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***Washington State Construction News***

***Delivered monthly to the Contractors & Subs of Washington State***

**May 2018**



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# New Project News

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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:** Looking south from Kenmore

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## 440-Unit Mixed-Use Apartment-Retail Project Receives DNS Approval

SEATTLE

A mixed-use residential and retail development, slated for a site located at 707 Terry Avenue in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct two, 33-story towers containing 440 apartment dwelling units above a 3-story podium. Plans include 7,600 square feet, ground-level retail space and below-grade parking for 316 vehicles. The city of Seattle has issued the required permitting to the applicant, who is Michael Chaplin of Project Terry LLC (Westbank Projects Corporation). For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

## SeaTac Area Office Buildings Project Receives Mitigated DNS Approval

SEATAC

An office development, planned for a site located at the south side of South 192nd Street between International Boulevard and 28th Avenue South in the Seatac area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct four phases including four office buildings totaling 528,000 gross square feet. Plans include an 8-level parking

garage to accommodate up to 1,270 vehicles. The city of SeaTac has issued the permitting to the applicant, who is Seneca Group. Construction will include the demolition and removal of existing structures and surface parking on the site. The project will be known as copper River. For additional information on this project, contact the applicant's contact, Caroline Schuman of Seneca Group, at carolines@senecagroup.com or call 206-628-3150.

## 7-Story 75-Unit South Lake Union Area Residential Apartment Building Development Receives Conditional DNS Approval

SEATTLE

A residential project, planned for a site located at 408 Aurora Avenue North in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 7-story building with 75 apartment dwelling units. The city of Seattle has issued the required permitting to the applicant, who is Geoffrey Clark. Construction will require the demolition and removal of an existing 6,300 square foot office and associated parking on the site. For additional information on this project, contact the applicant's contact, Jeff Wandasiewicz, at 206-322-7341.

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## **Industrial Fruit Packing Expansion Project Receives DNS Approval**

### *WALLA WALLA*

An industrial development, planned for a site located at 1052 Lake Road in the Burbank area, has been issued a determination of non-significance. The action will allow the developers to construct an 18,000 to 22,000 square foot addition to an existing 12,000 square foot blueberry packing facility. Plans include parking for 17 vehicles. Plans will require the demolition and removal of an existing mobile office on the site. Walla Walla County has issued the permitting to the owner, who is Shirley Lott. The project will be known as Blue Mountain packing facility addition. For additional information on this project, contact the applicant's contact, Shirley Lott of Blue Mountain Packing, at 1024 Lake Road, Burbank, WA 99323, or call 509-524-2610.

## **8-Unit Bitter Lake Area Residential Townhouse Project In Design Review**

### *SEATTLE*

A residential townhouse development, in planning for a site located at 10712 Greenwood Avenue North in the Seattle area, is working its way through the city of Seattle's design guidance-review process. Plans call for the construction of two, 4-unit townhouse structures and parking for six vehicles. The applicant for this project is Lindy Wishard of Build with Style. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Amanda Black, at 206-367-1382.

## **36-Lot Fife Area Residential Subdivision Project Receives Mitigated DNS Approval**

### *FIFE*

A residential subdivision development, planned for sites located at 7109, 7111 and 7223 48th Street East in the Fife area, has been issued a mitigated determination of non-significance. The action will

allow the developers to divide the sites into 36 single-family residential building lots. The city of Fife has issued the required permitting to the applicant, who is Seawest Investment Associates. The project will be called Foxboro. For additional information on this project, contact the applicant's contact, Matt Aatai of Seawest Investment Associates, at 425-766-6630.

## **Vancouver Area Industrial Buildings Project In Line For DNS Approval**

### *VANCOUVER*

An industrial development, planned for a 5.52-acre site located at 7219 NE 47th Avenue in the Vancouver area, is in line to be issued a determination of non-significance. The developers have requested permission to construct two 36,200 square foot light-industrial buildings. Plans include sidewalks, stormwater facilities, landscaping and associated parking. Clark County, using the optional SEPA process, is expected to issue the required permitting to the

applicant, who is Genteel Investments LLC. The project will be known as N.E. 47th Avenue Industrial Business Park.

## **3-Story Ballard Area Restaurant Development In The Works**

### *SEATTLE*

A retail project, proposed for a site located at 7001 Seaview Avenue NW in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 3-story restaurant called Duke's Seafood and Chowder. The city of Seattle has received this request from the applicant, who is Duke Moscrip. For additional information on this project, contact the applicant's contact, Sergio Chin-Ley, at 206-769-8601.

## **3,700 SF Bremerton Area Credit Union Development In Line For DNS Approval**

### *BREMERTON*

A retail project, planned for a property located at 5373 Auto Center Way in the Bremerton

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area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 3,700 square foot credit union building with two drive-through lanes. Plans include utilities, storm drainage, landscaping and parking for 22 vehicles. The city of Bremerton, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Inspirus Credit Union. For additional information on this project, contact the applicant's contact, Matt Gibb of DCI Engineers, at 509-227-5721.

### **69-Lot Wenatchee Area Residential Subdivision**

### **Project In Line For Revised DNS Approval**

#### *WENATCHEE*

A residential subdivision development, planned for three existing lots located at 104 and 108 Woodward Drive in the Wenatchee area, is in line to be issued a revised determination of non-significance. The developers have requested permission to divide the sites into 69 residential building lots. Plans call for infrastructure and associated parking. The city of Wenatchee, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Cameron Clennon of Beaconsfield Associates II LP. For additional information on this project,

contact the applicant, Beaconsfield Associates, at 2350 Maple Street, Wenatchee, WA 98801 or call 509-888-3285.

### **51,000 SF Centralia Area Elementary School Replacement Project Receives DNS Approval**

#### *CENTRALIA*

An elementary school development, planned for a property located at 400 West Summa Street in the Centralia area, has been issued a determination of non-significance. The action will allow the developers to construct 51,000 square foot facility to accommodate 450 students. Plans include classrooms, cafeteria, library and covered outdoor space. The existing buildings will remain until

construction is complete. Centralia School District has issued the permitting for this school project. The project will be known as Jefferson-Lincoln Elementary School replacement. For additional information on this project, contact the applicant's contact, Lisa Klein of AHBL at 253-383-2422.

### **5-Story 349,200 SF Bellevue Area Commercial Development Receives DNS Approval**

#### *BELLEVUE*

A commercial project slated for a site located at 1209 124th Avenue in the Bellevue area, has been issued a determination of non-significance. The action will allow the developers to construct a 5-story, 349,200 square



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foot office building with ground-level retail space. Construction will take place over land parcels 9 and 11 of the Spring District. Plans include below-grade parking in one level for 213 vehicles. Parcel 15 will feature a multi-functional private outdoor landscaped area. The city of Bellevue has issued the required permitting to the applicant, who is Wright Runstad & Company. The project will be known as REI corporate headquarters. For additional information on this project, contact the applicant's contact, Joleen Peterson of JMJ Team at Joleen@jmjteam.com, or call 206-596-2020.

8-Unit West Seattle Area

Residential Townhouse Project In Design Review Phase

SEATTLE

A residential townhouse development, in planning for a site located at 3078 S.W. Avalon Way in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct a townhouse building containing eight dwelling units. No parking is proposed. The city of Seattle has received this request from the applicant, who is Lyubov Laer of Livv Family Holding 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, Jamie Yengel, at 206-693-3133.

3-Story 15-Unit Beacon Hill Area Residential Apartment Development Application

SEATTLE

A residential project, proposed for a site located at 2119 13th Avenue South in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 3-story building containing nine small efficiency dwelling units and six apartment dwelling units. Plans do not include parking. The city of Seattle has received this request from the applicant, who is Marco Lowe. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Robert Humble, at 206-267-9277.

21-Story 76-Unit First Hill Area Residential Apartment Project In The Works

SEATTLE

A residential project, proposed for a site located at 715 Eighth Avenue in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 21-story apartment building containing 76 dwelling units. Plans include parking for

76 vehicles. Plans call for an aerial vacation for a skybridge to the existing building at 725 Ninth Avenue. The city of Seattle has received this request from the applicant, who is Paul Aigner of Skyline. For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

100,000 SF Oak Harbor Area Industrial Building Project Receives DNS Approval

OAK HARBOR

An industrial development, slated for a site located at 1150 NE 21st Court in the Oak Harbor area, has been issued a determination of non-significance. The action will allow the developers to construct a 100,000 square foot electronic component assembly facility within the city of Oak Harbor's planned industrial park zone. Plans include utilities, a stormwater facility and parking. The city of Oak Harbor has issued the required permitting to the applicant, who is Technical Services Inc. For additional information on this project, contact the applicant's contact, Jeremy McNett of Underwood and Associates, at 360-588-0471.

8-Unit Queen Anne Area Residential Rowhouse Project In The Works

SEATTLE

A residential development, proposed for a



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property located at 3039 Humes Place West in the Seattle area, is the subject of a Revised application. The developers have requested permission to construct two, 4-unit rowhouse structures. Plans include parking for eight vehicles. The city of Seattle has received this revised request from the applicant, who is Sharon Wilson of Eugene Sherman Design & Development. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Bradley Khouri, at 206-297-1284.

### **Pullman Area McDonalds Restaurant Replacement project Receives Mitigated DNS Approval**

*PULLMAN*

A retail development, planned for a site located at 1620 South Grand Avenue in the Pullman area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a new McDonalds restaurant concrete and asphalt surfaces. Plans include associated landscaping. The city of Pullman has issued the permitting to the applicant, who is McDonalds USA. Construction will require the demolition and removal of an existing McDonalds restaurant on the site. The project will be known as McDonalds

No. 7727. For additional information on this project, contact the applicant's contact, Robert Yagusesky of McDonald's USA, at 206-348-4374.

### **9-Lot Ballard Area Residential Subdivision Development Receives OK**

*SEATTLE*

A residential subdivision project, planned for a site located at 8015 15th Avenue NW in the Seattle area, has been granted a unit lot subdivision by the city of Seattle. The developers have plans to divide the site into nine residential building lots. The construction of residential dwelling units is under a separate project order. The applicant for this project is Todd Leabman of Sage Homes Northwest LLC. For additional information on this project, contact the applicant's contact, Izabella Phillips, at 206-297-0996.

### **25-Story 285-Unit Belltown Area Addition & Remodel Project In Design Review Phase**

*SEATTLE*

A commercial development, in planning for a site located at 2302 Fourth Avenue in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct a 25-story tower addition and remodel the landmark Franklin Apartments. Plans call for 285 dwelling units and retail sales and service space.



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Parking will accommodate up to 179 vehicles. The applicant for this project is Winnie Tang of TeamRise Bell Tower LLC. Construction will require the demolition and removal of an existing structure located at 2306 Fourth Avenue. For additional information on this project, contact the applicant's contact, Jeff Walls, at 2060-684-9218.

### **2-Story Maple Leaf School Facility Addition Project Granted Conditional Use**

#### *SEATTLE*

A school development, planned for a site located at 9005 Roosevelt Way NE in the Seattle area, is the subject of a request to construct a 2-story addition and remodel the existing Perkins School for gymnasium and classrooms. Plans call for seven surface parking spaces. The city of Seattle has granted administrative conditional use to allow an addition to an institution in a single-family zone. The applicant for this project is Perkins School. For additional information on this project, contact the applicant's contact, Rumi Takahashi, at 206-623-1104.

### **306-Unit Vancouver Area Self-Storage Development In Line For DNS Approval**

#### *VANCOUVER*

A commercial project, planned for a 3-acre site located at 11000 NE 117th Avenue in the

Vancouver area, is in line to be issued a determination of non-significance. The developers have requested permission to construct nine self-storage buildings containing 306-units and a stand-alone office. Clark County, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Storage Works 117th Ave LLC. For additional information on this project, contact the applicant's contact, Wes Wright of Wilson Architects at wes@wilsonarchitects.us, or call 360-696-4722.

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

#### *SEATTLE*

A residential townhouse development, in planning for a site located at 14013 Greenwood Avenue North in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct a townhouse building containing eight dwelling units and parking for eight vehicles. The applicant for this project is Chris Welch. Construction will require the demolition and removal of an existing structure on the site. For additional information on this project, contact the applicant's contact, Julian Weber, at 206-953-1305.

### **4-Story 78-Room**

### **Ballard Area Congregate Residence & Retail Development Receives Conditional DNS Approval**

#### *SEATTLE*

A mixed-use residential and retail project, planned for a property located at 8311 15th Avenue NW 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 five congregate residences containing 78 sleeping rooms and 1,000 square feet, ground-level retail space. Plans will take place in an environmentally critical area. The city of Seattle has issued the required permitting, with conditions, to the applicant, who is Hamilton Urban Partners LLC. Construction will require the demolition and removal of an existing structure on the site. For additional information on this project, contact the applicant's contact, David Neiman, at 206-760-5550.

### **36-Story Downtown Seattle Area Office-Retail Tower Development In Early Design Review Phase**

#### *SEATTLE*

A commercial project, in planning for a site located at 801 Third Avenue in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct a 36-story office building

with ground-level retail space. Plans include parking for 315 vehicles. The applicant for this project is Broderick Smith of D LLC. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Jon O'Hare, at 425-301-9541.

### **7-Story 58-Unit Residential Apartment Project Proposed For Queen Anne Area**

#### *SEATTLE*

A residential development, in planning for a site located at 413 Third Avenue West in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct a 7-story apartment building with 58 dwelling units and an office. Plans include parking for 13 vehicles. The applicant for this project is Martin Smith of Third & Harrison LLC. Construction will require the demolition and removal of an existing structure on the site. For additional information on this project, contact the applicant's contact, Matt Driscoll, at 206 547 1761.

### **3,200 SF Arlington Area Fuel Station & Restaurant Project Receives DNS Approval**

#### *ARLINGTON*

A commercial development slated for a site located south of the intersection of 132nd Avenue



SE and SE 304th Street in the Arlington area, has been issued a determination of non-significance. The action will allow the developers to construct an Arco gas station with a 3,200 square foot convenience store, a 1,200 square foot car wash, a 4,900 square foot fuel canopy with eight dispensers, below-ground fuel storage tanks and 19 parking stalls. Phase two will consist of a 3,000 square foot fast food restaurant with drive-thru and 23 parking stalls. Plans include street improvements and a roundabout. The city of Arlington has issued the required permitting to the applicant, who is BP West Coast Products LLC. For additional information

on this project, contact the applicant's contact, Barghausen Consulting Engineers, at 425-251-6222.

### **29-Unit Olympia Area Mixed-Use Apartment-Office-Retail Development Receives Mitigated DNS Approval**

#### *OLYMPIA*

A mixed-use residential and commercial development, planned for sites located at 9325, 9327 and 9329 Martin Way East in the Olympia area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a 29-unit apartment complex with retail and office space. Plans include parking for

65 vehicles. Thurston County has issued the permitting to the applicant, who is ADG LLC. The project will be called Arbor Center II. For additional information on this project, contact the applicant's contact, Alex White of ADG LLC, at belenkyales@yahoo.com, or call 206-949-9850.

### **5-Story 58-Unit Capitol Hill Area Residential Apartment Project Receives Conditional DNS Approval**

#### *SEATTLE*

A residential development, planned for a property located at 736 Bellevue Place East in the Seattle area, has been issued a determination of non-significance. The

action will allow the developers to construct a 5-story apartment building containing 58 dwelling units and parking for 18 vehicles. . Plans will take place in an environmentally critical area. The city of Seattle has issued the required permitting to the applicant, who is Preston Walls of Bell View 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, Rachel Hedlof, at 206-494-9721.

### **12-Lot Ferndale Area Residential Subdivision Development In Line For DNS Approval**



The advertisement features a large, stylized '811' logo on the left, with a shovel icon integrated into the number '1'. To the right of the logo, the text 'Know what's below. Call before you dig.' is written in a bold, black, sans-serif font. Below this text, a red shovel is shown digging into a green field. The shovel's handle is red and has the '811' logo on it. The background is a bright blue sky. At the bottom of the advertisement, the text 'Utilities Underground Location Center' and 'Keeping Buried Utilities Safe Since 1978' is written in a smaller font. To the right of this text, the website 'CallBeforeYouDig.org' is displayed in a large, bold, yellow font with a black outline.

## FERNDALE

A residential subdivision project, planned for a 3-acre site located at 2548 Norway Road in the Ferndale area, is in line to be issued a determination of non-significance. The developers have requested permission to divide the site into 12 single-family residential building lots. Plans include public roads and utility infrastructure. The city of Ferndale, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is AVT Consulting. An existing residence will remain. The project will be known as Willo Ridge long subdivision. For additional information on this project, contact the applicant's contact,

Francine St. Laurent of AVT Consulting, at [Francine@avtplanning.com](mailto:Francine@avtplanning.com) or call 360-527-9445.

### **6-Story 136-Unit Mixed-Use Residential-Retail Development Proposed For Capitol Hill Area**

#### SEATTLE

A mixed-use residential and retail project, proposed for a site located at 1812 Broadway in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 6-story apartment building with 130 dwelling units, six live-work units and general retail sales and service space. Plans include parking for 102 vehicles. The city of

Seattle has received this request from the applicant, who is Sean Hyatt of MCRT Investments LLC (Mill Creek Residential Trust). For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

### **14-Lot Twisp Area Residential Subdivision Project Receives DNS Approval**

#### TWISP

A residential subdivision project slated for a 3.25-acre site located at the east side of Canyon Street at East Third Avenue in the Twisp area, has been issued a determination of non-significance. The action will allow the developers to

divide the site into 14 single-family residential building lots. The town of Twisp has issued the permitting to the applicant, who is Methow Valley Housing Trust of Twisp. The project will be known as Canyon Street neighborhood. For additional information on this project, contact the applicant's contact, Steve Oulman at [projectmanager@methow-housingtrust.org](mailto:projectmanager@methow-housingtrust.org), or call 509-997-4081.

### **4-Story 32-Unit South Delridge Area Mixed-Use Apartment-Office Development In The Works**

#### SEATTLE

A mixed-use residential and office project, proposed for a property

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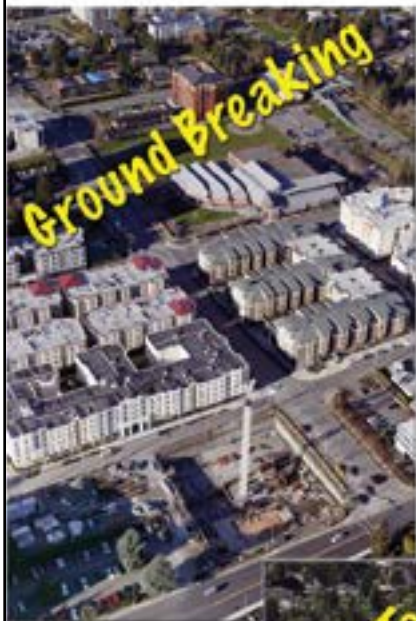
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located at 8854 Delridge Way SW in the Seattle area, is the subject of a revised application. The developers have requested permission to construct a 4-story building with 18 small efficiency dwelling units, 14 apartment dwelling units and office space. Plans include parking for 14 vehicles. The city of Seattle has received this request from the applicant, who is Armen Galustyan of 7610 Development 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, Dan Finnigan, at 206-280-1273.

## 12,500 SF Tacoma Area Retail Auto Service Building Project Receives DNS Approval

### TACOMA

A commercial development slated for a site located at 3820 S Tacoma Way in the Tacoma area, has been issued a determination of non-significance. The action will allow the developers to construct a 12,500 square foot vehicle service and repair building. The city of Seattle has issued the required permitting to the applicant, who is Todd Ward LLC. The project will be known as Tacoma Subaru Express Service. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, David

Boe of Boe Architects, at [dboe@boearc.com](mailto:dboe@boearc.com), or call 253-383-7762.

## 100-Unit Snohomish Area Residential Senior Development Receives DNS Approval

### SNOHOMISH

A residential development, planned for a site located at the south side of Weaver Road and west of Bickford Avenue in the Snohomish area, has been issued a determination of non-significance. The action will allow the developers to construct 100 senior dwelling units and parking for 121 vehicles. Plans include stormwater facilities, wetland mitigation, landscaping and frontage and utility improvements. Snohomish County has issued the permitting to the applicant, who is Snohomish Business Park LLC. The project will be called Weaver Road Senior Housing. For additional information on this project, contact the applicant's contact, Gordon Cole of Corstone Contractors, at 360-862-8316.

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

### SEATTLE

A residential townhouse development, in planning for a site located at 9045 Mary Avenue NW in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers



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### King County—Single Family

Rob Williams  
P: 425.401.1148  
F: 877.782.6679  
[robert.williams5@ge.com](mailto:robert.williams5@ge.com)

### Pierce County South

Taylor Thomasino  
P: 253.405.2277  
F: 866.342.4331  
[taylor.thomasino@ge.com](mailto:taylor.thomasino@ge.com)

### Skamania, Benton and Franklin Counties

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have plans to construct two, 4-unit townhouse structures. Plans call for one parking space. The applicant for this project is Trevor Johnson of Blackwood Holdings V LLC. Construction will require the demolition and removal of an existing structure on the site. For additional information on this project, contact the applicant's contact, Alex Mason, at 509-993-4157.

## 23-Unit Edmonds Area Residential Townhouse Development Receives DNS Approval

### EDMONDS

A residential townhouse development slated for a 1.09-acre property located at 5020 148th Street SW in the Edmonds area, has been issued a determination of non-significance. The action will allow the developers to construct five townhouse buildings to house 23 dwelling units. Snohomish County has issued the permitting to the owner, who is Kevin Mavis of Calibre Homes. For additional information on this project, contact the applicant's contact, Mark Villwock of Land Development Consultants, at 425-806-1869.

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

### VANCOUVER

A residential project, planned for a 7.6-acre

land parcel located at 16516 SE Mill Plain Boulevard in the Vancouver area, is in line to be issued a determination of non-significance. The developers have requested permission to construct 179 apartment dwelling units and parking for 305 vehicles. Plans include associated improvements. The city of Vancouver, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Fore Property Company. The project will be called Mill Plain Apartments. For additional information on this project, contact the applicant's contact, Mark Person of Mackenzie, at 360-695-7879.

## 2-Story 7,200 SF Medical Office Building Development Proposed For Tukwila Area

### TUKWILA

A commercial development, proposed for a site located at 6700 Fort Dent Way in the Tukwila area, is the subject of a recent application. The developers have requested permission to construct a 2-story, 14,400 square foot medical office building shell with a 7,200 square foot floor plate. Plans include surface parking for 39 vehicles. The city of Tukwila has received this request from the applicant, who is Aso Jaff. The project will be known as King Lasik. For additional information on this project, contact the applicant's contact, Jennifer Wyman

of Craft Architects, at 206-720-7001.

### **44-Story 458-Unit Belltown Area Mixed-Use Residential-Retail Project In Design Review Stage**

#### *SEATTLE*

A mixed-use residential and retail development, in planning for a site located at 2025 Fifth Avenue in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct a 44-story tower containing 458 residential dwelling units and will feature ground-level retail space. Plans include below-grade parking for up to 300 vehicles.

Project requires a pending MHA upzone. The applicant for this project is Ada Healey of Fifth Lenora Project LLC (Vulcan). Construction will require the demolition and removal of an existing structure and parking lot. For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

### **8-Lot Central Area Residential Subdivision Project In Application Phase**

#### *SEATTLE*

A residential subdivision development, proposed for sites located at 111 and 115 26th Avenue East in the Seattle area, is the

subject of a recent application. The developers have requested permission to divide the site into eight unit lots. The construction of residential units is under separate project orders. The city of Seattle has received this request from the applicant, who is Lawrence Yeh of 88 Group. For additional information on this project, contact the applicant's contact, Andy McAndrews, at 425-233-6089.

### **15,400 SF Ridgefield Area Medical Clinic Development Receives DNS Approval**

#### *RIDGEFIELD*

A medical development slated for a 2.48-acre site located at 5515 Pioneer

Street in the Ridgefield area, has been issued a determination of non-significance. The action will allow the developers to construct a single-story, 15,400 square foot medical clinic. Plans include associated infrastructure improvements. The city of Ridgefield has issued the permitting to The Vancouver Clinic Building LLC. The project will be called Vancouver Clinic medical building. For additional information on this project, contact the applicant's contact, Erin Toman of MacKay Spósito at etoman@mackaysposito.com, or call 360-887-3557.

### **Bellevue Area Office & Market Development Receives DNS Approval**



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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.



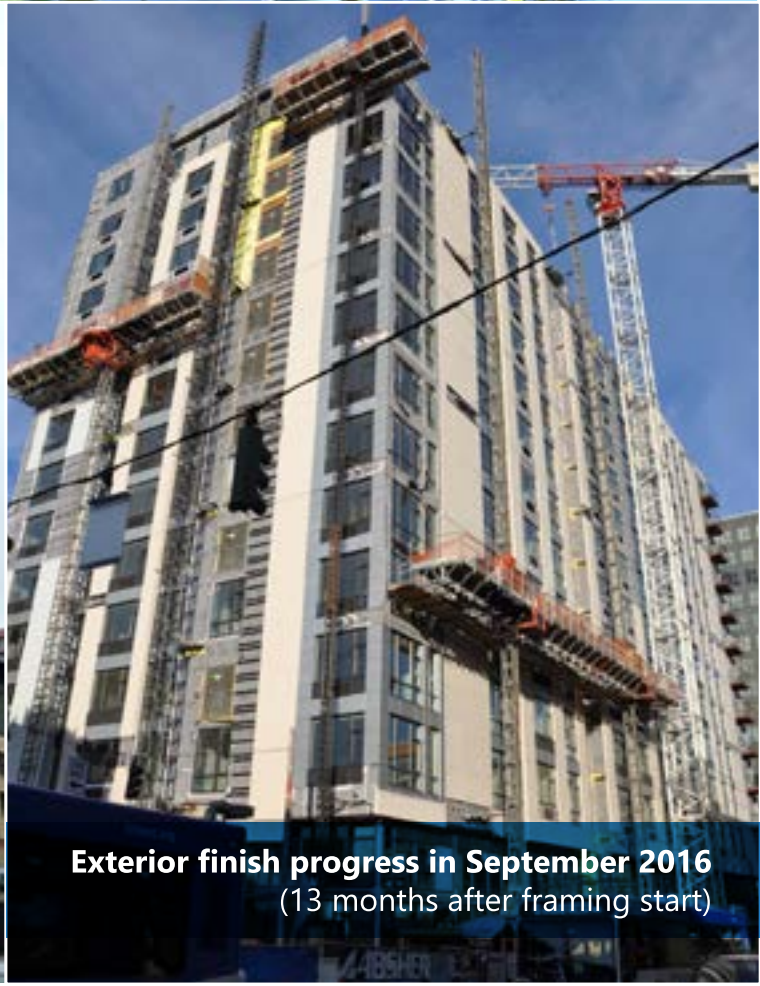
The framing team members included:

- 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:

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- MFBS™ Integrated Brace **Shear Wall Panels do not require plywood, OSB or steel strong ties** to achieve structural shear or diaphragm.
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## BELLEVUE

A commercial project, planned for a site located at 1209 124th Avenue NE in the Bellevue area, has been issued a determination of non-significance. The action will allow the developers to construct a 2-story office building and a single-story public market. Plans include four levels of below-grade parking to accommodate up to 637 vehicles. The city of Bellevue has issued the permitting to the applicant, who is Wright Runstad & Company. For additional information on this project, contact the applicant's contact, Joleen Peterson of JMJ team at Joleen@jmjteam.com, or call 206-596-2020.

### 8-Lot Beacon Hill Area Residential Subdivision Project In Application Stage

#### SEATTLE

A residential subdivision development, proposed for a site located at 2212 14th Ave South in the Seattle area, is the subject of a recent application. The developers have

requested permission to divide the site into eight unit lots. The construction of residential units is under a separate project order. The city of Seattle has received this request from the applicant, who is Michael Labaz of Rowling Investments LLC. For additional information on this project, contact the applicant's contact, Julie LeDoux, at 206-459-2364.

### 4-Story 33-Unit Seattle Area Residential Apartment Project Receives Conditional DNS Approval

#### SEATTLE

A residential apartment development, planned for a site located at 2227 Yale Avenue North in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 4-story building containing 31 small efficiency dwelling units and two apartment dwelling units. Plans include parking for three vehicles and will take place in an environmentally critical area. The city of Seattle has issued

the required permitting, with conditions, to the applicant, who is Marc Coluccio. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, David Neiman, at 206-760-5550.

### 4-Story 62-Unit West Seattle Area Apartment & Live-Work Project In Design Review

#### SEATTLE

A mixed-use development, in planning for a site located at 4417 42nd Avenue SW in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct a 4-story apartment building containing 58 dwelling units and four live-work units. Plans include below-grade parking for 26 vehicles. The applicant for this project is Kevin Krout of BCK Investments LLC. Construction will require the demolition and removal of existing structures on the site. For additional information on

this project, contact the applicant's contact, Steve Fischer, at 206-933-1150.

### 8-Story 95-Unit Rainier Valley Area Residential-Human Services Development In The Works

#### SEATTLE

A mixed-use development, proposed for a site located at 2870 S. Hanford Street in the Seattle area, is the subject of a revised application. The developers have requested permission to construct an 8-story building with 95 residential dwelling units and ground-level human services office space. Plans include parking for five vehicles. The city of Seattle has received this request from the applicant, who is Joanne Latuchie of Mercy Housing Northwest. For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

### 15-Unit Lynnwood Area Residential Townhouse Project In The Works

#### LYNNWOOD

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A residential townhouse development, proposed for a 7-acre property located at 204th Street SW at 41st Place West in the Lynnwood area, is the subject of a recent application. The developers have requested permission to construct 15 dwelling units in two buildings. Snohomish County has received this request from the applicant, who is Pacific Ridge – DRH LLC. The project will be known as Carlisle Crossing. For additional information on this project, contact the applicant's contact, Jamie Schroeder of CPH Consultants at Jamie@cphconsultants.com, or call 425-285-2392.

### **18-Story 349-Unit Lynnwood Area Mixed-Use**

### **Residential-Retail Project Receives DNS Approval**

*LYNNWOOD*

A mixed-use residential and retail development, planned for a site located at 18631 Alderwood Mall Parkway in the Lynnwood area, has been issued a determination of non-significance. The action will allow the developers to construct an 18-story building containing 349 residential dwelling units and 3,500 square feet retail space. Plans include residential amenities and structured and surface parking. The city of Lynnwood has issued the permitting to the applicant, who is Cosmos Development Group. For additional information on this project, contact the applicant's contact,

Oscar Del Moro of Cosmos Development Group at oscardelmoro@cosmos-group.com, or call 425-451-8188.

### **14-Unit Capitol Hill Area Residential Townhouse Project In Early Design Phase**

*SEATTLE*

A residential townhouse development, in planning for sites located at 1711 and 1715 20th Avenue in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct four townhouse buildings containing a total of 14 dwelling units. Plans include parking for 14 vehicles. The applicant for this project is Ed Flanigan of Flanigan Group Development 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, Bradley Khouri, at 206-297-1284.

### **34-Acre Magnolia Are Housing & Parks Development Project In The Works**

*SEATTLE*

A development proposed for the former 34-acre Lawton site in the Seattle area, is the subject of a notice of availability of the final environmental impact statement. Options include supportive housing for homeless seniors, affordable rental

and ownership housing for low-income families and individuals, a variety of public park uses including a park maintenance facility. For additional information on this project, contact Lindsay Masters, Office of Housing at 206-684-0340.

### **SLU Streetcar Maintenance Barn Expansion Project Receives DNS Approval**

*SEATTLE*

A project planned for a site located at 318 Fairview Avenue North in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to expand the South Lake Union Operation and Maintenance Facility to accommodate expanded streetcar operations. The Seattle Department of Transportation has issued the required permitting. For further information on this project, contact C.J. Holt, SDOT project manager at centercitystreetcar@seattle.gov.

### **58-Story 454-Unit Downtown Seattle Area Mixed-Use Residential-Retail-Plaza Development In The Works**

*SEATTLE*

A mixed-use development, proposed for a site located at 601 Fourth Avenue in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 58-story



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building with 454 apartment dwelling units, a public plaza and retail sales and service space. Plans include parking for 566 vehicles. The city of Seattle has received this request from the applicant, who is Richard Weir of Bosa Development US LLC. For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

### 45,500 SF Woodinville Area Industrial Warehouses Project Receives DNS Approval

WOODINVILLE

An industrial development slated for a site located at 7533 W. Bostian Road in the

Woodinville area, has been issued a determination of non-significance. The action will allow the developers to construct 23,000 square foot and 22,500 square foot warehouses. Snohomish County has issued the permitting to the applicant, who is Travis Ells of ServPro. For additional information on this project, contact the applicant's contact, Matthew Merritt of LDC Inc. at mmerritt@ldccorp.com, or call 425-806-1869.

### 4-Story 22-Unit Ballard Area Residential Apartment Development In Early Design Review Phase

SEATTLE

A residential project, in

planning for a site located at 1431 NW 65th Street in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct a 4-story apartment building with 22 dwelling units. No parking is proposed. The applicant for this project is Gary Gallagher. Construction will require the demolition and removal of an existing structure on the site. For additional information on this project, contact the applicant's contact, Bradley Khouri, at 206-297-1284.

### 6-Story 50-Unit Capitol Hill Area Mixed-Use Apartment-Commercial Development In The

## Works

SEATTLE

A mixed-use residential and commercial project, proposed for a site located at 1833 Broadway in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 6-story apartment building with 50 dwelling units, a restaurant, office and general retail sales and service space. Plans include parking for 34 vehicles. The city of Seattle has received this request from the applicant, who is George Ma of Champion Development. Construction will require the demolition and removal of an existing structure on the site. For



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additional information on this project, contact the applicant's contact, Neal Thompson, at 206-322-1192.

### **120-Unit Bremerton Area Residential Subdivision Project In Line For Mitigated DNS Approval**

#### *BREMERTON*

A residential subdivision development, planned for a 16-acre site located at the Bay Vista Subarea of Bremerton, is in line to be issued a mitigated determination of non-significance. The developers have requested permission to divide the site into 120 single-family residential building lots. Plans include site improvements. The city of Bremerton, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Element Residential. The project will be known as Bay Vista phase five preliminary plat. For additional information on this project, contact the applicant's contact, Eric Clarke, development manager of Element Residential at [eric@element-residential.com](mailto:eric@element-residential.com), or call 206-354-1727.

### **3-Lot Bonney Lake Area Industrial Subdivision Project Receives Mitigated DNS Approval**

#### *BONNEY LAKE*

An industrial subdivision development slated for an 18.21-acre land parcel located at 23409 99th Street Court East in the Bonney Lake

area, has been issued a mitigated determination of non-significance. The action will allow the developers to divide the parcel into three industrial building lots for three phases of industrial development. The city of Bonney Lake has issued the permitting for this city project that will be called Fennel Creek Industrial Park. For additional information on this project, contact Jason Sullivan, city of Bonney Lake, at [sullivanj@ci.bonney-lake.wa.us](mailto:sullivanj@ci.bonney-lake.wa.us), or call 253-447-4355.

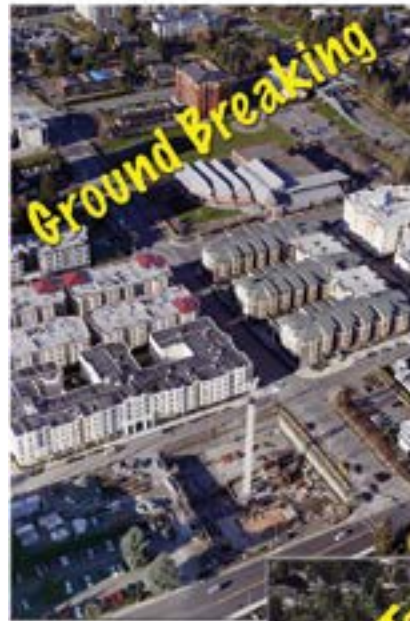
### **Arbor Heights Area Swim And Tennis Club Improvements Project In The Works**

#### *SEATTLE*

A community development, proposed for a property located at 11001 31st Avenue SW in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 1,900 square foot raised deck, a 1,400 square foot roof deck, a 700 square foot cabana addition and a 300 square foot bath house. The city of Seattle has received this request from the applicant, who is Alex Pietsch of Arbor Heights Swim and tennis club. For additional information on this project, contact the applicant's contact, John Morefield, at 206-324-4800, extension 107.

### **8-Story 95-Unit Lower Queen Anne Area Mixed-Use**

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## Apartment-Retail Project In Early Design Review Phase

### SEATTLE

A mixed-use residential and retail development, in planning for a site located at 631 Queen Anne Avenue North in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct an 8-story apartment building containing 95 dwelling units and will feature retail space. Plans include parking for 20 vehicles. The applicant for this project is James Wong of Solterra Pike LLC. Construction will require the demolition and removal of an

existing structure on the site. For additional information on this project, contact the applicant's contact, Daniel Lee, at 206-324-4800.

## 18-Lot Ferndale Area Residential Subdivision Development In Line For Mitigated DNS Approval

### FERNDALE

A residential subdivision project, planned for an undeveloped 4-acre property located at the south side of the 2300 block of Heather Way and west of Pear Lane in the Ferndale area, is in line to be issued a mitigated determination of non-significance. The developers have requested permission to divide the property into 18 single-family

residential building lots. The city of Ferndale, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Whatcom-Skagit Housing. The project will be called WoodRidge. For additional information on this project, contact the applicant at Larry@whatcomskagithousing.com, or call 360-398-0223.

## 45-Lot Puyallup Area Residential Subdivision Project In Application Stage

### PUYALLUP

A residential subdivision development, proposed for a 13.73-acre site located at 11620 Valley Avenue East in the Puyallup area, is the

subject of a recent application. The developers have requested permission to divide the site into 45 single-family residential building lots. Pierce County has received this request from the applicant, who is Pony Lake LLC. The project will be known as Pony Lake preliminary plat. For additional information on this project, contact the applicant's contact, Ray Pelzel of Pony Lake LLC, at ray@pelzeldevelopment.com, or call 253-798-3288.

## 2-Story 19,800 SF Tumwater Area Mini-Storage Development In Application Phase

### TUMWATER

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A commercial project proposed for a site located at 602 Durrell Road SE in the Tumwater area, is the subject of a recent application. The developers have requested permission to construct a 2-story, 19,800 square foot mini-storage building. Plans include utilities, landscaping, site improvements and associated parking. The city of Tumwater has received this request from the applicant, who is Aaron Borden. The project will be called AJB Mini-Storage. For additional information on this project, contact Mr. Borden at 605 Durrell Road SE, Tumwater, WA 98501, or call 360-754-4180.

## 8-Story 34-Unit Seattle Area Residential Apartment Development In The Works

SEATTLE

A residential development, proposed for a site located at 818 NE 42nd Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct an 8-story apartment building containing 20 small efficiency dwelling units, 11 apartment dwelling units and three efficiency dwelling units. No parking is proposed. The city of Seattle has received this request from the applicant, who is Thomas Anderson. Construction will require the demolition and removal of an existing structure on the site.

For additional information on this project, contact the applicant's contact, Jan Hromada, at 206-915-3412.

## 3-Story 12-Unit Phinney Ridge Area Residential & Live-Work Project In Application Stage

SEATTLE

A residential and commercial development, proposed for a site located at 412 NW 65th Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 3-story building with nine apartment dwelling units, three live-work units and general sales and service space. The city of Seattle has received this request from the applicant, who is Matt Herron of 47 North. Plans include below-grade parking for nine vehicles. Construction will require the demolition and removal of an existing structure on the site. For additional information on this project, contact the applicant's contact, Hugh Schaeffer, at 206-329-1802.

## Manson Area Winery Expansion Project Receives DNS Approval

MANSON

A development slated for a site located at 3395 State Route 150 in the Manson area, has been issued a determination of non-significance. The action will allow the developers to construct a new tasting room with an upper loft for wine



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tasting, office space and storage. The tasting room will include up to 2,600 square feet public space and 1,000 square feet outdoor deck and patio space west of the tasting room. Plans include a 5,000 square foot wine production facility with a new crush pad area. Chelan County has issued the permitting to the owner, who is Charles Lybecker. The project will be known as Cairdeas Winery expansion. For more information on this project, contact Cairdeas Winery at 509-687-0555.

#### 15-Unit Lynnwood Area Residential Townhouse Development In Applica- tion Stage

##### LYNNWOOD

A residential townhouse development, proposed for a site located at 41st Place West and 204th Street SW in the Lynnwood area, is the subject of a recent application. The developers have requested permission to construct 15 townhouse dwelling units. Snohomish County has received this request from the applicant, who is Pacific Ridge – DRH, LLC. The project will be known as Carlisle Crossing. For additional information on this project, contact the applicant's contact, John Mirante of Pacific Ridge – DRH, LLC at 425-438-8944.

#### 122-Room Lakewood Area Hotel Development In Line For DNS Approval

##### LAKEWOOD

A commercial project, planned for a site located at 11329 Pacific Highway SW in the Lakewood area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 48,700 square foot hotel with 122 guest rooms. Plans include paving, utilities, landscaping and associated parking. The city of Lakewood, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is West77 VP LLC. The project will be known as Woodspring Suites Lakewood. For additional information on this project, contact the applicant's contact, Nick Blayden, at nick@west77partners.com, or call 253-983-7814.

#### 5-Story 205-Unit Bremer- ton Area Residential Apartment Development In Line For DNS Approval

##### BREMERTON

A residential apartment development, planned for a site located at 2313 Wheaton Way in the Bremerton area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 5-story apartment building containing 205 dwelling units above two levels of parking. The city of Bremerton, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Bremerton RM LLC. The project will be known as Bay Bowl. For



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

## 4-Story 55-Unit Beacon Hill Area Residential Apartment Project In Design Review Phase

### SEATTLE

A residential development, in planning for a site located at 5949 36th Avenue South in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct a 4-story apartment building with 55 small efficiency dwelling units and no parking. The applicant for this project is Carl Haglund

of 2023 24th Ave. LLC. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, John Trieger, at 206-930-3933.

## 9,000 SF Mukilteo Area Industrial Manufacturing Expansion Project Receives DNS Approval

### MUKILTEO

An industrial development, planned for a property located at 12414 Evergreen Drive in the Mukilteo area, has been issued a determination of non-significance. The action will allow the developers to construct a 9,000 square foot industrial manufacturing

building with frontage improvements, landscaping and associated parking. The city of Mukilteo has issued the permitting to the applicant, who is Ron Honeycutt. The project will be known as Honeycutt Manufacturing. For additional information on this project, contact the applicant's contact, J.A. Bredal, architect, at 206-281-7500.

## 14-Story Pike Place Mixed-Use Hotel-Retail-Apartment Development In Early Design Phase

### SEATTLE

A mixed-use residential and commercial project, in planning for a site located at 103 Pike Street in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct a 14-story hotel with five apartment dwelling units and ground-level retail space. Plans do not include parking. The applicant for this project is Douglas Buck of Marketview Place Associates LLC. Construction will require the demolition and removal of an existing structure on the site. For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

## 8-Unit Residential Townhouse Development Proposed For Greenwood Area

### SEATTLE

A residential townhouse project, proposed for a site located at 9217 Linden Avenue North in the Seattle area, is the subject of a recent application. The developers have requested permission to construct two townhouse buildings with a total of eight dwelling units. Plans do not include parking. The city of Seattle has received this request from the applicant, who is Vitaliy Afichuk of Greenbuild Development LLC. Construction will require the demolition and removal of an existing residential building on the site. For additional information on this project, contact the applicant's contact, Moon Zhang, at 206-745-0433.

## 86,300 SF Port Orchard Area Self-Storage Buildings Project Receives Addendum To DNS Approval

### PORT ORCHARD

A commercial development, planned for a 4.71-acre property located at 1590 SE Lundberg Road in the Port Orchard area, has been issued an addendum to a previously issued determination of non-significance. The action will allow the developers to proceed with plans to construct nine self-storage buildings totaling 86,300 square feet. The city of Port Orchard has issued the addendum to the applicant, who is Jeff Oldright of Port Orchard



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Storage LLC. The project will be known as Bethel Heated Self Storage. For further information on this project, contact Mr. Oldright at 253-564-2121, extension 111.

### **Bellevue Area Middle School Development In Hearing Stage**

#### *BELLEVUE*

A school facility project, planned for a 20-acre site located at 15027 NE Bellevue-Redmond Road in the Bellevue area, is the subject of a public hearing by the city of Bellevue. Plans outline construction of a 2 to 3-story middle school building with 131 parking stalls. Plans include a synthetic playfield, tennis courts and covered play area. Bellevue School District has issued a determination of non-significance for this school project. The project will be known as Highland Middle School. For additional information on this project, contact the applicant's contact, Jim O'Malley of Bellevue School District, at 425-456-4558.

### **3-Story 36-Unit Bellevue Area Residential Affordable Housing Apartment Building Project In Line For DNS Approval**

#### *BELLEVUE*

A residential development, planned for a site located at 14526 NE Seventh Place in the Bellevue area, is in line to be issued a determination of non-significance. The developers have

requested permission to construct a 3-story affordable housing apartment building with 36 dwelling units. Plans include an office and outdoor play area. The city of Bellevue, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is King County Housing Authority. The project will be known as KCHA Highland Village phase two. For additional information on this project, contact the applicant's contact, Scott Rhodes of Innova Architects, at [srhodes@innovaarchitects.com](mailto:srhodes@innovaarchitects.com), or call 253-572-4903.

### **2-Unit Bonney Lake Area Self-Storage Buildings Project In Line For DNS Approval**

#### *BONNEY LAKE*

A commercial development, planned for a property located at 19820 State Route 410 East in the Bonney Lake area, is in line to be issued a determination of non-significance. The developers have requested permission to construct two semi-heated self-storage buildings and a covered vehicle storage area. The city of Bonney Lake, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is CEP II 05-BLMED LLC. Construction will require the demolition and removal of an existing medical office building on the site. The project will be called 198th Self Storage. For additional

information on this project, contact the applicant's contact, Everett Downtown Storage, at 425-303-0844.

### **198-Unit Kelso Area Residential Apartment Development Issued Revised MDNS Approval**

#### *KELSO*

A residential project, planned for a site located at 4 Solomon Road in the Kelso area, has been issued a revised mitigated determination of non-significance. The action will allow the developers to revise the number of apartment dwellings from 168 to 198. Plans include a leasing office, clubhouse, internal drive aisle improvements and associated parking. Cowlitz County has issued the permitting to the applicant, who is Red Beard LLC. The project will be known as Riverside Terrace Apartments. For additional information on this project, contact the applicant's contact, Tim Wines of PLS Engineering, at [tim@plsengineering.com](mailto:tim@plsengineering.com), or call 360-431-9988.

### **4-Story 40-Unit Crown Hill Area Mixed-Use Residential-Retail Project Receives Conditional DNS Approval**

#### *SEATTLE*

A mixed-use residential and retail development, slated for a site located at 8541 15th Avenue NW 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 four small efficiency dwelling units and 36 apartment dwelling units above retail. No parking is proposed. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Joseph Paar of Paar Development. For additional information on this project, contact the applicant's contact, David Neiman, at 206-760-5550.

### **200-Unit Leavenworth Area Residential Apartment Project In Line For Mitigated DNS Approval**

#### *LEAVENWORTH*

A residential development, planned for a site located at Ward Strasse and Zelt Strasse in the Leavenworth area, is in line to be issued a mitigated determination of non-significance. The developers have requested permission to construct an apartment complex containing 200 dwelling units. The city of Leavenworth, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Molitor Development; Willkommen LLC. The project will be known as Weidner/Willkommen Village. For more information on this project, contact Molitor Development LLC, at 2518 Halladay St., Seattle, WA 98199, or call 509-548-5275.

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## **Area Mixed-Use Residential-Commercial Development In Early Design Review Phase**

### *SEATTLE*

A mixed-use residential and commercial project, in planning for a site located at 815 NE 66th Street in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct a 7-story apartment building with 78 dwelling units and general sales and service space. No parking is proposed. The applicant for this project is Joe Geivett of Emerald Bay Equity LLC. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Jon O'Hare, at 425 301 9541.

## **93-Unit Port Orchard Area Residential Apartment Project In Line For DNS Approval**

### *PORT ORCHARD*

A residential development, planned for a 5-acre property located near Riddell Road intersection in the Port Orchard area, is in line to be issued a determination of non-significance. The developers have requested permission to construct 93 apartment dwellings and a community maintenance building. Kitsap County, using the optional SEPA process, is expected to issue the required permitting to

the applicant, who is Mike Brown of House Kitsap. The project will be called Almira Apartments. For additional information on this project, contact Mr. Brown at brownm@housingkitsap.org, or call 360-337-5777.

## **4-Story 66-Unit Westwood Area Residential Development In Hearings Stage**

### *SEATTLE*

A residential project, proposed for a site located at 2222 SW Barton Street in the Seattle area, is the subject of hearings by the Seattle Hearing Examiner. Plans outline construction of a 4-story apartment building containing 39 apartment dwelling units and 27 small efficiency dwelling units in an environmentally critical area. The applicant for this project is Jonathan McKee of Tonedos LLC. Construction will require the demolition and removal of an existing structure on the site. For additional information on this project, contact the applicant's contact, Justin Kliwer, at 206-799-8293.

## **76,200 SF Maltby Area Elementary & Middle School Development Receives Mitigated DNS Approval**

### *MALTBY*

A school facilities development, planned for a site located at 4709 Maltby Road in the Maltby area, has been issued a mitigated

determination of non-significance. The action will allow the developers to construct a middle and elementary school in one building. Phase one is construction of a 76,200 square foot elementary school to accommodate grades K-5 for up to 550 students. Phase two construction will be a 120,200 square foot middle school for grades 608 for up to 750 students. Northshore School District No. 417 has issued the permitting for this school project. For additional information on this project, contact the applicant's contact, Laura Brent of Brent Planning Solutions for the Northshore School District, at lbrent@brent-planningsolutions.com, or call 425-971-6409.

## **10-Lot Mill Creek Area Residential Subdivision Project Receives Mitigated DNS Approval**

### *MILL CREEK*

A residential subdivision development, slated for a 1.26-acre site located at 13407 35th Avenue SE in the Mill Creek area, has been issued a mitigated determination of non-significance. The action will allow the developers to divide the site into 10 single-family attached residential building lots. The city of Mill Creek has issued the required permitting to the applicant, who is Village Life Inc. The project will be called Creekside West. For additional information on this project, contact the applicant at 19020 33rd Ave W, Suite 450,

Lynnwood, WA 98036, or call 425-921-5738.

## **24,000 SF Mill Creek Area Religious Facility Replacement Project Receives Mitigated DNS Approval**

### *MILL CREEK*

A religious facility development, planned for a site located at 14616 35th Avenue SE in the Mill Creek area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a 24,000 square foot Church with surface water facilities, landscaping and associated parking for 203 vehicles. The city of Mill Creek has issued the permitting to the applicant, who is Canyon Creek Church. Construction will require the demolition and removal of an existing 13,400 square foot church on the site. For additional information on this project, contact the applicant's contact, Bruce French of Canyon Creek Church, at 206-604-1789.

## **67-Lot Ridgefield Area Residential Subdivision Project Receives DNS Approval**

### *RIDGEFIELD*

A residential subdivision development, slated for a 14.8-acre site located at 2014, 2065, 2127 and 2134 N. Third Way in the Ridgefield area, has been issued a determination of non-significance. The action will allow the developers to divide the sites into 67 single-family



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residential building lots. Plans include open space, street and utility improvements. The city of Ridgefield has issued the required permitting to the applicant, who is Joel Stalder of Stalder Realty Group. The project will be called Union Ridge Ranch. For additional information on this project, contact the applicant's contact, Joel Stirling of Sterling Design, at joel@sterlingdesign.biz, or call 360-759-1794.

### **9-Unit Magnolia Area Residential Rowhouse Project In The Works**

#### *SEATTLE*

A residential development, proposed for a site located at 2300 W. Emerson Street in the Seattle area, is the subject of a revised application. The developers have requested permission to construct one 6-unit rowhouse and one 3-unit rowhouse. Plans include parking for nine vehicles. The city of Seattle has received this request by the applicant, who is John Jackels of Northwest Builders Financial. Construction will require the demolition and removal of an existing structure on the site. For additional information on this project, contact the applicant's contact, Julian Weber, at 206-953-1305, extension 100.

### **6-Story 40-Unit Beacon Hill 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 2710 Beacon Avenue South in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct a 6-story apartment building with 40 dwelling units and retail space. The applicant for this project is Tim Abell of Colina LLC (Pacific Northwest Housing). For additional information on this project, contact the applicant's contact, Lora Hammersmith, at 206-434-5757.

### **221-Unit Federal Way Area Residential Apartment Project In Application Stage**

#### *FEDERAL WAY*

A residential development, proposed for a 15.7-acre site located at 31665 Military Road South in the Federal Way area, is the subject of a recent application. The developers have requested permission to construct nine, 3-story and 4-story apartment buildings containing a total of 221 dwelling units. Plans include one recreation building and parking for 352 vehicles. The applicant for this project is DevCo Inc. The project will be known as Watermark Apartments. For additional information on this project, contact the applicant's contact, David Ratliff, at 425-233-6444.

### **8-Story 95-Unit Rainier Valley Area Mixed-Use Residential & Human Services Project In Revised Application Stage**

#### *SEATTLE*

A mixed-use residential and office development, proposed for a site located at 2870 S. Hanford Street in the Seattle area, is the subject of a revised application. The developers have requested permission to construct an 8-story building with 95 residential apartment units and human services space. Plans include parking for five vehicles. The city of Seattle has received this request from the applicant, who is Joanne Latchie of Mercy Housing Northwest. For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

### **University Place Area Coffee Shop & Commercial Pad Development In Application Stage**

#### *UNIVERSITY PLACE*

A commercial development, proposed for sites located at 6328 and 6332 Bridgeport Way West in the University Place area, is the subject of a recent application. The developers have requested permission to construct a coffee shop with drive-thru and an empty commercial building pad for use or sale. Plans call for shared parking and an ATM kiosk drive-thru. The city of University

Place has received this request from the applicant, who is 54th and Bridgeport of Nevada LLC. The project will be known as Creek Corner. For additional information on this project, contact the applicant's contact, Landon Beyler of Beyler Consulting LLC, at 253-301-4157.

### **12-Lot Tacoma Area Residential Subdivision Project Receives DNS Approval**

#### *TACOMA*

A residential subdivision development slated for two land parcels located at 6812 Alaska Street in the Tacoma area, has been issued a determination of non-significance. The action will allow the developers to divide the parcels into 12 single-family residential building lots. The city of Tacoma has issued the permitting to the applicant, who is Brentwood Real Estate. The project will be known as Wapato Landing. For additional information on this project, contact the applicant's contact, Brett Allen of Contour Engineering, at brett.allen@contourengeeringllc.com, or call 253-857-5454.

### **47-Lot Ridgefield Area Residential Subdivision Development Receives DNS Approval**

#### *RIDGEFIELD*

A residential subdivision project, planned for a property located at 3807 Pioneer Street in the Ridgefield area, has been



issued a determination of non-significance. The action will allow the developers to divide the property into 47 single-family residential building lots. Plans include infrastructure improvements. The city of Ridgefield has issued the permitting to the applicant, who is Ridgefield Weber LLC. The project will be called Weber Pioneer. For additional information on this project, contact the applicant's contact, Scott Taylor of SGA Engineering, at [staylor@sgaengineering.com](mailto:staylor@sgaengineering.com), or call 360-993-0911.

### **8-Lot Queen Anne Area Residential Subdivision Project In The Works**

*SEATTLE*

A residential subdivision development, proposed for a site located at 2204 12th Avenue West in the Seattle area, is the subject of a recent application. The developers have requested permission to divide the site into eight unit lots. The construction of residential dwelling units is under a separate project order. The city of Seattle has received this request from the applicant, who is Pavel Gudev of Ecocline Holdings 3. For additional information on this project, contact the applicant's contact, Izabella Phillips, at 206-297-0996.

### **7-Story 164-Lot Lake City Area Residential & Live-Work Project Receives Conditional**

### **DNS Approval**

*SEATTLE*

A mixed-use residential and commercial development, planned for a site located at 12706 33rd Avenue NE in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 7-story apartment building containing 159 dwelling units and five live-work units. Plans include parking for 126 vehicles within the structure. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Paul Lin of 3608 Village LLC. For additional information on this project, contact the applicant's contact, Wayne Ivary, at 206-525-8020.

### **8-lot Pigeon Point Area Residential Subdivision Project In Application Phase**

*SEATTLE*

A residential subdivision development, proposed for a property located at 3855 21st Avenue SW in the Seattle area, is the subject of a recent application. The developers have requested permission to divide the property into eight unit lots. The construction of residential dwelling units is under a separate project order. The city of Seattle has received this request from the applicant, who is Jim Barger of Greenstream Investments LLC. For additional information on this project, contact the applicant's

contact, Justin Kliewer, at 206-799-8293.

### **2-Story 10,000 SF Othello Area Fuel Station & Convenience Store Replacement Project In Line For DNS Approval**

*OTHELLO*

A commercial development, planned for a site located at 1235 South First Avenue in the Othello area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 2-story, 10,000 square foot gas station and convenience store. Plans include a 30,000-gallon fiberglass fuel tank and canopy with four fuel dispensers. The city of Othello, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Joe Park Construction. Construction will require the demolition and removal of the existing structures destroyed by fire on the site. The project will be known as Pik-a-Pop gas station-convenience store. For additional information on this project, contact the applicant at 509-452-5122.

### **6-Story 135-Unit Bellevue Area Residential Apartment Project In Line For DNS Approval**

*BELLEVUE*

A residential development, planned for a site located at 10777 Main Street in the Bellevue area, is in line to be

issued a determination of non-significance. The developers have requested permission to construct a 6-story apartment building containing 135 dwelling units. Plans include parking for 150 vehicles. The city of Bellevue, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Pastakia + Associate. The project will be known as Main Street Apartments. For additional information on this project, contact the applicant's contact, Jen Cho of Encore Architects PLLC, at [jenc@encorearchitects.com](mailto:jenc@encorearchitects.com), or call 425-452-4578.

### **4-Story 62,100 SF Vancouver Area Self-Storage Building Project In Line For DNS Approval**

*VANCOUVER*

A commercial development, planned for a site located at the south side of East Fifth Street and north of East Third Loop in the Vancouver area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 4-story, 62,100 square foot storage facility with 446 self-service storage units. Plans include site development. The city of Vancouver, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Dean Kirkland of Kirkland Development. The project will be known as

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### **11-Lot Renton Area Residential Subdivision Project In Line For DNS Approval**

#### *RENTON*

A residential subdivision development, planned for an 84,300 square foot land parcel located at 17018 106th Avenue SE in the Renton area, is in line to be issued a determination of non-significance. The developers have requested permission to divide the parcel into 11 single-family residential building lots. The city of Renton, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Myloan Nguyen. For additional information on this project, contact the applicant's contact, Mark Travers Architect, at 206-763-8496, extension 104.

### **8-Unit Mount Baker Area Residential Subdivision Project In The Works**

#### *SEATTLE*

A residential subdivision development, proposed for a property located at 4104 37th Avenue South in the Seattle area, is the subject of a recent application. The developers have requested permission to divide the property into eight unit lots. The construction of residential dwelling units is under a separate

project order. The city of Seattle has received this request from the applicant, who is Edson Gallaudet of Build Urban LLC. For additional information on this project, contact the applicant's contact, Izabella Phillips, at 206-297-0996.

### **214,700 SF Kent Area Industrial Warehouse Development Receives DNS Approval**

#### *KENT*

A warehouse project, slated for a site located at 8615 South 192nd Street in the Kent area, has been issued a determination of non-significance. The action will allow the developers to construct a 214,700 square foot office and warehouse on a site previously used as a contractor storage yard. Plans include a stream buffer enhancement, water and sewer extensions, utility improvements, landscaping and parking. The city of Kent has issued the permitting to the applicant, who is Barghausen Consulting Engineers. The project will be known as DC 192 Warehouse. For additional information on this project, contact the applicant's contact, Dan Balmelli of Barghausen Consulting Engineers, at dbalmelli@barghausen.com, or call 425-251-6222.

### **8-Story 167-Unit Seattle Area Mixed-Use Apartment & Live-Work Project In Early Design Review Phase**

#### *SEATTLE*

A mixed-use residential and commercial development, in planning for a site located at 1405 Dexter Avenue North in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct an 8-story apartment building containing 162 dwelling units and five live-work units. Plans include parking for 113 vehicles. The applicant for this project is Lis Soldano of IS Property Investments (Intracorp). Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Jon O'Hare, at 425-301-9541.

### **6-Story 76-Unit Ballard Area Mixed-Use Residential-Retail Development In Design Review Stage**

#### *SEATTLE*

A mixed-use residential and retail project, in planning for a site located at 6416 15th Avenue NW in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct a 6-story building containing 74 apartment dwelling units above retail and two live-work units. Plans include parking for 34 vehicles. Plans call for a rezone of 15,000 square feet of land from NC3P-40 to NC3P-65. The applicant for this

project is Curt Pryde of Ballard 15th LLC (Pryde & Johnson). Construction will require the demolition and removal of an existing structure on the site. For additional information on this project, contact the applicant's contact, Lauren Garkel, at 206-782-8208, extension 821.

### **105,000 SF Othello Area Cold Storage Addition Project Receives DNS Approval**

#### *OTHELLO*

An industrial project, slated for a site located at 185 East Lee Road in the Othello area, has been issued a determination of non-significance. The action will allow the developers 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 has issued 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 Fisher Construction Group at 360-757-4094.

### **7-Story 320-Unit Seattle 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 1029 South Jackson

Street in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct a 7-story apartment building containing 320 dwelling units above retail space. Plans include parking for 173 vehicles. The applicant for this Intracorp project is IS Property Investment LLC. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Jon O'Hare, at 425-301-9541.

### **11-Lot Vancouver Area Residential Subdivision Project In Line For DNS Approval**

#### *VANCOUVER*

A residential subdivision development, planned for a 2.57-acre site located west of the intersection of SE 192nd Street and SE 15th Street in the Vancouver area, is in line to be issued a determination of non-significance. The developers have requested permission to divide the site into 11 single-family residential building lots. The city of Vancouver, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Tracy Kludt. The project will be called Coiteux. For additional information on this project, contact the applicant's contact, Norm Harker of Harker Engineering, at 360-699-2206.

### **10,000 SF Walla Walla Area Medical Supply Building Project In Line For DNS Approval**

#### *WALLA WALLA*

A medical development, planned for a 2.5-acre site located at 1439 The Dalles Military Road in the Walla Walla area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 10,000 square foot medical supply building with retail and warehouse space. The city of Walla Walla, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Jim Kissler. The project will be known as Norco. For more information on this project, contact Mr. Kissler at 208-336-1643.

### **21-Lot Snohomish Area Residential Townhouse Subdivision Project In Application Stage**

#### *SNOHOMISH*

A residential townhouse subdivision development, proposed for a site located at 2823 148th Street SW in the Snohomish area, is the subject of a recent application. The developers have requested permission to divide the site into 21 residential building lots. Plans include minor modifications to the site plan. Snohomish County has received this request from the applicant, who is Mosaic Townhomes LLC. For additional information on this project, contact the applicant's

contact, Brian Kalab of Insight Engineering, at 425-303-9363.

### **330-Unit Ridgefield Area Mixed-Use Apartment-Commercial Development Receives DNS Approval**

#### *RIDGEFIELD*

A mixed-use residential and commercial development slated for a site located at the southwest corner of Pioneer Street and South 45th Avenue in the Ridgefield area, has been issued a determination of non-significance. The action will allow the developers to construct 13 commercial and retail buildings, 330 apartment dwelling units and a 10-acre community park. The city of Ridgefield has issued the permitting to the applicant, who is GG One Inc. The project will be called Pioneer Village. For additional information on this project, contact the applicant's contact, Scott Taylor of SGA Engineering, at staylor@sgaengineering.com, or call 360-993-0911.

### **44-Unit Bellingham Area Residential Apartment Project In Line For DNS Approval**

#### *BELLINGHAM*

A residential project, planned for a property located at 109 Samish Way in the Bellingham area, is in line to be issued a determination of non-significance. The developers have requested permission to construct two, 5-story apartment buildings

containing a total of 44 dwelling units. Plans include parking for 44 vehicles. The city of Bellingham, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Jed Clark. The project will be known as Samish Studios. For additional information on this project, contact the applicant's contact, David Ebnal of Ebnal General, at 360-319-0898.

### **24-Story 227-Unit Seattle Area Mixed-Use Apartment-Retail Development In Early Design Review Phase**

#### *SEATTLE*

A mixed-use residential and retail project, in planning for a site located at 4700 Brooklyn Avenue NE in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct a 24-story apartment building containing 277 dwelling units and will feature ground-level retail space. Parking will be provided for 32 vehicles. The applicant for this project is Eran Fields of FH Brooklyn LLC. For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

### **16-Lot Ellensburg Area Residential Subdivision Project In Line For DNS Approval**

#### *ELLENSBURG*





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A residential subdivision development, planned for a 2.46-acre land parcel located at 205 West Idaho Avenue in the Ellensburg area, is in line to be issued a determination of non-significance. The developers have requested permission to divide the parcel into 16 single-family residential building lots. The city of Ellensburg, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Landon Lane LLC. For additional information on this project, contact the applicant's contact, Tyler Glahn, at P.O. Box 454, Ellensburg, WA 98926, or call 509-925-8608.

### **201-Unit Everett Area Mixed-Use Apartment & Housing Service Office Project In Line For Mitigated DNS Approval**

#### *EVERETT*

A mixed-use residential and office development, planned for a site located at 1622 East Marine View Drive in the Everett area, is in line to be issued a mitigated determination of non-significance. The developers have requested permission to construct nine buildings containing 201 apartment dwelling units of which 45 will be supportive housing dwelling units with services. Plans call for open spaces, recreation amenities, landscaping and parking for 320 vehicles. The city of Everett, using the optional SEPA process, is expected to issue the

required permitting to the applicant, who is Riverview I LLC. The project will be called Riverview Apartments. For additional information on this project, contact the applicant's contact, David Ratliff of Riverview I LLC, at 425-233-6444.

### **20,300 SF Marysville Area Retail Auto Dealership Project Receives Mitigated DNS Approval**

#### *MARYSVILLE*

A commercial development, slated for a site located at 16000 Smokey Point Boulevard in the Marysville area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a 20,300 square foot Nissan Auto Dealership. Phase two consists of a 23,700 square foot auto dealership and inventory storage building. Phase three will be construction of a 57,000 square foot storage facility and auto inventory storage. Phase four will be construction of four warehouse buildings totaling 33,000 square feet. The city of Marysville has issued the permitting to the applicant, who is Camnel Properties LLC. For additional information on this project, contact the applicant's contact, Insight Engineering company, at 425-303-9363.

### **9-Unit Ravenna Area Residential Rowhouse Project In The Works**

#### *SEATTLE*

A residential development, proposed for a property located at 3106 NE 55th Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct two rowhouse structures containing a total of nine dwelling units. Plans call for parking for nine vehicles. The city of Seattle has received this request from the applicant, who is Cary Granger of Collz. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Dave Biddle, at 206-829-3128.

### **5-Story 32-Unit Seattle Area Mixed-Use Residential-Retail Development In Design Review Phase**

#### *SEATTLE*

A mixed-use project, in planning for a site located at 2258 15th Avenue West in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct a 5-story building with 32 residential dwelling units and retail sales and service space. Plans include parking for 21 vehicles. The applicant for this project is Jay Pathy of Umtanum Funds LLC. For additional information on this project, contact the applicant's contact, Steve Bull, at 206-903-5414.

### **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.



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