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June 2018



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About Our Reports

Our goal is to give our readers a very early look at new projects. We summarize publicly recorded and published information that describes newly proposed, or pending Washington State construction projects.

We start tracking a project at its Environmental Impact (EIS) application. Permits on these projects are several months into the future. We then report on the various stages of its progress. The information published is the best available at the time of the report. Our goal is to give you enough data to start tracking a selected project early on.

We stop tracking a project when its building permit is issued.

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30-Story 325-Unit Mixed-Use Apartment-Retail Development Proposed For Belltown Area

SEATTLE

A mixed-use residential and commercial project, in planning for a site located at 314 Bell Street in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 30 story tower containing 325 apartment dwelling units above retail space. Plans include parking for 250 vehicles. The city of Seattle has received this request from the applicant, who is John Marasco of Security Properties. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Mancong Lin, at 206-223-1361.

31-Unit Bellevue Area Residential Townhouse Project In Line For DNS Approval

BELLEVUE

A residential townhouse development, planned for a property located at 13133 NE Bel-Red Road in the Bellevue area, is in line to be issued a determination of non-significance. The action will allow the developers to construct 31 attached townhouse dwelling units. The city of Bellevue, using the

optional SEPA process, is expected to issue the required permitting to the applicant, who is MJS Investors. Construction will require the demolition and removal of an existing office building on the site. The project will be known as Bellevue DOL Townhomes. For additional information on this project, contact the applicant's contact, Justin Goroch of BCRA, at jgoroch@bcradesign.com, or call 253-627-4367.

4-Story 446-Unit Vancouver Area Self-Storage Development In Line For DNS Approval

VANCOUVER

A commercial project, 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 action will allow the developers to construct a 4-story, 62,100 square foot self-storage facility containing 446 storage units. The city of Vancouver, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Kirkland Development. The project will be known as Kirkland Premier Storage. For additional information on this project, contact the applicant's contact, Kate Rogers of Otak, at kate.rogers@otak.com, or call 503-415-2407.

7-Story 94-Unit Seattle Area Mixed-Use



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Residential-Child Care-Retail Project Receives Conditional DNS Approval

SEATTLE

A mixed-use residential and retail development, planned for a site located at 1830 Broadway 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 with 94 dwelling units, retail and a child care center. Plans include parking for 21 vehicles. The city of Seattle has issued the required permitting, with conditions, to the applicant, who is Jill Sherman. For additional information on this project, contact the applicant's contact, Paul Shema, at 206-624-8154.

4-Story 58-Unit Capitol Hill Area Residential Apartment Development In Early Design Review Phase

SEATTLE

A residential development, in planning for a site located at 524 Federal Avenue East

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. No parking is proposed. The applicant for this project is Peter Larsen. Construction will require the demolition and removal of three out of four existing structures on the site. For additional information on this project, contact the applicant's contact, Hugh Schaeffer, at 206-329-1802.

6-Story 105-Unit Seattle 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 501 Rainier 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 containing 105 dwelling units above ground-level

retail. Plans include parking for 13 vehicles. The applicant for this project is Paul Lambros of Plymouth Housing Group. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Adrienne Watkins, at 206-443-8606.

7-Story 174-Unit Seattle Area Mixed-Use Apartment & Children's Clinic Development In Early Design Review Phase

SEATTLE

A mixed-use residential and medical development, planned for a site located at 3939 South Othello Street in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 7-story building with 174 apartment dwelling units and medical services by Odessa Brown Clinic. The applicant for this project is 39th and Othello LLC. For additional information

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

12-Unit Bothell Area Residential Townhouse Project In The Works

BOTHELL

A residential townhouse development, proposed for a site located at 17322 Bothell Way NE in the Bothell area, is the subject of a recent application. The developers have requested permission to construct two, 6-unit townhouses on a 21,100 square foot land parcel west of the existing Riverfront Landing condominiums. The city of Bothell has received this request from the applicant, who is Modern Renovations NW. The project will be known as Riverwalk at Bothell Landing. For additional information on this project, contact the applicant's contact, Christopher Mandel of Modern Renovations NW, at chris.construction-sales@gmail.com, or call 425-806-6409.

43-Unit Renton Area Residential Subdivision

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Project In The Works

RENTON

A residential subdivision development, proposed for a 7-acre site located at the north side of SE recent application. The developers have requested permission to divide the site into 43 single-family residential building lots. King County has received this request from the owner, who is MainVue WA LLC. For additional information on this project, contact the applicant's contact, George Newman of Barghausen Consulting Engineers, at gnewman@barghausen.com or call 425-251-6222.

10,532 SF Everett Area Auto Dealership Expansion Project In Line For

Mitigated DNS Approval

EVERETT

A commercial development, planned for a site located at 10611 Evergreen Way in the Everett area, is in line to be issued a mitigated determination of non-significance. The action will allow the developers to construct a new 5,042 square foot showroom, a 2,418 square foot auto bay and a 3,072 square foot service bay canopy entrance. The city of Everett, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Klein Honda. The project will be known as Klein Honda. For additional information on this project, contact the applicant's

contact, Ross Jameson, at 425-252-2153.

7-Story 150-Unit Capitol Hill Area Mixed-Use Apartment-Retail Development Receives Conditional DNS Approval

SEATTLE

A mixed-use residential and retail development, planned for a site located at 118 Broadway East 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 150 dwelling units and will feature 23,100 square feet, ground-level retail space. Plans include below-grade parking for

163 vehicles. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Jill Sherman of MEPT Capitol Hill Station Joint Venture LLC. For additional information on this project, contact the applicant's contact, Paul Shema, at 206-624-8154.

240-Unit Auburn Area Mixed-Use Residential-Retail Project In The Works

AUBURN

A mixed-use residential and retail development, planned for a 1.44-acre site located between First Street SW and Second Street SW and between South Division Street and A Street SW in the Auburn area, is the subject of adoption



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of the existing Auburn downtown plan and final EIS. Plans outline the construction of a 7-story building containing 240 residential dwelling units, ground-level retail and on-site amenities for the residents. Plans include parking for 251 vehicles. The applicant for this project is Urbal Architecture LLC. For additional information on this project, contact the applicant's contact, Chad Lorentz of Urbal Architecture LLC, at 206-257-0972.

268-Unit Seattle Area Mixed-Use Apartment-Retail Development In The Works

SEATTLE

A mixed-use residential

and retail development, in planning for a site located at 4801 24th Avenue NE in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct two building 6-story and 7-story containing a total of 268 apartment dwelling units and ground-level retail. Plans include below-grade parking for up to 277 vehicles in a shared garage. This project calls for a rezone from LR3 to NC2-85 and vacation of NE 48th Street. The applicant for this project is PPC Land Ventures. For additional information on this project, contact

the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

15,000 SF Union Gap Area Retail Development In line For DNS Approval

UNION GAP

A retail project, planned for a property located at 2220 Goodman Road in the Union Gap area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 15,000 square foot retail building in a regional commercial zone. The city of Union Gap, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is McKinney Glass. For additional information on this project, contact the applicant's contact, Leanne Liddicoat of 3D Digital Design & Development, at Leanne@3dyakima.com, or call 509-833-8552.

Bellingham Area Commercial Development In The Works

BELLINGHAM

A commercial project, proposed for a site located at Mahogany Avenue in the Bellingham area, is the subject of a recent application received by the U.S. Army Corps of Engineers. The developers have requested permission to construct commercial, retail and light-industrial buildings. Plans include access roads, stormwater facilities and associated parking. Plans call for

placement of fill into 1.3-acres of wetlands. For additional information on this project, contact the applicant's contact, Molly Porter of Northwest Ecological Services, at 360-734-9484.

20,000 SF Kelso area Commercial Building Project Receives DNS Approval

KELSO

A commercial project slated for a property located at 3829 Pleasant Hill Road in the Kelso area, has been issued a determination of non-significance. The action will allow the developers to construct a 14,000 square foot commercial building with 6,000 square feet office and storage space. Cowlitz County has issued the required permitting to the applicant, who is Casey Heaton. The project will be known as C&R Tractor and Landscaping. For more information on this project, contact Mr. Heaton at 3829 Pleasant Hill Rd, Kelso, WA 98626, or call Natalie Kamieniecki at 360-577-3052.

51,900 SF Sumner Area High School Facility Expansion Project Receives Mitigated DNS Approval

SUMNER

A school development, slated for a site located at 1707 Main Street in the Sumner area, has been issued a mitigated determination of non-significance. The action will allow the developers to



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construct a 51,900 square foot expansion to the existing Sumner High School facility to provide a new 3-story academic wing. Plans include modernization of classrooms, support services, entrance upgrades and a new glass façade. Construction will require the demolition and removal of an existing 70,400 square feet and a 2-story library wing will be relocated in the commons area with an attached courtyard. The city of Sumner has issued the required permitting for this Sumner School District project. For additional information on this project, contact the applicant's contact, Douglas DuCharme of BLRB Architects, at dducharme@blrb.com, or call 253-627-5599.

30-Story 325-Unit Belltown Area Mixed-Use Residential-Retail Development In Design Review Stage

SEATTLE

A mixed-use residential and retail development, planned for a site located at 314 Bell Street in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 30-story apartment building with 325 dwelling units above ground-level retail space. Plans include associated parking for 250 vehicles. The applicant for this project is John Marasco

of Security Properties. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Mancong Lin, at 206-223-1361.

11-Story Mixed-Use Hotel-Indoor Sports-Retail Development Proposed For Seattle Area

SEATTLE

A commercial development, planned for a site located at 117 Yale Avenue North in the Seattle area, is the subject of a recent application. The developers have requested permission to construct an 11-story hotel with restaurant, indoor sports and recreation, and sales and service space. No parking is proposed. The city of Seattle has received this request from the applicant, who is Kevin Carlson of WWPI Seattle AC LLC (White/Peterman Properties). 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.

128-Unit Central Area Residential & Human Services & Retail Project Receives Conditional DNS Approval

SEATTLE

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and commercial development, planned for a site located at 2212 South Jackson Street in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 6-story apartment building with 53 dwelling units and ground-level human services. Plans also include the construction of a 7-story apartment building with 75 affordable housing dwelling units over retail space. Parking will be provided below-grade for 39 vehicles. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Christopher Szala of Community House Mental Health Agency. Construction will require the demolition and removal of an existing structure on the site. Plans rely on a pending MHA upzone. For additional information on this project, contact the applicant's contact, Bill Singer, at 206-787-1372.

6-Story 50-Unit Belltown Area Mixed-Use Apartment-Retail Development Receives Conditional DNS Approval

SEATTLE

A mixed-use residential and retail development, planned for a site located at 3010 First Avenue in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 6-story building containing 50

apartment dwelling units above 1,900 square feet, ground-level retail space. No parking is proposed. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Dale Fonk of Encore Apartments 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.

22-Lot Spokane Valley Area Residential Subdivision Project Receives DNS Approval

SPOKANE VALLEY

A residential subdivision development, slated for five land parcels totaling 7.3-acres located at 4121 South Sundown Drive in the Spokane Valley area, has been issued a determination of non-significance. The action will allow the developers to divide the site into 22 single-family residential building lots. The city of Spokane Valley has issued the permitting to the applicants, who are Dennis and Melissa Crapo. The project will be known as Ponderosa East second addition. For additional information on this project, contact the applicant's contact, Todd Whipple of Whipple consulting Engineers, at 509-893-2617.

Lynnwood Area Elementary School Facility Replacement Project Moving Forward

LYNNWOOD

An elementary school development, planned for a site located at 17405 Spruce Way in the Lynnwood area, has been issued a determination of non-significance. The action will allow the developers to construct a new elementary facility with a single-story gymnasium and commons area. Phase two will include construction of a 2-story main classroom building. The existing covered play area structure will be removed during phase one and all other structures will be removed during phase two. Edmonds School District No. 15 has issued the required permitting for this school project. The project will be known as Spruce Elementary School replacement. For additional information on this project, contact the applicant's contact, Matt Finch, at FinchM@edmonds.wednet.edu, or call 425-431-7167.

7-Story 156-Unit Rainier Valley Area Apartment & Live Work Development In Early Design Review Phase

SEATTLE

A mixed-use residential and commercial development, in planning for a site located at 3208 Claremont 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 7-story building with 152 apartment dwelling

units and four live-work units. Plans include parking for 109 vehicles. The applicant for this project is Carl Haglund of Claremont Properties LLC. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Myloan Nguyen, at 206-763-8496.

6-Story 111-Unit Seattle Area Residential Apartment Project In Early Design Review Phase

SEATTLE

A residential development, in planning for a site located at 216 10th 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 6-story apartment building containing 111 dwelling units. No parking is proposed. The applicant for this project is Sammy Lee of Sam and Jenny Inc. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Macksoud Khan, at 650-575-5284.

Seattle Area Combined Sewer System Retrofit Project Receives DNS Approval

SEATTLE

A project planned for a property located at SW

Andover Street and 26th Avenue SW in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to replace a flow regulator with an electric motor actuated slide gate. Plans include a new maintenance hold structure and a new precast concrete vault with a hinged access hatch system, new roadside electrical cabinet and components, new electrical/communication conduits, wiring and instrumentation in the Seattle Public Utilities sewer system. Two electrical cabinets will be removed. For more information on this project, contact Better Meyer of Seattle Public utilities, at 206-386-1999.

4-Story 51-Unit Fremont Area Mixed-Use Apartment-Retail Development Receives Conditional DNS Approval

SEATTLE

A mixed-use residential and retail development, planned for a site located at 1216 North 42nd Street in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 4-story apartment building with 51 dwelling units and will feature retail space. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Peter Locke of Isola Homes. 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 May, at 206-367-1382, extension 103.

4-Story 8-Unit Seattle Area Apartment Addition Project In Revised Application

SEATTLE

A residential development, proposed for a site located at 2400 South Hill Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 4-story addition containing eight dwelling units to an existing six unit apartment building. The city of Seattle has received

this revised request from the applicant, who is Jean Bounpaseuth. For additional information on this project, contact the applicant's contact, Mark Wierenga, at 206-784-1614.

4-Story 78-Unit Central Area Mixed-Use Residential-Retail Development Receives Conditional DNS Approval

SEATTLE

A mixed-use residential and retail development, planned for a site located at 2524 South Jackson Street in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to



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 of grass. The shovel's handle is red and has the '811' logo on it. At the bottom of the advertisement, the text 'Utilities Underground Location Center' is written in a smaller font, followed by 'Keeping Buried Utilities Safe Since 1978'. To the right of this text, the website 'CallBeforeYouDig.org' is displayed in a large, bold, yellow font with a black outline.

construct a 4-story apartment building containing 75 dwelling units, three live-work units and retail space. Plans include parking for 23 vehicles. The city of Seattle has issued the required permitting, with conditions, to the applicant, who is Cao Huynh of Land Far 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.

3-Story 50-Unit Delridge Area Residential Apartment Project In Early Design Review Phase

SEATTLE

A residential project, in planning for a site located

at 6955 Delridge Way 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 3-story apartment building with 50 dwelling units. Plans include parking for 49 vehicles. The applicant for this project is Ryan Moore of Seattle Housing Authority. For additional information on this project, contact the applicant's contact, Rumi Takahashi, at 206-623-1104.

7-Story 48-Unit Ballard Area Mixed-Use Residential-Retail Development In Early Design Review Phase

SEATTLE

A mixed-use residential

and retail development, planned for a site located at 5409 Leary Ave 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 7-story apartment building with 40 efficiency dwelling units, eight apartment dwelling units and ground-level retail space. No parking is proposed. Construction will require a contract rezone from NC3-65 to NC3-75. The applicant for this project is Heisenberg LLC. For additional information on this project, contact the applicant's contact, Mike Skidmore, at 206-453-3645, extension 101.

3-Story 5,900 SF

Wallingford Area Office & Retail Project Receives Conditional DNS Approval

SEATTLE

A commercial development, slated for a site located at 1326 N Northgate Way in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 3-story office building with 3,500 square feet, ground-level retail space. Plans include below-grade parking for 37 vehicles. The city of Seattle has issued the required permitting, with conditions, to the applicant, who is Kevin Conroy of Blue Rooster Development Partners LLC. Construction will

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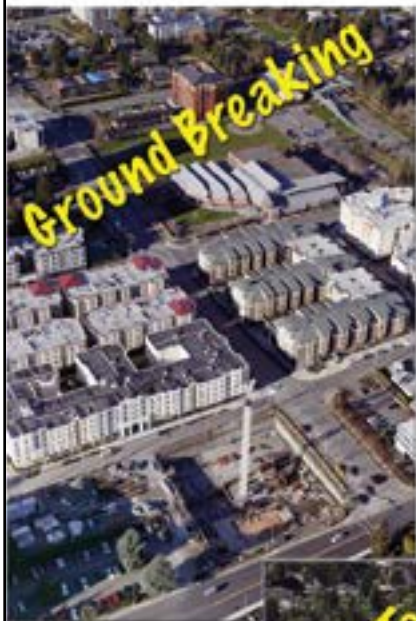
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require the demolition and removal of an existing structure on the site. For additional information on this project, contact the applicant's contact, Myer Harrell, at 206-344-5700, extension 264.

3-Story Fremont Area Office-Restaurant-Retail Development Receives DNS Approval

SEATTLE

A commercial development, slated for a site located at 401 N 36th Street in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 3-story office building with ground-level retail and restaurant space. Plans include parking for 25 vehicles. The city of Seattle has issued the required permitting to the applicant, who is Ira Gerlich of Fremont HQ 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, Cody Lodi, at 206-344-5700.

7-Story 110-Unit Capitol Hill Area Mixed-Use Apartments & Community Center Project Receives Conditional DNS Approval

SEATTLE

A mixed-use development, planned for a property located at 923 East John Street in the Seattle

area, has been issued a determination of non-significance. The action will allow the developers to construct a 7-story apartment building containing 110 dwelling units and a community center. Plans include parking for 30 vehicles accessory to 123 10th Avenue. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Jill Sherman. For additional information on this project, contact the applicant's contact, Grace Kim, at 206-285-1589.

16-Unit South Beacon Hill Area Residential Townhouse Project In Design Review

SEATTLE

A residential townhouse development, in planning for a site located at 8620 39th 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 seven townhouse buildings to house 16 dwelling units. Plans include associated parking for 16 vehicles. The applicant for this project is Dan Swallow. For additional information on this project, contact the applicant's contact, Megan McKay, at 206-523-6150.

16 & 17-Story South Lake Union Area Office Towers & Retail Development In Early Design Review Phase

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development, in planning for a site located at 1120 John 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 16-story and a 17-story office tower with associated retail space. Plans include parking for up to 1,200 vehicles. The applicant for this project is Rehman Nazerali of Onni Group. Construction will require the demolition and removal of a portion of the existing Seattle Times Building on the site. The existing façade will remain. For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

11-Lot Vancouver Area Residential Subdivision Project Issued Final DNS Permitting

VANCOUVER

A residential subdivision development, slated for a 1.57-acre site located west of the intersection of SE 192nd Street and SE 15th Street in the Vancouver area, has been issued a final determination of non-significance. The action will allow the developers to divide the site into 11 single-family residential building lots. The city of Vancouver has issued the permitting to the applicant, who is Norm Harker of Harker Engineering. The project will be called Coiteux. For additional information on this project, contact the applicant's contact,

Norm Harker of Harker Engineering, at norm@harkerengineering.com, or call 369-699-2206.

8-Story Seattle Area Children's Hospital Addition Development Progressing

SEATTLE

A medical development, planned for a site located at 4800 Sand Point Way NE in the Seattle area, is the subject of a request to construct an 8-story addition to the existing Seattle Children's Hospital. Plans include an additional 308 parking spaces. The director of the Seattle Department of Construction and Inspection has determined the hospital's final environmental impact statement with addendum adequately describes and assesses the adverse impacts of the proposal and the project has been conditioned to mitigate impacts. The applicant for this project is Todd Johnson of Seattle Children's Hospital. For additional information on this project, contact the applicant's contact, Tobin Thompson, at 206-521-3412.

36-Unit Deer Park Area Residential Subdivision Project In Line For DNS Approval

DEER PARK

A residential subdivision development, proposed for a 12.5-acre site located at 100 N. Weber Avenue in the Deer Park area, has been

issued a determination of non-significance. The action will allow the developers to divide the site into 36 single-family residential building lots. Plans include two access roads and public utilities. The city of Deer Park, using the optional SEPA process, has issued the permitting to the applicant, who is, Robert Reilly. The project will be known as Haven Heights preliminary long plat. For additional information on this project, contact the applicant's contact, Todd Whipple, Whipple Consulting Engineer, 509-893-2617.

19,844 SF Tumwater Area Mini-Storage Development Receives DNS Approval

TUMWATER

A commercial project slated for a site located at 602 Durrell Road SE in the Tumwater area, has been issued a determination of non-significance. The action will allow the developers to construct a 2-story, 19,844 square foot mini-storage building. Plans include utilities, landscaping and associated parking. The city of Tumwater has issued the required permitting to the applicant, who is Aaron Borden of AJB Landscaping & Fence. The project will be called AJB Mini-Storage. For more information on this project, contact Mr. Borden, at 360-789-3707.

3-Story 63-Unit North Queen Anne Area

Residential Apartment Project In Early Design Review Stage

SEATTLE

A residential development, in planning for a site located at 609 W Nickerson Street in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct a 3-story residential building with 63 small efficiency dwelling units. Plans include parking for 34 vehicles. The applicant for this project is Craig Haveson. For additional information on this project, contact the applicant's contact, Michelle Linden, at 206-395-4392.

5,200 SF Bellevue Area

Office Building Project In Line For DNS Approval

BELLEVUE

An office development, planned for a site located at 10845 Main Street in the Bellevue area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 2-story, 5,200 square foot office building. Plans include below-grade parking. The city of Bellevue, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Freiheit and Ho Architects. Construction will require the demolition and removal of an existing 1,400 square foot structure on the site. For additional information



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FRAMING THE SKY3 APARTMENTS

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



- In February of 2016 the framing installation was completed.

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

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

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

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

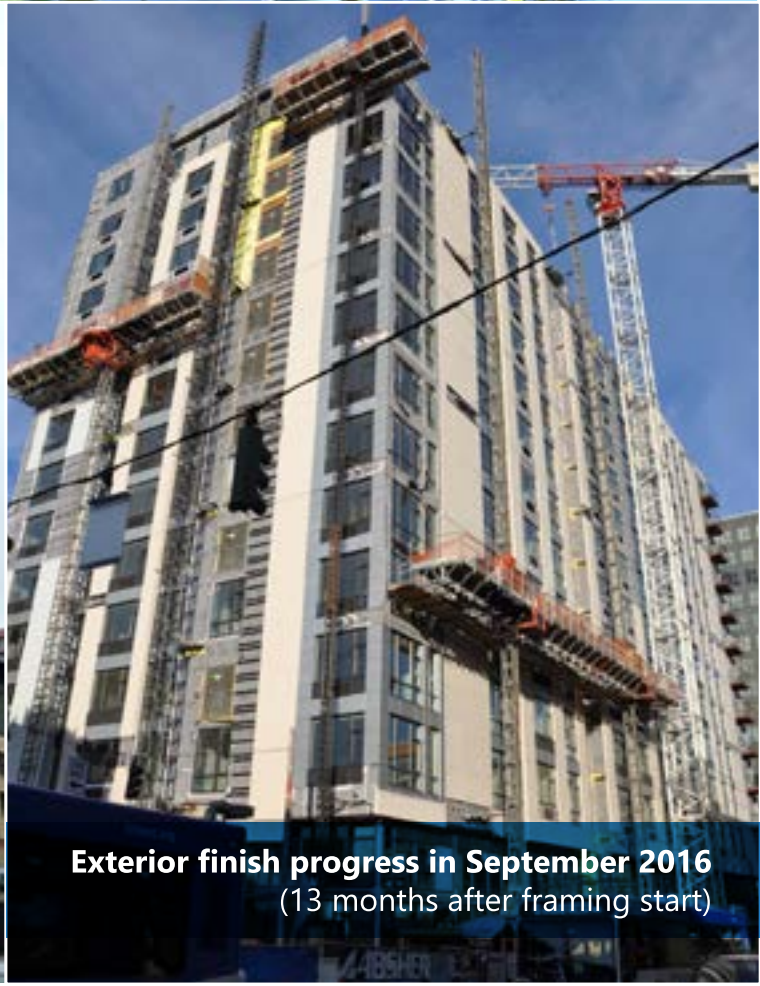
The MFBS™ steel framing panel modules were both fabricated and installed by Alliance Steel Fabrication of Tacoma Washington.

The framing team members included:

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

FRAMING STAGES:





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

MORE ABOUT IGB SYSTEM'S MFBS™ FRAMING SYSTEM:

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SOME PRODUCT INFORMATION:

- Modular Frame Building System (MFBS™) wall **panels come in four types:** Shear, Bearing, Window, & Door panels.
- MFBS™ Integrated Brace **Shear Wall Panels do not require plywood, OSB or steel strong ties** to achieve structural shear or diaphragm.
- MFBS™ Gravity Load **Bearing Wall Panels do not require bridging, blocking, or hold-downs** to transfer loads.
- The wall **panels install quickly and easily.** This is a simple easy to use system.
- MFBS™ wall panels integrate seamlessly with other construction components, you can use:
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 - Any truss system**
 - Any Exterior finish:** brick, stucco, metal, wood or specialty finishes
 - Any Foundation type:** slab-on-grade, foundation, PT, poured in place, or pilings
 - Any Interior finish** all will be straight and true
- Authorized MFBS™ **wall panel supplier-fabricators adhere to stringent UL Certification,** quality control standards, and material traceability
- Wall Panels are typically 6" in depth, and can vary in width & height based upon architectural design. A typical wall panel used in a mid-rise building would weigh 300 pounds.
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on this project, contact the applicant's contact, Craig Carney of Freiheit and Ho Architects, at 425-827-2100.

7-Story 46-Unit Rainier Valley Area Residential Apartment Project In The Works

SEATTLE

A residential development, proposed for a site located at 2910 South Byron Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 7-story apartment building containing 46 small efficiency dwelling units. No parking is proposed. The city of Seattle has received this request from the applicant, who is Carl Haglund. 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.

7,200 SF Everson Area Retail Auto Parts Store Project Receives DNS

Approval

EVERSON

A retail development slated for a property located at the southwest corner of East Main Street and Blair Drive in the Everson area, has been issued a determination of non-significance. The action will allow the developers to construct a 7,200 square foot auto parts store. Plans include utilities, parking and stormwater management facilities. The city of Everson has issued the permitting to the applicant, who is O'Reilly Auto Enterprises LLC. The project will be known as Everson O'Reilly Enterprises. For additional information on this project, contact the applicant's contact, Jared Minor of O'Reilly Auto Enterprises, at 417-862-2674.

5-Story 111-Room Puyallup Area Hotel Development In Line For Mitigated DNS Approval

PUYALLUP

A commercial project, planned for a site located at 821 39th Avenue SW in the Puyallup area, is

in line to be issued a mitigated determination of non-significance. The action will allow the developers to construct a 5-story hotel with 111 guest rooms. Plans include utilities, stormwater controls, landscaping, street improvements and off-street parking. The city of Puyallup, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Trimark Hospitality. The project will be known as LaQuinta Inn. For additional information on this project, contact the applicant's contact, Al Jiwani of Trimark Puyallup Hospitality, at 253-876-7500.

Chehalis Area Mixed-Use Housing Shelter & Offices Project Receives DNS Approval

CHEHALIS

A mixed-use development slated for a site located at 1176 SE Washington Avenue in the Chehalis area, has been issued a determination of non-significance. The action will allow the developers to construct a first floor office space 24

emergency shelter housing units on the upper floors. A zoning change is required to accommodate this project. The city of Chehalis has issued the permitting to the applicant, who is Human Response Network. The project will be known as Human Response Network emergency shelter and community facility. For additional information on this project, contact the applicant's contact, Anthony E. Ketchum at 360-748-1685.

205,000 SF Kent Area Commercial-Industrial Park Development In Line For Mitigated DNS Approval

KENT

A commercial development, planned for a site located at 31001 144th Avenue SE in the Kent area, is in line to be issued a determination of non-significance. The action will allow the developers to construct six buildings ranging in size from 5,000 to 40,000 square feet for commercial and industrial spaces. King County, using the

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optional SEPA process, is expected to issue the permitting to the applicant, who is Pacific Raceways LLC. Plans will require 1 million cubic yards of gravel. The project will be known as Pacific Innovation Center/Pacific Motorsports Park. For additional information on this project, contact the applicant's contact, Jason Florito of Pacific Raceways LLC, at Jason@pacificraceways.com, or call 206-477-0449.

5-Story 18-Unit Capitol Hill Area Residential Apartment Development In Design Review Phase

SEATTLE

A residential project, in planning for a site located at 1106 East Denny 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 5-story residential building containing 10 small efficiency dwelling units and eight apartment dwelling units. No parking is proposed. The applicant for this project is Edson Gallaudet. 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, Steve Bull, at 206-903-5414.

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

BATTLE GROUND

A residential subdivision development, planned for

sites totaling 2.86-acres located at 23919, 23937 and 23939 NE 132nd Avenue in the Battle Ground area, is in line to be issued a determination of non-significance. The action will allow the developers to divide the site into 10 single-family residential building lots. The city of Battle Ground is expected to issue the required permitting to the applicant, who is Greer & Greer. The project will be known as Parkwood Place. For additional information on this project, contact the applicant's contact, Ed Greer of Greer & Greer, at 360-448-0425.

4-Story 42-Unit Central Area Residential Apartment Development Application

SEATTLE

A residential project, proposed for a site located at 125 15th Avenue in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 4-story apartment building containing 42 small efficiency dwelling units. No parking is proposed. The city of Seattle has received this request from the applicant, who is Shu Chuan Chang of Big 3 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, Qi Qi, at 425-985-7817.

Seattle Area Community

Center Arena Renovation Project In The Works

SEATTLE

A community project, planned for a site located at 334 First Avenue North in the Seattle area, is the subject of a public hearing being held. The hearing is being held to discuss a request to renovate the existing Seattle Center Arena by constructing a new entry atrium, vehicle tunnel, below-grade loading dock and expand current seating and circulation. A draft environmental impact statement is available. The applicant for this project is Francesca Bodie of Oak View Group. For additional information on this project, contact the applicant's contact, Rico Quirindongo, at 206-849-6128.

5,000 SF Spokane Valley Area Middle School Remodel Project Receives DNS Approval

SPOKANE VALLEY

A school facility project, planned for a site located at 3915 South Pines Road in the Spokane Valley area, has been issued a determination of non-significance. The action will allow the developers to construct upgrades to an existing middle school. Plans include a new 5,000 square foot classrooms addition, HVAC, associated safety/code-related upgrades and parking lot modifications. Central Valley School District has issued the permitting to Central Valley School District 356. The



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project will be known as Horizon Middle School addition/modernization. Construction will require demolition and removal to accommodate the addition. For additional information on this project, contact the applicant's contact, Jay Rowell of Central Valley School District, at jrowell@cvsd.org, or call 509-228-5556.

12-Lot Duvall Area Residential Townhouse Project Application

DUVALL

A residential subdivision development, slated for a property located at NE 143rd Pl and Third Avenue in the Duvall area, is the subject of a recent application. The developers have requested permission to

construct to divide the site into 12 single-family residential building lots. The city of Duvall has received this request from the applicant, who is Duvall 143 LLC. For additional information on this project, contact the applicant's contact, Sheri Greene of AHBL, at sgreene@ahbl.com, or call 253-383-2422.

3-Story 18-Unit Wallingford Area Residential Apartment Project Application

SEATTLE

A residential development, proposed for a site located at 1619 North 46th Street in the Seattle area, is the subject of a recent application. The developers have

requested permission to construct a 3-story apartment building with 18 small efficiency dwelling units. No parking is proposed. The city of Seattle has received this request from the applicant, who is Tatiana Gershandovich of Sound Housing 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, Randall Spaan, at 206-720-0166.

6-Story 56-Unit Lake City Area Residential Apartment Development In Design Review Phase

SEATTLE

A residential apartment

project, in planning for a property located at 14337 32nd 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 6-story building containing 56 dwelling units and parking for 28 vehicles. The applicant for this project is George Webb. 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, Karen Biran, at 206-440-0330.

Fife Area Truck Stop Redevelopment Project Receives Mitigated DNS Approval



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FIFE

A project planned for a site located at 1501 Port of Tacoma Road East in the Fife area, has been issued a mitigated determination of non-significance. The action will allow the developers to raze and rebuild a convenience store, construct a tire shop and new parking lot on the north land parcel. The city of Fife has issued the permitting to the owner, who is Love's Travel Stops and Country Stores. For additional information on this project, contact the applicant's contact, Kym Van Dyke, at 801-593-6767.

108-Unit Sumner Area Mixed-Use Residential-Retail Development In The Works

SUMNER

A mixed-use residential and retail project, proposed for a 3.4-acre site located at 15301 Main Street East in the Sumner area, is the subject of a recent application. The developers have requested permission to construct nine apartment buildings containing 108 dwelling units above 1,600 square feet, ground-level retail and leasing office. The buildings will range between one and three stories. Plans include on-site parking for 157 vehicles. The city of Sumner has received this request by the applicant, who is Washington Market LLC. The project will be called Washington Market Apartments. For additional information on this

project, contact the applicant's contact, Brett Allen of Contour Engineering, at brett.allen@contouren-gineering.com, or call 253-299-5520.

8-Story 85-Unit South Lake Union Area Residential Apartment Project Receives Conditional DNS Approval

SEATTLE

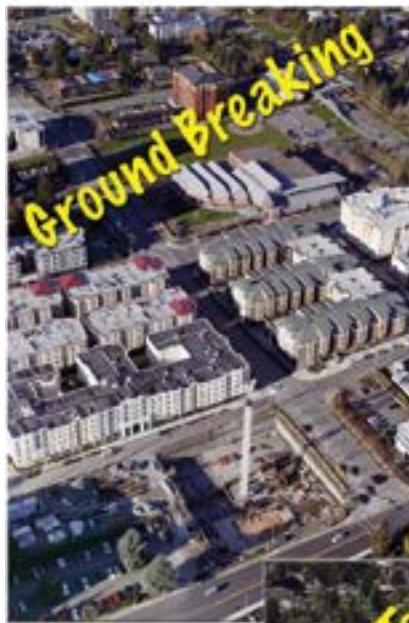
A residential development, slated for a site located at 1110 Dexter Avenue North in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct an 8-story apartment building containing 85 dwelling units in an environmentally critical area. Plans include parking for 22 vehicles. The city of Seattle has issued the permitting to the applicant, who is Duncan Walker of 1101 Westlake LLC (Invesco). For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

Everett Area Retail Auto Dealership Expansion Project In Line For DNS Approval

EVERETT

A retail development, planned for a site located at 10611 Evergreen Way in the Everett area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 5,000 square foot auto

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showroom addition to an existing auto dealership. Plans include a 2,400 square foot service bay, a 3,100 square foot service bay entrance canopy and a 4,100 square foot building with 10 services bays. The city of Everett, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Kein Honda. For additional information on this project, contact the applicant's contact, Ross Jameson of 2812 Architecture, at 425-252-2153.

9-Unit Seattle Area Residential Rowhouse Project Application

SEATTLE

A residential development, proposed for

a site located at 6016 Sand Point Way NE in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 9-unit rowhouse structure. Plans include parking for nine vehicles. The city of Seattle has received this request from the applicant, who is Eric Lubert of Dacoda Homes 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, Miranda Wright, at 618-314-0018.

3-Story 63-Unit Queen Anne Area Residential Project In Early Design

Review Phase

SEATTLE

A residential apartment development, in planning for a site located at 609 West Nickerson Street in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct a 3-story apartment building containing 63 small efficiency dwelling units and parking for 34 vehicles. The applicant for this project is Craig Haveson. For additional information on this project, contact the applicant's contact, Michelle Linden, at 206-395-4392.

2-Story Sand Point Area Maintenance Building

Project In The Works

SEATTLE

A project proposed for a property located at 8333 55th Avenue NE in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 2-story maintenance building at Sand Point Country Club. Eight existing parking spaces will be relocated. The city of Seattle has received this request from the applicant, who is Sand Point Country Club. 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, Jennifer Grant, at 206 470 7684.

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4-Story Mixed-Use Apartment-Commercial Development In Design Review Stage

SEATTLE

A mixed-use residential and commercial development, in planning for a site located at 5216 Delridge Way 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 building containing one apartment dwelling unit and ground-level commercial space. No parking is proposed. This project is to be considered with another project order for shared access. 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, Laura Follis, at 206-784-1614.

7-Story 74-Unit Capitol Hill Area Mixed-Use Apartment-Retail Project Receives Conditional DNS Approval

SEATTLE

A mixed-use residential and retail development, planned for a site located at 123 10th Avenue 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 with 74 apartment dwelling units and ground-level retail space. Plans include below-grade parking

for 25 vehicles and an additional 30 parking spaces at 923 East John Street. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Jill Sherman. For additional information on this project, contact the applicant's contact, Grace Kim, at 815-285-1589.

16-Lot Bothell Area Residential Subdivision Project Receives DNS Approval

BOTHELL

A residential subdivision development, slated for a 2.25-acre site located at 23 Jonathon Road in the Bothell area, has been issued a determination of non-significance. The action will allow the developers to divide the site into 16 single-family residential building lots. Snohomish County has issued the permitting to the applicant, who is Harbour Homes LLC. For additional information on this project, contact the applicant's contact, Jamie Waltier of Harbour Homes LLC, at jwaltier@harbourhomes.com, or call 206-315-8130.

Seattle Area High School Addition Portable Classrooms Project In The Works

SEATTLE

A high school facility development, proposed for a site located at 1410 NE 66th Street in the Seattle area, is the subject of a meeting being held by the departure advisory committee.



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Plans call for the addition of portable classrooms at Roosevelt High School. On-site parking would be reduced. For further information on this project, contact Maureen Sheehan of Seattle Department of Neighborhoods, at 206-684-0302.

45-Lot Spokane Area Residential Subdivision Project Receives DNS Approval

SPOKANE

A residential subdivision development, slated for a 7.14-acre site located at 6307 West Thorpe Road in the Spokane area, has been issued a determination of non-significance. The action will allow the developers to divide the site into 23 single-family residential building lots and 22 duplex building lots. Spokane County has issued the permitting to the applicant, who is West Meadows Spokane LLC. The project will be known as West Meadows First Addition preliminary plat. For additional information on this project, contact the applicant's contact, Jeff Paulus of TAP Properties, at 509-435-1889.

University Village Area Retail & Parking Garage Development Receives DNS Approval

SEATTLE

A commercial project, slated for a site located at 4500 25th Avenue NE in the Seattle area, has been issued a determination of non-significance.

The action will allow the developers to construct five retail buildings and a 7-story parking garage to accommodate up to 742 vehicles. The city of Seattle has issued the permitting to the applicant, who is University Village. Construction will require the demolition and removal of a existing 10,000 square feet retail and 467 surface parking spaces on the site. For additional information on this project, contact the applicant's contact, Andy Paroline, at 206-719-0339.

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

OLYMPIA

A residential subdivision development, slated for a 4.9-acre site located at 1607 Abernethy Road NE in the Olympia area, has been issued a mitigated determination of non-significance. The action will allow the developers to divide the site into 29 single-family residential building lots and four open space tracts totaling .6-acre. Thurston County has issued the permitting to the applicants, who are Robert and Melinda Presley. For additional information on this project, contact the applicant's contact, Chris Merritt of Olympic Engineering, at chris@olyeng.com, or call 360-705-2474.

162-Unit Mead Area Commercial Mini-Stor- age Development In Line For DNS Approval

MEAD

A commercial project, planned for a 3.22-acre property located at 15615 North Newport Highway in the Mead area, is in line to be issued a determination of non-significance. The action will allow the developers to construct five new mini-storage buildings containing a total of 162 storage units. Spokane County, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Harley C Douglass Inc. The project will be known as Pay-N-Pak Mini-Storage expansion. For further information on this project, contact Mr. Douglass at 5520 N. Florida St., Spokane, WA 99217, or call Julie Shatto

of Spokane County at 509-477-7128.

7-Story 35-Unit West Seattle Area Residential Apartment Project In Design Review

SEATTLE

A residential development, in planning for a site located at 3084 SW 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 7-story apartment building with 35 dwelling units. No parking is proposed. The applicant for this project is Aleksey Guyvoronsky. 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.

Haller Lake Area Mini-Warehouse Addition Development In The Works

SEATTLE

A commercial project, proposed for a site located at 1430 North 130th Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct an addition to a mini-warehouse. Plans call for parking for 10 vehicles and four loading stalls. The city of Seattle has received this request from the applicant, who is James Thomson of Extra Space Storage. Construction will require the demolition and removal of 17 existing parking stalls on the site. For additional information on this project, contact the applicant's contact, Casey Kispert, at 206-324-4800, extension 115.

8-Unit Lake City Area Residential Rowhouse Project Application

SEATTLE

A residential development, proposed for a property located at 12535 35th Avenue NE in the Seattle area, is the subject of a recent application. The developers have requested permission to construct two rowhouse buildings containing a total of eight dwelling

units. Plans include parking for eight vehicles. The city of Seattle has received this request from the applicant, who is David DeLap of Habitat for Humanity. For additional information on this project, contact the applicant's contact, Brian Thaete, at 425-885-4300, extension 308.

12-Story South Lake Union Area Office-Retail Development In The Works

SEATTLE

A commercial development, proposed for a site located at 1150 Eastlake Avenue in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 12-story office building with retail sales and service. Plans include parking for 159 vehicles. The city of Seattle has received a shoreline substantial development application from the applicant, who is John Cox of ARE-Seattle No. 27 LLC (Alexandria Real Estate Equities). An addendum to the South Lake Union Height and Density Alternatives environmental impact statement has been issued. 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, Marc Oplinger, at 206-654-2133.

27-Lot Enumclaw Area



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Residential Subdivision Project In Line For Mitigated DNS Approval

ENUMCLAW

A residential subdivision development, slated for a 7.55-acre site located at 209 Warner Avenue and Watson Street in the Enumclaw area, is in line to be issued a mitigated determination of non-significance. The developers have plans to divide the site into 27 single-family residential building lots. The city of Enumclaw, using the optional SEPA process, is expected to issue the permitting to the applicant, who is John Koopman. The project will be known as Koopman preliminary plat. For additional information on this project, contact the applicant's contact, Ryan givens of AHBL, at rgivens@ahbl.com, or call Dan Catron, city of Enumclaw at 360-615-5725.

6-Story 170-Unit Ballard Area Mixed-Use Residential-Retail Development In Early Design Review Phase

SEATTLE

A mixed-use residential and retail project, in planning for a site located at 2417 NW Market 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 6-story apartment building containing 170 dwelling units with ground-level retail. Plans include parking for 170

vehicles. The applicant for this project is CP VI Ballard (Carmel Partners). For additional information on this project, contact the applicant's contact, Matt Roewe, at 206-454-7939.

18,900 SF Renton Area Church Expansion Project In Line For Mitigated DNS Approval

RENTON

A religious facility development, planned for a site located at 3811 NE 21st Street in the Renton area, is in line to be issued a mitigated determination of non-significance. The action will allow the developers to expand the existing First Ukrainian Pentecostal Church to 18,900 square feet. Plans include an addition to the sanctuary and parking lot and stormwater infrastructure with two land parcels. The city of Renton, using the optional SEPA process, is expected to issue the permitting to the applicant, who is First Ukrainian Pentecostal Church. For additional information on this project, contact the applicant's contact, Andrey Kovak, at 428-239-0188.

3-Story 61-Unit Residential Development In Line For DNS Approval

TACOMA

A residential project, planned for a 1.907-acre site located at the 1300 block of East 69th Street in the Tacoma area, is in line to be issued a determination of non-significance. The action will

allow the developers to construct three, 3-story apartment buildings containing a total of 61 dwelling units. Plans include a long-term bicycle storage building and surface parking for 92 vehicles. The city of Tacoma, using the optional SEPA process, is expected to issue the permitting to the applicant, who is SNR NW Properties. The project will be called Quiet Meadows Apartments. For additional information on this project, contact the applicant's contact, Stephen Bridgeford of Contour Engineering, at 253-857-5454.

17-Story Denny Triangle Area Office-Retail Tower Development Progressing

SEATTLE

An office and retail project, planned for a site located at 2205 Seventh Avenue in the Seattle area, is the subject of a notice of adoption of existing environmental addendum and availability of addendum issued by the city of Seattle. Plans outline the construction of a 17-story office building with ground-level retail space. Plans include below-grade parking for 404 vehicles. An addendum to the downtown height and density environmental impact statement is being prepared. The applicant for this project is Acorn Development LLC (Amazon). For additional information on this project, contact

the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

26-Lot Tacoma Area Residential Subdivision Project Application

TACOMA

A residential subdivision development, proposed for a 3.34-acre land parcel located at the 14000 block of A Street in the Tacoma area, is the subject of a recent application. The developers have requested permission to divide the parcel into 26 residential building lots ranging in size from 3,219 to 4,353 square feet. The lots will contain duplexes and triplexes. Pierce County has received this request from the applicant, who is Suls Family LLC. The project will be known as Mitchell A Street plat. For additional information on this project, contact the applicant's contact, Sheri Greene of AHBL, at sgreene@ahbl.com, or call 253-383-2422.

7-Story 90-Unit Capitol Hill Area Residential Apartment Project Application

SEATTLE

A residential development, proposed for a site located at 1717 Belmont Avenue in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 7-story apartment building containing 90 small efficiency dwelling units. No parking is proposed. The city of Seattle has

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received this request from the applicant, who is Pioneer Human Services. Construction will require the demolition and removal of an existing structure on the site. For additional information on this project, contact the applicant's contact, Kathryn Smith, at 206-623-1104.

3,900 SF Snohomish Area Church Addition Project Receives DNS Approval

SNOHOMISH

A religious facility development, slated for a site located at 1525 Park Avenue in the Snohomish area, has been issued a determination of non-significance. The action will allow the developers to construct a 3,900 square foot addition to the existing St. Michael's Church courtyard area. This addition will connect the church building and the religious education building. Plans include new sidewalks, a fire sprinkler system and minor renovation to the church structure, including seismic upgrades. The city of Snohomish has issued the required permitting to the applicant, who is St. Michaels Catholic Parish. For additional information on this project, contact the applicant's contact, Michele Hill of Broderick Architects, at 206-682-7525.

4-Story 42-Unit Fremont Area Mixed-Use Apartment-Retail Development In Design Review Phase

SEATTLE

A mixed-use residential

and retail project, in planning for a site located at 4453 Stone Way 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 4-story apartment building with 42 dwelling units and retail space. Plans include parking for 16 vehicles. The applicant for this project is John Schack of Stone N Allen 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, Craig Belcher, at 206-295-0613.

15-Lot Bremerton Area Residential Subdivision Project In Line For DNS Approval

BREMERTON

A residential subdivision project, planned for a property located on Sylvan Way near Pine Road in the Bremerton area, is in line to be issued a determination of non-significance. The action will allow the developers to divide the property into 15 residential building lots and open space. Plans include stormwater control facilities, landscaping and associated parking. The city of Bremerton, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Southwind Custom Homes. The subdivision will be called Greystone. For

additional information on this project, contact the applicant's contact, John Schumacher of Southwind Custom Homes, at 360-731-0769.

18-Unit Parkland Area Residential Apartment & Recreation Development In Line For DNS Approval

PARKLAND

A residential project, planned for sites located at 11003 and 11007 50th Avenue East in the Parkland area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 19,900 square foot apartment building containing 18 dwelling units and a 2,500 square foot recreation building. Pierce County, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Summit Terrace Apartments LLC. The project will be known as Summit Terrace phase two. For additional information on this project, contact the applicant's contact, Tim Holderman of Sound Engineering, at 253-878-5392.

126-Lot Ridgefield Area Residential-Commercial Subdivision Development Receives DNS Approval

RIDGEFIELD

A subdivision development, slated for a 35.5-acre site located at 1200 North 65th Avenue in the Ridgefield area, has been issued a determination of non-significance. The action will allow the

developers to divide the site into 126 residential building lots on the east side and lots for office and commercial use on the west side. One building lot will be utilized by a distribution facility. The city of Ridgefield has issued the required permitting to the applicant, who is Hinton Development LLC. For additional information on this project, contact the applicant's contact, Joe Melo of Hinton Development, at 360-921-7410.

69,200 SF Fife Area Retail Grocery & Warehouse Project Receives Mitigated DNS Approval

FIFE

A commercial development, planned for a site located at the southwest corner of 70th Avenue East and 20th Street East in the Fife area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a 55,000 square foot warehouse and a 14,200 square foot grocery store with an option for an additional 6,000 square foot storage area dependent on future tenant use. The city of Fife has issued the permitting to the applicant, who is Davis Development Services LLC. For additional information on this project, contact the applicant's contact, Jeff Davis, at 253-872-9522.

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Receives Conditional DNS Approval

SEATTLE

A residential apartment development, planned for a site located at 12303 15th 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 residential dwelling units. Plans include parking for 35 vehicles. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Yu Xiahou of Pinehurst Real Estate LLC. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Jeff Walls, at 206-466-1225.

39,500 SF Yakima Area Retail Addition & Warehouse Development In Line For DNS Approval

YAKIMA

A commercial project, planned for a property located at 2112 South First Street in the Yakima area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 31,100 square foot warehouse, a 7,200 square foot addition to an existing retail building and a 1,200 square foot hay storage building. Plans call for the relocation of a 3,000 square foot retail garden structure, creating additional

hard-surfaced area for fenced outdoor storage and addition 92 parking spaces for a total of 175 parking spaces. The city of Yakima, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Coastal Farm Real Estate. The project will be known as Coastal Farm and Ranch. For additional information on this project, contact the applicant's contact, PLSA Engineering & Surveying, at 509-575-6990.

Ballard Area Change-Of-Use Assisted Living-To-Apartment Development In Revised Application

SEATTLE

A change of use project, proposed for a site located at 1710 NW 57th Street in the Seattle area, is the subject of a revised application. The developers have requested permission to change the use of an existing assisted-living building to five additional apartment dwelling units for a total of 80 dwelling units. The city of Seattle has received this request from the applicant, who is Chris Rosenstock of ACP Ballard I LLC. For additional information on this project, contact the applicant's contact, James Brown, at 425-456-0606.

26-Unit Seatac Area Residential Townhouse Project Receives DNS Approval

SEATAC

A residential townhouse development, slated for a 1.47-acre site located at 2857 South 152nd Street in the Seatac area, has been issued a determination of non-significance. The action will allow the developers to construct six townhouse buildings to house a total of 26 dwelling units. The city of Seatac has issued the permitting to the applicant, who is Highlane properties LLC. For additional information on this project, contact the applicant's contact, Jeremy Rene of Rene Architecture, at 206-721-1424.

3-Story 100-Room Seatac Area Retail Hotel Expansion Project In Line For DNS Approval

SEATAC

A hotel expansion project, planned for a site located at 3100 South 192nd Street in the Seatac area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 3-story, 44,300 square foot addition to an existing hotel. The number of guest rooms will increase from 119 to 219 rooms. Plans include increased parking to 186 stalls. The city of Seatac, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Clark J. Barnes. The project will be called Country Inn & Suites. For additional information on this project, contact the applicant's contact, Lauren Garkel of Clark Barnes, at lgarkel@

clarkbarnes.com, or call 206-782-8208.

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

SEATTLE

A residential townhouse development, in planning for a site located at 8625 39th 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 four townhouse buildings with a total of 10 dwelling units. Plans include associated parking for 10 vehicles. The applicant for this project is Dan Swallow. For additional information on this project, contact the applicant's contact, Megan McKay, at 206-523-6150.

Cashmere Area Industrial & Commercial Buildings Project Receives DNS Approval

CASHMERE

An industrial and commercial development, slated for a property located at the former Cashmere Mill site in the Cashmere area, has been issued a determination of non-significance. The action will allow the developers to construct three to five light-industrial and commercial buildings totaling 68,000 square feet to 76,000 square feet. Each building will range in size from 7,000 square feet to 40,000 square feet. The city of Cashmere has



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issued the required permitting to the owner, who is Port of Chelan County. For additional information on this project, contact the applicant's contact, Laura Jaecks, capital projects manager of Port of Chelan County, at laura@ccpd.com, or call 509-661-3118.

13-Lot Marysville Area Residential Subdivision Project Receives DNS Approval

MARYSVILLE

A residential subdivision development, planned for a 39.1-acre property located at the terminus of 115th Avenue NE, 2 miles north of 84th Street NE in the Marysville area, has been issued a determination of non-significance. The action will allow the developers to divide the property into 13 single-family residential building lots. Snohomish County has issued the permitting to the owner, who is DHB Enterprises LLC. The project will be called Creekside Terrace. For additional information on this project, contact the applicant's contact, Rich Weiss of DHB Enterprises, at 425-359-9021.

110,400 SF Spokane Valley Area Warehouse Development Receives DNS Approval

SPOKANE VALLEY

A warehouse development, slated for a property located at 15909 East Marietta Avenue in the Spokane Valley area, has

been issued a determination of non-significance. The action will allow the developers to combine three land parcels into one and construct a 110,400 square foot warehouse with 173 parking spaces. A fourth land parcel will be used for future expansion of 39,200 square feet with 47 parking spaces. The city of Spokane Valley has issued the required permitting to the applicant, who is SDS West Plains LLC. For additional information on this project, contact the applicant's contact, Clay Conrad, architect of Garco Construction, at cwc@garco.com, or call 509-535-4688.

54,300 SF Lynnwood Area Warehouse-Office Project In The Works

LYNNWOOD

An office and warehouse development, proposed for a site located at 12911 Beverly Park Road in the Lynnwood area, is the subject of a recent application. The developers have requested permission to construct a 54,300 square foot office and warehouse. Plans include site improvements. Snohomish County has received this request from the applicant, who is Tree Owl Properties LLC. For additional information on this project, contact the applicant's contact, Carmel Gregory of CG Engineering, at carmelg@cgengineering.com, or call 425-778-8500.

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