattle has received this request from the applicant, who is Lily Lee of Alugada LLC. For additional information on this project, contact the applicant's contact, Julian Weber, at 206-953-1305.

5-Story 72-Unit Seattle 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 8829 Roosevelt Way NE in the Seattle area, is working its way through the city of Seattle's design guidance-review

process. The developers have requested permission to construct a 5-story apartment building with 72 dwelling units and ground-level retail space. Plans include parking for 62 vehicles. The applicant for this project is Joe Geivett of Emerald Bay Equity LLC. For additional information on this project, contact the applicant's contact, Jay Janette, at 206-453-3645, extension 100.

9-Unit Ballard Area Residential Subdivision Project In The Works

SEATTLE

A residential subdivision development, planned for a site located at 2203 NW 63rd Street in the Seattle area, is the subject of a recent application. The developers have requested permission to divide the site into nine residential building lots. The city of Seattle has granted permission to the applicant, who is Scott Pirrie of STTAJ Investment LLC. For additional information on this project, contact the applicant's contact, Thomas Woldendorp, at 425-298-4412.

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8-Story 55-Unit Ballard Area Residential Apartment Project In 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 with 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, Mike Butrim, at 206-784-1614.

7-Story 65-Unit Seattle Area Mixed-Use Apartment-Retail Development In Early Design Phase

SEATTLE

A mixed-use residential and retail project, in planning for a site located at 1601 Dexter Avenue North in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 7-story apartment building containing 66 dwelling units and will feature ground-level retail space. The applicant for this project is

Kathy Truong of Wang Brothers 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, Shane Rueber, at 425-221-2370.

Seattle Area Kidney Dialysis Center Project Has Revised Application

SEATTLE

A medical development, proposed for a site located at 4401 South Trenton Street in the Seattle area, is the subject of a revised application. The developers have plans to construct a single-story medical services building. Plans include 20 surface

parking spaces. The city of Seattle has received this request from the applicant, who is Carrie McCabe of Northwest Kidney Centers. For additional information on this project, contact the applicant's contact, David Hilgers, at 425-445-7397.

2-Story Seattle Area Retail-Office Development In The Works

SEATTLE

A commercial development, proposed for a site located at 6033 Martin Luther King Junior Way South in the Seattle area, is the subject of a recent application. The developers have requested permission to construct two, 2-story commercial buildings containing retail and service, medical services,



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eatery and office space. Plans call for parking for 24 vehicles. The city of Seattle has received this request from the applicant, who is Canh Tan Ta. 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 Southerland, at 206-723-8275, extension 222.

36-Lot Liberty Lake Area Residential Subdivision Project Receives Addendum To DNS Approval

LIBERTY LAKE

A residential subdivision project, planned for a 7.64-acre property located at Mission

Avenue and Holl Boulevard in the Liberty Lake area, has been issued an addendum to a previously issued determination of non-significance. The action will allow the developers to divide the property from 33 to 36 residential building lots. Plans include access configuration changes. The city of Liberty Lake has issued the permitting to the applicant, who is Rivercrossing LLC. The project will be known as River Crossing South preliminary plat. For additional information on this project, contact the applicant's contact, Kevin Schneidmiller of Rivercrossing, at 509-458-5860.

15-Unit Bellingham Area Residential Apartment Project In Line For DNS Approval

BELLINGHAM

A residential development, planned for a site located at 516 32nd Street in the Bellingham area, is in line to be issued a determination of non-significance. The action will allow the developers to construct two, 3-story apartment buildings containing a total of 15 dwelling units. Plans include 24 associated parking stalls. The city of Bellingham, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Wildjay Holdings LLP. The project will be called 32nd Street Apartments. For additional information on this project, contact the applicant's contact, Lauren Kramer, at 360-738-6679.

23-Story Belltown Area Mixed-Use Hotel-Apartment Development In Early Design Phase

SEATTLE

A mixed-use residential and commercial project, in planning for a site located at 2033 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 23-story hotel with 10 apartment dwelling units. The applicant for this project is Jim Korbein of Seattle

Downtown Silver Cloud. For additional information on this project, contact the applicant's contact, Poppi Handy, at 206-920-9996.

9-Unit South Beacon Hill Area Residential Rowhouse Project Application

SEATTLE

A residential development, proposed for a site located at 3901 South Cloverdale Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 9-unit rowhouse building. Plans include parking for nine vehicles. The city of Seattle has received this request from the applicant, who is Dan Swallow of IS Property Investments LLC (Intracorp). For additional information on this project, contact the applicant's contact, Megan McKay, at 206-523-6150.

6-Story 18-Unit Capitol Hill Area Residential Apartment Project In Design Review Phase

SEATTLE

A residential development, in planning for a site located at 318 Bellevue 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 with 18 dwelling units and parking for nine vehicles.



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The city of Seattle has received this request from the applicant, who is Connor Freeman of West Freeman Properties. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Peggy Heim, at 206-494-9781.

4,700 SF Walla Walla Area Fire Vehicle Storage Project In Line For DNS Approval

WALLA WALLA

A development planned for a 2.9-acre site located at 604 Abbott Road in the Walla Walla area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 4,700 square foot equipment storage building. The city of Walla Walla, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Walla Walla Co. Fire District No. 4. For additional information on this project, contact the applicant's contact, Blake Nass, assistant planner, at 509-524-2618 or bnass@co.walla-walla.us.

150-Unit Bellevue Hotel & Apartment Development In Line For DNS Approval

BELLEVUE

A residential and commercial project, planned for sites located at 991 and 1021 118th Avenue SE in the Bellevue area,

is in line to be issued a determination of non-significance. The action will allow the developers to construct a 6-story hotel will 150 guest units and a 5-story apartment building with 136 dwelling units and 10,600 square feet office space. Plans include 260 surface parking stalls and 557 parking spaces. The city of Bellevue, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is AJH Development Services. The project will be called Holiday Inn Express/ Nuovo Apartments. For additional information on this project, contact the applicant's contact, Arne Hall of AJH Development Services, at 425-269-9899 or arne@arnejhall.net.

11-Lot Kent Area Residential Subdivision Project In The Works

KENT

A residential subdivision development, proposed for a 2.42-acre site located at 11043 SE 244th Street in the Kent area, is the subject of a recent application. The developers have requested permission to divide the site into 11 single-family residential building lots with one recreation tract and a storm water facility. The city of Kent has received this request by the applicant, who is Venus Developments LLC. The project will be known as Chag & Cheema plat. For additional information on this project, contact the applicant's contact,

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4-Story Ballard Area Office-Restaurant Development Has Revised Application

SEATTLE

A commercial development, proposed for a site located at 5101 14th Avenue NW in the Seattle area, is the subject of a revised application. The developers have requested permission to construct a 4-story office building that will feature a ground-level restaurant. Plans include parking for 15 vehicles within the structure. The city of Seattle has received this request from the applicant, who is Brandon Kamin of Kamin Properties 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, Diana Wellenbrink, at 206-282-4416.

Seattle Area Change-Of-Use Manufacturing-To-Urban Farm Project In The Works

SEATTLE

A change of use development proposed for a site located at 312 North 104th Street in the Seattle area, is the subject of a recent application. The developers have requested permission to change the use of a portion of an existing

light-manufacturing building to urban farm and food processing. The city of Seattle has received this request from the applicant, who is Larry Peterson of 105 LLC. For additional information on this project, contact the applicant's contact, Gabrielle Muller, at 206-782-2911.

9-Unit West Seattle Area Residential Townhouse Project Application

SEATTLE

A residential townhouse project, proposed for a site located at 5248 California Avenue SW in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a townhouse building containing 9-units. Plans call for seven parking spaces. The city of Seattle has received this request from the applicant, who is Christian Brodin of 5242 California Ave Apartments LLC. For additional information on this project, contact the applicant's contact, Robert Humble, at 206-267-9277.

4-Story 196,500 SF Seattle Area Light-Industrial Development Receives DNS Approval

SEATTLE

An industrial development slated for a property located at 646 South Holgate Street in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct

a 4-story, 196,500 square foot building with warehouse, manufacturing and research space. Plans include surface parking for 116 vehicles. The city of Seattle has issued the permitting to the applicant, who is Ken Sun of Prologis. . For additional information on this project, contact the applicant's contact, Brett Conway, at 206-720-7001, extension 12.

144-Unit Spokane Area Residential Apartment Development In Line For DNS Approval

SPOKANE

A residential project, planned for a 5.15-acre site located at 1403 South Assembly Road in the Spokane area, is in line to be issued a determination of non-significance. The action will allow the developers to construct three apartment buildings containing 144 dwelling units and below-grade parking. Plans include a clubhouse and exterior parking. The city of Spokane, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is A&A Construction & Development. The project will be called City View Apartments. For additional information on this project, contact the applicant's contact, Scott Rivas of DCI Engineers, at 509-455-4448.

10-Unit Bellingham Area Residential Apartment Project In Line For DNS Approval

BELLINGHAM

A residential development, planned for a site located at 1801 C 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 2-story apartment building with 10 studio dwelling units and common open space. Plans include street improvements, parking and associated landscaping. The city of Bellingham, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Mid Town Property Group LLC. The project will be known as Midtown Studios. For additional information on this project, contact the applicant's contact, AVT Consulting, at 360-527-9445.

25,000 SF Seattle Area Marine Sales/Service & Restaurant Project Receives DNS Approval

SEATTLE

A commercial development, planned for a site located at 1400 NW 45th Street in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 2-story, 25,000 square foot marine sales and service building and a single-story restaurant building. Plans include at and below-grade parking for 92 vehicles. The city of Seattle has issued the permitting, with

conditions, to the applicant, who is Jay Fisher of Block at Ballard II LLC. For additional information on this project, contact the applicant's contact, Jon O'Hare, at 425-301-9541.

8-Unit Seattle Area Residential Townhouse Project Application

SEATTLE

A residential townhouse project, proposed for a site located at 8839 Midvale Avenue North in the Seattle area, is the subject of a recent application. The developers have requested permission to construct two townhouse buildings containing eight dwelling units. No parking is proposed. The city of Seattle has received this request

from the applicant, who is Valery Kalashnikov. Construction will require the demolition and removal of an existing structure on the site. For additional information on this project, contact the applicant's contact, Peter Tallar, at 206-367-1382.

7-Story 35-Unit Seattle Area Residential Apartment Development In Design Review Phase

SEATTLE

A residential project, in planning for a site located at 1402 Aurora Avenue North in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission

to construct a 7-story building with 35 apartment dwelling units and parking for 27 vehicles. The applicant for this project is Giang Vo. For additional information on this project, contact the applicant's contact, Greg Maxwell, at 206-419-0593.

62-Unit Olympia Area Residential Apartment Project Receives Mitigated DNS Approval

OLYMPIA

A residential development, slated for two land parcels totaling 2.68-acres located at 4943 and 5600 Dunham Drive SE in the Olympia area, has been issued a mitigated determination of non-significance.

The action will allow the developers to construct 62 apartment dwelling units. Thurston County has issued the permitting to the applicant, who is Polo Apartments LLC. The project will be known as Polo Apartments phase two. For additional information on this project, contact the applicant's contact, Dave Spiller of Hatton Godat Pantier, at daves@hattonpantier.com, or call 360-867-2116.

9-Unit Lake City Area Residential Apartment Building Addition Project In The Works

SEATTLE

A residential project, proposed for a site located at 3031 NE 137th



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Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct nine additional apartment dwelling units to an existing apartment building. Plans include parking for 68 vehicles. The city of Seattle has received this request from the applicant, who is Bob Cryan. For additional information on this project, contact the applicant's contact, Jennifer Bushnell, at 206-494-9785.

114-Unit Bothell Area Redevelopment Project In The Works

BOTHELL

A commercial project, proposed for a 7.7-acre site located at 23710

Bothell Everett Highway in the Bothell area, is the subject of a recent application. The developers have requested permission to redevelop the existing commercial and retail site. Plans will require grading, clearing and utility site work for 114 townhomes. The city of Bothell has received this request from the applicant, who is Core Design. The project will be known as Country Village redevelopment. For additional information on this project, contact the applicant's contact, James Olsen of Core Design, at jao@coredesigninc.com or call 425-806-6400.

Port of Kalama Area Methanol Plant Development Progressing

PORT OF KALAMA

An industrial development, planned for a 90-acre site adjacent to Tradewinds Road in the Port of Kalama area, is the subject of comments being accepted on the scope of an environmental impact statement. Plans outline the construction of a plant and storage facility to be used to develop and operate natural gas-to-methanol. Plans call for a methanol plant, a natural gas pipeline lateral and a new marine terminal. For additional information on this project, contact the applicant's contact, Ann Farr, at 360-673-2390 or email SEIS@KalamaMfgFacilitySEPA.com.

152-Lot Port Orchard

Area Residential Subdivision Development In Line For DNS Approval

PORT ORCHARD

A residential subdivision development, planned for a 29.1-acre property located at 700 NE McWilliams Road in the Port Orchard area, is in line to be issued a determination of non-significance. The action will allow the developers to divide the property into 152 single-family residential building lots. Plans include two public access road, detention control facilities, stormwater treatment and associated utilities. Kitsap County, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is McWilliams Road

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LLC. The project will be known as McWilliams preliminary plat. For additional information on this project, contact the applicant's contact, Matt King of Blue Architecture + Interior, at 360-277-8970.

12-Unit Seattle Area Haller Lake Area Residential Townhouse Project In Design Review Phase

SEATTLE

A residential townhouse development, in planning for sites located at 14335 and 14339 Stone Avenue North in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct two townhouse buildings containing 12 dwelling units. The applicant for this project is John Jackels of Isola Real Estate VI 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, Summer McEneny, at 206-693-3133.

86-Unit Olympia Area Mixed-Use Resi- dential-Commercial Development Receives DNS Approval

OLYMPIA

A mixed-use residential and commercial project, slated for a site located at 510 State Street in the Olympia area, has been

issued a determination of non-significance. The action will allow the developers to construct three buildings with 86 dwelling units, 8,500 square feet commercial space, a pedestrian pathway and parking for 73 vehicles. The city of Olympia has issued the permitting to the applicant, who is 3rd Generation Investments LLC. The project will be known as East Bay Redevelopment Site – Westman Mill (East Bay flats and townhomes) Lot A. For additional information on this project, contact the applicant's contact, John Walker of 3rd Generation Investments, at 360-705-2303 or email walker@oliviabeach.com.

Centralia Area Elemen- tary School Replacement Project In The Works

CENTRALIA

A school facility project, proposed for a site located at 1620 Harrison Avenue in the Centralia area, is the subject of a recent application. The developers have requested permission to construct a half 2-story, 51,000 square foot elementary school building to accommodate 450 students. Plans include play fields, playgrounds, water and sewer systems, stormwater drainage facilities and associated parking. The applicant for this project is Centralia School District. Construction will require the demolition and removal of an existing elementary school



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facility on the site. The project will be known as Fords Prairie Elementary School replacement. For additional information on this project, contact the applicant's contact, Lisa Klein of AHBL, at 253-383-2422.

4,000 SF Kent Area Restaurant Development Receives Mitigated DNS Approval

KENT

A retail development, planned for a site located at 24050 Pacific Highway South in the Kent area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a 4,000 square foot restaurant with associated parking. The city of Kent has issued the permitting for this project. The project will be called Dick's Drive-in. For additional information on this project, contact the applicant's contact, Keith Smith, architect, at 206-713-4076.

4-Story 66-Unit Rainier Valley Area Residential Apartment Project Application

SEATTLE

A residential project, proposed for a site located at 2029 24th Avenue South in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 4-story apartment building with 66 small efficiency dwelling units. No parking is proposed.

The city of Seattle has received this request from the applicant, who is 2023 24th Ave. 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, Julian Weber, at 206-953-1305.

39-Unit Lynnwood Area Residential Townhouse Project Receives DNS Approval

LYNNWOOD

A residential townhouse development, planned for sites located at 3305, 3309, 3319 and 3325 156th St SW in the Lynnwood area, has been issued a determination of non-significance. The action will allow the developers to construct five, 3-story buildings with 7-units in one building and 8-units in four buildings. Snohomish County has issued the permitting to the applicant, who is Pacific Ridge Homes LLC. The project will be known as Westlake Townhomes. For additional information on this project, contact the applicant's contact, Lynn Eshleman of Pacific Ridge Homes, at 425-438-8444.

44-Story 426-Unit Denny Triangle Area Mixed-Use Apart- ment-Office-Cornish Development In Early Design Review Phase

SEATTLE

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FRAMING THE SKY3 APARTMENTS

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



- In February of 2016 the framing installation was completed.

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

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

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

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

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

The framing team members included:

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

FRAMING STAGES:





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

MORE ABOUT IGB SYSTEM'S MFBS™ FRAMING SYSTEM:

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SOME PRODUCT INFORMATION:

- Modular Frame Building System (MFBS™) wall **panels come in four types:** Shear, Bearing, Window, & Door panels.
- MFBS™ Integrated Brace **Shear Wall Panels do not require plywood, OSB or steel strong ties** to achieve structural shear or diaphragm.
- MFBS™ Gravity Load **Bearing Wall Panels do not require bridging, blocking, or hold-downs** to transfer loads.
- 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:
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 - Any truss system**
 - Any Exterior finish:** brick, stucco, metal, wood or specialty finishes
 - Any Foundation type:** slab-on-grade, foundation, PT, poured in place, or pilings
 - Any Interior finish** all will be straight and true
- Authorized MFBS™ **wall panel supplier-fabricators adhere to stringent UL Certification,** quality control standards, and material traceability
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and commercial project, in planning for a site located at 2019 Boren 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 44-story tower containing 426 apartment dwelling units, 5,200 square feet, ground-level performance space, 2,300 square feet of classrooms and 53,000 square feet office space. The applicant for this project is Tom Parsons of Holland Development LLC. For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

15-Lot Residential Subdivision Development Proposed For Olympia Area

OLYMPIA

A residential subdivision project, proposed for a site located at 5540 Coppermill Court NE in the Olympia area, is the subject of a recent application. The developers have requested permission to divide the site into 15 single-family residential building lots. Plans include a private roadway, drainage and utility improvements. Thurston County has received this request from the applicant, who is Mance Family Revocable Living Trust. The project will be called Copper Creek. For additional information

on this project, contact the applicant's contact, Chris Merritt of Olympic Engineering, at Chris@olyeng.com or call 360-786-5472.

34-Lot Fife Area Residential Subdivision Project In The Works

FIFE

A residential subdivision project, proposed for a site located at 6407 North Levee Road East in the Fife area, is the subject of a recent application. The developers have requested permission to divide the site into 34 single-family residential building lots. Plans include public roads and tracts for access, open space and stormwater facilities. The city of Fife has received this request

from the owner, who is Lennar Northwest. The project will be known as Carrington planned residential development. For additional information on this project, contact the applicant's contact, Brian Nguyen of Lennar Northwest, at 253-590-2217.

3-Story 10-Unit Rainier Valley Area Residential Apartment Development In Early Design Review Phase

SEATTLE

A residential project, in planning for a property located at 5306 Martin Luther King Junior Way South in the Seattle area, is working its way through the city of Seattle's design



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guidance-review process. The developers have requested permission to construct a 3-story apartment building with 10 dwelling units. Plans include surface parking for 10 vehicles. The applicant for this project is Lee Truong. 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, Bradley Khouri, at 206-297-1284.

Dunlap Area Medical Services Building Project In Design Review Stage

SEATTLE

A medical development, in planning for a site located at 4401 South Trenton 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 single-story medical services facility. Plans call for 20 surface parking spaces. The applicant for this project is Carrie McCabe of Northwest Kidney

Centers. The project will be called Northwest Kidney Center. For additional information on this project, contact the applicant's contact, David Hilgers, at 425-445-7397.

8-Lot Capitol Hill Area Residential Subdivision Development Progressing

SEATTLE

A residential subdivision project, planned for a site located at 732 Belmont Place East in the Seattle area, has been granted a unit lot subdivision by the city of Seattle. The developers will create 8-unit lots. The construction of residential units is under a separate project order. For additional information on this project, contact the applicant's contact, Steve Bull, at 206-903-5414.

Renton Area Warehouse & Silo Shack Demolitions Project Receives DNS Approval

RENTON

A project slated for a site located at 4350 Lake Washington Boulevard North in the Renton

area, has been issued a determination of non-significance. The action will allow the developers to demolish the concrete slabs and piers of an existing 11,800 square foot warehouse (the foundation will remain) and a 2,400 square foot silo shack. The city of Renton has issued the required permitting to the owner, who is Port Quendall Company. The project will be known as Pan Abode partial demolition. For additional information on this project, contact the applicant's contact, Deb Willard, at 206-342-2515 or email debw@vulcan.com.

3,900 SF Spokane Area Chapel Addition Project Receives Addendum To DNS Approval

SPOKANE

An expansion project, planned for a site located at 300 West Hawthorne Road in the Spokane area, has been issued an addendum to a previously issued determination of non-significance. The action will allow the developers to construct a 3,900 square foot addition to the existing

Whitworth University Chapel building. The expansion will accommodate offices. Plans include utility installations, hydrant relocation, fire lane modifications, sidewalks, stormwater and landscape improvements. Spokane County has issued the permitting to Whitworth University. The project will be known as Seeley Mudd Chapel addition. For additional information on this project, contact the applicant's contact, Colin Anderson of Integrus Architecture, at 206-628-3137.

9-Unit West Seattle Area Residential Townhouse Development In The Works

SEATTLE

A residential townhouse project, proposed for a site located at 5242 California Avenue SW in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a townhouse building containing 9 dwelling units. Plans include parking for seven vehicles. The city of

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Seattle has received this request from the applicant, who is Christian Brodin of Lexington Asset Management. 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.

54,000 SF Tacoma Area Hotel Development Receives Mitigated DNS Approval

TACOMA

A commercial development slated for a site located at 8045 South Hosmer in the Tacoma area, has been issued a mitigated determination of non-significance. The action will allow the

developers to construct a 54,000 square foot hotel containing 85 guest rooms. Plans include parking for 55 vehicles. The city of Tacoma has issued the permitting to the applicant, who is Best Western Plus. For additional information on this project, contact the applicant's contact, Kurt Jensen of Jensen Fey Architecture, at 425-216-0318.

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

EDGEWOOD

A residential subdivision project, planned for a 10.19-acre site located at 12311 31st Street East in the Edgewood 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 Edgewood, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Entitle Fund Two LLC. The project will be known as Cirilium preliminary subdivision. For additional information on this project, contact the applicant's contact, John Everett, at 206-915-3095.

74-Lot Ferndale Area Residential Subdivision Project In Line For Mitigated DNS Approval

FERNDALE

A residential subdivision project, planned for sites located at 5434 Shields Road and 1385 Smith Way in the Ferndale area, is in line to be issued a mitigated determination of non-significance. The action will allow the developers to divide the site into 74 single-family residential building lots designed for an age 55+ adult community. The city of Ferndale, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Morningside Development Group. The project will be called The Bungalows. For additional information on this project, contact Morningside Development Group, at 206-283-9364.

Issaquah Area

Elementary School Facility Addition Project Receives DNS Approval

ISSAQUAH

A school facility project, planned for a site located at 26205 SE Issaquah Fall City Road in the Issaquah area, has been issued a determination of non-significance. The action will allow the developers to construct a single-story, six classroom addition to the existing Endeavor Elementary School. Plans include a 12,500 square foot expansion of the cafeteria and interior improvements of the administration area. Issaquah School District has issued the permitting for this school project. For additional information on this project, contact the applicant's contact, Steve Crawford, at 425-837-7140.

4-Story 24-Unit Greenwood Area Residential Apartment Development In Hearings Stage

SEATTLE

A residential project, planned for a site located at 949 North 80th Street in the Seattle area, is the subject of hearings by the Seattle Hearing Examiner. The developers have requested permission to construct an apartment building with 24 small efficiency dwelling units. Plans include surface parking for six vehicles. The applicant for this project is Darin Granger of D.C. Granger. For additional information on this project, contact the applicant's



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contact, Tim Carter, at 206-693-3133.

Vancouver Area Elementary & Middle School Replacement Project In The Works

VANCOUVER

A project proposed for sites located at MacArthur Boulevard in the Vancouver area, is the subject of a recent application. The developers have requested permission to construct a new elementary and middle school building along with a 136,000 square foot building. Plans include site improvements, parking lots, bus zone, access drives, track and field facility, play areas and covered play area. The applicant for

this project is Vancouver School District No. 37. Construction will require the demolition and removal of an existing elementary and middle school on the site. The project will be known as McLoughlin Middle School and Marshall Elementary School replacement. For additional information on this project, contact the applicant's contact, Jack Claros of Vancouver School District, at 360-313-1040 or email jack.claros@vansd.org.

18-Unit Parkland Area Residential Apartment Building Project In Line For DNS Approval

PARKLAND

A residential

development, planned for sites located at 11003 and 11007 50th Avenue East in the Parkland area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 19,900 square foot apartment building containing 18 dwelling units. Plans include site development and right of way improvements. Pierce County, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Sound Engineering. The project will be known as Summit Terrace phase two. For additional information on this project, contact the applicant's contact, Mark Carpenter of Summit Terrace Apartments LLC, at 253-944-1624.

11,000 SF Vancouver Area Industrial Building Project In Line For DNS Approval

VANCOUVER

An industrial development, planned for a site located at the northeast corner of NE 40th Avenue and NE 68th Drive in the Vancouver area, is in line to be issued a determination of non-significance. The action will allow the developers to construct an 11,000 square foot light-industrial building. Plans include a loading dock, utilities and associated parking. Clark County, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Genteel Investments LLC. The

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project will be called Cold Creek Industrial Park Lot 1. For additional information on this project, contact the applicant's contact, John Barbieri of Barbieri & Associates, at john@barbieriandasociates.com, or call 360-397-2375.

74-Lot Ferndale Area Residential Senior Subdivision Development In Line For MDNS

FERNDALE

A residential subdivision project, planned for sites located at 5434 Shields Road and 1385 Smith Way in the Ferndale area, is in line to be issued a determination of non-significance. The action will allow the developers to divide the sites into 74 single-family residential building lots designed for a senior community. The city of Ferndale, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Morningside Development Group. The project will be known as The Bungalows. For additional information on this project, contact the applicant's contact, Thomas Reynolds, at 206-283-9364.

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

VANCOUVER

A residential project, planned for a 1.5-acre property located at 7508 NE 45th Street in the Vancouver area, is in line

to be issued a determination of non-significance. The action will allow the developers to construct two apartment buildings containing 48 dwelling units. Plans include landscaping and associated parking. The city of Vancouver, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Haven Park LLC. The project will be called Haven Park Apartments. For additional information on this project, contact the applicant's contact, MAJ Development Corporation, at 360-823-5125.

22-Story 224-Unit Bremerton Area Mixed-Use Residential-Retail Tower Project In Line For DNS Approval

BREMERTON

A mixed-use residential and retail development, planned for sites located at 208 Fifth Street and 205 Sixth Street in the Bremerton area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 22-story apartment building containing 224 dwelling units and retail space at the plaza level along Washington Avenue. Plans include parking for 116 vehicles. The city of Bremerton, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Bremerton RM LLC. The project will be called Eagles Tower. For

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additional information on this project, contact the applicant's contact, Mark Goldberg of Bremerton RM LLC, at 206-851-1163.

8-Unit Residential Townhouse Development For Licton Springs Area In Design Stage

SEATTLE

A residential project, in planning for a site located at 9730 Woodlawn 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 four, 2-unit townhouse building. The applicant for this project is Micah Truman. 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.

5-Story West Seattle Area Mixed-Use Residential-Office-Retail Development Has Revised Application

SEATTLE

A mixed-use development, proposed for a site located at 1709 Harbor Avenue SW in the Seattle area, is the subject of a revised application. The developers have requested permission to change the use of an existing office building to residential apartments.

Plans call for the construction of a 5-story residential addition on the south side of the building for a total of 15 dwelling units with ground-level retail and office space. Plans include parking for 15 vehicles. The city of Seattle has received this request from the applicant, who is Joseph Ademson of Harbor Pacific LLC. Construction will require the demolition and removal of an existing residential building on the site. For additional information on this project, contact the applicant's contact, Matt Wasse, at 206-405-2537.

10,400 SF Yakima Area Maintenance Building Project Receives DNS Approval

YAKIMA

A development, slated for a site located at 1620 Perry Street in the Yakima area, has been issued a determination of non-significance. The action will allow the developers to construct a 10,400 square foot metal building to be used for storage and yard equipment maintenance for Perry Technical Institute, as well as a limited vocational training space for students in the agricultural program. The city of Yakima has issued the required permitting to the applicant, who is Perry Technical Institute. For additional information on this project, contact the applicant's contact, Sheri Brockway of BOR Architecture, at 509-454-3299.

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11-Unit South Beacon Hill Area Residential Rowhouse Project In The Works

SEATTLE

A residential development, proposed for a property located at 3821 South Cloverdale Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a rowhouse building containing 11 dwelling units. Plans include parking for 11 vehicles. The city of Seattle has received this request from the applicant, who is Dan Swallow of IS Property Investments LLC (Intracorp). For additional information on this project, contact the applicant's contact, Megan McKay, at 206-523-6150.

52-Lot Marysville Area Residential Subdivision Development Receives Revised MDNS

MARYSVILLE

A residential subdivision project, planned for a 17.7-acre site located at 4028 Sunnyside Boulevard in the Marysville area, has been issued a revised mitigated determination of non-significance. The action will allow the developers to divide the site into 51 single-family residential building lots and one duplex building lot. The city of Marysville has issued the permitting to the applicant, who is Gamut 360. The project will be known as Revised Glein preliminary plat.

For additional information on this project, contact the applicant's contact, Laurey Tobiason of Tobiason & Company, at 206-375-7775.

6-Story Seattle Area Mixed-Use Assisted-Living & Retail Project Application

SEATTLE

A mixed-use development, proposed for a site located at 3200 NE 45th Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 6-story assisted-living building with ground-level retail. Plans include below-grade parking for 65 vehicles. The city of Seattle has received this request from the applicant, who is Walter Braun of Aegis Senior Communities LLC. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

18,200 SF Lakewood Area Dialysis Clinic Development In Line For DNS Approval

LAKEWOOD

A medical development, planned for a site located at 120th Avenue SW and 47th Avenue SW in the Lakewood area, is in line to be issued a determination of non-significance. The action will allow the developers to construct

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an 18,200 square foot kidney dialysis clinic with infrastructure, signs, access road, landscaping and parking. The city of Lakewood, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Puget Sound Kidney Centers. For additional information on this project, contact the applicant's contact, Harold Kelly of Puget Sound Kidney Centers, at 425-259-5195.

20-Lot Tumwater Area Residential Subdivision Project In The Works

TUMWATER

A residential subdivision project, proposed for a 4.24-acre property located at 8909 and 8911 Old Highway 99 SE in the Tumwater area, is the subject of a recent application. The developers have requested permission to divide the property into 20 single-family residential building lots. The city of Tumwater has received this request from the applicant, who is Evergreen Heights LLC. The project will be called Bradbury North. For additional information on this project, contact the applicant's contact, Jeff Pantier of Hatton Godat Pantier, at JeffP@hattonpantier.com, or call 360-754-4138.

3-Story 45-Unit Columbia City Area Residential Apartment Development In Design Review Phase

SEATTLE

A residential development, in planning for a

site located at 5203 37th 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 3-story apartment building containing 45 small efficiency dwelling units. Plans do not include parking. The applicant for this project is Laura Rhodes of Denizen Properties. For additional information on this project, contact the applicant's contact, Mark Wierenga, at 206-784-1614.

4-Story South Delridge Area Mini-Warehouse Project In Early Design Review Stage

SEATTLE

A commercial project, in planning for a site located at 9201 Delridge Way SW in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 4-story mini-warehouse building with an office and a caretaker's unit. Plans include parking for 12 vehicles. The applicant for this project is Harry Arsene of AKA Investors LLC. For additional information on this project, contact the applicant's contact, Thomas Eng, at 206-367-1382.

8-Story 59-Unit Bell- town Area Mixed-Use Residential-Retail Development Application

SEATTLE

A mixed-use residential and retail project, proposed for a site located at 2218 First Avenue in the Seattle area, is the subject of a recent application. The developers have requested permission to construct an 8-story apartment building containing 7 small efficiency dwelling units, 28 efficiency dwelling units and 24 apartment dwelling units. Plans include a ground-level restaurant. No parking is proposed. The city of Seattle has received this request from the applicant, who is Collin Madden of Enterprise 2218 LLC (GEM Real Estate Partners). Construction will require the demolition and removal of existing structures on the site. For

additional information on this project, contact the applicant's contact, Kusi Chaikumroonpun, at 206-367-1382, extension 124.

4,900 SF Bellingham Area Religious Facility Development Receives Mitigated DNS Approval

BELLINGHAM

A religious facility development, slated for a 2.05-acre property located at 5700 Guide Meridian Street in the Bellingham area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a 4,900 square foot church building on the property. Plans include a gravel

parking lot to accommodate 18-20 vehicles. Whatcom County has issued the permitting to the owner, who is Bethel Lutheran Church. For additional information on this project, contact the applicant's contact, Jesse Stoner of Larry Stoner Land Development Consultants, at jesse@larrystoner.net, or call 360-778-5900.

6-Story 46-Unit Queen Anne Area Mixed-Use Residential-Commercial Development In The Works

SEATTLE

A mixed-use development, proposed for a site located at 215 Queen Anne Avenue North in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 6-story building containing 26 small efficiency dwelling units, 19 apartment dwelling units above retail and one live-work unit. Plans include below-grade parking for six vehicles. The city of Seattle has received this request from the applicant, who is Michael Nelson of MRN Homes 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, Robert Humble, at 206-267-9277.

30-Lot Tumwater Area Residential Subdivision Project Receives Mitigated DNS Approval

TUMWATER

A residential subdivision development, slated for a 24.13-acre site located at 715 Dennis Street SE in the Tumwater area, has been issued a mitigated determination of non-significance. The action will allow the developers to divide the site into 30 single-family residential building lots. Plans include new streets and extending public utilities and infrastructure. The city of Tumwater has issued the permitting to the applicant, who is Todd Hansen of Tenino Land Company LLC. The project will be known as Tumwater Boulevard plat. For further information on this project, contact Mr. Hansen at 17348 Marsh Road SW, Tenino, WA 98589, or call 360-264-1360.

3,200 SF DuPont Area Convenience Store & Fuel Station Project In Line For Mitigated DNS Approval

DUPONT

A retail development, planned for a site located at the northwest corner of DuPont-Steilacoom Road and Barksdale Avenue in the DuPont area, is in line to be issued a mitigated determination of non-significance. The action will allow the developers to construct a 3,200 square foot convenience store, car wash and fuel canopy with nine fuel dispensers. Plans include underground fuel tanks. The city of DuPont, using the optional SEPA process,



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is expected to issue the required permitting to the applicant, who is BP West Coast Products LLC. The project will be known as Arco Fueling facility with AM/PM convenience store. For additional information on this project, contact the applicant's contact, Nick Wecker of Barghausen Consulting Engineers, at 425-251-6222.

125-Lot Stanwood Area Residential Subdivision Development In Line For DNS Approval

STANWOOD

A residential subdivision project, planned for a site located at the intersection of 68th Avenue NW and 284th Street NW in the Stanwood area, is in line to be issued a determination of non-significance. The action will allow the developers to divide the site into 125 residential building lots. The lots will be used for the construction of single-family detached, townhouse and cottage homes. Plans include common an open space tract with a clubhouse. The city of Stanwood, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Landed Gentry Development. The project will be called Cedarhome Square. For additional information on this project, contact the applicant's contact, Anna Nelson, project manager of Landed Gentry Homes and Communities, at 360-755-9021.

15-Unit Bellevue Area

Residential Homes Project In Line For DNS Approval

BELLEVUE

A residential development, planned for a site located at 11918 SE Fifth Street in the Bellevue area, is in line to be issued a determination of non-significance. The action will allow the developers to construct 15 single-family residences. Plans include infrastructure and the extension of SE Fourth Street and SE Fifth Street. The city of Bellevue, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Suntec Townhome. The project will be known as Wilburton Park residences. For additional information on this project, contact the applicant's contact, Nora Pena Klenner of Suntec Townhome, at 206-892-8818, or email npk.bejelit@gmail.com.

100,000 SF Spokane Area Retail & Parking Garage Development In Line For DNS Approval

SPOKANE

A retail project, planned for a site located at 821 West Mallon Street in the Spokane area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 100,000 square foot, 280-stall parking garage with 800 square feet, ground-level retail space. The city of Spokane, using the optional SEPA

process, is expected to issue the required permitting to the applicant, who is Wonder Building LLC. The project will be called Wonder Building parking garage. For additional information on this project, contact the applicant's contact, Charles Zandbergen of Wolfe Architectural Group, at 509-455-6999.

37-Lot Battle Ground Area Residential Subdivision Project In Line For DNS Approval

BATTLE GROUND

A residential subdivision development, planned for a 9.9-acre site located at 24303 NE 132nd Avenue in the Battle Ground area, is in line to be issued a determination of non-significance. The action will allow the developers to divide the site into 37 single-family residential building lots. Plans include a storm water facility. The city of Battle Ground, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Steve & Kay Burnett. The project will be known as Stonewood Haven II. For additional information on this project, contact the applicant's contact, Ed Greer of Greer & Greer, at 360-904-4964 or email ed@ed-greer.net.

9-Lot Vancouver Area Commercial-Industrial Subdivision Project In Line For DNS Approval

VANCOUVER

A subdivision project,

planned for a 40-acre site located at 24303 NE 132nd Avenue in the Battle Ground area, is in line to be issued a determination of non-significance. The action will allow the developers to divide the site into five commercial and four industrial building lots. Clark County, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Synergy Resources LLC. The project will be called Wiebold development. For additional information on this project, contact the applicant's contact, James Kessi of Kessi Engineering and Consulting, at james.kessi@gmail.com or call 360-397-2375.

24-Unit Lacey Area Residential Apartment Addition Project Receives DNS Approval

LACEY

A residential addition project, slated for a property located at 3307 College Street SE in the Lacey area, has been issued a determination of non-significance. The action will allow the developers to construct 24 apartment dwelling units and associated parking. Plans call for a total of 78 dwelling units. The city of Lacey has issued the required permitting to the applicant, who is San Francisco/Seattle Ventures III LLC. Construction will require the demolition and removal of an existing manager's unit. The project will be

known as College Park Apartment addition. For additional information on this project, contact the applicant's contact, Chris Aldrich of Hatton Godat Pantier, at chrisa@hattonpantier.com, or call 360-486-8710.

101,300 SF Frederickson Area Industrial Building Project In The Works

FREDERICKSON

An industrial development, proposed for a site located at 5017 184th Street East in the Frederickson area, is the subject of a recent application. The developers have requested permission to construct a 101,300 square foot building with 19 dock doors, four grade doors and 107 parking stalls. Pierce County has received this request from the applicant, who is Panattoni Development. The project will be known as Frederickson Tilt 184. For additional information on this project, contact the applicant's contact, Sherri Greene of AHBL, at 253-383-2422.

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

VANCOUVER

A residential subdivision project, planned for a 1.64-acre site located at 12010 NE 99th Street and 10005 NE 120th Court in the Vancouver area, is in line to be issued a determination of non-significance. The action will allow the developers to divide the

site into 8 single-family residential building lots. Clark County, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is RK Land Development LLC. The project will be known as Kensington Lane short plat. For additional information on this project, contact the applicant's contact, Ed Greer, land use planning, at ed@ed-greer.net, or call 360-397-2375.

37,500 SF Marysville Area Auto Dealership & Car Wash Project Receives Mitigated DNS Approval

MARYSVILLE

A retail development, slated for a site located at 16320 Smokey Point Boulevard in the Marysville area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a 37,500 square foot auto dealership and a 1,700 square foot automatic car wash. The city of Marysville has issued the permitting to the owner, who is Maclyn Investments LLC. The project will be called Rairdon Auto. For additional information on this project, contact the applicant's contact, Pacland, at 206-522-9510.

6-Story 220-Unit Seattle Area Mixed-Use Apartment-Retail Development In Design Review Phase

SEATTLE

A mixed-use residential

and retail development, in planning for a site located at 320 North 85th 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 220 dwelling units and will feature ground-level retail space. Plans include parking for 130 vehicles and will require a contract rezone from NC2-40 and NCP-40 to NC2-65 and NC2P-65. The applicant for this project is Sean McEachern of Shea Properties Management Company. Construction will require the demolition and removal of an existing structure and parking lot on the site. For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

4-Story 164-Unit Maple Valley Area Senior Apartment & Assisted-Living & Memory Care Development Receives DNS Approval

MAPLE VALLEY

A senior development, planned for a 5.43-acre site located north of SE 240th Way and east of Maple Valley-Black Diamond Road SE in the Maple Valley area, has been issued a determination of non-significance. The action will allow the developers to construct a 4-story, 180,200 square

foot senior housing facility. Plans call for 74 independent living dwelling units, 62 assisted-living and 28 memory care units. The city of Maple Valley has issued the permitting to the applicant, who is Integrity Land. The project will be known as Bonaventure at Maple Valley. For additional information on this project, contact the applicant's contact, Barghausen Consulting Engineers, at 425-251-6222.

4-Story Office-Restaurant Building Proposed For Seattle Area

SEATTLE

A commercial development, proposed for a site located at 5101 14th Avenue NW in the Seattle area, is the subject of a revised application. Plans outline construction of a 4-story office building with a ground-level restaurant. Plans include parking for 15 vehicles within the structure. The city of Seattle has received this request from the applicant, who is Brandon Kamin of Kamin Properties 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, Diana Wellenbrink, at 206-684-0363.

1,800 SF Moses Lake Area Restaurant Development In The Works

MOSES LAKE

A retail project, proposed

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for a .29-acre site located at 321 West Broadway Avenue in the Moses Lake area, is the subject of a recent application. The developers have requested permission to construct a 1,800 square foot restaurant with drive-thru. The city of Moses Lake has received this request from the applicant, who is Miguel Alanis. The project will be called Crazy Taco. For additional information on this project, contact the applicant's contact, Panchos Heating and Cooling, at 812 W. Washington St., Pasco, WA 99301, or call 509-764-3751.

12-Lot Pigeon Point Area Residential Subdivision Project In The Works

SEATTLE

A residential subdivision development, proposed for a property located at 3722 21st Avenue SW and 3710 21st Avenue SW in the Seattle area, is the subject of a recent application. The developers have requested permission to divide the property into 12-unit lots. The construction of residential dwellings are under separate project orders. The city of Seattle has received this request from the applicant, who is James Tjoa of Team Amalfi LLC. For additional information on this project, contact the applicant's contact, Andy McAndrews, at 425-233-6089.

8-Unti South Park Area Residential Townhouse

Project Application

SEATTLE

A residential townhouse development, proposed for a site located at 1025 South Cloverdale Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct two, 3-story townhouse buildings containing 4-units each. Plans include surface parking for eight vehicles. The city of Seattle has received this request from the applicant, who is Zi Bing of Firestone 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, Chaohua Chang, at 425-785-3992.

South Beacon Hill Area Elementary School Replacement Project In Hearings Stage

SEATTLE

An elementary school project, planned for a site located at 3701 South Kenyon Street in the Seattle area, is the subject of a development standards departure advisory committee meeting being held. The developers have plans to construct a new elementary school facility. Construction will require the demolition and removal of an existing elementary school on the site. The project will be called Wing Luke Elementary School. For more information

on this project, contact Maureen Sheehan of Seattle Department of Neighborhoods, at 206-684-0302.

19,000 SF Cheney Area Elementary School Addition Project In Line For DNS Approval

CHENEY

A school facility expansion project, planned for a site located at 5504 West Hallett Road in the Cheney area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a single-story, 19,000 square foot addition to the existing Windor Elementary School. Plans call for classrooms, kitchen, multi-purpose room, restrooms, storage and associated site improvements. Spokane County, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Cheney School District No. 360. For additional information on this project, contact the applicant's contact, Dave Huotari of ALSC Architects, at 509-838-8568 or email dhuotari@alscarchitects.com.

95-Unit Gig Harbor Area Residential Townhouse Project Application

GIG HARBOR

A residential townhouse development, proposed for a 13-acre property located at 11302 Burnham Drive NW in the Gig Harbor area, is the subject of

a recent application. The developers have requested permission to construct sixteen, 3-story buildings containing 95 townhouse dwelling units on individual lots. The city of Gig Harbor has received this request from the owner, who is Henderson Burnham LLC. The project will be known as The Terrace and The Village in Henderson Heights at Gig Harbor. For additional information on this project, contact the applicant's contact, Cheryl Ebsworth of Apex Engineering, at 253-473-4494.

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

VANCOUVER

A residential development, planned for a site located at 4813 NE 66th Avenue in the Vancouver area, is in line to be issued a determination of non-significance. The action will allow the developers to construct four apartment buildings containing 75 dwelling units. Plans include a community building, outdoor play and pool area and 117 parking spaces. The city of Vancouver, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is MAJ Development. The project will be known as Lavonne Apartments. For additional information on this project, contact the applicant's contact, Mark Person of Mackenzie, at 360-695-7879.



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2-Story 65,000 SF Seatac Area Kidney Dialysis Center Campus Development In Line For DNS Approval

SEATAC

A medical development, planned for a site located at 12833 20th Avenue South in the Seatac area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 2-story, 49,000 square foot dialysis clinic and office and a 2-story, 16,000 square foot distribution facility/warehouse. Plans include parking for 131 vehicles. The city of Seatac, The city of Seattle has issued the permitting to the applicant, who is Northwest Kidney Centers. The project will be known as Northwest Kidney Centers campus. For additional information on this project, contact the applicant's contact, David Hilgers of Spectrum Development Solutions, at 1809 Seventh Ave., Suite 501, Seattle, WA 98101, or call 206-973-4750.

6-Story 186-Unit Rainier Valley Area Mixed-Use Apartment-Retail Project In Revised Application

SEATTLE

A mixed-use residential and retail development, proposed for a site located at 1801 Rainier Avenue South in the Seattle area, is the subject of a revised application. The developers have requested permission to construct a 6-story

apartment building with 186 dwelling units above retail space. Plans call for below-grade parking for 69 vehicles. The city of Seattle has received this request from the applicant, who is Nghia Pham of Jabooda 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, Seth Hale, at 206-367-1382.

3,200 SF DuPont Area Convenience Store & Fuel Station Development In Line For DNS Approval

DUPONT

A retail project, planned for a site located at the northwest corner of Wilmington Drive and Barksdale Avenue in the DuPont 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 AM/PM convenience store, a 1,200 square foot automatic car wash and a 5,900 square foot fuel canopy with 18 fueling pumps. Plans include two underground fuel tanks, signage, new curb cuts, asphalt paving and striping, parking lot lighting, utility connections, perimeter landscaping, a vacuum station and associated parking. The city of DuPont, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is BP West Coast Products LLC.

The project will be known as Arco gas station. For additional information on this project, contact the applicant's contact, Nick Wecker of Barghausen Consulting Engineers, at 425-251-6222.

6-Story 105-Unit Mixed-Use Apartment-Retail Project In The Works For Seattle Area

SEATTLE

A mixed-use residential and retail project, proposed for a site located at 501 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 105 dwelling units and ground-level retail space. The city of Seattle has received this request from the applicant, who is Paul Lambros of Plymouth Housing Group. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Adrienne Watkins, at 206-443-8606.

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

BELLEVUE

A residential development, planned for a property located at 11918 SE Fifth Street in the Bellevue area, is in line to be issued a determination of non-significance. The action will allow the developers to

construct 15 single-family residences. Plans include associated roads and infrastructure. The city of Bellevue, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Suntec Townhome. The project will be known as Wilburton Park residences. For additional information on this project, contact the applicant's contact, Nora Pena Klenner of Suntec Townhome, at 206-892-8818 or email npk.bejelit@gmail.com.

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

CAMAS

A residential subdivision development, slated for a 115-acre site located near Ingle Road and NE Goodwin Road in the Camas area, has been issued a mitigated determination of non-significance. The action will allow the developers to divide the site into 155 single-family residential building lots. The city of Camas has issued the required permitting to the applicant, who is Green Mountain Land LLC. The project will be known as Green Mountain phase three. For additional information on this project, contact the applicant's contact, Rebecca Wahlstrom of Olson Engineering, at 360-695-1385 or email rebeccaw@olsonengr.com.

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