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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 Friday Harbor

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Art Direction: Anita Elder Design • www.anitaelder.biz

41,000 SF Ridgefield High School Facility Project Receives DNS Approval

RIDGEFIELD

A school project planned for a site located at 2630 S. Hillhurst Road in the Ridgefield area, has been issued a determination of non-significance. The action will allow the developers to construct a 2-story, 41,000 square foot high school facility. Plans include utilities, frontage improvements, minor landscaping and converting an existing well water meter for irrigation only. Parking will be reconstructed. The city of Ridgefield has issued the permitting to the applicant, who is Ridgefield School District. Construction will require the demolition and removal of two existing structures on the site. The project will be known as Ridgefield High School addition. For more information on this project, contact the applicant's contact, who is Jeremy Fick of Robertson Engineering, at Jeremy@robertsonengineers.us, or call 360-887-3557.

8-Unit Residential Rowhouse Development Proposed For Rainer Valley Area

RAINER VALLEY

A residential project, proposed for a site located at 6929 42nd Avenue South in the Rainer Valley area, is the subject of a recommendation meeting being held by the Seattle design-review board. The developers

have plans to construct four rowhouse building containing eight dwelling units. Plans include parking for eight vehicles. The applicant for this project is Jewel Vuong of Willow Investment. For more information on this project, contact the applicant's contact, who is Julian Weber, at 206-953-1305.

2-Story Elementary School Addition Planned For Queen Anne Area

SEATTLE

A school facility project, planned for a site located at 411 Boston Street in the Seattle area, has been conditionally granted development standard departures and issued a determination of non-significance by the city of Seattle. The action will allow the developers to construct a new classroom, gymnasium, covered play area, playfield and 30 surface parking spaces to the existing Queen Anne Elementary School. For more information on this project, contact the applicant's contact, who is Corrie Rosen, at 206-441-4151.

12-Unit Rainier Valley Area Residential Townhouse Project In Early Design Phase

SEATTLE

A residential development, in planning for a site located at 6931 42nd Avenue South in the Seattle area, is working its way through the city of Seattle's design guidance-review process.



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The developers have requested permission to construct two townhouse buildings containing a total of 12 dwelling units. Plans include parking for 12 vehicles. The applicant for this project is Jewel Vuong of Valentine Homes LLC. Construction will require the demolition and removal of existing structures on the site. For more information on this project, contact the applicant's contact, who is Julian Weber, at 206-953-1305.

8-Unit Rainier Valley Area Residential Rowhouse Project In The Works

SEATTLE

A residential development, in planning for a site located at 6911 South 42nd 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 two rowhouse buildings with eight dwelling units. Plans include parking for eight vehicles. The applicant for this project is Jewel Vuong of Valentine

Homes LLC. Construction will require the demolition and removal of existing structures on the site. For more information on this project, contact the applicant's contact, who is Julian Weber, at 206-953-1305.

33,900 SF Silverdale Area Self-Storage Project In Line For DNS Approval

SILVERDALE

A development planned for a site located at 11812 Clear Creek Road NW in the Silverdale area, is in line to be issued a determination of non-significance. The developers have plans to construct a self-storage or mini-storage facility in two phases. Phase one consists of 10 single-story and 2-story buildings totaling 33,900 square feet. Plans include an office and caretaker's residence. Phase two consists of a 2-story, 15,000 square foot building. Kitsap County, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Hansen Parcel LLC. The project will be known as Hansen Self-Storage. For more information

on this project, contact the applicant's contact, who is Frederick Kegel of Kegel Engineering, at 360-876-0500.

289-Unit Roosevelt Area Residential Apartment Development Receives Conditional DNS Approval

SEATTLE

A residential project, slated for a site located at 814 NE 66th Street in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 7-story apartment building and two, 8-story apartment buildings containing a total of 289 dwelling units. Plans will take place in an environmentally critical area. Plans include below-grade parking for 238 vehicles. The city of Seattle has issued the required permitting to the applicant, who is Jim Towslee of Emerald Bay Equity LLC. Construction will require the demolition and removal of existing structures on the site. For more information on this project, contact

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

8-Story 70-Unit Capitol Hill Area Mixed-Use Apartment-Office-Retail Development In Design Review Phase

SEATTLE

A mixed-use development, in planning for a site located at 1208 Pine Street in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct an 8-story, 70-unit apartment and office building that will feature ground-level retail space. Plans include below-grade parking for 18 vehicles. The applicant for this project is Melynda Retallack of SolTerra Architecture. Construction will require the demolition and removal of an existing parking lot and billboard on the site. For more information on this project, contact the applicant's contact, who is Jodi Patterson-O'Hare, at 425-681-4718.

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8-Story South Lake Union Area Office Building Project In Design Review Phase

SEATTLE

An office building development, in planning for a site located at 235 Ninth 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 an 8-story office building. The applicant for this project is Lincoln Popp of Ninth Avenue Partners LLC. For more information on this project, contact the applicant's contact, who is Lincoln Popp, at 425-445-2535.

10,600 SF Cheney Area Storage Project In Line For DNS Approval

CHENEY

A commercial development, planned for a property located at 6607 South Craig Road in the Cheney area, is in line to be issued a determination of non-significance. The developers have plans to construct a 7,400 square foot maintenance building with indoor meeting area and two work bays for servicing/maintaining equipment, a 3,200 square foot herbicide storage building and 4,000 square foot warm equipment shed. Plans include a paved access road, sanitary sewer and associated parking. Spokane County, using the optional SEPA

process, is expected to issue the permitting to the applicant, who is Spokane County Public Works. The project will be called Craig Road Pit storage. For more information on this project, contact the applicant's contact, who is Mick Flugel at mflflugel@spokanecounty.org, or call 509-477-7190.

14-Story South Lake Union Area Office Towers Development In The Works

SEATTLE

An office development, proposed for a site located at 700 Dexter Avenue North in the Seattle area, two, 14-story office towers with retail and indoor participant sports. Plans

include parking for 467 vehicles. An addendum to the South Lake Union Height and Density Alternatives is being prepared. The city of Seattle has received this request from the applicant, who is John Moshy of BMR-Dexter LLC (BioMed Realty). For more information on this project, contact the applicant's contact, who is Jodi Patterson-O'Hare, at 425-681-4718.

20-Lot Covington Area Residential Subdivision Project Receives Mitigated DNS Approval

COVINGTON

A residential subdivision project, slated for a 3.37-acre site located at SE 256th Street in the Covington area,



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has been issued a mitigated determination of non-significance. The action will allow the developers to divide the site into 20 single-family residential building lots. Plans include major tree clearing. The city of Covington has issued the required permitting to the applicant, who is Harbour Homes LLC. The project will be known as Gobel subdivision. For more information on this project, contact the applicant's contact, who is Jamie Waltier of Harbour Homes, at 206-315-8130.

11-Unit Seattle Area Residential Apartment Development In Early Design Phase

SEATTLE

A residential project, in planning for a site located at 3015 63rd 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 containing 11 dwelling units. Plans include surface parking for 19 vehicles. The applicant for this project is Oly Wise of Pioneer Homes LLC. Construction will require the demolition and removal of existing structures on the site. For more information on this project, contact the applicant's contact, who is James Raptis, at 206-406-0546.

22-Lot Selah Area Residential Subdivision Project Receives DNS Approval

SELAH

A residential subdivision development, slated for a 5.82-acre property located at Crusher Canyon Road in the Selah area, has been issued a determination of non-significance. The action will allow the developers to divide the property into 22 single-family residential building lots. The city of Seattle has issued the required permitting to the applicant, who is Hayden Homes. The project will be called Ridgeview Heights. For more information on this project, contact the applicant's contact, who is Brian Thoreson of Hayden Homes, at 509-492-0153.

9-Story South Lake Union Area Office & Retail Development In Early Design Phase

SEATTLE

A commercial project, in planning for a site located at 330 Yale 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 9-story office building with ground-level retail and below-grade parking for 56 vehicles. The applicant for this project is Alec Nelson of Unico Properties. Construction will require the demolition and removal of existing structures on the site.

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

8-Lot Tacoma Area Residential Rural Subdivision Project Receives DNS Approval

TACOMA

A residential subdivision development, planned for sites located 12400-12700 blocks of 40th Avenue East and 4000-4100 blocks of 128th Street East in the Tacoma area, has been issued a determination of non-significance. The action will allow the developers to divide the sites into 8 single-family rural building lots for farm use. Pierce County has issued the permitting to the applicant, who is Thomas and Carolyn Young. The project will be known as Young Family Farms preliminary plat. For additional information on this project, contact the applicant's contact, who is Carl Halsan of Halson Frey, at 253-307-1922.

25-Lot Renton Area Residential Subdivision Project In Line To Be Issued Mitigated DNS Approval

RENTON

A residential subdivision project, planned for a 596,600 square foot site located at 2611 Union Avenue NE in the Renton area, is in line to be issued a mitigated determination of non-significance. The developers have plans to divide the



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site into 25 single-family residential building lots, four open space tracts and one drainage tract. The city of Renton, using the optional SEPA process, is expected to issue the required permitting. The project will be called Forest Terrace. For more information on this project, contact the applicant's contact, who is Ivana Halvorsen of Barghausen Consulting Engineers, at ihalvorsen@barghausen.com or call 425-251-6222.

6-Story 96-Unit Seattle Area Mixed-Use Retail & Assisted-Living Development In The Works

SEATTLE

A mixed-use development, proposed for a property located at 10002 Holman Road NW in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 6-story building containing 96 assisted-living units and will feature ground-level retail space. Plans include parking for 46 vehicles. The city of Seattle has received this request from the applicant, who is Aegis Senior Communities. Construction will require the demolition and removal of existing structures on the site. For more information on this project, contact the applicant's contact, who is Jodi Patterson-O'Hare, at 425-681-4718.

80,400 SF Tacoma Area Office & Manufacturing

Addition Project Receives DNS Approval

TACOMA

An industrial development slated for a site located at 5102 184th Street East in the Tacoma area, has been issued a determination of non-significance. The action will allow the developers to construct an 80,400 square foot office and manufacturing addition to an existing 51,100 square foot building. Plans will involve three phases and parking lot will be relocated. Pierce County has issued the required permitting to the applicant, who is Carlson Paving Products. The project will be known as Carlson Paving Products expansion. For more information on this project, contact the applicant's contact, who is Sheri Greene of AHBL, at 253-383-2422.

8-Unit Fauntleroy Area Residential Townhouse Development In Design Review Phase

SEATTLE

A residential townhouse project, in planning for a site located at 9251 35th 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 townhouse building with eight dwelling units. Plans call for parking for eight vehicles. The applicant for this project is Chris Gurdjian of Meter at 1901 LLC. For more information

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on this project, contact the applicant's contact, who is Julian Weber, at 206-953-1305.

19-Lot Lakewood Area Residential Subdivision Project In Line For DNS Approval

LAKEWOOD

A residential subdivision project, planned for 7-acres sites located at 12404 and 12502 Gravelly Lake Drive SW in the Lakewood area, is in line to be issued a determination of non-significance. The developers have plans to divide the sites into 19 single-family residential building lots. The city of Lakewood, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Entitle Fund Two LLC. Construction will require the demolition and removal of an existing residence on the site. The project will be known as Hardwood Glen. For more information on this project, contact the applicant's contact, who is Craig Deaver of CES NW Inc., at cdeaver@cesnwinc.com, or call 253-983-7839.

200-Unit Leavenworth Area Residential Apartment Development In Line For Mitigated DNS Approval

LEAVENWORTH

A residential project, planned for a vacant 5.5-acre site located at NNA Ward Strasse/Zelt Strasse in the Leavenworth area, is

in line to be issued a mitigated determination of non-significance. The developers have plans to construct a 200-unit apartment complex. The city of Leavenworth, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Molitor Development; Willkommen LLC. The project will be called Weidner Willkommen Village. For more information on this project, contact the applicant's contact, who is Molitor Development, at 4121 W. Peninsula Drive, Moses Lake, WA 98837, or call 509-548-5275.

101,300 SF Tacoma Area Industrial Development Receives DNS Approval

FREDERICKSON

An industrial project, slated for a site located at 5017 184th Street East in the Frederickson area, has been issued a determination of non-significance. The action will allow the developers to construct a 101,300 square foot building with 19 dock doors, four grade doors and 107 parking stalls. Pierce County has issued the permitting to the applicant, who is Verco Decking. The project will be known as Frederickson Tilt 184. For more information on this project, contact the applicant's contact, who is Matt Weber or Sheri Greene of AHBL, at 253-383-2422.

23-Lot Vancouver Area Residential Subdivision

Project In Line For DNS Approval

VANCOUVER

A residential subdivision development, planned for a 3.5-acre site located at 2304 NE 144th Street in the Vancouver area, is in line to be issued a determination of non-significance. The developers have plans to divide the site into 23 single-family attached and detached residential building lots. Clark County, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Robert and Louise Gaudet. An existing residence on the site will remain. The project will be called Legacy Mt. Vista. For more information on this project, contact the applicant's contact, who is James Kessi of Kessi Consulting, at james.kessi@gmail.com, or call 360-991-9300.

5-Story 35-Unit Phinney Ridge Area Mixed-Use Apartments-Retail Development In Revised Application

SEATTLE

A mixed-use residential and retail project, proposed for a property located at 7009 Greenwood Avenue North in the Seattle area, is the subject of a revised application. The developers have requested permission to construct a 5-story building with 35 apartment dwelling units and ground-level retail space. Plans include below-grade

parking for 26 vehicles. Construction will require a contract rezone from NC2-40 to NC2-50. A single-family-zoned portion of land will remain the same zoning designation. The city of Seattle has received this request from the applicant, who is Charles Dale of Evolution Projects. For more information on this project, contact the applicant's contact, who is David Fuchs, at 206-523-6150.

44-Story 500-Unit Denny Triangle Area Mixed-Use Hotel-Retail-Apartment Project In Early Design Phase

SEATTLE

A large mixed-use development, in planning for a site located at 1916 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 with 500- dwelling units, a 16-story podium with 280 hotel guest rooms and ground-level retail. Below-grade parking will accommodate up to 367 vehicles. The applicant for this project is Yuan Lin of GZI Boren LLC. For additional information on this project, contact the applicant's contact, who is Scott Waggoner, at 206-654-2110.

2-Story Capitol Hill Area Gymnasium & Parking Lot Project Application

SEATTLE

A project proposed for a site located at 728 21st Avenue East in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 2-story gym with below-grade parking for 246 vehicles. Plans include 32 parking spaces on a new surface lot. The city of Seattle has received this request from the applicant, who is Elizabeth Swift of Holy Names Academy. Construction will require the demolition and removal of a portion of the existing gym. For more information on this project, contact the applicant's contact, who is John Faley, at 206-682-7525.

6-Story 95-Unit Lower Queen Anne Area Residential Apartment Development In The Works

SEATTLE

A residential development, proposed for a property located at 417 Second Avenue West in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 6-story apartment building with 95 dwelling units. Plans include below-grade parking for 58 vehicles. The city of Seattle has received this request from the applicant, who is Guo Bin Lu of Hycroft International LLC. Construction will

require the demolition and removal of existing structures on the site. For more information on this project, contact the applicant's contact, who is Jack Chaffin, at 206-523-6150.

4-Story 42-Unit Greenwood Area Mixed-Use Residential-Commercial Project In Design Review Phase

SEATTLE

A mixed-use residential and commercial development, in planning for a site located at 8105 Greenwood Avenue North in the Seattle area, is working its way through the city of Seattle's design guidance-review process.

The developers have requested permission to construct a 4-story building with 41 small efficiency dwelling units, one live-work unit and ground-level commercial space. No parking is proposed. The applicant for this project is Darin Granger of One 356 LLC. Construction will require the demolition and removal of existing structures on the site. For more information on this project, contact the applicant's contact, who is Tim Carter, at 206-693-3133.

7-Story 252-Unit Lake City Area Mixed-Use Apartment-Commercial Development In Early Design Review Phase



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SEATTLE

A mixed-use residential and commercial development, in planning for a site located at 12729 30th Avenue NE in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 7-story apartment building containing 252 dwelling units and ground-level commercial space. Plans include parking for 20 vehicles. The applicant for this project is Herman Mohazzabfar of The Caspian LLC. Construction will require the demolition and removal of existing structures on the site. For more information on this project, contact the applicant's contact,

who is Chip Kouba, at 206-706-3937.

Bellevue Area Retail Grocery & Medical Offices Project Receives DNS Approval

BELLEVUE

A development slated for a site located at 316 116th Avenue NE in the Bellevue area, has been issued a determination of non-significance. The action will allow the developers to construct a commercial building containing retail, grocery and medical offices. Plans call for 695 parking spaces. The city of Bellevue has issued the permitting to the applicant, who is KG Investment Management LLC. The project will be called Bellevue South. For more information on

this project, contact the applicant's contact, who is Andrew Coates of KG Investment Management, at acoates@kgip.com or call 425-688-3906.

5-Unit Ballard Area Change-Of-Use Assisted-Living To Apartments Application

SEATTLE

A development proposed for a site located at 1710 NW 57th Street in the Seattle area, is the subject of a recent application. The developers have requested permission to change the use of an existing assisted-living building to add 5 apartment dwelling units for a total of 80 dwelling units. There will be no change in parking. The city of Seattle has

received this request from the applicant, who is Chris Rosenstock of ACP Ballard I LLC. For more information on this project, contact the applicant's contact, who is James Brown, at 425-456-0606.

6-Story 161-Unit Seattle Area Mixed-Use Apartments & Arts Center Project In The Works

SEATTLE

A mixed-use development, proposed for a site located at 1900 South Jackson Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 6-story apartment building with 161 dwelling units, general sales and service

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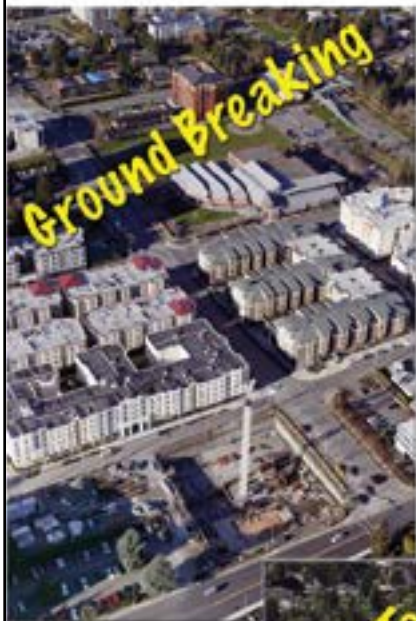
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and a fine arts center. Plans include parking for 98 vehicles. The city of Seattle has received this request from the applicant, who is Alan Cornell of Daniels Real Estate. Construction will require the demolition and removal of existing structures on the site. For more information on this project, contact the applicant's contact, who is Lauren Reel, at 206-457-9496.

40-Unit Arlington Area Mixed-Use Apartment-Commercial Development Receives Mitigated DNS Approval

ARLINGTON

A mixed-use residential and commercial project, slated for a site located at 104 Olympic Avenue NE in the Arlington area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a 3-story, 10,200 square foot building containing commercial use and 40 studio apartment dwelling units. Plans include bicycle parking and a parking lot to accommodate 40 vehicles. The city of Arlington has issued the permitting to the applicant, who is Grandview North LLC. The project will be known as Emory Lofts. For more information on this project, contact the applicant's contact, who is Scott Wammack of Grandview North LLC, at 360-435-7171.

23-Lot Bothell Area

Residential Subdivision Project Receives DNS Approval

BOTHELL

A residential subdivision development, slated for two land parcels located at 18220 and 18230 Bellflower Road in the Bothell area, has been issued a determination of non-significance. The action will allow the developers to divide the parcels into 23 single-family residential building lots. Snohomish County has issued the permitting to the applicant, who is Kasa Holdings 1 LLC. The project will be known as Bellflower Wood I. For more information on this project, contact the applicant at 425-778-4111.

12-Unit Beacon Hill Area Residential Townhouse Project In Design Review Phase

SEATTLE

A residential townhouse development, in planning for sites located at 6106 and 6110 35th 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 two townhouse buildings containing a total of 12 dwelling units. Plans include parking for 12 vehicles. The applicant for this project is Jon Cooper of 212 General Contracting. For additional information on this project, contact the applicant's contact,



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Dan Mertz, P: 503.635.3775, F: 877.782.6649, dan.mertz@ge.com, Clark & Cowlitz Counties

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

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who is Julian Weber, at 206-953-1305.

8-Unit Rainier Valley Area Residential Town- house Development In Design Review Phase

SEATTLE

A residential townhouse development, in planning for a site located at 4301 South Willow 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 townhouse buildings containing 8 dwelling units and parking for eight vehicles. The applicant for this project is Jewel Vuong of Willow Investment. Construction will require the demolition and removal of existing structures on the site. For more information on this project, contact the applicant's contact, who is Julian Weber, at 206-953-1305.

105,000 SF Othello Area Industrial Warehouse Expansion Project In Line For DNS Approval

OTHELLO

An industrial development, planned for a site located at 185 East Lee Road in the Othello area, is in line to be issued a determination of non-significance. The developers have plans to construct a 105,000 square foot addition to an existing cold storage facility. Plans include a 15,500 square foot loading dock and associated infrastructure. The city of Othello, using

the optional SEPA process, is expected to issue the permitting to the applicant, who is Fisher Construction Group. The project will be known as Lineage Logistics distribution center expansion. For additional information on this project, contact the applicant's contact, who is Fisher Construction Group, at 360-757-4094.

4-Story 32-Unit Columbia City Area Residential Apartment Project Receives Condi- tional DNS Approval

SEATTLE

A residential development, planned for a site located at 4716 38th Avenue South 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 31 small efficiency dwelling units and one apartment dwelling unit. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Thach Nguyen. Construction will require the demolition and removal of an existing structure on the site. For more information on this project, contact the applicant's contact, who is Julian Weber, at 206-953-1305.

13-Lot Bothell Area Residential Subdivision Project In Line For DNS Approval

BOTHELL

A residential subdivision

development, planned for 4.49-acres located at 33 and 117 240th Street SW and 23820 and 23825 Meridian Avenue South in the Bothell area, is in line to be issued a determination of non-significance. The developers have plans to divide the sites into 13 single-family residential building lots. Plans include roads and associated utilities. The city of Bothell, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Kasa Holdings 1 LLC. The project will be known as Tivoli Hills preliminary plat. For more information on this project, contact the applicant's contact, who is Teresa Gash of Village Life Inc., at 425-778-4111, extension 1476.

2-Story 29,700 SF Spokane Area University Admin Building Development In Line For DNS Approval

SPOKANE

A university project, planned for a site located at 300 West Hawthorne Road in the Spokane area, is in line to be issued a determination of non-significance. The developers have plans to construct a 2-story, 29,700 square foot athletic administration building with a basement and a deck. Spokane County, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Whitworth University. The project will be known as Athletics

Leadership Center. For more information on this project, contact the applicant's contact, who is Fred Johnston of Whitworth University, at 509-777-4423.

8-Lot Green Lake Area Residential Subdivision Application

SEATTLE

A residential subdivision project, proposed for a property located at 503 NE 72nd Street in the Seattle area, is the subject of a recent application. The developers have requested permission to divide one site into eight residential building lots. Construction of residential units is under a separate project order. The city of Seattle has received

this request from the applicant, who is Nathan Allen of Contemporary Builders Group LLC. For more information on this project, contact the applicant's contact, who is Izabella Phillips, at 206-297-0996.

85,000 SF Bellevue Area Elementary School Replacement Project Receives DNS Approval

BELLEVUE

A elementary school facility development, planned for a 7.29-acre site located at 9601 Ne 24th Street in the Bellevue area, has been issued a determination of non-significance. The action will allow the developers to construct a new 85,000 square



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FRAMING THE SKY3 APARTMENTS

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



- In February of 2016 the framing installation was completed.

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

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

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

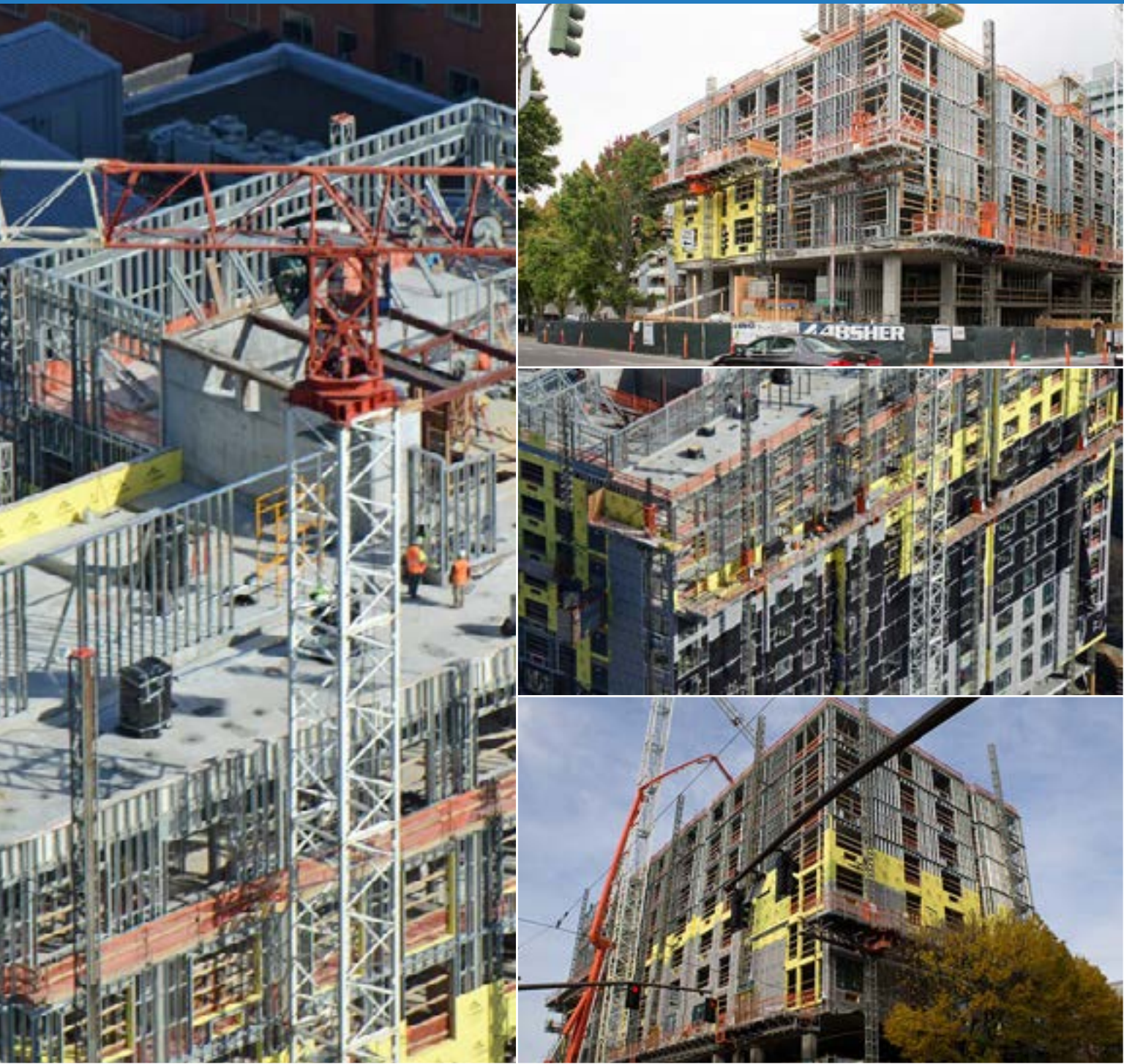
Kim Nakamura, of Steel Panel Supply Inc (SPSI) was the Project Manager for the framing phase of the SKY3 project.

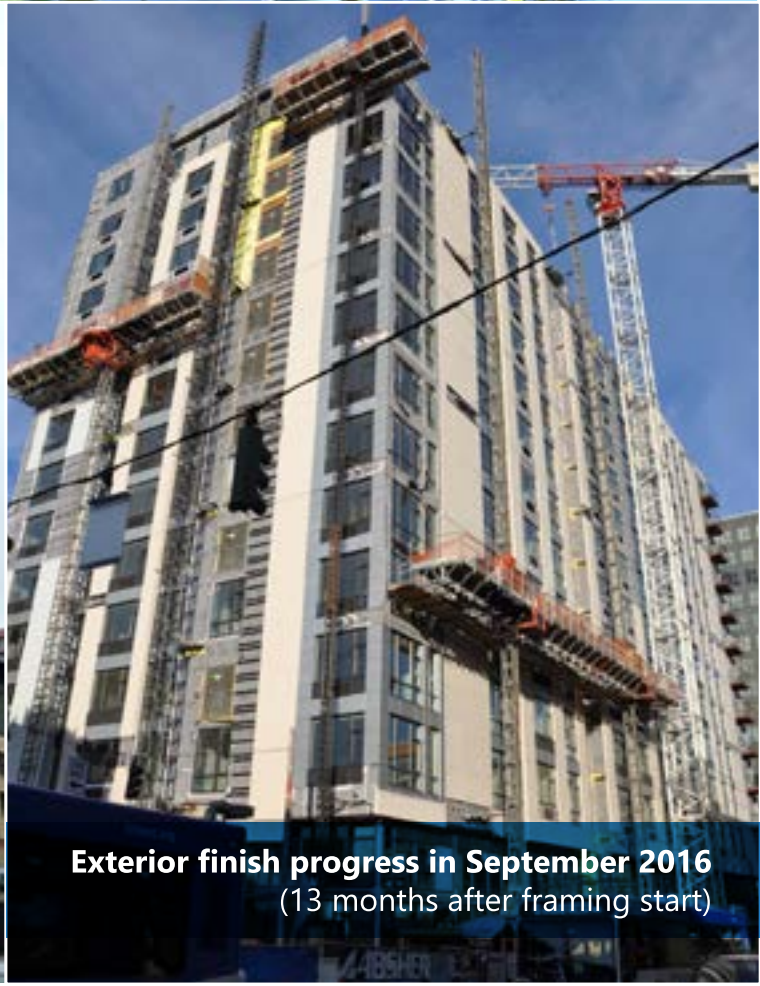
The MFBS™ steel framing panel modules were both fabricated and installed by Alliance Steel Fabrication of Tacoma Washington.

The framing team members included:

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

FRAMING STAGES:





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

MORE ABOUT IGB SYSTEM'S MFBS™ FRAMING SYSTEM:

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



SOME PRODUCT INFORMATION:

- Modular Frame Building System (MFBS™) wall **panels come in four types:** Shear, Bearing, Window, & Door panels.
- MFBS™ Integrated Brace **Shear Wall Panels do not require plywood, OSB or steel strong ties** to achieve structural shear or diaphragm.
- MFBS™ Gravity Load **Bearing Wall Panels do not require bridging, blocking, or hold-downs** to transfer loads.
- The wall **panels install quickly and easily.** This is a simple easy to use system.
- MFBS™ wall panels integrate seamlessly with other construction components, you can use:
 - Any Floor joist system** or metal decking with concrete
 - Any truss system**
 - Any Exterior finish:** brick, stucco, metal, wood or specialty finishes
 - Any Foundation type:** slab-on-grade, foundation, PT, poured in place, or pilings
 - Any Interior finish** all will be straight and true
- Authorized MFBS™ **wall panel supplier-fabricators adhere to stringent UL Certification,** quality control standards, and material traceability
- Wall Panels are typically 6" in depth, and can vary in width & height based upon architectural design. A typical wall panel used in a mid-rise building would weigh 300 pounds.
- Cost effective, There is no waste, steel is recyclable, renewable, and reusable

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- **QUAKE PROOF:** System meets all seismic and shear force loading requirements
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- **HIGHEST SOUNDPROOFING RATING:** Achieve STC sound rating of **up to 66**
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foot building to serve 650 students in grades K-5 as well as early childhood. The exiting playfield will be replaced with synthetic turf, new parking areas, pedestrian walkways and improved vehicular circulation. Bellevue School District has issued the permitting for this school project. Construction will require the demolition and removal of the existing structure on the site. The project will be called Clyde Hill Elementary School. For more information on this project, contact the applicant's contact, who is Jack McLeod, at 425-456-4000.

4-Story 66-Unit Seattle Area Residential Apartment Project Receives DNS Approval

SEATTLE

A residential development, slated for a property located at 2222 SW Barton Street in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 4-story apartment building with 39 dwelling units and 27 small efficiency

dwelling units in an environmentally critical area. The city of Seattle has issued the required permitting to the applicant, who is Jonathan McKee of Tonedos LLC. Construction will require the demolition and removal of an existing structure on the site. For more information on this project, contact the applicant's contact, who is Justin Kliever, at 206-799-8293.

56-Lot Vancouver Area Residential Subdivision Development In The Works

VANCOUVER

A residential subdivision project, proposed for a 14.26-acre site located at 13011 NE 50th Avenue in the Vancouver area, is the subject of a recent application. The developers have requested permission to divide the site into 56 single-family residential building lots. Clark County has received this request by the applicant, who is Krippner Homes LLC. The project will be called Pleasant Hollow. For more information on this project, contact the applicant's contact,

who is Mason Wolfe of Krippner Homes, at 360-907-9588.

8-Lot Central Area Residential Subdivision Project In The Works

SEATTLE

A residential subdivision development, proposed for a site located at 1804 East Spruce Street in the Seattle area, is the subject of a recent application. The developers have requested permission to divide the site into eight residential building lots. Construction of residential units is under a separate project order. The city of Seattle has received this request from the applicant, who is Peter Locke of Isola Builders. For more information on this project, contact the applicant's contact, who is Izabella Phillips, at 206-297-0996.

2-Story Elementary Addition Granted For Queen Anne Area

SEATTLE

A school facility project, planned for a site located at 411 Boston Street in the Seattle area, has been issued a determination

of non-significance by Seattle Public Schools. The action will allow the developers to construct new classrooms, gym, covered play area, playfield and 30 surface parking spaces. The city of Seattle has granted a development-standard departure related to lot coverage and has conditionally granted two additional departures related to off-site bus loading and off-street parking. For more information on this project, contact the applicant's contact, who is Corrie Rosen, at 206-441-4151.

33-Unit Bellingham Area Residential Apartment Addition & Remodel Project In Line For DNS Approval

BELLINGHAM

A residential apartment project, planned for a site located at 2305 Douglas Avenue in the Bellingham area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 2-story apartment addition of 22 dwelling units. The

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addition of third and fourth floors will add 11 units and a possible roof deck at the fourth floor on the north side. The building exterior will be re-sided to maintain cohesion in design. The city of Bellingham, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Sean Hegstad of Haven Design Workshop. For more information on this project, contact Mr. Hegstad at 360-527-2840.

21-Lot Kent Area Residential Subdivision Project Receives Mitigated DNS Approval

KENT

A residential subdivision development slated for a 3.89-acre site located at 23704 94th Avenue South

in the Kent area, has been issued a mitigated determination of non-significance. The action will allow the developers to divide the site into 21 single-family residential building lots. The city of Kent has issued the permitting to the applicants, who are Bill and Peggy Guise. The project will be called Lumar Ridge. For more information on this project, contact the applicant's contact, who is Nicole Mecum of Encompass Engineering, at 425-392-0250.

1,100 SF Seattle Area Change-Of-Use Retail-To-Pub Project Progressing

SEATTLE

A change of use project, proposed for a site located at 1315 East

Jefferson Street in the Seattle area, has been granted conditional use by the city of Seattle to allow a drinking establishment. Plans call for interior and exterior repair and alterations. The applicant for this project is Alex Brunner of Machine House Brewery. For more information on this project, contact the applicant's contact, who is Heather Pogue, at 512-560-0079.

11-Unit Rainier Valley Area Residential Townhouse Project In Design Review Phase

SEATTLE

A residential townhouse development, in planning for a site located at 7520 43rd 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 three townhouse buildings with a total of 11 dwelling units. Plans include parking for 11 vehicles. The applicant for this project is Ted Pederson of RMP LLC. Construction will require the demolition and removal of existing structures on the site. For more information on this project, contact the applicant's contact, who is Matt Wittman, at 206-963-7557.

8-Story South Lake Union Area Office Building Project In Early Design Review Stage

SEATTLE

An office development, in planning for a site located at 235 Ninth 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 an 8-story office building. Plans call for below-grade parking for up to 96 vehicles. The applicant for this project is Lincoln Popp of Ninth Avenue Partners LLC. Construction will require the demolition and removal of existing structures on the site. For more information on this project, contact the applicant's contact, who is Lincoln Popp, at 425-445-2535.

20-Lot Tumwater Area Residential Subdivision Project Receives DNS Approval

TUMWATER

A residential subdivision development, planned for a 4.24-acre site located at 8909 and 8911 Old Highway 99 SE in the Tumwater area, has been issued a determination of non-significance. The action will allow the developers to divide the site into 20 single-family residential building lots. The city of Seattle has issued the required permitting to the applicant, who is Evergreen Heights LLC. The project will be known as Bradbury North. For additional information on this project, contact the applicant's contact, who is Jeff Pantier of



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Hatton Godat Pantier, at 360-943-1599.

7-Story 90-Unit Capitol Hill Area Residential Apartment Development In Early Design Review Stage

SEATTLE

A residential development, in planning for a site located at 1717 Belmont 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 7-story building containing 90 apartment dwelling units. No parking is proposed. The applicant for this project is Pioneer Human Services. For

more information on this project, contact the applicant's contact, who is Kate Smith, at 206-623-1104.

105,000 SF Auburn Area Middle School Facility Project Receives Mitigated DNS

AUBURN

A school project, planned for a site located at 1825 K Street SE in the Auburn area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a 105,000 square foot middle school and a 1,800 square foot detached field house. Plans include grading, stormwater and reconstruction of the existing

Olympic Middle School. Auburn School district has issued the permitting for this school project. For more information on this project, contact the applicant's contact, who is Robert Lindstrom of BLRB Architects, at rlindstrom@blrb.com or call 253-627-5599.

91-Unit First Hill Area Residential Apartment Development In The Works

SEATTLE

A residential project proposed for a site located at 1103 Summit Avenue in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 7-story apartment

building containing 91 small efficiency dwelling units. No parking is proposed. The city of Seattle has received this request from the applicant, who is Tyler Carr of 111 21st Ave LLC. Construction will require the demolition and removal of an existing surface parking lot on the site. For more information on this project, contact the applicant's contact, who is Jay Janette, at 206-453-3645, extension 100.

130,000 SF Federal Way Area Self-Storage Development In Line For DNS Approval

FEDERAL WAY

A commercial project, planned for sites totaling 2.57-acres located



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at 27818 and 27824 Pacific Highway South in the Federal Way area, is in line to be issued a determination of non-significance. The developers have plans to construct a 130,000 square foot self-storage facility with two, 3-story buildings beside the existing Barkley Ridge Apartments. The city of Federal Way, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Woodmont Storage. For more information on this project, contact the applicant's contact, who is Jeff Oldright of Woodmont Storage, at 253-564-2121, extension 111.

141-Unit Greenwood Area Mixed-Use Residential-Retail Project In Design Review Phase

SEATTLE

A mixed-use residential and retail development, in planning for a site located at 8612 Palatine 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 141 dwelling units above retail space. Plans include parking for 91 vehicles. The applicant for this project is Gary Brunt of Greenwood Shopping Center. For more information on this project, contact the applicant's contact, who is Kevin Cleary, at 425-454-0566.

11-Acre Tumwater Area Brewery & Distilling Center Development Receives Mitigated DNS Approval

TUMWATER

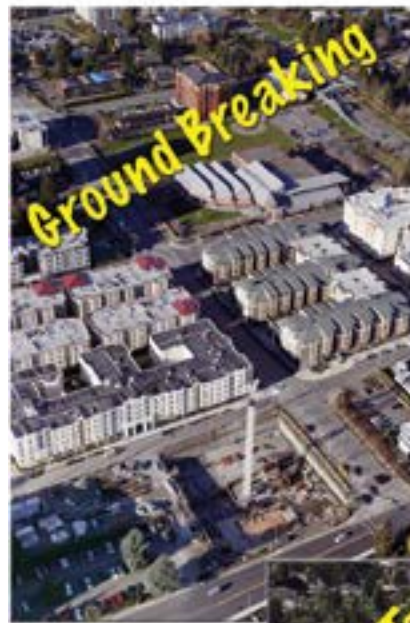
A 2-phase development slated for an 11-acre site located at 4200 Capitol Boulevard SE in the Tumwater area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a brewing and distilling center with five buildings and an amphitheater, a 15,400 square foot market building, a 9,900 square foot brewery and cider building, a 22,400 square foot manufacturing building, a 22,100 square foot pavilion and a 20,800 square foot distillery and classrooms. The city of Tumwater has issued the permitting to the applicant, who is Craft District LLC. For additional information on this project, contact the applicant's contact, who is Tyrell Bradley of SCJ Alliance, at tyrellbradley@scjalliance.com or call 360-352-1465.

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

SEATTLE

A residential townhouse development, in planning for a site located at 4818 South Holly Street in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers

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have requested permission to construct three townhouse buildings containing a total of eight dwelling units. Plans include parking for 10 vehicles. The applicant for this project is Jordan Salisbury of Blue Fern Development. For more information on this project, contact the applicant's contact, who is Greg Squires, at 206-693-3133.

4-Story 57-Unit Seattle Area Mixed-Use Residential-Retail Development In The Works

SEATTLE

A mixed-use residential and retail project, proposed for a site located at 6726 Greenwood Avenue North in the Seattle area,

is the subject of a recent application. The developers have requested permission to construct a 4-story building containing 55 apartment dwelling units, two live-work units and 2,900 square feet, ground-level retail space. No parking is proposed. The applicant for this project is Tyler Carr of 111 21st Ave LLC. Construction will require the demolition and removal of an existing structure on the site. For more information on this project, contact the applicant's contact, who is Richard Amambaru, at 206-625-9515.

78,000 SF Spokane Valley Area Self-Storage Development In The Works

SPOKANE VALLEY

A commercial project proposed for a 6.2-acre site located at 4424 North Sullivan Road in the Spokane Valley area, is the subject of a recent application. The developers have requested permission to construct a 7-building self-storage complex totaling 78,000 square feet. The city of Spokane Valley has received this request by the owner, who is Tom Anderson. The project will be known as Tapa Storage. For more information on this project, contact the applicant's contact, who is Vitaliy Chekulayev of Storhaug Engineering, at 509-242-1000.

6-Story 77-Unit Columbia City Area Mixed-Use

Residential-Retail Project In Early Design Review Phase

SEATTLE

A mixed-use residential and retail project, in planning for a site located at 3421 Rainier Avenue South in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 6-story apartment building with 69 small efficiency dwelling units, eight live-work units and ground-level retail space. No parking is proposed. The applicant for this project is Eric Gallaudst of Build Urban LLC. For more information on this project,

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contact the applicant's contact, who is Jay Janette, at 206-453-3645, extension 100.

4-Story 37-Unit Beacon Hill Area Residential Apartment Project In The Works

SEATTLE

A residential development, proposed for a site located at 2537 15th 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 containing 37 small efficiency dwelling units. The city of Seattle has received this request from the applicant, who is Aleksey Guyvoronsky of ACS LLC. Construction will require the demolition and removal of existing structures on the site. For more information on this project, contact the applicant's contact, who is Tim Carter, at 206-693-3133.

34-Unit Fife Area Mixed-Use Residential-Commercial Development Application

FIFE

A mixed-use apartment and commercial development, proposed for a site located at 6810 20th Street East in the Fife area, is the subject of a recent application. The developers have requested permission to construct a 37,300 square foot building containing 34 dwelling units and commercial

space. The city of Seattle has received this request from the applicant, who is CES NW Inc. For more information on this project, contact the applicant's contact, who is Daniel Smith of CES NW Inc., at dsmith@cesnwin.com or call 253-848-4282.

6-Story 98-Unit U Village Area Mixed-Use Residential-Retail Project In Early Design Review Phase

SEATTLE

A mixed-use residential and retail development, in planning for a site located at 4600 Union Bay Place 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 apartment building containing 98 dwelling units and will contain general retail sales and service space. Plans call for parking for 42 vehicles and will require a contract rezone. The applicant for this project is Skip Slavin. Construction will require the demolition and removal of existing structures on the site. For more information on this project, contact the applicant's contact, who is Maria Barrientos, at 206-369-6343.

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

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A residential subdivision development, planned for a 6.9-acre land parcel located at 1128 245th Avenue NE in the Sammamish area, is in line to be issued a determination of non-significance. The developers have plans to divide the parcel into 10 single-family residential building lots. King County, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Kensington Builders LLC. The project will be known as Atherton plat. For more information on this project, contact the applicant's contact, who is Todd Levitt of Kensington Builders LLC, at toddl@murrayfranklyn.com, or call 425-644-2323.

100,000 SF Oak Harbor Area Industrial Building Project In The Works

OAK HARBOR

An industrial development, proposed for a property located at 1150 NE 21st Court in the Oak Harbor area, is the subject of a recent application. The developers have requested permission to construct a 100,000 square foot electronic component assembly facility within Oak Harbor's Planned Industrial Park zone. Plans include a new parking area, utilities and a stormwater facility. The city of Oak Harbor has received this request by the applicant, who is Technical Services Inc. For more information on this project, contact the applicant's

contact, who is Jeremy McNett of Underwood and Associates, at 360-588-0471.

31,200 SF Redmond Area Overlake School Facility Expansion Project Receives DNS Approval

REDMOND

A school facility development, slated for a site located at 20301 NE 108th Street in the Redmond area, has been issued a determination of non-significance. The action will allow the developers to expand the existing Overlake School in two phases. Plans include construction of a 31,200 square foot building for Math and Science, a 7,400 square foot administration building and expansion of the Humanities building. Plans include driveway improvements at the entrance and a new parking lot. King County has issued the required permitting to The Overlake School. For more information on this project, contact the applicant's contact, who is Liz LeRoy of Alliance Construction Management, at liz@alliancemanageMT.com or call 206-782-8700.

20-Lot Lakewood Area Residential Subdivision Project In Line For DNS Approval

LAKEWOOD

A residential subdivision development, planned for a 3.66-acre site located at 11910 Vernon Avenue SW in the Lakewood area, is in line to be

issued a determination of non-significance. The developers have plans to divide the site into 20 single-family residential building lots. The city of Lakewood, using the optional SEPA process, is expected to issue the permitting to the applicant, who is 11910 Vernon Avenue LLC. The project will be known as Vernon Avenue Preliminary Plat. For more information on this project, contact the applicant's contact, who is Tres Kirkebo of Apex Engineering, at 253-473-4494.

20-Unit Lynnwood Area Residential Townhouse Project In The Works

LYNNWOOD

A residential townhouse

development, proposed for a .98-acre property located at 15101 40th Avenue West in the Lynnwood area, is the subject of a recent application. The developers have requested permission to construct three townhouse buildings containing a total of 20 dwelling units. Snohomish County has received this request from the applicant, who is Pacific Ridge – DRH LLC. The project will be known as Griffin Place. For more information on this project, contact the applicant's contact, who is Larry Calvin of Pacific Ridge Homes, at 425-438-9446.

8-Lot Beacon Hill Area Residential Subdivision

Project Receives Approval

SEATTLE

A residential subdivision project, planned for a site located at 5944 36th Avenue South in the Seattle area, has been granted a unit lot subdivision by the city of Seattle. The action will allow the developers to divide the site into eight residential building lots. For more information on this project, contact the applicant's contact, who is Andy McAndrews, at 425-233-6089.

44,100 SF Puyallup Area Business Park Development In Line For DNS Approval

PUYALLUP

A commercial development, planned for a 3.17-acre site located at Valley Avenue NW, east of Seventh Street NW in the Puyallup area, is in line to be issued a determination of non-significance. The developers have plans to construct a 44,100 square foot business park building. Plans include landscaping and associated parking. The city of Puyallup, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Northwest Building LLC. The project will be called Valley Avenue Business Park. For more information on this project, contact the applicant's contact, who is Innova Architects, at 253-572-4903.

8-Unit Seattle Area

Residential Apartment Project In The Works

SEATTLE

A residential development, proposed for a site located at 2400 South Hill Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 4-story, 8-unit addition to an existing 6-unit apartment building. No parking is proposed. The city of Seattle has received this request from the applicant, who is Jean Bounpaseuth. For further information on this project, contact the applicant's contact, who is Mark Wierenga, at 206-784-1614.

Moses Lake Area College Addition Development In Line For DNS Approval

MOSES LAKE

A college facility project, planned for a site located at 7662 Chanute Street in the Moses Lake area, is in line to be issued a determination of non-significance. The developers have plans to construct two Professional Technical Education buildings. Building 1 will be a 127,300 square foot workforce education center and Building 2 will be a 19,300 square foot aircraft maintenance technology center. Grant County, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Big Bend Community College.



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For more information on this project, contact the applicant's contact, who is James Saucedo of Big Bend Community College, at james@bigbend.edu or call 509-793-2391.

6-Story 48-Unit Greenwood 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 209 North 87th Street in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 6-story apartment building containing 48 dwelling units and ground-level retail space. No parking is proposed. The applicant for this project is Erich Armbruster of Greenwood Apartments LLC. For more information on this project, contact the applicant's contact, who is Julian Weber, at 206-953-1305.

3-Story 8-Unit Beacon Hill Area Residential Rowhouse Development Progressing

SEATTLE

A residential project, proposed for a property located at 1508 South Walker Street in the Seattle area, is the subject of a public meeting. Plans outline construction of a 3-story rowhouse containing

eight dwelling units. No parking is proposed. The applicant for this project is Alissa McCord of Pike Property Investments. For more information on this project, contact the applicant's contact, who is Justin Kliwer, at 206-799-8293.

Seattle Area Elementary School Addition & Renovation Project Public Meeting

SEATTLE

A school facility project, proposed for a site located at 3014 NW 67th Street in the Seattle area, is the subject of a public meeting. The developers have plans to renovate and construct an addition to the existing Webster Elementary School. Seattle Public Schools is requesting departures to accommodate the improvements. For more information on this project, contact Maureen Sheehan of Department of Neighborhoods, at 206-684-0302.

8-Unit Capitol Hill Area Residential Rowhouse Development In The Works

SEATTLE

A residential development, proposed for a site located at 732 18th Avenue in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 3-story rowhouse containing eight dwelling units. Plans include surface parking for eight vehicles.

The city of Seattle has received this request from the applicants, who are Graham Black and Jennifer Carlson-Black. For additional information on this project, contact the applicant's contact, who is Steve Bull, at 206-903-5414.

3-Story 44-Unit Olympia Area Mixed-Use Residential-Commercial Development Receives DNS Approval

OLYMPIA

A mixed-use residential and commercial project, slated for a site located at 210 State Avenue NW in the Olympia area, has been issued a determination of non-significance. The action will allow the developers to construct a 3-story building containing two floors of apartment dwelling units over 6,400 square feet, ground-level commercial and office space. Plans include a pedestrian plaza and parking for 37 vehicles. The city of Olympia has issued the permitting to the applicant, who is Urban Olympia V LLC. Construction will require the demolition and removal of two existing structures on the site. The project will be known as Dockside Flats. For more information on this project, contact the applicant's contact, who is Josh Gobel of Thomas Architecture Studio, at 360-915-8775.

4-Story 37-Unit Beacon Hill Area Residential Apartment Project Has

Revised Application

SEATTLE

A residential development, proposed for a property located at 2537 15th Avenue South in the Seattle area, is the subject of a revised application. The developers have requested permission to construct a 4-story apartment building with 37 small efficiency dwelling units. No parking is proposed. The city of Seattle has received this request from the applicant, who is Aleksey Guyvoronsky of ACS LLC. Construction will require the demolition and removal of existing structures on the site. For more information on this project, contact the applicant's contact, who is Tim Carter, at 206-693-3133.

106-Unit Kirkland Area Mixed-Use Senior Housing & Commercial Development

KIRKLAND

A mixed-use residential and commercial development, planned for a property located at 1006 Lake Street South in the Kirkland area, is the subject of a final environmental impact statement addendum issued by the city of Kirkland. The developers have plans to construct a 106-unit senior assisted-living facility with 4,800 square feet commercial space. The applicant for this project is Aegis Living. The project will be known as Potala Village. For more information on this project, contact the applicant's contact, who

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128,300 SF Pacific Area Warehouse & Office Project Receives Mitigated DNS Approval

PACIFIC

A development slated for undeveloped sites totaling 6.66-acres located at 942, 990, 1015 and 1045 Valentine Avenue SE in the Pacific area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a 128,300 square foot office and warehouse building. The city of Pacific has issued the required permitting to the applicant, who is Panattoni Development. The project will be known as Pacific Logistics south office/warehouse building. For more information on this project, contact the applicant's contact, who is Dan Balmelli of Barghausen Consulting Engineers, at 425-251-6222.

42-Unit Beacon Hill Area Residential Townhouse Project In Design Review Phase

SEATTLE

A residential development, in planning for a site located at 7118 Beacon 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 nine townhouse structures containing 34 dwelling units and eight live-work units. Plans include parking for 32 vehicles. The applicant for this project is Bruce Colson of Isola Homes. Construction will require the demolition and removal of existing structures on the site. For more information on this project, contact the applicant's contact, who is Julian Weber, at 206-953-1305.

8,000 SF Nine Mile Falls Area Retail Hardware Store Addition In Line For DNS Approval

NINE MILE FALLS

A retail project, planned for a 4.85-acre site located at 5912 Highway 291 in the Nine Mile Falls area, is in line to be issued a determination of non-significance. The developers have plans to construct an 8,000 square foot Ace Hardware addition to the existing Rosauer's grocery store. Stevens County, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Al Katzenberger of URM Stores, at 509-467-2620.

8-Story 110-Unit South Lake Union Area Residential Apartment Project In Design Review Phase

SEATTLE

A residential development, in planning for a site located at 1170 Republican Street in the Seattle area, is working

its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct an 8-story apartment building with 10 dwelling units. Plans include below-grade parking for 75 vehicles. The applicant for this project is Steve Orser of Evergreen Lake LLC (Plus Investment USA). Construction will require the demolition and removal of existing structures on the site. For more information on this project, contact the applicant's contact, who is Jodi Patterson-O'Hare, at 425-681-4718.

14-Lot West Seattle Area Residential Subdivision Development In Hearings Stage

SEATTLE

A residential subdivision project, proposed for a property located at 3601 Fauntleroy Avenue SW in the Seattle area, is the subject of a public hearing. The developers have plans to divide the site into 14 single-family residential building lots. The construction of residential units has been approved under a separate project order. For more information on this project, contact the applicant's contact, who is Andy McAndrews, at 425-233-6089.

20,000 SF Lynden Area Self-Storage Buildings Project Receives Mitigated DNS Approval

LYNDEN

A commercial development slated for a property located at 225 Mercedes Drive in the Lynden area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct two self-storage buildings totaling up to 20,000 square feet within a commercial zone. The city of Lynden has issued the permitting to the applicant, who is MC Brothers. The project will be called MC Brothers storage units. For more information on this project, contact the applicant's contact, who is JWR Design, at 360-354-0333.

8-Story 214-Unit Yesler Terrace Area Residential Apartment Project Application

SEATTLE

A residential development, proposed for a site located at 1020 South Main Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct an 8-story apartment building with 214 dwelling units. Plans include parking for 10 vehicles. The city of Seattle has received this request from the applicant, who is Edward Baird of Seattle Tenth LLC (Lowe Enterprises Real Estate Group). For more information on this project, contact the applicant's contact, who is Gary Oppenheimer, at 206-876-3074.

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Area Industrial Building Project Receives DNS Approval

FREDERICKSON

An industrial development, planned for a site located at 18707 50th Street East in the Frederickson area, has been issued a determination of non-significance. The action will allow the developers to construct a 96,500 square foot industrial shell building with associated truck docks. Plans include landscaping, utility improvements, stormwater and parking. Pierce County has issued the permitting to the applicant, who is Oregon Industrial Leasing Corporation. The project will be known as Avenue 55 Frederickson. For more information on this project, contact the applicant's contact, who is Matt Whittlesey of AHBL, at 253-383-2422.

30-Story 325-Unit Belltown Area Mixed-Use Apartment-Retail Development In Early Design Review Phase

SEATTLE

A mixed-use residential and retail development, in planning for a site located at 314 Bell 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 30-story apartment building containing 325 dwelling units and ground-level retail space. Plans include parking for

250 vehicles. The applicant for this project is John Marasco of Security 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, who is Mancong Lin, at 206-223-1361.

5-Story 180,000 SF Spokane Area Parking Garage Project In Line For DNS Approval

SPOKANE

A parking garage development, planned for a 2.5-acre site located at 1901 North Center Street in the Spokane area, is in line to be issued a determination of non-significance. The developers have plans to construct a 5-story, 180,000 square foot parking garage to accommodate up to 502 vehicles. Site redevelopment includes existing parking lot reconfiguration and removal of a single-story, 10,000 square foot building and three free-standing canopies totaling 11,000 square feet. The city of Spokane, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Avista Corporation. The project will be called Avista parking garage. For more information on this project, contact the applicant's contact, who is Charles Zandbergen of Wolfe Architecture Group, at 509-455-6999.

4-Story 43-Unit Capitol Hill Area

Residential Apartment Project Application

SEATTLE

A residential development, proposed for a site located at 1020 Bellevue Court East in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 4-story apartment building with 36 small efficiency dwelling units and seven apartment dwelling units. No parking is proposed. The city of Seattle has received this request from the applicant, who is XH Realty. Construction will require the demolition and removal of existing structures on the site. For more information on this project, contact the applicant's contact, who is Jeff Walls, at 206-466-1225.

11-Lot Camas Area Residential Subdivision Project In Line For DNS Approval

CAMAS

A residential subdivision development, planned for a 51.35-acre land parcel, is in line to be issued a determination of non-significance. The developers have plans to divide the parcel into 11 single-family residential building lots. Clark County, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Achen Development LLC. The project will be known as The Pinnacle. For more information on this project, contact the

applicant's contact, who is Bryce Hanson of AKS Engineering & Forestry, at bryceh@aks-eng.com, or call 360-397-2375.

4-Story 66-Unit Beacon Hill Area Mixed-Use Apartment-Restaurant Development In Design Review Phase

SEATTLE

A mixed-use apartment and restaurant project, in planning for a site located at 2912 Beacon 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 4-story apartment building containing 66 dwelling units and will feature ground-level restaurant space. Plans include parking for 14 vehicles. The applicants for this project are Robert Miller and John Scrofano of Landmark Property Holdings LLC. For more information on this project, contact the applicant's contact, who is Mark Johnson, at 253-973-6267.

Spokane Valley Area Business Park Development In The Works

SPOKANE VALLEY

An industrial and commercial subdivision project, proposed for nine land parcels located at 15919, 16011 and 16119 East Trent Avenue in the Spokane Valley area, is the subject of a recent application. The developers have requested

permission to divide the parcels into commercial and industrial building lots. The lot sizes will range from 32,000 to 37,000 square feet with connections to utilities, paved parking, fencing and landscaping. The city of Spokane Valley has received this request by the owner, who is Tom Anderson. The project will be known as Tapa Business Park. For more information on this project, contact the applicant's contact, who is Vitaliy Chekulayev of Storhaug Engineering, at 509-242-1000.

87-Lot Seattle Area Residential Townhouse Subdivision Project In Hearing Stage

SEATTLE

A residential subdivision project, planned for a land parcel located at 2101 NE 88th Street in the Seattle area, is the subject of a hearing. The developers have plans to divide the parcel into 87 townhouse building lots. A determination of non-significance for this platting action was issued under a separate project order. The applicant for this project is David MacDuff of 23rd Ave. NE Townhomes LLC (Intracorp). For more information on this project, contact the applicant's contact, who is Lawrence Knapp, at 206-323-4144.

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

VANCOUVER

A residential subdivision project, planned for a 3.75-acre property located at 15701 NE 96th Street in the Vancouver area, is in line to be issued a determination of non-significance. The developers have plans to divide the property into 12 single-family residential building lots. Clark County, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Saige Properties LLC. The project will be called Kimberthwaite. For additional information on this project, contact the applicant, at mason@wolfepm.com or call 360-907-9588.

3-Story 40-Unit Seattle Area Mixed-Use Residential-Retail Development In Early Design Review Phase

SEATTLE

A mixed-use residential and retail development, in planning for a site located at 4612 Stone Way North in the Seattle, 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 40 small efficiency dwelling units and ground-level retail space. Plans do not include parking. The applicant for this project is Gabe Rosenshine of Alchemy Investments. Construction will require the demolition and

removal of existing structures on the site. For additional information on this project, contact the applicant's contact, who is Tim Carter, at 206-693-3133.

21-Lot Kent Area Residential Subdivision Project Receives Revised DNS Approval

KENT

A residential subdivision development, planned for a 3.89-acre property located at 23704 94th Avenue South in the Kent area, has been issued a revised determination of non-significance. The action will allow the developers to divide the property into 21 single-family residential building lots, one landscape tract, one recreation tract and two private access tracts. The city of Kent has issued a revised determination of non-significance to the owners, who are Bill and Peggy Guise. The project will be known as Lumar Ridge. For more information on this project, contact the applicant's contact, who is Nicole Mecum of Encompass Engineering, at 425-392-0250.

45,000 SF Selah Area Commercial Development In Line For DNS Approval

SELAH

A commercial project, planned for a site located at 3612 Gun Club Road in the Selah area, is in line to be issued a determination of non-significance.

The developers have plans to construct five buildings totaling 45,000 square feet for multi-tenant offices and vehicle storage. Yakima County, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Jeff Rauth. For more information on this project, contact the applicant's contact, who is Tom Durant of Durant Development Services, at 509-248-4156.

27,200 SF Lakewood Area Warehouse & Retail Development In Line For DNS Approval

LAKEWOOD

A development planned for a 1.98-acre property located at 3906 Steilacoom Boulevard SW in the Lakewood area, is in line to be issued a determination of non-significance. The developers have plans to construct a 27,200 square foot warehouse and retail building. Plans include site improvements, landscaping and associated parking. The city of Lakewood, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Ray Burgess of Burgess Warehouse LLC. The project will be known as Mattress Warehouse. For more information on this project, contact Mr. Burgess, at 285 Shorewood Ct, Fox Island, WA 98333, or call 253-983-7839.

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Project In Line For DNS Approval

VANCOUVER

A residential development, planned for a site located at 5400 NE72nd Avenue and 7016 NE 54th Street in the Vancouver area, is in line to be issued a determination of non-significance. The developers have plans to construct a 28-unit apartment complex with parking for 43 vehicles. The city of Vancouver, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Jeff Steen. The project will be known as Steen Apartments. For more information on this project, contact the applicant's contact, who is Robert Freeman of Freeman Architecture, at r4freeman@gmail.com, or call 360-369-4782.

125-Unit Haller Lake Area Residential Townhouse Project In Early Design Review Phase

SEATTLE

A residential townhouse development, in planning for a site located at 12301 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 14 townhouse structures with a total of 125 dwelling units. Plans include parking for 176 vehicles. The applicant for this project is Rick Landreth of Lincoln Family LLC. Construction will require the

demolition and removal of existing structures on the site. For more information on this project, contact the applicant's contact, who is Jeremy Febus, at 206-795 8953.

22-Lot Spokane Valley Area Residential Subdivision Project In The Works

SPOKANE VALLEY

A residential subdivision development, proposed for five land parcels totaling 7.3-acres located at 4121 South Sundown Drive in the Spokane Valley area, is the subject of a recent application. The developers have requested permission to divide the parcels into 22 single-family residential building lots. The city of Spokane Valley has received this request from the applicants, who are Dennis and Melissa Crapo. The project will be known as Ponderosa East second addition. For more information on this project, contact the applicant's contact, who is Todd Whipple of Whipple Consulting Engineers, at 509-893-2617.

7-Story 48-Unit Capitol Hill Area Residential Apartment Development In Early Design Review Phase

SEATTLE

A residential project, in planning for a site located at 310 11th 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 7-story apartment building with 48 dwelling units. Plans call for below-grade parking for 20 vehicles. The applicant for this project is Christian Brodin of 210 11th Ave. E LLC. For more information on this project, contact the applicant's contact, who is Robert Humble, at 206-267-9277.

Federal Way Area Retail Convenience Store & Fuel Station Development Receives DNS Approval

FEDERAL WAY

A commercial development, slated for sites located at 1520 South 348th Street and 34713 16th Avenue South in the Federal Way area, has been issued a determination of non-significance. The action will allow the developers to construct a single-story convenience store and a 6,000 square foot accessory storage building. Plans include installation of two underground fuel tanks. The city of Federal Way has issued the required permitting to the applicant, who is Jacksons Food Stores. Construction will require the demolition and removal of existing structures on the site. For more information on this project, contact the applicant's contact, who is Joel Howitt of Barghausen Consulting Engineers, at jwowitz@barghausen.com, or call 425-656-1073.

150-Unit Camas Area

Residential Apartment Project Receives Mitigated DNS Approval

CAMAS

A residential development, planned for a 9.97-acre site located at NW Pacific Rim Boulevard, west of NW Parker Street in the Camas area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct 150 apartment dwelling units and 190 parking spaces. The city of Seattle has issued the required permitting to the applicant, who is Kate's Woods LLC. The project will be known as Hetherwood Apartments. For more information on this project, contact the applicant's contact, who is Rebecca Wahlstrom of Olson Engineering, at rebecca@olsonengr.com, or call 360-695-1385.

2-Story 30,000 SF Spokane Area Nursery Administration Building Project In Line For DNS Approval

SPOKANE

A development planned for a site located at 2230 East Sprague Avenue in the Spokane area, is in line to be issued a determination of non-significance. The developers have plans to construct a 2-story, 30,000 square foot building and parking lot for up to 75 vehicles. The city of Spokane, using the optional SEPA process, is expected to issue the permitting to

the applicant, who is Vanessa Behan Crisis Nursery. Construction will require the demolition and removal of an existing structure and parking lot on the site. The project will be known as Vanessa Behan Crisis Nursery new childcare administration building. For more information on this project, contact the applicant's contact, who is Jeani Natwick of NAC Architecture, at 509-838-8240.

4-Story 37-Unit Beacon Hill Area Residential Apartment Development In Hearing Stage

SEATTLE

A residential development, proposed for a property located at 2537 15th Avenue South in the Seattle area, is the subject of a public hearing. The developers have requested permission to construct a 4-story apartment building containing 37 small efficiency dwelling units with no parking. The applicant for this project is Aleksey Guyvoronsky of ACS LLC. Construction will require the demolition and removal of existing structures on the site. For more information on this project, contact the applicant's contact, who is Tim Carter, at 206-693-3133.

20,600 SF Airway Heights Area Elementary School Addition Project Receives Mitigated DNS Approval

AIRWAY HEIGHTS

An elementary school development, planned for a 7.45-acre site located at 12824 West 12th Avenue in the Airway Heights area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a 20,600 square foot addition to the existing Sunset Elementary School facility. The addition will provide room for 10 classrooms, gymnasium, storage and support spaces and restrooms. Plans include building systems and site improvements. The city of Airway Heights has issued the permitting to Cheney School District No. 360. For more information on this project, contact the applicant's contact, who is Dave Huotari of ALSC Architects, at dhuotari@alsarchitects.com, or call 509-838-8568.

11-Lot North Bend Area Residential Subdivision Project In The Works

NORTH BEND

A residential subdivision development, proposed for a 55-acre site located at the west side of 436th Avenue SE, between the south fork of the Snoqualmie River and Cascade Golf Course in the North Bend area, is the subject of a recent application. The developers have requested permission to divide the site into 11 single-family residential building lots and three common area tracts. King County has received this request from the applicant, who

is Kusak Tree Farm LLC. The project will be known as Three Rivers Estates. For additional information on this project, contact tony Kusak at tony.kusak@cushwake.com, or call 206-477-0329.

28-Story 268-Unit South Lake Union Area Residential Apartment Project In Design Review Phase

SEATTLE

A residential development, in planning for a site located at 820 John Street in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 28-story apartment building containing 268 dwelling units. Plans include parking for 252 vehicles. The applicant for this project is Bill Pettit of 9th and john LLC. Construction will require the demolition and removal of existing structures on the site. For more information on this project, contact the applicant's contact, who is David Kelley, at 206-576-1632.

7-Story 129-Unit Seattle Area Mixed-Use Apartment-Commercial Development In Design Review Phase

SEATTLE

A mixed-use residential and retail development, in planning for a site located at 4726 45th Avenue NE in the Seattle area, is working

its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 7-story apartment building containing 129 dwelling units and ground-level retail space. Plans require a rezone at 4722, 4726 and 4730 15th Avenue NE from LR3 to NC2-65. The applicant for this project is Gang Yuan of Yuan's H&H Property 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, who is Matt Driscoll, at 206-547-1761.

4-Story Issaquah Area Retail & Live-Work Development Receives Mitigated DNS Approval

ISSAQUAH

A commercial project, planned for a site located at 160 NW Gilman Boulevard in the Issaquah area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a 4-story, 61,000 square foot building with two ground-floor retail spaces and 50 ground-level covered parking spaces. Plans include three stories of live-work space totaling 43,700 square feet. The city of Issaquah has issued the required permitting to the applicant, who is Gilman Point LLC. For more information on this project, contact the applicant's contact, who is Robert Power,



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

Seattle Commercial Development, at 425-837-9720.

8-Unit Seattle Area Residential Townhouse Project In The Works

SEATTLE

A residential townhouse development, proposed for a property located at 827 South Cloverdale Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct two townhouse buildings containing four dwelling units each. Plans include parking for eight vehicles. The city of Seattle has received this request from the applicant, who is Graham Black of Gprojects and Related Companies. Construction will require the demolition and removal of existing structures on the site. For more information on this project, contact the applicant's contact, who is Steve Bull, at 206-903-5414.

9-Unit Magnolia Area Residential Rowhouse Project In The Works

SEATTLE

A residential development, proposed for a property located at 2300 West Emerson Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 6-unit rowhouse and a 3-unit rowhouse building. Plans include parking for nine vehicles. The city of Seattle has received this request from the

applicant, who is John Jackels of Northwest Builders Financial. For more information on this project, contact the applicant's contact, who is Julian Weber, at 206-953-1305.

10,000 SF Mill Creek Area Daycare Facility Project Receives Mitigated DNS Approval

MILL CREEK

A commercial project, planned for a 5-acre site located at 17512 Bothell-Everett Highway in the Mill Creek area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a 10,000 square foot daycare and learning center. Plans include a playground, stormwater facilities, landscaping and parking for 40 vehicles. The city of Mill Creek has issued the permitting to the applicant, who is 970 Elevation Development LLC. The project will be known as The Learning Experience. For additional information on this project, contact the applicant at 201 14th Ave., Suite 200G, Glenwood Springs, CO 81601, or call 425-921-5738.

7-Story 67-Unit U District Area Residential Apartment Development In Early Design Review Phase

SEATTLE

A residential apartment development, in planning for a site located at 4727 12th Avenue NE in the Seattle area, is working

its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 7-story apartment building with 67 small efficiency dwelling units. No parking is proposed. The applicant for this project is David Sadis of Montclair Flats LLC. Construction will require the demolition and removal of an existing structure on the site. For more information on this project, contact the applicant's contact, who is Jacob Young, at 206-535-7908.

8-Story 71-Unit Residential Apartment Development Proposed For Capitol Hill Area

SEATTLE

A residential project, proposed for a site located at 225 Harvard Avenue East in the Seattle area, is the subject of a recent application. The developers have requested permission to construct an 8-story apartment building with 66 small efficiency dwelling units and five apartment dwelling units. No parking is proposed. The city of Seattle has received this request from the applicant, who is Dominique Ruybal of Highpoint Investments LLC. Construction will require the demolition and removal of existing structures on the site. For more information on this project, contact the applicant's contact, who is Jamie Yengel, at 206-693-3133.

32-Story 6-Unit

Denny Triangle Area Hotel-Apartment-Retail Project In The Works

SEATTLE

A mixed-use development, proposed for a property located at 824 Howell Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 32-story hotel building with six apartment dwelling units and ground-level retail and restaurant space. Plans do not include parking. A final supplemental environmental impact statement has been prepared. The city of Seattle has received this request from the applicant, who is Shauna Decker of R.C. Hedreen Company. For more information on this project, contact the applicant's contact, who is Craig Davenport, at 425-802-9829.

8-Lot South Delridge Area Residential Subdivision Project Application

SEATTLE

A residential subdivision development, proposed for a site located at 9043 18th Avenue SW 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,

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who is Ben Tran of B.T. Property Investments. For more information on this project, contact the applicant's contact, who is Andy McAndrews, at 425-233-6089.

Vancouver Area Commercial Self-Storage Development In Line For DNS Approval

VANCOUVER

A commercial project, planned for a site located at 5201 NE 94th Avenue, between NE 94th Avenue and Interstate 205 in the Vancouver area, is in line to be issued a determination of non-significance. The developers have plans to construct a 176-unit self-storage facility with a manager's office. Plans include infrastructure, landscaping and paving. The city of Vancouver, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Storage Works 94th Avenue LLC. For more information on this project, contact the applicant's contact, who is Wes Wright of Wilson Architects, at 360-696-4722.

4-Story 54,400 SF Burlington Area Mixed-Use Residential-Commercial Project In Line For DNS Approval

BURLINGTON

A mixed-use residential and commercial project, planned for a property located at 225 Gilkey Road in the Burlington area, is in line to be issued a determination

of non-significance. The developers have plans to construct a 4-story, 54,400 square foot building for tenant spaces and apartment dwelling units. Plans include 104 parking spaces. The city of Burlington, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Sergey Savchuck. The project will be called Esther Plaza. For more information on this project, contact the applicant's contact, who is Claire Bertuleit of AVT Consulting LLC, at 360-527-9445.

13-Lot Bothell Area Residential Subdivision Project In The Works

BOTHELL

A residential subdivision development, proposed for sites located at 4402, 4420 and 4320 234th Place SE in the Bothell area, is the subject of a recent application. The developers have requested permission to divide the sites into 13 single-family residential building lots. Snohomish County has received this request from the applicant, who is Pacific Ridge Homes. The project will be called The Outlook at Miner's Corner. For more information on this project, contact the applicant's contact, who is Larry Calvin of Pacific Ridge Homes, at 425-438-9446.

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

VANCOUVER

A residential subdivision project, planned for a 5-acre site located at 7105 NE Hazel Dell Avenue in the Vancouver area, is in line to be issued a determination of non-significance. The developers have plans to divide the site into 82 single-family residential building lots. Plans include infrastructure and associated roads. Clark County, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Hazel Dell Landing. For more information on this project, contact the applicant's contact, who is Scott Taylor of SGA Engineering, at taylor@sgaengineering.com, or call 360-397-2375.

3-Story 28-Unit South Delridge Area Mixed-Use Apartment-Office Addition In Design Review Phase

SEATTLE

A mixed-use residential and office development, in planning for a site located at 9049 20th 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 expand a building currently under construction to increase the footprint by three stories containing 22 apartment dwelling units, six small efficiency dwelling units and 7,800 square feet office space. Plans include parking

for 35 vehicles at 9051 20th Avenue SW. The applicant for this project is Dennis Calkins of STS Remodeling Corporation. For more information on this project, contact the applicant's contact, who is Michelle Linden, at 206-395-4392.

111-Unit Columbia City Area Mixed-Use Residential-Restaurant Project In The Works

SEATTLE

A mixed-use residential and retail development, planned for a site located at 5201 Rainier Avenue South in the Seattle area, has been issued a conditional determination of non-significance. The action will allow the developers to construct a 6-story building with 104 apartment dwelling units, three live-work units and a 1,600 square foot restaurant. Plans call for a separate 3-story townhouse with four dwelling units. Plans include below-grade parking for 52 vehicles. A rezone is required from NC2-40 to NC3-65. The applicant for this project is Scott Shapiro of 5201 Rainier LLC. Construction will require the demolition and removal of existing structures on the site. For more information on this project, contact the applicant's contact, who is Hugh Schaeffer, at 206-329-1802.

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