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Washington State Construction News

Delivered monthly to the Contractors & Subs of Washington State

April 2019



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New Project News

Washington State Construction News

April 2019 • Volume 18 Issue 4

New Project News is published once each month.
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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: View overlooking Vancouver

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15-Lot Airway Heights Area Commercial Subdivision Project Receives Mitigated DNS Approval

AIRWAY HEIGHTS

A commercial subdivision development, planned for a 13.58-acre site located at 771 North Hayford Road in the Airway Heights area, has been issued a mitigated determination of non-significance. The action will allow the developers to divide the site into 15 commercial building lots. Plans will take place in a light industrial zone. The city of Airway Heights has issued the required permitting to the owners, who are George and Kelly Lawrence. The project will be called Raceway Park. For additional information on this project, contact Mr. Lawrence at 509-290-2277.

25-Lot Bothell Area Residential Subdivision Development Receives DNS Approval

BOTHELL

A residential subdivision project, planned for a 3.43-acre site located at 318, 304 and 212 169th Place SW in the Bothell area, has been issued a determination of non-significance. The action will allow the developers to divide the site into 25 single-family residential building lots. The city of Bothell has issued the required permitting to the applicant, who is Prospect Development LLC. The project will be known as North Haven. For additional information on this project, contact the

applicant's contact, Cara Visintainer of CES NW, at cvisintainer@cesnwinc.com.

42-Story 209-Unit Downtown Seattle Area Mixed-Use Apartment-Hotel-Retail Development In Early Design Review Phase

SEATTLE

A mixed-use residential and retail project, in planning for a property located at 1931 Second 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 42-story hotel and apartment building with 242 guest rooms, 209 apartment dwelling units and retail space. Parking will accommodate up to 174 vehicles. The applicant for this project is Pacific Virginia LLC (Pacific Eagle Holdings). Construction will require the demolition and removal of an existing two buildings. The Terminal Sales Annex Building will remain. For additional information on this project, contact the applicant's contact, Jon O'Hare, at 425-301-9541.

4-Story 38-Unit Seattle Area Mixed-Use Residential-Retail Project In Design Review

SEATTLE

A mixed-use residential and retail project, in planning for a site located at 2518 East Cherry Street in the Seattle area, is working its way through the city of Seattle's design guidance-review process.



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The developers have plans to construct a 4-story apartment building containing 33 dwelling units, five live-work units and retail. No parking is proposed. Construction will require the demolition and removal of existing buildings on the site. The applicant for this project is Cherry Valley LLC (Dunn & Hobbes). For additional information on this project, contact the applicant's contact, Andrew Van Leeuwen, at 206-940-4314.

73,000 SF Auburn Area Elementary School Facility Development Receives DNS Approval

AUBURN

A school facility project, planned for a site located at 5701 Kersey Way SE in the Auburn area, has been issued a determination of non-significance. The action will allow the developers to construct a 73,000 square foot elementary school to serve 650 students with a 2,800 square foot covered play area. There will be areas reserved for future portable classrooms to accommodate an additional 150 students.

Auburn School District has issued the permitting for this school project. The project will be known as Elementary School No. 15. For additional information on this project, contact the applicant's contact, Camie Anderson of Shockey Planning Group, at 425-258-9808.

Mount Vernon Area Restaurant & Brewery Development In Line For Mitigated DNS Approval

MOUNT VERNON

A commercial project, planned for a site located at 520 South Main Street in the Mount Vernon area, is in line to be issued a mitigated determination of non-significance. The action will allow the developers to construct improvements to a former 8,400 square foot old movie house building to be used as a restaurant and brewery. The city of Mount Vernon, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is District Brewing. For additional information on this project, contact the applicant's

contact, Michael Smith, architect, at mike@mikesmith-architect.com, or call 360-336-6210.

16-Unit Seattle Area Residential Townhouse & Apartment Project In Design Review Phase

SEATTLE

A residential development, in planning for a site located at 8822 Ninth Avenue SE in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct two townhouse buildings containing a total of 10 dwelling units and a 3-story apartment building containing six dwelling units. Plans include parking for 14 vehicles. The applicant for this project is 9th Ave Townhomes LLC. For additional information on this project, contact the applicant's contact, Matt Witman, at 206-735-7170.

15,300 SF Carnation Area Retail-Office Development Receives DNS Approval

CARNATION

A commercial development, slated for a site located at Tait Avenue and the north side of East Entwistle Street in the Carnation area, has been issued a determination of non-significance. The action will allow the developers to construct a 3-story, 15,300 square foot retail and office building. Plans include one ADA and eight standard parking stalls. The city of Carnation has issued the permitting to the applicant, who is R.C. Zeigler Inc. For additional information on this project, contact the applicant's contact, Jeffrey Hummel of Hummel Architects, at 206-728-2067.

46-Story 523-Unit Downtown Seattle Area Mixed-Use Apartment-Retail Project Application

SEATTLE

A mixed-use residential and retail project, proposed for a property located at 1516 Second Avenue in the downtown Seattle area, is the subject of a recent application. The developers have requested permission to construct

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a 46-story apartment building with 523 dwelling unit and will feature retail space. Early design review was conducted under a separate project order. The city of Seattle has received this request from the applicant, who is Steven Orser of Plus Investment USA. For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare at 425-681-4718.

6-Story 270-Unit Greenwood 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 8701 Phinney Avenue North in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct a 6-story apartment building with 245 apartment dwelling units, 25 small efficiency dwelling units and retail. Plans include parking for 240 vehicles. The applicant for this project is Steffenie Evans of WH Greenwood LLC (Washington Holdings). Construction will require the demolition and removal of existing buildings on the site. For additional information on this project, contact Ms. Evans at 206-613-5375.

17-Story 368-Unit First Hill Area Mixed-Use Residential-Retail

Project In Design Review Phase

SEATTLE

A mixed-use residential and retail project, in planning for a site located at 1400 Madison Street in the First Hill area of Seattle, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct a 17-story apartment building containing 368 dwelling units and will feature retail space. Plans include a contract rezone. The applicant for this project is Bellwether Housing. For additional information on this project, contact the applicant's contact, Jon O'Hare, at 425-301-9541.

2 & 3-Story Cherry Hill

Area Medical Buildings Development In The Works

SEATTLE

A medical development, proposed for a site located at 528 18th Avenue in the Seattle area, is the subject of a revised application. The developers have requested permission to construct a 2-story and 3-story medical services buildings for Swedish Cherry Hill Medical Center. Plans include parking for 357 vehicles. Construction will require the demolition and removal of existing buildings on the site. The city of Seattle has received this request from the applicant, who is Patricia Sewell of Cherry Hill 18th Ave LLC (Sabey Corporation).



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For additional information on this project, contact the applicant's contact, Brad Hinthorne, at 206-381-6000.

6-Story 40-Unit Beacon Hill Area Mixed-Use Residential-Retail Project In Design Review Phase

SEATTLE

A mixed-use residential and retail project, in planning for a site located at 2710 Beacon Avenue South in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct a 6-story apartment building containing 40 dwelling units and retail space. No parking is proposed. The

applicant for this project is Tim Abell of Pacific Housing Northwest. For additional information on this project, contact the applicant's contact, Lora Hammersmith, at 206-434-5757.

12,500 SF Fife Area Assisted-Living Facility Project Application

FIFE

A nursing center development, proposed for a property located at 3516 and 3520 54th Avenue East in the Fife area, is the subject of a recent application. The developers have requested permission to construct a single-story, 12,500 square foot assisted-living facility to accommodate 29 residents. Plans include site improvements and

associated parking. The city of Fife has received this request from the applicant, who is Paul Webber. The project will be known as Kelsey Lane senior housing/assisted-living facility. For additional information on this project, contact the applicant's contacts, Sheri Greene and Scott Kaul of AHBL, at 253-383-2422.

8-Unit Fremont Area Residential Townhouse Project In The Works

SEATTLE

A residential townhouse development, proposed for a site located at 620 North 42nd Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct an 8-unit townhouse building. Plans include parking for four vehicles. Project is being considered with another project for shared access. The city of Seattle has received this request from the applicant, who is Refino Homes of Washington. 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, Dave Biddle, at 206-829-3128.

1,250-Unit Everett Area Riverfront Redevelopment Project In The Works

EVERETT

A community development, proposed for a site located at the 41st Street Extension terminus in the Everett area, is the subject

of a recent application. The developers have requested permission to construct 1,250 apartment dwelling units above ground-level retail space including restaurants, a theater, grocery store, 250 hotel guest rooms and 120,000 square feet office space. The applicant for this project is Riverfront Commercial Investment LLC. The project will be known as Riverfront redevelopment master plan. For additional information on this project, contact Allen Giffen, at 425-257-8731.

96,600 SF Kent Area Warehouse Project Receives DNS Approval

KENT

A warehouse development, slated for a 4.73-acre site located at 26524 79th Avenue South in the Kent area, has been issued a determination of non-significance. The action will allow the developers to construct a 96,600 square foot warehouse with associated parking. Plans include truck maneuvering areas, stormwater facilities and landscaping. The city of Kent has issued the required permitting to the applicant, who is Bridge Development Partners. Construction will require the demolition and removal of existing buildings on the site. For additional information on this project, contact the applicant's contact, Justin Carlucci of Bridge Development Partners, at jcarlucci@bridgedev.com, or call 253-856-5439.

6-Story 224-Unit



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Bellevue Area Mixed-Use Residential-Retail Development In Line For DNS Approval

BELLEVUE

A mixed-use residential and retail project, planned for a site located at 15600 NE Eighth 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 6-story apartment building to house 224 dwelling units and will feature 14,500 square feet retail space and three levels of parking for 476 vehicles. Plans include a connection to Crossroads Park. The city of Bellevue, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Terranomics Crossroads. For additional information on this project, contact the applicant's contact, Mark Taylor of MG2, at 206-962-6804.

46-Story 456-Unit Seattle Area Mixed-Use Apartment-Retail Project In Early Design Review Phase

SEATTLE

A mixed-use residential and retail project, in planning for a site located at 1370 Stewart 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 46-story apartment building containing 456 dwelling units and retail

space. Plans include parking for 134 vehicles. The applicant for this project is Arbutus Park Properties. 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, Bill Xu, at 206-939-4913.

10-Story Denny Triangle Area Office & Retail Development In Design Review Phase

SEATTLE

A commercial development, in planning for a site located at 1930 Boren 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 10-story office building with retail. Plans call for parking for 101 vehicles. The applicant for this project is VBOB LLC (Trammell Crow). 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, Mark Arnold, at 206-682-3460.

8-Story 244-Unit Roosevelt Area Mixed-Use Apartment-Retail Project In Design Review Phase

SEATTLE

A mixed-use residential and retail project, in planning for a site located at 6600 Roosevelt Way NE in the Seattle area, is working its way through the city of Seattle's design

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guidance-review process. The developers have plans to construct an 8-story apartment building containing 244 dwelling units and will feature retail space. Plans call for parking for 74 vehicles. The applicant for this project is Richard Loo of Bellwether Housing. For additional information on this project, contact the applicant's contact, Charles Romero, at 206-489-1411.

57-Lot Sequim Area Residential Subdivision In Line For Mitigated DNS Approval

SEQUIM

A residential subdivision project, planned for a site located at Kendall and West Hendrickson

Roads, west of North Ninth Avenue (Cameron Farm Road) in the Sequim area, is in line to be issued a mitigated determination of non-significance. The city of Sequim, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Western Homes. The action will allow the developers to divide the site into 57 single-family residential building lots. The project will be known as Cameron Village. For additional information on this project, contact the applicant's contact, who is Gregory McCarry of Westerra Homes, at Greg@WesterraHomes.com, or call 360-509-0633.

4-Story 22-Unit Ballard

Area Mixed-Use Apartment-Retail Development Revised Application

SEATTLE

A mixed-use residential and retail project, proposed for a site located at 7755 15th Avenue NW in the Seattle area, is the subject of a revised application. The developers have requested permission to construct a 4-story apartment building with 19 small efficiency dwelling units, three apartment dwelling units and retail. Parking will be provided for four vehicles. The city of Seattle has received this request from the applicant, who is Brick Holdings LLC. For additional information on this project, contact

the applicant's contact, Jonathan Lemons, at 206-306-5952.

8-Lot Seattle Area Residential Subdivision Project In The Works

SEATTLE

A residential subdivision project, planned for a site located at 10427 Alderbrook Place NW in the Greenwood area of Seattle, is the subject of a recent application. The developers have requested permission to divide the site into 8 single-family residential building lots. The city of Seattle has received this request from the applicant, who is Nate Allen of Isola Real Estate VII LLC. For additional information on this project, contact the applicant's



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contact, Izabella Phillips, at 206-297-0996.

8-Story 220-Unit Lower Queen Anne Area Mixed-Use Apartment-Retail-Storage Development In The Works

SEATTLE

A mixed-use residential and commercial project, proposed for a site located at 223 Taylor Avenue North in the Seattle area, is the subject of a recent application. The developers have requested permission to construct an 8-story apartment building containing 220 dwelling units, office, retail and storage. Plans include parking for 232 vehicles. The city of Seattle has received this request

from the applicant, who is David Wright of Wright Devco. 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, Robert Deane, at 434-987-1101

8-Lot Wallingford Area Live-Work Development Submits Revised Application

SEATTLE

A commercial project, proposed for a site located at 906 North 46th Street in the Seattle area, is the subject of a revised application. The developers have requested permission to divide the site into eight land parcels. The parcels will be used for construction of eight live-work

units under a separate project order. The city of Seattle has received this request from the applicant, who is Mike Neuffer of Dormus Homes. For additional information on this project, contact the applicant's contact, Dave Biddle, at 206-829-3128.

8-Unit Central Area Residential Townhouse Project In Design Review Phase

SEATTLE

A residential townhouse development, in planning for a site located at 1408 21st 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 two townhouse structures

containing a total of eight dwelling units. No parking is proposed. The applicant for this project is Northwest Property Holdings. 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, Hannah Eastman, at 206-693-3133.

22,400 SF Tacoma Area Commercial Building Project In Line For DNS Approval

TACOMA

A commercial development, planned for a 1.56-acre site located at 10725 Valley Avenue East in the Tacoma area, is in line to be issued a mitigated determination

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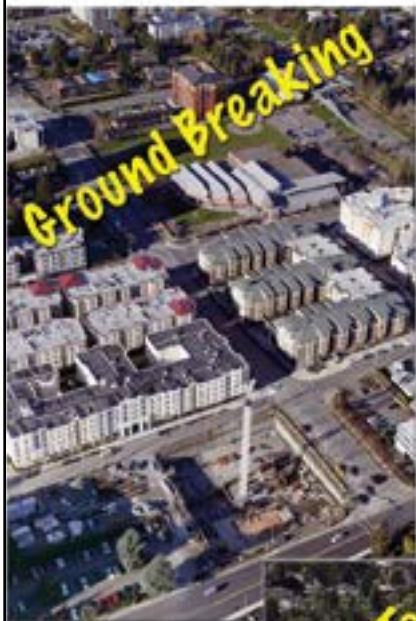
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of non-significance. The action will allow the developers to construct a 22,400 square foot commercial building. Plans include landscaping and associated parking. Pierce County, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is IJS Properties LLC. For additional information on this project, contact the applicant's contact, Costa Philippides of Barghausen Consulting Engineers, at costap@barghausen.com, or call 253-798-7181.

8-Story 93-Unit Lower Queen Anne 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 631 Queen Anne Avenue North in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct a 6-story apartment building containing 93 apartment dwelling units and retail. Plans include parking for 14 vehicles. The applicant for this project is Pui Leung of Vibrant Cities. For additional information on this project, contact the applicant's contact, Steven Bohlman, at 206-324-4800.

8-Unit Capitol Hill Area Residential Town- house Project In Design Review Phase

SEATTLE

A residential townhouse development, in planning for a site located at 605 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 two, 4-unit townhouse buildings. Plans include parking for seven vehicles. For additional information on this project, contact the applicant's contact, Bradley Khouri, at 206-297-1284.

5-Story 120-Unit Walla Walla Area Residential Apartment Develop- ment In Line For DNS Approval

WALLA WALLA

A residential apartment project, planned for a property located at 351 East Rose Street in the Walla Walla area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 5-story, 131,000 square foot apartment building containing 120 residential dwelling units and 17 extended-stay units. Plans include a lobby, common space, storage units and parking for 137 vehicles. The city of Walla Walla, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Evergreen Housing Development Group LLC. The project will be known as Rose Street Apartments. For additional information on this project, contact the applicant at 601 Union St., Suite 616, Seattle, WA 98101, or call 509-524-4735.



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7-Story 106-Unit Beacon Hill Area Mixed-Use Apart- ment-Retail Project Receives Conditional DNS Approval

SEATTLE

A mixed-use residential and retail project, slated for a site located at 2505 Beacon Avenue South 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 106 dwelling units and two, at-grade retail spaces totaling 4,800 square feet. Plans do not include parking. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Scott McDonald of Claremont Partners 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, Jonathan Lemons, at 206-306-5952.

2-Story 25,300 SF Olympia Area Medical Office Building Project Receives DNS Approval

OLYMPIA

A medical office development, slated for a property located at 209 Lilly Road NE in the Olympia area, has been issued a determination of non-significance. The action will allow the developers to construct a 2-story, 25,300 square foot medical office building. Plans include bicycle spaces, outdoor open

space, bioretention swales and parking for 116 vehicles. The city of Olympia has issued the permitting to the applicant, who is Gastroenterology Associates PLLC. The project will be called Lilly gastroenterology medical facility. For additional information on this project, contact the applicant's contact, Glenn Wells, at 360-352-4553.

9,100 SF Vancou- ver Area Elementary School Addition Project Application

VANCOUVER

An elementary school addition project, proposed for a site located at 5206 NW Franklin Street in the Vancouver area, is the subject of a recent application. The developers have requested permission to construct two additions totaling 9,100 square feet to the existing Franklin Elementary School facility. Plans will replace six modular buildings. Vancouver School District has issued the permitting for this school project. For additional information on this project, contact the applicant's contact, Whitney Henion of Vancouver School District, at whitney.henion@vansd.org, or call 360-313-1000.

Tukwila Area Elemen- tary School Addition & Remodel Project Application

TUKWILA

An elementary school facility project, proposed for a site located at 4415 South 150th Street in

the Tukwila area, is the subject of a recent application. The developers have requested permission to construct an early childhood education and assistance program to accommodate 80 pre-school students. Tukwila School District has issued the permitting for this school project that will be known as Thorndyke Elementary School renovations and addition. For additional information on this project, contact the applicant's contact, Lisa Klein of AHBL, at lklein@ahbl.com, or call 206-901-8000.

8,100 SF Spanaway Area High School Addition Project Receives DNS Approval

SPANAWAY

A high school facility project, planned for a site located at 18020 B Street East in the Spanaway area, has been issued a determination of non-significance. The action will allow the developers to construct an 8,100 square foot classroom building addition to the existing Challenger High School campus. Plans include the removal of portable classrooms. Bethel School District No. 403 has issued the permitting for this school project. For additional information on this project, contact the applicant's contact, Marlene Anglemeyer, facilities planner, at manglemyer@bethelsd.org, or call 253-683-6046.

3-Story 28-Unit Rainier Valley Area Mixed-Use Residen-

tial-Retail-Restaurant Project In Design Review Phase

SEATTLE

A mixed-use residential and retail project, in planning for a site located at 7713 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 3-story apartment building with 28 dwelling units, retail and restaurant space. Plans include parking for 15 vehicles. The applicant for this project is Hue Tan Le. For additional information on this project, contact the applicant's contact, Michelle Linden, at 206-395-4392.

43-Unit Burien Area Residential Townhouse Development In Line For DNS Approval

BURIEN

A residential townhouse project, planned for a site located at 1630 SW 116th Street in the Burien area, is in line to be issued a determination of non-significance. The action will allow the developers to construct four townhouse structures containing a total of 43 townhome-style apartment dwelling units. Plans include a common play area, 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 TP Homes LLC. The project will be known as American Dream Home Group. For

additional information on this project, contact the applicant's contact, Vinh Vuong of TP Homes LLC, at tphomellc@yahoo.com, or call 206-390-5277.

8-Unit Central Area Residential Rowhouse Project In Design Review Phase

SEATTLE

A residential rowhouse development, in planning for a site located at 1103 14th 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 two rowhouse buildings with a total of eight dwelling units. Parking will be provided for five vehicles. The applicant for this project is Peter Locke. 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, Michael Gushard, Seattle planner, at 206-727-8601.

7-Story 102-Unit Bellevue Area Residential Apartment Development Receives DNS Approval

BELLEVUE

A residential development slated for a site located at 10050 NE 10th Street in the Bellevue area, has been issued a determination of non-significance. The action will allow the developers to construct a 7-story apartment building containing 102 dwelling units, ground-level

amenity spaces and below-grade parking for 111 vehicles. The city of Bellevue has issued the permitting, to the owner, who is Pinnacle Bellevue Developments LLC. For additional information on this project, contact the applicant's contact, Jenny Li or Scott Douglas of Link Design Group, at jenny.li@linkdesigngroup.com, or call 425-298-0080.

Bonney Lake Area Retail Fuel Station & Convenience Store Project In Line For DNS Approval

BONNEY LAKE

A retail development, planned for a property located at 9902-9906 200th Avenue Court East in the Bonney Lake area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 7-Eleven convenience store and fueling station. Plans include site improvements for parking, landscaping and frontage improvements. Future construction calls for a second commercial building. The city of Bonney Lake, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Bonney Lake Marketplace Investors LLC. The project will be known as Bonney Lake Market Place 7-11. For more information on this project, contact the applicant's contact, Caitlin Hepworth of Barghausen Engineering, at 425-251-6222.

8-Unit Capitol Hill Area Residential Townhouse Project In Design Review Phase

SEATTLE

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

10-Unit Bainbridge Island Area Residential Development In Line For Mitigated DNS Approval

BAINBRIDGE ISLAND

A residential project, planned for a site located south of 220 Madison Avenue South in the Bainbridge Island area, is in line to be issued a mitigated determination of non-significance. The action will allow the developers to construct a courtyard-style building with 10 dwelling units and below-grade parking. The city of Bainbridge Island, using the optional SEPA process, is expected to issue the

required permitting to the applicant, who is Cihan Anisoglu of A2-Anisoglu Architecture. The project will be known as CKCP Madison Avenue development. For further information on this project, contact Mr. Anisoglu at cihan@anisoglu.com, or call 206-780-3760.

8-Unit Residential Townhouse Development Proposed For Fremont Area

SEATTLE

A residential townhouse development, proposed for a property located at 4208 Evanston Avenue North in the Seattle area, is the subject of a recent application. The developers have requested permission to construct two, 4-unit townhouse structures. Plans include parking for four vehicles. This project is being considered with another project order for shared access. The city of Seattle has received this request from the applicant, who is Refino Homes of Washington. 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, Dave Biddle, at 206-829-3128.

3-Story 28-Room Seattle Area Congregate Residence Project In The Works

SEATTLE

A residential development, proposed for a site located at 5130 40th Avenue NE in the Seattle area, is the subject of a recent

application. The developers have requested permission to construct a 3-story congregate residence with 28 sleeping rooms. The city of Seattle has received this request from the applicant, who is Dianna Finnerty. The project will be called Ronald McDonald House. Construction will require the demolition and removal of existing buildings on the site. For additional information on this project, contact the applicant's contact, Frances Nelson, at 206-876-3037.

40,000 SF Arlington Area Truck Terminal Development Receives Mitigated DNS Approval

ARLINGTON

A project slated for a 9.43-acre site located at the 19200 block of 68th Drive NE at 191st Place NE in the Arlington area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a 40,000 square foot truck terminal with 60 doors and 5,000 square feet office space. Plans include frontage improvements and landscaping. The city of Arlington has issued the permitting to the applicant, who is R.L.R. Investments LLC. The project will be called R&L Carriers. For additional information on this project, contact the applicant's contact, Dennis Meyer of R.L.R. Investments, at dennis.meyer@rlcarriers.com, or call 937-382-1494, extension 1343.

5-Story 136-Room

Ballard Area Congregate Residence Project In Revised Application

SEATTLE

A residential project, proposed for a site located at 5015 15th Avenue NW in the Seattle area, is the subject of a revised application. The developers have requested permission to construct a 5-story, 7-unit congregate residence containing 124 sleeping rooms, seven small efficiency dwelling units and five live-work units. No parking is proposed. The city of Seattle has received this request from the applicant, who is Gary Mulhair of Ponte LLC. 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, Robert Humble, at 206-267-9277.

27-Unit Eastlake Area Residential Townhouse Development In Design Review Phase

SEATTLE

A residential townhouse development, in planning for sites located at 2236 Fairview Avenue East, 2239 Minor Avenue East and 67 East Lynn 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 six townhouse structures containing a total of 27 dwelling units. Plans include parking for 19 vehicles. The project is being considered with another project

for shared access. The applicant for this project is Fairview Avenue Homes 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.

14,500 SF Tumwater Area Alternative High School Project Receives DNS Approval

TUMWATER

A high school facility development, planned for a 12-acre site with four existing buildings located at 7299 New Market Street SW in the Tumwater area, has been issued a determination of non-significance. The action will allow the

developers to construct a 14,500 square foot alternative high school building to the New Market Skills Center campus. Tumwater School District has issued the permitting for this school project. The project will be called Tumwater Alternative Learning Center. For additional information on this project, contact the applicant's contact, Mel Murray, at mel.murray@tumwater.k12.wa.us, or call 360-709-7004.

Kidney Clinic Development Proposed For Everett Area

EVERETT

A medical development, proposed for a site located at 2707 Colby Avenue, Suite 718 in the Everett area, is the subject of a

recent application. The developers have requested permission to construct a new kidney clinic. The city of Everett has received this request by the applicant, who is DaVita Nephrology Practice. For additional information on this project, contact the applicant at 6206 199th St. E., Spanaway, WA 98387, or call 425-257-8807.

17-Lot Stanwood Area Residential Subdivision Project In The Works

STANWOOD

A residential subdivision project, planned for a 57.49-acre site located at 1916 267th Street NW in the Stanwood area, is the subject of a recent application. The developers have requested permission to divide the site into 17 rural cluster lots for construction of 16 single-family detached homes. Snohomish County has received this request from the applicant, who is JGP Investments LLC. The project will be known as The Reserve at Sunday Lake. For additional information on this project, contact the applicant's contact, Michael Romano of Centurion Development Services, at michael.romano@omcast.net, or call 425-896-8392.

4-Story 82-Room Vancouver Area Hotel Project In Line For DNS Approval

VANCOUVER

A commercial development, planned for a property located at 311 EN 192nd Avenue 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, 36,000 square foot hotel building with 82 guest rooms. Plans include associated parking. The city of Vancouver, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Ten Talents Investments 14 LLC. The project will be known as 3rd Street Commercial Hotel. For additional information on this project, contact the applicant at 360-723-0352.

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

RENTON

A residential subdivision project, planned for a 4.18-acre site located at 16210 SE 134th Street in the Renton area, is in line to be issued a determination of non-significance. The action will allow the developers to divide the site into 13 single-family residential building lots. Plans include one storm drainage tract and one open space tract. Construction will require the demolition and removal of existing structures on the site. The city of Renton is expected to issue the permitting to the applicant, who is Harbour Homes LLC. The project will be known as Maple Highlands. For additional information on this project, contact the applicant's contact, Chris Burrus of Harbour Homes, at cburrus@harbourhomes.com.



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4-Story 27-Units U District Area Residential Apartment Project In Design Review Phase

SEATTLE

A residential apartment development, in planning for a site located at 5011 15th 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 4-story apartment building with 27 small efficiency dwelling unit. No parking is proposed. The applicant for this project is Edwin Tsay. 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, Robert Deane, at 434-987-1101.

16-Lot Port Orchard Area Residential Subdivision Project In Line For DNS Approval

PORT ORCHARD

A residential subdivision project, planned for a 4.04-acre site located at the 12800 block of Silverdale Way NW in the Port Orchard area, is in line to be issued a determination of non-significance. The action will allow the developers to divide the site into 16 single-family residential building lots. Kitsap County, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is

Liden Land Investment LLC. The project will be known as Woodston. For additional information on this project, contact the applicant's contact, Shawn of Liden Land Investment, at shawn@lidenlanddev.com, or call 360-337-5777.

38-Unit Tacoma Area Residential Apartment Development In Line For DNS Approval

TACOMA

A residential project, planned for sites totaling 2.03-acres located at 102 146th Street South and 14619 Pacific Avenue in the Tacoma area, is in line to be issued a determination of non-significance. The action will allow the developers to construct 38 apartment dwelling

units. Plans call for open space, landscaping and associated parking. Pierce County, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is MKM Legacy/Heritage LLC. The project will be called Coventry Villas.

For additional information on this project, contact the applicant's contact, Stephen Bridgeford of Contour Engineering, at 253-857-5454.

195,000 SF Spokane Area Commercial Buildings Project In Line For DNS Approval

SPOKANE

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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.

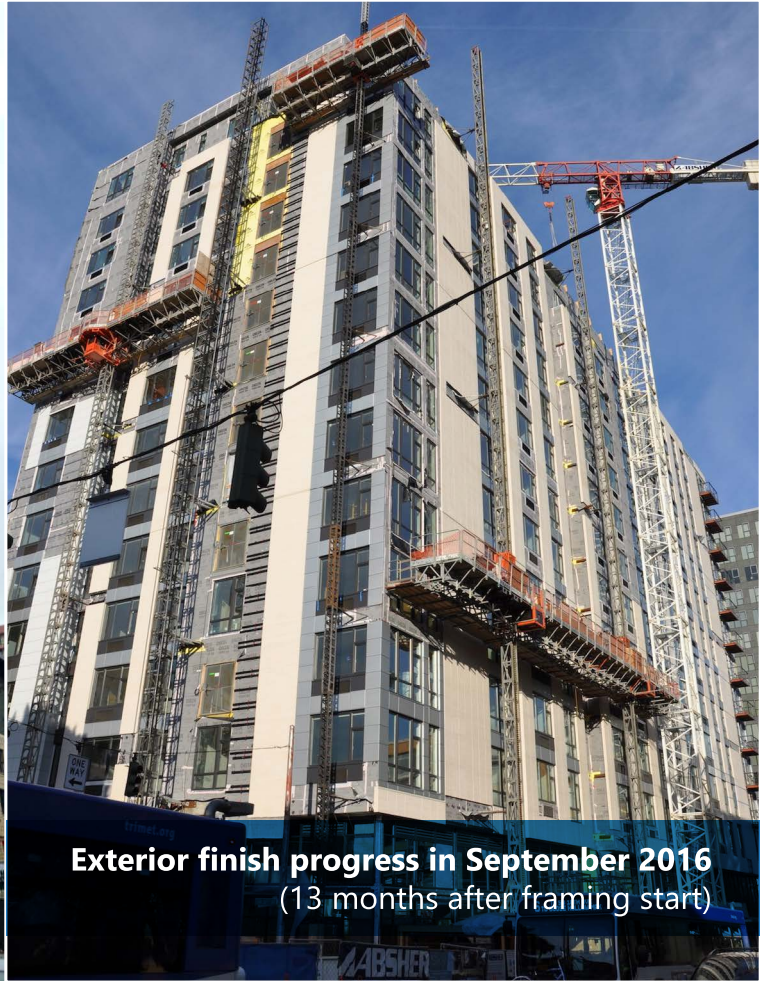
The MFBS™ steel framing panel modules were both fabricated and installed by Alliance Steel Fabrication of Tacoma Washington.

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.
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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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site located at 6510 North Lidgerwood Street in the Spokane area, is in line to be issued a determination of non-significance. The action will allow the developers to construct three buildings totaling 195,000 square feet. Plans include landscaping and associated parking. The city of Spokane, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Harlan Douglass. The project will be known as Lyons Business Park. For additional information on this project, contact the applicant's contact, Steve Krum or Harlan Douglass, at Douglass Properties, 815 E. Rosewood, Spokane, WA 99208, or call 509-625-6300.

7-Story 34-Unit Capitol Hill Area Residential Apartment Development In Design Review Phase

SEATTLE

A residential development, in planning for a site located at 301 Belmont 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 7-story apartment building containing 34 dwelling units. No parking is proposed. The applicant for this project is Belmont LLC. 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, Steve Bull, at 206-903-5414.

8-Unit Central Area Residential Rowhouse Project Receives DNS Approval

SEATTLE

A residential rowhouse development, slated for a property located at 1804 East Spruce Street in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 5-unit rowhouse and a 3-unit rowhouse. Plans call for parking for eight vehicles at 208 and 212 18th Avenue. This project is being considered with another project for shared access. The city

of Seattle has issued the required permitting to the applicant, who is Isola Homes. Construction will require the demolition and removal of existing buildings on the site. For additional information on this project, contact the applicant's contact, Julian Weber, at 206-953-1305.

120-Unit Spokane Valley Area Residential Apartment & Duplex Development Receives Mitigated DNS Approval

SPOKANE VALLEY

A residential development, planned for a 5.48-acre site located at 12th Avenue and Carnahan Road in the Spokane Valley area, has been issued a determination of non-significance. The action will allow the developers to construct a 120-unit apartment complex and create three duplex building lots. Plans include utilities, fencing, landscaping, open space and parking for 277 vehicles. The city of Spokane Valley has issued the permitting to the applicant, who is Whipple Consulting Engineers. For additional information on this project, contact

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

8-Unit Lake City Area Residential Rowhouse Project Receives DNS Approval

SEATTLE

A residential rowhouse development, planned for a site located at 12535 35th Avenue NE in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct two rowhouse structures containing a total of eight dwelling units. Plans include parking for eight vehicles. The city of Seattle has issued the permitting to the applicant, who is David DeLap of Habitat for Humanity. For additional information on this project, contact the applicant's contact, Henry Cruz, at 425-885-4300.

86,500 SF Vancouver Area Elementary School Replacement Project Receives DNS Approval

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facility development, planned for a property located at 6103 NE 72nd Avenue in the Vancouver area, has been issued a determination of non-significance. The action will allow the developers to construct an 86,500 square foot elementary school building. Vancouver School District has issued the permitting for this school project. Construction will require the demolition and removal of the existing elementary school on the site. The project will be known as Walnut Grove Elementary. For additional information on this project, contact the applicant's contact, Jennifer Halleck, at Jennifer.halleck@vand.org, or call 360-313-1048.

12-Building Northgate

Area Commercial Buildings Project In Design Review Phase

SEATTLE

A commercial development, in planning for a site located at 401 NE Northgate 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 phased development with 12 new buildings. Plans include indoor participant sports, office, retail, hotel and restaurants. Plans include parking for up to 2,818 vehicles. The applicant for this project is Alyce Conti of Simon Property Group. Construction will require the demolition and removal of existing

buildings on the site and five existing structures will remain. For additional information on this project, contact the applicant's contact, Mrs. Conti at 206-362-4778.

27,000 SF Olympia Area High School Theater Development Receives Mitigated DNS Approval

OLYMPIA

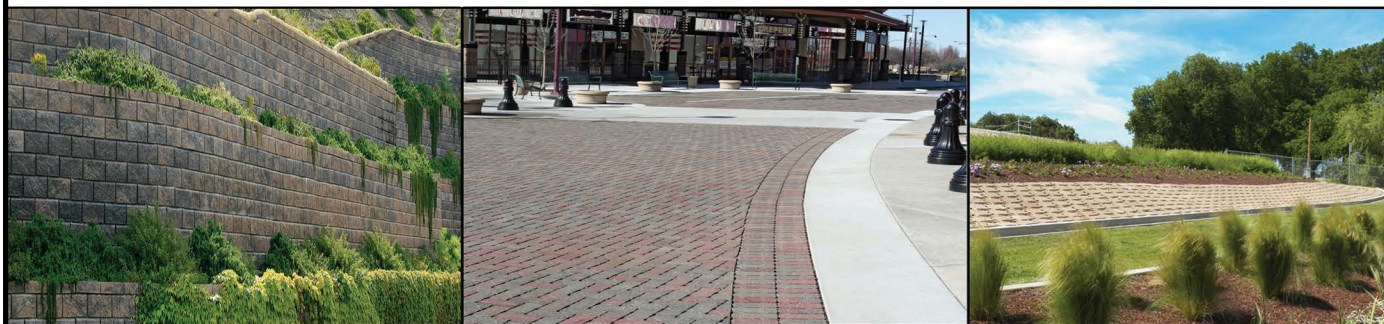
A high school facility project slated for a site located at 2707 Conger Avenue NW in the Olympia area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a 27,000 square foot performing arts center. Plans call for the addition of 84 student seats, re-clad

40,000 square feet of exterior stucco surfaces, replace a portion of the HVAC system, remodel 4,000 square feet of educational space and reroof additional buildings. Olympia School District has issued the permitting for this school project. For additional information on this project, contact the applicant's contact, Matt Lane at 253-383-3084.

25-Lot Bremerton Area Residential Subdivision Development In Line For DNS Approval

BREMERTON

A residential subdivision project, planned for a 2.5-acre site located at the south end of Sound Ridge Drive in the Bremerton area, is in line to be



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issued a determination of non-significance. The action will allow the developers to divide the site into 25 single-family residential building lots for 24 attached zero lot-line dwelling units and one detached single-family residence. The city of Bremerton, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is JTL Investment LLC. The project will be known as Sound Ridge subdivision. For additional information on this project, contact the applicant's contact, Joe Lockhart of JTL Investment, at 360-710-7020.

2-Story 29,200 SF Yakima Area Office Buildings Project In Line For DNS Approval

YAKIMA

An office development, planned for a site located at 1601 River Road in the Yakima area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 2-story, 29,200 square foot multi-tenant professional office building. Plans call for 148 parking spaces. Future construction includes two additional office buildings of 4,600 square feet and 4,000 square feet with 46 additional parking spaces. The city of Yakima, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Leanne Liddicoat of Digital Design and Development. The

project will be known as River 16 Office Building. For additional information on this project, contact Mrs. Liddicoat at 509-833-8552.

6-Story 99-Unit Beacon Hill 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 2709 17th 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 99 dwelling units and retail space. Plans include parking for 40 vehicles. The applicant for this project is Tim Abell of Pacific Housing Northwest. For additional information on this project, contact the applicant's contact, Mancong Lin, at 206-223-1361.

4-Story 52-Unit West Seattle Area Residential Apartment & Live-Work Project Receives DNS Approval

SEATTLE

A residential and commercial development, planned for a site located at 4721 38th Avenue SW 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 51 apartment dwelling units and one live-work



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unit. Parking for 23 vehicles will be provided. The city of Seattle has issued the permitting to the applicant, who is Mark McKallor of Legacy Partners. For additional information on this project, contact the applicant's contact, Derek Overbay, at 206-240-0409.

8-Story 34-Unit Westlake Area Residential Apartment Project In Hearings Stage

SEATTLE

A residential apartment development, planned for a site located at 1402 Aurora Avenue North in the Seattle area, is the subject of a public hearing. The developers have plans to construct an 8-story building with 34 apartment dwelling units and parking for 24 vehicles. The applicant for this project is Giang Vo. For additional information on this project, contact the applicant's contact, Greg Maxwell, at 206-419-0593.

2-Story 8,000 SF Parkland Area School Addition Project Receives DNS Approval

PARKLAND

A school facility development, planned for a site located at 12223 A Street South in the Parkland area, has been issued a determination of non-significance. The action will allow the developers to construct a 2-story, 8,000 square foot addition to the existing Franklin Pierce School District Early Learning Center. This will increase school capacity by

100 students. Plan include a new garden area with gravel paths, pedestrian access, landscaping and stormwater facilities. Franklin Pierce School District has issued the permitting for this school project. The project will be known as Early Learning Center phase two. For additional information on this project, contact the applicant's contact, Lisa Klein of AHBL, at LKlein@AHBL.com, or call 253-383-2422.

8-Unit Capitol Hill Area Residential Townhouse Project In Design Review Phase

SEATTLE

A residential townhouse development, in planning for a site located at 171 20th Avenue in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct two townhouse buildings containing a total of eight dwelling units. Plans include parking for 14 vehicles. The applicant for this project is Ed Flanigan of Flanigan Group Development LLC. Construction will require the demolition and removal of an existing building on the site. For additional information on this project, contact the applicant's contact, Bradley Khouri at 206-297-1284.

17,800 SF Bellevue Area Community Park Project In Line For DNS Approval

BELLEVUE

A community development, planned for a property located at 1501 124th Avenue NE in the Bellevue area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 17,800 square foot park above one level of below-grade parking for 50 vehicles. The park will provide outdoor spaces, a bocce ball court, permanent tables and chairs, a plaza and amenities such as a community garden. The city of Bellevue, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Wright Runstad & Company. The project will be called Spring District Tract K park and parking. For additional information on this project, contact the applicant's contact, Carolyn Wennblom of Wright Runstad & Company, at cwennblom@wrightrunstad.com, or call 425-452-2728.

24-Lot Monroe Are Residential Subdivision Project Application

MONROE

A residential subdivision project, planned for a 4.83-acre site located at 13327 Chain Lake Road in the Monroe Area, is the subject of a recent application. The developers have requested permission to divide the site into 24 single-family residential building lots. Construction will require the demolition and removal of an existing single-family residence. The city of Monroe has received

this request from the applicant, who is Woods Creek Development. The project will be known as Woods Creek Highlands. For additional information on this project, contact the applicant's contact, George Newman of Barghausen Consulting Engineers, at 425-251-6222.

8-Unit Lake City Area Residential Townhouse Project In Design Review Phase

SEATTLE

A residential townhouse development, in planning for a site located at 3009 NE 130th 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 three townhouse buildings to house a total of eight dwelling units. Plans call for parking for eight vehicles. The applicant for this project is Evan Mann of Blue Fern 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, David Vincent, at 425-454-7130.

Spokane Area Retail Fueling Station Project In Line For DNS Approval

SPOKANE

A commercial development, planned for a site located at 1906 North Ash Street in the Spokane area, is in line to be issued a determination

of non-significance. The action will allow the developers to construct two fueling islands with a canopy. Plans call for installation of two underground fuel tanks. The city of Spokane, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Towner's Conoco. For additional information on this project, contact the applicant's contact, Russell Page Architects, at 509-467-9748.

6-Story 56-Unit Lake City Area Residential Apartment Project Receives DNS Approval

SEATTLE

A residential development slated for a site located

at 14337 32nd Avenue NE 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 containing 56 dwelling units and parking for 28 vehicles. The city of Seattle has issued the permitting to the applicant, who is George Webb. 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, Karen Biran, at 206-440-0330.

8-Unit Mount Baker Area Residential Townhouse Project In Design Review Phase



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SEATTLE

A residential townhouse project, in planning for a site located at 3309 Wetmore 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 two townhouse buildings with a total of eight dwelling units. Plans include parking for six vehicles. The applicant for this project is Cao Huynh. 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, Hannah Eastman, at 206-693-3133.

134,000 SF Kent Area Retail & Mini-Storage Development Receives DNS Approval

KENT

A commercial project, slated for a site located at 15460 SE 272nd Street in the Kent area, has been issued a determination of non-significance. The action will allow the developers to construct a mixed retail and mini-storage facility of 134,000 square feet within six buildings. Plans outline three, single-story mini-storage buildings, two single-story retail buildings and one, 3-story mini-warehouse. The city of Kent has issued the permitting to the applicant, who is Randy Goodwin. Construction

will require the demolition and removal of existing buildings on the site. The project will be called Meridian South Storage. For additional information on this project, contact the applicant's contact, Les Seifert of Ronhovde Architects, at les@ronhovdearchitects.com, or call 253-856-5428.

3-Story 99,200 SF Milton Area Middle School Replacement Project Application

MILTON

A middle school facility development, proposed for a site located at 2001 Milton Way in the Milton area, is the subject of a recent application. The developers have requested

permission to construct a 3-story, 99,200 square foot to accommodate 650 students. Fife School District has received the request for this school project. Construction will require the demolition and removal of the existing, 68,400 square foot middle school facility on the site. The project will be known as Surprise Lake Middle School. For additional information on this project, contact the applicant's contact, Kateri Schlessman of Construction Services Group, at kateri.schlessman@esd112.org, or call 206-459-5820.

20-Lot Orting Area Residential Subdivision Development Receives Mitigated DNS Approval



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ORTING

A residential subdivision project, planned for a 10.02-acre site located at 403 Beckett Lane SW in the Orting area, has been issued a mitigated determination of non-significance. The action will allow the developers to divide the site into 20 single-family residential building lots. The city of Orting has issued the required permitting to the applicant, who is Copper Ridge LLC. The project will be known as Meadows at Orting preliminary plat. For additional information on this project, contact the applicant's contact, Craig Deaver of CES NW Inc, at 253-848-4282.

9,000 SF Olympia Area Office Building

Replacement Project Receives DNS Approval

OLYMPIA

An office development, slated for a property located at 221 College Street NE in the Olympia area, has been issued a determination of non-significance. The action will allow the developers to construct a single-story, 9,000 square foot office building to be occupied by Washington State School Directors Association headquarters. The city of Olympia has issued the required permitting to the applicant, who is WSSDA. Construction will require the demolition and removal of the existing 10,000 square foot WSSDA building on the site. For additional information on

this project, contact the applicant's contact, Garner Miller of MSGS Architects, at harnerm@msgsaarch.com, or call 360-570-3776.

25-Story 202-Unit U District Mixed-Use Apartment-Retail Development In Revised Application

SEATTLE

A mixed-use residential and retail project, proposed for sites located at 4515 and 4525 Brooklyn Avenue NE in the Seattle area, is the subject of a revised application. The developers have requested permission to construct a 25-story apartment building containing 40 small efficiency dwelling units with retail space and parking for 77

vehicles. Plans include neighborhood open space considered under a separate project order. The city of Seattle has received this request from the applicants, who are Marc Lifshin and Chad Matesi of Core Spaces. For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

8-Lot Seattle Area Residential Subdivision Project In The Works

SEATTLE

A residential subdivision project, planned for a site located at 539 S Cloverdale Street in the South Park area of Seattle, is the subject of a recent application. The

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developers have requested permission to divide the site into 8 single-family residential building lots. The city of Seattle has received this request from the applicant, who is Ronit Ashkenazi of Shlevich Beta LLC. For additional information on this project, contact the applicant's contact, Izabella Philips, at 206-297-0996.

28-Unit Sedro-Woolley Residential Apartment Project In Line For DNS Approval

SEDRO-WOOLLEY

A residential development, planned for a 2-acre site located at 717 Township Street in the Sedro-Woolley area, is in line to be issued a determination of non-significance. The action will allow the developers to construct five apartment buildings containing 28 dwelling units. Plans include other infrastructure, play areas and parking. The city of Sedro-Woolley, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is TurnKey Devco LLC. The project will be called Township Villas. For additional information on this project, contact the applicant's contact, Bob Hayden of TurnKey Devco, at 9376 Markworth Rd., Blaine, WA 98230, or call 360-855-0771.

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

CAMAS

A residential subdivision project, planned for a 2.4-acre site located at 6215 NW Larkspur Street in the Camas area, has been issued a mitigated determination of non-significance. The action will allow the developers to divide the site into 10 single-family residential building lots. The city of Camas has issued the required permitting to the applicant, who is Provence LLC. The project will be known as Larkspur subdivision. For additional information on this project, contact the applicant's contact, Guss Harb of Harb Engineering, at guss@harbengineering.com or call 360-695-6520.

106,300 SF Lakewood Area Commercial Storage Buildings Project In Line For DNS Approval

LAKEWOOD

A commercial development, planned for a site located at 12117 Pacific Highway SW in the Lakewood area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 3-story, 96,000 square foot storage building and a single-story, 10,300 square foot storage building. Plans include frontage improvements, landscaping and associated parking. The city of Lakewood, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Miller Family Holdings LLC. The project will be called Lakewood IV Storage. For

additional information on this project, contact the applicant's contact, Teresa Fortino of Helix Design Group, at TeresaF@HelixDesignGroup.net, or call 253-922-9037.

14-Unit South Delridge Area Residential Townhouse & Rowhouse Development In The Works

SEATTLE

A residential development, proposed for sites located at 9030, 9034 and 9040 18th Avenue SW in the Seattle area, is the subject of a recent application. The developers have requested permission to create lots for the construction of an 8-unit rowhouse, two townhouse structures containing four dwelling

units and two single-family residences. The city of Seattle has received this request from the applicant, who is Vladimir Tyshkun of Ecobuilders LLC. For additional information on this project, contact the applicant's contact, Andy McAndrews, at 425-233-6089.

13-Unit Central Area Residential Townhouse & Rowhouse Project Receives DNS Approval

SEATTLE

A residential development, slated for sites located at 208 and 212 18th Avenue in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 7-unit townhouse structure and

a 6-unit rowhouse structure. Plans include parking for 21 vehicles. This project is being considered with another project for shared access. The city of Seattle has issued the permitting to the applicant, who is Isola Homes. Construction will require the demolition and removal of existing buildings on the site. For additional information on this project, contact the applicant's contact, Julian Weber, at 206-953-1305.

18-Unit Vancouver Area Apartment Expansion Project In Line For DNS Approval

VANCOUVER

A residential addition project, planned for a site located at 4601 East 18th Street in the Vancouver

area, is in line to be issued a determination of non-significance. The action will allow the developers to construct two buildings containing an additional 18 dwelling units. The eastern building will be 2-story with six dwelling units and the western building will be 3-story with 12 dwelling units. Plans include utilities, landscaping and parking. The city of Vancouver, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Thunderbird Investments LLC. The project will be known as Thunderbird Apartments expansion. For additional information on this project, contact the applicant's contact, Amy Marino of



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112-Unit Burien Area Residential Senior Apartment Develop- ment In Line For DNS Approval

BURIEN

A residential project, planned for a site located at 1010 SW 122nd Street in the Burien area, is in line to be issued a determination of non-significance. The action will allow the developers to construct 112 senior apartment dwelling units. Plans include recreational spaces, 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 Redpoint Development Group LLC. For additional information on this project, contact the applicant's contact, Sean McKenna of Redpoint Development Group, at 206-241-9098.

4-Story 95-Room Wenatchee Area Commercial Hotel Proj- ect In Line For DNS Approval

WENATCHEE

A commercial development, planned for a site located at 1640 North Wenatchee Avenue in the Wenatchee area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 4-story, 50,000 square foot hotel with 95 guest rooms. Plans call for landscaping and parking. The city

of Wenatchee, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Om Sai Baba LLC. Construction will require the demolition and removal of an existing Value Inn hotel on the site. The project will be called Wenatchee Avid Hotel. For additional information on this project, contact the applicant's contact, Sean Verma, at 720 N. Wenatchee Ave., Wenatchee, WA 98801, or call 509-888-3254.

1,700 SF Renton Area Religious Facility Expansion Project In Line For Mitigated DNS Approval

RENTON

A religious facility expansion project, 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 construct a 1,700 square foot sanctuary addition to the existing 1,700 square foot First Ukrainian Pentecostal Church. Plans include a building addition to the existing sanctuary, stormwater infrastructure and an additional 77 parking stalls for a total of 176 stalls. The city of Renton, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is First Ukrainian Pentecostal Church. For additional information on this project, contact the applicant's contact, Andrey Kovak, at 425-239-0188.

21-Unit Crown Hill Area Residential Townhouse Project In Early Design Review Phase

SEATTLE

A residential townhouse development, in planning for a site located at 9712 Seventh Avenue NW in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct three townhouse structures containing a total of 21 dwelling units. Plans include parking for 17 vehicles. The applicants for this project are Nancy and Timothy Bauer of TBNB LLC. 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, Charles Romero, at 206-489-1411.

408-Unit Bonney Lake Residential Apartment Development In Line For Mitigated DNS Approval

BONNEY LAKE

A residential apartment project, planned for sites totaling 21.36-acres located at 22001 100th Street East and 21704 State route 410 East in the Bonney Lake area, is in line to be issued a mitigated determination of non-significance. The action will allow the developers to construct 17 apartment buildings with 408 dwelling units. Plans include a clubhouse, swimming pool, active spaces, roadway

improvements and parking for 908 vehicles. 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 known as View by Vintage, phase two. For additional information on this project, contact the applicant's contact, Clay White of LDC, at cwhite@ldccorp.com, or call 425-806-1869.

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

VANCOUVER

A residential project, planned for a site located at 6317 NE Fourth Plain Boulevard in the Vancouver area, is in line to be issued a determination of non-significance. The action will allow the developers to construct 46 apartment dwelling units with associated improvements. The city of Vancouver, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Otak. The project will be called Elwood Apartments. For further information on this project, contact Otak at 360-906-9432.

Everett Area Change-Of-Use Automotive Shop Project In The Works

EVERETT

A retail development, proposed for a property located at 1111 Hewitt Avenue in the Everett area,

is the subject of a recent application. The developers have requested permission to change a portion of an existing non-conforming welding use of the property to a non-conforming use of vehicle maintenance and services. The city of Everett has received this request from the applicant, who is Rick Lapinski. For more information on this project, contact Mr. Lapinski at 425-355-0200.

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

KENT

A residential subdivision development, slated for a 4.87-acre site located at 20120 96th Avenue South in the Kent area, has been issued a mitigated determination of non-significance. The action will allow the developers to divide the site into 29 single-family residential building lots. Plans include a combined storm drainage/recreation tract, three private access tracts and two open space tracts. The city of Kent has issued the required permitting to the applicant, who is CHG SF LLC. Construction will require the demolition and removal of existing buildings on the site. The project will be known as Oberon property preliminary subdivision. For additional information on this project, contact the applicant's contact, Aron Golden of CHG SF LLC, at arong@connerhomes.com, or call 253-856-5438.

16,500 SF Spokane

Area Warehouse Development In Line For DNS Approval

SPOKANE

An industrial development, planned for a .86-acre property located at 7624 North Market Street in the Spokane area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 16,500 square foot warehouse with a 400 square foot loading dock. Spokane County, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Hoppy Ennis of A-Star Distributing. For additional information on this project, contact the applicant's contact, Long Construction, at 509-879-8517.

Tukwila Are Elementary School Addition Project Application

TUKWILA

An elementary school development, proposed for a site located at 13601 32nd Avenue South in the Tukwila area, is the subject of a recent application. The developers have requested permission to construct an early childhood education and assistance program to accommodate 80 pre-school-age students. The project will be known as Cascade View Elementary School renovations and additions. For additional information on this project, contact the applicant's contact, Lisa Klein of AHBL, at lklein@ahbl.com, or call 253-383-2422.

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35,000 SF Bainbridge Island Area High School Building 100 Replacement Project In Line For DNS Approval

BAINBRIDGE ISLAND

A high school facility development, planned for a 2.5-acre site located at 9330 NE High School Road in the Bainbridge Island area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 35,000 square foot classroom building and perform site improvements. The city of Bainbridge Island, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Bainbridge Island School District. The project will be known as Bainbridge High School Building 100 replacement and modernization. Construction will require the demolition and removal of an existing 41,500 square foot classroom and assembly building and a 2,800 square foot music building. For additional information on this project, contact the applicant's contact, Tamela VanWinkle, at tvanwinkle@bisd303.org, or call 206-785-1595.

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

SAMMAMISH

A residential subdivision project, planned for a 11.86-acre site located at 244th Avenue NE and NE 18th Street in the Sammamish area, is in line

to be issued a determination of non-significance. The city of Sammamish, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Kensington Builders LLC. The project will be known as Kensington Enclave. For additional information on this project, contact the applicant's contact, Todd Levitt of Kensington Builders LLC, at todd1@murrayfranklin.com, or call 425-644-2323.

15-Lot Enumclaw Area Residential Subdivision Project Receives Mitigated DNS Approval

ENUMCLAW

A residential subdivision project, planned for a 3.79-acre site located at the west side of Watson Street and south of Roosevelt Avenue East in the Enumclaw area, has been issued a mitigated determination of non-significance. The city of Enumclaw has issued the required permitting to the applicant, who is Brian Bowen. The project will be known as Watson Street preliminary plat. For additional information on this project, contact the applicant's contact, Grant Middleton of Larson and Associates, at 253-474-3404.

6-Story 50-Unit Ballard Area Residential Apartment Project In Design Review Phase

SEATTLE

A residential apartment development, in planning for a site located at 1446 NW 53rd 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 50 small efficiency dwelling units. No parking is proposed. This project considers options relating to a pending mandatory housing affordability upzone. The applicant for this project is Preston Walls of Walls Property Management. Construction will require the demolition and removal of existing buildings on the site. For additional information on this project, contact the applicant's contact, Seth Hale, at 206-432-9121.

96-Unit Lacey Area Residential Apartment Development Receives Mitigated DNS Approval

LACEY

A residential project, slated for a site located at 8819 Martin Way East in the Lacey area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a 96-unit apartment complex with open space, amenities, landscaping and associated parking. The city of Lacey has issued the permitting to the applicant, who is Gayteaway and Hawks Prairie LLC. The project will be known as Gayteaway Apartments at Hawks Prairie. For additional information on this project, contact the applicant's contact, Karsen Keever of Jon Graves Architects, at

kkeever@jgarchs.com, or call 360-438-2689.

6-Story 81-Unit Mount Baker 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 2802 South McClellan 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 with 81 dwelling units and retail space. Plans include parking for 18 vehicles. The applicant for this project is Shane Coakley. Construction will require the demolition and removal of existing buildings on the site. For additional information on this project, contact the applicant's contact, Doug Leigh, at 206-971-5550.

9,500 SF Seabeck Area Conference Center Project In Line For DNS Approval

SEABECK

An office development, planned for a site located at 13395 Lagoon Drive NW in the Seabeck area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 9,500 square foot conference center. Plans include 20 parking stalls. Kitsap County, using the optional SEPA process, is expected to issue the required permitting



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christina.baird-smith@ge.com

to the applicant, who is Seabeck Conference Center. Construction will require the demolition and removal of existing buildings on the site. The project will be known as Seabeck Conference Center Pines Building. For additional information on this project, contact the applicant's contact, Innova Architects, at 206-622-8443.

14-Story Pike Place Area Mixed-Use Hotel-Retail-Restaurant Development In Design Review Phase

SEATTLE

A mixed-use commercial project, in planning for a site located at 103 Pike Street in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct a 14-story hotel with one apartment dwelling unit, retail and restaurant space. No parking is proposed. The applicant for this project is Douglas Buck of Marketview Place Associates LLC. 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, Jodi Patterson-O'Hare, at 425-681-4718.

210-Lot Deer Park Area Residential Subdivision Project Receives DNS Approval

DEER PARK

A residential subdivision

project, planned for a 57-acre site located at Weber Road and D Street in the Deer Park area has been issued a determination of non-significance. The action will allow the developers to divide the site into 210 single-family residential building lots, one 6.8-acre multi-family lot and one 1.3-acre park. The City of Deer Park has issued the required permitting to the applicant, who is OO Land Holding LLC. The project will be known as Shamrock Glen preliminary plat. For additional information on this project, contact the applicant's contact, Scott Krajack of Viking Builders, at 509-241-3555.

14-Unit Lynnwood Area Workshop Buildings Project In The Works

LYNNWOOD

A community development, proposed for a property located at 15315 Highway 99 in the Lynnwood area, is the subject of a recent application. The developers have requested permission to construct four small workshop buildings plus drive aisle access, landscaping, a drainage system and associated parking. Each building will contain three to four units for a total of 14 workshop units. Snohomish County has received this request from the applicant, who is Schuyler Lifschultz. The project will be known as Lynnwood L.A.B. For additional information on this project, contact Mr. Lifschultz at sky@schuylerlifschultz.com, or call 206-459-1224.

8-Story 72-Unit Lower Queen Anne Area Mixed-Use Residential-Retail Project In Revised Application

SEATTLE

A mixed-use residential and retail project, proposed for a site located at 110 First Avenue West in the Seattle area, is the subject of a recent application. The developers have requested permission to construct an 8-story apartment building containing 72 dwelling units and will feature retail space. Plans include parking for 20 vehicles. The city of Seattle has received this request from the applicant, who is Shane Yelish. For additional information on this project, contact the applicant's contact, Robert Kiker, at 206-454-8513.

13-Lot Lynnwood Area Residential Duplex Subdivision Project In The Works

LYNNWOOD

A residential subdivision development, proposed for sites located at 17003, 17005 and 17011 13th Avenue West in the Lynnwood area, is the subject of a recent application. The developers have requested permission to divide the sites into 13 residential duplex lots. The lots will be used for the construction of 26 duplex dwelling units. Plans include utilities on each lot. Snohomish County has received this request from the applicant, who is Quilceda Estates LLC. The project will be known as Quilceda plat. For additional information on this

project, contact the applicant's contact, Brian Kalab of Insight Engineering, at 425-303-9363.

204-Unit Spokane Area Residential Apartment Complex Project In Line For DNS Approval

SPOKANE

A residential development, planned for a property located at 7410 Hayford Road in the Spokane area, is in line to be issued a determination of non-significance. The action will allow the developers to construct 15 apartment buildings containing a total of 204 dwelling units. Plans call for a recreation building, swimming pool, picnic shelter, fencing, landscaping and associated parking. Spokane County, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Rudeen Development LLC. The project will be called BeauWest Apartments. For additional information on this project, contact the applicant's contact, Todd Whipple of Whipple Consulting Engineers, at 509-893-2617.

14,600 SF East Wenatchee Area Elementary School Facility Addition Project Receives DNS Approval

EAST WENATCHEE

An elementary school facility project, planned for a site located at 5645 Rock Island Road in the East Wenatchee area, has been issued a determination of non-significance.

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The action will allow the developers to construct a 14,600 square foot addition with six classrooms, a cafeteria, restrooms, a kitchen and support space to the north side of the existing school. Plans call for a new asphalt playground on the north side. Eastmont School District has issued the permitting for this school project. The project will be called Rock Island Elementary School. For additional information on this project, contact the applicant's contact, Seann Tanner, at tanners@eastmont206.org, or call 509-884-6970.

21-Unit Crown Hill Area Residential Townhouse Project In Early Design Review Phase

SEATTLE

A residential townhouse development, in planning for a site located at 9712 Seventh Avenue NW in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct three townhouse structures to house a total of 21 dwelling units. Plans include parking for 17 vehicles. The applicants for this project are Nancy and Timothy Bauer of TBNB LLC. 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, Charles Romero, at 206-489-1411.

25,000 SF Sumner Area Commercial RV Sales &

Service Center Project Receives Mitigated DNS Approval

SUMNER

A commercial development slated for properties located at 2014 136th Avenue East, the west side of 136th Avenue East and north of 24th Street East in the Sumner area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a 25,000 square foot sales, service and parts building for RV customers. Plans include RV sales and storage areas, stormwater facilities, utilities, landscaping and parking. The city of Sumner has issued the permitting to the applicants, who are Poulsbo RV and Stanley Piha of Stanley Real Estate. The project will be called Poulsbo RV Sales and Service Center. For additional information on this project, contact the applicant's contact, Costa Philippides of Barghausen Consulting Engineers, at 425-251-6222.

161-Lot Oak Harbor Area Residential Subdivision Project In Application

OAK HARBOR

A residential subdivision development, proposed for a 21.18-acre site located at 31141 State Route 20 in the Oak Harbor area, is the subject of a recent application. The developers have requested permission to divide the site into 161 single-family residential building lots. Plans include a neighborhood

park, open space and a dog park. The city of Oak Harbor has received this request from the applicant, who is Wright Crossing. Construction will require the demolition and removal of two existing single-family residences on the site. The project will be known as Hillside preliminary plat. For additional information on this project, contact the applicant's contact, Mark Villwock of LDC Inc., at 425-806-1869.

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

ELLENSBURG

A residential apartment addition project, planned for a site located at 1900 North Alder Street in the Ellensburg area, is in line to be issued a determination of non-significance. The developers have plans to construct 10 additional affordable apartment units in five buildings. Plans include site work and improvements. The city of Ellensburg, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Housing Authority of Kittitas County. The project will be known as Alder Terrace Apartments. For additional information on this project, contact the applicant's contact, Barry Hoyne, architect for Housing Authority of Kittitas County, at barry-hoyne@gmail.com, or call 206-549-8289.

52-Lot Marysville Area

Residential Subdivision Project In The Works

MARYSVILLE

A residential subdivision project, proposed for a 4.73-acre site located at 3516 87th Avenue NE in the Marysville area, is the subject of a recent application. The developers have requested permission to divide the site into 52 townhouse building lots. The city of Marysville has received this request from the applicant, who is Horizon View Homes LLC. The project will be called The Village at Whiskey Ridge. For additional information on this project, contact the applicant's contact, Michael Romano of Centurion Development Services, at 425-896-8392.

8 & 10 Story SODO Area Office-Retail Buildings Project Receives Conditional Permitting

SEATTLE

A commercial development, planned for a site located at 1000 Sixth Avenue South in the Seattle area, has been granted conditional permitting by the city of Seattle. Plans outline the construction of two 8 and 10-story office buildings with ground-level retail space. An addendum to the Livable South Downtown Planning Study final EIS has been prepared. The applicant for this project is Broderick Smith of Urban Visions. For additional information on this project, contact the applicant's contact, Jon O'Hare, at 425-301-9541.

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