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**October 2018**



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**About Our Reports**

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

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

**Cover Photo:** Seattle looking towards Mount Rainier  
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## Burien Area Office & Towing Yard Project In Line For Mitigated DNS Approval

### BURIEN

A development planned for a site located at 725 South 176th Street in the Burien area, is in line to be issued a mitigated determination of non-significance. The developers have requested permission to construct an automotive towing yard and storage with office. Plans include street frontage improvements, landscaping and associated parking. The city of Burien, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Ed Linardic of LDG Architects, at 206-283-4764.

## 25-Lot Federal Way Area Residential Subdivision Project In The Works

### FEDERAL WAY

A residential subdivision development, proposed for a 4.8-acre site located near Star Lake at 4015 South 280th Street in the Federal Way area, is the subject of a recent application. The developers have requested permission to divide the site into 25 single-family residential building lots. Plans include a new cul-de-sac. King County has received this request by the owner, who is Cary Lang Construction. The project will be called Stafford Meadows. For additional information on this project, contact the applicant's contact,

Matt Reider of ESM Consulting Engineers, at 253-838-6113.

## 4-Story 47-Unit Mixed-Use Interbay Residential & Live-Work Development In Revised Permit Application

### SEATTLE

A mixed-use residential and live-work project, proposed for a site located at 2235 15th Avenue West in the Seattle area, is the subject of a revised application. The developers have requested permission to construct a 4-story building with 36 apartment dwelling units, eight small efficiency dwelling units and three live-work units. Plans include parking for 17 vehicles. The city of Seattle has received this request from the applicant, who is Charles Wathen of Little Lot LLC. For additional information on this project, contact the applicant's contact, Jeffrey Hummel, at 206-550-6070.

## 3-Story 90,400 SF Mill Creek Area Self-Storage Development Receives Mitigated DNS Approval

### MILL CREEK

A retail development, slated for a 3.6-acre site located at 17414 Bothell-Everett Highway in the Mill Creek area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a 3-story, 90,400 square foot self-storage



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facility. Plans include utility infrastructure, stormwater facilities, landscaping, frontage improvements and parking areas. The city of Mill Creek has issued the required permitting to the applicant, who is Gramor Development Washington LLC. The project will be called Cubes Self-Storage. For additional information on this project, contact the applicant's contact, David Pruin of Gramor Development Washington LLC, at DP@gramorwa.com, or call 206-284-4064.

#### **7-Story 114-Unit Green Lake 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 444 NE Ravenna Boulevard in the Seattle area, is working its way through the city of Seattle's design guidance-review phase. The developers have plans to construct a 7-story apartment building

containing 114 dwelling units and will feature retail space. Plans include parking for 24 vehicles and call for a contract rezone. The applicant for this project is Katherine Laird of Century Pacific. Construction will require the demolition and removal of existing buildings on the site. For additional information on this project, contact the applicant's contact, Amber French, at 206-523-6150.

#### **4-Story 78-Unit Capitol Hill Area Residential Apartment Project In Early Design Review Phase**

##### *SEATTLE*

A residential development, in planning for a site located at 1320 East Pine Street in the Seattle area, is working its way through the city of Seattle's design guidance-review phase. The developers have plans to construct a 4-story apartment building containing 78 residential dwelling units. Plans include parking for 38 vehicles. The applicant for this project is John Schack of

Revolve Development. Construction will require the demolition and removal of an existing building on the site. For additional information on this project, contact the applicant's contact, Craig Belcher, at 206-295-0613.

#### **36-Story Downtown Seattle Area Office-Retail Tower Development In The Works**

##### *SEATTLE*

A commercial project, proposed for a site located at 801 Third Avenue in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 36-story office building with retail space. Plans include parking for 387 vehicles. An addendum to the downtown height and density environmental impact statement is being prepared. The city of Seattle has received this request from the applicant, who is Broderick Smith of D LLC. Construction will require the demolition and removal of existing buildings on the site. For

additional information on this project, contact the applicant's contact, Jon O'Hare, at 425-301-9541.

#### **87,000 SF Spokane Valley Area Self-Storage Project In The Works**

##### *SPOKANE VALLEY*

A commercial development, proposed for sites totaling 4.2-acres located at 601, 613 and 623 South Pines Road in the Spokane Valley area, is the subject of a recent application. The developers have requested permission to construct an 87,000 square foot self-service storage facility in three phases. Spokane Valley has received this request from the applicant, who is Greg Davis. The project will be called South Pines Storage. For further information on this project, contact Mr. Davis at Pines RV and Boat Storage, at 509-928-7867.

#### **4-Story 78-Room Moses Lake Area Hotel Development In Line For DNS Approval**

##### *MOSES LAKE*

A commercial development, planned for a

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property located at 2400 South Maiers Road in the Moses Lake area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 4-story, 52,900 square foot hotel with 78 guest rooms, covered portico and reception area, a swimming pool and parking for 89 vehicles. The city of Moses Lake, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Columbia Basin Hotel Partners LLC. The project will be known as Hampton Inn. For more information on this project, contact Gilbert Alvarado at 509-764-3747.

### **6-Story 110-Unit Tacoma**

### **Area Mixed-Use Residential-Commercial Project In The Works**

#### *TACOMA*

A mixed-use residential and retail project, proposed for a site located at 3118 Sixth Avenue in the Tacoma area, is the subject of a recent application. The developers have requested permission to construct a 6-story, 148,200 square foot apartment building containing 110 dwelling units, ground-level commercial space and parking for 113 vehicles. The applicant for this project is Kirk Rector of 6th & Alder. Construction will require the demolition and removal of four existing buildings totaling 10,000 square feet. For additional information on

this project, contact Mr. Rector at 1145 Broadway Plaza, Suite 1405, Tacoma, WA 98402, or call 253-591-5121.

### **8-Unit Madison Valley Area Residential Townhouse & Rowhouse Project Receives DNS Approval**

#### *SEATTLE*

A residential development, slated for a site located at 119 and 123 26th Avenue East in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 4-unit townhouse building and a 4-unit rowhouse building in an environmentally critical area. Plans

include parking for eight vehicles located within the structures. The city of Seattle has issued the permitting to the applicant, who is Calvin White of Sound Property Investment Group LLC. Construction will require the demolition and removal of an existing residence on the site. For additional information on this project, contact the applicant's contact, Jonathan Lemons, at 206-306-5952.

### **3-Story 70-Unit North Queen Anne Area Residential Apartment Project In The Works**

#### *SEATTLE*

A residential development, proposed for a site located at 609 West Nickerson street



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in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 3-story apartment building containing 70 small efficiency dwelling units. Plans include parking for 17 vehicles. The city of Seattle has received this request from the applicant, who is Craig Haveson. Construction will require the demolition and removal of an existing building on the site. For additional information on this project, contact the applicant's contact, Michelle Linden, at 206-395-4392.

### **6,000 SF Spokane Valley Area Medical Detox Center Project In Line For DNS Approval**

#### *SPOKANE VALLEY*

A medical development, planned for a site located at 14108 East Third Avenue in the Spokane Valley area, is in line to be issued a determination of non-significance. The developers have requested permission to construct 6,000 square foot residential treatment facility. Plans include utilities, open space, fencing, landscaping and parking for eight vehicles. The city of Spokane Valley, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Arger Evergreen Boarding Home II LLC. The project will be known as Sequoia Detox Center. For additional information on

this project, contact the applicant's contact, Todd Whipple of Whipple Consulting Engineers, at 509-893-2617.

### **8-Unit Bellingham Area Mixed-Use Residential-Commercial Development In Line For DNS Approval**

#### *BELLINGHAM*

A mixed-use residential and commercial project, planned for a site located at 2524 Meridian Street in the Bellingham area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 3-story building containing eight dwelling units and one ground-level live-work unit plus retail space. Plans include landscaping and on-site parking accessed from the alley. The city of Bellingham, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is AVT Consulting. Construction will require the demolition and removal of an existing office building on the site. For additional information on this project, contact the applicant's contact, Francine St. Laurent of AVT Consulting, at Francine@avtconsulting.com, or call 360-527-9445.

### **1,137 FT Maple Valley Area Water Main Replacement Project Receives DNS Approval**

#### *MAPLE VALLEY*

A project planned for a site located at SE 230th Place in the Maple Valley area, has been issued a determination of non-significance. The action will allow the developers to construct 1,137 lineal feet of a 12-inch ductile iron water main and associated appurtenances within the Cedar River Trail. Plans include replacing 800 lineal feet of a 12-inch asbestos cement water main and about 650 lineal feet of a 4-inch ductile iron water main. Cedar River Water and Sewer District has issued the required permitting for this city project. For additional information on this project, contact the applicant's contact, Mike Amburgey of Cedar River Water and Sewer District, at mamburgey@crwsd.com, or call 425-255-6370.

### **4-Story 44-Unit Greenwood Area Mixed-Use Residential-Retail Development In Application**

#### *SEATTLE*

A mixed-use residential and retail project, proposed for a site located at 8105 Greenwood Avenue North in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 4-story building containing 44 small efficiency dwelling units and retail space. No parking is proposed. The city of Seattle has received this request from the applicant, who is Darin Granger of One 356 LLC. Construction will







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require the demolition and removal of existing buildings on the site. For additional information on this project, contact the applicant's contact, Tim Carter, at 206-693-3133.

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

### BELLEVUE

A residential townhouse development, planned for a 5-acre site located at 12627 SE Coal Creek Parkway in the Bellevue area, is in line to be issued a determination of non-significance.

The developers have requested permission to construct a 65 townhomes. The city of Bellevue, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Basel Capital Holding LLC. Construction will require the demolition and removal of an existing single-family residence on the site. For additional information on this project, contact the applicant's contact, Susan Tang of Basel Capital Holdings, at [susantang@baselcg.com](mailto:susantang@baselcg.com), or call 425-452-4578.

## 14-Lot Marysville Area Residential Subdivision Project Receives DNS Approval

### MARYSVILLE

A residential subdivision development, slated for a 5.88-acre property located at 7318 83rd Avenue in the Marysville

area, has been issued a determination of non-significance. The action will allow the developers to divide the property into 14 single-family residential building lots. The city of Marysville has issued the permitting to the applicant, who is Amrinder Singh. The project will be known as Kahlon plat. For additional information on this project, contact the applicant's contact, Laurey Tobiason of Tobiason & Company, at P.O. Box 98311, Des Moines, WA 98198, or call 360-363-8100.

## 78,000 SF Tacoma Area Office-Warehouse Development In Line For DNS Approval

### TACOMA

A commercial project, planned for a 3.77-acre site located at 2519 96th Street South in the Tacoma area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 78,000 square foot office and warehouse building. Pierce County, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is 2519 South 96th Street LLC. Construction will require the demolition and removal of existing residential structures. The project will be known as Tacoma I-5 Distribution Center. For additional information on this project, contact the applicant's contact, Betsy Dyer of Barghausen



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### **125-Unit Haller Lake Area Residential & Live-Work Project In The Works**

#### *SEATTLE*

A mixed-use residential and commercial development, proposed for a site located at 12301 Stone Avenue North in the Seattle area, is the subject of a recent application. The developers have requested permission to construct 19 townhouse buildings containing 122 dwelling units and three live-work units. Plans include parking for 159 vehicles. The city of Seattle has received this request from the applicant, who is Jeremy

Febus. Construction will require the demolition and removal of existing buildings on the site. For additional information on this project, contact Mr. Febus, at 206-795-8953.

### **385-Lot Tacoma Area Residential Subdivision Development Submits Revised Application**

#### *TACOMA*

A residential subdivision development, proposed for 10 land parcels totaling 156-acres located at 1406 and 1802 Brookdale Road East, 13715 14th Avenue East and 1223 152nd Street East in the Tacoma area, is the subject of a revised application. The developers have requested permission to divide the sites into 385

single-family residential building lots and two commercial building lots. Pierce County has received this request from the owner, who is Brookdale PDD LLC. The project will be known as Brookdale Planned Development District. For additional information on this project, contact the applicant's contact, Paul Green of Azure Green Consultants, at jim@mailagc.com, or call 253-770-3144.

### **46-Story 435-Unit Seattle Area Residential Apartment Project In Early Design Review Phase**

#### *SEATTLE*

A residential development, in planning for a site located at 1000

Virginia Street in the Seattle area, is working its way through the city of Seattle's design guidance-review phase. The developers have plans to construct a 46-story apartment tower containing 435 dwelling units. Plans include parking for up to 285 vehicles. The applicant for this project is Tom Parsons of Holland Development. Construction will require the demolition and removal of an existing building on the site. For additional information on this project, contact the applicant's contact, Charlie Bauman, at 425-802-3352.

### **550,000 SF Lynden Door Manufacturing Expansion Project Receives**



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## Mitigated DNS Approval

### LYNDEN

An industrial project, slated for a site located at 2077 West Main Street in the Lynden area, has been issued a mitigated determination of non-significance. The action will allow the developers to expand the existing Lynden Door manufacturing facility, in phases, up to 500,000 square feet for industrial uses and up to 50,000 square feet for office and support uses. New construction will take place west of the existing facility. The city of Lynden has issued the required permitting to the applicant, who is JD Barga Industries LLC. For additional information on this project, contact the

applicant's contact, Lesa Starkenburg-Kroontje, at P.O. Box 231, Lynden, WA 98264, or call 360-354-7822.

## 7-Story Othello Station Mixed-Use Residential-Medical Development Proposed For Seattle Area

### SEATTLE

A mixed-use project, proposed for a site located at 3939 South Othello 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 medical services. Plans include parking for 100 vehicles. The applicant for this project is 39th and Othello LLC

(Spectrum Development Solutions). For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

## 3,500 SF Union Gap Area Industrial Manufacturing Building Project In Line For DNS Approval

### UNION GAP

An industrial development, planned for a site located at the northwest corner of West Rose Street and Longfibre Road in the Union Gap area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 20,000 square foot pre-engineered steel building

for manufacturing with a 10,000 square foot canopy and a 1,500 square foot office building. Plans will take place in a light-industrial zone. The city of Union Gap, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Systems West LLC. For more information on this project, contact the applicant at 509-452-5000.

## 7-Story 37-Unit West Seattle Area Residential Apartment Project In Application

### SEATTLE

A residential development, proposed for a site located at 3084 SW Avalon Way in the Seattle area, is the subject of a recent application.

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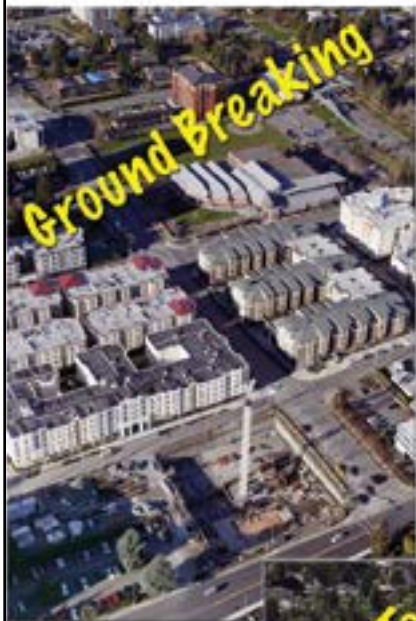
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The developers have requested permission to construct a 7-story apartment building with 37 small efficiency dwelling units. No parking is proposed. The city of Seattle has received this request from the applicant, who is Aleksey Guyvoronsky. Construction will require the demolition and removal of existing buildings on the site. For additional information on this project, contact the applicant's contact, Tim Carter, at 206-693-3133.

## 75-Unit Everett Area Residential Apartment Development Application

EVERETT

A residential project, proposed for a site located at 2721 Wetmore Avenue in the Everett area, is the subject of a recent application. The developers have requested permission to reduce the on-site open space requirements of the existing apartment complex that houses 75 dwelling units. For additional information on this project, contact the applicant, Skotdal Brothers LLC at 425-252-5400.

## 8-Lot North Beacon Hill Area Residential Subdi- vision Project In The Works

SEATTLE

A residential subdivision development, proposed for a site located at 1019 Sturgis Avenue 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. For additional information on this project, contact the applicant's contact, Izabella Phillips at 206-297-0996.

## 4-Story 42-Unit Seattle Area Mixed-Use Apart- ment-Retail Project In Early Design Review Phase

SEATTLE

A mixed-use residential and retail project, in planning for a site located at 7617 35th Avenue SW in the Seattle area, is working its way through the city of Seattle's design guidance-review phase. 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 Ilia Kertsman. Construction will require the demolition and removal of existing buildings on the site. For additional information on this project, contact the applicant's contact, Ed Linardic, at 206-283-4764.

## 20,000 SF Sequim Area Wholesale & Retail Development Receives Mitigated DNS Approval

SEQUIM

A development planned for a property located at Harrison Road and Dorothea Way in the Sequim area, has been issued a mitigated determination of non-significance. The action will





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allow the developers to construct a 20,000 square foot wholesale business with outdoor storage and parking on two lots. Plans will take place within the urban growth area of Carlsborg. Clallam County has issued the permitting to the applicant, who is Kurt Jafay of Keller Supply. The project will be called Keller Supply Company Sequim warehouse. For additional information on this project, contact the applicant's contact, Zachary Slota of Northwestern Territories, at 17 S. Peabody St., Port Angeles, WA 98362, or call 360-417-2594.

## **7-Story 88-Unit Mixed-Use Apartment-Restaurant Development Proposed For Capitol Hill Area**

SEATTLE

A mixed-use residential and retail project, proposed for a site located at 1620 16th Ave in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 7-story apartment building containing 88 dwelling units and a restaurant. Plans include parking for 105 vehicles and will require a contract rezone. The city of Seattle has received this request from the applicant, who is Will Berkovitz of Jewish Family Services. For additional information on this project, contact the applicant's contact, Ellen Steinberg, at 206-233-7182.

## **26-Lot Spanaway Area Residential Subdivision Project Receives DNS Approval**

SPANAWAY

A residential subdivision development, slated for a 5.23-acre site located at 19120 B Street East in the Spanaway area, has been issued a determination of non-significance. The action will allow the developers to divide the site into 26 single-family residential building lots. Pierce County has issued the permitting to the owner, who is Copper Ridge LLC. The project will be called Pacific Ridge Estates. For additional information on this project, contact the applicant's contact, Brett Allen of Contour Engineering, at [brett.allen@contourengeeringllc.com](mailto:brett.allen@contourengeeringllc.com), or call 253-857-5454.

## **4-Story 67-Unit Residential Low-Income Development In The Works For Wenatchee Area**

WENATCHEE

A residential project, proposed for a site located at 1545 South Mission Street in the Wenatchee area, is the subject of a recent application. The developers have requested permission to construct a 4-story low-income housing development containing 67 dwelling units. Plans include landscaping and on-site parking for 135 vehicles. The city of Wenatchee has received this request from the owner, who



is Catholic Charities Housing Services-Yakima Diocese. For additional information on this project, contact the applicant's contact, ZBA Architecture, at 509-456-8236.

### **Puyallup Area Residential Assisted-Living Remodel Project In Line For DNS Approval**

#### *PUYALLUP*

A nursing center development, planned for a site located at 1813 South Meridian in the Puyallup area, is in line to be issued a determination of non-significance. The developers have requested permission to construct remodel an existing senior housing complex. Plans include

renovations to three buildings to transform 11 assisted-living units into 13 memory care rooms and add a story to the administration building. The city of Puyallup, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Meridian Hills Assisted Living. For additional information on this project, contact the applicant's contact, Kevin Carl of Magnet Design + Development, at kevin@magnet-dd.com, or call 253-770-3363.

### **34-Lot Beacon Hill Area Residential Subdivision Project In The Works**

#### *SEATTLE*

A residential subdivision development, proposed

for a property located 7118 Beacon Avenue South in the Seattle area, is the subject of a recent application. The developers have requested permission to divide the property into 34 building lots. Construction of residential and live-work units are under a separate project order. The city of Seattle has received this request from the applicant, who is Erin Fowler of Century Communities. For additional information on this project, contact the applicant's contact, Izabella Phillips, at 206-297-0996.

### **Seattle Center Arena Renovation Project Revised Application**

#### *SEATTLE*

A city of Seattle project,

proposed for a site located at 334 First Avenue North, is the subject of a revised application. The developers have requested permission to renovate the existing Seattle Center Arena. Plans call for variance approval for cub cuts. The city of Seattle has received this request from the applicant, who is Oak View Group. For additional information on this project, contact the applicant's contact, Rico Quirindongo, at 206-849-6128.

### **4-Story 45-Unit Columbia City Area Residential Apartment Project In Design Review Phase**

#### *SEATTLE*

A residential



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# FRAMING THE SKY3 APARTMENTS

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



- In February of 2016 the framing installation was completed.

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

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

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

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

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



The framing team members included:

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

### FRAMING STAGES:







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



# MORE ABOUT IGB SYSTEM'S MFBS™ FRAMING SYSTEM:

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



## SOME PRODUCT INFORMATION:

- Modular Frame Building System (MFBS™) wall **panels come in four types:** Shear, Bearing, Window, & Door panels.
- MFBS™ Integrated Brace **Shear Wall Panels do not require plywood, OSB or steel strong ties** to achieve structural shear or diaphragm.
- MFBS™ Gravity Load **Bearing Wall Panels do not require bridging, blocking, or hold-downs** to transfer loads.
- The wall **panels install quickly and easily.** This is a simple easy to use system.
- MFBS™ wall panels integrate seamlessly with other construction components, you can use:
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  - Any Foundation type:** slab-on-grade, foundation, PT, poured in place, or pilings
  - Any Interior finish** all will be straight and true
- Authorized MFBS™ **wall panel supplier-fabricators adhere to stringent UL Certification,** quality control standards, and material traceability
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development, in planning for a site located at 2704 South Hinds Street in the Seattle area, is working its way through the city of Seattle's design guidance-review phase. The developers have plans to construct a 4-story apartment building containing 37 small efficiency dwelling units and eight apartment dwelling units. No parking is proposed. The applicant for this project is Petr Kislyak. Construction will require the demolition and removal of existing buildings on the site. For additional information on this project, contact the applicant's contact, Brian O'Connor, at 206-784-1614.

### **Puyallup Area Family Center Expansion Project In Line For Mitigated DNS Approval**

#### *PUYALLUP*

A community development, planned for a site located at 3308 Eighth Avenue SE in the Puyallup area, is in line to be issued a mitigated determination of non-significance. The developers have requested permission to construct new

family buildings, utilities, stormwater management and associated parking. The city of Puyallup, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Step by Step Family Support Center. The project will be known as Germaine Korum Center for Women and Children. For additional information on this project, contact the applicant's contact, Dan Balmelli, at 425-251-6222.

### **5-Story 69-Unit Seattle Area Mixed-Use Residential-Retail Project In Design Phase**

#### *SEATTLE*

A mixed-use residential and retail project, in planning for a property located at 8829 Roosevelt Way NE in the Seattle area, is working its way through the city of Seattle's design guidance-review phase. The developers have plans to construct a 5-story apartment building containing 69 dwelling units and will feature retail space. Plans include parking for 63 vehicles. Plans require a rezoning of a 15,100

square foot portion of land from NC2P040 to NC2P-55. The applicant for this project is Joe Geivett of Maple Leaf Housing Investments. For additional information on this project, contact the applicant's contact, Jay Janette, at 206-684-5318.

### **22-Lot Spokane Valley Area Residential Subdivision Development In Line For DNS Approval**

#### *SPOKANE VALLEY*

A residential subdivision development, planned for a 5.1-acre site located at 19321 East Eighth Avenue in the Spokane Valley area, is in line to be issued a determination of non-significance. The developers have requested permission to divide the site into 22 single-family residential building lots. Plans include extending Grady Road and construct three residential access roads and street extensions plus widen Eighth Avenue. Plans include installing public water and sewer mains. The city of Spokane Valley, using the optional SEPA process, is expected to issue the required

permitting to the applicant, who is OO Land Holdings LLC. The project will be known as Country Crossing South. For additional information on this project, contact the applicant's contact, Ryan Olson of OO Land Holdings, at ryan@vikinghomes.com, or call 509-241-3555.

### **9-Unit Greenwood Area Residential Townhouse Project In The Works**

#### *SEATTLE*

A residential townhouse development, proposed for a site located at 738 North 92nd Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct three buildings containing a total of nine dwelling units. Plans do not include parking. The city of Seattle has received this request from the applicant, who is Victorio Solomon. For additional information on this project, contact the applicant's contact, Dave Biddle, at 206-829-3128.

### **14-Lot Renton Area Residential Subdivision Project In Line For**

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## Mitigated DNS Approval

### RENTON

A residential subdivision development, planned for a 4.49-acre site located at 14120 160th Avenue SE in the Renton area, is in line to be issued a mitigated determination of non-significance. The developers have requested permission to divide the site into 14 single-family residential building lots. Plans include a tree retention tract, a critical area tract and a storm-water drainage tract. The city of Renton, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Harbour Homes. The project will be called Cedars at the Highlands. For additional information

on this project, contact the applicant's contact, Jamie Waltier of Harbour Homes, at [jwaltier@harbourhomes.com](mailto:jwaltier@harbourhomes.com), or call 425-430-7219.

## 2-Story 62,000 SF Vancouver Area Elementary School Facility Replacement Project Receives DNS Approval

### VANCOUVER

A school development, planned for a site located at 7301 NE 137th Avenue in the Vancouver area, has been issued a determination of non-significance. The action will allow the developers to construct a 2-story, 62,000 square foot elementary school with associated parking. Plans include maneuvering improvements, utilities

and a new play area, Evergreen School District No. 114 has issued the permitting for this school project. Construction will require the demolition and removal of the existing elementary school building on the site. The project will be called Sifton Elementary School. For additional information on this project, contact the applicant's contact, Erin Toman of MacKay Sposito, at [etoman@mackaysposito.com](mailto:etoman@mackaysposito.com), or call 360-823-1335.

## 172,200 SF Woodland Area Industrial Park Development In Line For DNS Approval

### WOODLAND

An industrial project, planned for a 16-acre site located at the north side of Guild Road on blocks 1608 through 1650 in the Woodland area, is in line to be issued a determination of non-significance. The developers have requested permission to construct phase two of an industrial park. Plans include eight buildings totaling 172,200 square feet and to extend Howard Way and water and sewer south of Guild Road. The city of Woodland, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Port of Woodland. For additional information on this project, contact the applicant's contact, Jennifer Keene, executive director of Port of Woodland, at [jkeen@portofwoodland.com](mailto:jkeen@portofwoodland.com), or

call 360-225-6555.

## 9-Lot Bothell Area Residential Subdivision Project Receives DNS Approval

### BOTHELL

A residential subdivision development, slated for a 2.62-acre site located at 10120 NE 197th Street in the Bothell area, has been issued a determination of non-significance. The action will allow the developers to divide the site into nine single-family residential building lots. The city of Bothell has issued the required permitting to the applicant, who is Adair Enterprises LLC. The project will be known as Milam's Hidden Terrace. For additional information on this project, contact the applicant's contact, Andrew Lofstedt, at [andrewl@alphasub.com](mailto:andrewl@alphasub.com), or call 425-806-6400.

## 8-Lot Mount Baker Area Residential Subdivision Project Granted OK

### MOUNT BAKER

A residential subdivision development, planned for a property located at 4104 37th Ave South in the Mount Baker area, has been granted a unit lot subdivision by the city of Seattle. The developers will proceed with plans to divide the property into eight unit lots. The construction of residential dwelling units is listed under a separate project order. The city of Seattle has issued the permitting to the applicant, who is Edson



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Gallaudet of Build Urban LLC. For additional information on this project, contact the applicant's contact, Izabella Phillips, at 206-297-0996.

## 88-Lot Rock Island Area Residential Subdivision Development In Line For Mitigated DNS Approval

### ROCK ISLAND

A residential subdivision development, planned for a site located at Hammond Lane in the Rock Island area, is in line to be issued a mitigated determination of non-significance. The developers have requested permission to divide historical agricultural lands into 88 single-family residential building lots. The city of Rock Island, using the

optional SEPA process, is expected to issue the required permitting to the applicant, who is George Pond LLC. The project will be known as George's Shallows. For additional information on this project, contact the applicant's contact, Vince Stimac of Stimac Construction, at 509-884-1873.

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

### BELLEVUE

A residential townhouse development, planned for a 5-acre site located at 12627 SE Coal Creek Parkway in the Bellevue area, is in line to be issued a determination

of non-significance. The developers have requested permission to construct 65 townhouse dwelling units. The city of Bellevue, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Basel Capital Holding LLC. The project will be known as Basel Newport Townhomes. For additional information on this project, contact the applicant's contact, Susan Tang of Basel Capital Holding LLC, at [susantang@baselcg.com](mailto:susantang@baselcg.com), or call 425-452-4578.

## Lacey Area Self-Storage Development Receives Mitigated DNS Approval

### LACEY

A commercial

development, planned for a site located at 8345 Martin Way East in the Lacey area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct one 3-story building with sales office and three single-story buildings plus interior space for vehicle parking. The city of Lacey, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is PDK Properties LLC and Lacey Self Storage. The project will be known as Lacey Self Storage. For additional information on this project, contact the applicant, at 360-491-6900.

## 21.-Acre Bonney Lake Area Residential



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## Apartment Project In Line For DNS Approval

### BONNEY LAKE

A residential development, planned for a site located at 21916 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 a 408 apartment dwelling units and a clubhouse. Plans include associated site improvements. The city of Bonney Lake, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Vintage Housing Development. The project will be called View by Vintage. For additional information on this project, contact the applicant's contact, Clay White, at [cwhite@ldccorp.com](mailto:cwhite@ldccorp.com), or call 425-806-1869.

## 1,800 SF Silverdale Area Medical Office Expansion Project Receives DNS Approval

### SILVERDALE

A medical development, slated for a site located at 1960 NE Bucklin Hill Road in the Silverdale area, has been issued a determination of non-significance. The action will allow the developers to construct a 1,800 square foot addition to an existing 1,800 square foot medical building. The 2-story building will contain 3,600 square feet for medical offices. Kitsap County has issued the permitting to the applicant, who is

Tutty PLLC. The project will be called Bucklin Hill Medical Office. For additional information on this project, contact the applicant's contact, Trish Walton of NL Olson & Associates, at [twalton@nolson.com](mailto:twalton@nolson.com), or call 360-337-5777.

## 118-Unit Bothell Area Residential Townhouse Project Receives DNS Approval

### BOTHELL

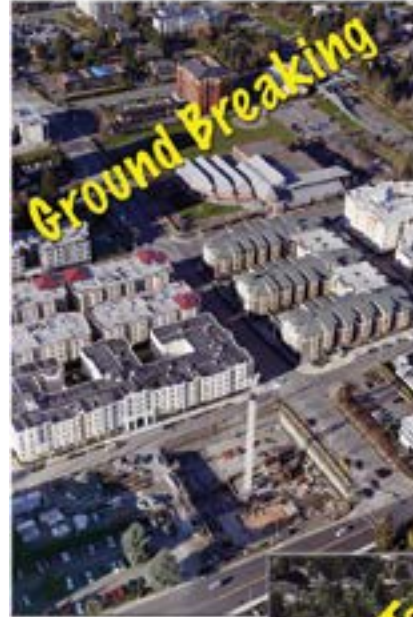
A residential townhouse development, planned for a 6.93-acre site located at the northeast corner of 220th Street SE and 23rd Drive SE in the Canyon Park Business Park area of Bothell, has been issued a determination of non-significance. The action will allow the developers to construct 118 townhouse dwelling units. Plans include infrastructure improvements and open space. The city of Bothell has issued the required permitting to the applicant, who is MJS Investors. The project will be known as Canyon Park 18 and 19. For additional information on this project, contact the applicant's contact, Aaron Lee of KPFF Consulting Engineers, at [aaron.lee@kpff.com](mailto:aaron.lee@kpff.com), or call 425-806-6400.

## 63,900 SF Nine Mile Falls Area Commercial Self-Storage Development In Line For DNS Approval

### NINE MILE FALLS

A commercial project, planned for a 4.89-acre

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site located at 5920 Highway 291 in the Nine Mile Falls area, is in line to be issued a determination of non-significance. The developers have requested permission to construct eight self-storage buildings totaling 63,900 square feet, a 10,700 square foot gravel RV and boat parking area and 67,000 square feet of paved area. Plans include the remodel of an existing 2-story, 5,300 square foot church into office space. Future plans may include an entry canopy. Stevens County, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Storage Solutions Nine Mile LLC. For additional information on this project, contact the

applicant's contact, Jerry Higgins, at 509-954-3110.

### **28-Lot Lopez Island Area Residential Subdivision Project Receives DNS Approval**

#### *LOPEZ ISLAND*

A residential subdivision development, slated for a 7.4-acre site located at the east side of Lopez Road and north of Weeks Road in the Lopez Island area, has been issued a determination of non-significance. The action will allow the developers to divide the site into 28 single-family residential building lots. San Juan County has issued the required permitting to the applicant, who is Craig Pierce of Lopez Land Partners. For additional information on this

project, contact the applicant's contact, Robert Anderson, at starsurveying@rockisland.com, or call 360-378-5072.

### **29-Lot Kent Area Residential Subdivision Development In The Works**

#### *KENT*

A residential subdivision development, proposed for a 4.87-acre land parcel located at 20120 96th Avenue South in the Kent area, is the subject of a recent application. The developers have requested permission to divide the site into 29 single-family residential building lots. Plans include private access tracts, open space tracts, plus a storm drainage and recreation tract. The

city of Kent has received this request from the applicant, who is CHG SF LLC. The project will be known as Oberon subdivision. Construction will require the demolition and removal of an existing residence, accessory buildings and a tennis court. For additional information on this project, contact the applicant's contact, Aron Golden, at arong@connerhomes.com, or call 253-856-5438.

### **70,700 SF Woodland Area Commercial Mini-Storage & Office Development In Line For DNS Approval**

#### *WOODLAND*

A commercial project, planned for sites located at 1860 and 1876 Belmont

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Loop in the Woodland area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 70,000 square foot mini-storage facility and a 700 square foot office. The city of Woodland, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Belmont Loop Storage LLC. For additional information on this project, contact the applicant's contact, Luke Jolma of Stoneridge Development Company LLC, at 360-635-2627.

## **705,600 SF Lacey Area Industrial Warehouse Project In Line For DNS Approval**

*LACEY*

An industrial development, planned for a site located at 3301 Hogum Bay Road NE in the Lacey area, is in line to be issued a determination of non-significance. The developers have requested permission to construct three warehouse buildings totaling 705,600 square feet. Plans include grading, landscaping, storm water facilities, water and sewer extensions, utility extensions, roadway improvements and associated parking. The city of Lacey, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Bridge Development Partners LLC. The project will be called Bridge Point Lacey. For

additional information on this project, contact the applicant's contact, Dan Balmelli of Barghausen Consulting Engineers, at 425-251-6222.

## **12-Lot Spokane Area Residential Subdivision Development In The Works**

*SPOKANE*

A residential subdivision development, proposed for sites located at 4647 and 4696 West Strong Road in the Spokane area, is the subject of a recent application. The developers have requested permission to divide the site into 12 single-family residential building lots. The city of Spokane has received this request from the owner, who is Strong Road Development LLC. The project will be known as McCarroll's East second addition preliminary long plat. For additional information on this project, contact the applicant's contact, Todd Whipple of Whipple Consulting Engineers, at 509-893-2617.

## **Tacoma Area Warehouse Expansion Project In The Works**

*TACOMA*

A development proposed for a site located at 11807 24th Avenue East in the Tacoma area, is the subject of a recent application. The developers have requested permission to construct an open storage area and parking space. Plans include converting 7,500 square feet of food warehouse space into shop activities and the





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construction of a single-story, 16,000 square foot office and food warehouse building with loading dock and associated parking. Pierce County has received this request from the applicant, who is Franklin Pierce School District. Construction will require the demolition and removal of a 6,300 square foot shop building and a 5,800 square foot warehouse building. The project will be known as Franklin Pierce School District expanded support services. For additional information on this project, contact the applicant's contact, John Manuel of Austin Cina Architects, at [jmanuel@austincina.com](mailto:jmanuel@austincina.com), or call 253-531-4300.

#### 7-Story 67-Unit

#### Residential Apartment Project Proposed For U District Area

SEATTLE

A residential apartment development, proposed for a site located at 4727 12th Avenue NE in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 7-story apartment building containing 60 small efficiency dwelling units and seven apartment dwelling units. No parking is proposed. The city of Seattle has received this request from the applicant, who is David Sadis of Montclair Flats LLC. For additional information on this project, contact the applicant's contact, Jacob Young, at 206-535-7908.





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